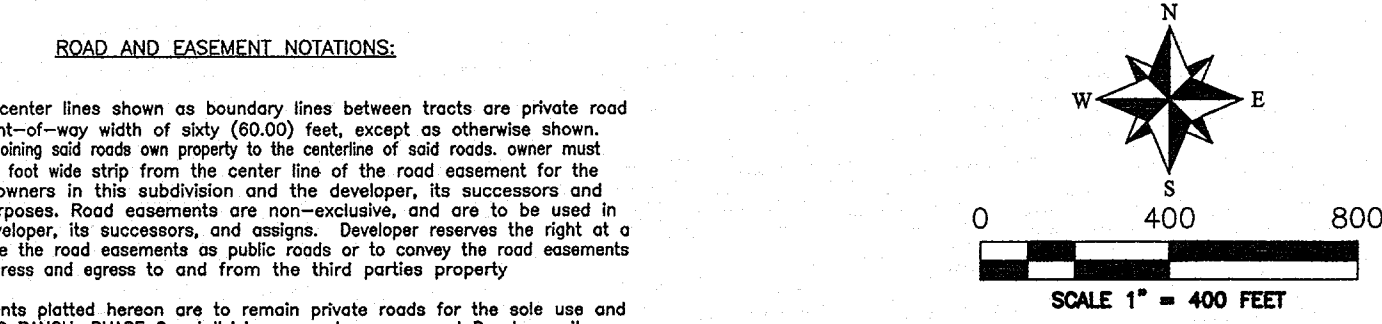


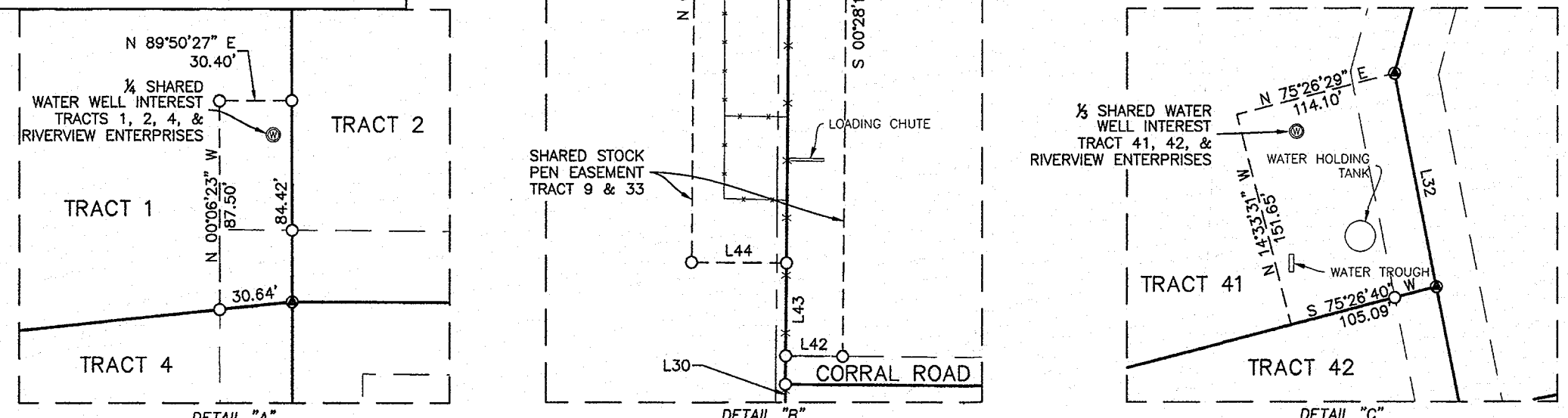
# Cave Wells Ranch, Phase 2 Subdivision

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:

- (Patent 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



- LEGEND**
- SET 1/2" IRON ROD
  - SET 8" MAG NAIL W/ WASHER
  - FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
  - FOUND WOOD FENCE POST
  - FOUND PIPE FENCE POST
  - WATER WELL
  - POWER POLE
  - PARENT TRACT PROPERTY BOUNDARY
  - LOT LINES
  - RIGHT-OF-WAY LINES
  - EASEMENT
  - ORIGINAL TEXAS LAND SURVEY LINES
  - ADJACENT PROPERTY LINE
  - WIRE FENCE
  - OVERHEAD ELECTRIC LINE
  - R.O.W. RIGHT-OF-WAY
- O.P.R., M.C., TX OFFICIAL PUBLIC RECORD, MENARD COUNTY, TEXAS  
D.R., M.C., TX DEED RECORD, MENARD COUNTY, TEXAS



