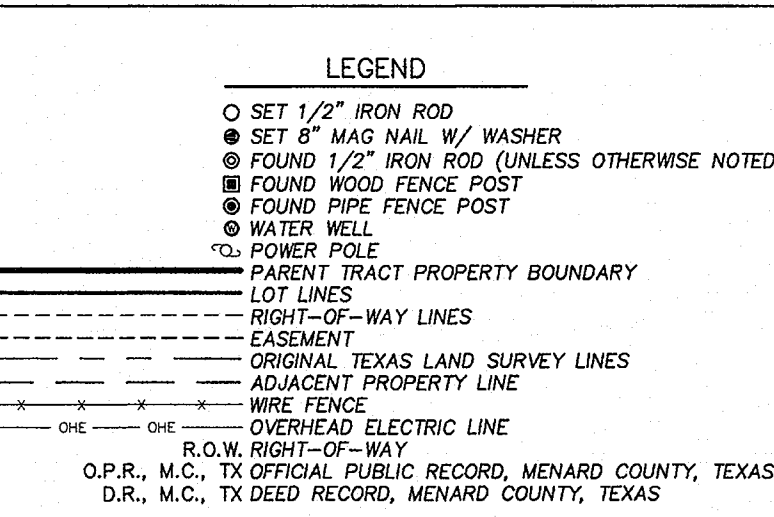




A SUBDIVISION OF LAND CONTAINING 1275.57 ACRES, MORE OR LESS, BEING THE SOUTHEAST PORTION OF THAT 3849.997 ACRE TRACT CONVEYED TO RIVERVIEW ENTERPRISES, LTD BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN VOLUME 262, PAGE 148 OF THE OFFICIAL PUBLIC RECORDS OF MENARD COUNTY, TEXAS, AND BEING 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

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°34'44" W		L31	174.48°	N 00°00'00" W	
L2	173.76°	N 08°40'04" W		L17	288.35°	N 58°30'45" W		L32	151.92°	S 11°09'25" W	
L3	246.44°	N 173°45'56" E		L18	65.37°	S 01°23'38" W		L33	350.03°	S 11°09'25" W	
L4	267.71°	N 48°39'34" W		L19	80.59°	S 01°23'38" W		L34	167.94°	N 11°09'25" W	
L5	264.87°	N 25°31'05" E		L20	256.83°	S 02°25'00" W		L35	73.43°	S 54°43'24" W	
L6	136.90°	N 36°38'45" E		L21	285.62°	S 02°25'00" W		L36	190.67°	S 89°12'25" W	
L7	196.79°	N 12°26'13" E		L22	195.84°	N 89°13'38" W		L37	336.61°	S 89°12'25" W	
L8	167.02°	S 00°09'07" W		L23	83.33°	S 03°00'34" W		L38	335.65°	S 89°12'25" W	
L9	119.41°	S 26°31'36" E		L24	33.89°	S 89°52'24" W		L39	322.64°	N 12°31'57" W	
L10	182.44°	S 20°29'51" W		L25	145.28°	N 03°02'53" E		L40	364.02°	S 54°37'52" W	
L11	242.48°	E 89°27'44" E		L26	539.82°	E 89°25'43" E		L41	58.00°	S 85°53'24" W	
L12	58.02°	S 88°36'02" E		L27	247.34°	S 53°46'43" E		L42	59.84°	N 89°25'43" W	
L13	11.82°	S 88°36'02" E		L28	324.43°	S 89°25'43" E		L43	97.81°	N 00°27'35" W	
L14	312.87°	N 00°27'35" W		L29	250.74°	N 89°25'43" E		L44	100.00°	N 89°32'24" W	
L15	213.11°	S 76°33'05" E		L30	30.00°	N 07°35'55" E		L45	30.17°	S 89°32'24" W	

ROAD AND EASEMENT NOTATIONS:

