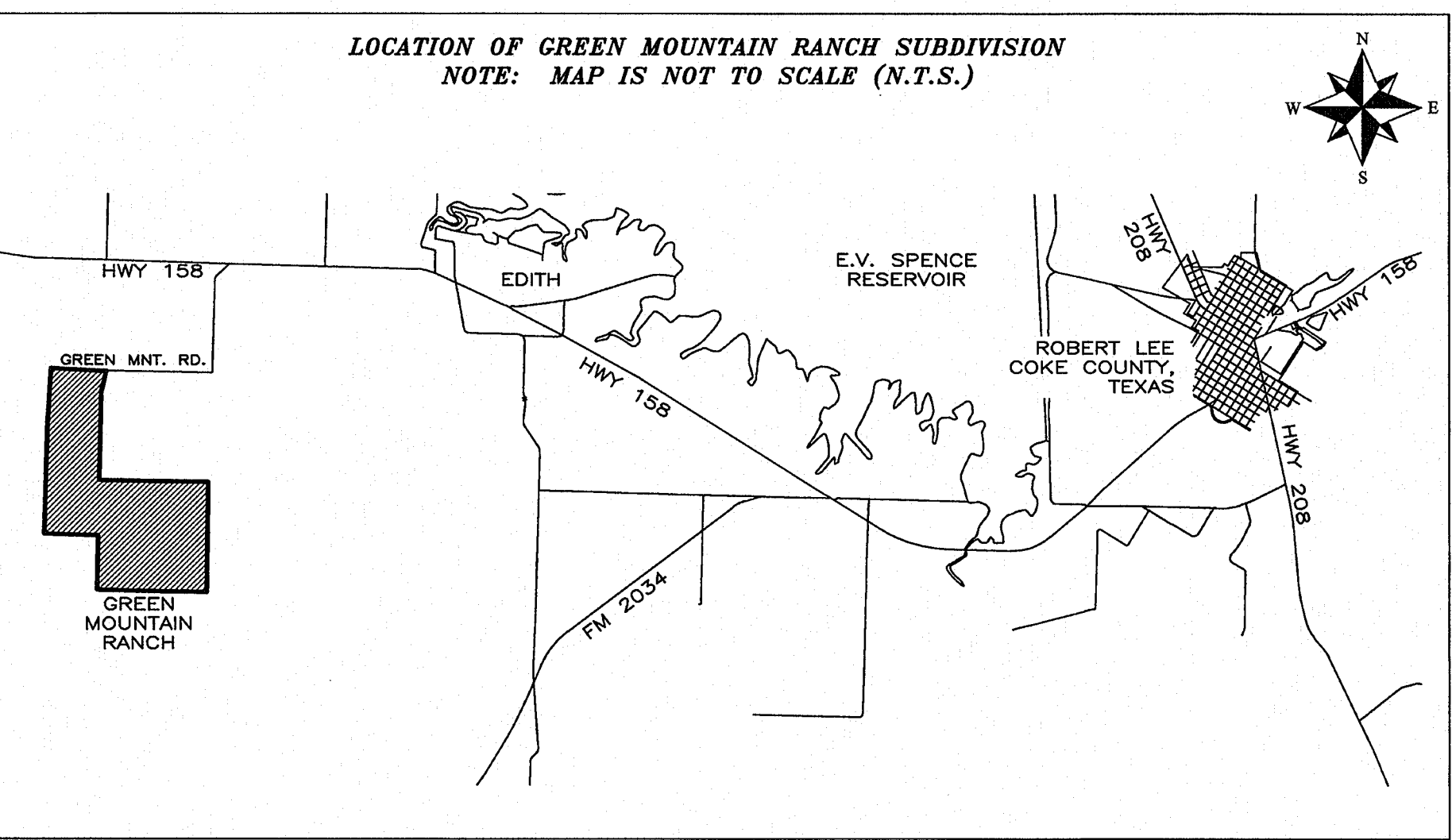


LOCATION OF GREEN MOUNTAIN RANCH SUBDIVISION  
NOTE: MAP IS NOT TO SCALE (N.T.S.)



