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

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 non-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 as public roads or to convey the road easements to third parties for ingress and egress to and from the third parties property

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 purpose 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 easments 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 all types of utility services and during periods of emergency or of repair maintenance or construction, such additional widths of easement beyond the stated number above is temporarily granted as may be reasonably necessary to complete repairs, maintenance or construction or to address an emergency.

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 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.

FLOOD PLAIN INFORMATION

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.

NO HUNTING FROM ROADS

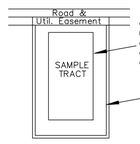
Hunting of all kinds for all game or other animals, whether on foot or by vehicle, is prohibited on or from the roads shown on this plat and this prohibition may be enforced by permanent injunction in any civil court of competent jurisdiction. HUNTING FROM PUBLIC ROADS MAY BE A CRIMINAL OFFENSE.

RESTRICTION NOTATION

ALL TRACTS OF CAVE WELLS RANCH, 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 FOUND OF RECORD IN THE OFFICIAL RECORDS OF MENARD COUNTY, TEXAS.

UTILITY EASEMENT AND BUILDING SETBACK



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)

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.

WATER NOT PROVIDED TO TRACTS

NOTICE: Water Will Not Be Provided To Tracts in Subdivision: Neither the owner, developer, nor sudivider intends to provide a supply of running water to the tracts or lots or the owners of the tracts or lots in this subdivision. A supply of running water is the responsibility of the individual owners of the tracts or lots in this subdivision. This limitation does not affect the water rights pertaining to the individual tracts or lots within this subdivision, nor does it modify or otherwise affect existing water supply facilities, e.g. windmills, water tanks, water troughs, water pipelines, or the rights corresponding thereto. Neither the owner,devloper, subdivider, nor the County guarantees the availability, depth, or ammount of subsurface water on individual tracts within this subivision water wells drilled in Caves Wells Ranch Subdivision must comply with all Menard County Underground Water District rules and regulations

NOTES:

1. ROADS SHOWN HEREON SHALL BE PRIVATE ROAD EASEMENTS SIXTY (60) FEET IN WIDTH. THIRTY (30) FEET EITHER SIDE OF CENTERLINE.

2. CUL-DE-SACS SHOWN HEREON SHALL HAVE A RADIUS OF SIXTY (60) FEET.

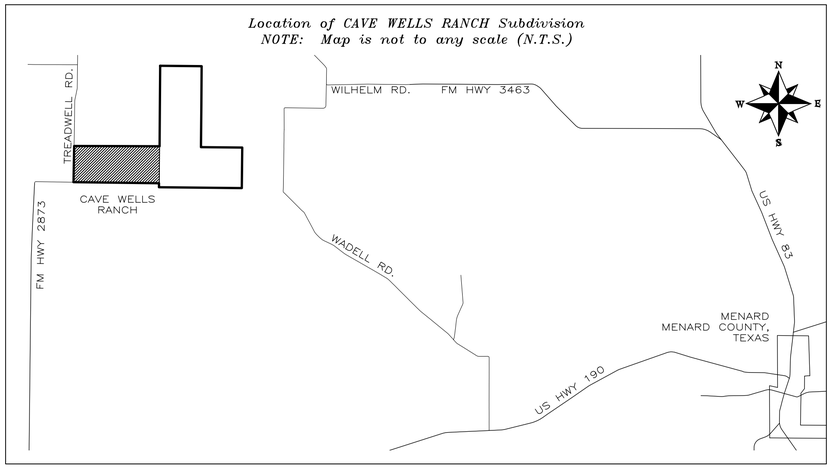
3. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND OTHER MATTERS OF RECORD IN THE OFFICIAL RECORDS OF MENARD COUNTY, TEXAS.

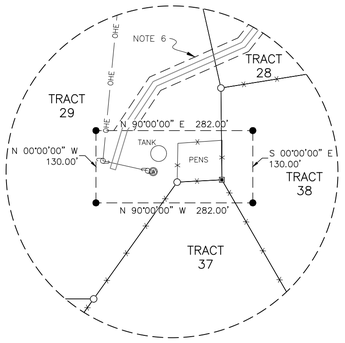
4. 1/8 INTEREST ON WATER WELL FOR TRACTS 28,29,37,38 AND 1/2 RETAINED BY RIVERVIEW ENTERPRISES.

5. OVERHEAD POWER LINES ARE 3 PHASE

6. 30' WIDE ACCESS AND MAINTENANCE EASEMENT FOR TRACTS 28,29,37,38 AND RIVERVIEW ENTERPRISES ONLY

Location of CAVE WELLS RANCH Subdivision
NOTE: Map is not to any scale (N.T.S.)





WELL EASEMENT INSET
SCALE: 1"=150'

Line Table		
Line #	Length	Direction
L1	250.00'	N 70°46'00" E
L2	326.16'	N 45°00'00" E
L3	80.49'	N 87°02'14" E
L4	165.06'	N 00°34'52" W
L5	236.76'	S 74°36'22" W

Line Table		
Line #	Length	Direction
L6	238.17'	S 46°48'00" W
L7	389.45'	S 70°50'21" W
L8	286.87'	N 90°00'00" W