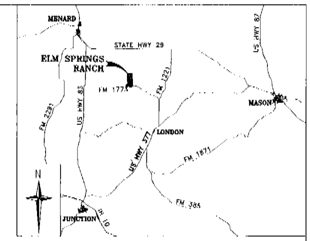
FINAL PLAT OF

Elm Springs Ranch

847.073 acres of land, more or less, in Menard County, Texas, and being all of that certain 35.473 acre tract (Tract1) described in Volume 251, Page 322 of the Official Public Records of Menard County, Texas and all of that certain 811.609 acre tract (Tract 2) described in Volume 251, Page 322 of the Official Public Records of Menard County, Texas; and being comprised of all or parts of Original Patent Surveys as set forth below:

(Patent Acreages are Approximate)

224,988 Acres in the A. Verile Survey No. 82 Abstract No. 1138
237.606 Acres in the L.N. Marsh Survey No. 34 Abstract No. 1619
212.523 Acres in the S. Mabry Survey No. 32 Abstract No. 1008
158.772 Acres in the J. Young Survey No. 4 Abstract No. 1153
13.184 Acres in the G. Brooks Survey No. 3 Abstract No. 1046



VICINITY MAP
1"=50000'
TXDOT ROW MAP

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 (60.00) FEET. EXCEPT AS OTHERWISE SHOWN. OWNERS OF THE TRACTS ADJOINING SAID ROADS OWN PROPERTY TO THE CENTERLINE OF SAID ROADS. OWNERS MUST RESERVE A THIRTY (30.00) FOOT WIDE STRIP FROM THE CENTER LINE OF THE ROAD EASEMENT FOR THE BENEFIT OF THE LAND OWNERS IN THIS SUBDIVISION AND THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, FOR ROAD PURPOSES. THE ROAD EASEMENTS ARE NON-EXCLUSIVE, AND ARE TO BE USED IN COMMON WITH THE DEVELOPER, ITS SUCCESSORS, AND ASSIGNS. DEVELOPER RESERVES THE RIGHT AT A FUTURE DATE TO DEDICATE THE ROAD EASEMENTS AS PUBLIC ROADS OR TO CONVEY THE ROAD EASEMENTS TO THIRD PARTIES FOR INGRESS AND EGRESS TO AND FROM THE THIRD PARTIES' PROPERTY.

2) THE ROAD EASEMENTS PLATTED HEREON ARE TO REMAIN PRIVATE ROADS FOR THE SOLE USE AND BENEFIT OF ELM SPRINGS RANCH SUBDIVISION PROPERTY OWNERS AND DEVELOPER. ITS SUCCESSORS AND ASSIGNS, AND FOR ACCESS TO UTILITY EASEMENTS REFERENCED HEREON. THESE PRIVATE ROADS HAVE NOT BEEN AND WILL NEVER BE DEDICATED TO PUBLIC USE. THE COUNTY IS NOT RESPONSIBLE FOR MAINTENANCE OF SAID ROADS.

3) SAID ROAD EASEMENTS ARE HEREBY DEDICATED AS UTILITY EASEMENTS AND A TEN (10.00) FOOT WIDE PUBLIC UTILITY EASEMENT IS RESERVED ALONG AND PARALLEL TO THE REAR AND SIDE PROPERTY LINES OF ALL TRACTS OR LOTS WITHIN THE SUBDIVISION FOR THE BENEFIT OF THE OWNERS OF TRACTS OR LOTS, THEIR HEIRS SUCCESSORS, PERSONAL REPRESENTATIVES AND ASSIGNS, FOR EVER, 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, INSTALLATIONS AND MAINTENANCE, WITHOUT LIMITATION OF ALL TYPES OF UTILITY SERVICES AND DURING PERIODS OF EMERGENCY OR OF REPAIR MAINTENANCE OR CONSTRUCTION, SUCH ADDITIONAL WIDTHS OF EASEMENT BEYOND THE STATED NUMBER ABOVE IS TEMPORARILY GRANTED AS MAY BE REASONABLY NECESSARY TO COMPLETE REPAIRS, MAINTENANCE OR CONSTRUCTION, OR TO ADDRESS AN EMERGENCY.

