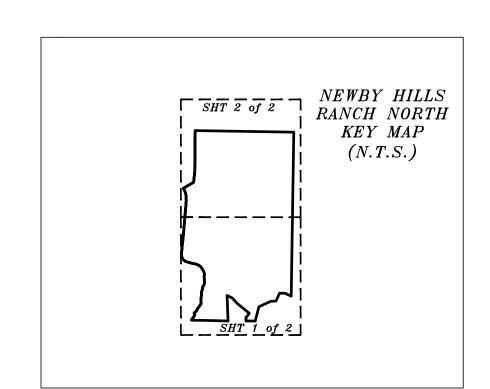
# NEWBY HILLS RANGE NORTH

A Subdivision of Land Containing 2,986.95 acres of land, more or less, in Edwards County, Texas, out of a 7,120.58 acre tract known as Tract II of the Newby Ranch according to Warranty Deed with Vendor's Lien Exhibit C recorded in Volume 402, Page 665, said tract being out of a 14,306.12 acre tract made up of Tract I "Newby Ranch" recorded in Volume 230, Page 140, & Tract II "Staten Island" recorded in Volume 244, Page 547 Edwards County, Texas, and being comprised of all or parts of original patent surveys as set forth below: (Patent Acreages are Approximate)

> 277.24 Acres in the E. Jackson Survey No. 152, Abstract No. 3063 449.90 Acres in the C.C.S.D. & R.G.N.G. Rr. Co. Survey No. 153, Abstract No. 751 465.92 Acres in the C.C.S.D. & R.G.N.G. Rr. Co. Survey No. 151, Abstract No. 750 661.53 Acres in the C.C.S.D. & R.G.N.G. Rr. Co. Survey No. 155, Abstract No. 752 386.09 Acres in the J. Mayfield Survey No. 150 Abstract No. 2036 656.28 Acres in the J. Wallace Survey No. 154 Abstract No. 2253



#### OWNERSHIP OF ROADS

All roads within the NEWBY HILLS RANCH NORTH, are hereby dedicated as perpetual, private access easements to and for the benefit of the owners of the tracts or lots within this subdivision, and their heirs, successors and assigns and the developer, and the developers successors and assigns. These roads are not public roads, and their repair and maintenance are not the responsibility of Edwards County. Access to NEWBY HILLS RANCH NORTH by way of separate instrument easement shall be on SD45400. SD45415. & SD45425.

The Developer, RIVERVIEW ENTERPRISES Ltd., reserves unto the Developer, and the Developer's successors and assigns, in perpetuity, the free and uninterrupted use of the private road easements within the subdivision, to be used in common with the owners of the tracts. The Developer shall have the right to assign the private road easements in whole or in part, as the Developer chooses, including but not limited to landowners on adjacent tracts outside of the subdivision. Hunting of all kinds for all game or other animals, whether on foot or by vehicle, is prohibited on or from the NEWBY HILLS RANCH NORTH roads 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.

All deeds, contracts for sale, contracts for deed, or similar instruments pertaining to the conveyances or proposed conveyances of lots or tracts within the NEWBY HILLS RANCH NORTH are hereby deemed to conform with and contain this notice, and this notice shall control and take precedence over omitted contrary or conflicting terms in such instruments.

No fences, buildings, or other structures shall be erected within the right-of-way of any road easement shown hereon.

DISCHARGE OF FIREARMS PROHIBITED ON TRACTS OF TEN ACRES OR SMALLER. Pursuant to V.T.C.A., Local Government Code 240.022 and 3.00, g., (1) of the Edwards County Comprehensive Regulations for the Subdivision of Lands, the discharge of firearms of all types is at all times prohibited on all tracts or lots, whether presently existing or created in the future, of ten acres or smaller within this subdivision. A person commits a criminal offense if the person intentionally or knowingly engages in conduct that is a violation of the referenced County regulation.

#### 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) feet, being thirty (30) feet on each side of said center line, except as otherwise noted. Cul-de-sacs have a radius of sixty (60) feet.
- The road easements platted hereon, are to remain private roads for the sole use and benefit of NEWBY HILLS RANCH NORTH subdivision property owners and Developer, its successors and assigns, for the purpose of ingress and egress, and for access to utility easements referenced hereon.
- There is hereby dedicated, granted, and established inside and parallel to the boundary of every tract or lot within this subdivision that does not have road frontage a ten (10) foot wide strip of land for utility purposes, which easements shall ensure to the mutual and reciprocal benefit of the owners of said tracts or lots, their heirs, successors, personal representatives, and assigns, forever, and which easements 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 repair, maintenance or construction, such additional widths of easement beyond the stated number above is temporarily granted as may be reasonably necessary to complete the repair, maintenance, or construction, or address the emergency.
- Cul-de-sacs shown hereon have a radius of sixty (60) feet unless otherwise noted. Private roads "A", "B", "C", and "D", shown hereon have a Right-of-Way width of thirty (30) feet, being fifteen (15) feet on each side of the centerline as shown. Private Roads "A", "B", "C", and "D", are for the benefit of the adjoining tracts owners only.

