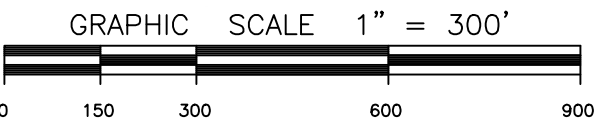
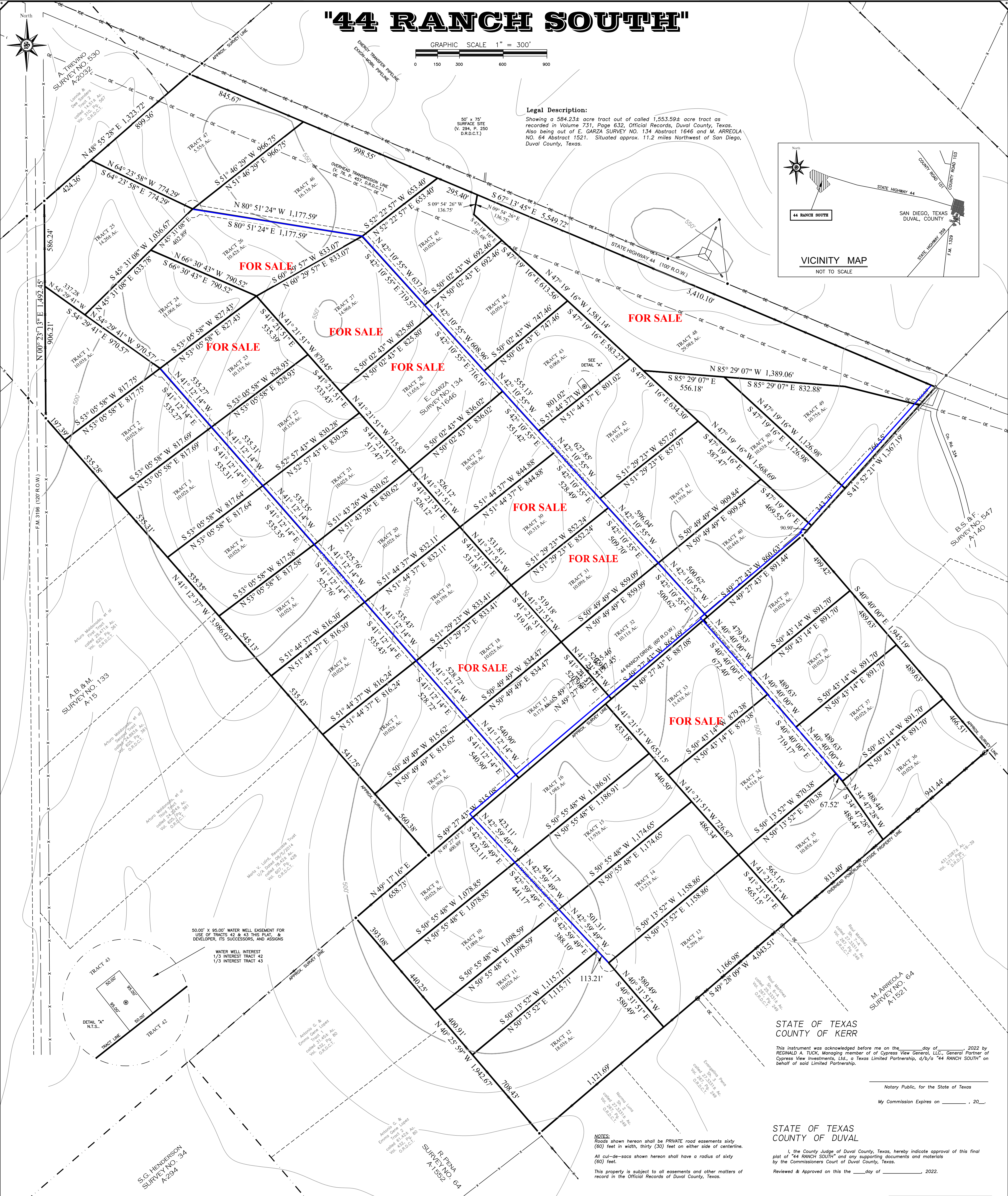
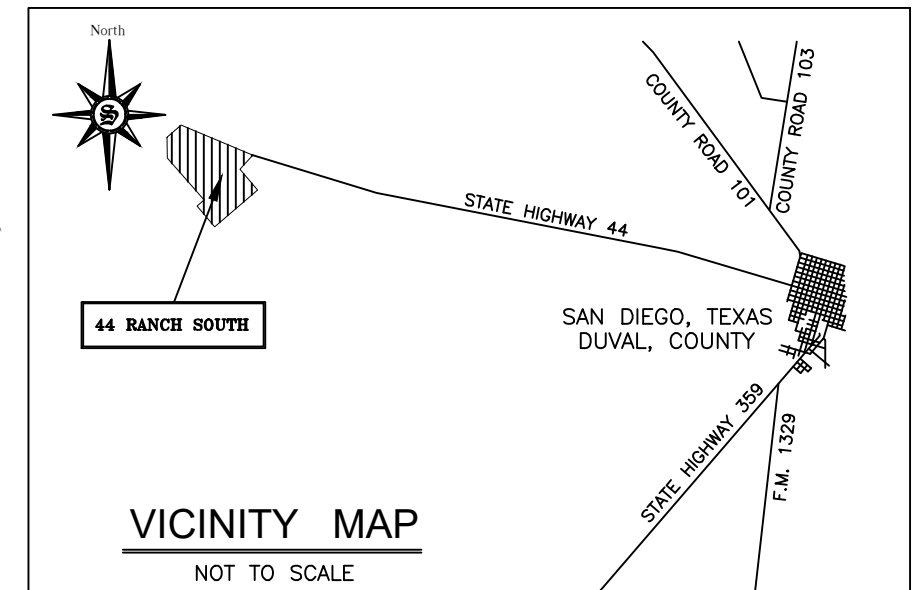


