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 Hunting of all kinds for all game or other animals, whether on foot or by vehicle, is prohibited on or from the roads shown owners in this subdivision and the developer, its successors and assigns, for road purposes, road 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. easements are non-exclusive, ond 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 subdivision property owners ALL TRACTS OF CAVE WELLS RANCH, SHOWN AND PLATTED HEREON, ARE SUBJECT TO EASEMENTS, RESERVATIONS, AND OTHER MATTERS FOUND OF RECORD IN THE OFFICIAL RECORDS OF MENARD COUNTY, TEXAS. 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 af the owners of said tracts or lots, their heirs successors, personal representatives and assians, for ever, and which easments on every tract or lot may be used far 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 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 ar drainage channels traversing All sewage and waste facilities existing or to be installed or constructed the subdivision will remain as open channels and will within the subdivision shall comply with all applicable laws, rules, regulations, maintained by the individual owners of the tract or Court provisions and requirements as presently exist or as may hereafter be tracts that are traversed by or adjacent to the adopted. Prior to the installation of any septic system a permit must be 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. PASSING AT 272.1' A 600 NAIL FOUND IN TERRA COTTA PIPE FILLED WITH CONCRETE_AS DESCRIBED AND SET BY W.P. MOORE, SURVEYED SEPTEMBER AND QCTOBER 1942 4.294 AC. A-1499 12.096 AC. A-744 16.390 AC. 4.374 AC. A-1499 11.157 AC. A-744 ---s 8574'00" W 1055.79'--TRACT 5 4.041 AC. A-1499 11.523 AC. A-744 15.563 AC. TRACT 4 4.200 AC. A-1499 10.832 AC. A-744 15.032 AC. N 90°00'00" W TRACT 3 6.365 AC. A-1499 11.590 AC. A-744 17.955 AC.

FLOOD PLAIN INFORMATION The Federal Emergency Monagement Agency has not created Flood Insurance Rate Maps for this area. Areas shown as drainages or FINAL PLAT OF creekbeds on this plat may be subject to flooding.

NO HUNTING FROM ROADS

RESTRICTION NOTATION

RECORD IN THE OFFICIAL RECORDS OF MENARD COUNTY, TEXAS

UTILITY EASEMENT AND BUILDING SETBACK

(SAMPLE TRACT NOT TO SCALE)

SEWAGE AND WASTE FACILITIES

20 480 AC.

CAVE WELLS ROAD

18.689 AC.

N 90'00'00" E 846.42'

TRACT 33

- N 90.00,00<u>. M</u>

22.710 AC.

S 89°51'49" E 820.03'

14,599 AC.

S 89°51'49" E 1297.54'

S 89°51'49" E 820.03'

14.436 AC.

18.689 AC.

3.192 AC. A-1499

12.090 AC. A-744 15.282 AC.

S 89'51'49" E 1050.61'

SOLD

5.427 AC. A-1499

POST FOUND BEARS.

N86°26'55"E 3.3' AND A

\ BEARS N89°1&'50"W 5457.74'

CONCRETE MONUMENT FOUND

Line Table

L6 238.17' S 46*48'00" W

L7 | 389.45' | S 70*50'21" \

L8 | 286.87' N 90°00'00" W

Line # Length Direction

9.098 AC. A-744

14.525 AC.

S 89'51'49" E 835.19'

N 09'36'51"

N 09°29'40"

93.28

N 89'13'08" W

Line Table

Line # Length Direction

L2 | 326.16' N 45°00'00"

L3 | 80.49' | N 87°02'14" E

L4 | 165.06' | N 00°34'52" W L5 | 236.**7**6' | S 74*****36'22" W

L1 | 250.00' N 70°46'00" E

(100) foot wide building, water well.

and parallel to the boundary lines

_All tracts have a ten (10.00) foot

wide utility easement inside and

boundary lines of each individual

parallel to the rear and side

AQUITANCE DEED

STATE OF TEXAS TO JOHN KENNEDY

VOLUME \$1, PAGE 549,

TRACT 9

- N 90'00'00" E 721.69'-

-*---*590.29'--

TRACT-31

20.791 AC.

20.011 AC.

T.W.N.G.R.R

SURVEY N ABSTRACT No

PATENT DATE: APRIL 1ST 1876

TRACT 5

20.885 AC

N 89°51'49" W 1215.23

TRACT 55

637.337 ACRES

TRACT ONE

JOHN CONN AND SPOUSE, DEBBIE CONN

VOLUME 245 PAGE 450

O.P.R., M.C., TX

14.513 AC.

RUNGE RANCH ROAD 50' R.O.W. N 89'15'45" W 5494.45'

and drainfield setback line inside

and each individual tract.