# ROADS AND STREETS

EDWARDS COUNTY NOT TO MAINTAIN SUBDIVISION ROADS: The roads, streets. ditches, bridges, crossings, culverts, and other such facilities and improvements within this subdivision, with the below noted exception, HAVE NOT BEEN DEDICATED to public use and Edwards County "the County" is not obligated to construct or maintain such facilities and improvements, nor is the County responsible for constructing or maintaining any non-county roads which provide access to the subdivision. FURTHERMORE, acceptance or approval by the County of this plat does not imply, nor shall same be construed as, an acceptance of dedication to the public of any such facilities and improvements in this subdivision. The County shall not be obligated in any way or manner, financial or otherwise, to construct or maintain the roads, streets, ditches, bridges, crossings, culverts, or other such facilities and improvements; and the County is hereby fully and completely released and relieved from all such obligations or responsibilities, if any, with regard to this subdivision.

NOTICE REGARDING FLOOD-PRONE AREAS: If indicated by the contour lines on this map, any roads that cross draws, ravines, gullies, and similar topographical features are subject to being "washed out" during periods of heavy rains or flooding. Although these areas may be dry virtually all of the year, in addition to being extremely dangerous during periods of high or fast moving water, such flooding can destroy the road crossing area making vehicle travel difficult or impossible even for four-wheel drive vehicles until such crossings are properly worked with road maintenance equipment. Any such roads that are private roads are not part of Edwards County's road system and are not the responsibility of Edwards County for repair after being washed out.

# FLOOD PLAIN INFORMATION

A portion of this property lies within ZONE "A" according to Flood Hazard Boundary Map for Edwards County, Texas (unincorporated areas), panel number 4812170150A, having an effective date of February 19, 1982. Information was obtained from the The Federal Emergency Management Agency website.

# WATER NOT PROVIDED TO TRACTS

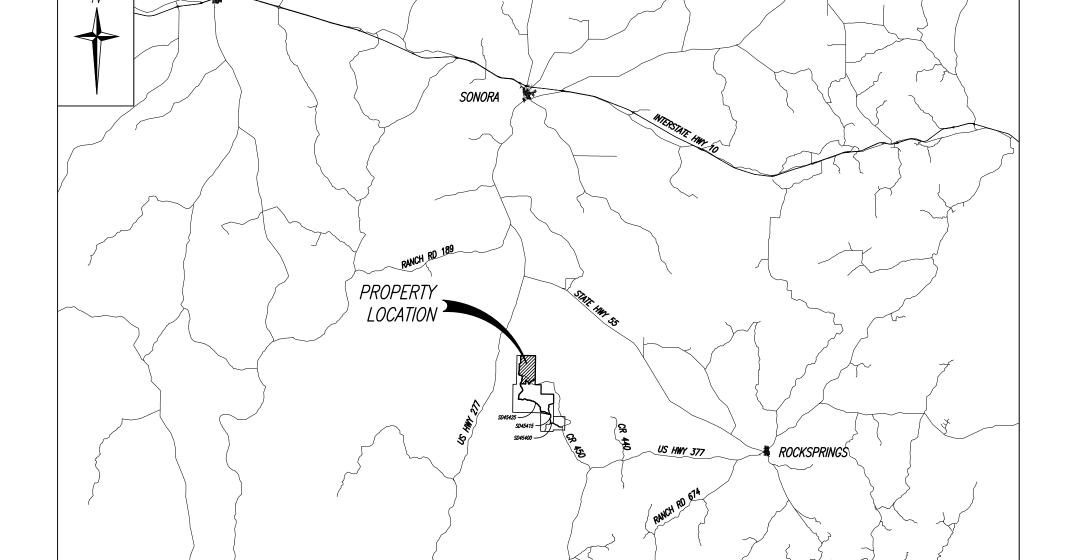
NOTICE: Water Will Not Be Provided To Tracts in Subdivision: Neither the owner, developer, nor subdivider intends to provide a supply of running water to the tracts or lots or the owners of the tracts or lots in this subdivision. A supply of running water is the responsibility of the individual owners 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.

# SEWAGE AND WASTE FACILITIES

The sewage and waste facilities existing or which may be constructed or installed by owners of the tracts or lots within this subdivision must satisfy all applicable minimum state and county laws, rules, regulations, and requirements as currently exist or which may be implemented or amended in the future. These requirements may include, for example, a permit for construction or installation of a sewage system, septic tank, or similar facility. For additional information, please refer to the ORDINANCE ADOPTING RULES OF EDWARDS COUNTY FOR ON-SITE SEWAGE FACILITIES, recorded in Vol. 12 at Page 127 of the Minutes of the Commissioners Court of Edwards County, Texas.

