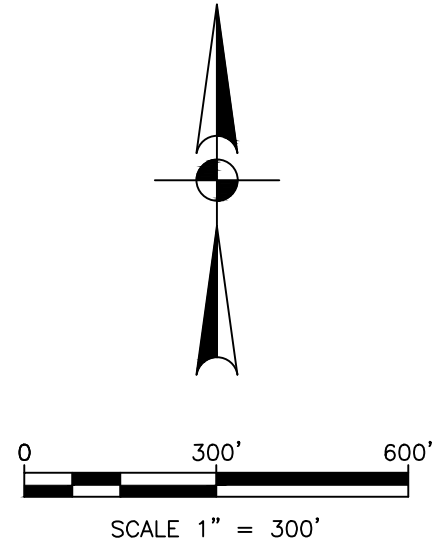


LOCATION MAP
NOT TO SCALE

- LEGEND:**
- = 1/2" IRON ROD FOUND, UNLESS NOTED OTHERWISE
 - = 1/2" IRON ROD SET
 - OPRFCT = OFFICIAL PUBLIC RECORDS OF FALLS COUNTY, TEXAS
 - DRFCT = DEED RECORDS OF FALLS COUNTY, TEXAS
 - PRFCT = PLAT RECORDS OF FALLS COUNTY, TEXAS
 - P.O.B. = POINT OF BEGINNING
 - R.O.W. = RIGHT-OF-WAY
 - () = RECORD INFORMATION
 - ⊙ = CORNER FENCE POST
 - ⊕ = POWER POLE
 - ⊖ = GUY WIRE ANCHOR
 - ⊗ = BARBED WIRE FENCE
 - O— = OVERHEAD ELECTRIC
 - ⊗ = IDENTIFIER FOR ADJOINING TRACTS, SEE "ADJOINER OWNERSHIP INFORMATION" TABLE



**FINAL PLAT ESTABLISHING
ROSEBUD RANCHES**

BEING A 107.481 ACRE TRACT OR PARCEL OF LAND SITUATED IN FALLS COUNTY, TEXAS, BEING OUT OF AND A PART OF THE MARY PRIOR SURVEY, ABSTRACT NO. 53, IN FALLS COUNTY, TEXAS, AND BEING A PORTION OF THAT SAME CERTAIN CALLED 112.217 ACRE TRACT OF LAND, AS DESCRIBED IN A DEED TO TERRA LAND VENTURES, LLC, AND RECORDED IN VOLUME 444, PAGE 128, OF THE OFFICIAL PUBLIC RECORDS OF FALLS COUNTY, TEXAS,

STATE OF TEXAS;
COUNTY OF FALLS;

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ZACHARY MILLER, AUTHORIZED REPRESENTATIVE OF TERRA LAND VENTURES, LLC, BEING THE OWNER OF THAT SAME CERTAIN CALLED 112.217 ACRE TRACT OF LAND, AS DESCRIBED IN A DEED TO TERRA LAND VENTURES, LLC, AND RECORDED IN VOLUME 444, PAGE 128, OF THE OFFICIAL PUBLIC RECORDS OF FALLS COUNTY, TEXAS, DO ADOPT THIS PLAT AS MY FINAL PLAT TO BE KNOWN AS "ROSEBUD RANCHES"; I DO DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON.

ZACHARY MILLER _____ DATE _____
AUTHORIZED REPRESENTATIVE OF
TERRA LAND VENTURES, LLC
7500 SW 137TH STREET
ST. PALMETTO BAY, FL 33158

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ZACHARY MILLER, AUTHORIZED REPRESENTATIVE FOR TERRA LAND VENTURES, LLC, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED AND IN THE CAPACITIES THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2024.

NOTARY SIGNATURE _____ DATE _____
NOTARY IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS;
COUNTY OF FALLS;

THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE COMMISSIONERS COURT OF FALLS COUNTY, TEXAS, AS THE FINAL PLAT OF SUCH SUBDIVISION ON THE ____ DAY OF _____, 2024.

JAY ELLIOTT
COUNTY JUDGE - FALLS COUNTY

THE PLAT DESCRIBED AS ROSEBUD RANCHES HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS OF FALLS COUNTY, TEXAS, AND IS APPROVED BY SUCH COURT.

