

LOCATION OF GREEN MOUNTAIN RANCH SUBDIVISION
NOTE: MAP IS NOT TO SCALE (N.T.S.)

AMENDED PLAT OF Green Mountain Ranch Subdivision

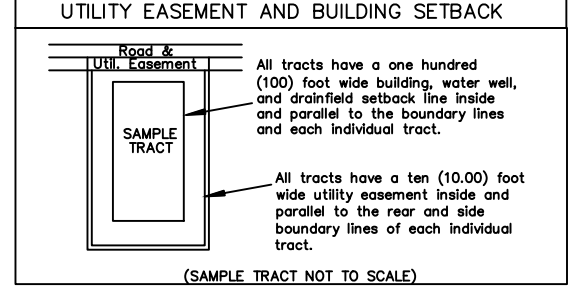
A SUBDIVISION OF LAND CONTAINING 1121.50 ACRES MORE OR LESS, CONVEYED TO RIVERVIEW ENTERPRISES, LTD BY WARRANTY DEED WITH VENDOR'S LIEN DATED JUNE 7, 2018, RECORDED IN VOLUME 308, PAGE 364 OF THE OFFICIAL PUBLIC RECORDS OF COKE COUNTY, TEXAS, AND BEING COMPRISED OF ALL OR PARTS OF ORIGINAL PATENT SURVEYS AS SET FORTH BELOW:

(Patent Acreages are Approximate)

- 155.03-ACRES OF THE W. B. HARRISON SURVEY NO. 240, ABSTRACT 1697
- 154.86-ACRES OF THE R. H. PRICE SURVEY NO. 240, ABSTRACT 1549
- 161.78-ACRES OF THE H. & T.C. R.R. CO. SURVEY NO. 279, ABSTRACT 274
- 325.10-ACRES OF THE W. P. WALLING SURVEY NO. 280, ABSTRACT 1666
- 322.09-ACRES OF THE J. C. ARNETT SURVEY NO. 280, ABSTRACT 2063
- 2.64-ACRES OF THE H. & T.C. R.R. CO. SURVEY NO. 239, ABSTRACT 263

COKE COUNTY NOT TO MAINTAIN SUBDIVISION ROADS

THE ROADS, STREETS, DITCHES, BRIDGES, CROSSINGS, CULVERTS AND OTHER SUCH FACILITIES AND IMPROVEMENTS IN THIS SUBDIVISION HAVE NOT BEEN DEDICATED TO PUBLIC USE AND COKE COUNTY (THE "COUNTY") IS NOT OBLIGATED TO CONSTRUCT OR MAINTAIN SUCH FACILITIES AND IMPROVEMENTS, NOR IS THE COUNTY RESPONSIBLE FOR CONSTRUCTING OR MAINTAINING ANY NON-COUNTY ROADS WHICH PROVIDE ACCESS TO THIS SUBDIVISION. FURTHERMORE, ACCEPTANCE OR APPROVAL BY THE COUNTY OF THIS PLAT DOES NOT IMPLY, NOR SHALL SAME BE CONSTRUED AS, AN ACCEPTANCE OF DEDICATION TO THE PUBLIC OF ANY SUCH FACILITIES AND IMPROVEMENTS AND TO THIS SUBDIVISION. THE COUNTY SHALL NOT BE OBLIGATED IN ANY WAY OR MANNER, FINANCIAL OR OTHERWISE, TO CONSTRUCT OR MAINTAIN THE ROADS, STREETS, DITCHES, BRIDGES, CROSSINGS, CULVERTS AND OTHER SUCH FACILITIES AND IMPROVEMENTS AND THE COUNTY IS HEREBY FULLY AND COMPLETELY RELEASED AND RELIEVED FROM ALL SUCH OBLIGATIONS OR RESPONSIBILITIES, IF ANY, WITH REGARD TO THIS SUBDIVISION.



DEDICATION OF UTILITY EASEMENTS

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, FOREVER, AND WHICH EASEMENTS 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.

DEED RESTRICTIONS

ALL LAND WITHIN THIS SUBDIVISION IS SUBJECT TO CERTAIN DEED RESTRICTIONS OR RESTRICTIVE COVENANTS WHICH MAY LIMIT OR OTHERWISE AFFECT THE USE AND ENJOYMENT OF THE LAND BY THE OWNER. THE RESTRICTIONS OR COVENANTS MAY BE FILED OF RECORD IN THE REAL ESTATE RECORDS OF COKE COUNTY, TEXAS. ALL TRACTS IN THIS SUBDIVISION ARE SUBJECT TO EASEMENTS, RESERVATIONS, AND OTHER MATTERS OF RECORD IN THE REAL ESTATE RECORDS OF COKE COUNTY, TEXAS, WHICH MAY OR MAY NOT BE SHOWN HEREON.

