

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 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 not exclusive, and are to be used in common with the Developer, its successors, and assigns. Developer reserves the right at a future date to dedicate the road easements to public roads or to convey the road easements to third parties for ingress and egress to and from the third parties property.

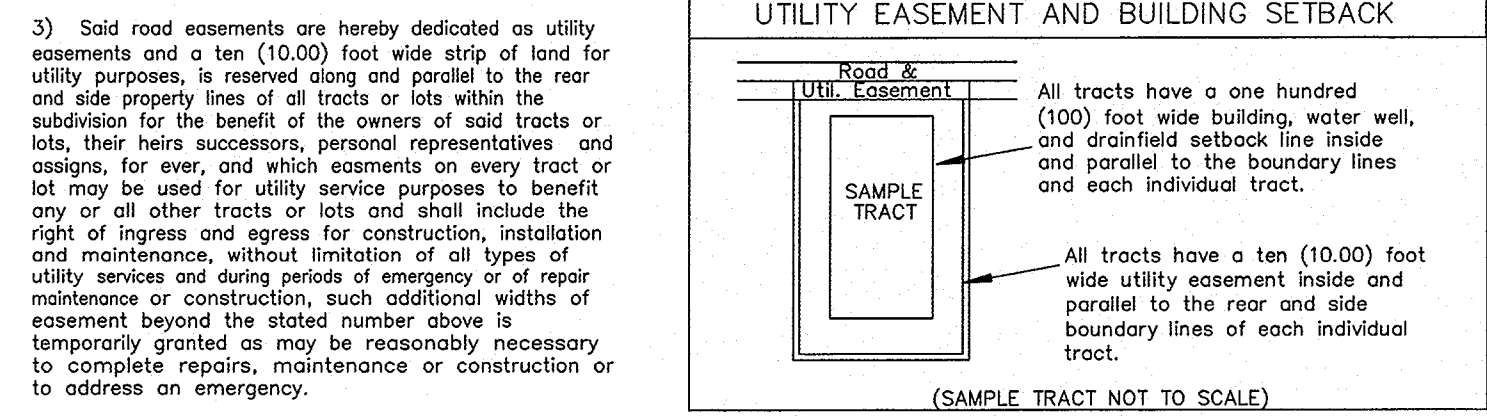
FLOOD PLAIN INFORMATION
The Federal Emergency Management Agency has not created Flood Insurance Rate Maps for this area. Areas shown as drainages or creeks on this plat may be subject to flooding.

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 the roads shown on this plat and this prohibition may be enforced by permanent injunction in any civil court of competent jurisdiction. HUNTING FROM ROADS MAY BE A CRIMINAL OFFENSE.

RESTRICTION NOTATION
ALL TRACTS OF CAVE WELLS RANCH, 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, SHOWN AND PLATTED HEREON, ARE SUBJECT TO EASEMENTS, RESERVATIONS, AND OTHER MATTERS OF RECORD IN THE OFFICIAL RECORDS OF MENARD COUNTY, TEXAS.

2) The road easements platted hereon are to remain private roads for the sole use and benefit of CAVE WELLS RANCH subdivision property owners and Developer, its successors and assigns, for the purposes of ingress and egress, and for access to utility easements referenced hereon. These private roads HAVE NOT BEEN AND WILL NEVER BE dedicated to public use- the County is not responsible for maintenance of said roads.

3) Said 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 depth, or amount of subsurface water on individual tracts within this subdivision water wells drilled in Caves Wells Ranch Subdivision must comply with all Menard County Underground Water District rules and regulations.



4) Blocking the flow of water or construction improvements in drainage areas and filling or obstruction floodway is prohibited.

5) 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.

6) The County shall not be responsible for the maintenance and operation of said drainage ways for the control of flooding or erosion.

