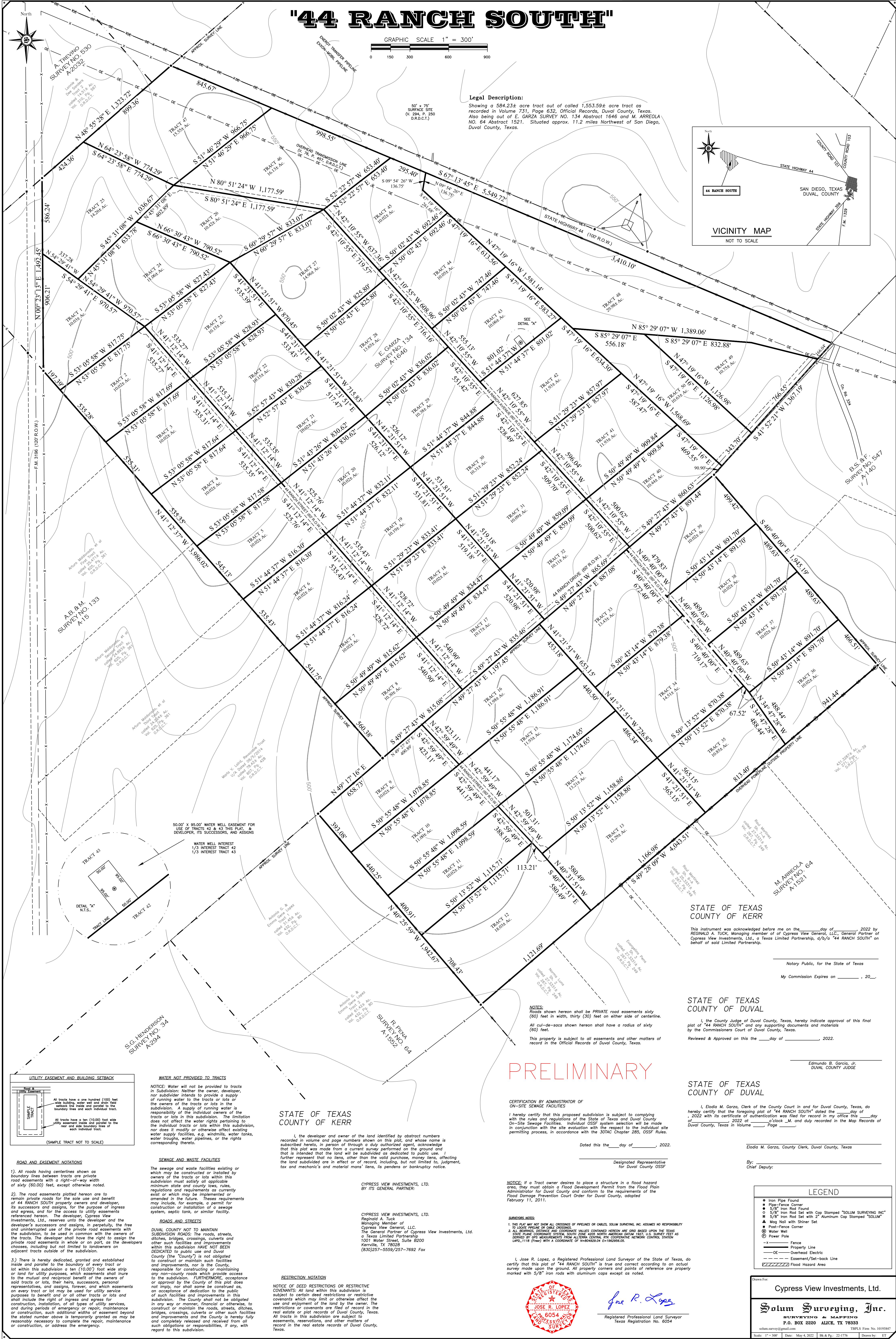




STATE OF TEXAS
COUNTY OF KERR

I, the developer and owner of the land identified by abstract numbers recorded in volume and 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 is intended that the land will be subdivided as dedicated to public use. I further represent that no liens, other than the valid purchase, money liens, affecting the land subdivided are in effect or of record, including, but not limited to, judgment, tax and mechanic's and material man's liens, is pending or bankruptcy notice.

CYPRESS VIEW INVESTMENTS, LTD.
BY ITS GENERAL PARTNER:

CYPRESS VIEW INVESTMENTS, LTD.
Reginald A. Tuck
Managing Member of
Cypress View General, LLC,
The General Partner of Cypress View Investments, Ltd.,
a Texas Limited Partnership
1001 Water Street, Suite 2000
Kerrville, TX 78028
(830)257-5559/257-7692 Fax

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 Duval County, Texas. All tracts in this subdivision are subject to easements, reservations, and other matters of record in the real estate records of Duval County, Texas.

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 Duval County On-Site Sewage Facilities. Individual OSSF system selection will be made in conjunction with the site evaluation with the respect to the individual site permitting process, in accordance with the JOTAC Chapter 285, OSSF Rules.

Dated this the ____ day of ____, 2022.

Designated Representative
for Duval County OSSF

NOTICE: If a Tract owner desires to place a structure in a flood hazard area, they must obtain a Flood Development Permit from the Flood Plain Administrator for Duval County and conform to the requirements of the Flood Damage Prevention Court Order for Duval County, adopted February 11, 2011.

SURVEYOR'S NOTES:

1. THE PLAT MAY NOT SHOW ALL CROSSINGS OF PIPELINES OR CABLES. SOLUM SURVEYING, INC. ASSUMES NO RESPONSIBILITY TO LOCATE PIPELINES OR CABLE CROSSINGS.
2. ALL BEARINGS, DISTANCE AND COORDINATE VALUES CONTAINED HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 4000 NORTH AMERICAN DATUM 1983 U.S. SURVEY FEET AS DERIVED BY GPS MEASUREMENTS FROM ALTIMETER CENTRAL RTH COOPERATIVE NETWORK CONTROL STATION LAUD-1118 (TWER) WITH A COORDINATE OF N=4049258.04 E=1622920.00

I, Jose R. Lopez, a Registered Professional Land Surveyor of the State of Texas, do certify that this plat of "44 RANCH SOUTH" is true and correct according to an actual survey made upon the ground. All property corners and points of reference are properly marked with 5/8" iron rods with aluminum caps except as noted.



Jose R. Lopez
Registered Professional Land Surveyor
Texas Registration No. 6054

Drawn For:
Cypress View Investments, Ltd.

Solum Surveying, Inc.
SURVEYING & MAPPING
solum.surveying@gmail.com
P.O. BOX 2220 ALICE, TX 78003
Scale: 1"=300' Date: May 4, 2022 BL & Pg: 22-1776 Drawn by: ET