# FINAL PLAT OF Green Mountain Ranch Subdivision

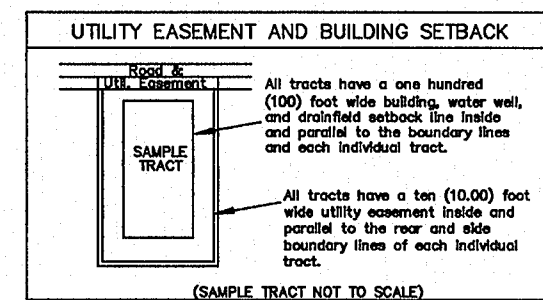
A SUBDIVISION OF LAND CONTAINING 1121.50 ACRES MORE OR LESS, CONVEYED TO RIVERVIEW ENTERPRISES, LTD BY WARRANTY DEED WITH VENDOR'S LIEN DATED JUNE 7, 2018, RECORDED IN VOLUME 308, PAGE 364 OF THE OFFICIAL PUBLIC RECORDS OF COKE COUNTY, TEXAS, AND BEING COMPRISED OF ALL OR PARTS OF ORIGINAL PATENT SURVEYS AS SET FORTH BELOW:

(Patent Acres are Approximate)

- 155.03--ACRES OF THE W. B. HARRISON SURVEY NO. 240, ABSTRACT 1697
- 154.86--ACRES OF THE R. H. PRICE SURVEY NO. 240, ABSTRACT 1549
- 161.78--ACRES OF THE H. & T.C. R.R. CO. SURVEY NO. 279, ABSTRACT 274
- 325.10--ACRES OF THE W. P. WALLING SURVEY NO. 280, ABSTRACT 1666
- 322.09--ACRES OF THE J. C. ARNETT SURVEY NO. 280, ABSTRACT 2063
- 2.84--ACRES OF THE H. & T.C. R.R. CO. SURVEY NO. 239, ABSTRACT 263

**COKE COUNTY NOT TO MAINTAIN SUBDIVISION ROADS**

THE ROADS, STREETS, DITCHES, BRIDGES, CROSSINGS, CULVERTS AND OTHER SUCH FACILITIES AND IMPROVEMENTS IN THIS SUBDIVISION HAVE NOT BEEN DEDICATED TO PUBLIC USE AND COKE 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 THIS 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 AND TO THIS SUBDIVISION. THE COUNTY SHALL NOT BE OBLIGATED IN ANY WAY OR THROUGH FINANCIAL OR OTHER MEANS TO CONSTRUCT OR MAINTAIN THE ROADS, STREETS, DITCHES, BRIDGES, CROSSINGS, CULVERTS AND 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.



**DEDICATION OF UTILITY EASEMENTS**

SAID ROAD EASEMENTS ARE HEREBY DEDICATED AS UTILITY EASEMENTS AND A TEN (10.00) FOOT WIDE STRIP OF LAND FOR UTILITY PURPOSES, 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 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 REPAIRS, MAINTENANCE OR CONSTRUCTION OR TO ADDRESS AN EMERGENCY.

**DEED RESTRICTIONS**

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 MAY BE FILED OF RECORD IN THE REAL ESTATE OR PLAT RECORDS OF COKE COUNTY, TEXAS. ALL TRACTS IN THIS SUBDIVISION ARE SUBJECT TO EASEMENTS, RESERVATIONS, AND OTHER MATTERS OF RECORD IN THE REAL ESTATE RECORDS OF COKE COUNTY, TEXAS, WHICH MAY OR MAY NOT BE SHOWN HEREON.

