ROAD AND EASEMENT NOTATIONS AMENDED PLAT OF 1) All roads having center lines shown as boundary 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. 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 Cave Wells Ranch Subdivision own property to the centerline of said roads. owner must reserve a thirty (30.00) foot wide strip from the center NO HUNTING FROM ROADS Location of CAVE WELLS RANCH Subdivision line of the road easement for the benefit of the land owners in this subdivision and the developer, its Hunting of all kinds for all game or other animals, whether on NOTE: Map is not to any scale (N.T.S.) successors and assigns, for road purposes, road foot or by vehicle, is prohibited on or from the roads shown A SUBDIVISION OF LAND CONTAINING 1225.848 ACRES, MORE OR LESS, BEING THE WEST PORTION OF 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. easements are non-exclusive, and are to be used in common with the Developer, its successors, and THAT 3849.997 ACRES, CONVEYED TO RIVERVIEW ENTERPRISES, LTD BY SPECIAL WARRANTY DEED WITH assigns. Developer reserves the right at a future date to dedicate the road easements as public roads or to WILHELM RD. FM HWY 3463 VENDOR'S LIEN, RECORDED IN VOLUME 262, PAGE 148 OF THE OFFICIAL PUBLIC RECORDS OF MENARD convey the road easements to third parties for ingress and egress to and from the third parties property RESTRICTION NOTATION COUNTY, TEXAS, AND BEING COMPRISED OF ALL OR PARTS OF ORIGINAL PATENT SURVEYS AS SET Bearing Basis hereon is Texas State Plane Coordinate System, 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. Reference Frame North American Datum 1983 (2011) (EPOCH FORTH BELOW: 2) The road easements platted hereon are to remain private roads for the sole use and benefit of CAVE WELLS RANCH subdivision property owners 2010.0000), as determined from Global Navigation Satellite System (Patent Acreages are Approximate) (GNSS) survey equipment by Static, Virtual Reference System (VRS) ALL TRACTS OF CAVE WELLS RANCH, SHOWN AND PLATTED HEREON, ARE SUBJECT TO EASEMENTS, RESERVATIONS, AND OTHER and Developer, its successors and assigns, for the • 31.893 ACRES IN THE T.W.N.G.R.R. CO. SURVEY NO. 4, ABSTRACT NO. 1499 network and or Real Time Kinematic (RTK). purpose of ingress and egress, and for access to MATTERS FOUND OF RECORD IN THE OFFICIAL RECORDS OF utility easements referenced hereon. These private • 596.981 ACRES IN THE T.W.N.G.R.R. CO. SURVEY NO. 5, ABSTRACT NO. 744 Distances shown hereon are shown as grid Texas State Plane roads HAVE NOT BEEN AND WILL NEVER BE CAVE WELLS • 593.658 ACRES IN THE T.W.N.G.R.R. CO. SURVEY NO. 6, ABSTRACT NO. 1701 Coordinate System distances. dedicated to public use- the County is not 3.317 ACRES IN THE T.W.N.G.R.R. CO. SURVEY NO. 7, ABSTRACT NO. 745 responsible for maintenance of said roads. WATER NOT PROVIDED TO TRACTS UTILITY EASEMENT AND BUILDING SETBACK 3) Said road easements are hereby dedicated as utility LEGEND NOTICE: Water Will Not Be Provided To Tracts in Subdivision: easements and a ten (10.00) foot wide strip of land for Neither the owner, developer, nor sudivider intends to provide POINT utility purposes, is reserved along and parallel to the rear a supply of running water to the tracts or lots or the owners All tracts have a one hundred ● FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 ■ FOUND FENCE CORNER POST and side property lines of all