

* NOTES *

1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED UPON RTN/GNSS OBSERVATIONS, REFERENCED TO N.A.D. 83, TEXAS STATE PLANE COORDINATES, SOUTH ZONE, CORRECTED TO HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.
2. THIS SURVEY MEETS OR EXCEEDS THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS MINIMUM STANDARDS FOR LAND TITLE SURVEYS.
3. THIS TRACT DOES NOT LIE WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA AS APPROXIMATELY SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) #48131C0300C EFFECTIVE 02/04/2011.
4. WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESIS, (E, 1680.61' (1680.00)).
5. THIS PLAT MAY NOT SHOW ALL CROSSINGS OF PIPELINES OR CABLES, WELLBORN ENGINEERING AND SURVEYING ASSUMES NO RESPONSIBILITY TO LOCATE PIPELINE OR CABLE CROSSINGS.

PLAT OF SOLEDAD CREEK RANCH SUBDIVISION

A Subdivision of Land Containing 1,744.75 acres of land, more or less, in Duval County, Texas, out of a 3,899.26 acre tract (called 3,899.27 acre) according to the conveying deed recorded in Volume 742, Page 295 Official Public Records of Duval County, Texas, and being comprised of all original patent surveys as set forth below:

(Patent Acreages are Approximate)

- 326.3 Acres in the H.E. & W.T. RR CO Survey No. 139, Abstract No. 808
- 93.9 Acres in the H.E. & W.T. RR CO Survey No. 138, Abstract No. 1624
- 496.9 Acres in the H.E. & W.T. RR CO Survey No. 137, Abstract No. 807
- 206.6 Acres in the G.B. & C.N.G. RR CO Survey No. 58, Abstract No. 1623
- 621.1 Acres in the G.B. & C.N.G. RR CO Survey No. 249, Abstract No. 995

**OWNERSHIP OF ROADS
HUNTING FROM SAID ROADS, PROHIBITED**

All roads within the SOLEDAD CREEK RANCH SUBDIVISION are hereby dedicated as perpetual, private access easements to and for the benefit of the owners of the tracts or lots within this subdivision, and their heirs, successors and assigns and the developer, and the developers successors and assigns. These roads are not public roads, and their repair and maintenance are not the responsibility of Duval County.

The Developer, TRIAD LAND 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 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 of the subdivision. Hunting of all kinds for all game or other animals, whether on foot or by vehicle, is prohibited on or from the SOLEDAD CREEK RANCH 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 deeds, contracts for sale, contracts for deed, or similar instruments pertaining to the conveyances or proposed conveyances of lots or tracts within the SOLEDAD CREEK RANCH SUBDIVISION 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 herein.

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) feet, being thirty (30) feet on each side of said center line, except as otherwise noted. Cul-de-sacs have a radius of sixty (60) feet.
- 2) The road easements platted hereon, are to remain private roads for the sole use and benefit of SOLEDAD CREEK RANCH SUBDIVISION property owners and Developer, its successors and assigns, for the purpose of ingress and egress, and for access to utility easements referenced herein.
- 3) There is hereby dedicated, granted, and established inside and parallel to the boundary of every tract or lot within this subdivision that does not have road frontage a ten (10) foot wide strip of land for utility purposes, which easements shall ensure 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 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 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.
- 4) Cul-de-sacs shown hereon have a radius of sixty (60) feet unless otherwise noted.

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, with the below noted exception, 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 any 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 relieved from all such obligations or responsibilities, if any, with regard to this subdivision.

NOTICE REGARDING FLOOD-PRONE AREAS: If indicated by the contour lines on this map, 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 addition to being 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 until such crossings are properly worked with road maintenance equipment. Any such roads that are private roads are not part of Duval County's road system and are not the responsibility of Duval County for repair after being washed out.

FLOOD PLAIN 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.

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 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.