**OWNERSHIP OF ROADS - HUNTING FROM ROADS PROHIBITED**

ALL ROADS WITHIN GREEN MOUNTAIN RANCH ARE HEREBY DEDICATED AS PERPETUAL, PRIVATE ACCESS EASEMENTS TO AND FOR THE BENEFIT OF THE OWNERS AND DEVELOPER OF THE TRACTS OR LOTS WITHIN THIS SUBDIVISION, AND THEIR HEIRS, SUCCESSORS AND ASSIGNS. THESE ROADS ARE NOT PUBLIC ROADS, AND THEIR REPAIR AND MAINTENANCE ARE NOT THE RESPONSIBILITY OF COKE COUNTY.

THE DEVELOPER, RIVERVIEW ENTERPRISES, LTD. RESERVES UNTO THE DEVELOPER AND THE DEVELOPER'S SUCCESSORS AND ASSIGNS, THE 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 EASEMENT TO WHOMEVER HE OR SHE DEEMES FIT, INCLUDING BUT NOT LIMITED TO LANDOWNERS ON ADJACENT TRACTS OUTSIDE THE SUBDIVISION.

HUNTING OF ALL KINDS FOR ALL GAME OR OTHER ANIMALS, WHETHER WILD OR DOMESTIC, IS PROHIBITED ON AND FROM 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 DEED CONTRACTS FOR SALE, CONTRACTS FOR DEED, OR SIMILAR INSTRUMENTS PERTAINING TO THE CONVEYANCES OR PROPOSED CONVEYANCES OF LOTS OR TRACTS WITHIN GREEN MOUNTAIN RANCH 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 HEREON. THIS SHALL NOT INCLUDE FENCES, BUILDINGS OR OTHER STRUCTURES EXISTING AT THE RECORDING DATE OF THIS PLAT.

**FLOOD NOTICE/WASH-OUT NOTICE**

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, HOWEVER, THESE AREAS MAY BE 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 A PART OF COKE COUNTY'S ROAD SYSTEM AND ARE NOT THE RESPONSIBILITY OF COKE COUNTY FOR REPAIR AFTER BEING WASHED OUT.

**WATER NOT PROVIDED TO TRACTS**

NOTICE: WATER WILL NOT BE PROVIDED TO TRACTS IN SUBDIVISION. NEITHER THE OWNER/DEVELOPER, NOR SUDOVIDER INTENDS TO PROVIDE A SUPPLY OF RUNNING WATER TO ANY OF THE TRACTS OR LOTS OR THE OWNERS OF THE TRACTS OR LOTS IN THIS SUBDIVISION. THIS LIMITATION DOES NOT AFFECT THE WATER RIGHTS OF THE INDIVIDUAL OWNERS OF THE TRACTS OR LOTS IN THE SUBDIVISION. WATER SUPPLY FACILITIES, E.G. WINDMILLS, WATER TANKS, WATER TROUGHS, WATER PIPELINES, OR THE RIGHTS CORRESPONDING THERETO, NEITHER THE OWNER, DEVELOPER, SUDOVIDER, NOR THE COUNTY GUARANTEES THE AVAILABILITY, DEPTH, OR AMOUNT OF SUBSURFACE WATER ON INDIVIDUAL TRACTS WITHIN THIS SUBDIVISION.

**SEWAGE AND SEPTIC 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.

**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 of record, including, but not limited to, judgment, tax and mechanics' and material men's liens, lis pendens or bankruptcy claims.

RIVERVIEW ENTERPRISES, LTD BY ITS GENERAL PARTNER

Reginald A. Tuck  
RIVERVIEW ENTERPRISES, LTD.  
Vice-President and member of  
Southern Land Development, LLC  
The General Partner of Riverview Enterprises, Ltd.  
a Texas Limited Partnership,  
1001 Water Street, Suite 8200  
Kerrville, Texas 78028  
(830)257-5559/257-7892 Fax