4) CUL-DE-SAC'S SHOWN HEREON HAVE A RADIUS OF 60.00', UNLESS OTHERWISE NOTED.

5) BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE AREAS, AND FILLING OR OBSTRUCTION FLOODWAY IS PROHIBITED.

6) THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING THE SUBDIVISION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE TRACTS OR TRACTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID TRACT OR TRACTS.

7) THE COUNTY SHALL NOT BE RESPONSIBLE FOR THE MAINENANCE AND OPERATION OF SAID DRAINAGE WAYS FOR THE CONTROL OF FLOODING OR EROSION.

8) THE COUNTY SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOOD CONDITIONS.

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 OF LOTS IN THIS SUBDIVISION. THIS LIMITATION DOES NOT AFFECT THE WATER RIGHTS PERTAINING TO THE INDIVIDUAL TRACTS OR LOTS WITHIN THE 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, NEITHER THE OWNER, DEVELOPER, SUBDIVIDER, NOR THE COUNTY GUARANTEES THE AVAILABILITY, DEPTH, OR AMOUNT OF SUBSURFACE WATER ON INDIVIDUAL TRACTS WITHIN THIS SUBDIVISION. WATER WELLS DRILLED IN ELM SPRINGS RANCH SUBDIVISION MUST COMPLY WITH ALL MENARD COUNTY UNDERGROUND WATER DISTRICT RULES AND REGULATION.

FLOOD PLAIN INFORMATION

THE FEDERAL EMERGENCY MANAGEMENT AGENCY HAS NOT CREATED FLOOD INSURANCE RATE MAPS FOR THIS AREA. EXISTING DRAINAGES OR CREEKBEDS MAY BE SUBJECT TO FLOODING.

SEWAGE AND WASTE FACILITIES

ALL SEWAGE AND WASTE FACILITIES EXISTING OR TO BE INSTALLED OR CONSTRUCTED WITHIN THE SUBDIVISION SHALL COMPLY WITH ALL APPLICABLE LAWS, RULES, REGULATIONS, COURT PROVISIONS AND REQUIREMENTS AS PRESENTLY EXIST OR AS MAY HEREAFTER BE ADOPTED. PRIOR TO THE INSTALLATION OF ANY SEPTIC SYSTEM A PERMIT MUST BE OBTAINED FROM THE COUNTY.