OWNERSHIP OF ROADS - HUNTING FROM ROADS PROHIBITED

ALL ROADS WITHIN GREEN MOUNTAIN RANCH ARE HEREBY DEDICATED AS PERPETUAL PRIVATE ACCESS EASEMENTS TO AND FOR THE BENEFIT OF THE OWNERS AND DEVELOPER OF THE TRACTS OR LOTS WITHIN THIS SUBDIVISION, AND THEIR HEIRS, SUCCESSORS AND ASSIGNS. THESE ROADS ARE NOT PUBLIC ROADS, AND THEIR REPAIR AND MAINTENANCE ARE NOT THE RESPONSIBILITY OF COKE COUNTY.

THE DEVELOPER, RIVERVIEW ENTERPRISES, LTD. RESERVES UNTO THE DEVELOPER, AND THE DEVELOPER'S SUCCESSORS AND ASSIGNS, THE PERPETUITY, THE FREE AND UNINTERRUPTED USE OF THE TRACTS OR LOTS WITHIN THE SUBDIVISION, TO BE USED IN COMMON WITH THE OWNERS OF THE TRACTS. THE DEVELOPER SHALL HAVE THE RIGHT TO ASSIGN THE PRIVATE ROAD EASEMENTS IN WHOLE OR IN PART, AS THE DEVELOPER CHOOSES, INCLUDING BUT NOT LIMITED TO LANDOWNERS ON ADJACENT TRACTS OUTSIDE THE SUBDIVISION.

HUNTING OF ALL KINDS FOR ALL GAME OR OTHER ANIMALS, EITHER BY HAND OR BY VEHICLE, IS PROHIBITED ON OR FROM SUBDIVISION ROADS 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.

ALL DEED CONTRACTS FOR SALE, CONTRACTS FOR DEED, OR SIMILAR INSTRUMENTS PERTAINING TO THE CONVEYANCES OR PROPOSED COVENANTS OF LOTS OR TRACTS WITHIN GREEN MOUNTAIN RANCH ARE HEREBY DEEMED TO CONFORM WITH AND CONTAIN THIS NOTICE, AND THIS NOTICE SHALL CONTROL AND TAKE PRECEDENCE OVER OMITTED, CONTRARY OR CONFLICTING TERMS IN SUCH INSTRUMENTS.

NO FENCES, BUILDINGS OR OTHER STRUCTURES SHALL BE ERECTED WITHIN THE RIGHT-OF-WAY OF ANY ROAD EASEMENT SHOWN HEREON. THIS SHALL NOT INCLUDE FENCES, BUILDINGS OR OTHER STRUCTURES EXISTING AT THE RECORDING DATE OF THIS PLAT.

FLOOD NOTICE/WASH-OUT NOTICE

ANY ROADS THAT CROSS DRAWS, RAVINES, GULLIES AND SIMILAR TOPOGRAPHICAL FEATURES ARE SUBJECT TO BEING "WASHED OUT" DURING PERIODS OF HEAVY RAINS OR FLOODING-- ALTHOUGH THESE AREAS MAY BE DRY VIRTUALLY ALL OF THE YEAR, IN CERTAIN AREAS THERE MAY BE EXTREMELY DANGEROUS DURING PERIODS OF HIGH OR FAST MOVING WATER.

SUCH FLOODING CAN DESTROY THE ROAD-CROSSING AREA MAKING VEHICLE TRAVEL DIFFICULT OR IMPOSSIBLE EVEN FOR FOUR-WHEEL DRIVE VEHICLES. THE OWNERS OF LOTS OR TRACTS WITHIN THE ROAD MAINTENANCE EQUIPMENT, ANY SUCH ROADS THAT ARE PRIVATE ROADS ARE NOT A PART OF COKE COUNTY'S ROAD SYSTEM AND ARE NOT THE RESPONSIBILITY OF COKE COUNTY FOR REPAIR AFTER BEING WASHED OUT.

