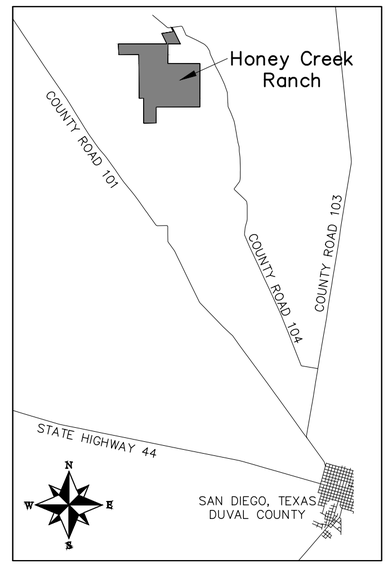
FINAL PLAT OF

Honey Creek Ranch Subdivision

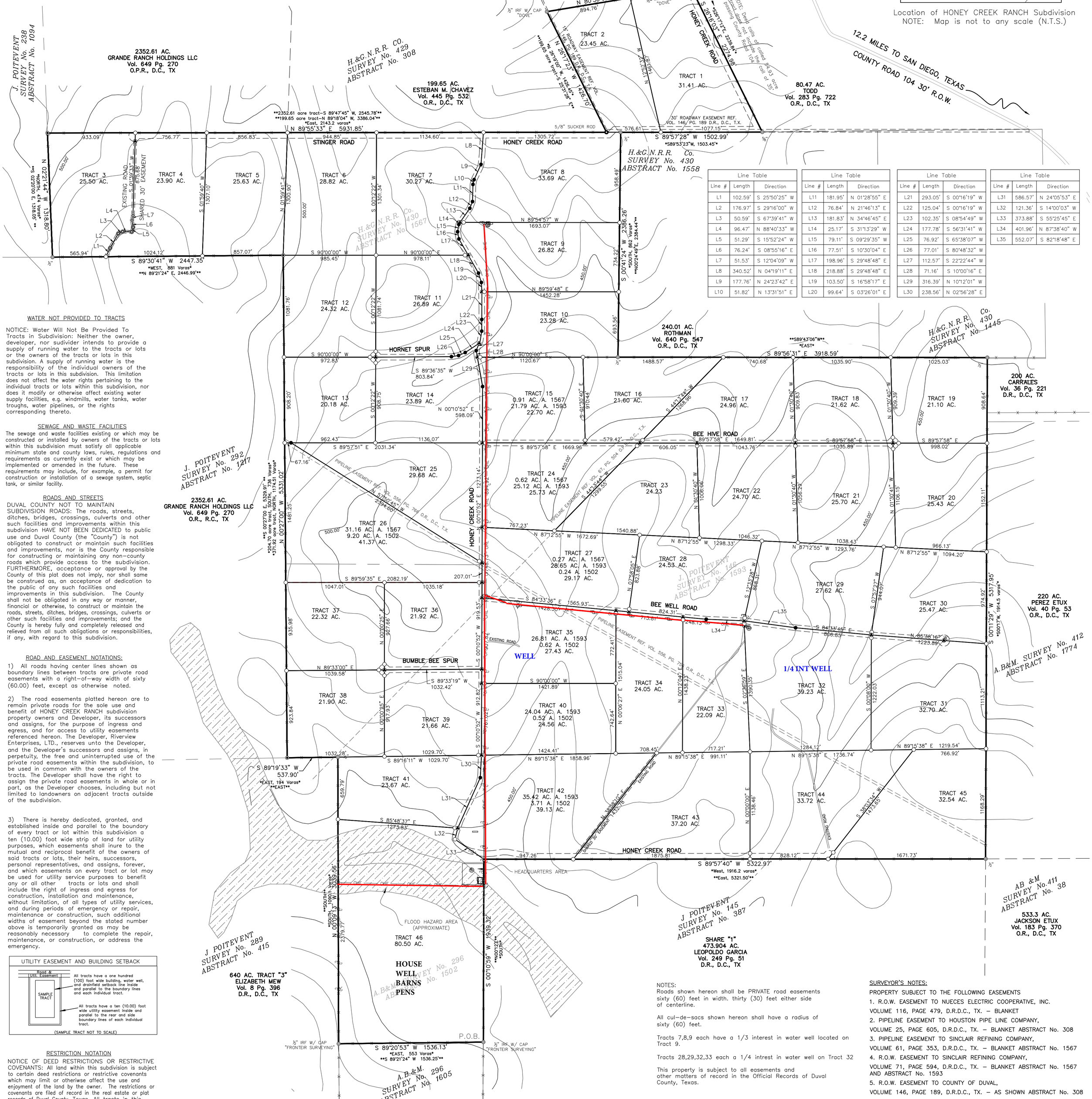
A SUBDIVISION OF LAND CONTAINING 1288.38 ACRES, MORE OR LESS, CONVEYED TO RIVERVIEW ENTERPRISES, LTD BY WARRANTY DEED DATED APRIL 25, 2018, RECORDED IN VOLUME 663, PAGE 277 OF THE OFFICIAL PUBLIC RECORDS OF DUVAL COUNTY, TEXAS, AND BEING COMPRISED OF ALL OR PARTS OF ORIGINAL PATENT SURVEYS AS SET FORTH BELOW:

(Patent Acreages are Approximate)

- 650.36 ACRES IN THE J. POITEVENT SURVEY NO. 146, ABSTRACT NO. 1593
- 206.29 ACRES IN THE A.B. & M SURVEY NO. 296, ABSTRACT NO. 1502
- 376.77 ACRES IN THE H.&G.N.R.R. CO. SURVEY NO. 430, ABSTRACT NO. 1567
- 54.95 ACRES IN THE H.&G.N.R.R. CO. SURVEY NO. 429, ABSTRACT NO. 308



Location of HONEY CREEK RANCH Subdivision
NOTE: Map is not to any scale (N.T.S.)



