

# 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:

- (Potent 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

Line Table			Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction	Line #	Length	Direction
L1	314.38'	S 89°38'46" E	L16	281.95'	N 24°34'46" E	L31	174.48'	N 00°00'00" E
L2	173.76'	N 08°46'04" W	L17	288.35'	N 58°38'44" E	L32	151.82'	S 11°09'25" W
L3	246.44'	N 17°34'59" E	L18	65.37'	N 01°23'28" W	L33	380.03'	N 11°09'25" W
L4	267.71'	N 48°39'34" W	L19	80.59'	S 01°23'28" E	L34	167.94'	N 11°09'25" W
L5	264.89'	N 25°31'05" E	L20	256.83'	N 80°25'30" W	L35	73.44'	S 54°38'23" E
L6	136.90'	N 38°38'45" E	L21	285.62'	S 80°25'30" E	L36	190.67'	S 89°21'25" E
L7	196.79'	N 12°26'13" E	L22	195.84'	N 89°12'38" W	L37	336.61'	N 89°21'25" W
L8	170.72'	S 00°09'07" E	L23	83.33'	S 00°30'44" W	L38	335.85'	N 89°21'25" W
L9	119.41'	N 26°31'36" W	L24	33.89'	S 88°53'24" E	L39	322.64'	N 12°31'07" E
L10	182.44'	S 20°29'51" W	L25	145.29'	N 00°32'53" E	L40	364.02'	S 54°37'52" E
L11	242.48'	S 89°27'44" E	L26	539.82'	S 89°25'43" E	L41	60.00'	S 88°53'46" E
L12	58.02'	S 88°36'02" E	L27	247.34'	S 53°58'43" E	L42	59.84'	N 89°25'45" W
L13	11.82'	S 88°36'02" E	L28	324.43'	S 89°25'46" E	L43	97.11'	N 00°27'35" E
L14	312.87'	N 00°27'35" E	L29	250.74'	S 89°25'46" E	L44	100.00'	N 89°32'24" W
L15	213.11'	S 73°20'05" E	L30	30.00'	N 00°27'35" E	L45	30.17'	S 89°27'26" E

- ROAD AND EASEMENT NOTATIONS:
- 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 land owners in this subdivision and the developer, its successors and assigns, for road purposes. These private roads HAVE NOT BEEN AND WILL NEVER BE dedicated to public use - the County is not responsible for maintenance of said roads.
  - The road easements plotted herein 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 herein. These private roads HAVE NOT BEEN AND WILL NEVER BE dedicated to public use - the County is not responsible for maintenance of said roads.
  - Said road easements are hereby dedicated to 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 any and all utility 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 of repair, maintenance or construction, the additional width 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.
  - Blocking the flow of water or construction improvements in drainage areas, and filling or obstruction floodway is prohibited.
  - 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.
  - The County shall not be responsible for the maintenance and operation of said drainage ways for the control of flooding or erosion.
  - 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

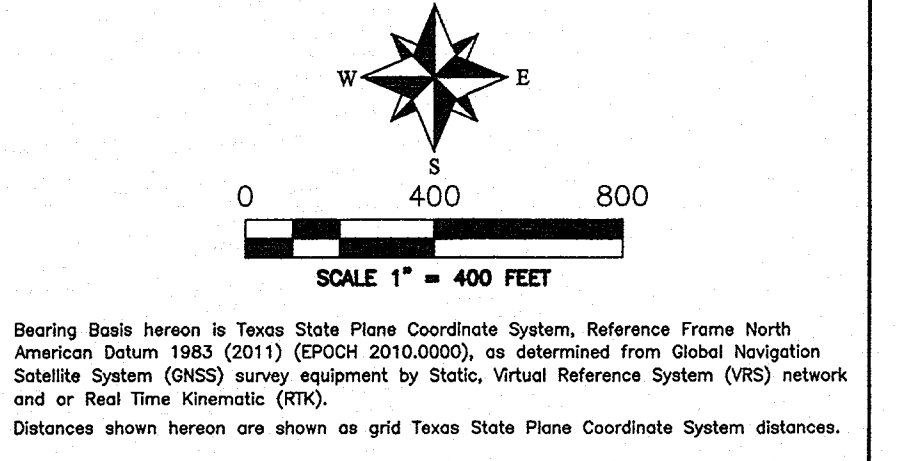
All sewage and waste facilities existing or to be installed or constructed within the subdivision shall conform with all applicable laws, rules, regulations, codes and requirements as presently exist or as may hereafter be adopted. Prior to the installation of any septic system a permit must be obtained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

FLOOD PLAIN INFORMATION

The Federal Emergency Management Agency has not created Flood Insurance Rate Maps for this area. Areas shown as drainage or creekbeds on this map 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 map and this prohibition may be enforced by the County or other competent jurisdiction. HUNTING FROM PUBLIC ROADS MAY BE A CRIMINAL OFFENSE.



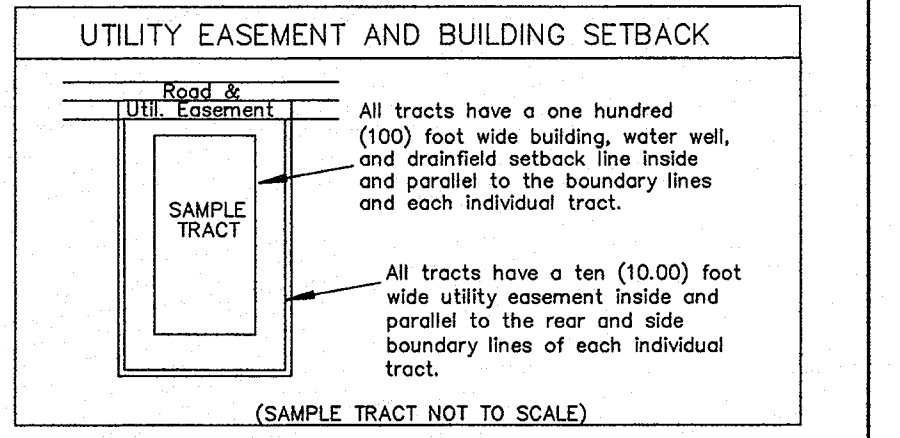
WATER NOT PROVIDED TO TRACTS

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 amount 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.



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, its pendents or bankruptcy.

RIVERVIEW ENTERPRISES, LTD  
BY ITS GENERAL PARTNER:  
*Reginald A. Tuck*  
Reginald A. Tuck  
Vice-President and member of  
Southern 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 15 day of October, 2019, by REGINALD A. TUCK, Vice-President of Southern Land Development, LLC, General Partner of Riverview Enterprises, Ltd., a Texas Limited Partnership, 1001 Water Street, Suite B200, Kerrville, Texas 78028, (830)257-5559/257-7692 Fax, as the duly authorized agent of said Limited Partnership.

MELANIE A. DAVIS  
Notary Public in & for the State of Texas  
My Commission Expires April 5, 2021

STATE OF TEXAS  
COUNTY OF MENARD

This plat of CAVE WELLS RANCH, PHASE 2 approved by the Commissioners' Court of Menard County, Texas, on the 15 day of October, 2019.

*Christy Eggleston*  
MENARD COUNTY JUDGE

STATE OF TEXAS  
COUNTY OF MENARD

KNOW ALL MEN BY THESE PRESENTS: *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 15 day of October, 2019, with its certificate of authentication was filed for record in my office on the 21 day of October, 2019, at 10:00 AM o'clock in the Plat Records of Menard County, Texas; in Volume 2 Page 162.

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

*Christy Eggleston*  
County Clerk  
Menard County, Texas

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

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

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