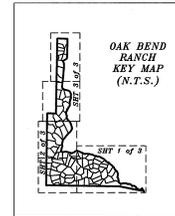


FINAL PLAT OF OAK BEND RANCH

A Subdivision of Land Containing 4,085.55 acres of land, more or less, in Edwards County, Texas, out of a tract known as Tract I of the Newby Ranch according to Warranty Deed with Vendor's Lien Exhibit A recorded in Volume 402, Page 660, said tract being out of a 14,306.12 acre tract made up of Tract I "Newby Ranch" recorded in Volume 230, Page 140, & Tract II "Staten Island" recorded in Volume 244, Page 547 Edwards County, Texas, and being comprised of all or parts of original patent surveys as set forth below:

(Patent Acres are Approximate)

264.61 Acres in the J. Mayfield Survey No. 150, Abstract No. 2036	55.67 Acres in the G.C. & S.F. Rr. Co. Survey No. 109, Block D, Abstract No. 925
1250.03 Acres in the C.C.50 & HENKIG Rr. Co. Survey No. 151, Abstract No. 750	546.58 Acres in the E. Hogan Survey No. 96, Block D, Abstract No. 2181
347.88 Acres in the E. Jackson Survey No. 152, Abstract No. 3063	639.12 Acres in the G.C. & S.F. Rr. Co. Survey No. 107, Block D, Abstract No. 924
576.33 Acres in the A. Stone Survey No. 76, Block D, Abstract No. 2100	568.88 Acres in the E. Hogan Survey No. 116, Block D, Abstract No. 2185
2.19 Acres in the G.C. & S.F. Rr. Co. Survey No. 77, Block B, Abstract No. 933	41.27 Acres in the G.C. & S.F. Rr. Co. Survey No. 119, Block D, Abstract No. 915
504.06 Acres in the G.C. & S.F. Rr. Co. Survey No. 97, Block D, Abstract No. 921	371.4 Acres in the J. Robison Survey No. 118, Block D, Abstract No. 1696
233.78 Acres in the F. Quince Survey No. 106, Block D, Abstract No. 2803	2.84 Acres in the E. Walker Survey No. 3, Block D, Abstract No. 3378



OWNERSHIP OF ROADS HUNTING FROM SAID ROADS PROHIBITED

All roads within the OAK BEND RANCH, are hereby dedicated as perpetual, private access easements to and for the benefit of the owners of the tracts or lots within this subdivision, and their heirs, successors and assigns and the developer, and the developers successors and assigns. These roads are not public roads, and their repair and maintenance are not the responsibility of Edwards County. Access to OAK BEND RANCH by way of separate instrument easement shall be on 20x40x60 & 30x40x15.

The Developer, TRAD LAND INVESTMENTS, LTD. reserves unto the Developer, and the Developer's successors and assigns, in perpetuity, the first and unimpeded 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 landowners on adjacent tracts outside of the subdivision. Hunting of all kind for all game or other animals, whether on foot or by vehicle, is prohibited or from the OAK BEND RANCH roads and this prohibition may be enforced by eminent domain in any civil court of competent jurisdiction. HUNTING FROM SAID ROADS MAY BE A CRIMINAL OFFENSE.

All deeds, contracts for sale, contracts for deed, or similar instruments pertaining to the conveyances or proposed conveyances of lots or tracts within the OAK BEND 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 if any road easement shown herein.

CHARGE OF FIREARMS PROHIBITED ON TRACTS OF TEN ACRES OR SMALLER pursuant to V.T.C.A., Local Government Code 240.022 and 3.00, g. (1) of the Texas County Comprehensive Regulations for the Subdivision of Lands, the charge of firearms of all types is of all lines prohibited on all tracts or lots, other than those existing or created in the future of ten acres or smaller within a subdivision. A person commits a criminal offense if the person intentionally knowingly engages in conduct that is a violation of the referenced County Ordinance.

ROAD AND EASEMENT NOTATIONS

All roads having center lines shown as boundary lines between tracts are private road easements with a right-of-way width of sixty (60) feet, being thirty (30) feet on each side of said center line, except as otherwise noted. Cut-to-sides have a radius of sixty (60) feet.

The road easements platted herein, with the exception of County Road 400, are to remain private roads for the sole use and benefit of OAK BEND 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 that does not have road frontage a ten (10) 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 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 the repair, maintenance, or construction, or address the emergency.