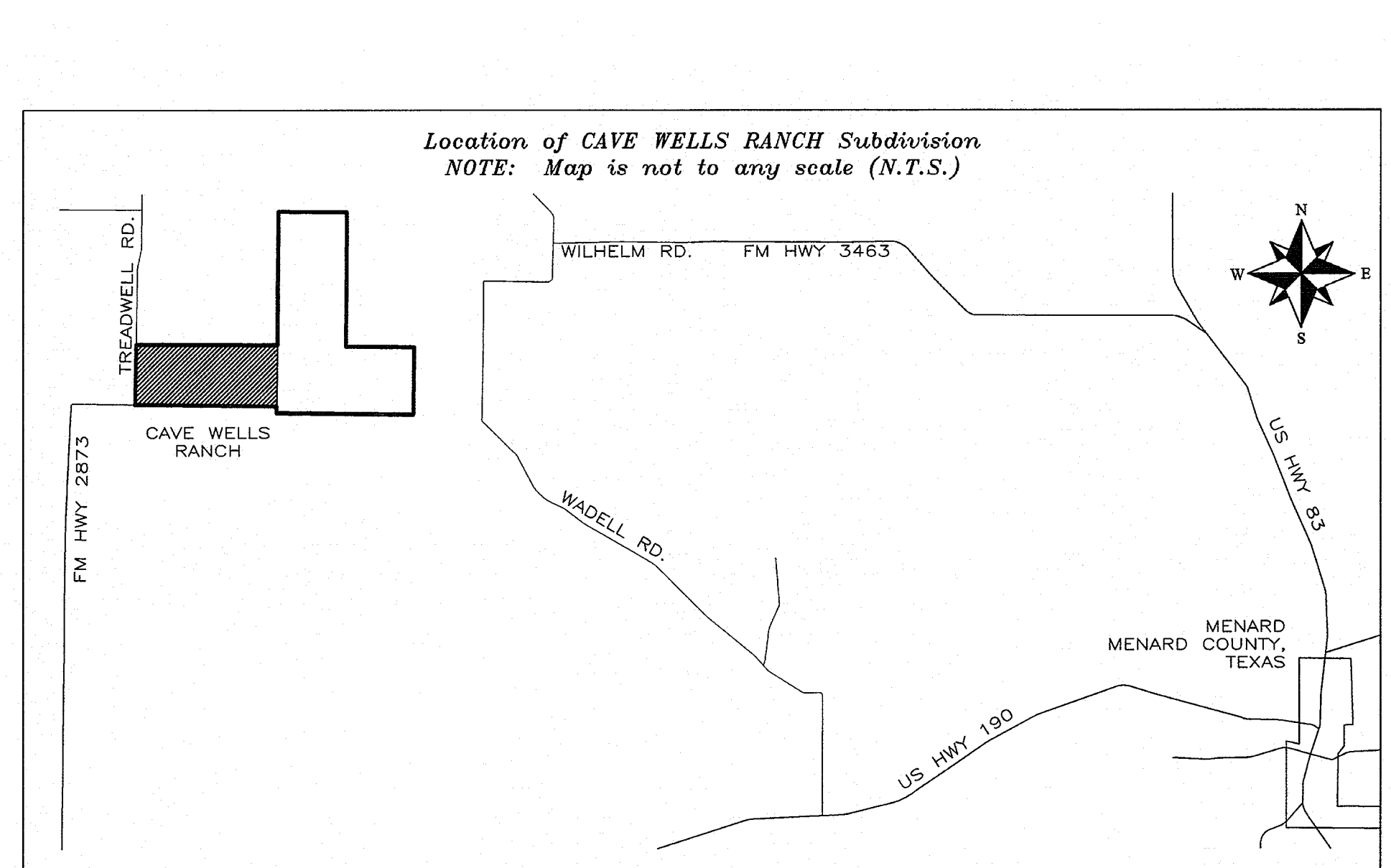
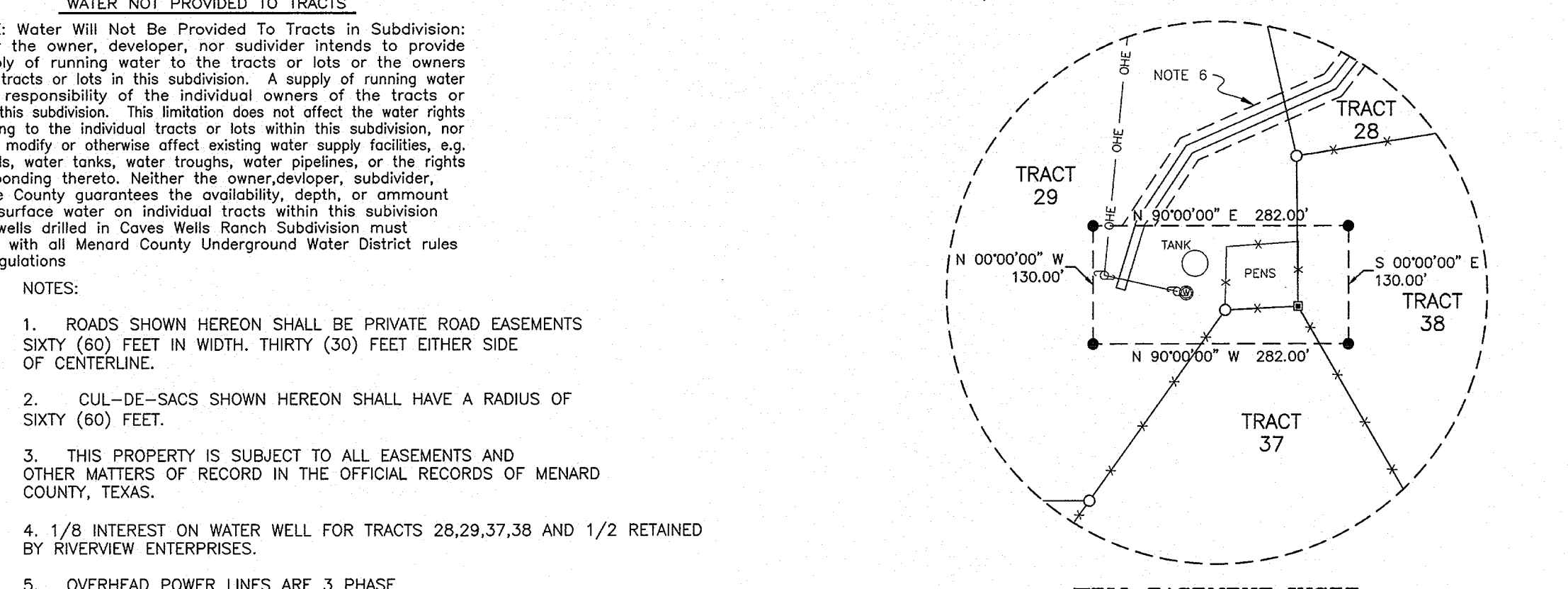
7) The County shall not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flood conditions.

