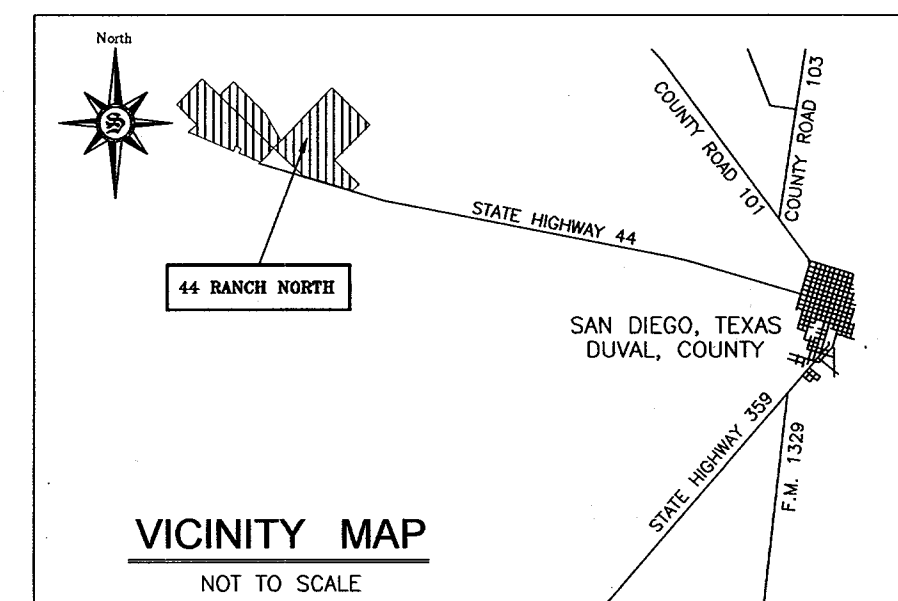
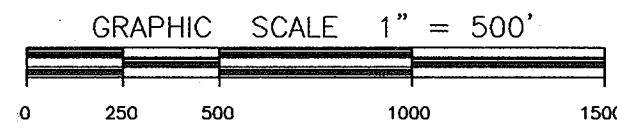
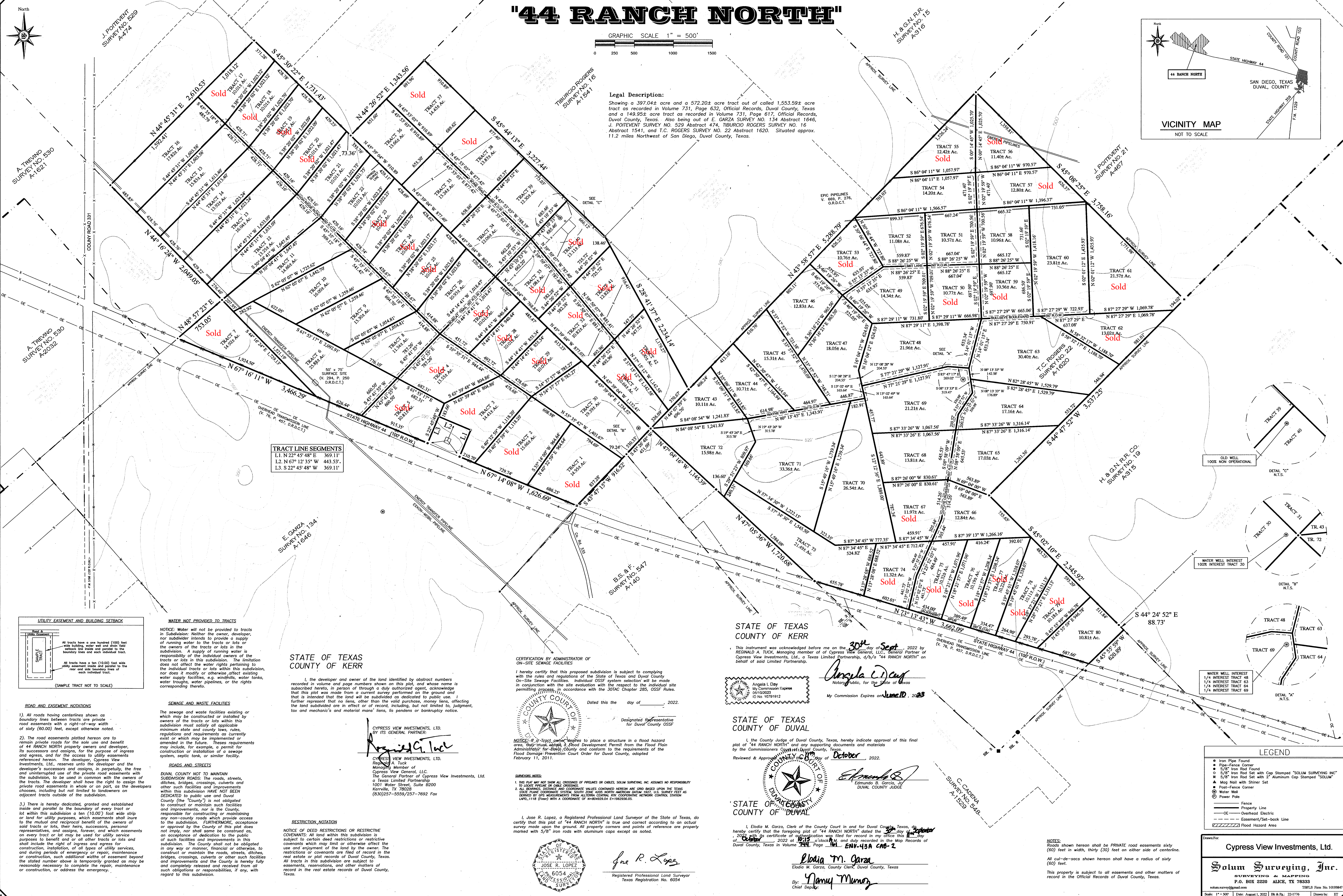