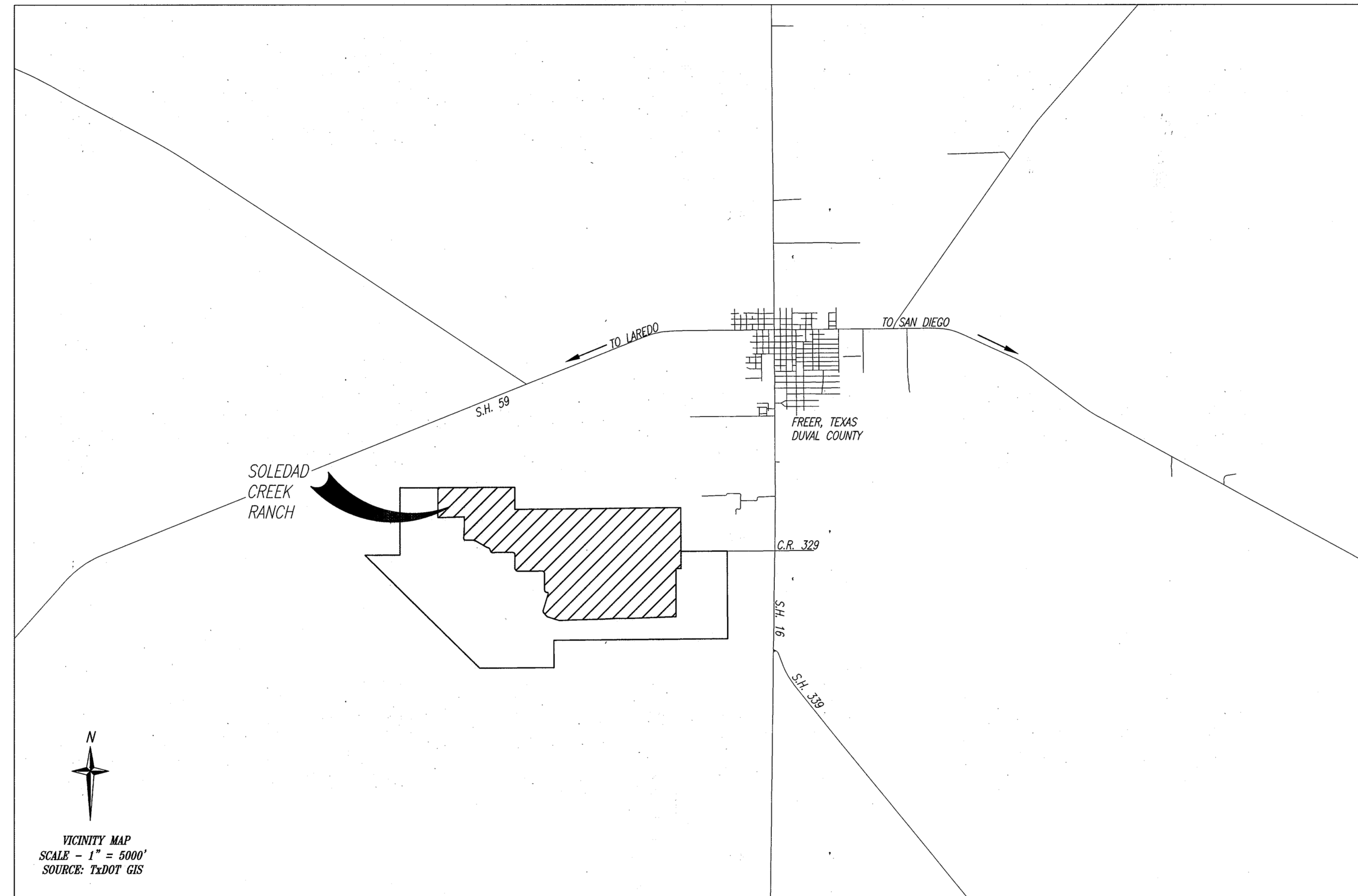
SEWAGE AND WASTE FACILITIES

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.

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.

This property is subject to all easements and other matters of record in the Official Records of Duval County, Texas.