WATER NOT PROVIDED TO TRACTS

NOTICE: WATER WILL NOT BE PROVIDED TO TRACTS IN SUBDIVISION; NEITHER THE OWNER/DEVELOPER, NOR SUNDIVIDER SHALL BE RESPONSIBLE FOR PROVIDING 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 TROUGH, WATER PIPES, OR THE RIGHTS CORRESPONDING THERETO. NEITHER THE OWNER, DEVELOPER, SUBDIVIDER, NOR THE COUNTY GUARANTEES THE AVAILABILITY, DEPTH, OR AMOUNT OF SUBSURFACE WATER ON INDIVIDUAL TRACTS WITHIN THIS SUBDIVISION.

RIVERVIEW ENTERPRISES, LTD BY ITS GENERAL PARTNER:

RIVERVIEW ENTERPRISES, LTD.
Reginald A. Tuck
Vice-President and member of
Southern Land Development, LLC
the General Partner of Riverview Enterprises, Ltd.
a Texas Limited Partnership.
1001 Water Street, Suite 8208
Kerrville, Texas 78028
(830)257-5559/257-7892 Fax

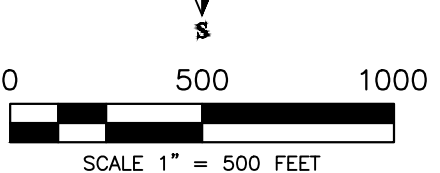
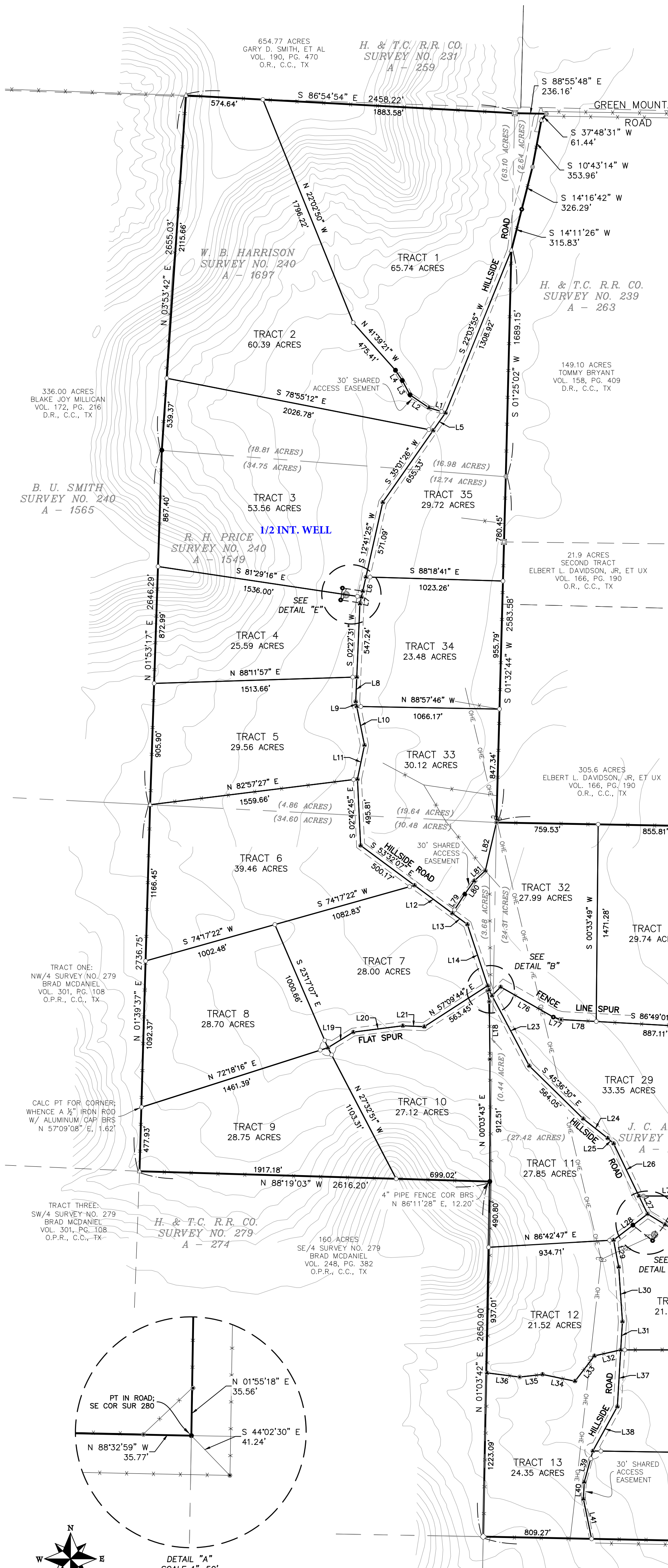
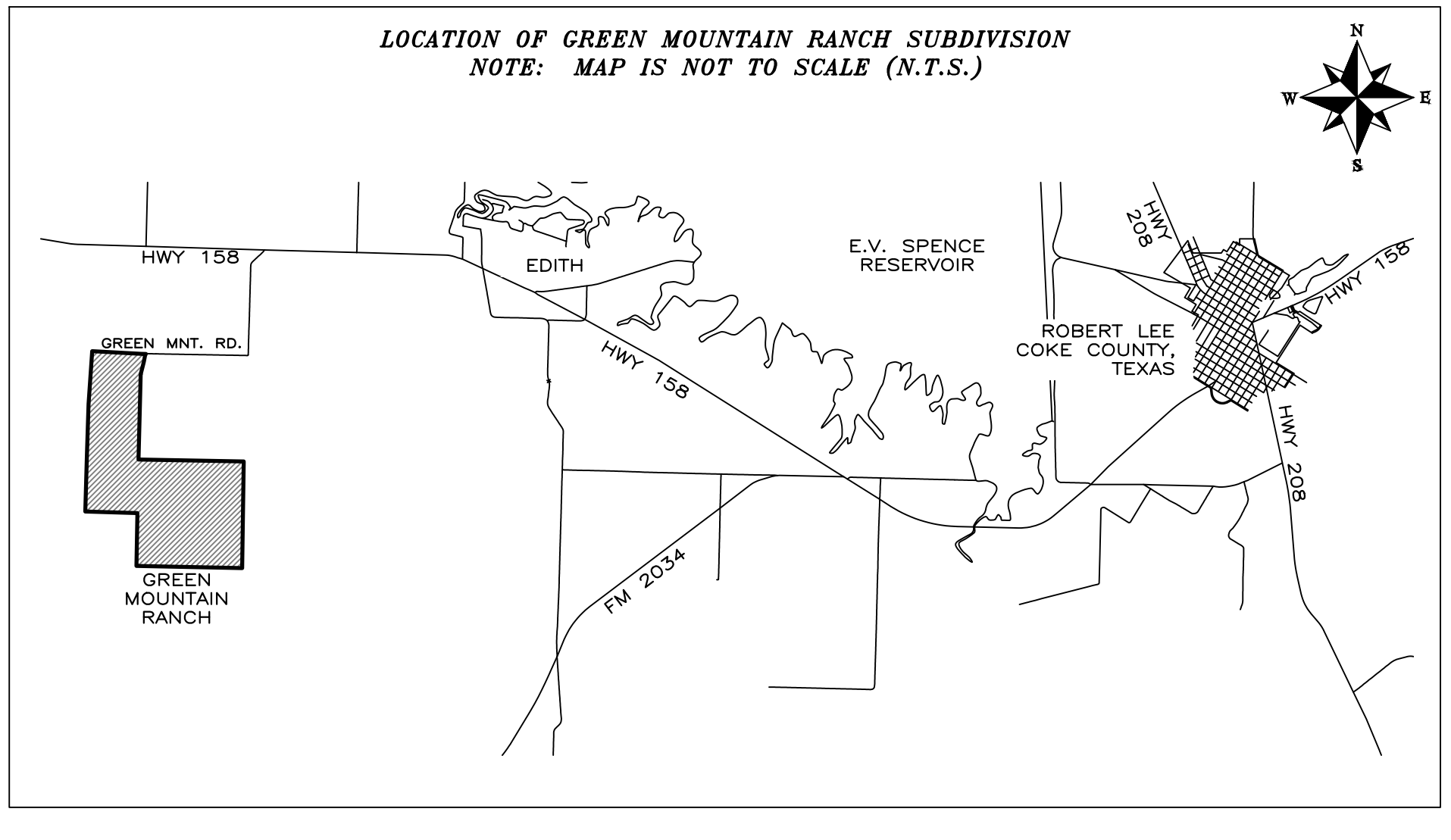
STATE OF TEXAS
COUNTY OF KERR

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 valid purchase money liens, affecting the land to be subdivided are in effect or of record, including, but not limited to, judgment, tax and mechanics' and material men's liens, liens pending or bankruptcy liens.