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 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.

AMENDED PLAT OF Cave Wells Ranch Subdivision

A SUBDIVISION OF LAND CONTAINING 1225.848 ACRES, MORE OR LESS, BEING THE WEST PORTION OF THAT 3849.997 ACRES, 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)
- 31.893 ACRES IN THE T.W.N.G.R.R. CO. SURVEY NO. 4, ABSTRACT NO. 1499
 - 596.981 ACRES IN THE T.W.N.G.R.R. CO. SURVEY NO. 5, ABSTRACT NO. 744
 - 593.658 ACRES IN THE T.W.N.G.R.R. CO. SURVEY NO. 6, ABSTRACT NO. 1701
 - 3.317 ACRES IN THE T.W.N.G.R.R. CO. SURVEY NO. 7, ABSTRACT NO. 745



Bearing Basis hereon is Texas State Plane Coordinate System, Reference Frame North American Datum 1983 (2011) (EPOCH 2010.0000), as determined from Global Navigation Satellite System (GNSS) survey equipment by Static, Virtual Reference System (VRS) network and or Real Time Kinematic (RTK).

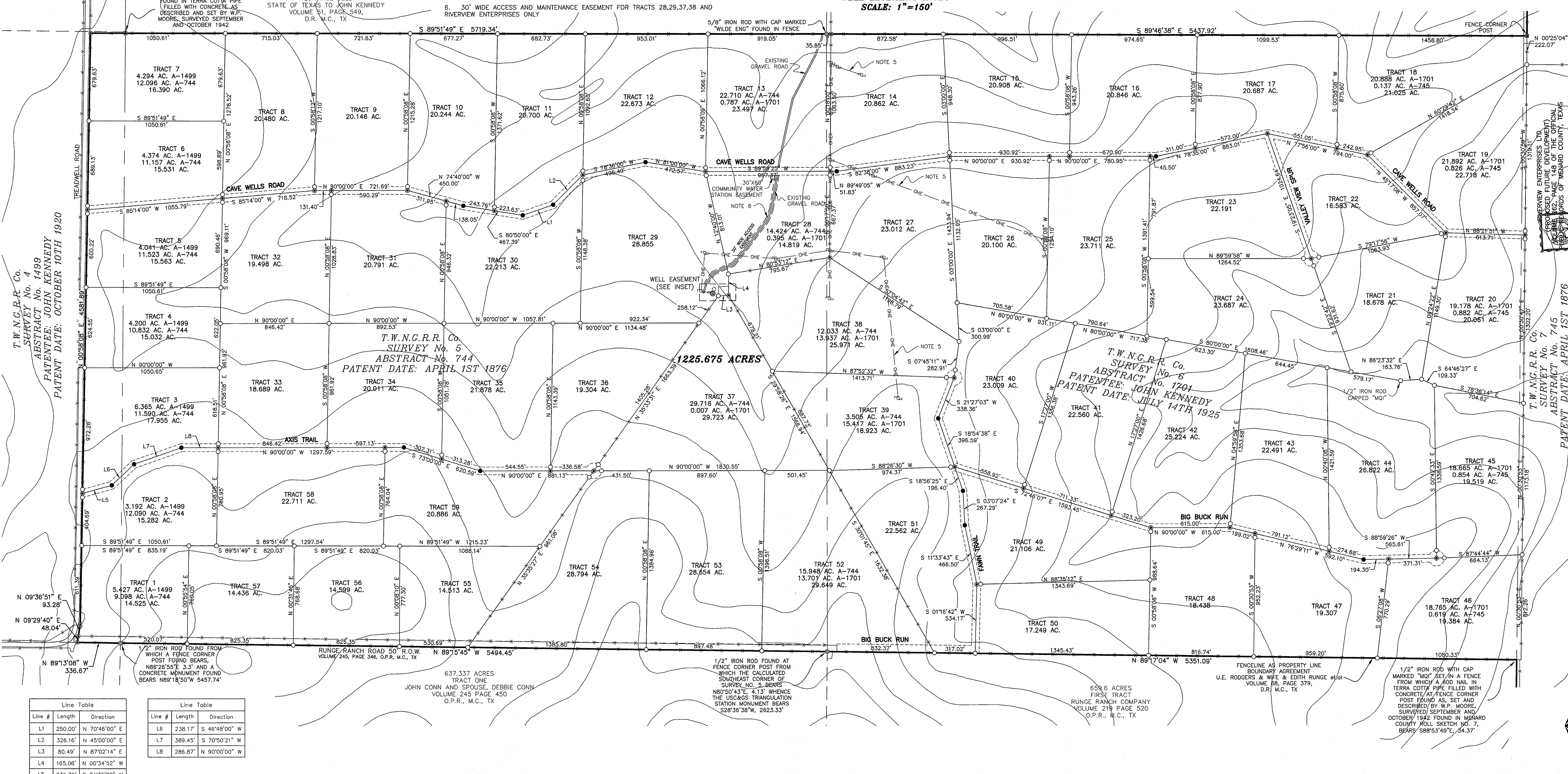
Distances shown hereon are shown as grid Texas State Plane Coordinate System distances.

LEGEND

- POINT
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- FOUND FENCE CORNER POST
- 600 MAIL IN TERRA COTTA PIPE
- SET 1/2" IRON ROD WITH ALUM CAP(UNLESS OTHERWISE NOTED)
- 8" MAG NAIL WITH WASHER SET
- PROPERTY BOUNDARY
- LOT LINES
- RIGHT-OF-WAY LINES
- SURVEY LINES
- ADJACENT PROPERTY LINE
- WIDE FENCE
- 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

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 mans' liens, its pendens or bankruptcy BY ITS GENERAL PARTNER:



