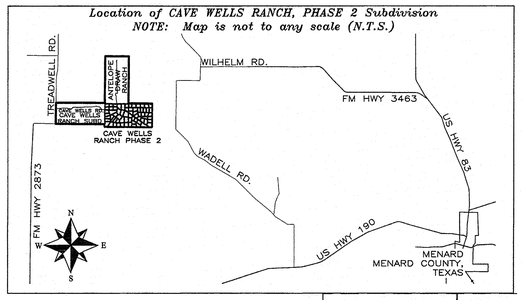
Cave Wells Ranch, Phase 2 Subdivision

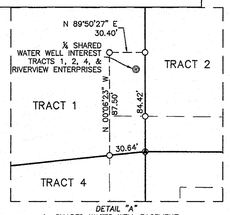
A SUBDIVISION OF LAND CONTAINING 1275.57 ACRES, MORE OR LESS, BEING THE SOUTHEAST PORTION OF THAT 3849.997 ACRE TRACT CONVEYED TO RIVERVIEW ENTERPRISES, LTD BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN VOLUME 262, PAGE 148 OF THE OFFICIAL PUBLIC RECORDS OF MENARD COUNTY, TEXAS, AND BEING COMPRISED OF ALL OR PARTS OF ORIGINAL PATENT SURVEYS AS SET FORTH BELOW:

(Patent Acreages are Approximate)

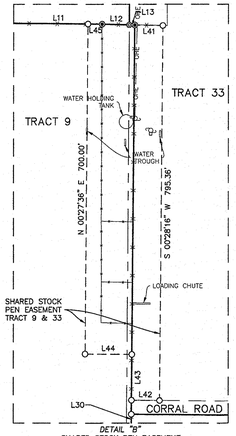
- 638.25 ACRES IN THE T.W.N.G.R.R. CO. SURVEY NO. 7, ABSTRACT NO. 745
- 637.32 ACRES IN THE T.W.N.G.R.R. CO. SURVEY NO. 8, ABSTRACT NO. 1611

Location of CAVE WELLS RANCH, PHASE 2 Subdivision
NOTE: Map is not to any scale (N.T.S.)

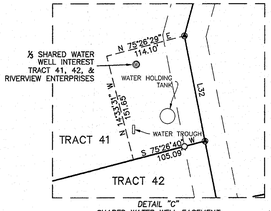




DETAIL "A"
SHARED WATER WELL EASEMENT
SCALE 1:=60'



DETAIL "B"
SHARED STOCK PEN EASEMENT
SCALE 1:=150'



DETAIL "C"
SHARED WATER WELL EASEMENT
SCALE 1:=100'

Line Table		
Line #	Length	Direction
L1	314.38'	S 89°38'46" E
L2	173.76'	N 08°46'04" W
L3	246.44'	N 17°34'59" E
L4	267.71'	N 48°39'34" W
L5	264.89'	N 25°31'05" E
L6	136.90'	N 38°38'45" E
L7	196.79'	N 12°26'13" E
L8	170.72'	S 00°09'07" E
L9	119.41'	S 26°31'36" W
L10	182.44'	S 20°29'51" W
L11	242.48'	S 89°27'44" E
L12	58.02'	S 88°36'02" E
L13	11.82'	S 88°36'02" E
L14	312.87'	N 00°27'35" E
L15	213.11'	S 76°23'05" E

Line Table		
Line #	Length	Direction
L16	281.95'	N 24°34'46" E
L17	288.35'	N 58°38'45" E
L18	65.37'	N 01°23'28" E
L19	80.59'	S 01°23'28" E
L20	256.83'	N 80°25'30" W
L21	285.62'	S 80°25'30" E
L22	195.84'	N 89°12'38" W
L23	83.33'	S 00°30'44" W
L24	33.89'	S 88°53'24" E
L25	145.29'	N 00°32'53" E
L26	5392.82'	S 89°25'43" E
L27	247.34'	S 53°58'43" E
L28	324.43'	S 89°25'46" E
L29	250.74'	S 89°25'46" E
L30	30.00'	N 00°27'35" E

Line Table		
Line #	Length	Direction
L31	174.48'	N 00°00'00" E
L32	151.92'	S 11°09'25" E
L33	360.03'	N 11°09'25" W
L34	167.94'	N 11°09'25" W
L35	73.44'	S 54°38'23" E
L36	190.67'	S 89°21'25" E
L37	336.61'	N 89°21'25" W
L38	335.85'	N 89°21'25" W
L39	322.64'	N 12°31'57" E
L40	364.02'	S 54°37'52" E
L41	60.00'	S 88°53'46" E
L42	59.84'	N 89°25'45" W
L43	97.11'	N 00°27'35" E
L44	100.00'	N 89°32'24" W
L45	30.17'	S 89°27'26" E

