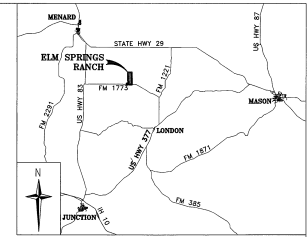


# FINAL PLAT OF Elm Springs Ranch

847.073 acres of land, more or less, in Menard County, Texas, and being all of that certain 35.473 acre tract (Tract 1) 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:

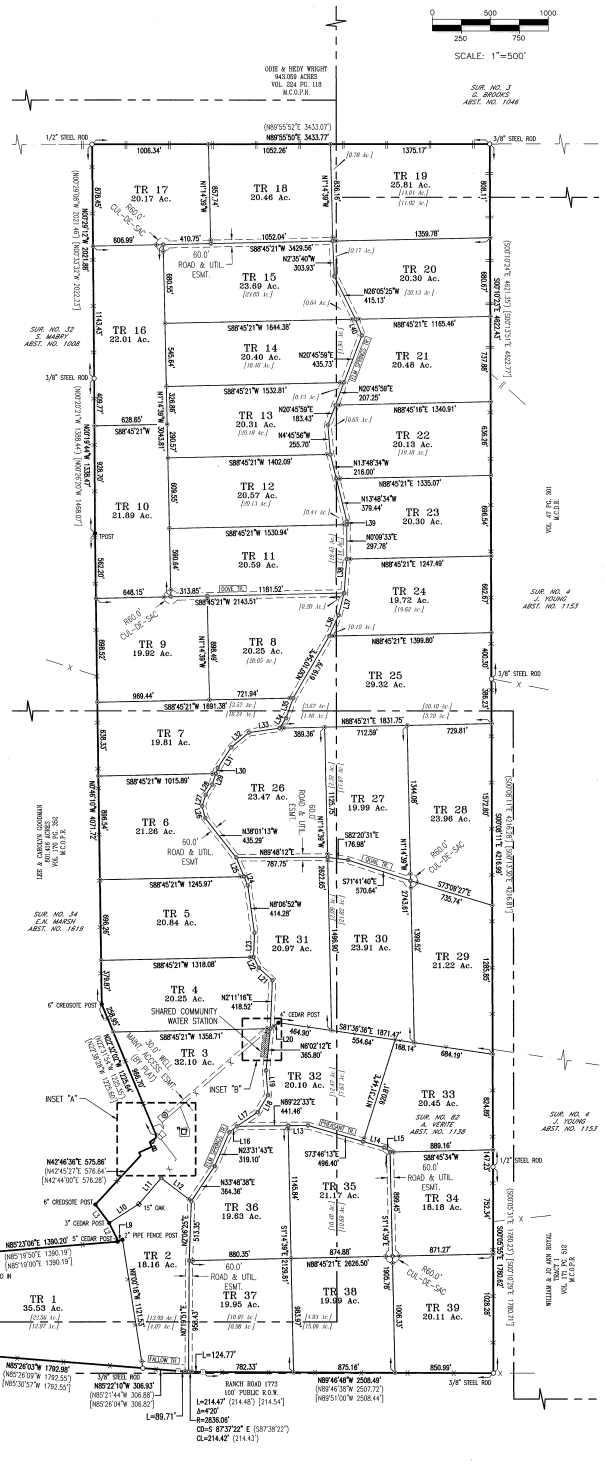


(Patent Acres are Approximate)

224,989 Acres in the A. Verlie Survey No. 82 Abstract No. 1138  
237,609 Acres in the E.M. Marsh Survey No. 34 Abstract No. 1619  
212,523 Acres in the S. Noboy 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



- 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 MAINTAIN 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 BENEFIT AND 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, PERSONS REPRESENTING AND ASSIGNS, FOR OVER, AND OTHER EASEMENTS ON EVERY TRACT OR LOT MAY BE USED FOR UTILITY PURPOSES TO BENEFIT ANY OR ALL OTHER TRACTS OR LOTS AND SHALL INCLUDE THE RIGHT OF ACCESS AND EGRESS FOR CONSTRUCTION, INSTALLATION AND MAINTENANCE, WITHOUT LIMITATION OF ALL TYPES OF UTILITY SERVICES AND DURING PERIODS OF EMERGENCY OR FOR REPAIR, MAINTENANCE OR CONSTRUCTION, SUCH ADDITIONAL WIDTH 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-SACS SHOWN HEREON HAVE A RADIUS OF 60.00', UNLESS OTHERWISE NOTED.
  - 5) BLOCKING THE FLOW OF WATER OR CONSTRUCTION IMPROVEMENTS IN DRAINAGE AREAS, AND FILING OR OBSTRUCTION FLOWWAYS IS PROHIBITED.
  - 6) THE EXISTING CREEKS OR DRAINAGE CHANNELS TRaversING THE SUBDIVISION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED AS SUCH 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 MAINTENANCE AND OPERATION OF SAID DRAINAGE WAIRS 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 OTHER CONDITIONS.