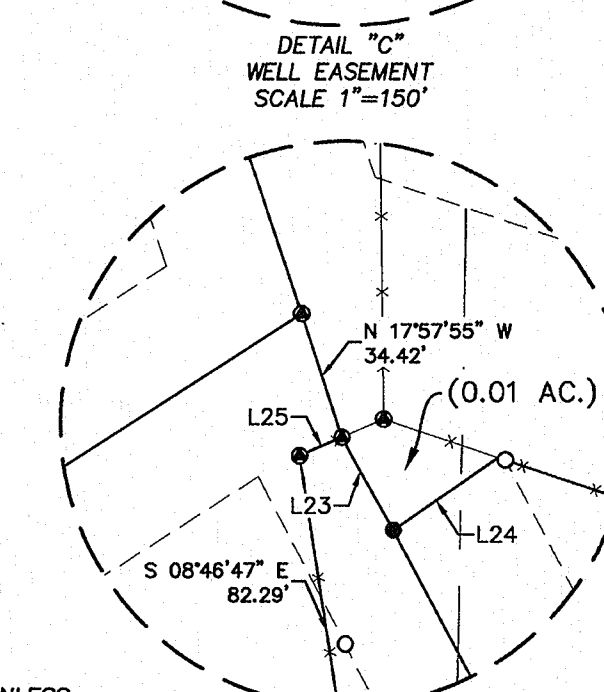
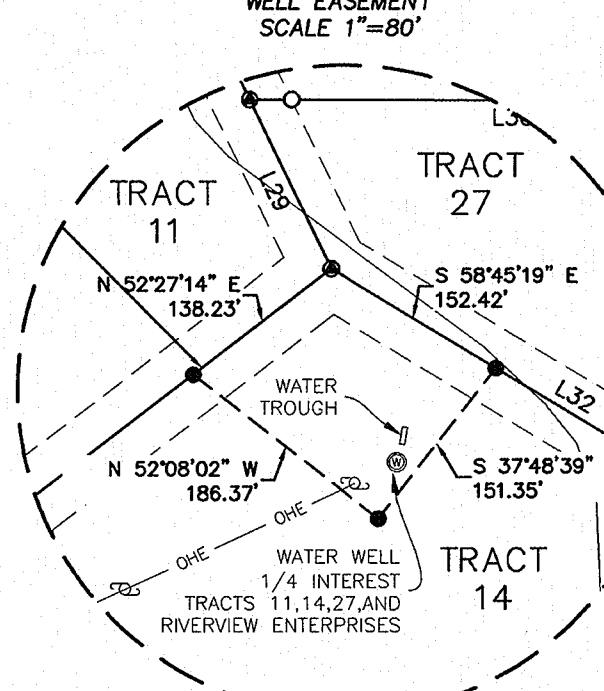
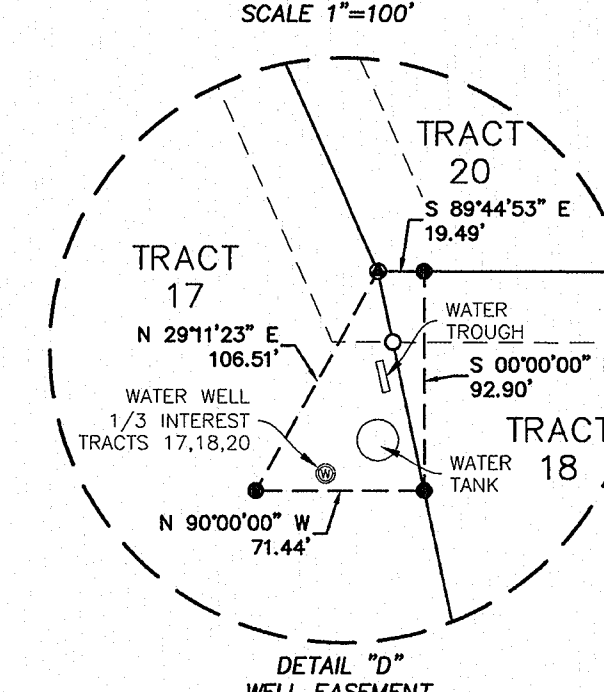