ROAD AND EASEMENT NOTATIONS:

1) All roads having center lines shown as boundary lines between tracts are private road easements with a right-of-way width of sixty (60.00) feet, except as otherwise shown. Owners of the tracts adjoining said roads own property to the centerline of said roads. owner must reserve a thirty (30.00) foot wide strip from the center line of the road easement for the benefit of the land owners in this subdivision and the developer, its successors and assigns, for road purposes. Road easements are non-exclusive, and are to be used in common with the Developer, its successors, and assigns. Developer reserves the right at a future date to dedicate the road easements as public roads or to convey the road easements to third parties for ingress and egress to and from the third parties property

2) The road easements platted hereon are to remain private roads for the sole use and benefit of CAVE WELLS RANCH, PHASE 2 subdivision property owners and Developer, its successors and assigns, for the purpose of ingress and egress, and for access to utility easements referenced hereon. These private roads HAVE NOT BEEN AND WILL NEVER BE dedicated to public use— the County is not responsible for maintenance of said roads.

3) Said road easements are hereby dedicated as utility easements and a ten (10.00) foot wide strip of land for utility purposes, is reserved along and parallel to the rear and side property lines of all tracts or lots within the subdivision for the benefit of the owners of said tracts or lots, their heirs successors, personal representatives and assigns, for ever, and which easments on every tract or lot may be used for utility service purposes to benefit any or all other tracts or lots and shall include the right of ingress and egress for construction, installation and maintenance, without limitation of all types of utility services and during periods of emergency or of repair maintenance or construction, such additional widths of easement beyond the stated number above is temporarily granted as may be reasonably necessary to complete repairs, maintenance or construction, or to address an emergency.

4) Blocking the flow of water or construction improvements in drainage areas, and filling or obstruction floodway is prohibited.

5) The existing creeks or drainage channels traversing the subdivision will remain as open channels and will be maintained by the individual owners of the tract or tracts that are traversed by or adjacent to the drainage courses along or across said tract or tracts.

6) The County shall not be responsible for the maintenance and operation of said drainage ways for the control of flooding or erosion.

7) The County shall not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

SEWAGE AND WASTE FACILITIES

All sewage and waste facilities existing or to be installed or constructed within the subdivision shall comply with all applicable laws, rules, regulations, Court provisions and requirements as presently exist or as may hereafter be adopted. Prior to the installation of any septic system a permit must be obtained from the County.

FLOOD PLAIN INFORMATION

The Federal Emergency Management Agency has not created Flood Insurance Rate Maps for this area. Areas shown as drainages or creekbeds on this plat may be subject to flooding.

NO HUNTING FROM ROADS

Hunting of all kinds for all game or other animals, whether on foot or by vehicle, is prohibited on or from the roads shown on this plat and this prohibition may be enforced by permanent injunction in any civil court of competent jurisdiction. HUNTING FROM PUBLIC ROADS MAY BE A CRIMINAL OFFENSE.

N
W E
S
0 400 800
SCALE 1" = 400 FEET

Bearing Basis hereon is Texas State Plane Coordinate System, Reference Frame North American Datum 1983 (2011) (EPOCH 2010.0000), as determined from Global Navigation Satellite System (GNSS) survey equipment by Static, Virtual Reference System (VRS) network and or Real Time Kinematic (RTK).

Distances shown hereon are shown as grid Texas State Plane Coordinate System distances.

WATER NOT PROVIDED TO TRACTS

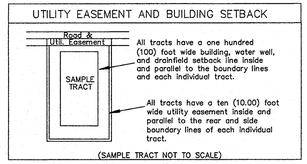
NOTICE: Water Will Not Be Provided To Tracts In Subdivision: Neither the owner, developer, nor subdivider intends to provide a supply of running water to the tracts or lots, or the owners of the tracts or lots in this subdivision. A supply of running water is the responsibility of the individual owners of the tracts or lots in this subdivision. This limitation does not affect the water rights pertaining to the individual tracts or lots within this subdivision, nor does it modify or otherwise affect existing water supply facilities, e.g. windmills, water tanks, water troughs, water pipelines, or the rights corresponding thereto. Neither the owner, developer, subdivider, nor the County guarantees the availability, depth, or ammount of subsurface water on individual tracts within this subdivision. Water wells drilled in Cave Wells Ranch, Phase 2 must comply with all Menard County Underground Water District rules and regulations

RESTRICTION NOTATION

ALL TRACTS OF CAVE WELLS RANCH, PHASE 2, SHOWN AND PLATTED HEREON, ARE SUBJECT TO DEED RESTRICTIONS AS FILED OF RECORD IN THE OFFICIAL RECORDS OF MENARD COUNTY, TEXAS.

