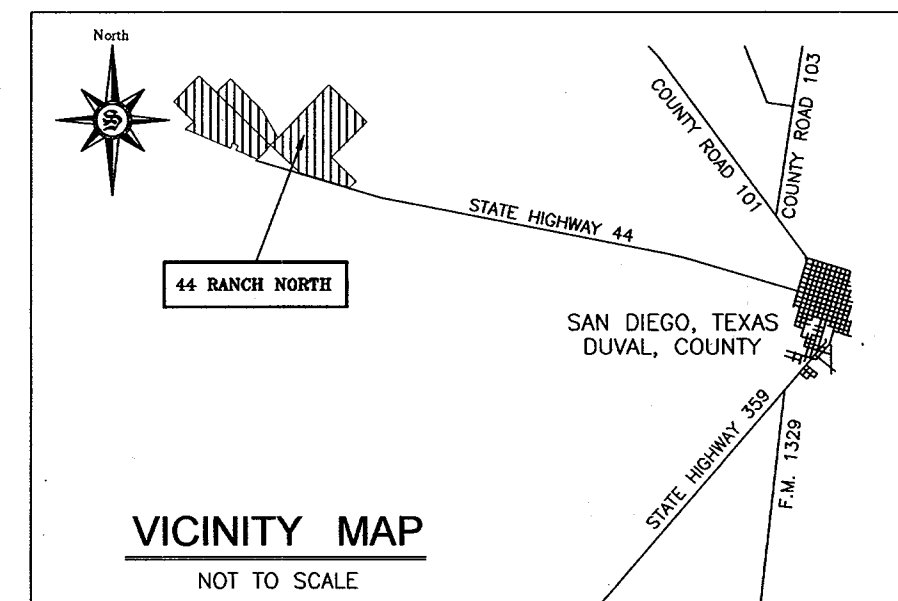
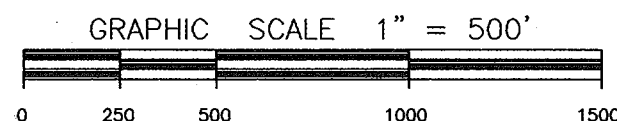


"44 RANCH NORTH"



Legal Description:

Showing a 397.04± acre and a 572.20± acre tract out of called 1,553.59± acre tract as recorded in Volume 731, Page 632, Official Records, Duval County, Texas and a 149.95± acre tract as recorded in Volume 731, Page 617, Official Records, Duval County, Texas. Also being out of E. GARZA SURVEY NO. 134 Abstract 1646, J. POITEVENT SURVEY NO. 529 Abstract 474, TIBURCIO ROGERS SURVEY NO. 16 Abstract 1541, and T.C. ROGERS SURVEY NO. 22 Abstract 1620. Situated approx. 11.2 miles Northwest of San Diego, Duval County, Texas.

L1. N 22° 45' 48" E	369.11'
L2. N 67° 12' 35" W	443.53'
L3. S 22° 45' 48" W	369.11'

STATE OF TEXAS COUNTY OF KERR

I, the developer and owner of the land identified by abstract numbers recorded in volume and 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 dedicated to public use. I further represent that no liens, other than the valid purchase, money liens, affecting the land subdivided are in effect or of record, including, but not limited to, judgment, tax and mechanic's and material men's liens, lis pendens or bankruptcy notices.

CYPRESS VIEW INVESTMENTS, LTD.
BY ITS GENERAL PARTNER:
Angela C. Day

CYPRESS VIEW INVESTMENTS, LTD.
Managing Member of
Cypress View General, LLC.
The General Partner of Cypress View Investments, Ltd.
a Texas Limited Partnership
1001 Water Street, Suite 8300
Kerrville, TX 78028
(830)257-5559/257-7692 Fax

RESTRICTION NOTATION

NOTICE OF DEED RESTRICTIONS OR RESTRICTIVE COVENANTS: 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 are filed of record in the real estate or plat records of Duval County, Texas. All tracts in this subdivision are subject to easements, reservations, and other matters of record in the real estate records of Duval County, Texas.

