

West Nueces Ranch Subdivision

A SUBDIVISION OF LAND CONTAINING 2.240.99 ACRES, MORE OR LESS, BEING THE SAME LAND CALLED "SOUTH TRACT" AND "2,240.99 ACRES" AND CONVEYED TO BLACKHAWK JOINT VENTURE BY WARRANTY DEED WITH VENDOR'S LIEN DATED JUNE 19, 2017, RECORDED IN VOLUME 357, PAGE 541 OF THE OFFICIAL PUBLIC RECORDS OF EDWARDS COUNTY, TEXAS, AND BEING COMPRISED OF ALL OR PARTS OF ORIGINAL PATENT SURVEYS AS SET FORTH BELOW:

(Patent Acreages are Approximate)

190.44 ACRES IN THE G.C. & S.F.R.R. CO. "M. PARKERSON" SURVEY NO. 26, ABSTRACT NO. 2057
330.10 ACRES IN THE G.C. & S.F.R.R. CO. SURVEY NO. 27, ABSTRACT NO. 1054
300.99 ACRES IN THE G.C. & S.F.R.R. CO. "M. PARKERSON" SURVEY NO. 36, ABSTRACT NO. 2640
430.97 ACRES IN THE T.C. R.R. CO. "E. WEBB" NORTH PART OF SURVEY NO. 35, ABSTRACT NO. 2545
40.42 ACRES IN THE T.C. R.R. CO. SURVEY NO. 31, ABSTRACT NO. 1327
447.10 ACRES IN THE T.C. R.R. CO. "M. PARKERSON" SURVEY NO. 32, ABSTRACT NO. 2206
296.43 ACRES IN THE T.C. R.R. CO. SURVEY NO. 33, ABSTRACT NO. 1328
54.57 ACRES IN THE T.C. R.R. CO. "M. PARKERSON" SURVEY NO. 34, ABSTRACT NO. 2209
39.97 ACRES IN THE T.C. R.R. CO. SURVEY NO. 39, ABSTRACT NO. 1336

OWNERSHIP OF ROADS HUNTING FROM SAID ROADS PROHIBITED

All roads within the WEST NUECES RANCH 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.

The Developer, Texas Ranchland Investments, 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 WEST NUECES RANCH 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 WEST NUECES RANCH 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 Land, 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.

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 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.

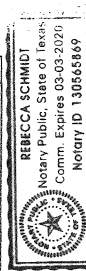
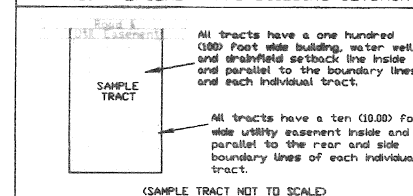
FLOOD PLAIN INFORMATION

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.

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 noted.
- 2) The road easements plotted hereon are to remain private roads for the sole use and benefit of WEST NUECES RANCH subdivision property owners and Developer, its successors and assigns, for the purpose of ingress and egress, and for access to utility easements referenced herein.
- 3) There is hereby dedicated, granted, and established inside and parallel to the boundary of every tract or lot within this subdivision a ten (10.00) foot wide strip of land for utility purposes, which easements shall inure to the mutual and reciprocal benefit of the owners of said tracts or lots, their heirs, successors, personal representatives, and assigns, however, 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 shown is temporarily granted as may be reasonably necessary to complete the repair, maintenance, or construction, or address the emergency.

UTILITY EASEMENT AND BUILDING SETBACK



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 men's liens, lis pendens or bankruptcy notices.

BLACKHAWK JOINT VENTURE
BY ITS GENERAL PARTNER:

Reginald A. Tuck
REGINALD A. TUCK
Vice-President and member of
Southern Land Development, LLC
the General Partner of Texas Ranchland Investments, Ltd.,
a Texas Limited Partnership,
1001 Water Street, Suite B800
Kerrville, Texas 78028
(830)857-8550/(830)77-7862 Fax

STATE OF TEXAS
COUNTY OF KERR

This instrument was acknowledged before me on the 11th day of December, 2017, by REGINALD A. TUCK, Vice-President of Southern Land Development LLC, General Partner of Texas Ranchland Investments, Ltd., a Texas Limited Partnership, d/b/a WEST NUECES RANCH, on behalf of said Limited Partnership.

