FLOOD PLAIN INFORMATION ROAD AND EASEMENT NOTATIONS: 1) All roads having center lines shown as boundary AMENDED PLAT OF The Federal Emergency Management Agency has not created Flood Insurance Rate Maps for this area. Areas shown as drainages or lines between tracts are private road easements with a right-of-way width of sixty (60.00) feet, except as creekbeds on this plat may be subject to flooding. 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 on this plat and this prohibition may be enforced by permanent A SUBDIVISION OF LAND CONTAINING 1225.848 ACRES, MORE OR LESS, BEING THE WEST PORTION OF easements are non-exclusive, and are to be used in injunction in any civil court of competent jurisdiction. HUNTING FROM
PUBLIC ROADS MAY BE A CRIMINAL OFFENSE. 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 convey the road easements to third parties for ingress VENDOR'S LIEN, RECORDED IN VOLUME 262, PAGE 148 OF THE OFFICIAL PUBLIC RECORDS OF MENARD 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 ALL TRACTS OF CAVE WELLS RANCH, SHOWN AND PLATTED HEREON, ARE SUBJECT TO DEED RESTRICTIONS AS FILED OF FORTH BELOW: 2) The road easements platted hereon are to remain private roads for the sole use and benefit of RECORD IN THE OFFICIAL RECORDS OF MENARD COUNTY, TEXAS. CAVE WELLS RANCH subdivision property owners (Patent Acreages are Approximate) 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 purpose of ingress and egress, and for access to 31.893 ACRES IN THE T.W.N.G.R.R. CO. SURVEY NO. 4, ABSTRACT NO. 1499 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 roads HAVE NOT BEEN AND WILL NEVER BE MENARD COUNTY, TEXAS. CAVE WELLS • 593.658 ACRES IN THE T.W.N.G.R.R. CO. SURVEY NO. 6, ABSTRACT NO. 1701 dedicated to public use— the County is not responsible for maintenance of said roads. RANCH • 3.317 ACRES IN THE T.W.N.G.R.R. CO. SURVEY NO. 7, ABSTRACT NO. 745 UTILITY EASEMENT AND BUILDING SETBACK 3) Said road easements are hereby dedicated as utility 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 utility purposes, is reserved along and parallel to the rear All tracts have a one hundred a supply of running water to the tracts or lots or the owners 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 lots, their heirs successors, personal representatives and and drainfield setback line inside lots in this subdivision. This limitation does not affect the water rights and parallel to the boundary lines and each individual tract. assigns, for ever, and which easments on every tract or pertaining to the individual tracts or lots within this subdivision, nor lot may be used for utility service purposes to benefit does it modify or otherwise affect existing water supply facilities, e.g. any or all other tracts or lots and shall include the MENARD windmills, water tanks, water troughs, water pipelines, or the rights right of ingress and egress for construction, installation MENARD COUNTY, TRACT and maintenance, without limitation of all types of corresponding thereto. Neither the owner, devloper, subdivider, All tracts have a ten (10.00) foot utility services and during periods of emergency