# RESTRICTION NOTATION

NOTICE OF DEED RESTRICTIONS OR RESTRICTIVE COVENANTS: All land within this subdivision is subject to certain deed restrictions or restrictive covenants which may limit or otherwise affect the use and enjoyment of the land by the owner. The restrictions or covenants are filed of record in the real estate or plat records of Edwards County, Texas. All tracts in this subdivision are subject to easements, reservations, and other matters of record in the real estate records of Edwards County, Texas.



Location of NEWBY HILLS RANCH NORTH Subdivision NOTE: Map is not to any scale (N.T.S.)

#### 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 mans' liens, lis pendens or bankruptcy notices.

> RIVERVIEW ENTERPRISES, Ltd. Reginald A. Tuck Vice-President and Member of South Land Development, 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 \_\_\_day of \_\_\_\_\_\_, 2021, by Reginald A. Tuck, Vice-President and Member of South Land Development, LLC, a Texas Limited Liability Company, the General Partner of Riverview Enterprises, Ltd., a Texas Limited Partnership, on behalf of said Limited Liability Company and Limited Partnership.

Notary Public in & for the State of Texas STATE OF TEXAS COUNTY OF EDWARDS This Final Plat of the NEWBY HILLS RANCH NORTH was reviewed and Approved on this the \_\_\_\_\_ day of \_\_\_\_\_, 2021 EDWARDS COUNTY CLERK This Final Plat of the NEWBY HILLS RANCH NORTH was reviewed and Approved on this the \_\_\_\_\_ day of \_\_\_\_\_, 2021 CHIEF APPRAISER Edwards Central Appraisal District I, the undersigned Tax Assessor/Collector for Edwards County, Texas, after having made a diligent review of the county tax records, find that there are no taxes

confusion with any other name on the tax rolls of this county or otherwise. further have no objection to the form or content of this plat. Reviewed & Approved on this the \_\_\_\_\_ day of \_\_\_\_\_, 2021

past due on the land proposed hereby to be subdivided and I further find that

the proposed name of the subdivision does not conflict with or otherwise cause

# FDWARDS COUNTY TAX ASSESSOR/COLLECTOR

I, the undersigned Treasurer for Edwards County, Texas, after having made diligent review of my records, and based only upon the records of my office, find that none of the parties or entities named on the plat as the owner, developer, proprietor or subdivider of the land proposed to be subdivided are presently indebted to Edwards County.

Reviewed & Approved on this the \_\_\_\_\_ day of \_\_\_\_\_, 2021 EDWARDS COUNTY TREASURER Date plat first submitted to Commissioners Court , 2021

Date plat first considered by Commissioners Court \_\_\_\_\_\_\_\_, 2021

Date plat approved or denied by Commissioners Court \_\_\_\_\_\_, 2021

CERTIFICATION BY ADMINISTRATOR OF ON-SITE SEWAGE FACILITIES

I, hereby certify that this proposed subdivision is subject to complying with the rules and regulations of the State of Texas and Edwards County On-Site Sewage Facilities. Individual OSSF system selection will be made in conjunction with the site evaluation with respect to the individual site permitting process, in accordance with the 30 TAC, Chapter 285, OSSF Rules.

Dated on this the \_\_\_\_ day of \_\_\_\_\_, 2021

Designated Representative for Edwards County OSSF

I, the undersigned Edwards County Commissioner, after having reviewed this plat and all supporting documents and materials find that same is sufficient and that it satisfies and complies with the Edwards County Subdivision Regulations. I hereby recommend its approval by the Edwards County Commissioners' Court.

Reviewed & Approved on this the \_\_\_\_\_ day of \_\_\_\_\_, 2021

EDWARDS COUNTY COMMISSIONER Precinct No. 3

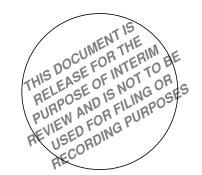
STATE OF TEXAS COUNTY OF EDWARDS

I, the County Judge of Edwards County, Texas, hereby indicate approval of this final plat of the NEWBY HILLS RANCH NORTH and any supporting documents and materials by the the Commissioners' Court of Edwards County, Texas.

Souli A. Shanklin EDWARDS COUNTY JUDGE

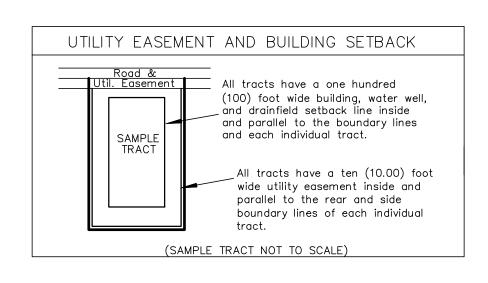
STATE OF TEXAS ~~ COUNTY OF KERR ~~

I, R. SCOTT MCCLINTOCK, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I MADE AN ACTUAL SURVEY ON THE GROUND OF THE HEREON PLATTED LAND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION. AND PROFESSIONAL DILIGENCE. AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.