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	173.78'	N 08°48'04" W	L17	288.35'	N 58°38'45" E	L32	151.92'	S 11°09'25" W
L3	246.44'	N 17°34'59" E	L18	65.37'	S 01°23'28" E	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°29'30" W	L35	73.44'	S 54°38'23" E
L6	136.90'	N 38°38'45" E	L21	285.62'	S 80°29'30" W	L36	190.67'	S 89°21'25" E
L7	196.79'	N 12°26'13" E	L22	195.84'	N 89°21'25" E	L37	336.61'	N 89°21'25" W
L8	170.72'	S 00°09'07" E	L23	83.33'	S 00°44'30" W	L38	335.85'	N 89°21'25" W
L9	119.41'	S 26°31'36" W	L24	33.89'	S 88°32'24" E	L39	322.64'	N 12°31'57" 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°54'46" E
L12	58.02'	S 88°58'02" E	L27	247.34'	S 53°58'43" E	L42	59.64'	N 89°25'45" W
L13	11.82'	S 88°30'02" 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 78°23'05" E	L30	30.00'	N 00°27'35" E	L45	30.17'	S 89°27'26" E

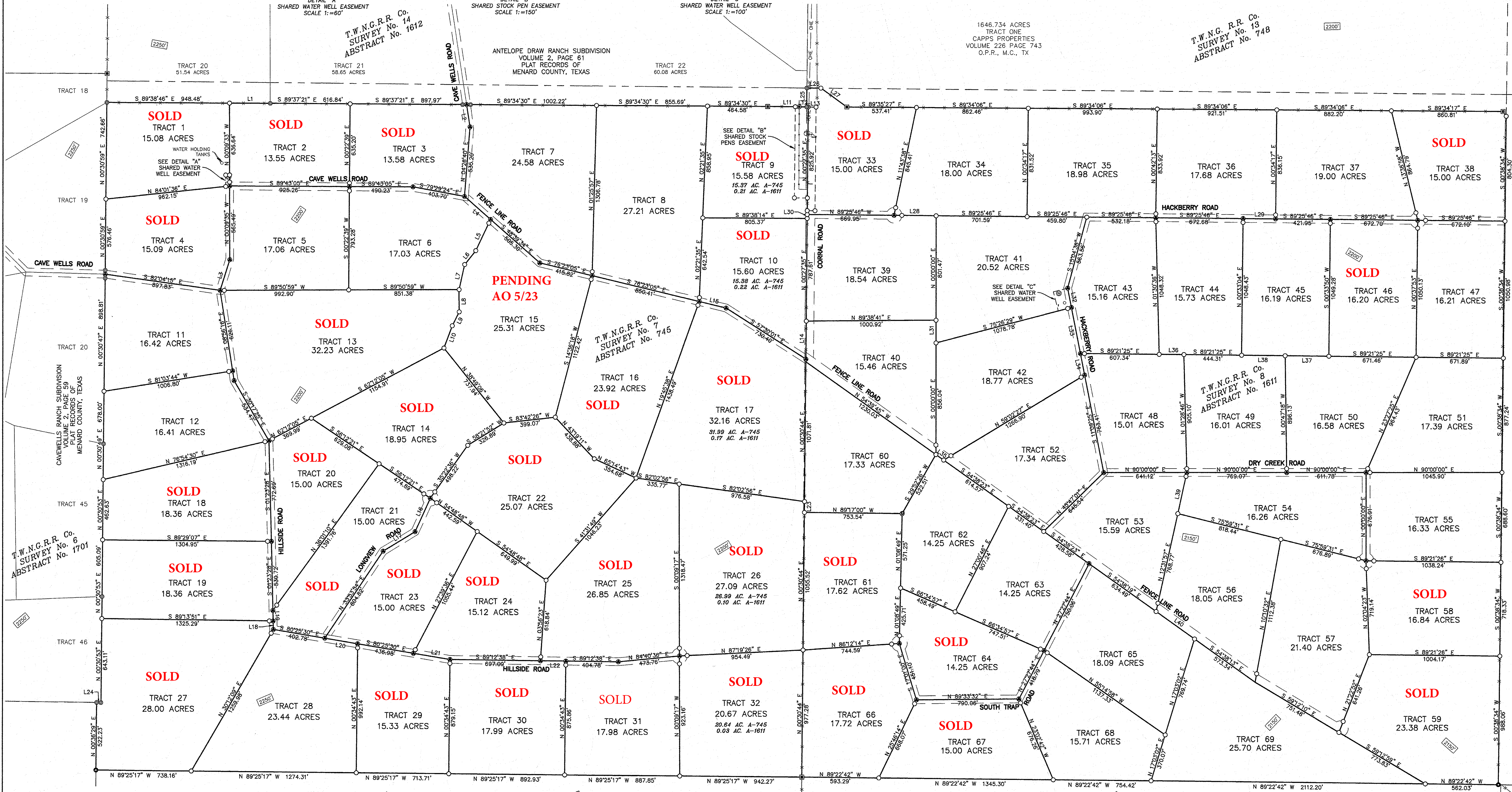
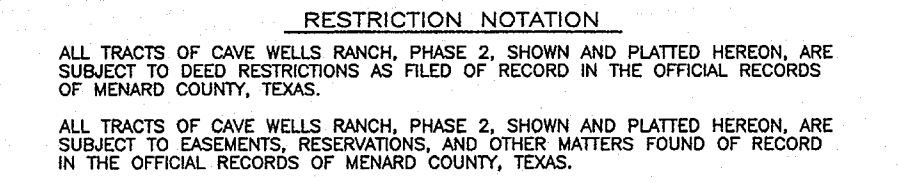
- ROAD AND EASEMENT NOTATIONS:**
- All roads having center lines shown as boundary lines between tracts are private road easements with a right-of-way width of sixty (60.00) feet, except as otherwise shown. Owners of the lands adjoining said roads own and properly to the center of said roads. Center 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 the subdivision and the developer, its successors and assigns, for road purposes. Road easements are non-exclusive, and one to be used in common with the Developer, its successors, and assigns. Developer reserves the right of a future date to dedicate the road easements as public roads or to convey the road easements to third parties for ingress and egress to and from the third parties property.
  - The road easements platted 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 purposes 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.
  - Solid road easements are hereby dedicated as 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 ever, 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 of major maintenance or construction, such additional widths of easement beyond the stated number above is temporarily granted so as to 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 works 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 comply with all applicable laws, rules, regulations, Court provisions and permits presently exist or as may hereafter be adopted. Prior to the installation of any such 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 creeks on this plat 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 roads on this plat 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.