Road &:
Util. Easement | All tracts have a one hundred

ALL TRACTS OF CAVE WELLS RANCH, SHOWN AND PLATTED HEREON, ARE SUBJECT TO DEED RESTRICTIONS AS FILED OF

Cave Wells Ranch Subdivision

A SUBDIVISION OF LAND CONTAINING 1225.848 ACRES, MORE OR LESS, BEING THE WEST PORTION OF THAT 3849.997 ACRES, 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) 31.893 ACRES IN THE T.W.N.G.R.R. CO. SURVEY NO. 4, ABSTRACT NO. 1499 596.981 ACRES IN THE T.W.N.G.R.R. CO. SURVEY NO. 5, ABSTRACT NO. 744 593.658 ACRES IN THE T.W.N.G.R.R. CO. SURVEY NO. 6, ABSTRACT NO. 1701 3.317 ACRES IN THE T.W.N.G.R.R. CO. SURVEY NO. 7, ABSTRACT NO. 745

TRACT

130.00'

N 90°00'00" W 282.00

WELL EASEMENT INSET

SCALE: 1"=150'

NOTE 5

20.862 AC.

5 82'38'00" W 883.23'

TRACT 38

12.033 AC. A-744 13.937 AC. A-1701

25.97 AC.

TRACT 52

13.701/ AC. A-1701

29.649 AC.

15.948/AC. A-744

N 87°52'32" W 1413.71'

3.505 AC. A-744

15.4/17 AC. A-1701

S 88°26'30" W _ 974.37'

TRACT 51 22.562 AC/

BIG BUCK RUN

/18.923 AC.

* N 89'49'05" W NOTE

TRACT 27

23.012 AC.

S 07'45'11" W /

S 18'56'25" E

S 11°33'43" E

S 0116'42" W

317.02

282.91

338.36

396.59

S 18'54'38" E

267.29

FIRST TRACT

RUNGE RANCH COMPANY

VOLUME 219 PAGE 520 O.P.R., M.C., TX

TRACT

TRACT

IN 00'00'00" W

5/8" IRON ROD WITH CAP MARKED ___

"WILDE ENG" FOUND IN FENCE

TRACT 13

22.710 AC./ A-7/44

0.787 AC./A-1/701

23.497 AC.

CAVE WELLS ROAD

NOTE 6 /

`GRAV£L

14.424 AC. A-744

/14.819 AC.

0.395 AC. A-1701

COMMUNITY WATER \ STATION EASEMENT

WATER NOT PROVIDED TO TRACTS NOTICE: Water Will Not Be Provided To Tracts in Subdivision: Neither the owner, developer, nor sudivider 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 lats in this subdivision. This limitation daes 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, devloper, subdivider, nor the County guarantees the availability, depth, or ammount of subsurface water on individual tracts within this subivision water wells drilled in Caves Wells Ranch Subdivision must comply with all Menard County Underground Water District rules and regulations 1. ROADS SHOWN HEREON SHALL BE PRIVATE ROAD EASEMENTS

SIXTY (60) FEET.

S 89°51'49" E 5719.34'

23.28 AC.

450.00°

N 74'40'00" W

-138.051/

744

TRACT

21.878 AC.

SIXTY (60) FEET IN WIDTH, THIRTY (30) FEET EITHER SIDE 2. CUL-DE-SACS SHOWN HEREON SHALL HAVE A RADIUS OF

3. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND OTHER MATTERS OF RECORD IN THE OFFICIAL RECORDS OF MENARD

20.700 AC.

S 80'50'00" E

TRACT 30 22/213 AC.

ุ N , 90°00'00" W 1057.81

620.59' ---N 90'00'00" E 881.13'---

4. 1/8 INTEREST ON WATER WELL FOR TRACTS 28,29,37,38 AND 1/2 RETAINED BY RIVERVIEW ENTERPRISES.

5. OVERHEAD POWER LINES ARE 3 PHASE 6. 30' WIDE ACCESS AND MAINTENANCE EASEMENT FOR TRACTS 28,29,37,38 AND RIVERVIEW ENTERPRISES ONLY

22.673 AC

-5 78'36'00" W N 81'00'00" W -472.52"

TRACT 29

WELL EASEMENT

258.12'-

1225.848 ACRES

29.716 AC. A-744

29.723 AC.

N 90°00'00" W 1830

897.60'

TRACT 53 28,654 AC.