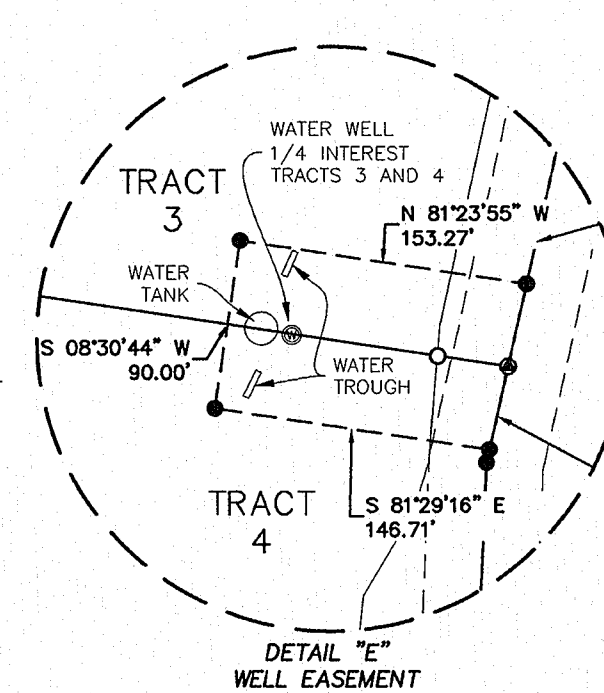
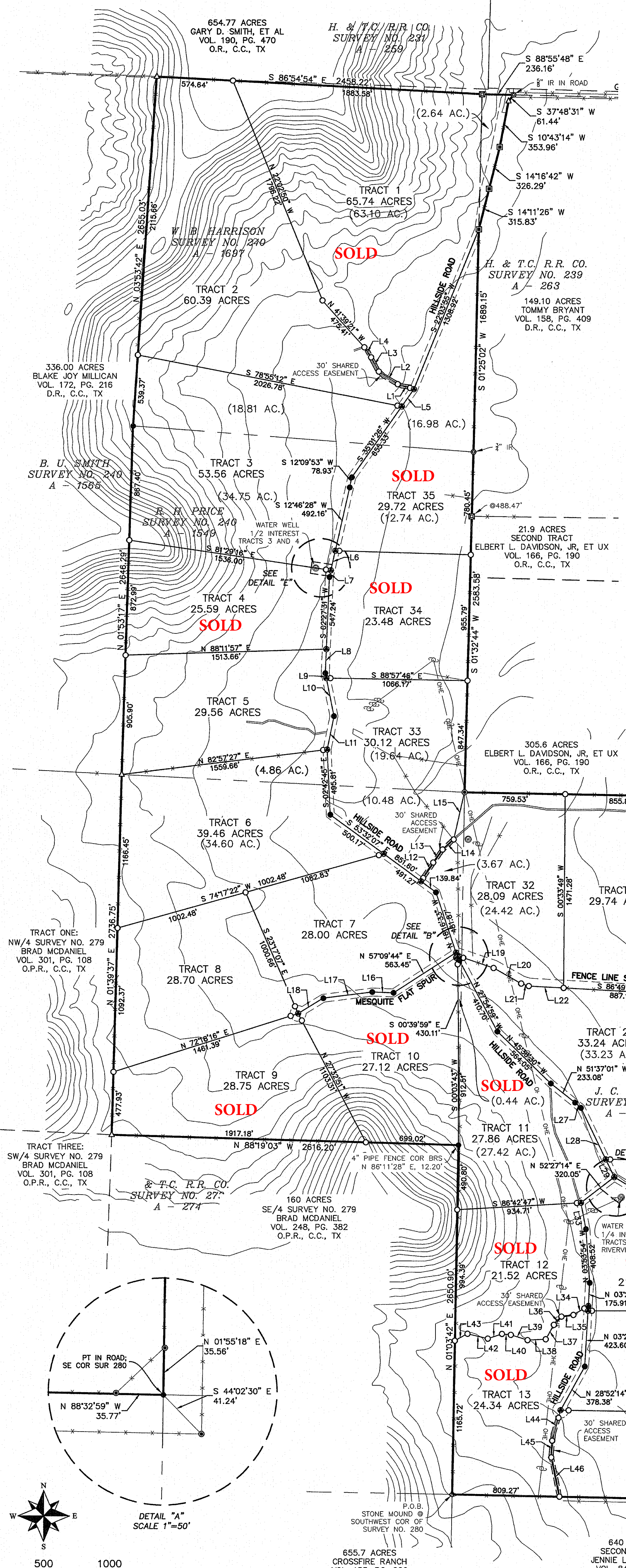
**STATE OF TEXAS**