Cut-to-sides shown herein have a radius of sixty (60) feet and shall otherwise noted. Private roads 4", 6", 8", 10", 12", 14", 16", 18", 20", 24" and 30" shown herein have a right-of-way width of thirty (30) feet, being fifteen (15) feet on each side of the centerline as shown. Private Roads 24", 30", 36", 42", 48", 54", and 60" are for the benefit of the adjoining tracts only.

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, 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 this subdivision. The County shall not be obligated in any way or manner, financial 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 respect to this subdivision.

NOTICE REGARDING FLOOD-PRONE AREAS: If indicated by the contour lines on this map, any roads that cross draws, ravines, gulches, 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 and 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.

FLOOD PLAN INFORMATION

A portion of this property lies within ZONE "X" according to Flood Hazard Boundary Map for Edwards County, Texas (unincorporated areas), panel number 4812170150A, having an effective date of February 19, 1982. Information was obtained from The Federal Emergency Management Agency website.

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.

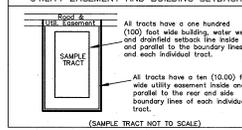
SEWERAGE AND WASTE FACILITIES

The sewerage 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 rules, 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 sewerage system, septic tank, or similar facility. For additional information, please refer to the ORDINANCE AND BYLAWS OF EDWARDS COUNTY FOR ON-SITE SEWERAGE FACILITIES, recorded in Vol. 12 of Page 127 of the Minutes of the Commissioners Court of Edwards County, Texas.

RESTRICTION INFORMATION

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 Edwards County, Texas. All tracts in this subdivision are subject to the deed restrictions, and other matters of record in the real estate records of Edwards County, Texas.

UTILITY EASEMENT AND BUILDING SETBACK



All tracts have a one hundred (100) foot wide building, water well, and driveway setback from the utility easement and parallel to the boundary lines and each individual tract.

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

(SAMPLE TRACT NOT TO SCALE)

STATE OF TEXAS COUNTY OF KEER

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 hereon, 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, in pendens or bankruptcy orders.

TRAD LAND INVESTMENTS, LTD.
BY David E. Lehman
GENERAL MANAGER
1201 Keller Street, Suite 8020
Kerrville, Texas 78028
(830)257-5529/7892 Fax

STATE OF TEXAS COUNTY OF EDWARDS

This instrument was acknowledged before me on this 12 day of August, 2021, by David E. Lehman, Manager of GENERAL TRAD, LLC, a General Partner of TRAD LAND INVESTMENTS, LTD., d/b/a OAK BEND RANCH on behalf of said Limited Partnership.

Suzanne A. Johnson
Notary Public in & for the State of Texas
My Commission Expires 08/15/2024
Notary Seal: Suzanne A. Johnson, Notary Public, State of Texas, Commission Expires 08/15/2024

STATE OF TEXAS COUNTY OF EDWARDS

This Preliminary Plat of the OAK BEND RANCH was reviewed and Approved on this the 10th day of August, 2021

Rann R. Deley
Edwards County Clerk

STATE OF TEXAS COUNTY OF EDWARDS

I, the undersigned Tax Assessor/Collector for Edwards County, Texas, after having made a diligent review of the county tax records and find that there are no taxes past due on the 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.

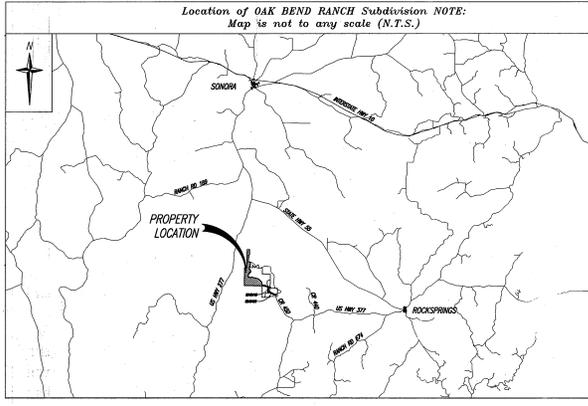
Reviewed & Approved on this the 10th day of August, 2021
Thomas B. Bledsoe
EDWARDS COUNTY TAX ASSESSOR/COLLECTOR

STATE OF TEXAS COUNTY OF EDWARDS

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 are presently indebted to Edwards County.