**Boundary Line Table**

LINE #	LENGTH	DIRECTION	(RECORD PER DEED)	(RECORD PER ADDONER)
L1	207.57	N107°39'11"E	(N01946'11"E 207.11')	(N09550'2"E 207.80')
L2	178.13	N26°08'44"W	(N0845'47"E 22.97')	(N0955'24"E 23.76')
L3	188.94	N36°47'22"W	(N0547'16"E 63.57')	(N0543'01"E 63.57')
L4	29.17	N27°41'34"W	(N0233'40"W 43.87')	(N023'55"W 43.87')
L5	120.05	N05°24'47"E	(N065'28'29"E 119.60')	(N065'43'38"E 119.30')
L6	46.61	N22°37'29"W	(N02734'38"W 29.35')	(N02738'57"W 29.35')
L7	63.41	N56°31'52"E	(N03552'16"W 198.04')	
L8	22.91	N85°01'0"E	(N03624'32"W 177.88')	

**Tract Line Table**

LINE #	LENGTH	DIRECTION
L9	38.86	N65°53'48"E
L10	304.34	N85°19'45"E
L11	295.44	N40°53'53"E
L12	327.73	N62'33'07"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	N65°50'46"E
L18	172.32	N30°47'34"E
L19	210.39	N41°24'44"E
L20	83.94	N52°20'10"E
L21	155.53	N47°10'32"W
L22	104.84	N28'22'29"W
L23	209.37	N20°59'53"E
L24	81.37	N22'17'50"W

**Tract Line Table**

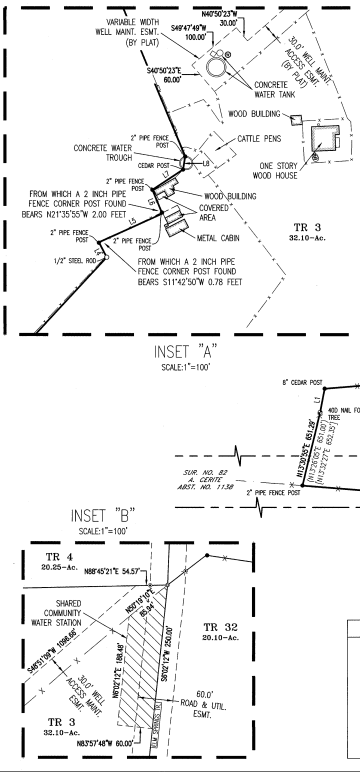
LINE #	LENGTH	DIRECTION
L25	177.82	N22'17'50"W
L26	105.51	N11°27'39"E
L27	101.43	N17°30'55"E
L28	105.73	N32°43'26"E
L29	101.42	N18°29'48"E
L30	52.04	N18°29'48"E
L31	115	N33°13'38"E
L32	200.29	N49°58'07"E
L33	265.66	N81°48'53"E
L34	103.09	N33°39'38"E
L35	184.69	N19°18'48"E
L36	191.28	N23°49'09"E
L37	198.08	N11°44'47"E
L38	294.30	N41°16'10"E
L39	28.38	N00°39'33"E
L40	150.82	N21°10'09"W

**LEGEND**

- FOUND BORN ROW (AS CALLED)
- FOUND FENCE POST (AS CALLED)
- FOUND 400 MIL IN THREE
- FOUND TROTT MONUMENT
- SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED #1019410
- SET 5/8" REBAR WITH 1" PLASTIC CAP STAMPED #1019410 OR RPLS 5907

COURSE VALUE PER WARRANTY DEED (DATED DEC. 10, 2019)  
COURSE VALUE PER DEED ADDONERS  
APPROX. PATENT LINE (PROBACATED)  
PROPERTY LINE (E)  
ADJONER PROPERTY LINE (NOT SURVEYED)  
TRACT LINE  
EASEMENT LINE (BY PLAT)  
WIRE FENCE LINE  
WIRE GAME FENCE LINE