- BY: _____
MILTON ALBRIGHT
COMMISSIONER - PCT 1 - FALLS COUNTY
- BY: _____
F.A. GREEN
COMMISSIONER - PCT 2 - FALLS COUNTY
- BY: _____
JASON WILLBERG
COMMISSIONER - PCT 3 - FALLS COUNTY
- BY: _____
NITA WUEBKER
COMMISSIONER - PCT 4 - FALLS COUNTY

SURVEYOR'S CERTIFICATION:

STATE OF TEXAS;
COUNTY OF FALLS;

KNOW ALL MEN BY THESE PRESENTS:

I, GEORGE E. LUCAS, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL THIS 9TH DAY OF JULY, 2024.

JULY 9, 2024
DATE
GEORGE E. LUCAS
R.P.L.S. # 4160
P.O. BOX 701267
SAN ANTONIO, TEXAS 78270
830-214-5109

APPROVED: _____ ATTESTS: _____

ADMINISTRATOR _____ DATE _____ CITY SECRETARY _____ DATE _____
CITY OF ROSEBUD, TEXAS CITY OF ROSEBUD, TEXAS

STATE OF TEXAS;
COUNTY OF FALLS;

KNOW ALL MEN BY THESE PRESENTS:

I, ELIZABETH PEREZ, CLERK OF FALLS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND CERTIFICATION OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2024 A.D., AT ____ O'CLOCK, ____ M. AND DULY RECORDED UNDER DOCUMENT NUMBER _____

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 2024 A.D.

DEPUTY _____ DATE _____

FILED FOR RECORD AT ____ O'CLOCK, ____ M. THIS THE ____ DAY OF _____, 2024 A.D.

DEPUTY _____ DATE _____

FIELD NOTE DESCRIPTION FOR A 107.481 ACRE TRACT OF LAND:

BEING A 107.481 ACRE TRACT OR PARCEL OF LAND SITUATED IN FALLS COUNTY, TEXAS, BEING OUT OF AND A PART OF THE MARY PRIOR SURVEY, ABSTRACT NO. 53, IN FALLS COUNTY, TEXAS, BEING A PORTION OF THAT SAME CERTAIN CALLED 112.217 ACRE TRACT OF LAND, AS DESCRIBED IN A DEED TO TERRA LAND VENTURES, LLC, RECORDED IN VOLUME 444, PAGE 128, OF THE OFFICIAL PUBLIC RECORDS OF FALLS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS THE "TERRA TRACT"), AND SAID 107.481 ACRES OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND ON THE NORTHWEST RIGHT-OF-WAY (R.O.W.) LINE OF F.M. HIGHWAY NO. 1048 (A VARIABLE WIDTH R.O.W.) (HEREINAFTER REFERRED TO AS "F.M. 1048"), FOR THE SOUTH CORNER OF A CALLED 120.555 ACRE TRACT OF LAND CONVEYED TO PETER H. LIMMER AND CATHERINE J. LIMMER IN A DEED RECORDED IN VOLUME 435, PAGE 14, OF THE OFFICIAL PUBLIC RECORDS OF FALLS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS THE "LIMMER TRACT"), BEING THE EAST CORNER AND POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT OF LAND:

THENCE WITH THE SOUTHEAST LINE OF THIS TRACT AND THE NORTHWEST R.O.W. LINE OF SAID F.M. 1048, THE FOLLOWING THREE (3) CALLS:

- SOUTH 58°06'37" WEST A DISTANCE OF 302.91 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CELCO" SET FOR A SOUTHEASTERLY CORNER;
- SOUTH 53°02'16" WEST A DISTANCE OF 100.63 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CELCO" SET FOR A SOUTHEASTERLY CORNER;
- SOUTH 58°58'13" WEST A DISTANCE OF 53.28 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CELCO" SET FOR A SOUTHEASTERLY CORNER;

THENCE CONTINUING WITH THE SOUTHEAST LINE OF THIS TRACT AND THE NORTHWEST R.O.W. LINE OF SAID F.M. 1048, SOUTH 57°27'25" WEST A DISTANCE OF 351.11 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CELCO" SET IN THE NORTHWEST R.O.W. LINE OF SAID F.M. 1048, BEING IN THE SOUTHEAST LINE OF SAID TERRA TRACT, AND BEING A SOUTHEASTERLY CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE DEPARTING THE NORTHWEST R.O.W. LINE OF SAID F.M. 1048, SAME BEING THE SOUTHEAST LINE OF SAID TERRA TRACT, AND ACROSS AND THROUGH SAID TERRA TRACT, THE FOLLOWING TWO (2) CALLS:

- NORTH 32°54'28" WEST, A DISTANCE OF 716.92 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CELCO" SET FOR A SOUTHEASTERLY INTERIOR CORNER;
- SOUTH 56°47'45" WEST, A DISTANCE OF 373.99 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CELCO" SET FOR A SOUTHEASTERLY INTERIOR CORNER;

THENCE CONTINUING ACROSS AND THROUGH SAID TERRA TRACT, SOUTH 32°54'28" EAST, A DISTANCE OF 490.80 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CELCO" SET IN THE NORTHWEST LINE OF A CALLED 1.48 ACRE TRACT OF LAND, AS CONVEYED TO TRACY LEE SMITH IN A DEED RECORDED IN VOLUME 366, PAGE 708, OF THE OFFICIAL PUBLIC RECORDS OF FALLS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS THE "SMITH TRACT"), AND BEING A SOUTHEASTERLY INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE WITH THE NORTHWEST LINE OF SAID SMITH TRACT, AND WITH THE SOUTHEAST LINE OF SAID TERRA TRACT, SOUTH 55°28'33" WEST, A DISTANCE OF 24.30 FEET TO A CORNER FENCE POST FOUND FOR THE NORTHWEST CORNER OF SAID SMITH TRACT, AND BEING A SOUTHEASTERLY INTERIOR CORNER OF SAID TERRA TRACT AND THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE CONTINUING WITH THE COMMON LINE BETWEEN SAID TERRA TRACT AND SAID SMITH TRACT, SOUTH 39°41'18" EAST, A DISTANCE OF 225.85 FEET TO A CORNER FENCE POST FOUND ON THE NORTHWEST R.O.W. LINE OF SAID F.M. 1048, FOR THE SOUTH CORNER OF SAID SMITH TRACT, AND BEING A SOUTHEAST CORNER OF THIS TRACT;

THENCE WITH THE SOUTHEAST LINE OF THIS TRACT AND THE NORTHWEST R.O.W. LINE OF SAID F.M. 1048, THE FOLLOWING TWO (2) CALLS:

- SOUTH 57°39'08" WEST A DISTANCE OF 466.31 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CELCO" SET FOR A SOUTHERLY CORNER;
- SOUTH 59°13'54" WEST A DISTANCE OF 640.07 FEET TO A 1/2" IRON ROD FOUND FOR THE EAST CORNER OF A TRACT OF LAND CALLED TO CONTAIN APPROXIMATELY 39.55 ACRES OF LAND (FALLS COUNTY TAX ROLLS) CONVEYED TO MIKE AND FRANCES GREGER, IN A DEED WITH NO RECORDING INFORMATION (HEREINAFTER REFERRED TO AS THE "GREGER TRACT"), AND BEING THE SOUTH CORNER OF THIS TRACT;

THENCE WITH THE SOUTHWEST LINE OF THIS TRACT AND THE NORTHEAST LINE OF SAID GREGER TRACT, NORTH 32°54'28" WEST A DISTANCE OF 2,188.12 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CELCO" SET ON THE SOUTHEAST R.O.W. LINE OF COUNTY ROAD 319 (A VARIABLE WIDTH R.O.W.) (HEREINAFTER REFERRED TO AS "C.R. 319"), FOR THE NORTH CORNER OF THE GREGER TRACT, AND BEING THE WEST CORNER OF THIS TRACT;

THENCE WITH THE NORTHWEST LINE OF THIS TRACT AND THE SOUTHEAST R.O.W. LINE OF SAID C.R. 319, NORTH 57°02'36" EAST A DISTANCE OF 1,971.15 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CELCO" SET IN THE SOUTHEAST R.O.W. LINE OF SAID C.R. 319, BEING THE MOST WESTERLY CORNER OF THE REMAINING PORTION OF A CALLED 114.51 ACRE TRACT OF LAND, AS CONVEYED TO BOBBY LEE THOMAS, AND RECORDED IN VOLUME 195, PAGE 112, OF THE OFFICIAL PUBLIC RECORDS OF FALLS COUNTY, TEXAS (HEREINAFTER REFERRED TO AS THE "THOMAS TRACT"), AND BEING THE MOST NORTHERLY CORNER OF SAID TERRA TRACT AND THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE DEPARTING THE SOUTHEAST R.O.W. LINE OF SAID C.R. 319, AND WITH THE COMMON LINE BETWEEN SAID TERRA TRACT AND THE REMAINING PORTION OF SAID THOMAS TRACT, SOUTH 50°54'45" EAST, A DISTANCE OF 464.30 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CELCO" SET FOR THE MOST SOUTHERLY CORNER OF SAID THOMAS TRACT, AND BEING A NORTHEASTERLY CORNER OF THIS TRACT;