Reviewed & Approved on this the 10th day of Aug, 2021
Edwards County Treasurer

Date plat first submitted to Commissioners Court _____, 2021
Date plat first considered by Commissioners Court _____, 2021
Date plat approved and filed by Commissioners Court _____, 2021



CERTIFICATION BY ADMINISTRATOR OF ON-SITE SEWERAGE 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 Sewerage Facilities. Individual OSSF system selection will be made in conjunction with the site evaluation with respect to the individual site permitting process, in accordance with the 37 TAC, Chapter 205, OSSF Rules.

Dated on this the 12 day of Aug, 2021
Chae McIlwaine
Designated Representative for Edwards County OSSF

I, the undersigned Edwards County Commissioner, after having reviewed this plat and all supporting documents and materials 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 12 day of August, 2021
Edwards County Commissioner

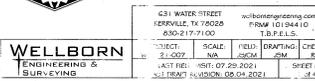
I, the undersigned County Judge for Edwards County, Texas, after having made diligent review of my records, and based only upon the records of my office, find that none of the parties or entities named on the plat as the owner, developer, proprietor or subdivider of the land proposed to be subdivided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

Reviewed & Approved on this the 23 day of Aug, 2021
Edwards County Judge

STATE OF TEXAS COUNTY OF KEER

I, R. SCOTT MOUNTCOCK, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE AN ACTUAL SURVEY ON THE GROUND OF THE HEREIN PLATTED LAND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, AND PROFESSIONAL DILIGENCE, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

DATED THIS 4TH DAY OF AUGUST, 2021
R. Scott Mountcock
R. SCOTT MOUNTCOCK, RP/LS 5907



421 WATER STREET LEFFVILLE, TX 78028 830-217-7100		www.edwardscounty.com FORM 10.08.10 T.B.P.E.L.S.	
TITLE	SCALE	FEE	FRONTING
21.0007	N/A	\$300	0.00
LAST FILED	FILED	DATE	SHEET NO.
21.0007	21.0007	08.04.2021	1 OF 4



