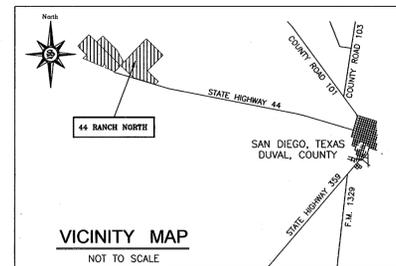
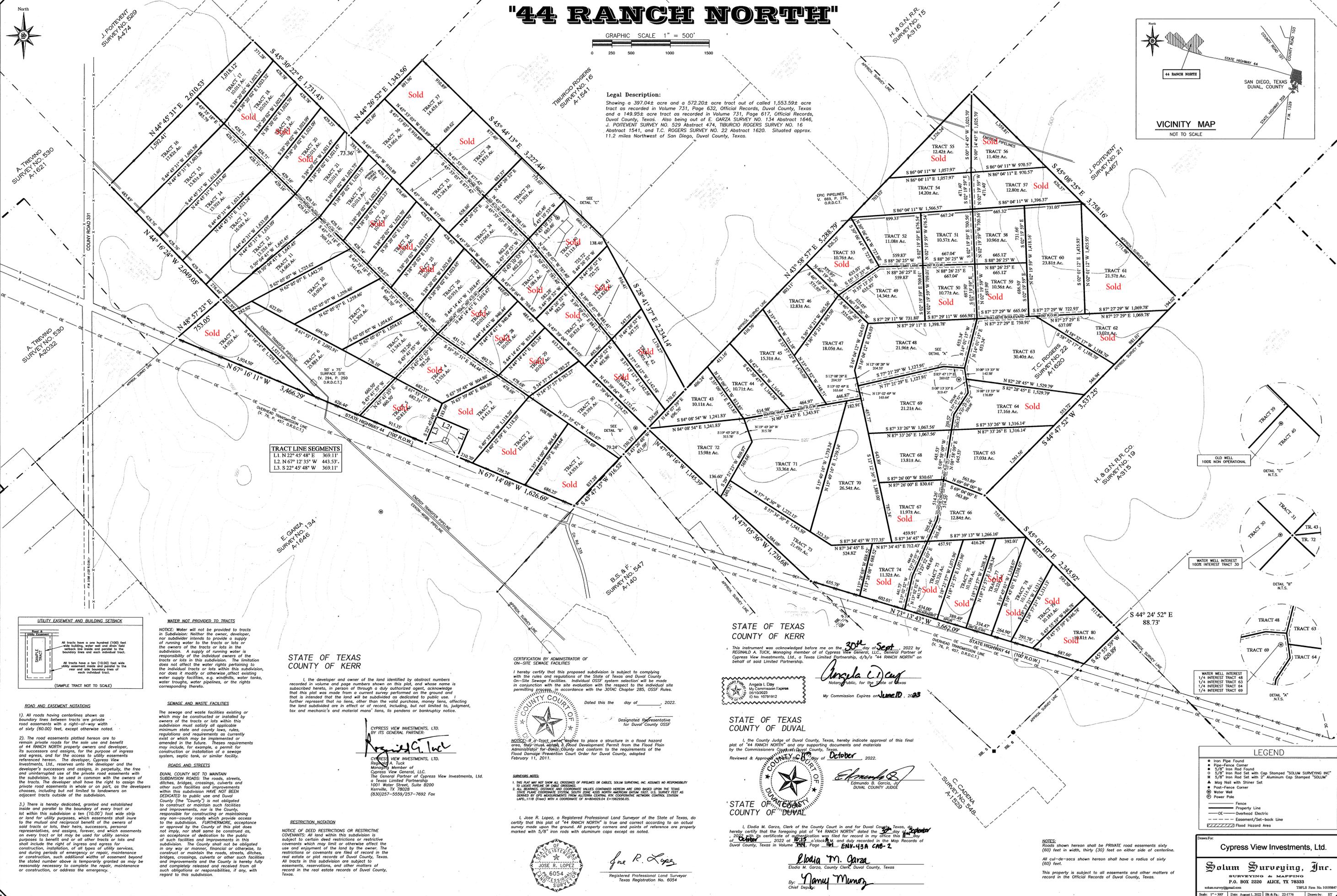


"44 RANCH NORTH"



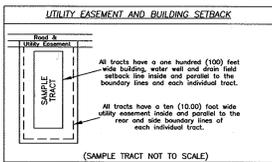
Legal Description:

Showing a 397.04± acre and a 572.20± acre tract out of called 1,553.59± acre tract as recorded in Volume 731, Page 632, Official Records, Duval County, Texas, and a 149.95± acre tract as recorded in Volume 731, Page 617, Official Records, Duval County, Texas. Also being out of E. GARZA SURVEY NO. 134 Abstract 1544, J. POITEVENT SURVEY NO. 529 Abstract 474, TIBURCIO ROGERS SURVEY NO. 16 Abstract 1541, and T.C. ROGERS SURVEY NO. 22 Abstract 1620. Situated approx. 11.2 miles Northwest of San Diego, Duval County, Texas.