**COUNTY OF KERR**

This instrument was acknowledged before me on the 10th day of December, 2018, by REGINALD A. TUCK, Vice-President of Southern Land Development LLC, General Partner of Riverview Enterprises, Ltd., a Texas Limited Partnership, d/b/a GREEN MOUNTAIN RANCH on behalf of said Limited Partnership.

MELANIE A. DAVIS  
Notary Public in & for the State of Texas  
My Commission Expires April 5, 2021

Line #	Length	Direction	Line #	Length	Direction
L1	128.82'	N 72°51'59" W	L39	132.68'	S 72°23'06" E
L2	171.03'	N 56°01'27" W	L40	239.80'	S 01°14'19" E
L3	121.58'	N 28°14'16" W	L41	66.95'	S 84°08'51" E
L4	92.32'	N 33°39'31" W	L42	112.66'	N 71°17'03" E
L5	160.94'	N 35°01'26" E	L43	157.50'	S 78°26'40" E
L6	152.84'	S 12°41'25" W	L44	108.69'	N 61°01'34" E
L7	52.13'	S 12°41'25" W	L45	120.80'	S 46°57'27" E
L8	182.89'	S 02°27'31" W	L46	240.06'	S 15°31'13" W
L9	37.81'	S 11°19'56" E	L47	126.52'	S 03°02'02" W
L10	294.53'	S 11°19'56" E	L48	304.58'	S 11°37'12" E
L11	258.70'	S 11°39'31" W	L49	373.17'	S 85°16'37" E
L12	170.13'	N 32°50'09" E	L50	261.21'	N 00°44'34" E
L13	120.78'	N 35°32'31" E	L51	413.71'	N 73°43'48" E
L14	114.26'	N 47°31'37" E	L52	364.03'	N 02°30'09" W
L15	368.17'	N 12°56'38" E	L53	266.29'	N 24°02'39" W
L16	160.25'	S 87°38'23" E	L54	227.15'	N 61°06'18" E
L17	372.83'	S 82°40'33" E	L55	114.43'	N 07°44'22" E
L18	222.51'	N 58°28'34" E	L56	277.27'	N 07°44'22" E
L19	242.96'	N 71°19'05" W	L57	334.20'	N 19°45'46" E
L20	239.40'	N 60°28'18" W	L58	150.28'	N 30°37'16" E
L21	60.46'	N 72°01'23" W	L59	158.10'	N 03°05'59" E
L22	174.33'	N 86°56'31" W	L60	88.49'	N 86°24'43" E
L23	28.20'	N 29°14'40" W	L61	243.84'	S 85°03'52" E
L24	33.67'	S 55°07'09" W	L62	325.88'	S 85°03'52" E
L25	12.23'	S 66°24'09" W	L63	145.84'	N 74°48'40" E
L26	200.72'	N 27°44'09" W	L64	201.51'	S 18°13'10" W
L27	60.29'	N 47°40'03" W	L65	136.38'	S 24°34'52" E
L28	434.01'	N 25°43'43" W	L66	145.25'	S 46°08'32" E
L29	149.26'	N 25°43'43" W	L67	107.26'	S 68°18'01" E
L30	358.32'	N 89°49'18" W	L68	97.24'	S 141°7'03" E
L31	280.68'	S 76°42'38" W	L69	76.14'	S 04°42'34" W
L32	375.17'	S 58°45'19" E	L70	63.38'	S 15°51'51" E
L33	131.79'	N 59°01'16" E	L71	123.68'	S 00°55'47" W
L34	91.49'	N 81°55'34" E	L72	337.68'	S 12°02'38" E
L35	84.56'	N 42°10'47" E			
L36	125.22'	N 29°14'40" W			
L37	137.67'	N 87°04'37" E			