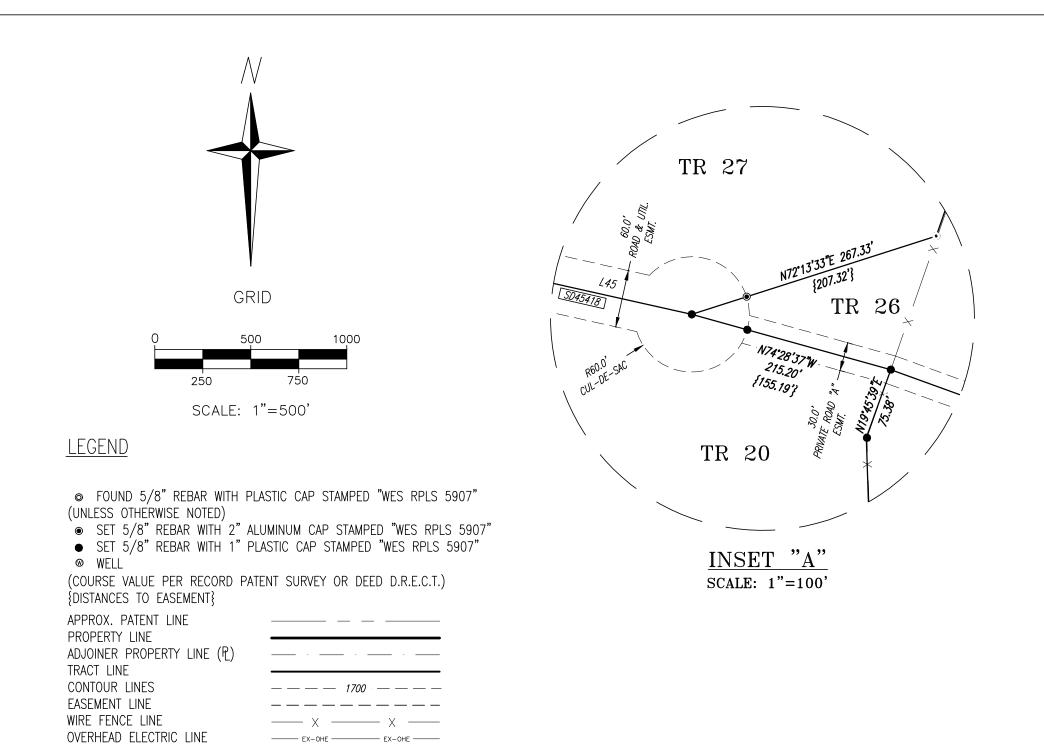
DATED THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021

R. SCOTT MCCLINTOCK, RPLS 5907



631 WATER STREET wellbornengineering.com KERRVILLE, TX 78028 FIRM# 10194410 830-217-7100 T.B.P.E.L.S.

SHEET NO.