tracts or lots within the of the tracts or lots in this subdivision. A supply of running water (100) foot wide building, water well, subdivision for the benefit of the owners of said tracts or is the responsibility of the individual owners of the tracts or and drainfield setback line inside 60D NAIL IN TERRA COTTA PIPE lots in this subdivision. This limitation does not affect the water rights and parallel to the boundary lines assigns, for ever, and which easments on every tract or O SET 1/2" IRON ROD WITH ALUM CAP(UNLESS OTHERWISE NOTE pertaining to the individual tracts or lots within this subdivision, nor and each individual tract. lot may be used for utility service purposes to benefit 8" MAG NAIL WITH WASHER SET does it modify or otherwise affect existing water supply facilities, e.g. any or all other tracts or lots and shall include the MENARD PROPERTY BOUNDARY windmills, water tanks, water troughs, water pipelines, or the rights LOT LINES
-----RIGHT-OF-WAY LINES right of ingress and egress for construction, installation MENARD COUNTY, TRACT corresponding thereto. Neither the owner devloper, subdivider, and maintenance, without limitation of all types of All tracts have a ten (10.00) foot TEXAS nor the County guarantees the availability, depth, or ammount utility services and during periods of emergency or of repair maintenance or construction, such additional widths of wide utility easement inside and ----- SURVEY LINES of subsurface water on individual tracts within this subivision parallel to the rear and side - ADJACENT PROPERTY LINE easement beyond the stated number above is water wells drilled in Caves Wells Ranch Subdivision must boundary lines of each individual comply with all Menard County Underground Water District rules temporarily granted as may be reasonably necessary to complete repairs, maintenance or construction or O.P.R., M.C., TX OFFICIAL PUBLIC RECORD, MENARD COUNTY, TEXAS D.R., M.C., TX DEED RECORD, MENARD COUNTY, TEXAS S 00'00'00" to address an emergency. 130.00' (SAMPLE TRACT NOT TO SCALE) 130.00 TRACT 4) Blocking the flow of water or construction ROADS SHOWN HEREON SHALL BE PRIVATE ROAD EASEMENTS improvements in drainage areas, and filling or obstruction floodway is prohibited. SEWAGE AND WASTE FACILITIES SIXTY (60) FEET IN WIDTH. THIRTY (30) FEET EITHER SIDE OF CENTERLINE. 5) The existing creeks or drainage channels traversing All sewage and waste facilities existing or to be installed or constructed STATE OF TEXAS the subdivision will remain as open channels and will within the subdivision shall comply with all applicable laws, rules, regulations 2. CUL-DE-SACS SHOWN HEREON SHALL HAVE A RADIUS OF COUNTY OF KERR Court provisions and requirements as presently exist or as may hereafter be maintained by the individual owners of the tract or TRACT tracts that are traversed by or adjacent to the adopted. Prior to the installation of any septic system a permit must be I, the developer and owner of the land identified by drainage courses along or across said tract or tracts. abstract numbers recorded in the volume & page numbers shown 3. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND on this plat, and whose name is subscribed hereto, in 6) The County shall not be responsible for the OTHER MATTERS OF RECORD IN THE OFFICIAL RECORDS OF MENARD person or through a duly authorized agent, acknowledge maintenance and operation of said drainage ways for that this plat was made from a current survey performed the control of flooding or erosion. on the ground and that it is intended that the land will be 4. 