- 1) All roads having center lines shown as boundary lines between tracts are private roads and easements with a right-of-way of fifty (50.00) feet, except as otherwise shown.
- 2) Owners of the tracts adjoining said roads own property to the centerline of said roads, owner must maintain the roads and easements in good condition and the road easement for the benefit of the land owners in this subdivision and the developer, its successors and assigns. The owner of the tract containing the road easement shall be responsible in common with the Developer, its successors, and assigns. Developer reserves the right to alter the road easement to meet the needs of the subdivision. The road easement is subject to easements to third parties for ingress and egress and to the third parties property.
- 3) The road easements plotted herein are to remain private roads for the sole use and enjoyment of the lots and tracts within the subdivision. The road easement is not for successors and assigns, for the purposes of ingress and egress, and for access to utility easements and easements for ingress and egress. The road easement is not to be dedicated to public use - the County is not responsible for maintenance of said roads.
- 4) Said road easements are hereby dedicated as utility easements and a ten (10.00) foot wide utility easement on both sides of the road easement. The utility easement is for the use of all tracts or lots within the subdivision for the benefit of the owners of said tracts or lots, their successors and assigns. The utility easement is not to be dedicated to public use and the road or lot may be used for utility service purposes to benefit any or all other tracts or lots within the subdivision. The utility easement is not to be dedicated to public use for maintenance, without limitation of any type of utility service and during periods of emergency or other circumstances, the utility easement shall be used for the purpose of ingress and egress. The number above is temporarily granted and may be reasonably increased or decreased as necessary to complete required utility service.
- 5) The utility easement shall be used for the purpose of ingress and egress.
- 6) Blocking the flow of water or construction impeding the flow in drainage ditches and filling or obstruction floodway is prohibited.
- 7) The existing creeks or drainage channels traversing the subdivision will remain as open channels and not be modified. The creeks or drainage channels shall not be filled, altered, traversed by or adjacent to the drainage courses along or across said road or tracts.
- 8) The County shall not be responsible for the maintenance and operation of said drainage ways for the control of flooding or erosion.
- 9) The County shall not be responsible for any damages, personal injury or loss of life or property caused or occasioned by flooding or erosion.

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 affect the rights of the individual owners of the tracts or lots to use 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 in this subdivision. Water sold under the Cave Wells Rule, 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.

UTILITY EASEMENT AND BUILDING SETBACK

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 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.

