Final Plat of

SENDERO CREEK RANCH SUBDIVISION

GRAPHIC SCALE 1" = 400'

0 200 400 800 1200

Legal Description:

Showing a Subdivision of 351.88± Acres being all of a called 117.37± acre tract less 0.71 acres in County Road 105 Right-of-Way as recorded in Vol. 718, Pg. 223-232, Official Records, Duval County, Texas and a called 235.22± acre tract as recorded in Volume 718, Pg. 233-242, Official Records, Duval County, Texas. Also being out of and part of "SAN DIEGO DE ARRIBA" JULIAN AND VENTURA FLORES GRANT Abstract 212. Situated approx. 10.3 miles Northwest of San Diego, Duval County, Texas.

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 the subdivision. A supply of running water is responsibility of the individual owners of the tracts or lots in this subdivision. The 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 facilites, 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. Theses 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 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 received from all such obligations or responsibilities, if any, with regard to this subdivision.

ROAD AND EASEMENT NOTATIONS

1). All roads having centerlines shown as boundary lines between tracts are private road easements with a right-of-way width of sixty (60.00) feet, except otherwise noted.

2). The road easements platted hereon are to remain private roads for the sole use and benefit of SENDERO CREEK RANCH SUBDIVISION property owners and developer, its successors and assigns, for the purpose of ingress and egress, and for the access to utility easements referenced hereon. The developer, Cypress View Investments, Ltd., reserves unto the developer and the developer's successors and assigns, in perpetuity, the free and uninterrupted use of the private road easements with 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 on part, as the developers 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 or 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 and or all other tracts or lots and shall include the right of ingress and egress for construction, installation, 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

All tracts have a one hundred (100) feet wide building, water well and drain field setback line inside and parallel to the boundary lines and each individual tract.

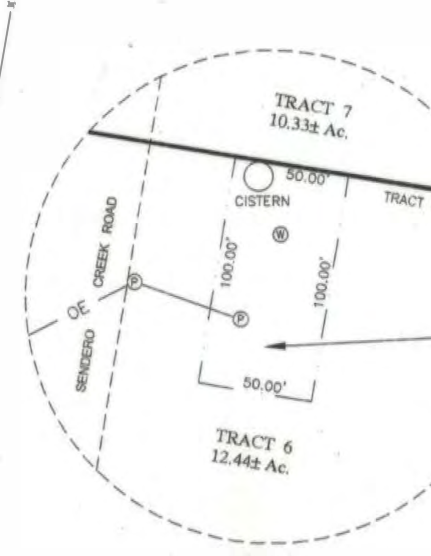
All tracts have a ten (10.00) foot wide utility easement inside and parallel to the rear and side boundary lines of each individual tract.

(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 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 Duval County, Texas. All tracts in this subdivision are subject to easements, reservations, and other matters of record in the real estate records of Duval County, Texas.

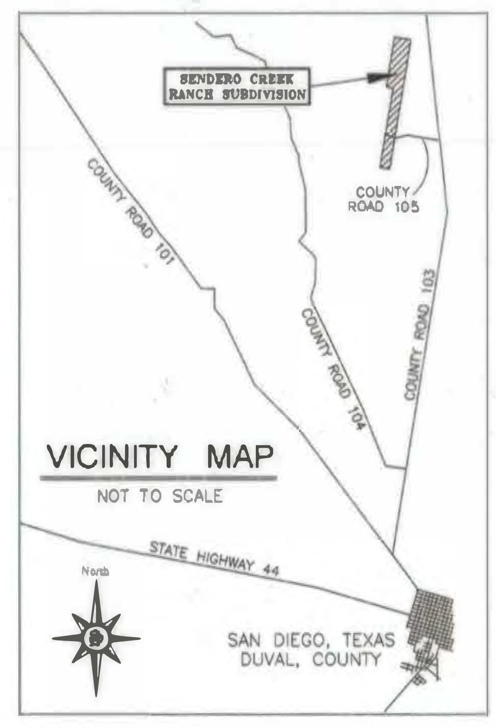
TRACT LINE SEGMENTS
L1. S 83° 40' 04" W 19.07'
L2. S 83° 40' 04" W 17.74'



DETAIL "A"
N.T.S..

