RIVERVIEW ENTERPRISES, LTD

FINAL PLAT OF

Wild Canyon Ranch Subdivision Phase 1

SCALE 1"=600'

600 300 0 600 1200

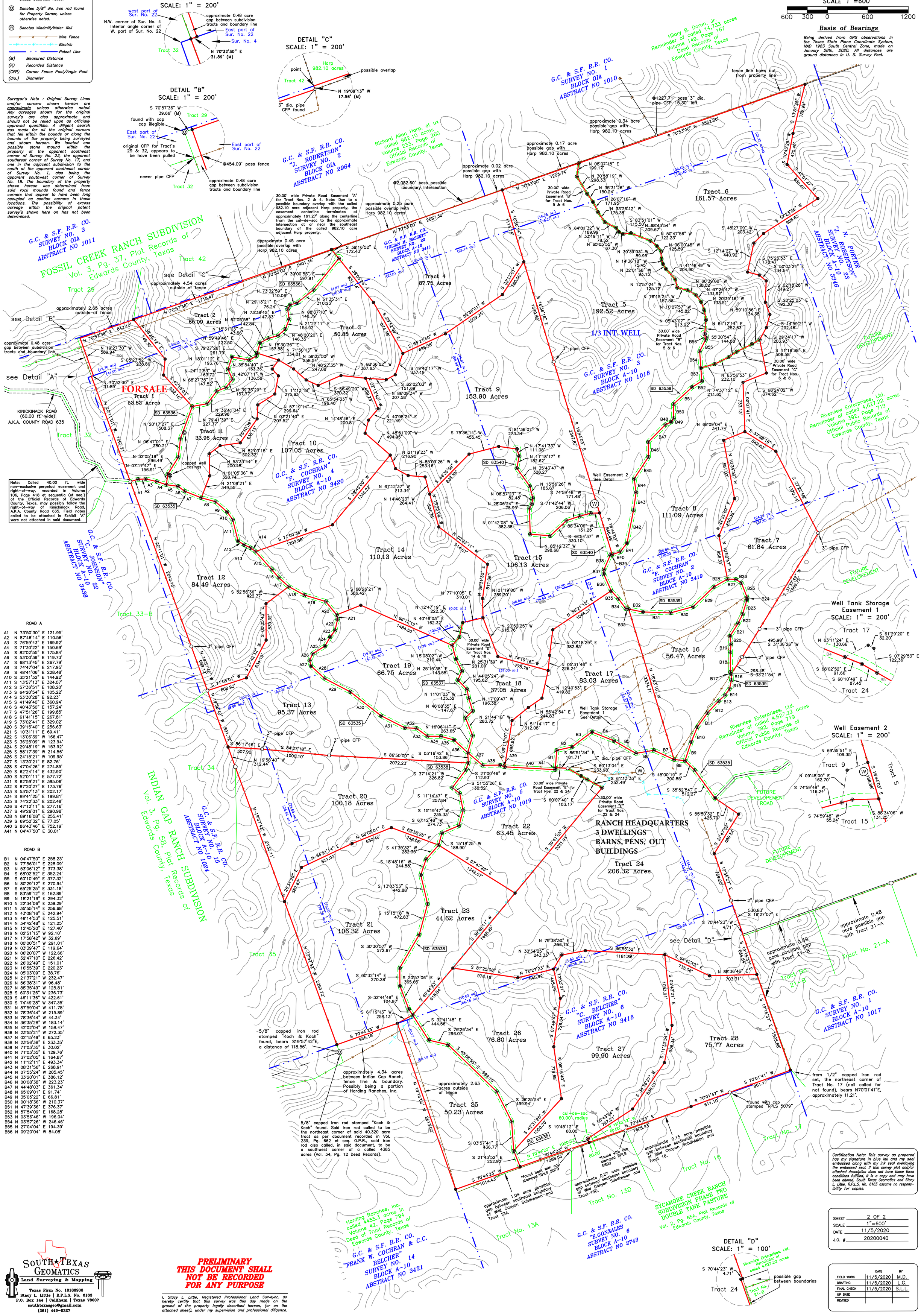
Basis of Bearings

Being derived from GPS observations in the Texas State Plane Coordinate System, NAD 1983 South Central Zone, made on January 28th, 2020. All distances are ground distances in U. S. Survey Feet.

~ LEGEND ~

- Denotes 1/2" dia. iron rod found for Property Corner, unless otherwise noted.