TRACT LINE SEGMENTS

L1. N 22° 45' 48" E	369.11'
L2. N 67° 12' 35" W	443.53'
L3. S 22° 45' 48" W	369.11'



ROAD AND EASEMENT NOTATIONS

- All roads having centerlines shown as boundary lines between tracts are private road easements with a right-of-way width of sixty (60.00) feet, except otherwise noted.
- The road easements plotted herein are to remain private roads for the sole use and benefit of the 44 RANCH NORTH property owners and their successors and assigns, for the purpose of ingress and egress, and for the access to utility services referenced herein. The developer, Cypress View 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 with 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.
- There is hereby dedicated, granted and established in 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, forever, and which easements on every tract or lot may be used for utility service purposes to benefit and/or all other tracts or lots and shall include the right of ingress and egress for construction, installation, of all types of utility services, and during periods of emergency or repair, maintenance or construction, such additional areas 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.

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 the subdivision. A supply of running water is the responsibility of the individual owners of the tracts or lots in this subdivision. The 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.

ROADS AND STREETS

DUVAL 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 Duval 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 of 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.

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 hereon, 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 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 men's liens, lis pendens or bankruptcy notices.

CYPRESS VIEW INVESTMENTS, LTD.
BY ITS GENERAL PARTNER:
Angela C. Day
CYPRESS VIEW INVESTMENTS, LTD.
Monica 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 8200
Kerrville, TX 78703
(830)257-5559/257-7892 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 plot 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 permit in accordance with the 303AC Chapter 285, OSSF Rules.

Dated this the _____ day of _____, 2022.
Designated Representative for Duval County OSSF

NOTICE: In-tract owners wishing 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 NOTES:

- THIS PLAT MAY NOT SHOW ALL CROSSINGS OF PIPELINES OR CABLES. SOLIUM SURVEYING, INC. ASSUMES NO RESPONSIBILITY TO LOCATE PIPELINES OR CABLE CROSSINGS.
- ALL BEARING, DISTANCE AND COORDINATE VALUES CONTAINED HEREON ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE ZONE 4300 NORTH AMERICAN DATUM 1983. U.S. SURVEY FEET AS DERIVED BY GPS MEASUREMENTS FROM ALTISSIMA CENTRAL BIV COORDINATE NETWORK CONTROL STATION 149L1118 (TRF) WITH A COORDINATE OF N=4034329.04 E=1945065.03.

I, Jose R. Lopez, a Registered Professional Land Surveyor of the State of Texas, do certify that this plat of "44 RANCH NORTH" 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
6054
Registered Professional Land Surveyor
Texas Registration No. 6054

STATE OF TEXAS COUNTY OF KERR

This instrument was acknowledged before me on the 30th day of Sept, 2022 by REGINALD A. TUCK, Managing member of Cypress View General, LLC, General Partner of Cypress View Investments, Ltd., a Texas Limited Partnership, d/b/a "44 RANCH NORTH" on behalf of said Limited Partnership.

Angela C. Day
Notary Public, for the State of Texas
My Commission Expires on June 12, 2023

STATE OF TEXAS COUNTY OF DUVAL

I, the County Judge of Duval County, Texas, hereby indicate approval of this final plat of "44 RANCH NORTH" and any supporting documents and materials by the Commissioners of Duval County, Texas.

Reviewed & Approved: *Edmundo B. Garcia*
Edmundo B. Garcia
DUVAL COUNTY JUDGE

I, Elodia M. Garza, Clerk of the County Court in and for Duval County, Texas, do hereby certify that the foregoing plat of "44 RANCH NORTH" dated the 30th day of September, 2022, is a true and correct copy of a record as filed and duly recorded in the Map Records of Duval County, Texas in Volume 744, Page 11. ENV-43A CAD-2

Elodia M. Garza
Elodia M. Garza, County Clerk, Duval County, Texas
By: *Nancy Murray*
Nancy Murray
Chief Deputy

WATER WELL INTEREST
100% INTEREST TRACT 30

WATER WELL INTEREST
1/4 INTEREST TRACT 48
1/4 INTEREST TRACT 63
1/4 INTEREST TRACT 64
1/4 INTEREST TRACT 69

LEGEND

- Iron Pipe Found
- Pipe-Fence Corner
- 5/8" Iron Rod Found
- 5/8" Iron Rod Set with Cap Stamped "SOLIUM SURVEYING INC"
- 5/8" Iron Rod Set with 2" Aluminum Cap Stamped "SOLIUM"
- ▲ Mag Nail with Shiver Set
- Post-Fence Corner
- Water Well
- Power Pole
- Fence
- Property Line
- Overhead Electric
- Easement/Set-back Line
- //// Flood Hazard Area

Drawn For: Cypress View Investments, Ltd.
Solum Surveying, Inc.
SURVEYING & MAPPING
P.O. BOX 2220 ALICE, TX 78833
solum.survey@gmail.com T87L8 Firm No. 10195847
Scale: 1" = 500' Date: August 1, 2022 Bk & Pg: 22-176 Drawn by: ET