THENCE CONTINUING WITH THE COMMON LINE BETWEEN SAID THOMAS TRACT AND SAID TERRA TRACT, NORTH 36°49'38" EAST, A DISTANCE OF 178.52 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "CELCO" SET IN THE SOUTHWEST LINE OF AFOREMENTIONED LIMMER TRACT, AND BEING A NORTHEASTERLY CORNER OF THIS TRACT;

THENCE WITH THE NORTHEAST LINE OF THIS TRACT AND THE SOUTHWEST LINE OF SAID LIMMER TRACT, SOUTH 33°03'21" EAST A DISTANCE OF 1,839.79 FEET TO THE POINT OF BEGINNING, AND CONTAINING 107.481 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S NOTES:

- THIS PROPERTY LIES WITHIN ZONE X, AREA OUTSIDE THE FLOOD PLAIN, ACCORDING TO FEMA MAP PANEL 48309C0425D, EFFECTIVE DECEMBER 20, 2019.
- THIS SUBDIVISION IS NOT LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF ROSEBUD, TEXAS, ON THIS THE 26TH DAY OF JUNE, 2024.
- GRANTOR HAS GRANTED, SOLD, AND CONVEYED AND BY THESE PRESENTS DOES HEREBY DEDICATE A NON-EXCLUSIVE, PERPETUAL PUBLIC UTILITY EASEMENT ("PUE"), TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, FOR THE PURPOSE OF PLACING, CONSTRUCTING, OPERATING, REPAIRING, MAINTAINING, REBUILDING, REPLACING, RELOCATING, AND REMOVING, OR CAUSING TO BE PLACED, CONSTRUCTED, OPERATED, REPAIRED, MAINTAINED, REBUILT, REPLACED, RELOCATED, AND REMOVED, STRUCTURES OR IMPROVEMENTS NECESSARY AND USEFUL FOR: TELECOMMUNICATIONS FACILITIES, CABLE, FIBER, AND OTHER ELECTRONIC DATA TRANSMISSION FACILITIES, AND AN ELECTRIC DISTRIBUTION LINE CONSISTING OF VARIABLE NUMBERS OF WIRES, POLES, AND ALL NECESSARY OR DESIRABLE APPURTENANCES AND OTHER FACILITIES USEFUL OR NECESSARY FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC UTILITY SERVICE, INCLUDING WATER MAINS AND SERVICE LINES, WASTEWATER PIPES AND SERVICE LINES, DRAINAGE PIPES AND CHANNEL SYSTEMS, AND ALL OTHER ASSOCIATED APPURTENANCES WITH THE AFOREMENTIONED UTILITIES.
- BEARING BASIS DERIVED FROM THE TEXAS COORDINATE SYSTEM, TEXAS CENTRAL ZONE (4203), NORTH AMERICAN DATUM 1983 (N.A.D. 83). COORDINATES AND DISTANCES SHOWN HEREON ARE GRID.

LINE	LENGTH	BEARING
L1	53.28'	S58°58'13"W
L2	373.99'	S56°47'45"W
L3	490.80'	S32°54'28"E
L4	24.30'	S55°25'33"W
L5	225.85'	S39°14'18"E
L6	178.52'	N36°49'38"E
L7	94.98'	S22°44'44"W
L8	38.42'	S32°54'28"E

ADJOINER OWNERSHIP INFORMATION		
TRACT	OWNER(S)	DESCRIPTION & RECORDING
(A)	TRACY LEE SMITH	APPROX. 4.736 ACRES (DOC. NO. XXXXXXXX, OPRFCT)
(B)	TRACY LEE SMITH	CALLED 1.48 ACRES (VOL. 366, PG. 708, OPRFCT)
(C)	BOBBY LEE THOMAS	REMAINING PORTION OF CALLED 114.51 ACRES BOBBY LEE THOMAS (VOL. 195, PG. 112, OPRFCT)

CELCO SURVEYING
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