CERTIFICATION BY ADMINISTRATOR OF ON-SITE SEWAGE FACILITIES

I hereby certify that this proposed subdivision is subject to complying with the rules and regulations of the State of Texas and Duval County On-Site Sewage Facilities. Individual OSSF system selection will be made in conjunction with the site evaluation with the respect to the individual site permitting in accordance with the 301AC Chapter 285, OSSF Rules.

Dated this _____ day of _____, 2022.

Designated Representative for Duval County OSSF

Notary Public, for the State of Texas
Angela C. Day
My Commission Expires on June 10, 2023

STATE OF TEXAS COUNTY OF DUVAL

I, the County Judge of Duval County, Texas, hereby indicate approval of this final plat of "44 RANCH NORTH" and any supporting documents and materials by the Commissioners of Duval County, Texas.

Reviewed & Approved by the County Judge on the _____ day of _____, 2022.

Notary Public, for the State of Texas
Edmundo B. Garcia, Jr.
DUVAL COUNTY JUDGE

Notary Public, for the State of Texas
Blodia M. Garza
Elodia M. Garza, County Clerk, Duval County, Texas

Notary Public, for the State of Texas
Nancy Murray
Chief Deputy

1. THIS PLAT MAY NOT SHOW ALL CROSSINGS OF PIPELINES OR CABLES. SOLUM SURVEYING, INC. ASSUMES NO RESPONSIBILITY FOR SUCH PIPELINES OR CABLES.
2. ALL BEARING, DISTANCE AND COORDINATE VALUES CONTAINED HEREON ARE OBTAINED FROM THE TEXAS STATE COORDINATE SYSTEM SOUTH ZONE 4358 NORTH AMERICAN DATUM 1983. U.S. SURVEY FEET AS DERIVED BY GPS MEASUREMENTS FROM ALLTERRA CENTRAL, INC. COORDINATE NETWORK. CONTROL STATION 14PZ.116 (FWD) WITH A COORDINATE OF X=404329.00 Y=192526.00.

J. Jose R. Lopez, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this plat of "44 RANCH NORTH" is true and correct according to an actual survey made upon the ground. All property corners and points of reference are properly marked with 5/8" iron rods with aluminum caps except as noted.

Registered Professional Land Surveyor
Texas Registration No. 6054

Notary Public, for the State of Texas
Blodia M. Garza
Elodia M. Garza, County Clerk, Duval County, Texas

Notary Public, for the State of Texas
Nancy Murray
Chief Deputy

North



A. TREWNO SURVEY NO. 530 A-1821

J. POITEVENT SURVEY NO. 529 A-474

TIBURCIO ROGERS SURVEY NO. 16 A-541

H. & G. N. R.R. SURVEY NO. 15 A-316

J. POITEVENT SURVEY NO. 521 A-67

T.C. ROGERS SURVEY NO. 22 A-1620

H. & G. N. R.R. CO. SURVEY NO. 19 A-315

C. CADENA SURVEY NO. 548 A-159

E. GARZA SURVEY NO. 134 A-1646

A. TREWNO SURVEY NO. 530 A-2032

STATE HIGHWAY 44 (100' R.O.W.)

ENERGY TRANSMISSION PIPELINE

ENERGY TRANSMISSION PIPELINE

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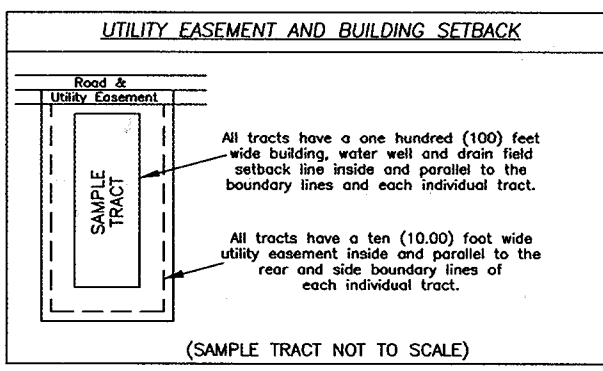
ENERGY TRANSMISSION PIPELINE