or of repair nor the County guarantees the availability, depth, or ammount TEXAS wide utility easement inside and maintenance or construction, such additional widths of easement beyond the stated number above is of subsurface water on individual tracts within this subivision parallel to the rear and side water wells drilled in Caves Wells Ranch Subdivision must boundary lines of each individual temporarily granted as may be reasonably necessary comply with all Menard County Underground Water District rules to complete repairs, maintenance or construction or IN 00°00'00" W and regulations \_S 00°00'00" E to address an emergency. 130.00' (SAMPLE TRACT NOT TO SCALE) **TRACT** 4) Blocking the flow of water or construction improvements in drainage areas, and filling or 1. ROADS SHOWN HEREON SHALL BE PRIVATE ROAD EASEMENTS obstruction floodway is prohibited. SEWAGE AND WASTE FACILITIES SIXTY (60) FEET IN WIDTH. THIRTY (30) FEET EITHER SIDE 5) The existing creeks or drainage channels traversing All sewage and waste facilities existing or to be installed or constructed the subdivision will remain as open channels and will within the subdivision shall comply with all applicable laws, rules, regulations, Court provisions and requirements as presently exist or as may hereafter be 2. CUL-DE-SACS SHOWN HEREON SHALL HAVE A RADIUS OF maintained by the individual owners of the tract or SIXTY (60) FEET. TRACT tracts that are traversed by or adjacent to the adopted. Prior to the installation of any septic system a permit must be drainage courses along or across said tract or tracts. obtained from the County. 37 3. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND 6) The County shall not be responsible for the OTHER MATTERS OF RECORD IN THE OFFICIAL RECORDS OF MENARD maintenance and operation of said drainage ways for the control of flooding or erosion. 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 damage, personal injury or loss of life or property occasioned by flooding or flood conditions. 5. OVERHEAD POWER LINES ARE 3 PHASE PA\$SING AT 272.1' A 600 NAIL WELL EASEMENT INSET AQUITANCE DEED STATE OF TEXAS TO JOHN KENNEDY FILLED WITH CONCRETE AS 6. 30' WIDE ACCESS AND MAINTENANCE EASEMENT FOR TRACTS 28.29.37.38 AND SCALE: 1"=150" VOLUME 51, PAGE 549. DESCRIBED AND SET BY W.P. RIVERVIEW ENTERPRISES ONLY MOORE, SURVEYED SEPTEMBER 5/8" IRON ROD WITH CAP MARKED AND OCTOBER 1942 FENCE CORNER D "WILDE ENG" FOUND IN FENCE S 89°51'49" E 5719.34 S 89'46'38" E 5437.92' N 00°25'04" E 974.65 222.07 TRACT 7 4.294 AC. A-1499 20.888 AC. A-1701 12.096 AC. A-744 TRACT 17 20.908 AC 0.137 AC. A-745 16.390 AC. TRACT 1/3 20.687 AC 21.025 AC. 22.710 AC./A-744 20.846 AC. TRACT 12 TRACT 14 0.787 AC./A - 1/70122.673 AC. 20.862 AC. TRACT 10 TRACT 9 23.497 AC. 20.244 AC. 20.700 AC. 20.146 AC. S 89**°**51'49" E 20,480 AC. TRACT 6 -----930.92'----4.374 AC. A-1499 780.95'--N 90°00'00" E 930.92'---11.157 AC. A-744 CAVE WELLS ROAD 21.892 AC. A-1701 82'38'00" W 883.23' 0.826 AC. A-745 N 74°40'00" W 22.71/8 AC. O-N 90°00'00" E 721.69'-CAVE WELLS ROAD 30'X6Ø' N 89°49'05" W COMMUNITY WATER ----590.29° TATION BASEMENT TRACT 22 -S 85°14'00" W 1055.79'-NOTE 6 131.40'-16.583 AC. 22.191 TRACT 27 TRACT 28 23.012 AC. 14.424 AC. A-744 1 88°21'51+ TRACT 5 0.395 AC. A-1701 TRACT 26 \_\_467.39**'** 28.855 20.100 AC. /14.819 AC. 23.711 AC. 4.041 AC. A-1499 11.523 AC. A-744 TRACT 32 TRACT 31 TRACT 30 15.563 AC. 19.498 AC. 20.791 AC. 22/213 AC. WELL EASEMENT 1/8 INT. WELL (SEE INSET) 🏻 TRACT 21 TRACT 24 TRACT 20 18.678 AC. 23.687 AC.