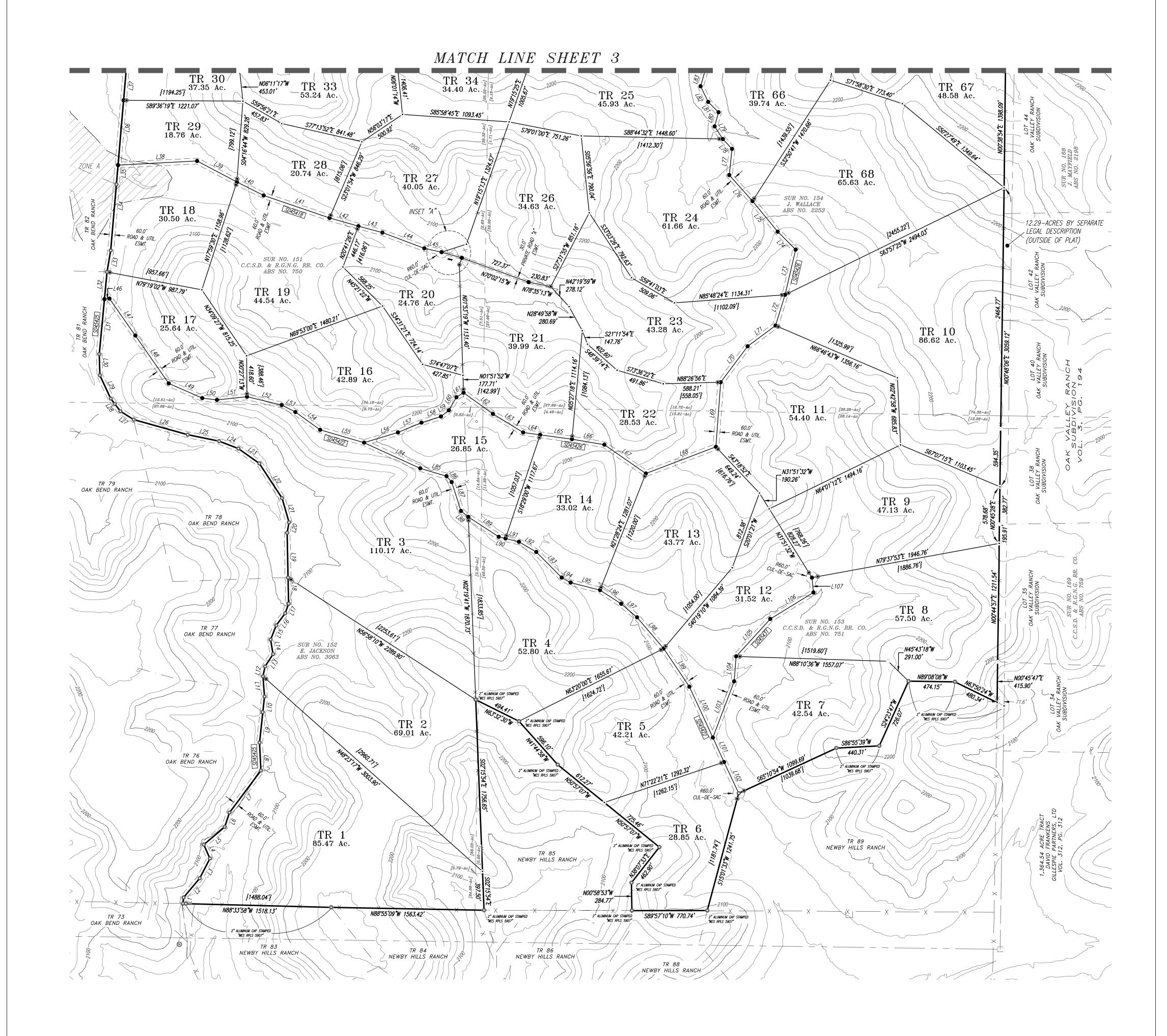


APPROX. FLOODPLAIN "ZONE A"

	Line Table		Line Table		
ine #	Length	Direction	Line #	Length	Direction
L1	61.73'	N05°56'19"E	L28	161.95'	N37°16'41"W
L2	258.35	N39°56'50"E	L29	263.69'	N25°06'45"W
L3	226.81	N27°15'57"E	L30	217.41'	N01°40'43"W
L4	155.48'	N23°32'31"W	L31	563.81	N05°23'32"E
L5	280.11	N49°50'02"E	L32	279.55	N05°23'32"E
L6	152.81'	N18°09'43"E	L33	223.33'	N09°50'39"E
L7	537.97	N36°46'58"E	L34	677.23	N04°53'26"E
L8	285.86	N02°45'32"W	L35	197.67'	N04°53'26"E
L9	144.46'	N06°10'21"E	L36	665.22	N04°53'26"E
L10	329.40'	N06°10'21"E	L37	1374.09'	N04°53'26"E
L11	208.16	N04°22'25"W	L38	809.77	N86°59'21"E
L12	102.32	N12°06'33"E	L39	460.56	S62°09'17"E
L13	150.17'	N32°52'53"E	L40	306.13	S63°23'50"E
L14	150.65'	N09°38'47"W	L41	712.16'	S71°09'02"E
L15	156.31'	N21°47'15"E	L42	307.01	S74°08'01"E
L16	154.73'	N36°23'57"E	L43	254.53'	S74°57'35"E
L17	103.00'	N19°39'31"E	L44	457.58'	S69°26'40"E
L18	267.35	N01°11'37"W	L45	180.88'	S77°21'43"E
L19	457.96'	N01°11'37"W	L46	52.11'	N83°56'28"E
L20	109.11'	N10°05'19"E	L47	460.84'	S34°55'24"E
L21	257.31'	N16°01'32"W	L48	596.67	S34°56'32"E
L22	424.56	N33°14'17"W	L49	374.44	S66°21'06"E
L23	262.53	N54°36'30"W	L50	151.84'	S82°53'59"E
L24	211.90'	N69°01'50"W	L51	308.66'	N83°58'18"E
L25	326.98'	N78°23'58"W	L52	365.25	S76°32'12"E
L26	573.44'	N74°25'49"W	L53	157.70'	S62°59'54"E
L27	161.18'	N57°46'36"W	L54	311.54'	S54°23'13"E

Line Table			
Line #	Length	Direction	
L55	467.85	S73°42'14"E	
L56	361.84	N73°13'27"E	
L57	260.45	N67°21'38"E	
L58	208.94	N72°33'54"E	
L59	103.10'	N51°38'49"E	
L60	154.31	N30°08'45"E	
L61	86.23'	N57°55'39"E	
L62	370.54	S54°14'48"E	
L63	363.17	S58°25'05"E	
L64	175.05	S82°10'34"E	
L65	328.64	S82°10'34"E	
L66	336.30'	S80°20'37"E	
L67	516.18'	S55°13'49"E	
L68	766.64	N69°11'00"E	
L69	662.66	N04°15'59"E	
L70	459.30'	N36°53'39"E	
L71	355.43'	N53°20'52"E	
L72	329.78	N17°11'18"E	
L73	473.74	N13°14'33"E	
L74	260.15	N44°59'25"W	
L75	405.28	N39°29'37"W	
L76	356.54	N41°47'05"W	
L77	268.93'	N06°02'36"E	
L78	138.29	N42°59'14"W	
L79	153.61	N33°00'54"W	
L80	150.39	N15°16'43"E	
L81	149.90'	N44°59'02"W	

