

FINAL PLAT OF Geronimo Springs Ranch Subdivision

A SUBDIVISION OF LAND BEING COMPRISED OF APPROXIMATELY 1277.22 ACRES, MORE OR LESS, BEING A PORTION OF A CALLED 1797 ACRES CONVEYED TO TRIAD LAND INVESTMENTS, LTD. BY WARRANTY DEED WITH VENDOR'S LIEN, RECORDED IN VOLUME 370, PAGE 437 OF THE OFFICIAL PUBLIC RECORDS OF EDWARDS COUNTY, TEXAS, AND BEING COMPRISED OF ALL OR PARTS OF ORIGINAL PATENT SURVEYS AS SET FORTH BELOW:

(Patent Acres are Approximate)

- 0.76 ACRES IN THE G. ELLIS SURVEY NO. 26, ABSTRACT NO. 2163
- 550.46 ACRES IN THE G. W. T. & P. R. R. CO. SURVEY NO. 27, ABSTRACT NO. 1186
- 599.16 ACRES IN THE J. PERRY SURVEY NO. 28, ABSTRACT NO. 1643
- 108.50 ACRE IN THE G. W. T. & P. R. R. CO. SURVEY NO. 29, ABSTRACT NO. 1187
- 10.90 ACRE IN THE G. W. T. & P. R. R. CO. T.C. SURVEY NO. 32, ABSTRACT NO. 1189
- 7.44 ACRE IN THE G. BROWN SURVEY NO. 33, ABSTRACT NO. 1961

OWNERSHIP OF ROADS
HUNTING FROM SAID ROADS PROHIBITED

All roads within the GERONIMO SPRINGS RANCH with exception to County Road 550, County Road 551, & County Road 19 are hereby dedicated as perpetual, private access easements to and for the benefit of the owners of the lots or tracts within this subdivision, and their heirs, successors and assigns and the developer, and the developer's successors and assigns. These roads are not public roads, and their repair and maintenance are not the responsibility of Edwards 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 easements 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 GERONIMO SPRINGS RANCH 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 conveyance of proposed conveyances of lots or tracts within the GERONIMO SPRINGS RANCH are hereby deemed to conform with and contain this notice, and this notice shall control and take precedence over any notice, contrary or conflicting terms in such instruments.

ROADS AND STREETS

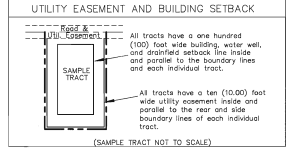
EDWARDS COUNTY NOT TO MAINTAIN SUBDIVISION ROADS. The roads, streets, ditches, bridges, crossings, culverts and other such facilities and improvements within this subdivision, with the below noted exception, HAVE NOT BEEN DEDICATED to public use and Edwards County "the County" is not obligated to construct 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, easements appurtenant to the County of this plat does not imply, nor shall same be construed as an acceptance of dedication to the public. Any such facilities and improvements in this subdivision, the County shall not be obligated in any way 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.

Existing 60' Road Easement (County Road 550) as described in Volume 2-48, Page 252; records of Edwards County, an existing 60' Road Easement (County Road 551) as described in Volume 370, Page 432; records of Edwards County, and an existing 60' Road Easement (County Road 19) as described in Volume 150, Page 691; records of Edwards County, are to be maintained by Edwards County per Court orders, respectively.

NOTICE REGARDING FLOOD-PRONE AREAS: If indicated by the contour lines on this map, any roads that cross ditches, 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 Edwards County's road system and are not the responsibility of Edwards County for repair after being washed out.

ROAD AND EASEMENT NOTATIONS:

- All roads having center lines shown on boundary lines between tracts are private road easements with a right-of-way width of sixty (60.00) feet, being 30.00 feet on each side of said center line, except as otherwise noted. Cul-de-sacs have a radius of fifty (50.00) feet.
- The road easements plotted hereon, with the exception of County Road 550, County Road 551, & County Road 19, are to remain private roads for the sole use and benefit of GERONIMO SPRINGS 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.
- 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 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 and, in addition, for ingress and egress to or from the tract or lot 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 easements within 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 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 the owner of a tract or lots within this subdivision must satisfy all applicable minimum state and county laws, 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. Information regarding such requirements please refer to the ORDINANCE ADOPTING RULES OF EDWARDS COUNTY FOR ON-SITE SEWAGE FACILITIES, recorded in Vol. 12 at Page 157 of the Minutes of the Commissioner's Court of Edwards County, Texas.

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. These restrictions or covenants are filed of record in the real estate or plat records of Edwards County, Texas. All tracts in this subdivision are subject to easements, reservations, and other matters of record in the real estate records of Edwards 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, 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 men's liens, in pending or bankruptcy notices.