\ 19.178 AC. A-1701 0.882 AC. A-745 TRACT 4 N 80°00 \_20.061 AC. N 90°00'00" E 4.200 AC. A-1499 TRACT 38 Й 90°00'00" E 1134.48' 10.832 AC. A-744 S 03°00'00" E N 80°00'00' 12.033 A¢. A-744 15.032 AC. T.W.N.G.R.R.13.937 AC. A-1701 300.99 NOTE 5 FOR SALE 25.971 AC. SURVEY No ABSTRACT No 744 *225.675 ACRES* SURVEY S 07°45'11" W PATENT DATE: APRIL 1ST 1876 282.91 \_S 64°46'27" E SATENT DATE: JILLY 14TH 1925 TRACT 33 TRACT 35 23.009 AC. 20.011 AC. 18.689 AC. 21.878 AC. 19.304 AC. 4√2" IRON ROD CARPED "MQI" 29.716 AC. A-744 6.365 AC. A-1499 338.36 0.007 AC. A-1701 11.590 AC. A-744 29.723 AC. 3.505 AC. A-744 17.955 AC. 15.4/17 AC. A-1701 TRACT 42 <sup>1</sup>18.923 AC. S 18°54'38" E -846.42' **AXIS TRAIL** 25,224 AC. 396.59 22.491 AC. −−N 90°00'00" W 1297.59'-----TRACT 44 --544.55'---N 90°00'00" W 1830.55' 18.665 AC. A-1701 26.822 AC. ├──N 90**°**00'00" E ,881.13'----0.854 AC. A-745 S 18**°**56'25" | 19.519 AC. TRACT 2 22.711 AC. \_S 03°07'24" E 5.192 AC. A-1499 TRACT 5 \_\_\_267.29**'** \12.090 AC. A−744 20.886 AC BIG BUCK RUN 15.282 AC. TRACT 51 22.562 AC/ N 90°00'00" W 615.00' S 88°59'26" W S 89°51′49" E 1050.61' S 89°51',49" E 1297.54' N 89°51'49" W 1215.23' 565.61 21/106 AC. S 89°51,′49" E 835.19' S 89°51'49" E 820.03' S 89°51'4<u>9</u>" E 820.<u>03</u>' S 11°33'43" E --371.31**'**-TRACT 53 466.50 TRACT 54 15.948/AC. A-744 28.654 AC. 28.794 AC 13.701∕ AC. A-1701 29.649 AC. 5.427 AC. A-1499 14,599 AC. 14.513 AC. 14.436 AC. 9.098 AC. A-744 N 09°36'51' TRACT 48 14.525 \AC. 93.28' 18.438 TRACT 47 18.765 ∕AC. A-/1701 S 01°16'42" W 19.307 0.619 AC. A+745 534.17 N 09°29'40" 19.384 AC. 17.249 AC. BIG BUCK RUN RUNGE RÂNCH ROAD 50 R.O.W. 1345.43 VOLUME/ 245, PAGE 346, O.P.R, M.C., TX Ñ 89"17"04" Ŵ 5351.09' POST FOUND BEARS, N 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 336.67' BOUNDARY AGREEMENT CONCRETE MONUMENT FOUND 637.337 ACRES WHICH THE CALCULATED MARKED "MQI" SET IN A FENCE U.E. RODGERS & WIFE & EDITH RUNGE et/d SOUTHFAST CORNER OF \BEARS N89°1&'50"W 5457.74' FROM WHICH A 60D NAIL IN VOLUME 68, PAGE 379, JOHN CONN AND SPOUSE, DEBBIE CONN SURVEY NO. 5\_BEARS 659.6 ACRES TERRA COTTA PIPE FILLED WITH D.R. M.C., TX N80°50'43"F. 4.13' WHENCE VOLUME 245 PAGE 450 FIRST TRACT CONCRETE/AT/FENCE CORNER THE USC&GS TRIANGULATION O.P.R., M.C., TX RUNGE RANCH COMPANY POST FØUND AS, SET AND 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 、O.P.R., M.C., TX \_ine # | Length | Direction ine # | Length | Direction OCTOBER/1942 FOUND IN MENARD COUNTY ROLL SKETCH NO. 7, L1 | 250.00' | N 70°46'00" L6 | 238.17' | S 46°48'00" W BEARS/ S88°53'49"E, /34.37' L2 | 326.16' | N 45°00'00" | L7 | 389.45' | S 70°50'21" W L8 | 286.87' | N 90°00'00" W L3 80.49' N 87°02'14" L4 | 165.06' | N 00°34'52" V L5 | 236.76' | S 74°36'22" W