

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:

- 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°44'46" E		L31	174.48	N 00°00'00" E	
L2	173.76	N 08°04'04" E		L17	288.35	N 58°39'45" E		L32	15.92	S 11°09'25" E	
L3	246.44	N 17°34'59" E		L18	65.37	N 01°23'28" E		L33	360.03	N 11°09'25" E	
L4	267.71	N 49°39'54" E		L19	80.59	S 01°23'28" E		L34	167.94	N 11°09'25" E	
L5	264.89	N 25°31'00" E		L20	256.63	N 80°25'30" E		L35	73.44	S 54°38'21" E	
L6	136.90	N 38°38'45" E		L21	185.64	S 80°25'30" E		L36	106.97	S 89°21'25" E	
L7	196.79	N 12°26'11" E		L22	295.64	N 89°17'38" E		L37	336.61	S 89°21'25" E	
L8	170.72	S 00°09'07" E		L23	83.33	S 03°00'44" E		L38	335.65	S 89°21'25" E	
L9	119.41	S 26°31'36" E		L24	33.89	S 88°53'24" E		L39	32.84	S 12°31'57" E	
L10	182.44	S 20°29'51" E		L25	145.29	N 00°23'55" E		L40	364.02	S 54°37'52" E	
L11	242.48	S 89°27'44" E		L26	5392.82	S 89°24'35" E		L41	60.00	S 88°53'46" E	
L12	58.02	S 88°36'02" E		L27	247.34	S 53°56'43" E		L42	59.84	N 89°25'45" E	
L13	11.82	S 88°36'02" E		L28	324.43	S 89°22'46" E		L43	91.71	N 00°27'35" E	
L14	312.87	N 00°27'35" E		L29	250.74	S 89°22'46" E		L44	100.00	N 89°32'24" E	
L15	213.11	S 76°35'30S" E		L30	30.00	N 00°27'35" E		L45	30.75	S 89°27'36" E	

SEWAGE AND WASTE FACILITIES

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.

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

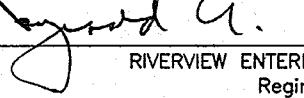
Road & Utility Easement

SAMPLE TRACT

All tracts have a one hundred (100) foot wide building, water well, and drainfield setback line inside and parallel to the boundary lines and each individual tract.

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.

(SAMPLE TRACT NOT TO SCALE)

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 the liens for money liens, affecting the land, are to be subdivided nor effect of record, including, but not limited to, judgment, tax and mechanics' and material men's liens, is pendens or bankruptcy RIVERVIEW ENTERPRISES, LTD BY ITS GENERAL PARTNER:  Reginald A. Tucker

RIVERVIEW ENTERPRISES, LTD
Reginald A. Tucker
Vice-President and member of
Southern Land Development, LLC
the General Partner of Riverview Enterprises, Ltd.
Riverview Enterprises, Ltd.
1001 West Street, Suite B200
Kerrville, Texas 78028
(800)257-3550 (257)7899 Fax
8301257


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
Wellview Enterprises, Ltd., a Texas Limited Partnership, d/b/a
CAVE WELLS RANCH, PHASE 2 on behalf of said Limited Partnership.

Melanie B. Davis

MELANIE A DAVIS
Notary Public in & for the State of Texas
Notary ID# 011321367
My Commission Expires
April 5, 2021

My Commission Expires on _____, 20____

STATE OF TEXAS
COUNTY OF MENARD
This plot of CAVE WELLS RANCH, PHASE 2 approved
by the Commissioners' Court of Menard County, Texas,
this the 11th day of Oct, 2019.






MENARD COUNTY JUDGE

STATE OF TEXAS
COUNTY OF MENARD

I, 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 day of Oct, 2019, at 10:00 AM o'clock in the Plat Records of Menard County, Texas; in Volume 2 Page 62.

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


County Clerk
Menard County, Texas

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

MCMILLAN AND QUINN INC. LAND SURVEYING	FIRM NO. 10194241 P.O. BOX 3506 SAN ANGELO, TEXAS PHONE: (325) 939-0043 EMAIL: info@mqibx.com Copyright 2019 All Rights Reserved	FIELD: MS OFFICE: JM JOB NO.19040001
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