ALL TRACTS OF CAVE WELLS RANCH, PHASE 2, SHOWN AND PLATTED HEREON, ARE SUBJECT TO EASEMENTS, RESERVATIONS, AND OTHER MATTERS FOUND OF RECORD IN THE OFFICIAL RECORDS OF MENARD COUNTY, TEXAS.

UTILITY EASEMENT AND BUILDING SETBACK



(SAMPLE TRACT NOT TO SCALE)

LEGEND

- SET 1/2" IRON ROD
- SET 8" MAG NAIL W/ WASHER
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- FOUND WOOD FENCE POST
- FOUND PIPE FENCE POST
- WATER WELL
- "O" POWER POLE
- PARENT TRACT PROPERTY BOUNDARY
- LOT LINES
- RIGHT-OF-WAY LINES
- EASEMENT
- ORIGINAL TEXAS LAND SURVEY LINES
- ADJACENT PROPERTY LINE
- WIRE FENCE
- OHE OHE OVERHEAD ELECTRIC LINE

R.O.W. RIGHT-OF-WAY
O.P.R., M.C., TX OFFICIAL PUBLIC RECORD, MENARD COUNTY, TEXAS
D.R., M.C., TX DEED RECORD, MENARD COUNTY, TEXAS

T.W.N.G.R.R. Co. SURVEY No. 14 ABSTRACT No. 1612

ANTELOPE DRAW RANCH SUBDIVISION VOLUME 2, PAGE 61 PLAT RECORDS OF MENARD COUNTY, TEXAS

1646.734 ACRES TRACT ONE CAPPS PROPERTIES VOLUME 226 PAGE 743 O.P.R., M.C., TX

T.W.N.G.R.R. Co. SURVEY No. 13 ABSTRACT No. 748

TRACT 18 — TRACT 20 51.54 ACRES — TRACT 21 58.65 ACRES — TRACT 22 60.08 ACRES

TRACT 1 15.08 ACRES — TRACT 2 13.55 ACRES — TRACT 3 13.58 ACRES — TRACT 7 24.58 ACRES — TRACT 8 27.21 ACRES — TRACT 9 15.58 ACRES 15.37 AC. A-745 0.21 AC. A-1611 — TRACT 33 15.00 ACRES — TRACT 34 18.00 ACRES — TRACT 35 18.98 ACRES — TRACT 36 17.68 ACRES — TRACT 37 19.00 ACRES — TRACT 38 15.00 ACRES

TRACT 19 — TRACT 4 15.09 ACRES — TRACT 5 17.06 ACRES — TRACT 6 17.03 ACRES — TRACT 15 25.31 ACRES — TRACT 10 15.60 ACRES 15.38 AC. A-745 0.22 AC. A-1611 — TRACT 39 18.54 ACRES — TRACT 43 15.16 ACRES — TRACT 44 15.73 ACRES — TRACT 45 16.19 ACRES — TRACT 46 16.20 ACRES — TRACT 47 16.21 ACRES

TRACT 20 — TRACT 11 16.42 ACRES — TRACT 13 32.23 ACRES — TRACT 16 23.92 ACRES — TRACT 40 15.46 ACRES — TRACT 41 20.52 ACRES — TRACT 42 18.77 ACRES

TRACT 12 16.41 ACRES — TRACT 14 18.95 ACRES — TRACT 17 32.16 ACRES 31.99 AC. A-745 0.17 AC. A-1611 — TRACT 60 17.33 ACRES — TRACT 48 15.01 ACRES — TRACT 49 16.01 ACRES — TRACT 50 16.58 ACRES — TRACT 51 17.39 ACRES — TRACT 52 17.34 ACRES

TRACT 45 — TRACT 18 18.36 ACRES — TRACT 20 15.00 ACRES — TRACT 21 15.00 ACRES — TRACT 22 25.07 ACRES — TRACT 62 14.25 ACRES — TRACT 53 15.59 ACRES — TRACT 54 16.26 ACRES — TRACT 55 16.33 ACRES

TRACT 19 18.36 ACRES — TRACT 23 15.00 ACRES — TRACT 24 15.12 ACRES — TRACT 25 26.85 ACRES — TRACT 26 27.09 ACRES 26.99 AC. A-745 0.10 AC. A-1611 — TRACT 61 17.62 ACRES — TRACT 63 14.25 ACRES — TRACT 56 18.05 ACRES — TRACT 57 21.40 ACRES — TRACT 58 16.84 ACRES

TRACT 46 — TRACT 27 28.00 ACRES — TRACT 28 23.44 ACRES — TRACT 29 15.33 ACRES — TRACT 30 17.99 ACRES — TRACT 31 17.98 ACRES — TRACT 32 20.67 ACRES 20.64 AC. A-745 0.03 AC. A-1611 — TRACT 66 17.72 ACRES — TRACT 64 14.25 ACRES — TRACT 65 18.09 ACRES — TRACT 59 23.38 ACRES

