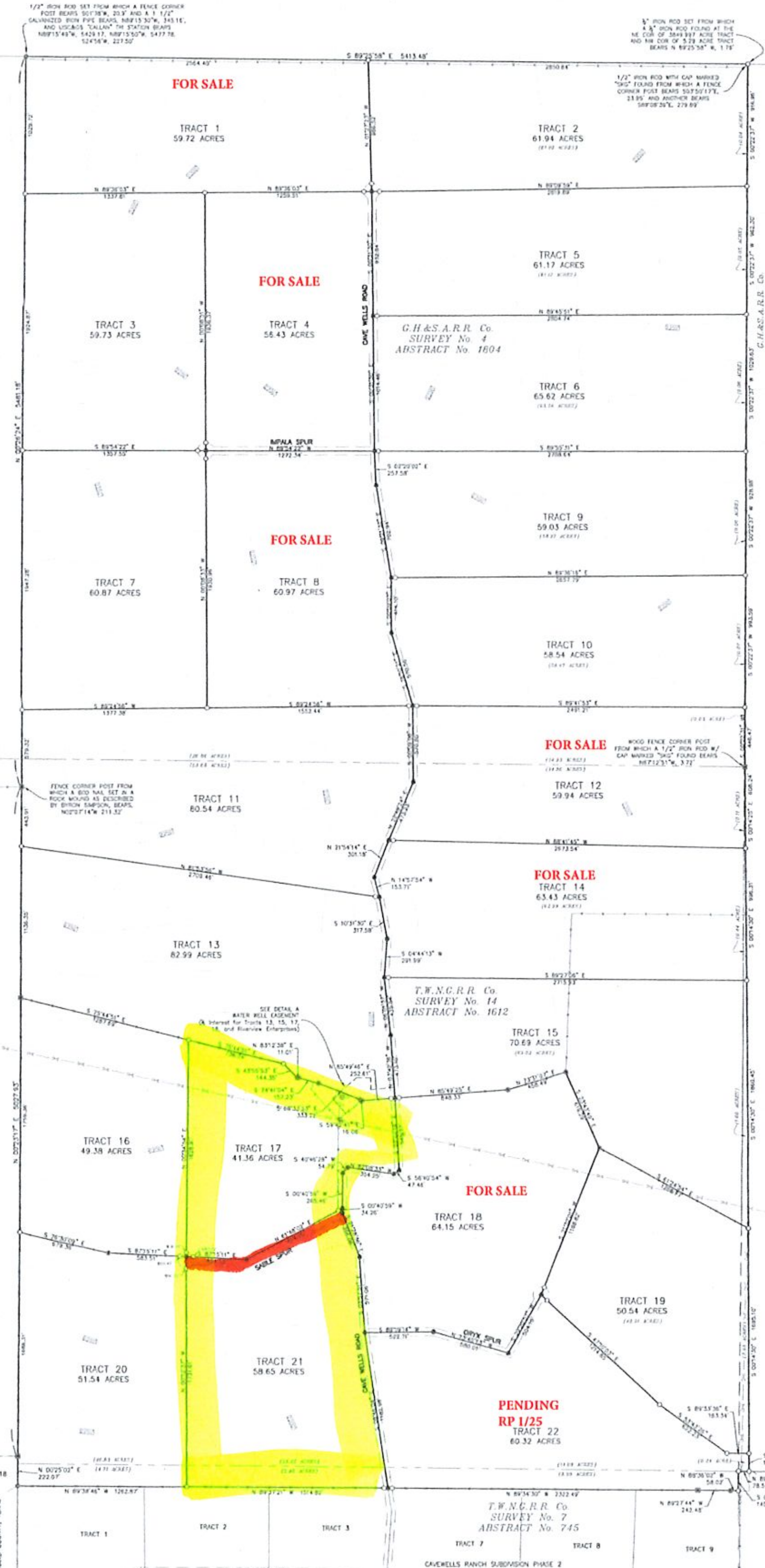
TR 17&21 Perry

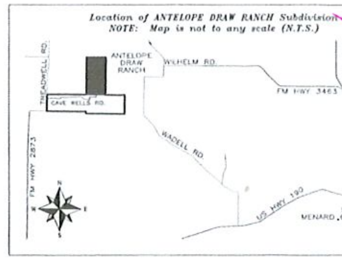
REPLAT OF
Antelope Draw Ranch Subdivision

A SUBDIVISION OF LAND CONTAINING 1337.54 ACRES, MORE OR LESS, BEING THE NORTH 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; ALL OF A 5.29 ACRE TRACT OF LAND CONVEYED TO RIVERVIEW ENTERPRISES, LTD BY GENERAL WARRANTY DEED RECORDED IN VOLUME 269, PAGE 459 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)

- 655.53 ACRES IN THE G.H. & S.A. R.R. CO. SURVEY NO. 4, ABSTRACT NO. 1804
- 657.62 ACRES IN THE T.W.N.G.R.R. CO. SURVEY NO. 14, ABSTRACT NO. 1612
- 19.10 ACRES IN THE T.W.N.G.R.R. CO. SURVEY NO. 7, ABSTRACT NO. 745
- 4.97 ACRES OF THE T.W.N.G.R.R. CO. SURVEY NO. 13, ABSTRACT 748
- 0.32 ACRES OF THE G.H. & S.A. R.R. CO. SURVEY NO. 3, ABSTRACT 281





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 ANTELOPE DRAW 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 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.