"44 RANCH NORTH"



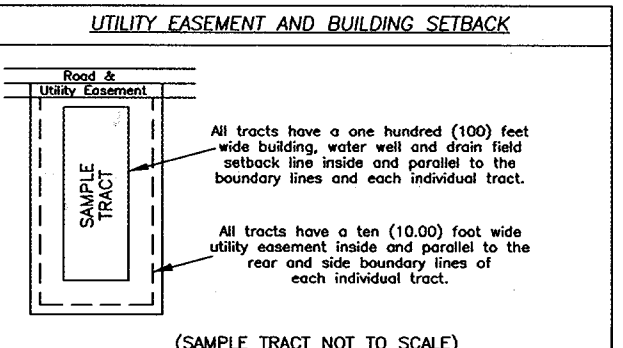
Legal Description:

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 1544, 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.



TRACT LINE SEGMENTS

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



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.

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 hereon, 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.
Monique 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 8200
Kerrville, TX 78703
(830)257-5559/257-7892 Fax

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 permit in accordance with the 303AC Chapter 285, OSSF Rules.

Dated this 10th day of October, 2022.
Designated Representative for Duval County OSSF

NOTICE: In-tract owners wishing 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.

DISCLAIMER:
1. THIS PLAT MAY NOT SHOW ALL CROSSINGS OF PIPELINES OR CABLES. SOLIUM SURVEYING, INC. ASSUMES NO RESPONSIBILITY TO LOCATE PIPELINES OR CABLE CROSSINGS.
2. ALL BEARINGS, DISTANCES AND COORDINATE VALUES CONTAINED HEREON ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE ZONE 4300 NORTH AMERICAN DATUM 1983 U.S. SURVEY FEET AS DERIVED BY GPS MEASUREMENTS FROM ALLIANCE CENTRAL SIX COORDINATE NETWORK CONTROL STATION 149L1118 (TRIP) WITH A COORDINATE OF N=4034329.04 E=1945065.03.

I, 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.

JOSE R. LOPEZ
6054
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6054

STATE OF TEXAS COUNTY OF KERR

This instrument was acknowledged before me on the 30th day of Sept, 2022 by REGINALD A. TUCK, Managing member of Cypress View General, LLC, General Partner of Cypress View Investments, Ltd., a Texas Limited Partnership, d/b/a "44 RANCH NORTH" on behalf of said Limited Partnership.

Angela C. Day
Notary Public, for the State of Texas
My Commission Expires on June 12, 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: October, 2022.
Edmundo B. Garcia
DUVAL COUNTY JUDGE

I, Elodio M. Garza, Clerk of the County Court in and for Duval County, Texas, do hereby certify that the foregoing plat of "44 RANCH NORTH" dated the 30th day of September, 2022, is a true and correct copy of the original as filed for record in my office this 10th day of October, 2022 at 10:15 o'clock AM and duly recorded in the Map Records of Duval County, Texas in Volume 744, Page 11. ENV-43A CAD-2

Elodio M. Garza
Clerk of the County Court, Duval County, Texas
By: *Nancy Murray*
Chief Deputy

LEGEND

- Iron Pipe Found
- Pipe-Fence Corner
- 5/8" Iron Rod Found
- 5/8" Iron Rod Set with Cap Stamped "SOLIUM SURVEYING INC"
- 5/8" Iron Rod Set with 2" Aluminum Cap Stamped "SOLIUM"
- ▲ Mag Nail with Shiver Set
- Post-Fence Corner
- Water Well
- Power Pole
- Fence
- Property Line
- 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 78833
solum.survey@gmail.com TEL# 817-888-1111 FAX# 817-888-1112
Scale: 1" = 300' Date: August 1, 2022 Blk & Pg: 22-176 Drawn by: ET