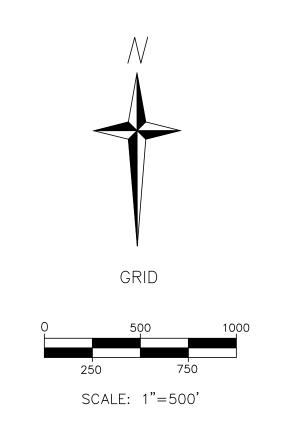
Line Table			
Line #	Length	Direction	
L82	178.08	N25°45'53"W	
L83	144.66	N16°12'29"E	
L84	631.38'	S65°25'04"E	
L85	280.85	S73°24'36"E	
L86	80.32'	S41°24'02"E	
L87	310.68	S17°46'07"E	
L88	96.19	S51°15'54"E	
L89	372.32'	S56°46'23"E	
L90	71.08'	S76°14'30"E	
L91	141.52	S76°14'30"E	
L92	205.81	S59°32'46"E	
L93	368.78	S44°49'05"E	
L94	104.46	S60°30'32"E	
L95	310.39	S75°42'05"E	
L96	257.59	S57°10'01"E	
L97	214.47	S49°30'11"E	
L98	418.89	S40°25'05"E	
L99	470.89	S34°00'47"E	
L100	572.59'	S24°46'54"E	
L101	275.29	S24°29'31"E	
L102	352.51	S25°16'51"E	
L103	613.81	N20°44'25"E	
L104	256.65	N04°33'17"E	
L105	518.85	N42°23'17"E	
L106	518.20'	N58°29'17"E	
L107	152.00'	N05°46'47"W	



631 WATER STREET

wellbornengineering.com

SHEET NO.



#### <u>LEGEND</u>

- (UNLESS OTHERWISE NOTED)
- SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "WES RPLS 5907" • SET 5/8" REBAR WITH 1" PLASTIC CAP STAMPED "WES RPLS 5907"

(COURSE VALUE PER RECORD PATENT SURVEY OR DEED D.R.E.C.T.)

{DISTANCES TO EASEMENT} APPROX. PATENT LINE PROPERTY LINE ADJOINER PROPERTY LINE (凡) TRACT LINE CONTOUR LINES EASEMENT LINE WIRE FENCE LINE OVERHEAD ELECTRIC LINE

APPROX. FLOODPLAIN "ZONE A"

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— — — · 1700 · — — — —
X X
EX-OHE EX-OHE

	Line To	able
Line #	Length	Direction
L108	1374.09	N04°53'26"E
L109	481.59	N04°53'26"E
L110	215.16'	N01°25'57"W
L111	43.82'	N01°25'57"W
L112	97.05	N07°17'56"E
L113	304.45	S78°30'45"W
L114	414.37'	S86°14'19"W
L115	108.91	S67°23'10"W
L116	256.17	S40°30'49"W
L117	242.69	S45°55'57"W
L118	193.07	S53°50'39"W
L119	96.10'	S53°52'08"W
L120	262.49	S59°42'27"W
L121	206.22	S57°17'00"W
L122	412.65	S44°07'51"W
L123	263.34	S55°49'00"W
L124	266.95	S61°37'38"W
L125	85.09'	S69°24'36"W
L126	392.12	S69°24'36"W
L127	502.83	S72°45'09"W
L128	678.49	S81°26'01"W
L129	363.80'	S86°40'04"W
L130	303.92	N89°15'58"W
L131	357.37'	N80°42'01"W
L132	155.05	N73°38'08"W
L133	407.54	N67°15'52"W
L134	617.00'	N49°02'36"W
I .	1	I .

L135

395.55' N57°19'26"W

Curve Table

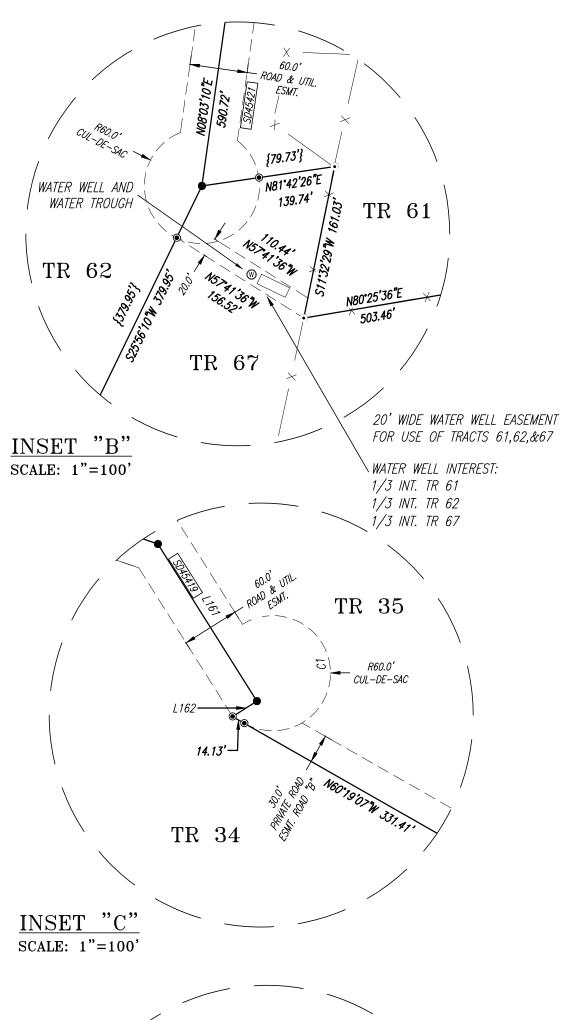
Curve # | Length | Radius | Delta | Chord Direction | Chord Length