TRACT 67 15.00 ACRES — TRACT 68 15.71 ACRES — TRACT 69 25.70 ACRES

CAVE WELLS ROAD — HILLSIDE ROAD — CORRAL ROAD — FENCE LINE ROAD — HACKBERRY ROAD — DRY CREEK ROAD — LONGVIEW ROAD — SOUTH TRAP ROAD

WELL — SEE DETAIL "A" SHARED WATER WELL EASEMENT — SEE DETAIL "B" SHARED STOCK PENS EASEMENT — SEE DETAIL "C" SHARED WATER WELL EASEMENT

FOR SALE — FOR SALE

690.524 ACRES TRACT TWO CAPPS PROPERTIES VOLUME 226 PAGE 743 O.P.R., M.C., TX

CAVEWELLS RANCH SUBDIVISION VOLUME 2, PAGE 59 PLAT RECORDS OF MENARD COUNTY, TEXAS

T.W.N.G.R.R. Co. SURVEY No. 7 ABSTRACT No. 745

T.W.N.G.R.R. Co. SURVEY No. 8 ABSTRACT No. 1611

T.W.N.G.R.R. Co. SURVEY No. 9 ABSTRACT No. 746

T.W.N.G.R.R. Co. SURVEY No. 6 ABSTRACT No. 1701

FREIDRICH SORGE SURVEY No. 1594 ABSTRACT No. 684

JOHN H. GIBSON SURVEY No. 36 ABSTRACT No. 318

330.08 ACRES SECOND TRACT RUNGE RANCH COMPANY VOLUME 219 PAGE 520 O.P.R., M.C., TX

6774.68 ACRES BART WILKINSON VOLUME 226 PAGE 231 O.P.R., M.C., TX

STATE OF TEXAS
COUNTY OF KERR

I, the developer and owner of the land identified by abstract numbers recorded in the volume & page numbers shown on this plat, and whose name is subscribed hereto, in person or through a duly authorized agent, acknowledge that this plat was made from a current survey performed on the ground and that it is intended that the land will be subdivided as indicated on the plat. No portion of the land within the subdivision is to be dedicated to public use. I further represent that no liens, other than valid purchase money liens, affecting the land to be subdivided are in effect or of record, including, but not limited to, judgment, tax and mechanics' and material mens' liens, lis pendens or bankruptcy

RIVERVIEW ENTERPRISES, LTD
BY ITS GENERAL PARTNER:

RIVERVIEW ENTERPRISES, LTD.
Reginald A. Tuck
Vice-President and member of Southern Land Developement, LLC the General Partner of Riverview Enterprises, Ltd. a Texas Limited Partnership.
1001 Water Street, Suite B200
Kerrville, Texas 78028
(830)257-5559/257-7692 Fax

STATE OF TEXAS
COUNTY OF KERR
This instrument was acknowledged before me on the 15 day of October, 2019, by REGINALD A. TUCK, Vice-President of Southern Land Developement LLC., General Partner of Riverview Enterprises, Ltd., a Texas Limited Partnership, d/b/a CAVE WELLS RANCH, PHASE 2 on behalf of said Limited Partnership.

MELANIE A DAVIS
Notary ID #11321367
My Commission Expires
April 5, 2021

Notary Public in & for the State of Texas
My Commission Expires on _____, 20___

STATE OF TEXAS
COUNTY OF MENARD
This plat of CAVE WELLS RANCH, PHASE 2 approved by the Commissioners' Court of Menard County, Texas, this the 21st day of Oct, 2019.

MENARD COUNTY JUDGE

STATE OF TEXAS
COUNTY OF MENARD

KNOW ALL MEN BY THESE PRESENTS:

I, Christy Eggleston, Clerk of the County Court in and for Menard County, Texas, do hereby certify that this plat of CAVE WELLS RANCH, PHASE 2, dated the 21st day of Oct, 2019, with its certificate of authentication was filed for record in my office on the 21st day of Oct, 2019, at 10:00AM o'clock in the Plat Records of Menard County, Texas; in Volume 2 Page 62.

Witness my hand and seal of office, at Menard, Texas, the date last above written.

Christy Eggleston
County Clerk
Menard County, Texas

COUNTY COURT MENARD COUNTY, TEXAS

STATE OF TEXAS REGISTERED JASON MCMILLAN 6279 PROFESSIONAL LAND SURVEYOR

Jason McMillan
R.P.L.S. No. 6279
McMillan and Quinn Inc.
Land Surveying
P.O. Box 3506
San Angelo, Texas 76903

MQI McMILLAN and QUINN INC. LAND SURVEYING
FIRM NO. 10194241
P.O. BOX 3506 SAN ANGELO, TEXAS
PHONE: (325) 939-0043 EMAIL: info@mqitx.com
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OFFICE: JM
JOB NO.19040001