1/8 INTEREST ON WATER WELL FOR TRACTS 28,29,37,38 AND 1/2 RETAINED 7) The County shall not be responsible for any subdivided as indicated on the plat. No portion of the land BY RIVERVIEW ENTERPRISES. damage, personal injury or loss of life or property within the subdivision is to be dedicated to public use. I occasioned by flooding or flood conditions. further represent that no liens, other than valid purchase 5. OVERHEAD POWER LINES ARE 3 PHASE money liens, affecting the land to be subdivided are in effect PASSING AT 272.1' A 600 NAIL WELL EASEMENT INSET AQUITANCE DEED FOUND IN TERRA COTTA PIPE or of record, including, but not limited to, judgment, tax and STATE OF TEXAS TO JOHN KENNEDY SCALE: 1"=150' 6. 30' WIDE ACCESS AND MAINTENANCE EASEMENT FOR TRACTS 28,29,37,38 AND FILLED WITH CONCRETE_AS mechanics' and material mans' liens, lis pendens or bankruptcy VOLUME \$1, PAGE 549, DESCRIBED AND SET BY W.I RIVERVIEW ENTERPRISES ONLY MOORE, SURVEYED SEPTEMBER 5/8" IRON ROD WITH CAP MARKED FENCE CORNER POST AND OCTOBER 1942 RIVERVIEW ENTERPRISES, LTD S 89'51'49" E 5719.34' "WILDE ENG" FOUND IN FENCE S 89°46'38" E 5437.92' BY ITS GENERAL PARTNER: 721.63 N 00°25'04" E. 872.58 974.65 NOTE 5 RAVEL ROAD 7 TRACT 7 Vice-President and member of 4.294 AC. A-1499 20.888 AC. A-1701 Southern Land Developement, LLC 12.096 AC. A-744 TRACT 17 20.687 AC. 20.908 AC 0.137 AC. A-745 the General Partner of Riverview Enterprises, Ltd. TRACT 13 16.390 AC. a Texas Limited Partnership. 21.025 AC 22.710 AC./A-744 0.787 AC./A-1/701 TRACT 12 1001 Water Street, Suite B200 20.862 AC. 22.673 AC. Kerrville, Texas 78028 TRACT 10 TRACT 9 23.497 AC. (830)257-5559/257-7692 Fax 20.244 AC. 20,146 AC 20 480 AC. COUNTY OF KERR This instrument was acknowledged before me on the day of 2018, by REGINALD A. TUCK, Vice— ------930.92'----4.374 AC. A-1499 -N 90'00'00" E 930.92'--- \$\infty\$ -N 90'00'00" E 5 78'36'00" W 81'00'00" W 0 President of Southern Land Developement LLC., General Partner of CAVE WELLS ROAD 21.892 AC. A-1701 11.157 AC. A-744 0.826 AC./A-745 15.531 AC. Riverview Enterprises, Ltd., a Texas Limited Partnership, d/b/a NOTE 5 CAVE WELLS RANCH on behalf of said Limited Partnership N 74'40'00" W -8-N 90'00'00" E 721.69'--CAVE WELLS ROAD STATION BASEMENT TRACT 22 TRACT 23 --- S 85'14'00" W 1055.79'---NOTE 6 / 16.583 AC. 131.40' 22.191 MELANIE A DAVIS TRACT 27 Notary ID #11321367 23.012 AC. 14.424 AC. A-7442 0.395 AC. A-1701 My Commission Expires S 80'50'00" E TRACT 29 TRACT 26 20.100 AC. TRACT 25 23.711 AC. TRACT 5 4.041 AC. A-1499 14.819 AC. 11.523 AC. A-744 N 89'59'58" W TRACT 30 22/213 AC. 19.498 AC. 20.791 AC. STATE OF TEXAS COUNTY OF MENARD WELL EASEMENT This plat of CAVE WELLS RANCH approved (SEE INSET) by the the Commissioners' Court of Menard County, Texas. this the day of October, 2018 TRACT 21 TRACT 20 18.678 AC. 19.178 AC. A-1701 258.12'----0.882 AC. A-745 TRACT 4 _20.061 AC. 4.200 AC. A-1499 TRACT 38 MENARD COUNTY JUDGE N 90'00'00" E 1134.48' N 80'00'00" W 10.832 AC. A-744 S 03'00'00" E 12.033 AC. A-744 15.032 AC-T.W.N.G.R.R.13.937 AC. A-1701 25.971 AC. $SURVEY N\phi$. SURVEY NO. 6

PATENTEE: JOHN KENNEDY

10 ATTENTE 105 ABSTRACT No. 744 1225.675 ACRES STATE OF TEXAS S 07'45'11" W N 90°00'00" W PATENT DATE: APPIL 1ST \1876/ S 64'46'27" E COUNTY OF MENARD 282.91 N 87**'**52'32" W PATENT DATE: JULY MENNEUR