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 be 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.

WATER NOT PROVIDED TO TRACTS

NOTICE: Water Will Not Be Provided To Tracts in Subdivision. Neither the owner, developer, nor subdivider intends to provide a supply of running water to the tracts or lots, or the owners of the tracts or lots in the subdivision. A supply of running water is the responsibility of the individual owners of the tracts or lots in this subdivision. The 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, developer, subdivider, nor the County guarantees the availability, quality, or amount of subsurface water on individual tracts within this subdivision. Water wells drilled in Antelope Draw Ranch Subdivision must comply with all Menard County Underground Water District rules and regulations.

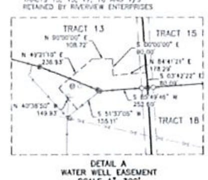
NOTES:

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. 1/5 INTEREST ON WATER WELL FOR TRACTS 13, 15, 17, 18 AND 1/5 RETAINED BY RIVERVIEW ENTERPRISES



DETAIL A
WATER WELL EASEMENT
SCALE 1"=300'

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 ANTELOPE DRAW 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 ANTELOPE DRAW 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.

0 400 800
SCALE 1" = 400 FEET

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.

LEGEND

- SET 1/2" IRON ROD
- SET 8" MAG NAIL W/ WASHER
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- FOUND WOOD FENCE POST
- FOUND PIPE FENCE POST
- WATER WELL
- POWER POLE
- PROPERTY BOUNDARY
- LOT LINES
- RIGHT-OF-WAY LINES
- EASEMENT
- ORIGINAL TEXAS LAND SURVEY LINES
- ADJACENT PROPERTY LINE
- WIRE FENCE
- OVERHEAD ELECTRIC LINE
- R.O.W. RIGHT-OF-WAY
- O.P.R., M.C., TX OFFICIAL PUBLIC RECORD, MENARD COUNTY, TEXAS
- D.R., M.C., TX DEED RECORD, MENARD COUNTY, TEXAS

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 materialmans' liens, lis pendens or bankruptcy

RIVERVIEW ENTERPRISES, LTD
BY ITS GENERAL PARTNER

Reginald A. Tuck (signature)

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 B200
Kerrville, Texas 78028
(830)257-5559/257-7892 Fax

STATE OF TEXAS
COUNTY OF KERR
This instrument was acknowledged before me on the 11th day of February, 2019, by REGINALD A. TUCK, Vice-President of Southern Land Development LLC., General Partner of Riverview Enterprises, Ltd., a Texas Limited Partnership, d/b/a ANTELOPE DRAW RANCH on behalf of said Limited Partnership.

Melanie A. Davis (signature)

Notary Public in & for the State of Texas
My Commission Expires on ____________, 20__

STATE OF TEXAS
COUNTY OF MENARD
This plat of ANTELOPE DRAW RANCH approved by the the Commissioners' Court of Menard County, Texas, this the 8 day of June, 2020

(signature)
MENARD COUNTY JUDGE

STATE OF TEXAS
COUNTY OF MENARD

KNOW ALL MEN BY THESE PRESENTS
Christy Eggleston Clerk of the County Court in and for Menard County, Texas, do hereby certify that this plat of ANTELOPE DRAW RANCH, dated the 8th day of June, 2020 with its certificate of authentication was filed for record in my office on the 8th day of June, 2020 at 11:00Am o'clock in the Plat Records of Menard County, Texas, in Volume 2 Page 64

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

Christy Eggleston (signature)

County Clerk
Menard County, Texas

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 easements or encroachments, except as shown hereon.

Dated this the 23rd day of December, 2019

STATE OF TEXAS REGISTERED JASON MCMILLAN 6279 PROFESSIONAL LAND SURVEYOR

JM (signature)

Jason McMillan
R.P.L.S. No. 6279
McMillan and Quinn Inc.
Land Surveying
P.O. Box 3506
San Angelo, Texas 76903

MQI McMILLAN and QUINN INC. LAND SURVEYING | P.O. BOX 3506 SAN ANGELO, TEXAS | FIELD: JM OFFICE: JM JOB NO.19120026

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