- Denotes 1/2" dia. capped iron rod stamped "LITTLE 6163" set for Property Corner, unless otherwise noted.
- Denotes 8" long spike with washer stamped "LITTLE 6163" set
- Denotes Possible Rock Mound found for Property Corner, unless otherwise noted.
- Denotes 5/8" dia. iron rod found for Property Corner, unless otherwise noted.
- Denotes Windmill/Water Well
- Wire Fence
- Electric
- Patent Line
- (M) Measured Distance
- (R) Recorded Distance
- (CFP) Corner Fence Post/Angle Post
- (dia.) Diameter

Surveyor's Note : Original Survey Lines and/or corners shown hereon are approximate unless otherwise noted. Any acreages shown for the original survey's are also approximate and should not be relied upon as officially approved quantities. A diligent search was made for all the original corners that fell within the bounds or along the bounds of the property being surveyed and shown hereon. We located one possible stone mound within the property at the apparent southeast corner of Survey No. 23, the apparent southwest corner of Survey No. 17, and one in the adjacent subdivision to the south at the apparent southeast corner of Survey No. 1, also being the apparent southwest corner of Survey No. 18. The boundary of the property shown hereon was determined from said rock mounds found and fence corners that appear to have been long occupied as section corners in those locations. The possibility of excess acreage within the original patent survey's shown here on has not been determined.


DETAIL "A"
SCALE: 1" = 200'
DETAIL "B"
SCALE: 1" = 200'
DETAIL "C"
SCALE: 1" = 200'
DETAIL "D"
SCALE: 1" = 100'
Well Tank Storage Easement 1
SCALE: 1" = 200'
Well Easement 2
SCALE: 1" = 200'
G.C. & S.F. R.R. CO. SURVEY NO. 3 BLOCK OIA ABSTRACT NO 1011
FOSSIL CREEK RANCH SUBDIVISION Vol. 3, Pg. 37, Plat Records of Edwards County, Texas
G.C. & S.F. R.R. CO. "J. ROBERTSON" SURVEY NO. 2 BLOCK OIA ABSTRACT NO 2964
Richard Allen Harp, et ux called 982.10 acres Volume 233, Page 260 Official Records of Edwards County, Texas
G.C. & S.F. R.R. CO. SURVEY NO. 1 BLOCK OIA ABSTRACT NO 1010
Hilary B. Doran, Jr. Remainder of called 14.733 acres Volume 149, Page 167 Deed Records of Edwards County, Texas
G.C. & S.F. R.R. CO. "J. N. PORTER ROBERTSON" SURVEY NO. 23 BLOCK A-10 ABSTRACT NO 3346
G.C. & S.F. R.R. CO. "JULIAN M. BASSETT" SURVEY NO. 22 BLOCK A-10 ABSTRACT NO 3411
G.C. & S.F. R.R. CO. SURVEY NO. 3 BLOCK A-10 ABSTRACT NO 1018
G.C. & S.F. R.R. CO. "F. COCHRAN" SURVEY NO. 4 BLOCK A-10 ABSTRACT NO 3420
G.C. & S.F. R.R. CO. "C. JOHNSON" SURVEY NO. 22 BLOCK A-10 ABSTRACT NO 3438
G.C. & S.F. R.R. CO. "F. COCHRAN" SURVEY NO. 2 BLOCK A-10 ABSTRACT NO 3419
G.C. & S.F. R.R. CO. SURVEY NO. 5 BLOCK A-10 ABSTRACT NO 1019
G.C. & S.F. R.R. CO. SURVEY NO. 15 BLOCK A-10 ABSTRACT NO 1024
INDIAN GAP RANCH SUBDIVISION Vol. 3, Pg. 58, Plat Records of Edwards County, Texas
G.C. & S.F. R.R. CO. "C. BELCHER" SURVEY NO. 6 BLOCK A-10 ABSTRACT NO 3418
G.C. & S.F. R.R. CO. SURVEY NO. 1 BLOCK A-10 ABSTRACT NO 1017
G.C. & S.F. R.R. CO. "E.GONZALES" SURVEY NO. 6 BLOCK A-10 ABSTRACT NO 2743
Harding Ranches, Inc. called 4455.3 acres in Volume 42, Page 794 Deed of Trust Records of Edwards County, Texas
G.C. & S.F. R.R. CO. "FRANK W. COCHRAN & C.C. BELCHER" SURVEY NO. 14 BLOCK A-10 ABSTRACT NO 3421