NO HUNTING FROM ROADS

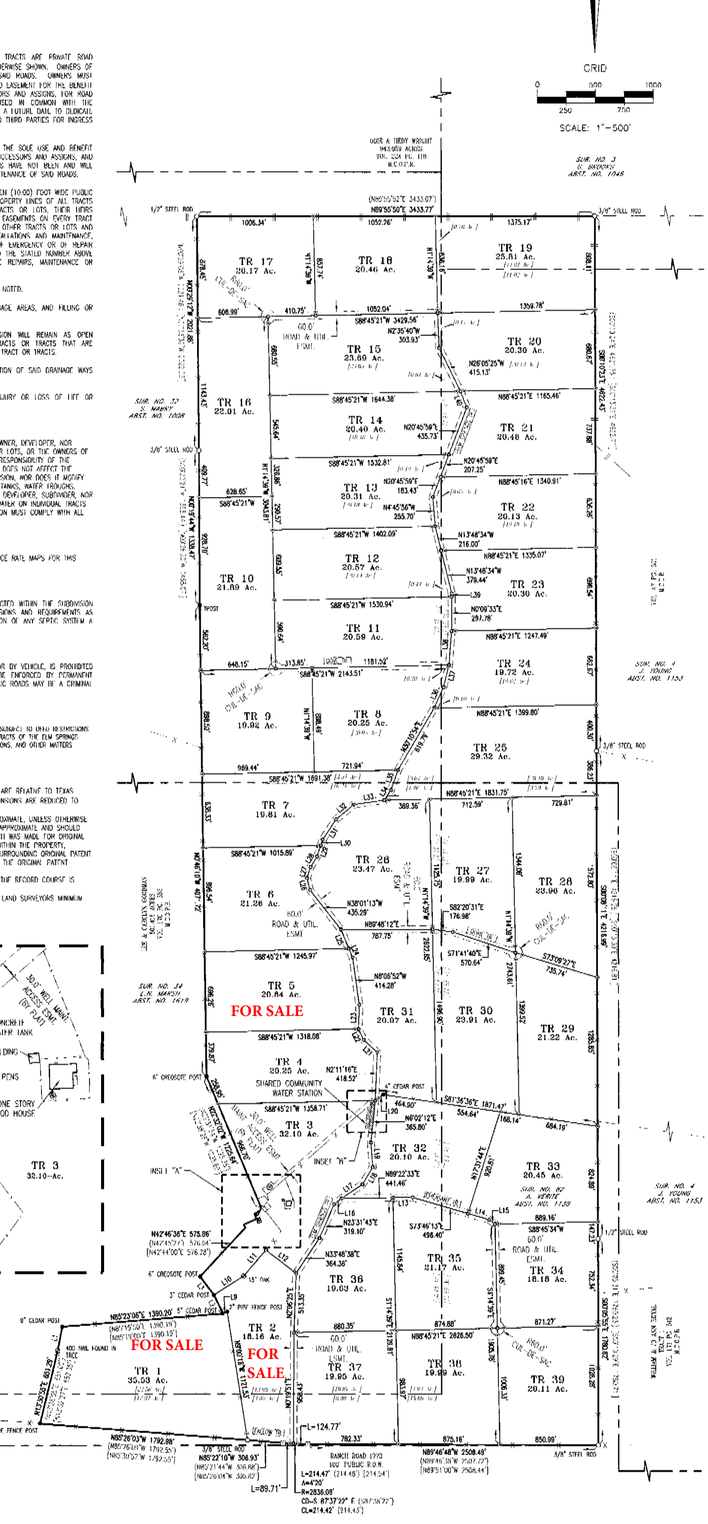
HUNTING OF ALL KINDS FOR ALL GAME OR OTHER ANIMALS, WHETHER ON FOOT OR BY VEHICLE, IS PROHIBITED ON OR FROM THE ROADS SHOWN ON THIS PLAT AND THIS PROHIBITION MAY BE ENFORCED BY PERMANENT INJUNCTION IN ANY CIVIL COURT OF COMPETENT JURISDICTION. HUNTING FROM PUBLIC ROADS MAY BE A CRIMINAL OFFENSE.

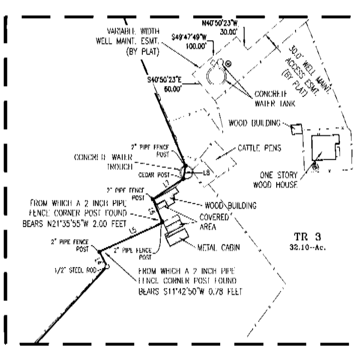
RESTRICTION NOTATION

ALL TRACTS OF THE ELM SPRINGS RANCH SUBDIVISION, SHOWN AND PLATTED HEREON, ARE SUBJECT TO DEED RESTRICTIONS AS FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF MENARD COUNTY, TEXAS. ALL TRACTS OF THE ELM SPRINGS RANCH SUBDIVISION. SHOWN AND PLATTED HEREON, ARE SUBJECT TO EASEMENTS, RESERVATIONS, AND OTHER MATTERS FOUND OF RECORD IN THE OFFICIAL RECORDS OF MENARD COUNTY, TEXAS.

