"44 RANCH SOUTH"

GRAPHIC SCALE 1" = 300'

0 150 300 600 900

Legal Description:

Showing a 584.23± acre tract out of called 1,553.59± acre tract as recorded in Volume 731, Page 632, Official Records, Duval County, Texas. Also being out of E. GARZA SURVEY NO. 134 Abstract 1646 and M. ARREOLA NO. 64 Abstract 1521. Situated approx. 11.2 miles Northwest of San Diego, Duval County, Texas.

VICINITY MAP
NOT TO SCALE

44 RANCH SOUTH
STATE HIGHWAY 44
COUNTY ROAD 101
COUNTY ROAD 103
STATE HIGHWAY 359
F.M. 1329
SAN DIEGO, TEXAS
DUVAL, COUNTY

FOR SALE

F.M. 3196 (120' R.O.W.)

A. TREVINO SURVEY NO. 530 A-2032

A.B. & M. SURVEY NO. 133 A-15

E. GARZA SURVEY NO. 134 A-1646

B.S. & F. SURVEY NO. 547 A-140

M. ARREOLA SURVEY NO. 64 A-1521

S.G. HENDERSON SURVEY NO. 34 A-294

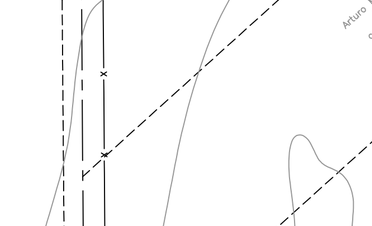
R. PENA SURVEY NO. 64 A-1552

50.00' X 95.00' WATER WELL EASEMENT FOR USE OF TRACTS 42 & 43 THIS PLAT, & DEVELOPER, ITS SUCCESSORS, AND ASSIGNS

WATER WELL INTEREST
1/3 INTEREST TRACT 42
1/3 INTEREST TRACT 43

DETAIL "A" N.T.S.

UTILITY EASEMENT AND BUILDING SETBACK



(SAMPLE TRACT NOT TO SCALE)

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 platted hereon are to remain private roads for the sole use and benefit of 44 RANCH SOUTH property owners and developer, 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 unto 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 common with the owners of the tracts. The developer shall have the right to assign the private road easements in whole or on 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 or 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 or all other tracts or lots and shall include the right of ingress and egress for construction, installation, of all types of utility services, and during periods of emergency or repair, maintenance or construction, such additional widths 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.

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 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.

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. Theses 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.

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 of through a duly authorized agent, acknowledge that this plat was made from a current survey performed on the ground and that 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 mans' liens, lis pendens or bankruptcy notice.

CYPRESS VIEW INVESTMENTS, LTD.
BY ITS GENERAL PARTNER:

CYPRESS VIEW INVESTMENTS, LTD.
Reginald A. Tuck
Managing Member of
Cypress View General, LLC.
The General Partner of Cypress View Investments, Ltd.
a Texas Limited Partnership
1001 Water Street, Suite B200
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.

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.

PRELIMINARY

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 process, in accordance with the 30TAC Chapter 285, OSSF Rules.

Dated this the____day of_____, 2022.

Designated Representative for Duval County OSSF

NOTICE: If a Tract owner desires to place a structure in a flood hazard area, they must obtain a Flood Development Permit from the Flood Plain Administrator for Duval County and conform to the requirements of the Flood Damage Prevention Court Order for Duval County, adopted February 11, 2011.

SURVEYORS NOTES:

1. *THIS PLAT MAY NOT SHOW ALL CROSSINGS OF PIPELINES OR CABLES, SOLUM SURVEYING, INC. ASSUMES NO RESPONSIBILITY TO LOCATE PIPELINE OR CABLE CROSSINGS.*
2. *ALL BEARINGS, DISTANCE AND COORDINATE VALUES CONTAINED HEREON ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 4205 NORTH AMERICAN DATUM 1927. U.S. SURVEY FEET AS DERIVED BY GPS MEASUREMENTS FROM ALLTERRA CENTRAL RTK COOPERATIVE NETWORK CONTROL STATION LAPD_1118 (Freer) WITH A COORDINATE OF N=804929.04 E=1962956.05.*

I, Jose R. Lopez, a Registered Professional Land Surveyor of the State of Texas, do certify that this plat of "44 RANCH SOUTH" 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.

STATE OF TEXAS · REGISTERED · JOSE R. LOPEZ · 6054 · PROFESSIONAL LAND SURVEYOR

Jose R. Lopez

Registered Professional Land Surveyor
Texas Registration No. 6054

STATE OF TEXAS
COUNTY OF KERR

This instrument was acknowledged before me on the_____day of_____, 2022 by REGINALD A. TUCK, Managing member of of Cypress View General, LLC., General Partner of Cypress View Investments, Ltd., a Texas Limited Partnership, d/b/a "44 RANCH SOUTH" on behalf of said Limited Partnership.

Notary Public, for the State of Texas

My Commission Expires on _____ , 20__.

STATE OF TEXAS
COUNTY OF DUVAL

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

Reviewed & Approved on this the ____day of _____, 2022.

Edmundo B. Garcia, Jr.
DUVAL COUNTY JUDGE

STATE OF TEXAS
COUNTY OF DUVAL

I, Elodia M. Garza, Clerk of the County Court in and for Duval County, Texas, do hereby certify that the foregoing plat of "44 RANCH SOUTH" dated the _____day of , 2022 with its certificate of authentication was filed for record in my office this ____day of_____, 2022 at _____o'clock _M. and duly recorded in the Map Records of Duval County, Texas in Volume ____, Page _____.

Elodia M. Garza, County Clerk, Duval County, Texas

By: _____
Chief Deputy:

LEGEND

- Iron Pipe Found
- Pipe–Fence Corner
- 5/8" Iron Rod Found
- 5/8" Iron Rod Set with Cap Stamped "SOLUM SURVEYING INC"
- 5/8" Iron Rod Set with 2" Aluminum Cap Stamped "SOLUM"
- Mag Nail with Shiner Set
- Post–Fence Corner
- (W) Water Well
- (P) Power Pole
- –x———— Fence
- ———— Property Line
- ——OE—— Overhead Electric
- – – – – – Easement/Set–back Line
- Flood Hazard Area

Drawn For:
Cypress View Investments, Ltd.

Solum Surveying, Inc.
SURVEYING & MAPPING
P.O. BOX 2220 ALICE, TX 78333
solum.survey@gmail.com TBPLS Firm No. 10193847

Scale: 1" = 300' | Date: May 4, 2022 | Bk & Pg.: 22-1776 | Drawn by: ET