SYCAMORE CREEK RANCH SUBDIVISION PHASE TWO DOUBLE TANK PASTURE Vol. 2, Pg. 65A, Plat Records of Edwards County, Texas
Riverview Enterprises, Ltd. Remainder of called 4,627.22 acres Volume 392, Page 719 Official Public Records of Edwards County, Texas
KINICKINACK ROAD (60.00 ft. wide) A.K.A. COUNTY ROAD 635
FOR SALE
1/3 INT. WELL
RANCH HEADQUARTERS 3 DWELLINGS BARNS, PENS, OUT BUILDINGS
FUTURE DEVELOPEMENT
FUTURE DEVELOPEMENT ROAD
Tract 1 53.82 Acres
Tract 2 65.09 Acres
Tract 3 50.85 Acres
Tract 4 87.75 Acres
Tract 5 192.52 Acres
Tract 6 161.57 Acres
Tract 7 61.84 Acres
Tract 8 111.09 Acres
Tract 9 153.90 Acres
Tract 10 107.05 Acres
Tract 11 33.96 Acres
Tract 12 84.49 Acres
Tract 13 95.37 Acres
Tract 14 110.13 Acres
Tract 15 106.13 Acres
Tract 16 56.47 Acres
Tract 17 83.03 Acres
Tract 18 37.05 Acres
Tract 19 66.75 Acres
Tract 20 100.18 Acres
Tract 21 106.32 Acres
Tract 22 63.45 Acres
Tract 23 44.62 Acres
Tract 24 206.32 Acres
Tract 25 50.23 Acres
Tract 26 76.80 Acres
Tract 27 99.90 Acres
Tract 28 75.77 Acres
Tract No. 13A
Tract No. 13D
Tract No. 16
Tract No. 17
Tract No. 21-A
Tract No. 21-B
Tract 32
Tract 33-B
Tract 34
Tract 35
Tract 42
Note: Called 40.00 ft. wide non-exclusive perpetual easement and right-of-way, recorded in Volume 106, Page 418 et sequentia (et seq.) of the Official Records of Edwards County, Texas, may possibly follow the right-of-way of Kinickinack Road, A.K.A. County Road 635. Field notes called to be attached in Exhibit "A" were not attached in said document.
30.00' wide Private Road Easement "A" for Tract Nos. 2 & 4. Note: Due to a possible boundary overlap with the called 982.10 acre adjacent Harp property, the easement centerline terminates at approximately 161.27' along the centerline from the cul-de-sac to the approximate intersection at or near the southeast boundary of the called 982.10 acre adjacent Harp property.
30.00' wide Private Road Easement "B" for Tract Nos. 5 & 6
30.00' wide Private Road Easement "C" for Tract Nos. 6 & 8
30.00' wide Private Road Easement "D" for Tract Nos. 14 & 18
30.00' wide Private Road Easement "E" for Tract Nos. 22 & 24
30.00' wide Private Road Easement "E" for Tract Nos. 22 & 24
approximately 4.34 acres between Indian Gap Ranch, fence line & boundary. Possibly being a portion of Harding Ranches, Inc.
5/8" capped iron rod stamped "Koch & Koch" found. Said iron rod called to be the northeast corner of said 40.320 acre tract as per document recorded in Vol. 239, Pg. 662 et seq. O.P.R., said iron rod also called, in said document, to be a southwest corner of a called 4385 acres (Vol. 34, Pg. 12 Deed Records).
5/8" capped iron rod stamped "Koch & Koch" found, bears S19°57'42"E, a distance of 118.56'.
approximately 2.63 acres outside of fence
from 1/2" capped iron rod set, the northeast corner of Tract No. 17 (nail called for not found), bears N70°01'41"E, approximately 11.21'.
*found with cap stamped "RPLS 5079"
approximate 1.04 acre possible gap between southeast boundary of Wild Canyon Subdivision and Tract 13A.
approximate 0.27 acre possible gap between southeast boundary of Wild Canyon Subdivision and Tract 13D.
approximate 0.15 acre possible gap between southeast boundary of Wild Canyon Subdivision and Tract 16.