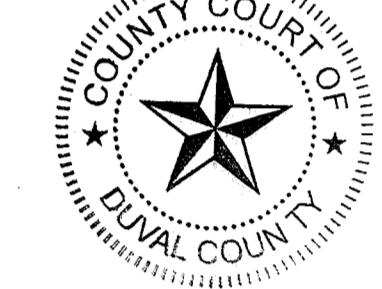
VICINITY MAP
SCALE - 1" = 5000'
SOURCE: TXDOT GIS

STATE OF TEXAS
COUNTY OF DUVAL

I, the County Judge of Duval County, Texas, hereby indicate approval of this final plat of the SOLEDAD CREEK RANCH SUBDIVISION and any supporting documents and materials by the Commissioners' Court of Duval County, Texas.

Reviewed & Approved on this the 9th day of June, 2023

Arnaldo Cantu
Arnaldo Cantu
DUVAL COUNTY JUDGE



I, Sally Lichtenberger, Clerk of the County Court in and for Duval County, Texas, do hereby certify that the foregoing plat of "SOLEDAD CREEK RANCH" dated the 9th day of June, 2023 with its certificate of authentication was filed for record in my office this 9th day of June, 2023 at 10:57 o'clock A.M. and duly recorded in the Map Records of Duval County, Texas in Volume 757, Page 307.

Sally Lichtenberger
Sally Lichtenberger, Clerk of the County Court, Duval County, Texas
By: *Maria Garcia*
Chief Deputy

FILED FOR RECORD
AT 10:57 CLOCK A.M.

JUN 09 2023

ARABELLA LICHTENBERGER
CLERK OF COUNTY COURT, DUVAL COUNTY, TEXAS
By: *Maria Garcia*

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 mans' liens, lis pendens or bankruptcy notices.

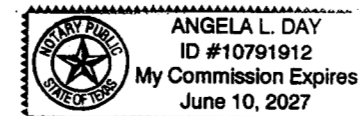
Reggie Tuck
Reggie Tuck
1001 Water Street, Suite B200
Kerrville, Texas 78028
(830)257-5559/257-7692 Fax

STATE OF TEXAS
COUNTY OF KERR

This instrument was acknowledged before me on the 7th day of June, 2023, by Reggie Tuck, Partner, Triad Land Investments, LTD.

Angela L Day
Notary Public in & for the State of Texas

My Commission Expires on June 10, 2027.



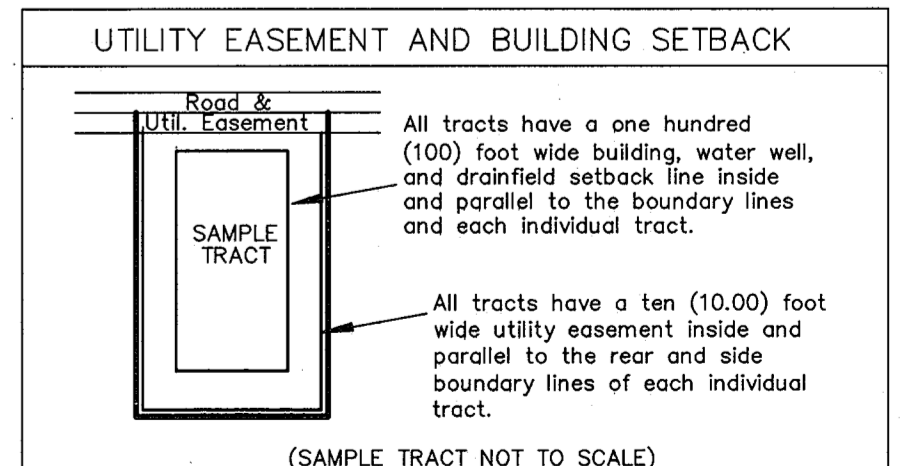
STATE OF TEXAS
COUNTY OF KERR

I, GARY MAX BRANDENBURG, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I MADE AN ACTUAL SURVEY ON THE GROUND OF THE HEREON PLATTED LAND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, AND PROFESSIONAL DILIGENCE, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.