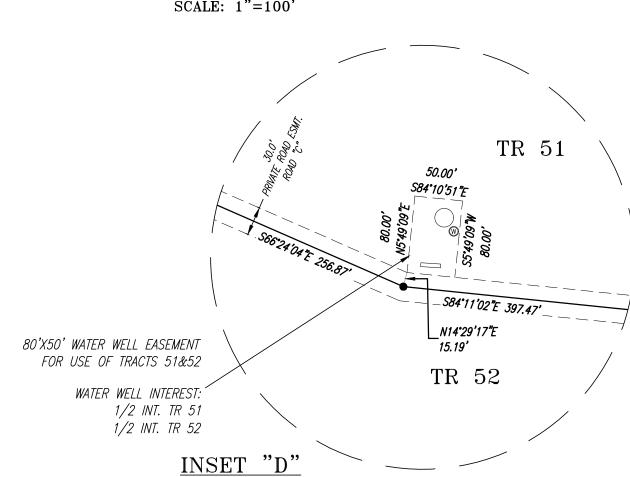
252.95 | 60.01 | 241.51 | N01° 04' 32"W | 103.14

Line Table			
Line #	Length	Direction	
L136	464.80'	N55°11'38"W	
L137	141.83'	N61°56'24"W	
L138	114.42'	N89°16'59"W	
L139	152.24	S73°00'40"W	
L140	51.79	N87°28'04"W	
L141	155.97	N52°31'09"W	
L142	153.72'	N63°06'27"W	
L143	102.62	N33°14'06"W	
L144	153.93'	N33°24'47"W	
L145	203.08	N39°18'04"W	
L146	205.62	N31°28'30"W	
L147	204.16	N47°12'59"W	
L148	52.71'	N32°50'36"W	
L149	100.66	N01°36'25"W	
L150	48.71	N25°33'29"W	
L151	202.61	N68°10'54"W	
L152	53.29'	N39°34'10"W	
L153	590.72	N08°03'10"E	
L154	563.44	S32°53'09"E	
L155	355.35	S34°13'23"E	
L156	408.08	S18°44'47"E	
L157	252.42	S31°26'08"E	
L158	93.87	S55°16'54"E	
L159	409.81	S70°51'45"E	
L160	152.89	S70°51'45"E	
L161	193.54	S32°13'47"E	
L162	30.00'	S57°46'13"W	
L163	110.58	S33°46'13"W	