RIVERVIEW ENTERPRISES, LTD BY ITS GENERAL PARTNER:

Notary Public in & for the State of Texas
My Commission Expires on _____ 20____

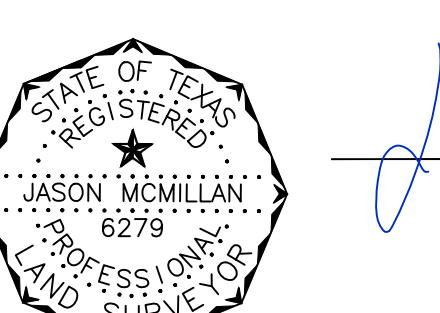
Line #	Length	Direction	Line #	Length	Direction
L1	128.82'	N 72°51'59" W	L42	376.17'	N 58°49'19" W
L2	171.03'	N 56°01'27" W	L43	421.35'	N 74°49'13" W
L3	121.58'	N 28°14'16" W	L44	378.02'	N 85°19'35" W
L4	92.32'	N 33°39'31" W	L45	261.13'	N 00°37'45" E
L5	160.94'	S 35°01'26" W	L46	409.07'	N 73°31'46" E
L6	152.84'	S 12°41'25" W	L47	362.52'	S 02°29'47" E
L7	52.13'	S 12°41'25" W	L48	266.29'	S 24°02'39" E
L8	182.89'	S 02°27'31" W	L49	346.72'	N 11°51'58" W
L9	37.61'	S 11°19'56" E	L50	114.43'	N 07°44'22" E
L10	294.53'	S 11°19'56" E	L51	277.27'	N 07°44'22" E
L11	258.70'	S 11°39'31" W	L52	334.20'	N 19°45'46" E
L12	52.13'	S 12°41'25" W	L53	333.10'	N 42°24'02" E
L13	139.84'	S 53°31'35" E	L54	150.28'	N 30°37'16" E
L14	481.87'	S 18°16'33" E	L55	158.10'	N 03°05'59" E
L15	34.42'	S 17°59'55" E	L56	88.49'	N 86°24'43" E
L16	12.23'	S 66°24'09" W	L57	243.84'	S 85°03'52" E
L17	82.29'	S 08°46'47" E	L58	325.88'	S 85°03'52" E
L18	430.11'	S 00°39'59" E	L59	145.84'	N 74°48'40" E
L19	222.51'	N 58°28'34" E	L60	133.67'	S 75°00'09" E
L20	372.83'	N 82°40'33" E	L61	201.51'	N 18°13'10" E
L21	160.25'	S 87°38'23" E	L62	239.80'	N 01°14'19" W
L22	46.65'	S 27°55'26" E	L63	136.38'	N 24°34'52" W
L23	993.39'	S 27°55'07" E	L64	145.25'	N 46°08'32" W
L24	233.08'	S 51°37'01" E	L65	107.26'	N 68°78'01" W
L25	60.29'	S 47°40'03" E	L66	120.80'	N 46°57'27" W
L26	434.01'	S 25°43'43" E	L67	97.24'	N 147°03'03" W
L27	149.26'	S 25°43'43" E	L68	76.14'	N 04°42'34" E
L28	320.05'	S 52°27'14" W	L69	83.38'	N 15°51'51" W
L29	204.04'	S 10°49'06" E	L70	123.68'	N 00°55'47" E
L30	408.52'	S 03°35'54" E	L71	337.72'	N 12°02'38" W
L31	211.98'	S 89°25'14" W	L72	359.32'	S 89°24'18" E
L32	201.45'	S 77°13'14" W	L73	280.68'	N 76°42'38" E
L33	238.09'	S 37°30'24" W	L74	229.14'	N 61°50'50" E
L34	247.24'	N 78°16'21" W	L75	91.56'	N 45°00'08" E
L35	172.05'	S 83°33'05" W	L76	452.96'	S 60°13'21" E
L36	251.47'	N 82°46'24" W	L77	60.49'	S 72°01'53" E
L37	423.60'	S 03°24'45" W	L78	263.06'	S 86°53'59" E
L38	378.38'	S 28°24'14" W	L79	170.13'	N 32°50'09" E
L39	240.06'	S 15°31'13" W	L80	120.78'	N 35°32'31" E
L40	126.52'	S 03°02'02" W	L81	114.26'	N 47°31'37" E
L41	304.58'	N 11°37'12" E	L82	368.17'	N 12°56'38" E



Bearing Basis hereon is Texas State Plane Coordinate System, Reference Frame North American Datum 1983 (2011) (EPOCH 2010.0000), as determined from Global Navigation Satellite System (GNSS) survey equipment by Static, Virtual Reference System (VRS) network and/or Real Time Kinematic (RTK). Distances shown hereon are shown as grid Texas State Plane Coordinate System distances.