MATCH LINE SHEET 3

LEGEND

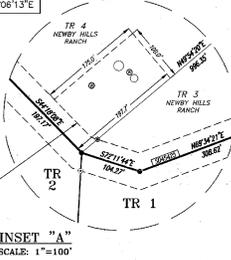
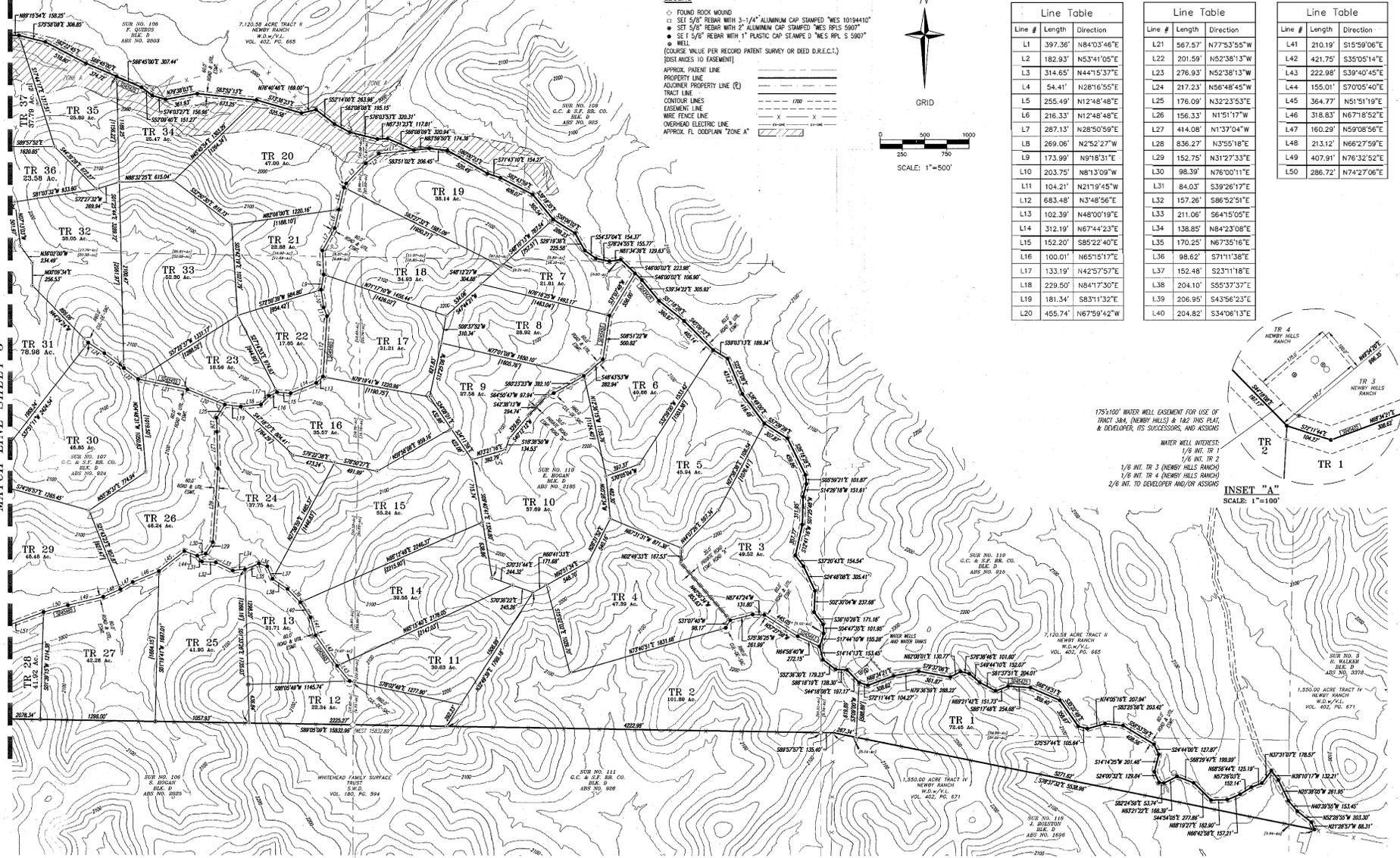
- FOUND ROCK MOUND
- SET 5/8" REBAR WITH 3-1/4" ALUMINUM CAP STAMPED "NES 10194410"
- SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "NES 9915 5907"
- SET 1/2" REBAR WITH 1" PLASTIC CAP STAMPED "NES RPL 5 5907"
- WELL
- (COURSE VALUE PER RECORD PATENT SURVEY OR DEED D.R.E.C.)
- (DISTANCES TO EASEMENTS)
- APPROX. PARENT LINE
- PROPERTY LINE
- ADJOINER PROPERTY LINE (R)
- TRACT LINE
- CONDUIT LINES
- EASEMENT LINE
- WIRE FENCE LINE
- OVERHEAD ELECTRIC LINE
- APPROX. FL. OODPLAIN "ZONE A"



Line #	Length	Direction
L1	397.36	N84°03'46"E
L2	182.93	N53°41'05"E
L3	314.65	N44°15'37"E
L4	54.41	N28°16'55"E
L5	255.49	N12°48'48"E
L6	216.33	N12°48'48"E
L7	287.13	N28°50'59"E
L8	269.06	N2°52'27"W
L9	173.99	N9°19'31"E
L10	203.75	N8°13'09"W
L11	104.21	N21°19'45"W
L12	683.48	N3°48'56"E
L13	102.39	N48°00'19"E
L14	312.19	N67°44'23"E
L15	152.20	S85°22'40"E
L16	100.01	N65°15'17"E
L17	133.19	N42°57'57"E
L18	229.50	N84°17'30"E
L19	181.34	S83°11'32"E
L20	455.74	N67°59'42"W

Line #	Length	Direction
L21	567.57	N77°53'55"W
L22	201.59	N52°38'13"W
L23	276.93	N52°38'13"W
L24	217.23	N56°48'45"W
L25	176.09	N32°23'53"E
L26	156.33	N15°11'17"W
L27	414.08	N1°37'04"W
L28	836.27	N3°55'18"E
L29	152.75	N31°27'33"E
L30	98.39	N76°00'11"E
L31	84.03	S39°26'17"E
L32	157.26	S86°52'51"E
L33	211.06	S64°15'05"E
L34	138.85	N84°23'08"E
L35	170.25	N67°35'16"E
L36	98.82	S71°11'38"E
L37	152.48	S23°11'18"E
L38	204.10	S55°37'37"E
L39	206.95	S43°56'23"E
L40	204.82	S34°06'13"E