- WATER NOT PROVIDED TO TRACTS**
- NOTICE: WATER WILL NOT BE PROVIDED TO TRACTS IN SUBDIVISION. NEITHER THE OWNER, DEVELOPER, NOR SUBDIVISION INTENDS TO PROVIDE A SUPPLY OF RUNNING WATER TO THE TRACTS OR LOTS, OR THE OWNERS OF THE TRACTS OR LOTS IN THE SUBDIVISION. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL OWNERS OF THE TRACTS OR LOTS IN THIS SUBDIVISION, THE LANDOWNER 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, I.E. INDIVIDUAL WATER TANKS, WATER TOWERS, WATER PIPELINES, OR THE RIGHTS CORRESPONDING THEREON. NEITHER THE OWNER, DEVELOPER, SUBDIVISION, NOR THE COUNTY GUARANTEES THE AVAILABILITY, QUANTITY OR QUALITY OF SUBSURFACE WATER OR INDIVIDUAL TRACTS WITHIN THIS SUBDIVISION. WATER WELLS DRILLED IN ELM SPRINGS RANCH SUBDIVISION MUST COMPLY WITH ALL MENARD COUNTY UNDERGROUND WATER DISTRICT RULES AND REGULATIONS.
- FLOOD PLAIN INFORMATION**
- THE FEDERAL EMERGENCY MANAGEMENT AGENCY HAS NOT CREATED FLOOD INSURANCE RATE MAPS FOR THIS AREA. EXISTING DRAINAGES OR CREEKS MAY BE SUBJECT TO FLOODING.
- SEWER AND WASTE FACILITIES**
- ALL SEWER AND WASTE FACILITIES EXISTING OR TO BE INSTALLED OR CONSTRUCTED WITHIN THE SUBDIVISION SHALL COMPLY WITH ALL APPLICABLE LINES, RULES, REGULATIONS, COURT DECISIONS AND REQUIREMENTS, AS PROVIDED IN THE CITY OF MENARD, TEXAS. PRIOR TO THE INSTALLATION OF ANY SEPTIC SYSTEM A PERMIT MUST BE OBTAINED FROM THE COUNTY.
- NO HAZARDING FROM ROADS**
- HAZARDING OF ALL KINDS FOR ALL SIZES OF OTHER VEHICLES, WHETHER ON FOOT OR BY VEHICLE, IS PROHIBITED ON OR FROM THE ROADS SHOWN ON THIS PLAT AND THIS PROHIBITION MAY BE ENFORCED BY PENALTY OR INJUNCTION IN ANY CIVIL COURT OF COMPETENT JURISDICTION. HAZARDING 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, RESTRICTIONS, AND OTHER MATTERS FOUND OF RECORD IN THE OFFICIAL RECORDS OF MENARD COUNTY, TEXAS.
- SURVEYOR'S 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. LINE DIMENSIONS ARE REDUCED TO HORIZONTAL DIMENSIONS UNLESS EXPRESSLY IN U.S. SURVEY FEET.
  2. ORIGINAL PATENT SURVEY LINES AND/OR CORNERS SHOWN HEREON ARE APPROXIMATE, UNLESS OTHERWISE NOTED. ANY ACRES SHOWN FOR THE ORIGINAL PATENT SURVEYS ARE ALSO APPROXIMATE AND SHOULD NOT BE RELIED ON AS OFFICIALLY APPROVED QUANTITIES. A SUFFICIENT SURVEY WAS MADE FOR ORIGINAL PATENT CORNERS FOUND AS BEING WITHIN THE BOUNDS OF THIS PROPERTY WITHIN THE PROPERTY.
  3. WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESES (E.G. 180.00' (180.00'))
  4. THIS SURVEY CONFORMS TO TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS MINIMUM STANDARDS FOR PROPERTY LOCATION SURVEYS.



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 HEREIN, 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 TRUE AND CORRECT AND THAT THE LAND BEING OR THROUGH 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 LENS, OTHER THAN WAD PURCHASE MONEY LENS, AFFECTING THE LAND TO BE SUBDIVIDED ARE IN EFFECT OR ON RECORD, INCLUDING, BUT NOT LIMITED TO, JUDGMENT, TAX AND MECHANIC'S AND MATERIAL MAN'S LENS, LIS PENDENS OR UNWRITTEN NOTICES.

TRAD LAND INVESTMENTS, LTD.  
BY ITS GENERAL PARTNER

*Delia*  
GENERAL TRAD, LLC  
DAVID E. LEHMANN, MANAGER  
1001 WATER STREET, SUITE 8200  
KERRVILLE, TEXAS 78028  
(800)257-5555/257-7892 FAX

STATE OF TEXAS ---  
COUNTY OF KERR ---

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON the 15 day of April, 2020, BY DAVID E. LEHMANN, MANAGER OF GENERAL TRAD, LLC, GENERAL PARTNER OF TRAD 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 ---

I KNOW ALL MEN BY THESE PRESENTS:  
*Christy Egan* OF THE COUNTY OF KERR AND IN FOR MENARD COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT OF ELM SPRINGS RANCH, DATED the 15 day of April, 2020, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED OF RECORD ON the 15 day of April, 2020, IN VOLUME 251 PAGE 303 WITH MY HAND AND SEAL OF OFFICE, IN MENARD COUNTY, TEXAS, THE DATE LAST ABOVE WRITTEN.

*Christy Egan*  
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 DIMENSIONS, 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 THE 15TH DAY OF APRIL, 2020.  
R. SCOTT MCCLINTOCK SR., RLS 5900

THE PLAT OF ELM SPRINGS RANCH APPROVED BY THE COMMISSIONERS' COURT OF MENARD COUNTY, TEXAS, THIS 15 DAY OF APRIL, 2020.

*John*  
MENARD COUNTY JUDGE

631 WATER STREET  
KERRVILLE, TEXAS 78040  
830.217.7100

wellsbornsurveying.com  
T&E L.L.C.  
PROJECT: | SCALE: | FIELD: | DRAWING: | CHECKED:  
WES 19.12.19 | 1" = 500' | 200' | 1907 | JEM  
LAST FIELD VISIT: 03.16.2020 | SHEET NO:  
LAST PLOT REVISION: 04.08.2020 | 1 of 1