SURVEYORS NOTES

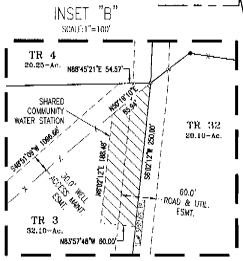
1. THE PROJECT COORDINATE SYSTEM AND BASIS OF BEARING FOR THIS SURVEY ARE RELATIVE TO TEXAS CENTRAL ZONE (4203) BEARINGS BEING RELATIVE TO GRID NORTH, LINER DIMENSIONS ARE REDUCED TO HORIZONTAL GROUND VALUES EXPRESSED IN U.S. SURVEY FEET.
2. ORIGINAL PATENT SURVEY LINES AND/OR CORNERS SHOWN HEREON ARE APPROXIMATE, UNLESS OTHERWISE NOTED. ANY ACREAGE SHOWN FOR THE ORIGINAL PATENT SURVEYS ARE ALSO APPROXIMATE AND SHOULD NOT BE RELIED UPON AS OFFICIALLY APPROVED QUANTITIES. A DILIGENT SEARCH WAS MADE FOR ORIGINAL PATENT CORNERS IF THEY FELL ALONG THE BOUNDS OF THIS PROPERTY OR WITHIN THE PROPERTY, ORIGINAL PATENT CORNERS FOUND ARE SHOWN HEREON. A SURVEY OF THE SURROUNDING ORIGINAL PATENT CORNERS WAS NOT PERFORMED. THE POSSIBILITY OF EXCESS ACREAGE WITHIN THE ORIGINAL PATENT SURVEYS SHOWN HEREON IS NOT ADDRESSED BY THIS SURVEY.
3. WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESIS. I.E. 1680.61' (1680.00') OR [1680.00'].
4. THIS SURVEY CONFORMS TO TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS MINIMUM STANDARDS FOR PROPERTY LOCATION SURVEYS.





INSET "A"
SCALE:1"=100'

INSET "B"
SCALE:1"=100'



Boundary Line Table

LINE #	LENGTH	DIRECTION	(RECORD PER DEED)	[RECORD PER ADJOINER]
L1	207.57	N10°39'11"E	(N10°46'11"E 207.71')	[N09°56'02"E 207.60']
L2	179.13	N26°08'44"W	(N08°45'47"E 22.97')	[N08°55'24"E 23.76']
L3	198.94	N36°47'25"W	(N55°47'16"E 63.57')	[N55°43'01"E 63.57']
L4	29.17	N27°41'34"W	(N22°33'40"W 43.87')	[N22°37'55"W 43.87']
L5	120.05	N65°34'47"E	(N65°38'29"E 119.60')	[N65°43'38"E 119.35']
L6	44.61	N22°37'29"W	(N27°34'38"W 29.35')	[N27°38'53"W 29.35']
L7	63.41	N56°31'52"E	(N36°52'10"W 198.04')	
L8	22.91	N8°57'01"E	(N26°24'32"W 177.88')	

Tract Line Table

LINE #	LENGTH	DIRECTION
L9	38.86	N65°53'48"E
L10	304.34	N57°19'45"E
L11	295.44	N40°53'53"E
L12	327.73	N52°33'07"W
L13	169.86	S89°22'33"W
L14	189.49	N73°46'13"W
L15	63.79	N54°00'14"W
L16	82.82	N51°30'27"E
L17	217.10	N55°50'46"E
L18	172.32	N30°47'34"E
L19	210.39	N4°24'44"W
L20	83.94	N52°20'10"E
L21	155.93	N47°10'32"W
L22	104.84	N26°22'29"W
L23	209.37	N2°09'53"E
L24	81.37	N22°17'50"W

Tract Line Table

LINE #	LENGTH	DIRECTION
L25	177.82	N22°17'50"W
L26	105.51	N14°27'39"W
L27	101.43	N17°30'55"E
L28	105.73	N32°43'26"E
L29	101.42	N18°29'48"E
L30	52.04	N18°29'48"E
L31	211.36	N33°13'38"E
L32	200.29	N49°58'07"E
L33	265.66	N81°48'53"E
L34	103.09	N33°39'38"E
L35	184.69	N19°16'48"E
L36	197.28	N25°48'09"E
L37	198.08	N14°14'47"E
L38	294.30	N4°16'10"E
L39	28.38	N0°09'33"E
L40	150.82	N21°18'09"W