Line #	Length	Direction
L41	210.19	S15°59'06"E
L42	421.75	S35°05'14"E
L43	222.98	S39°40'45"E
L44	155.01	S7°05'40"E
L45	364.77	N51°51'19"E
L46	318.83	N67°18'52"E
L47	160.29	N59°08'56"E
L48	213.12	N66°27'59"E
L49	407.91	N76°32'52"E
L50	286.72	N74°27'06"E



175'x100' WATER WELL EASEMENT FOR USE OF TRACT 384, (NEWBY HILLS) & 182 THIS PLAT, & DEVELOPER, ITS SUCCESSORS, AND ASSIGNS

WATER WELL INTEREST:
 1/8 INT. TR 1
 1/8 INT. TR 2
 1/8 INT. TR 3 (NEWBY HILLS RANCH)
 1/8 INT. TR 4 (NEWBY HILLS RANCH)
 2/8 INT. TO DEVELOPER AND/OR ASSIGNS

1,550.00 ACRE TRACT IV
 NEWBY RANCH
 W.B. # 411
 VOL. 180, PG. 671

423 WATER STREET
 KERRVILLE, TX 78026
 830-217-7100

www.wellborneng.com
 T.R.P.E.L.S.

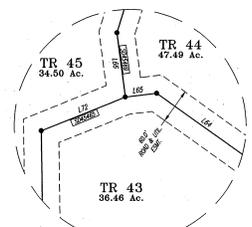
PROJECT: 175'x100' WATER WELL EASEMENT FOR TRACT 384, (NEWBY HILLS) & 182 THIS PLAT, & DEVELOPER, ITS SUCCESSORS, AND ASSIGNS
 SCALE: 1"=500'
 FIELD: 175'x100' WATER WELL EASEMENT FOR TRACT 384, (NEWBY HILLS) & 182 THIS PLAT, & DEVELOPER, ITS SUCCESSORS, AND ASSIGNS
 DRAWING: 175'x100' WATER WELL EASEMENT FOR TRACT 384, (NEWBY HILLS) & 182 THIS PLAT, & DEVELOPER, ITS SUCCESSORS, AND ASSIGNS
 CHECKED: [Signature]
 LAST FIELD VISIT: 07-29-2021
 SHEET NO.: 3 OF 4
 DATE: 08-05-2021

WELLBORN
 ENGINEERING &
 SURVEYING



LEGEND

- FOUND ROCK MOUND
- SET 5/8" REBAR WITH 1/4" ALUMINUM CAP STAMPED "NES 10194110"
- SET 5/8" REBAR WITH 1/4" ALUMINUM CAP STAMPED "NES RPLS 5907"
- SET 5/8" REBAR WITH 1" PLASTIC CAP STAMPED "NES RPLS 5907"
- WELL
- (COURSE VALUE PER RECORD PATENT SURVEY OR DEED D.R.E.C.T.)
- (DISTANCES TO EASEMENT)
- APPROX. PATENT LINE
- PROPERTY LINE
- ALUMINUM PROPERTY LINE (P)
- TRACT LINE
- CONTOUR LINES
- EASEMENT LINE
- WIRE FENCE LINE
- OVERHEAD ELECTRIC LINE
- APPROX. FLOODPLAIN "ZONE A"



Line #	Length	Direction
L52	621.66'	N69°28'12"E
L53	99.59'	S78°55'27"E
L54	120.70'	S52°59'07"E
L55	137.75'	S64°20'28"E
L56	107.11'	N88°14'33"E
L57	186.51'	N24°54'52"E
L58	613.91'	N53°12'03"E
L59	237.67'	N68°37'01"E
L60	202.27'	S67°28'24"E
L61	130.46'	N85°24'56"E
L62	216.83'	S76°49'37"E
L63	427.64'	S81°38'39"E
L64	203.61'	S54°24'42"E
L65	53.96'	N83°08'46"E