**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, do hereby certify 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 pendens or bankruptcy liens.

RIVERVIEW ENTERPRISES, LTD  
BY ITS GENERAL PARTNER:  
*Reginald A. Tuck*  
RIVERVIEW ENTERPRISES, LTD  
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 9200, 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 April, 2019, by REGINALD A. TUCK, Vice-President of Southern Land Development, LLC, General Partner of Riverview Enterprises, Ltd., a Texas Limited Partnership, d/b/a, CAVE WELLS RANCH, PHASE 2 on behalf of said Limited Partnership.  
690.524 ACRES  
TRACT TWO  
CAPPS PROPERTIES  
VOLUME 226 PAGE 743  
O.P.R., M.C., TX  
*Melanie A. Davis*  
Melanie A. Davis  
Notary Public in & for the State of Texas  
My Commission Expires on 20 20

STATE OF TEXAS  
COUNTY OF MENARD  
This plat of CAVE WELLS RANCH, PHASE 2 approved by the Commissioner's Court of Menard County, Texas, this 12 day of CC, 2019.  
*Christy Egleston*  
Christy Egleston  
MENARD COUNTY JUDGE

STATE OF TEXAS  
COUNTY OF MENARD  
KNOW ALL MEN BY THESE PRESENTS: Christy Egleston, 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 April, 2019, with its certificate of authentication was filed for record in my office on the 21 day of Oct, 2019, at 10:00 AM o'clock in the Plat Records of Menard County, Texas; in Volume 2 Page 142. Witness my hand and seal of office, at Menard, Texas, the date last above written.

*Christy Egleston*  
County Clerk  
Menard County, Texas

*Jason McMillan*  
Jason McMillan  
R.P.L.S. No. 6279  
McMillan and Quinn Inc.  
Land Surveying  
P.O. Box 3508  
San Angelo, Texas 76903