Rebecca Schmidt
Notary Public in & for the State of Texas

My Commission Expires on March 3, 2020

STATE OF TEXAS
COUNTY OF EDWARDS

This Final Plat of the WEST NUECES RANCH was reviewed and Approved on this the 12th day of Dec., 2017

Olga Pydiak
Edwards County Clerk

This Final Plat of the WEST NUECES RANCH was reviewed and Approved on this the 8th day of December, 2017

Chun Mitchell, RPA
CHIEF APPRAISER
Edwards Central Appraisal District

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.

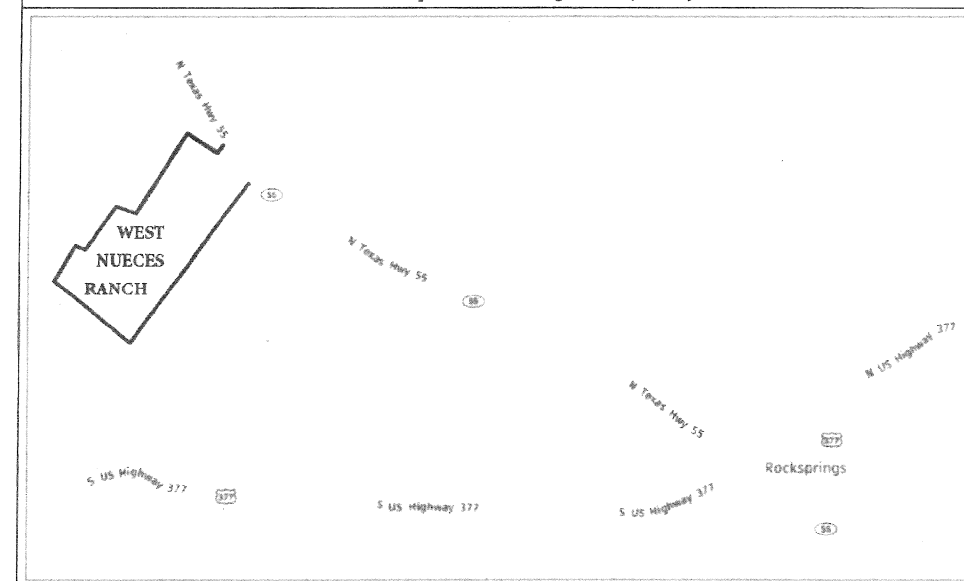
SEWAGE AND WASTE FACILITIES

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 Commissioner's 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 WEST NUECES RANCH Subdivision NOTE: Map is not to any scale (N.T.S.)



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 14th day of Dec., 2017

Matt Fry
MATT FRY
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 WEST NUECES RANCH and any supporting documents and materials by the the Commissioners' Court of Edwards County, Texas.

Reviewed & Approved on this the 13th day of December, 2017

Souli A. Shanklin
Souli A. Shanklin
EDWARDS COUNTY JUDGE

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 easements or encroachments, except as shown hereon.

Dated this the 7 day of Dec, 2017.

Wesley Ray Quinn

Wesley Ray Quinn
R.P.L.S. No. 6625
McMillan and Quinn, Inc.
Land Surveying & Mapping
P.O. Box 3506
San Angelo, Texas 76908
(325) 939-0043
www.mqtr.com



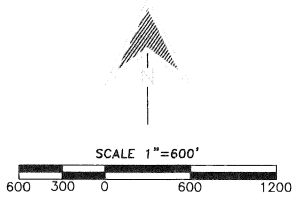
SHEET 1 OF 2
SCALE 1"=600'
DATE _____
J.O. # _____

McMILLAN AND QUINN, INC.