Line Table		
Line #	Length	Direction
L1	102.59'	S 25°50'25" W
L2	176.97'	S 29°16'00" W
L3	50.59'	S 67°39'41" W
L4	96.47'	N 88°40'33" W
L5	51.29'	S 15°52'24" W
L6	76.24'	S 08°55'16" E
L7	51.53'	S 12°04'09" W
L8	340.52'	N 04°19'11" E
L9	177.76'	N 24°23'42" E
L10	51.82'	N 13°31'51" E

Line Table		
Line #	Length	Direction
L11	181.95'	N 01°28'55" E
L12	76.84'	N 21°46'13" E
L13	181.83'	N 34°46'45" E
L14	25.17'	S 31°13'29" W
L15	79.11'	S 09°29'35" W
L16	77.51'	S 10°30'04" E
L17	198.96'	S 29°48'48" E
L18	218.88'	S 29°48'48" E
L19	103.50'	S 16°58'17" E
L20	99.64'	S 03°26'01" E

Line Table		
Line #	Length	Direction
L21	293.05'	S 00°16'19" W
L22	125.04'	S 00°16'19" W
L23	102.35'	S 08°54'49" W
L24	177.78'	S 56°31'41" W
L25	76.92'	S 65°38'07" W
L26	77.01'	S 80°48'32" W
L27	112.57'	S 22°22'44" W
L28	71.16'	S 10°00'16" E
L29	316.39'	N 10°12'01" W
L30	238.56'	N 02°56'28" E

Line Table		
Line #	Length	Direction
L31	586.57'	N 24°05'53" E
L32	121.36'	S 14°00'03" W
L33	373.88'	S 55°25'45" E
L34	401.96'	N 87°38'40" W
L35	552.07'	S 82°18'48" E

WATER NOT PROVIDED TO TRACTS

NOTICE: Water Will Not Be Provided To Tracts in Subdivision: Neither the owner, developer, nor sudivider 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.

SEWAGE AND WASTE 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.

ROADS AND STREETS

DUVAL COUNTY NOT TO MAINTAIN SUBDIVISION ROADS: The roads, streets, ditches, bridges, crossings, culverts and other such facilities and improvements within this subdivision HAVE NOT BEEN DEDICATED to public use and 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 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 regard to this subdivision.

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 noted.

2) The road easements platted hereon are to remain private roads for the sole use and benefit of HONEY CREEK RANCH subdivision property owners and Developer, its successors and assigns, for the purpose of ingress and egress, and for access to utility easements referenced hereon. The Developer, Riverview Enterprises, LTD., reserves unto the Developer, and the Developer's successors and assigns, in 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 easements in whole or in part, as the Developer chooses, including but not limited to landowners on adjacent tracts outside of the subdivision.

3) There is hereby dedicated, granted, and established inside and parallel 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 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.

UTILITY EASEMENT AND BUILDING SETBACK

(SAMPLE TRACT NOT TO SCALE)

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 otheriwse 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,

NOTES:
Roads shown hereon shall be PRIVATE road easements sixty (60) feet in width. thirty (30) feet either side of centerline.

All cul-de-sacs shown hereon shall have a radius of sixty (60) feet.

Tracts 7,8,9 each have a 1/3 interest in water well located on Tract 9.

Tracts 28,29,32,33 each a 1/4 intrest in water well on Tract 32

This property is subject to all easements and other matters of record in the Official Records of Duval County, Texas.

SURVEYOR'S NOTES:

PROPERTY SUBJECT TO THE FOLLOWING EASEMENTS

1. R.O.W. EASEMENT TO NUECES ELECTRIC COOPERATIVE, INC. VOLUME 116, PAGE 479, D.R.D.C., TX. – BLANKET
2. PIPELINE EASEMENT TO HOUSTON PIPE LINE COMPANY, VOLUME 25, PAGE 605, D.R.D.C., TX. – BLANKET ABSTRACT No. 308
3. PIPELINE EASEMENT TO SINCLAIR REFINING COMPANY, VOLUME 61, PAGE 353, D.R.D.C., TX. – BLANKET ABSTRACT No. 1567
4. R.O.W. EASEMENT TO SINCLAIR REFINING COMPANY, VOLUME 71, PAGE 594, D.R.D.C., TX. – BLANKET ABSTRACT No. 1567 AND ABSTRACT No. 1593
5. R.O.W. EASEMENT TO COUNTY OF DUVAL, VOLUME 146, PAGE 189, D.R.D.C., TX. – AS SHOWN ABSTRACT No. 308