× × × × × × × × ×

FÉNCE CORNER POST FROM

SURVEY NO. 5 BEARS

N80'50'43"E, 4.13' WHENCE

STATION MONUMENT BEARS

S28°36'38"W, 2623.33'

WHICH THE CALCULATED SOUTHEAST CORNER OF

0.007 AC. A-1701

28.855

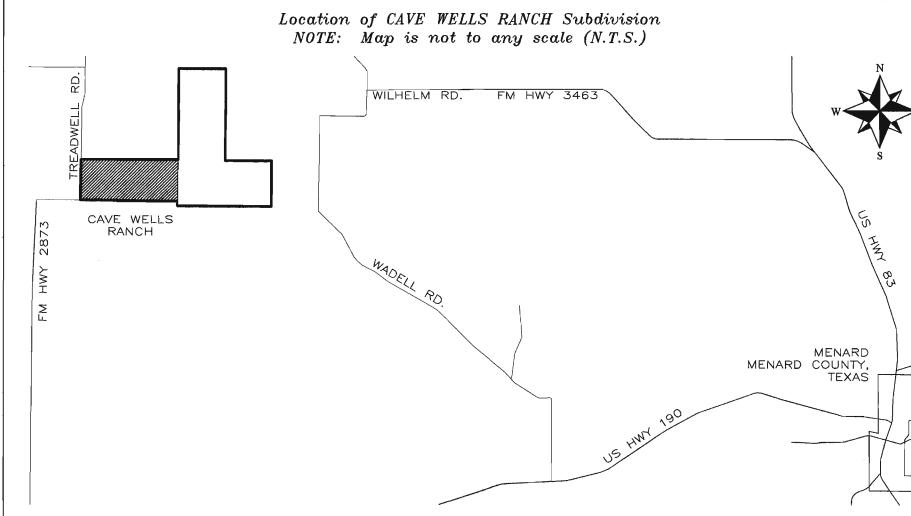
N 90°00'00" E 1134.48'

TRACT 36

19.304 AC.

TRACT 54

28.794 AC



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. 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 mans' liens, lis pendens or bankruptcy RIVERVIEW ENTERPRISES, LTD BY IS GENERAL PARTNER:

SCALE 1" = 400 FEET

network and or Real Time Kinematic (RTK).

POINT

- ADJACENT PROPERTY LINE

SURVEY LINES

STATE OF TEXAS

STATE OF TEXAS

COUNTY OF KERR

Coordinate System distances.

Bearing Basis hereon is Texas State Plane Coordinate System,

Reference Frame North American Datum 1983 (2011) (EPOCH

Distances shown hereon are shown as grid Texas State Plane

LEGEND

FOUND FENCE CORNER POST

8" MÁG NAIL WITH WASHER SET

D.R., M.C., TX DEED RECORD, MENARD COUNTY, TEXAS

- PROPERTY BOUNDARY

60D NAIL IN TERRA COTTA PIPE

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

2010.0000), as determined from Global Navigation Satellite System

(GNSS) survey equipment by Static, Virtual Reference System (VRS)

© FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)

O SET 1/2" IRON ROD WITH ALUM CAP(UNLESS OTHERWISE NOTED

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

COUNTY OF KERR This instrument was acknowledged before me on the _______ day of _______, 2018, 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 on behalf of said Limited Partnership.

Melanie a. Danis Notary Public in & for the State of Texas

STATE OF TEXAS

MELANIE A DAVIS Notary ID #11321367 My Commission Expires April 5, 2021 COUNTY OF MENARD This plat of CAVE WELLS RANCH approves by the the Commissioners' Court of Menard County, Texas. this the 13 day of August, 2018

MENARD COUNTY JUDGE

STATE OF TEXAS COUNTY OF MENARD

KNOW ALL MEN BY THESE PRESENTS:

1, Ann Kothmann, Clerk of the County Court in and for Menard County, Texas, do hereby certify that this plat of CAVE WELLS RANCH, dated the 13 day of August , 2018, with its certificate of

authentication was filed for record in my office on the 13 day of <u>August</u>, 2018, at 10:30 o'clock in the Plat Records of Menard County, Texas in

Volume 2 Page 58Witness my hand and seal of office, at Menard, Texas, the date last above written.

easements or encroachments, except as shown hereon.

Ann Kothmann

County Clerk Menard County, Texas

STATE OF TEXAS COUNTY OF TOM GREEN I hereby certify that this plat is an accurate representation of a survey as made on the ground, under my supervision and direction, and that there are no visible or apparent

Dated this the 12th day of July, 2018



Wesley Ray Quini R.P.L.S. No. 6625 McMillan and Quinn Inc. Land Surveying P.O. Box 3506 San Angelo, Texas 76903

MEMILLAN AND QUINN INC.

LAND SURVEYING MCMILLAN AND QUINN INC.

CONCRETE AT FENCE CORNER

POST FOUND AS, SET AND

DESCRIBED/BY W.P. MOORE

SURVEYED SEPTEMBER AND

OCTOBER 1942 FOUND IN MENARD

COUNTY FOLL SKETCH NO. 7

BEARS/S88'53'49"E, /34.37"

P.O. BOX 3506 SAN ANGELO, TEXAS HONE: (325) 939-0043 EMAIL: info@mqitx.com Copyright 2018 All Rights Reserved OFFICE: WT JOB NO.18030025