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 10 day of October, 2018, 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 on behalf of said Limited Partnership.

Melanie A. Davis
Notary Public in & for the State of Texas
My Commission Expires on 4-9-2021

STATE OF TEXAS
COUNTY OF MENARD

This plat of CAVE WELLS RANCH approved by the the Commissioners' Court of Menard County, Texas, this the 9 day of October, 2018

Melanie A. Davis
Notary Public in & for the State of Texas
My Commission Expires on 4-9-2021

STATE OF TEXAS
COUNTY OF MENARD

KNOW ALL MEN BY THESE PRESENTS:
I, Ann Kotlman, Clerk of the County Court in and for Menard County, Texas, do hereby certify that this plat of CAVE WELLS RANCH, dated the 12 day of July, 2018, with its certificate of authentication was filed for record in my office on the 16 day of October, 2018, at 10:05 o'clock in the Plat Records of Menard County, Texas in Volume 2 Page 59.

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

Ann Kotlman
County Clerk
Menard County, Texas

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 12th day of July, 2018.

Wesley Ray Quinn
R.P.L.S. No. 6625
McMillan and Quinn Inc.
Land Surveying
P.O. Box 3506
San Angelo, Texas 76903

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	250.00'	N 70°46'00" E	L6	238.17'	S 46°48'00" W
L2	326.16'	N 45°00'00" E	L7	389.45'	S 70°50'21" W
L3	80.49'	N 87°02'14" E	L8	286.87'	N 90°00'00" W
L4	165.06'	N 00°34'52" W			
L5	236.76'	S 74°36'22" W			