Bearing Basis hereon is Texas State Plane Coordinate System, Reference Frame North American Datum 1983 (2011) (EPOCH 2010.0000), as determined from Global Navigation Satellite System (GNSS) survey equipment by Static, Virtual Reference System (VRS) network and or Real Time Kinematic (RTK).  
Distances shown hereon are shown as grid Texas State Plane Coordinate System distances.  
STATE OF TEXAS  
COUNTY OF TOM GREEN  
I hereby certify that this plat is an accurate representation of a survey as made on the ground, under my supervision and direction, and that there are no visible or apparent encroachments or encroachments, except as shown hereon.  
Dated this the 6th day of December, 2018.

- SURVEY NOTES:**
1. ROADS SHOWN HEREON SHALL BE PRIVATE ROAD EASEMENTS SIXTY (60) FEET IN WIDTH, THIRTY (30) FEET EITHER SIDE OF CENTERLINE.
  2. CUL-DE-SACS SHOWN HEREON SHALL HAVE A RADIUS OF SIXTY (60) FEET.
  3. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND OTHER MATTERS OF RECORD IN THE OFFICIAL RECORDS OF COKE COUNTY, TEXAS.
  4. 1/4 INTEREST ON WATER WELL FOR TRACTS 11,14,27 AND 1/4 RETAINED BY RIVERVIEW ENTERPRISES.
  5. 1/3 INTEREST ON WATER WELL FOR TRACTS 17,18,20
  6. 1/2 INTEREST ON WATER WELL FOR TRACTS 3 AND 4

STATE OF TEXAS  
COUNTY OF COKE  
I, THE COUNTY JUDGE OF COKE COUNTY, TEXAS, HEREBY APPROVE AND APPROVAL OF THIS FINAL PLAT OF GREEN MOUNTAIN RANCH.  
REVIEWED AND APPROVED THIS 11 DAY OF DEC 2018  
Coke County Judge

STATE OF TEXAS  
COUNTY OF COKE  
THIS FINAL PLAT OF GREEN MOUNTAIN RANCH WAS REVIEWED AND APPROVED ON THIS 11th DAY OF DECEMBER, 2018.  
Coke County Clerk

- LEGEND**
- FOUND 1/2" IRON ROD, UNLESS OTHERWISE NOTED
  - ▲ FOUND CEDAR FENCE POST
  - FOUND PIPE FENCE POST
  - FOUND CONCRETE MONUMENT
  - FOUND ROCK MOUND
  - CALCULATED POINT
  - SET 8" MAG NAIL
  - SET 1/2" IRON ROD WITH ALUM CAP
  - SUBJECT PROPERTY BOUNDARY
  - ADJACENT PROPERTY LINE
  - OVERHEAD ELECTRIC LINE
  - WIRE FENCE
  - APPROXIMATE ORIGINAL TEXAS LAND SURVEY LINE
  - P.O.B. POINT OF BEGINNING
  - O.R., C.C., TX OFFICIAL RECORDS OF COKE COUNTY, TEXAS
  - O.P.R., C.C., TX OFFICIAL PUBLIC RECORDS OF COKE COUNTY, TEXAS
  - D.R., C.C., TX DEED RECORDS OF COKE COUNTY, TEXAS

MCMILLAN AND QUINN, INC.  
FIRM NO. 10194241  
P.O. BOX 3506  
SAN ANGELO, TEXAS  
PHONE: (325) 939-0043  
EMAIL: info@mqlq.com  
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