STATE OF TEXAS
COUNTY OF TOM GREEN
I hereby certify that this plat is an accurate representation of a survey as made on the ground, under my supervision and direction, and that there are no visible or apparent encroachments or encroachments, except as shown hereon.

Dated this the 24th day of April, 2019.



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

- SURVEY 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 COKE COUNTY, TEXAS.
 4. 1/4 INTEREST ON WATER WELL FOR TRACTS 11,14,27 AND 1/4 RETAINED BY RIVERVIEW ENTERPRISES.
 5. 1/3 INTEREST ON WATER WELL FOR TRACTS 17,18,20
 6. 1/2 INTEREST ON WATER WELL FOR TRACTS 3 AND 4

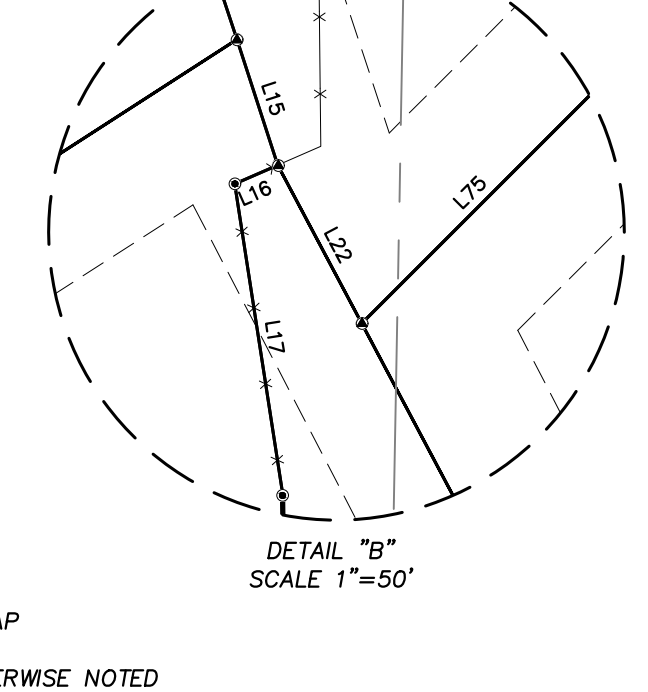
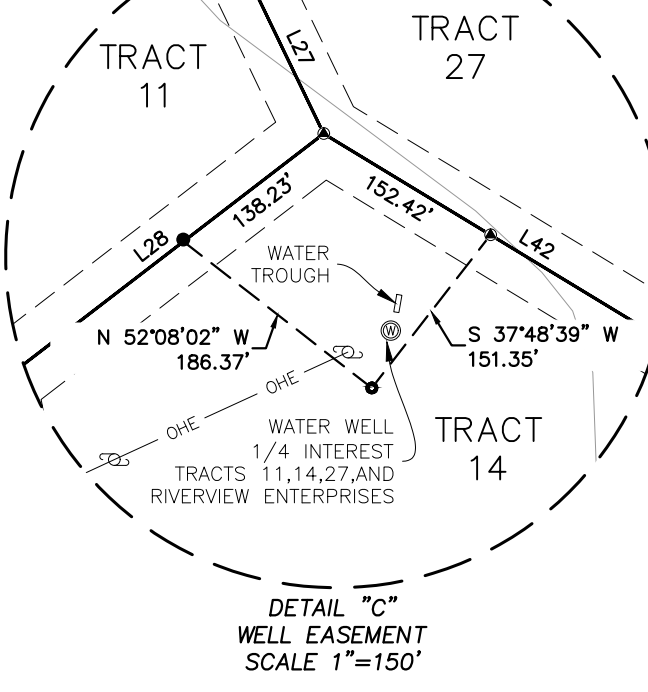
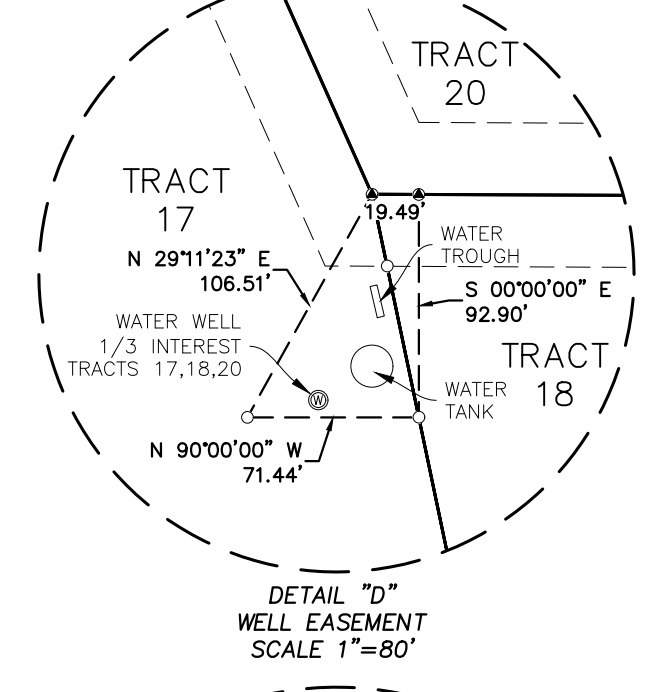
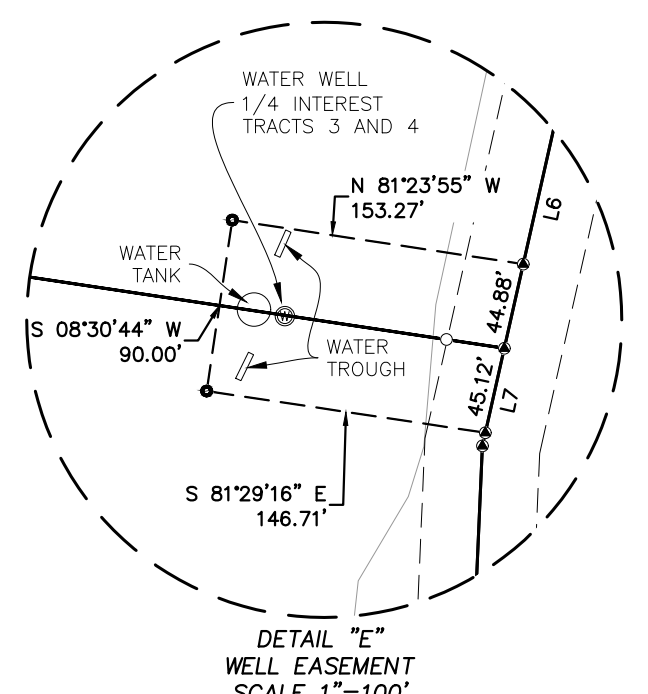
STATE OF TEXAS