FIRM NO. 10194241
P.O. BOX 3506
SAN ANGELO, TEXAS
PHONE: (325) 939-0043
EMAIL: info@mqtr.com

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West Nueces Ranch Subdivision



Basis of Bearings

Being derived from GPS observations in the Texas State Plane Coordinate System, NAD 1983 South Central Zone, made on February 21st, 2017.

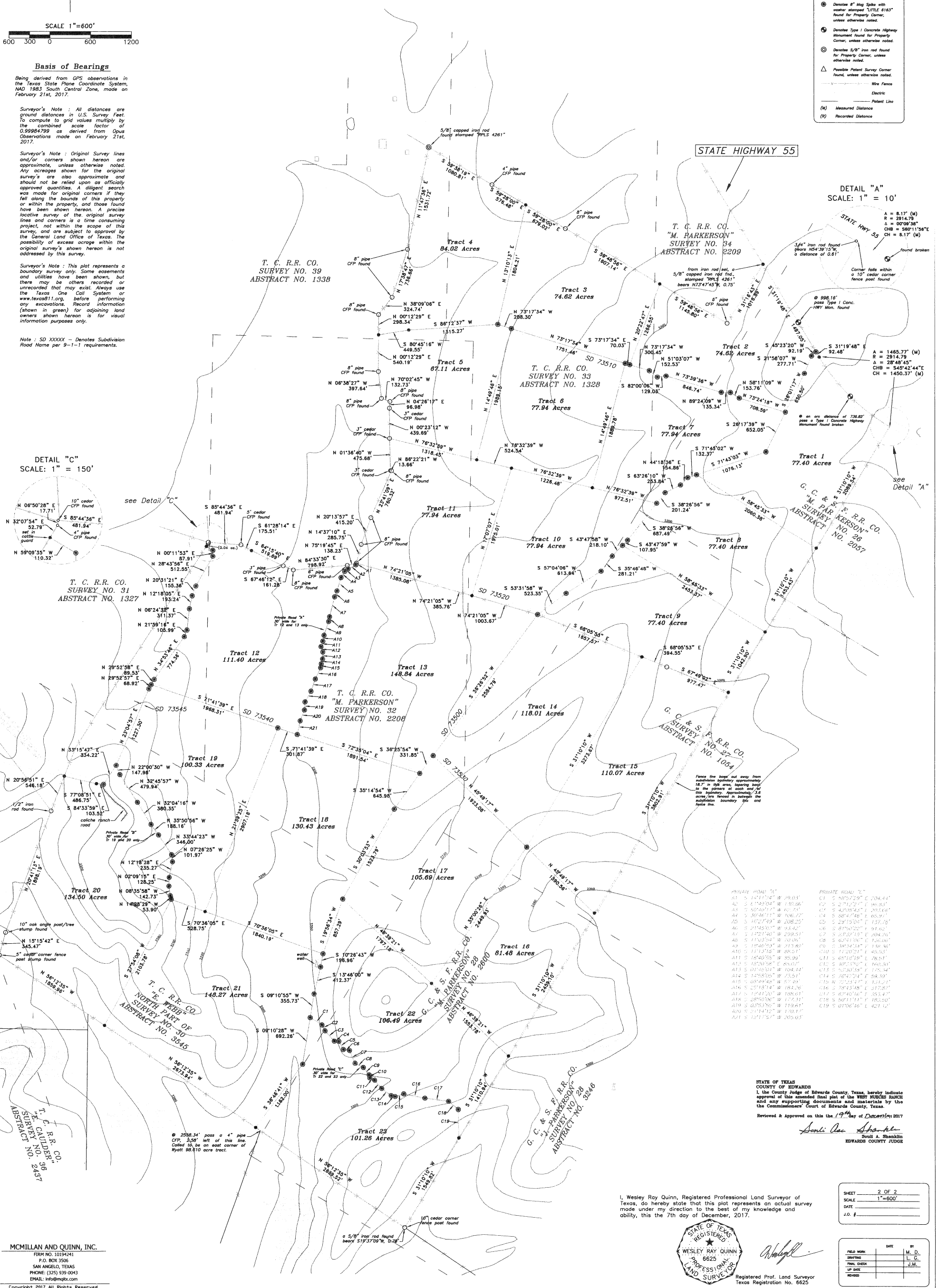
Surveyor's Note: All distances are ground distances in U.S. Survey Feet. To compute to grid values multiply by the combined scale factor of 0.99984799 as derived from Opus Observations made on February 21st, 2017.