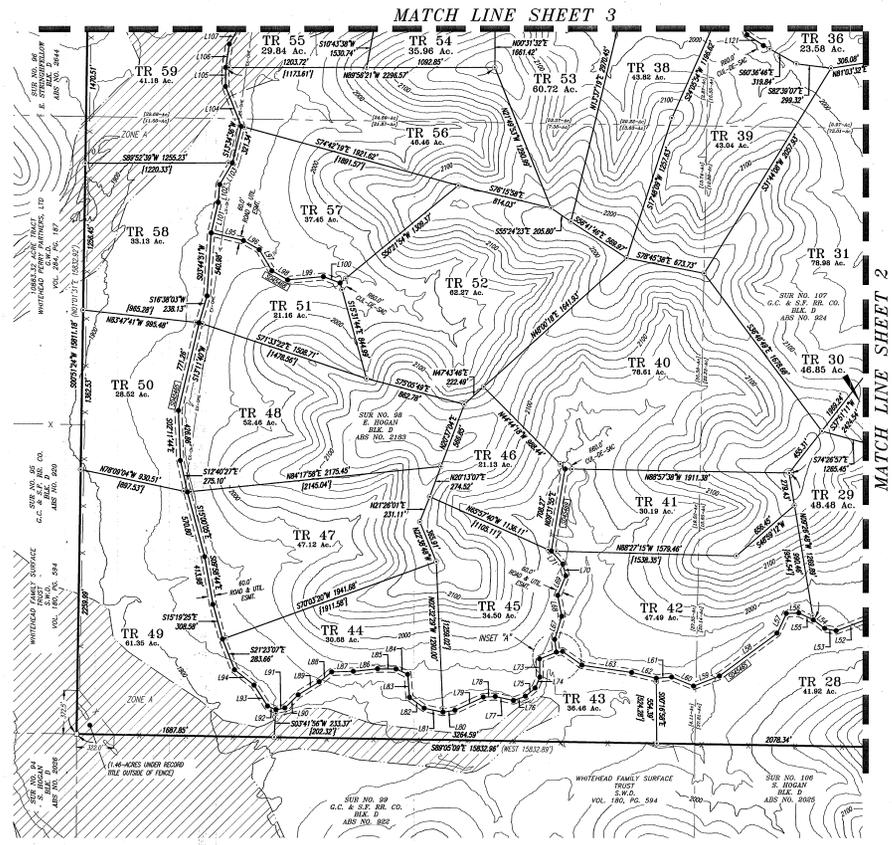
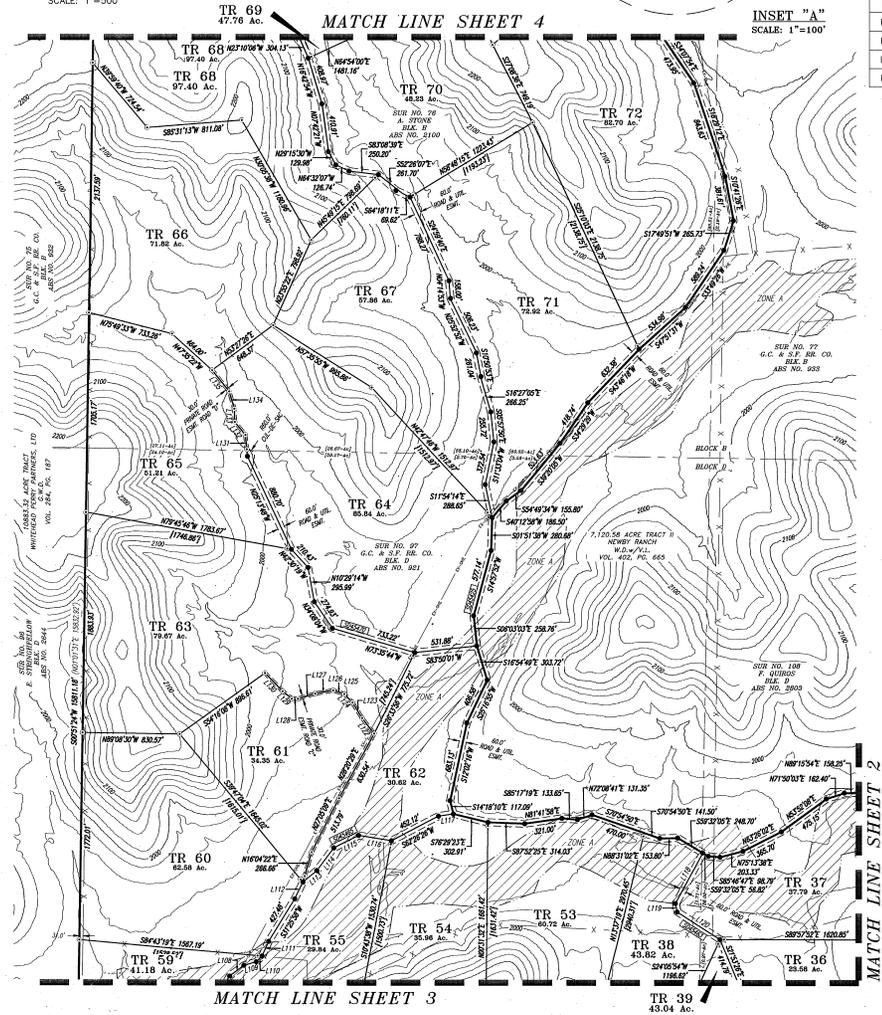
Line #	Length	Direction
L66	110.82'	N72°55'56"W
L67	206.95'	N17°03'41"E
L68	182.35'	N11°08'55"W
L69	181.48'	N22°14'50"E
L70	102.61'	N14°07'50"W
L71	148.64'	N41°33'30"W
L72	154.84'	N68°03'40"E
L73	156.36'	N0°47'11"W
L74	101.33'	N23°07'06"E
L75	108.17'	N49°23'38"E
L76	108.70'	N70°30'18"E
L77	159.06'	S77°21'15"E
L78	102.65'	N87°00'16"E
L79	266.92'	N64°58'32"E