1925 TRACT 40 TRACT 36 19.304 AC. KNOW ALL MEN BY THESE PRESENTS:

I, Ann Kollman, Clerk of the County Court in and 23.009 AC. 18.689 AC. 21.878 AC /2" IRON ROD CARPED "MQI" 29.716 AC. A-744 6.365 AC. A-1499 for Menard County, Texas, do hereby certify that this 0.007 AC. A-1701 338.36 11.590 AC. A-744 3.505 AC. A-744 29.723 AC. plat of CAVE WELLS RANCH, dated the _____ day of 17.955 AC. 15.4/17 AC. A-1701 TRACT 42 18.923 AC. S 18'54'38" E ____**July**___, 2018, with its certificate of 25,224 AC. 396.59 ---597.13'---TRACT 43 authentication was filed for record in my office on the 22.491 AC. --N 90'00'00" W 1297.59 18 day of October, 2018, at 10:05 TRACT 45 18.665 AC. A-1701 N 90°00'00" W 1830.55 620.59' --- N 90'00'00" E 881.13'---26.822 AC. 0.854 AC. A-745 o'clock in the Plat Records of Menard County, Texas in S 18**'**56'25" E_ __19.519 AC. Volume _ 2 Page 59 196.40 TRACT 58 22.711 AC. S 03'07'24" E Witness my hand and seal of office, at Menard, Texas, 3.192 AC. A-1499 TRACT 12.090 AC. A-744 20.886 A BIG BUCK RUN the date last above written. 15.282 AC. 22.562 AC/ N 90°00'00" W 615.Ó0' S 88'59'26" W S 89'51'49" E 1050.61' S 89'51'49" E 1297.54' 565.61 Am Kotliman S 89'51'49" E 835.19' S 89'51'49" E 820.03' 4--0--371.31'--S 11'33'43" E TRACT 54 194.30'-15.948/AC. A-744 County Clerk 28.794 AC 13.701 AC. A-1701 Menard County, Texas 5.427 AC. A-1499 14.513 AC 14.436 AC. N 09'36'51" 9.098 AC. A-744 TRACT 48 14.525 \AC. TRACT 47 18.765 ∕AC. A-∕1701 STATE OF TEXAS S 01'16'42" W_ 19.307 0.619 AC. A+745 COUNTY OF TOM GREEN N 09'29'40" 19.384 AC I hereby certify that this plat is an accurate representation 48.04 17.249 AC. of a survey as made on the ground, under my supervision and direction, and that there are no visible or apparent BIG BUCK RUN easements or encroachments, except as shown hereon. RUNGE RÂNCH ROAD 50' R.O.W. N 8915'45" W 5494.45' VOLUME 245, PAGE 346, O.P.R. M.C., TX N 8917'04" W 5351.09' Dated this the 12th day of July, 2018. POST FOUND BEARS, | 89°13'08" W FENCELINE AS PROPERTY LINE N86'26'55"E 3.3' AND A FÉNCE CORNER POST FROM 1/2" IRON ROD WITH CAP BOUNDARY AGREEMENT WHICH THE CALCULATED SOUTHEAST CORNER OF CONCRETE MONUMENT FOUND MARKED "MQI" SET IN A FENCE U.E. RODGERS & WIFE & EDITH RUNGE et a VOLUME 68, PAGE 379, D.R. M.C., TX \ BEARS N89°18'50"W 5457.74" FROM WHICH A 600 NAIL IN SURVEY NO. 5 BEARS JOHN CONN AND SPOUSE, DEBBIE CONN TERRA COTTA PIPE FILLED WITH CONCRETE AT FENCE CORNER 659.6 ACRES N80'50'43"E, 4.13' WHENCE VOLUME 245 PAGE 450 FIRST TRACT HE USC&GS TRIANGULATION POST FOUND AS. SET AND O.P.R., M.C., TX RUNGE RANCH COMPANY STATION MONUMENT BEARS Line Table Line Table DESCRIBED BY W.P. MOORE, VOLUME 219 PAGE 520 S28'36'38"W, 2623.33' SURVEYED SEPTEMBER AND Line # Length Direction ne # Length Direction OCTOBER 1942 FOUND IN MENARD COUNTY ROLL SKETCH NO. 7, Wesley Ray Quinr WESLEY RAY QUINN L1 | 250.00' N 70'46'00" E R.P.L.S. No. 6625 238.17' S 46'48'00" W BEARS S88 53'49"E, 34.37' McMillan and Quinn Inc. L2 326.16' N 45'00'00" 389.45' S 70*50'21" W Land Surveying P.O. Box 3508 L8 | 286.87' | N 90'00'00" W L3 80.49' N 87'02'14" San Angelo, Texas 76903 L4 165.06' N 00'34'52" W L5 | 236.76' | S 74'36'22" W P.O. BOX 3506 SAN ANGELO, TEXAS IONE: (325) 939-0043 EMAIL: info@mqitx.com opyright 2018 All Rights Reserved

FLOOD PLAIN INFORMATION