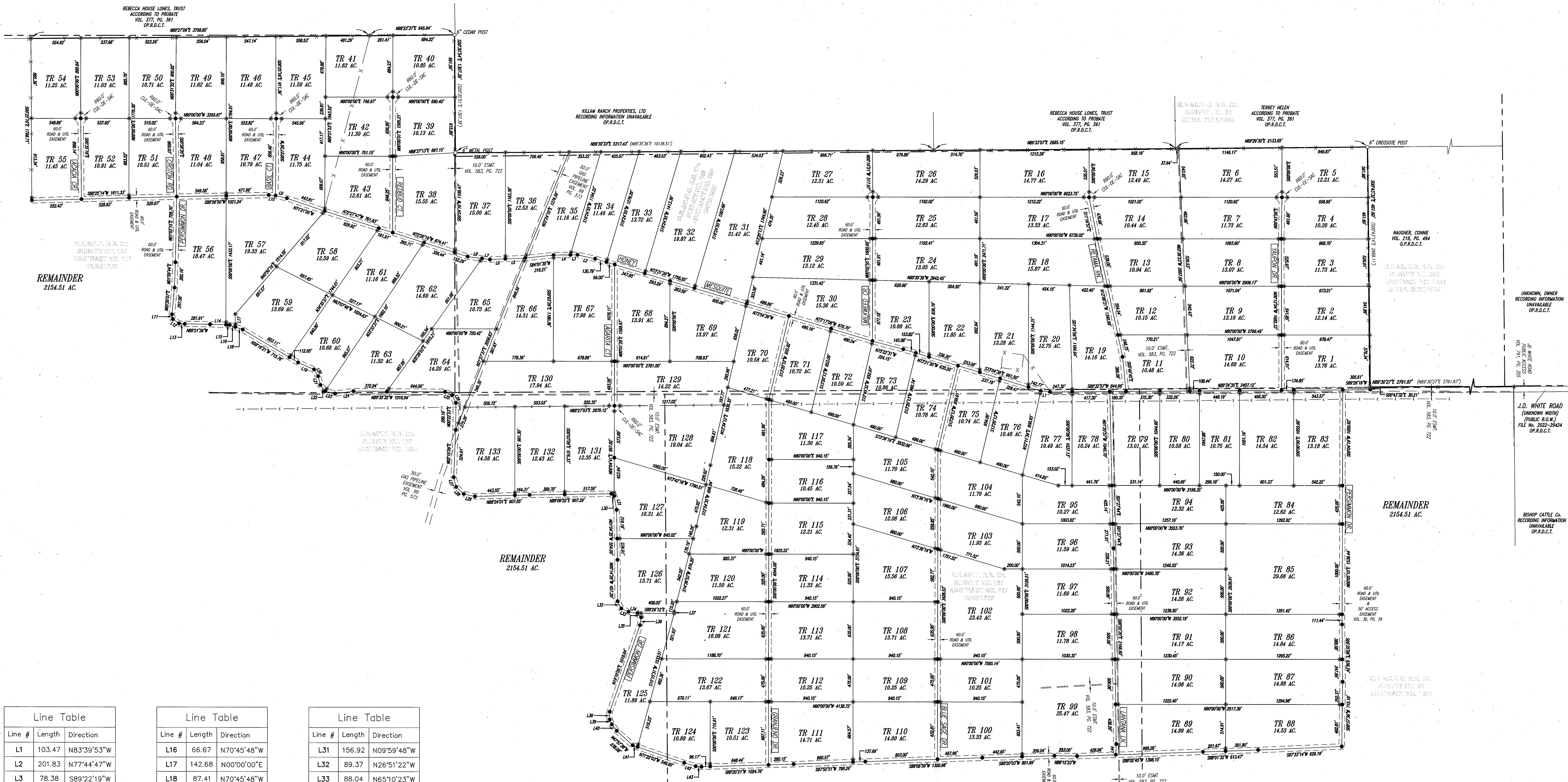
DATED THIS THE 7 DAY OF JUNE, 2023

Gary Max Brandenburg
GARY MAX BRANDENBURG, RPLS 5164



631 WATER STREET KERRVILLE, TX 79028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.B.P.E.L.S.	
PROJECT: WES: 22-174	SCALE: 1"=500'	FIELD: JSC/M	DRAFTING: BM
LAST FIELD VISIT: 03.28.2023		CHECKED: GMB	SHEET NO. 1 of 2
LAST DRAFT REVISION: 06.07.2023			