approximate 0.89 acre possible gap with Tract 21-B
approximate 0.48 acre possible gap with Tract 21-A
Well Easement 2 See Detail
Well Tank Storage Easement 1 See Detail
see Detail "A"
see Detail "B"
see Detail "C"
see Detail "D"
approximately 4.54 acres outside of fence
approximately 2.65 acres outside of fence
approximate 0.48 acre gap between subdivision tracts and boundary line
approximate 0.45 acre possible overlap with Harp 982.10 acres
approximate 0.25 acre possible overlap with Harp 982.10 acres
approximate 0.02 acre possible gap with Harp 982.10 acres
approximate 0.17 acre possible gap with Harp 982.10 acres
approximate 0.34 acre possible gap with Harp 982.10 acres
fence line bows out from property line
@1227.71' pass 3" dia. pipe CFP 15.30' left
@2,082.60' pass possible boundary intersection
@454.09' pass fence
S 70°53'00" W 3562.86'
N 70°53'00" E 2687.35'
N 70°57'36" E 1718.47'
N 19°27'30" W 589.94'
S 05°23'52" W 238.60'
N 70°32'30" E 31.89'
S 42°16'03" E 632.16'
N 20°11'01" W 1667.21'
N 20°11'01" W 2612.23'
N 19°57'42" W 2135.11'
N 19°57'42" W 2263.72'
N 19°15'05" W 2613.02'
S 27°42'32" W 634.19'
S 00°05'43" E 539.32'
S 70°44'23" W 955.18'
S 70°44'23" W 1014.43'
S 70°44'23" W 1088.53'
N 70°44'23" E 1060.57'
S 70°01'47" W 611.10'
S 70°01'41" W 961.17'
S 19°16'37" E 1505.86'
S 19°35'27" E 1739.25'
S 27°22'58" E 1370.14'
S 31°37'42" W 1659.15'
S 57°23'26" W 958.83'
S 13°51'28" W 752.94'
S 10°45'29" W 470.49'
S 42°01'27" E 680.60'
S 02°07'41" E 733.13'
S 57°28'16" E 542.63'
S 68°24'02" W 374.62'
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S 20°25'03" E 192.30'
S 50°03'24" E 134.54'
S 75°25'53" E 178.47'
S 45°27'09" W 203.42'
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N 50°47'56" W 122.23'
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N 41°48'49" W 204.90'
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N 37°26'47" W 131.92'
N 20°39'16" W 133.51'
N 10°27'57" W 145.82'
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N 59°10'56" E 134.38'
N 63°56'53" E 232.10'
N 74°37'12" E 211.65'
N 68°09'04" E 341.74'
N 10°34'39" W 881.03'
N 22°51'09" E 600.38'
N 10°58'47" W 556.31'
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S 83°51'01" W 115.50'
N 64°01'32" W 189.99'
N 33°19'11" W 78.52'
N 65°05'55" W 67.30'
N 39°39'03" W 89.95'
N 14°36'18" W 75.45'
N 32°01'58" W 93.15'
N 12°57'24" W 125.72'
N 76°15'24" W 157.56'
S 45°45'14" E 1115.75'
S 33°17'01" W 580.00'
S 16°36'16" E 1549.68'
S 16°14'03" E 2347.87'
N 16°14'03" W 846.49'
N 16°43'10" W 2334.71'
N 56°21'12" E 1044.31'
N 08°31'30" E 317.36'
N 07°49'47" W 726.64'
S 07°49'47" W 726.64'
S 08°16'40" E 779.68'
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S 11°32'34" W 566.34'
S 05°43'21" E 1053.91'
S 64°42'12" E 735.06'
N 88°36'46" E 703.31'
S 31°36'26" W 495.90'
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S 74°59'48" W 55.24'
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S 26°25'24" E 499.94'
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S 88°34'06" W 131.25'
S 16°44'03" E 88.86'
S 31°47'53" W 689.54'
S 55°50'32" E 425.79'
S 35°52'54" E 512.27'