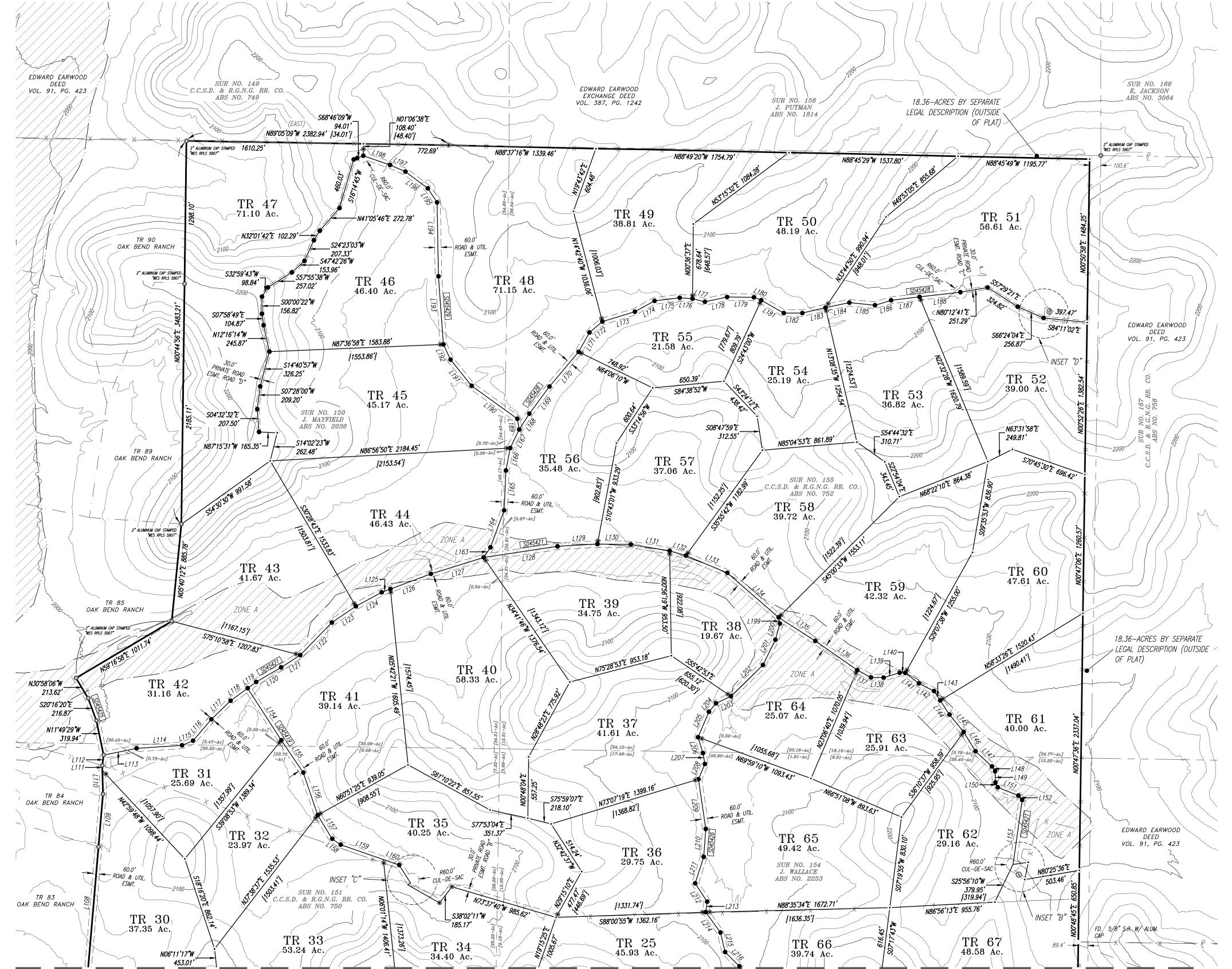
	Line T	
Line #	Length	Direction
L164	358.15	S20°20'05"W
L165	362.93	S02°36'56"W
L166	207.85	S10°49'44"W
L167	187.44	S25°57'20"W
L168	170.47	S32°37'24"W
L169	307.40	S36°30'12"W
L170	411.58	S40°04'02"W
L171	201.79	S29°08'53"W
L172	153.79	S49°52'07"W
L173	308.74	S73°06'17"W
L174	204.22	S61°11'16"W
L175	230.48	S82°53'30"W
L176	116.52	N85°38'12"W
L177	115.92'	N76°00'22"W
L178	206.93	S77°59'03"W
L179	244.11	N89°24'22"W
L180	70.92	N68°02'49"W
L181	235.45	N60°23'22"W
L182	169.03	N89°58'22"W
L183	215.83	S76°52'45"W
L184	222.00'	S78°05'05"W
L185	234.35	N84°05'51"W
L186	153.11	S72°52'28"W
L187	260.07	S83°04'20"W
L188	373.59	S83°30'55"W
L189	98.58'	N10°06'57"W
L190	511.98'	N54°09'17"W
L191	305.35	N38°53'27"W

Line #	Length	Direction
L192	153.30'	N25°02'29"W
L193	620.07	N04°11'16"W
L194	672.10	N01°05'57"W
L195	152.81	N33°06'14"W
L196	254.75	N53°14'18"W
L197	151.53'	N66°44'04"W
L198	257.53	N70°55'49"W
L199	57.79	N11°15'07"W
L200	151.38'	N15°40'07"E
L201	256.65	N26°09'03"E
L202	406.58	N45°41'55"E
L203	150.20'	N64°46'21"E
L204	100.16	N39°30'59"E
L205	251.29	N23°19'35"E
L206	151.48'	N17°20'00"W
L207	100.13	N09°56'34"W
L208	150.21	N22°55'14"E
L209	457.74	N08°23'10"W
L210	254.03'	N04°19'58"E
L211	252.51	N17°46'45"E
L212	198.89	N33°18'32"W
L213	96.34	N07°32'51"E
L214	228.44	N35°46'55"W
L215	182.43	N13°28'03"W
L216	183.28	N45°00'30"W





SCALE: 1"=100'



MATCH LINE SHEET 2

631 WATER STREET KERRVILLE, TX 78028 FIRM# 10194410 830-217-7100 T.B.P.E.L.S. FIELD: DRAFTING: CHECKED: JS/CM BM/JSM RSM PROJECT: SCALE: WELLBORN ENGINEERING & LAST FIELD VISIT: 11.24.2021 LAST DRAFT REVISION: 11.30.202 SHEET NO. SURVEYING