Line #	Length	Direction
L80	103.54'	N81°10'32"E
L81	182.39'	S78°08'56"E
L82	158.08'	S53°40'17"E
L83	196.41'	S4°23'17"E
L84	108.94'	S64°40'29"E
L85	158.91'	S89°4'00"E
L86	207.45'	N83°27'20"E
L87	185.25'	N88°50'30"E
L88	136.04'	N51°36'30"E
L89	210.88'	N58°26'09"E
L90	161.00'	N44°56'44"E
L91	76.66'	N78°43'59"E
L92	79.20'	S66°07'19"E
L93	212.33'	S32°47'24"E

Line #	Length	Direction
L94	211.97'	S51°42'19"E
L95	284.48'	S76°20'54"E
L96	155.28'	S58°56'19"E
L97	211.56'	S30°43'03"E
L98	155.73'	S60°14'24"E
L99	306.03'	N84°54'35"E
L100	152.51'	S69°10'40"E
L101	267.90'	S13°00'27"W
L102	154.77'	S4°35'37"W
L103	212.84'	S30°32'24"W
L104	364.18'	S21°38'43"E
L105	162.19'	S0°42'17"W
L106	202.44'	S8°50'44"W
L107	155.07'	S29°27'46"W

Line #	Length	Direction
L108	153.49'	S52°35'18"W
L109	109.59'	S73°23'24"W
L110	71.21'	S44°27'29"W
L111	142.84'	S23°10'39"W
L112	159.50'	S26°00'10"W
L113	154.58'	S50°20'51"W
L114	242.17'	S36°44'48"W
L115	236.31'	S63°44'30"W
L116	283.04'	N80°58'31"W
L117	129.06'	S82°04'33"W
L118	490.98'	S28°23'11"W
L119	75.25'	S11°13'20"E
L120	436.17'	S57°14'46"E
L121	166.82'	N57°03'41"W