S 45°00'19" E 200.85'
S 61°13'33" E 252.49'
S 60°07'40" E 103.17'
S 60°13'04" E 233.98'
S 86°51'34" E 181.71'
S 39°41'05" W 2031.93'
S 15°18'25" W 188.90'
S 69°36'25" E 748.06'
N 68°08'01" E 630.46'
N 64°51'14" E 831.03'
S 26°31'29" E 587.67'
S 26°25'24" E 499.94'
S 45°58'55" E 999.10'
S 32°41'48" E 444.56'
S 76°26'34" E 296.07'
S 61°19'13" W 258.13'
S 32°41'48" E 104.97'
S 20°57'06" E 365.65'
S 00°32'14" E 270.28'
S 30°30'57" W 572.67'
S 15°15'18" W 472.83'
S 13°03'53" E 442.88'
S 18°48'16" W 244.56'
S 41°30'32" W 282.35'
S 57°47'25" E 1342.07'
S 39°48'11" W 1448.29'
S 03°57'41" E 436.77'
S 21°43'52" E 252.92'
S 42°31'25" W 1050.70'
S 26°25'24" E 499.94'
S 03°16'42" E 153.86'
S 86°50'00" E 2072.23'
S 84°27'18" E 1000.10'
S 86°17'46" E 507.90'
N 19°58'40" W 312.44'
N 19°58'40" W 891.72'
N 19°58'40" W 1718.47'
N 70°57'36" E 842.10'
S 38°26'12" E 749.35'
N 70°53'00" E 1401.15'
N 39°00'53" E 597.91'
S 39°16'52" E 172.43'
S 38°05'24" E 831.14'
S 29°52'59" E 874.38'
S 65°21'50" W 696.26'
S 55°36'01" W 1029.25'
S 19°40'17" W 337.19'
S 62°02'03" W 151.69'
N 86°09'34" W 307.58'
N 83°36'02" W 367.63'
N 22°12'43" W 489.73'
N 40°08'24" E 221.49'
N 48°51'09" W 494.95'
N 21°19'23" W 216.90'
N 85°09'26" W 253.16'
S 44°35'59" W 834.56'
N 15°25'06" W 504.76'
N 52°23'11" W 314.07'
N 77°10'05" E 310.01'
N 01°19'00" W 289.20'
N 20°52'25" W 615.76'
N 07°18'29" E 382.83'
N 05°31'46" E 226.24'
N 74°19'16" W 775.78'
N 12°40'53" E 419.82'
N 55°42'54" E 244.83'
N 51°14'17" E 312.08'
N 21°44'18" W 283.72'
N 16°06'11" E 263.65'
N 03°16'42" E 153.86'
S 21°00'46" W 112.93'
S 51°55'26" E 136.52'
S 11°14'47" E 257.84'
S 15°19'47" W 235.33'
S 67°12'48" W 274.73'
S 86°34'51" E 181.71'
S 60°07'40" E 103.17'
S 55°50'32" E 425.79'
S 31°47'53" W 689.54'
S 19°35'27" E 1739.25'
S 70°44'23" W 4.71'
S 86°55'32" E 1181.86'
S 64°42'12" E 735.06'
N 88°36'46" E 703.31'
N 30°34'25" E 243.33'
N 79°38'30" E 356.15'
N 76°27'23" E 545.92'
S 81°25'08" E 976.16'
S 13°03'31" E 445.69'
N 40°44'23" W 918.54'
N 15°03'02" W 210.44'
N 25°31'39" W 201.00'
N 25°15'38" E 143.55'
N 44°25'24" W 195.62'
N 11°01'03" W 135.32'
N 17°09'47" W 196.38'
N 46°08'35" E 147.67'
N 51°35'31" E 310.23'
N 08°37'10" W 148.79'
N 21°27'17" E 154.92'
N 48°20'20" E 146.35'
N 15°30'36" E 157.58'
N 71°50'13" W 334.81'
N 59°22'50" W 258.54'
N 48°27'35" W 247.08'
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N 57°19'14" E 299.64'
N 03°21'40" E 207.52'
N 14°48'46" E 200.81'
N 35°10'39" E 436.15'
N 82°03'15" E 302.32'
N 53°33'44" E 200.48'
N 01°05'36" W 328.74'
N 21°09'21" E 349.55'
N 36°41'04" E 229.98'
N 79°41'39" E 227.77'
N 20°17'27" E 508.37'
N 06°47'01" E 280.21'
N 32°05'19" E 296.49'
N 07°17'47" E 156.91'
N 35°43'47" W 328.27'
N 13°56'26" W 185.67'
N 08°57'23" E 82.48'
N 28°06'24" E 78.99'
S 74°59'48" W 171.48'
S 71°42'44" W 206.06'
N 01°42'08" W 382.38'
S 88°34'06" W 131.25'
S 46°54'37" W 330.10'
N 85°12'37" W 298.68'
N 81°36'07" W 273.34'
N 17°41'33" W 111.08'
N 11°18'17" E 182.62'
S 75°36'14" W 455.45'
S 39°45'00" W 1346.22'
N 61°12'37" W 213.34'
N 14°46'23" W 264.41'
S 77°00'36" W 1209.98'
S 52°56'36" W 422.77'
S 68°26'21" W 386.42'