WELLBORN
ENGINEERING &
SURVEYING



Line Table

Line #	Length	Direction
L1	103.47	N83°39'53\"W
L2	201.83	N77°44'47\"W
L3	78.38	S89°22'19\"W
L4	187.01	S89°22'19\"W
L5	220.90	S87°37'01\"W
L6	171.35	S87°37'01\"W
L7	88.97	N82°30'28\"W
L8	160.75	N82°30'28\"W
L9	128.92	N77°15'37\"W
L10	75.66	N85°12'25\"W
L11	54.57	N10°07'09\"W
L12	82.90	N55°13'00\"W
L13	63.64	N84°51'40\"W
L14	177.55	N87°56'40\"W
L15	39.90	N87°56'40\"W

Line Table

Line #	Length	Direction
L16	66.67	N70°45'48\"W
L17	142.68	N00°00'00\"E
L18	87.41	N70°45'48\"W
L19	191.91	N66°27'53\"W
L20	89.04	N31°28'49\"W
L21	100.07	N14°41'53\"W
L22	86.57	N37°22'50\"W
L23	112.70	N76°03'53\"W
L24	206.15	S82°14'58\"W
L25	88.38	N65°43'50\"W
L26	95.48	S25°20'15\"E
L27	109.33	N13°58'17\"W
L28	115.94	N47°14'50\"W
L29	127.09	S77°48'38\"E
L30	40.28	S53°53'07\"E

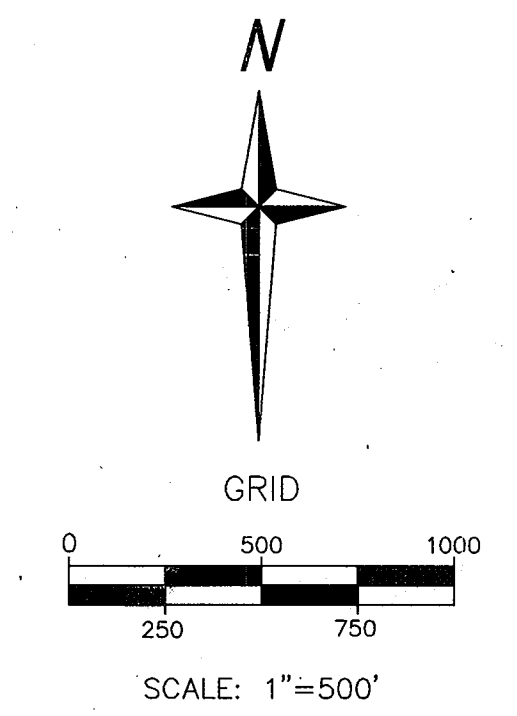
Line Table

Line #	Length	Direction
L31	156.92	N09°59'48\"W
L32	89.37	N26°51'22\"W
L33	88.04	N65°10'23\"W
L34	100.95	N81°54'57\"W
L35	63.44	N40°15'33\"W
L36	85.91	N08°11'41\"E
L37	20.00	S00°01'23\"W
L38	84.93	N00°06'59\"E
L39	59.95	N23°50'35\"W
L40	88.71	N37°45'41\"W
L41	57.99	N71°22'03\"W
L42	134.05	S73°46'50\"E
L43	64.21	N84°55'18\"W
L44	118.59	N02°22'04\"E

LEGEND

- FOUND FENCE CORNER AS NOTED
- SET 5/8\" REBAR WITH 2\" ALUMINUM CAP STAMPED \"WES 10194410\"
- SET 5/8\" REBAR WITH 1\" PLASTIC CAP STAMPED \"WES 10194410\"

BOUNDARY LINE
PROPERTY LINE
CONTOUR LINES
APPROX. PATENT LINES
EASEMENT LINE
ELECTRIC TRANSMISSION LINE
WIRE FENCE LINE



WELLBORN
ENGINEERING &
SURVEYING

631 WATER STREET
KERRVILLE, TX 78028
830-217-7100

wellbornengineering.com
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T.B.P.E.L.S.

PROJECT: WES-22-174
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SHEET NO. 2 of 2