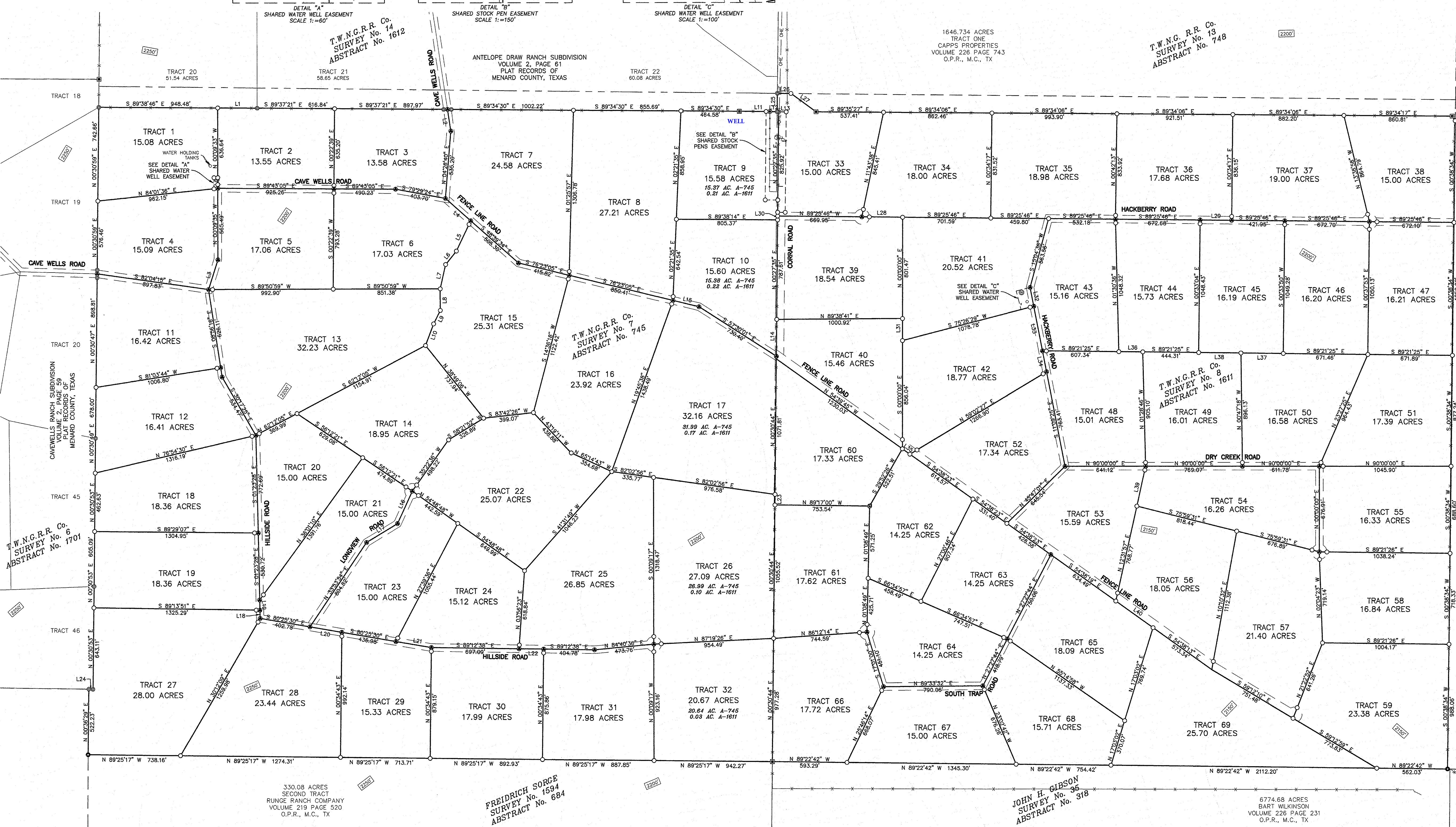
FLOOD PLAIN INFORMATION

The Federal Emergency Management Agency has not created Flood Insurance Rate Maps for this area. Areas shown as drainages or creekbeds 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 the roads shown 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.

The diagram illustrates a 'SAMPLE TRACT' with a 'Road & Easement' area to its left. Two callout boxes provide details: the top box states 'All tracts have one hundred (100') foot wide building, water well, and drainfield setback line inside and parallel to the boundary lines and each individual tract.'; the bottom box states 'All tracts have a ten (10.00') foot wide utility easement inside and parallel to the rear and side boundary lines of each individual tract.' Below the diagram, a caption reads '(SAMPLE TRACT NOT TO SCALE)'.



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 the plat shown on this plat is a true and correct copy of the original plat on file in the office of the County Clerk of the County of Santa Clara, Arizona, 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, current or future, including 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

RIVERVIEW ENTERPRISES, LTD
 BY ITS GENERAL PARTNER:



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 B200
 Kenville, Texas 78028
 (830)257-5559/257-7892 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, d/b/a
NAVE WFL, RAYMOND, PHASE 2 on 300th and 4th Limited Partnerships.

13

MELANIE A DAVIS
Notary ID #11321367
My Commission Expires
April 5, 2021

Melanie A. Davis

Notary Public in & for the State of Texas

My Commission Expires on _____, 20____.

STATE OF TEXAS
COUNTY OF MENARD
This plat of CAVE WELLS RANCH, PHASE 2 approved
by the Commissioners' Court of Menard County, Texas,
this 12th day of Oct 2019.

6 _____
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 21st
day of OCT, 2019, with its certificate of
authentication was filed for record in my office on the 21st
21st day of OCT, 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 E. Esler
County Clerk
Menard County, Texas

STATE OF TEXAS
REGISTERED
★
JASON MCMILLAN
6279
PROFESSIONAL LAND SURVEYOR

 McMILLAN AND QUINN INC. LAND SURVEYING	FIRM NO. 10194241 P.O. BOX 3506 SAN ANGELO, TEXAS PHONE: (325) 939-0043 EMAIL: info@mqibc.com	FIELD: MS OFFICE: JM JOB NO. 10194241
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