Surveyor's Note: Original Survey lines and/or corners shown hereon are approximate, unless otherwise noted. Any acreages shown for the original survey are also approximate, and should not be relied upon as officially approved quantities. A diligent search was made for original corners if they fell along the bounds of this property or within the property, and those found have been shown hereon. A precise locative survey of the original survey lines and corners is a time consuming project, not within the scope of this survey, and are subject to approval by the General Land Office of Texas. The possibility of excess acreage within the original survey is shown hereon is not addressed by this survey.

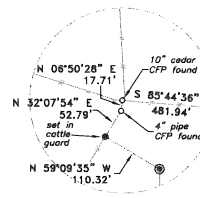
Surveyor's Note: This plat represents a boundary survey only. Some easements and utilities have been shown, but there may be others recorded or unrecorded that may exist. Always use the Texas One Call System or www.texas811.org, before performing any excavations. Record information (shown in green) for adjoining land owners shown hereon is for visual information purposes only.

Note: SD XXXXX - Denotes Subdivision Road Name per 9-1-1 requirements.

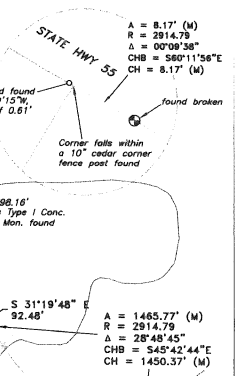
- ~ LEGEND ~
- Denotes pipe corner fence post found for Property Corner, unless otherwise noted.
 - Denotes 1/2" capped iron rod found for Property Corner, unless otherwise noted.
 - ⊙ Denotes 8" Aug Spike with washer stamped "LITTLE 6163" found for Property Corner, unless otherwise noted.
 - ⊕ Denotes Type I Concrete Highway Monument found for Property Corner, unless otherwise noted.
 - ⊗ Denotes 5/8" iron rod found for Property Corner, unless otherwise noted.
 - △ Possible Patent Survey Corner found, unless otherwise noted.
 - Wire Fences
 - Electric
 - Patent Line
 - (M) Measured Distance
 - (R) Recorded Distance



DETAIL "C" SCALE: 1" = 150'



DETAIL "A" SCALE: 1" = 10'

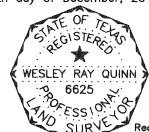


STATE OF TEXAS
COUNTY OF EDWARDS
I, the County Judge of Edwards County, Texas, hereby indicate approval of this amended final plat of the WEST NUECES RANCH and any supporting documents and materials by the the Commissioners Court of Edwards County, Texas.

Reviewed & Approved on this the 19th day of December, 2017

South A. Shanklin
South A. Shanklin
EDWARDS COUNTY JUDGE

I, Wesley Ray Quinn, Registered Professional Land Surveyor of Texas, do hereby state that this plat represents an actual survey made under my direction to the best of my knowledge and ability, this the 7th day of December, 2017.



Registered Prof. Land Surveyor
Texas Registration No. 6625

SHEET	2 OF 2
SCALE	1"=600'
DATE	
J.D.	

FIELD WORK	DATE	BY
DRAWING		M. D.
FINAL CHECK		L. G.
UP DATE		J.M.
REVISED		

MCMILLAN AND QUINN, INC.
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EMAIL: info@mqr.com

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