# "44 RANCH SOUTH"



**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.



STATE OF TEXAS  
COUNTY OF KERR

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 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 SOUTH" on behalf of said Limited Partnership.

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.

STATE OF TEXAS  
COUNTY OF DUVAL

I, Eledia 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 at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and duly recorded in the Map Records of Duval County, Texas in Volume \_\_\_\_\_ Page \_\_\_\_\_.

## 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 307AC 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.

**SURVEYOR'S NOTES:**

1. THIS PLAT MAY NOT SHOW ALL CROSSINGS OF PIPELINES OR CABLES. SOLUM SURVEYING, INC. ASSUMES NO RESPONSIBILITY TO LOCATE PIPELINES OR CABLE CROSSINGS.

2. ALL BEARINGS, DISTANCE AND COORDINATE VALUES CONTAINED HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 4025 NORTH AMERICAN DATUM 1983. SURVEY FEET AS DERIVED BY GPS MEASUREMENTS FROM ALTIUM REAL TIME COOPERATIVE NETWORK CONTROL STATION LAGD-1118 (TWER) WITH A COORDINATE OF N=2629204.44 E=1622926.00.

I, Jose R. Lopez, a Registered Professional Land Surveyor of the State of Texas, do hereby 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.

*Jose R. Lopez*  
Registered Professional Land Surveyor  
Texas Registration No. 6054



**UTILITY EASEMENT AND BUILDING SETBACK**

All tracts have a one hundred (100) foot wide utility easement. The utility easement shall be located on the right-of-way side of the road and shall be subject to the rules and regulations of the utility companies. All tracts have a ten (10) foot wide utility easement. The utility easement shall be located on the right-of-way side of the road and shall be subject to the rules and regulations of the utility companies.

**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 plotted 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 in 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 a right-of-way 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 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 purposes to benefit and/or all other tracts or lots and shall inure to the boundary of every tract or lot within this subdivision. The County shall not be 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 use of 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 use of Duval County.

**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.

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 or 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 men's liens, lis pendens or bankruptcy notice.

CYPRESS VIEW INVESTMENTS, LTD.  
BY ITS GENERAL PARTNER,  
REGINALD A. TUCK  
Managing Member of  
Cypress View General, LLC,  
The General Partner of Cypress View Investments, Ltd.,  
1001 Water Street, Suite 8200  
Kerrville, TX 78028  
(830)257-5559/257-7692 Fax

CYPRESS VIEW INVESTMENTS, LTD.  
BY ITS GENERAL PARTNER,  
REGINALD A. TUCK  
Managing Member of  
Cypress View General, LLC,  
The General Partner of Cypress View Investments, Ltd.,  
1001 Water Street, Suite 8200  
Kerrville, TX 78028  
(830)257-5559/257-7692 Fax

LEGEND	
●	Iron Pipe Found
■	Flag-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
○	Water Well
○	Power Pole
—	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 2020 ALICE, TX 78003  
Scale: 1"=300' Date: May 4, 2022 Blk & Pg: 22-1776 Drawn by: ET