COUNTY OF COKE
I, THE COUNTY JUDGE OF COKE COUNTY, TEXAS, HEREBY REVIEWED AND APPROVED THIS FINAL PLAT OF GREEN MOUNTAIN RANCH.

COKE COUNTY JUDGE

STATE OF TEXAS
COUNTY OF COKE
THIS FINAL PLAT OF GREEN MOUNTAIN RANCH WAS REVIEWED AND APPROVED ON THIS _____ DAY OF _____, 2018.

COKE COUNTY CLERK

- LEGEND
- SET 1/2" IRON ROD WITH ALUM CAP
 - SET 1/2" IRON ROD WITH PLASTIC CAP
 - ▲ SET 1/2" MAG NAIL
 - ⊙ FOUND 1/2" IRON ROD, UNLESS OTHERWISE NOTED
 - △ FOUND CEDAR FENCE POST
 - ⊠ FOUND FENCE POST
 - ⊞ FOUND CONCRETE MONUMENT
 - ⊙ FOUND ROCK MOUND
 - CALCULATED POINT
 - SUBJECT PROPERTY BOUNDARY
 - ADJACENT PROPERTY LINE
 - OVERHEAD ELECTRIC LINE
 - WIRE FENCE
 - APPROXIMATE ORIGINAL TEXAS LAND SURVEY LINE



MCMILLAN AND QUINN, INC.
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EMAIL: info@mqtx.com