N 12°47'19" E 222.30'
N 40°49'03" E 162.32'
N 66°12'12" W 1484.50'
N 73°32'59" E 110.06'
N 29°13'21" E 76.24'
N 73°38'12" E 147.83'
N 62°03'58" E 142.84'
N 15°31'03" E 43.56'
N 59°49'46" E 122.50'
S 79°37'26" E 261.79'
N 18°01'12" E 193.76'
N 35°54'40" E 163.36'
N 24°12'53" W 163.72'
N 42°07'11" W 136.58'
N 68°27'35" E 147.52'
N 39°33'29" E 157.77'
S 05°23'52" W 238.60'
N 70°32'30" E 31.89'
S 86°49'20" W 370.32'
N 65°34'33" W 196.40'
S 66°49'20" W 370.32'
S 19°19'47" W 235.33'
S 15°18'25" W 188.90'
S 18°48'16" W 244.56'
S 13°03'53" E 442.88'
S 15°15'18" W 472.83'
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S 00°32'14" E 270.28'
S 32°41'48" E 104.97'
S 61°19'13" W 258.13'
S 32°41'48" E 444.56'
S 76°26'34" E 296.07'
S 45°58'55" E 999.10'
S 26°25'24" E 499.94'
S 42°31'25" W 1050.70'
S 03°57'41" E 436.77'
S 21°43'52" E 252.92'
S 70°44'23" W 1014.43'
S 70°44'23" W 1088.53'
N 70°44'23" E 1060.57'
S 70°01'47" W 611.10'
S 70°01'41" W 961.17'
S 19°16'37" E 1505.86'
S 31°37'42" W 1659.15'
S 57°23'26" W 958.83'
S 13°51'28" W 752.94'
S 10°45'29" W 470.49'
S 42°01'27" E 680.60'
S 02°07'41" E 733.13'
S 57°28'16" E 542.63'
S 68°24'02" W 374.62'
S 14°59'21" W 202.46'
S 29°34'17" W 203.93'
S 11°18'38" E 506.58'
S 02°18'28" W 319.27'
S 20°25'03" E 192.30'
S 50°03'24" E 134.54'
S 75°25'53" E 178.47'
S 45°27'09" W 203.42'
S 12°14'27" W 440.92'
S 83°51'01" W 115.50'
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N 41°48'49" W 204.90'
N 60°39'00" W 138.02'
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N 20°39'16" W 133.51'
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N 74°37'12" E 211.65'
N 68°09'04" E 341.74'
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N 22°51'09" E 600.38'
N 10°58'47" W 556.31'
N 08°07'15" E 199.17'
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N 35°31'26" W 150.24'
N 26°07'16" W 171.95'
N 33°26'12" W 175.38'
S 83°51'01" W 115.50'
N 64°01'32" W 189.99'
N 33°19'11" W 78.52'
N 65°05'55" W 67.30'
N 39°39'03" W 89.95'
N 14°36'18" W 75.45'
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N 12°57'24" W 125.72'
N 76°15'24" W 157.56'
S 45°45'14" E 1115.75'
S 33°17'01" W 580.00'
S 16°36'16" E 1549.68'
S 16°14'03" E 2347.87'
N 16°14'03" W 846.49'
N 16°43'10" W 2334.71'
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N 08°31'30" E 317.36'
N 07°49'47" W 726.64'
S 07°49'47" W 726.64'
S 08°16'40" E 779.68'
N 09°11'10" E 695.92'
S 42°31'25" W 1050.70'
S 19°45'12" E 60.00'
N 19°45'12" W 60.00'
S 56°43'54" W 797.21'
S 34°36'37" W 836.01'
S 11°32'34" W 566.34'
S 05°43'21" E 1053.91'
S 64°42'12" E 735.06'
N 88°36'46" E 703.31'
S 31°36'26" W 495.90'
S 33°21'54" W 298.48'
S 61°29'20" E 32.20'
S 07°29'53" E 122.36'
S 68°02'52" E 91.66'
S 60°10'49" E 87.45'
N 63°11'24" E 130.66'
N 69°35'51" E 109.35'
N 09°48'00" E 162.70'
S 74°59'48" W 116.24'
S 74°59'48" W 55.24'
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S 75°36'14" W 455.45'
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N 14°46'23" W 264.41'
S 77°00'36" W 1209.98'
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N 12°47'19" E 222.30'
N 40°49'03" E 162.