LEGEND

- FOUND IRON ROD (AS CALLED)
- FOUND FENCE POST (AS CALLED)
- FOUND 40D NAIL IN TREE
- FOUND TXDOT MONUMENT
- SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED #10194410
- SET 5/8" REBAR WITH 1" PLASTIC CAP STAMPED #10194410 OR RPLS 5907

(COURSE VALUE PER WARRANTY DEED DATED DEC. 19, 2019)
[COURSE VALUE PER DEED ADJOINERS]

APPROX. PATENT LINE (PROTRACTED)
PROPERTY LINE (℞)
ADJOINER PROPERTY LINE (NOT SURVEYED)
TRACT LINE
EASEMENT LINE (BY PLAT)
WIRE FENCE LINE
WIRE GAME FENCE LINE

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.

TRIAD LAND INVESTMENTS, LTD.
BY ITS GENERAL PARTNER:

GENERAL TRIAD, LLC
DAVID E. LEHMANN, MANAGER
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 9th DAY OF April, 2020, BY DAVID E. LEHMANN, MANAGER OF GENERAL TRIAD, LLC, GENERAL PARTNER OF TRIAD LAND INVESTMENT LTD., D/B/A ELM SPRINGS RANCH, ON BEHALF OF SAID LIMITED PARTNERSHIP.

SIGNED: Melanie A. Davis

NOTARY PUBLIC IN & FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON 4-5, 2021.

STATE OF TEXAS ~~
COUNTY OF MENARD ~~

KNOW ALL MEN BY THESE PRESENTS:

I, Christy Eggleston CLERK OF THE COUNTY COURT IN AND FOR MENARD COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF ELM SPRINGS RANCH, DATED THE 13th DAY OF April, 2020, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED OR RECORD ON THE 13th DAY OF April, 2020, AT 10:30 O'CLOCK A.M. IN THE PLAT RECORDS OF MENARD COUNTY, TEXAS; IN VOLUME 2 PAGE 63. WITNESS MY HAND AND SEAL OF OFFICE, AT MENARD, TEXAS. THE DATE LAST ABOVE WRITTEN.

COUNTY CLERK
MENARD COUNTY, TEXAS

STATE OF TEXAS ~~
COUNTY OF KERR ~~

I HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED AND REGISTERED IN THE STATE OF TEXAS, AND THAT THIS PLAT REPRESENTS A SURVEY BY ME, OR UNDER MY DIRECT SUPERVISION, THAT ALL DIMENSIONAL DETAILS AND RELATIVE BEARINGS ARE CORRECT AS SHOWN, ALL EASEMENTS AND RIGHT OF WAYS OF RECORD ARE AS SHOWN, THE MONUMENTS SHOWN HAVE BEEN SET AND THERE ARE NO ENCROACHMENTS OR OVERLAPS OF IMPROVEMENTS, EXCEPT AS NOTED HEREON.

DATED THIS THE 8TH DAY OF APRIL, 2020.

R. SCOTT MCCLINTOCK SR., RPLS 5907

UTILITY EASEMENT AND BUILDING SETBACK

Road & Util. Easement

SAMPLE TRACT

All tracts have a one hundred (100) foot wide building, water well, and drainfield setback line inside and parallel to the boundary lines and each individual tract

All tracts have a ten (10.00) foot wide utility easement inside and parallel to the rear and side boundary lines of each individual tract.

(SAMPLE TRACT NOT TO SCALE)

STATE OF TEXAS ~~
COUNTY OF MENARD ~~

THIS PLAT OF ELM SPRINGS RANCH APPROVED BY THE COMMISSIONERS' COURT OF MENARD COUNTY, TEXAS, THIS THE 13 DAY OF April, 2020.

MENARD COUNTY JUDGE

WELLBORN ENGINEERING & SURVEYING

631 WATER STREET
KERRVILLE, TX 78028
830 217 7100

wellbornengineering.com
FIRM# 10194410
T.B.P.L.S.

PROJECT	SCALE	FIELD	DRAFTING	CHECKED
WES 19-122	1" = 500'	JS/GC	JSM	RSM

LAST FIELD VISIT: 03.18.2020
LAST DRAFT REVISION: 04.08.2020

SHEET NO. 1 of 1