ENERGY TRANSMISSION PIPELINE

ENERGY TRANSMISSION PIPELINE

ENERGY TRANSMISSION PIPELINE

ENERGY TRANSMISSION PIPELINE



UTILITY EASEMENT AND BUILDING SETBACK
All tracts have a one hundred (100) foot utility easement and building setback. The setback line shall be parallel to the boundary line and each individual tract.
All tracts have a ten (10) foot wide utility easement inside and parallel to the rear and side boundary lines of each individual tract.

ROAD AND EASEMENT NOTATIONS
1. All roads having centerlines shown as boundary lines between tracts are private road easements with a right-of-way width of sixty (60.00) feet, except otherwise noted.
2. The road easements plotted hereon are to remain private roads for the sole use and benefit of 44 RANCH NORTH property owners and developers, its successors and assigns, for the purpose of ingress and egress, and for the access to utility easements referenced hereon. The developer, Cypress View Investments, Ltd., reserves until the developer and the developer's successors and assigns, in perpetuity, the free and uninterrupted use of the private road easements with the subdivision, to be used in conjunction 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 developers chooses, including but not limited to landowners on adjacent tracts outside of the subdivision.
3. There is hereby dedicated, granted and established inside and parallel to the boundary of every tract or lot within this subdivision a ten (10.00) foot wide strip of land for utility purposes, which easements shall inure to the mutual and reciprocal 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 and all other tracts or lots and shall include the right of ingress and egress for the construction, installation, of all types of utility services, and during periods of emergency or repair, maintenance or construction, such additional work of easement beyond the stated number above is temporarily granted as may be reasonably necessary to complete the repair, maintenance or construction, or address the emergency.

SEWAGE AND WASTE FACILITIES
The sewage and waste facilities existing or which may be constructed or installed by owners of the tracts or lots within this subdivision must satisfy all applicable minimum state and county laws, rules, regulations and requirements as currently exist or which may be implemented or amended in the future. These requirements may include, for example, a permit for construction or installation of a sewage system, septic tank, or similar facility.

ROADS AND STREETS
DUVAL COUNTY NOT TO MAINTAIN SUBDIVISION ROADS: The roads, streets, ditches, bridges, crossings, culverts and other such facilities and improvements within this subdivision HAVE NOT BEEN DEDICATED to public use and Duval 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 the 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 such facilities and improvements in 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 or other such facilities and improvements and the County is hereby fully and completely released and received from all such obligations or responsibilities, if any, with regard to this subdivision.

●	Iron Pipe Found
○	Pipe-Fence Corner
○	5/8" Iron Rod Found
○	5/8" Iron Rod Set with Cop Stamped "SOLUM SURVEYING INC"
○	5/8" Iron Rod Set with 2" Aluminum Cap Stamped "SOLUM"
○	Map Nail with Shiner Set
○	Post-Fence Corner
○	Water Well
○	Power Pole
---	Fence
---	Property Line
---	Overhead Electric
---	Easement/Set-back Line
---	Flood Hazard Area

Notes:
Roads shown hereon shall be PRIVATE road easements sixty (60) feet in width, thirty (30) feet on either side of centerline.
All cul-de-sacs shown hereon shall have a radius of sixty (60) feet.
This property is subject to all easements and other matters of record in the Official Records of Duval County, Texas.

Cypress View Investments, Ltd.
Solum Surveying, Inc.
SURVEYING & MAPPING
P.O. BOX 2220 ALICE, TX 78833
solumsurveying@gmail.com 18715 Firm No. 10029847
Scale: 1" = 500' Date: August 1, 2022 Bk & Pg: 22-1776 Drawn by: JTB