TRIAD LAND INVESTMENTS, LTD.
BY ITS GENERAL PARTNER
David A. Lehmann
SOUTHERN LAND DEVELOPMENT, LLC
David A. Lehmann, President
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 13th day of September 2018, by DAVID A. LEHMANN, Vice-President of SOUTHERN LAND DEVELOPMENT, LLC, a Texas Limited Partnership, d/b/a GERONIMO SPRINGS RANCH on behalf of said Limited Partnership.

Melanie A. Davis
Notary Public in & for the State of Texas My Commission Expires on _____, 20_____

STATE OF TEXAS
COUNTY OF EDWARDS

This Final Plat of the GERONIMO SPRINGS RANCH was reviewed and Approved on this the 13th day of September 2018

Olga Lyda-Rivera
Edwards County Clerk

This Final Plat of the GERONIMO SPRINGS RANCH was reviewed and Approved on this the 13th day of September 2018

Dawn Riddle
CHIEF APPRAISER
Edwards Central Appraisal District

I, the undersigned Tax Assessor/Collector for Edwards County, Texas, after having made a diligent review of the county tax requirements may include, for example, a permit for land proposed hereby to be subdivided and I further find that the proposed name of the subdivision does not conflict with or otherwise cause confusion with any other name on the tax rolls of this county or otherwise. I further have no objection to the form or content of this plat.

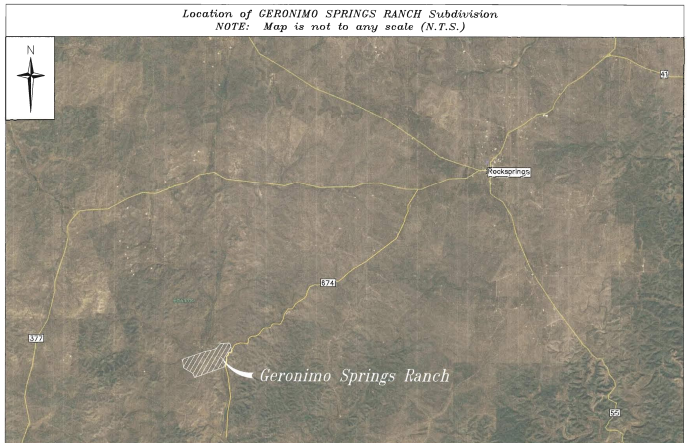
Reviewed & Approved on this the 13th day of September 2018

Dawn Riddle
EDWARDS COUNTY TAX ASSESSOR/COLLECTOR

I, the undersigned Treasurer for Edwards County, Texas, after having made diligent review of my records, and based only upon the records of my office, find that none of the parties or entities named on the plat as the owner, developer, proprietor or subdivider of the land proposed to be subdivided is presently indebted to the County.

Reviewed & Approved on this the 24th day of Sept. 2018

David A. Lehmann
EDWARDS COUNTY TREASURER



I, the undersigned Edwards County Commissioner, after having reviewed this plat and all supporting documents and materials find that same is sufficient and that it satisfies and complies with the Edwards County Subdivision Regulations. I hereby recommend its approval by the Edwards County Commissioners' Court.

Reviewed & Approved on this the 24 day of Sept. 2018

Matt Fry
EDWARDS COUNTY COMMISSIONER
Precinct No. 3

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 Edwards County On-Site Sewage Facilities. Individual OSSP system selection will be made in conjunction with the site evaluation with respect to the individual site permitting process, in accordance with the 30 TAC, Chapter 285, OSSP Rules.

Rated on this the 11 day of Sept. 2018.

Chase McInerney
Designated Representative
for Edwards County OSSF

STATE OF TEXAS
COUNTY OF EDWARDS

I, the County Judge of Edwards County, Texas, hereby indicate approval of this final plat of the GERONIMO SPRINGS RANCH and any supporting documents and materials by the the Commissioners' Court of Edwards County, Texas.

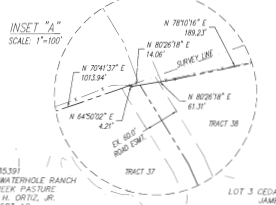
Reviewed & Approved on this the 18 day of Sept. 2018

Scott A. Shanklin
Scott A. Shanklin
EDWARDS COUNTY JUDGE

Date plat first submitted to Commissioner's Court _____, 2018
Date plat first considered by Commissioner's Court _____, 2018
Date plat approved or denied by Commissioner's Court _____, 2018