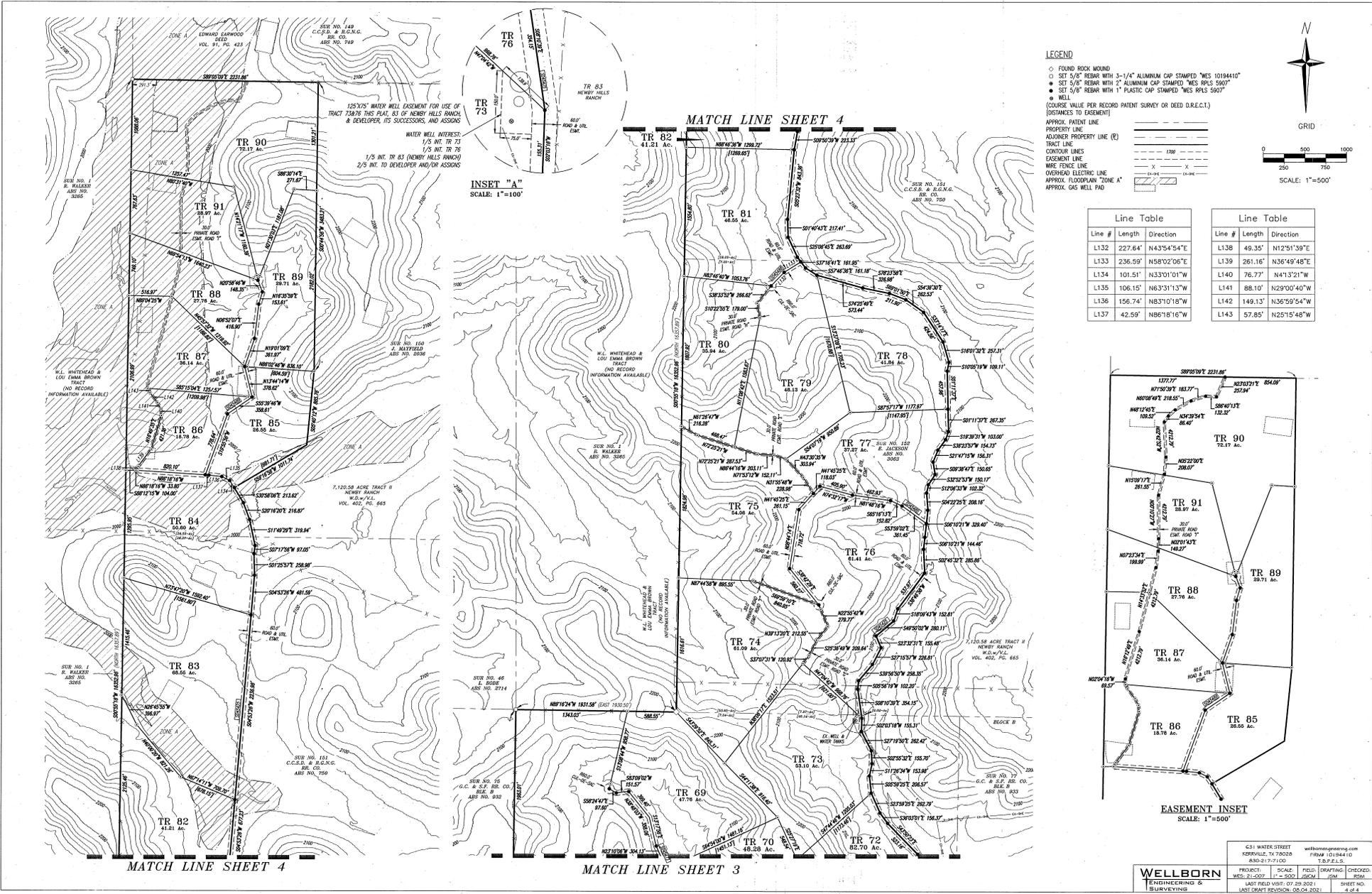
Line #	Length	Direction
L122	169.73'	N37°31'50"W
L123	155.27'	N31°48'54"W
L124	101.00'	N43°34'59"W
L125	100.43'	N71°42'03"W
L126	156.24'	S79°34'05"W
L127	153.84'	S73°31'52"W
L128	51.31'	N89°23'57"W
L129	102.05'	N50°57'14"W
L130	216.33'	N43°52'54"W
L131	183.63'	N5°39'42"W
L132	142.51'	N39°12'04"W
L133	112.09'	N14°54'54"W
L134	153.98'	N16°56'25"W
L135	231.22'	N38°51'49"W



WELBORN ENGINEERING & SURVEYING

421 WATER STREET
 FERRVILLE, TX 78028
 830-217-7100
 PROJECT: S.W.A. BLOCK 2
 WELBORN 21-007 1" = 500' JWSM JSM
 LAST FIELD VISIT: 07/29/2021
 LAST DRAFT REVISION: 08/04/2021

421 WATER STREET
 FERRVILLE, TX 78028
 830-217-7100
 T.S.P.E.L.S.
 CHECKED: JSM
 DRAWN: JSM
 SHEET NO. 3 of 4



MATCH LINE SHEET 4

MATCH LINE SHEET 3