FINAL PLAT OF

Geronimo Springs Ranch Subdivision



Line #	Length	Direction	Line #	Length	Direction
L1	170.16	N76° 50' 02.91"E	L12	161.54	N328° 19' 13.93"E
L2	114.11	N84° 53' 11.91"E	L13	98.72	S70° 33' 49.75"E
L3	149.38	S83° 56' 15.09"E	L14	67.17	S56° 38' 26.46"E
L4	246.22	S31° 38' 50.36"E	L15	150.58	S44° 06' 13.10"W
L5	153.74	S31° 38' 50.36"E	L16	78.38	S49° 08' 49.36"E
L6	152.59	S25° 57' 27.03"W	L17	225.38	N83° 42' 05.91"E
L7	288.65	S79° 29' 40.46"E	L18	81.71	S84° 10' 44.09"E
L8	281.71	N47° 18' 56.66"E	L19	84.23	S49° 34' 28.09"E
L9	161.54	S9° 42' 00.12"W	L20	258.34	S24° 44' 42.09"E
L10	110.00	S9° 51' 54.82"W	L21	223.96	N26° 49' 48.35"E
L11	56.76	S44° 32' 50.80"W	L22	126.73	N0° 45' 51.22"E

Line #	Length	Direction	Line #	Length	Direction
L23	95.03	S80° 11' 13.09"E	L32	139.54	S43° 13' 00.07"E
L24	64.19	S80° 11' 13.09"E	L33	130.56	S43° 13' 00.07"E
L25	63.57	S59° 30' 28.09"E	L34	296.30	S28° 41' 47.14"W
L26	328.63	S48° 04' 48.09"E	L35	238.18	S23° 46' 14.09"E
L27	139.94	N45° 36' 34.76"W	L36	161.44	S31° 32' 04.09"E
L28	105.78	N68° 30' 45.72"W	L37	182.11	N56° 45' 05.93"E
L29	218.78	S85° 21' 47.72"W	L38	325.54	N75° 19' 36.65"W
L30	182.11	N56° 45' 05.93"E	L39	44.06	N80° 26' 17.52"E
L31	325.54	N75° 19' 36.65"W	L40	11.31	N60° 26' 17.52"E
L32	44.06	S37° 53' 35.09"E	L41	189.23	S78° 10' 15.65"W
L33	54.18	S56° 27' 20.34"W			

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C5	282.24	500.00	32.34	N43° 36' 37"E	278.51
C6	270.40	700.00	22.13	N38° 30' 19"E	266.72
C7	928.73	900.00	99.13	N33° 28' 21"E	888.07
C8	452.64	500.00	51.87	N33° 50' 50"E	437.34
C9	254.56	330.00	44.20	N27° 28' 21"E	248.29
C2	547.85	520.00	60.36	N36° 51' 19"E	522.86
C1	607.44	390.00	89.24	N51° 17' 36"E	547.88

Line #	Length	Direction
L101	248.20	N76° 32' 32.11"E
L102	345.79	N70° 41' 37.12"E
L103	182.92	N78° 01' 41.53"E
L104	186.11	N57° 18' 09.19"E
L105	162.78	N78° 06' 52.16"E
L106	88.95	N54° 26' 38.60"E

BASIS OF BEARINGS:
The project coordinate system and Basis of Bearings for this survey are relative to the Texas State Plane Coordinate System, S. Central Zone (4204). Linear dimensions are reduced to horizontal ground values expressed in U.S. Survey Feet. Primary horizontal and vertical control was established by static GNSS observations on point #11 reduced and post-processed using Leica Infinity software. Project GCS coordinates were scaled from the State Plane Grid values to ground cloud point #100 using a Combined Scale Factor (Grid to Ground) of 1.00018020.

PLAT NOTES:
All property corners that lie within the road easements are monumented at the easement edge with an 1/2" iron rod and aluminum cap stamped #1034161.

Topographic information shown herein was obtained from LIDAR data as established by Texas Natural Resource Information System 1997.

I, R. Scott McClintock, Texas R.P.L.S. No. 5907, do hereby certify that this plat represents an actual survey performed on the ground, the monuments shown herein actually exist and that the information shown is true and correct to the best of my knowledge and belief. This survey was performed during the months of August & September 2018, and meets the Minimum Standard Requirements as set forth by the Texas Board of Professional Land Surveying.

This plat represents a boundary survey only. All easements shown herein with reference to record information available at the time of this survey. Other easements or encumbrances affecting this boundary may exist. Texas Oil Survey should be contacted prior to any excavation or construction. (www.texasoil.org)

211 GOLDEN VALLEY
KERRVILLE, TX 75526
830-928-9955

wellbornsurveying.com
FRM# 101044110
T.D.P.'s

WELLBORN
ENGINEERING &
SURVEYING

PROJECT: WES-10-28
SCALE: 1"=400'
FIELD: CBC
DRAWING: JSM
CHECKED: RSM
REVISION DATE: 09.05.2018