50.00' X 100.00' WATER WELL EASEMENT FOR USE OF TRACTS 5 & 6 THIS PLAT. & DEVELOPER, ITS SUCCESSORS, AND ASSIGNS

WATER WELL INTEREST
1/2 INTEREST TRACT 6
1/2 INTEREST TRACT 7



VICINITY MAP
NOT TO SCALE

FILED FOR RECORD AT 10:06 O'CLOCK A M
NOV - 8 2021
ELODIA M. GARZA
CLERK COUNTY COURT, DUVAL COUNTY, TEXAS
BY Nancy Munoz DEPUTY

STATE OF TEXAS
COUNTY OF KERR

I, the developer and and owger of the land identified by abstract numbers recorded in volume and page numbers shown on this plat, and whose name is subscribed hereto, in person of through a duly authorized agent, acknowledge that this plat was made from a current survey performed on the ground and that is intended that the land will be subdivided as dedicated to public use. I further represent that no liens, other than the valid purchase, money liens, affecting the land subdivided are in effect or of record, including, but not limited to, judgment, tax and mechanic's and material mans' liens, lis pendens or bankruptcy notice.

CYPRESS VIEW INVESTMENTS, LTD.
BY ITS GENERAL PARTNER:

Reginald A. Tuck

CYPRESS VIEW INVESTMENTS, LTD.
Reginald A. Tuck
Managing Member of
Cypress View General, LLC.
The General Partner of Cypress View Investments, Ltd.
a Texas Limited Partnership
1001 Water Street, Suite B200
Kerrville, TX 78028
(830)257-5559/257-7692 Fax

STATE OF TEXAS
COUNTY OF KERR

This instrument was acknowledged before me on the 3rd day of Nov. . 2021 by REGINALD A. TUCK, Managing member of of Cypress View General, LLC., General Partner of Cypress View Investments, Ltd., a Texas Limited Partnership, d/b/a SENDERO CREEK RANCH on behalf of said Limited Partnership.

Angela L Day
Notary Public, for the State of Texas
My Commission Expires on June 10 2023

Angela L Day
My Commission Expires
06/10/2023
ID No. 10791912

NOTES:

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

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

Tracts 6 and 7 each have a 1/2 interest in water well located on Tract 6.

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

STATE OF TEXAS
COUNTY OF DUVAL

I, the County Judge of Duval County, Texas, hereby indicate approval of this final plat of "SENDERO CREEK RANCH SUBDIVISION" and any supporting documents and materials by the Commissioners Court of Duval County, Texas.

Reviwed & Approved on this 8th day of November, 2021.

Edmundo B. Garcia, Jr.
DUVAL COUNTY JUDGE

CERTIFICATION BY ADMINISTRATOR OF ON-SITE SEWAGE FACILITIES

I hereby certify that this proposed subdivision is subject to complying with the rules and regulations of the State of Texas and Duval County On-Site Sewage Facilities. Individual OSSF system selection will be made in conjunction with the site evaluation with the respect to the individual site permitting process, in accordance with the 30TAC Chapter 285, OSSF Rules.

Dated this the____day of_________, 2021.

Designated Representative
for Duval County OSSF

STATE OF TEXAS
COUNTY OF DUVAL

I, Elodia M. Garza, Clerk of the County Court in and for Duval County, Texas, do hereby certify that the foregoing plat of "SENDERO CREEK RANCH SUBDIVISION" dated the day of Nov. 3rd, 2021 with its certificate of authentication was filed for record in my office this 8th day of November, 2021 at 10:06 o'clock A M, and duly recorded in the Map Records of Duval County, Texas in Volume 723, Page 648
ENV 416 - PLAT CABINET - 2

Elodia M. Garza
Elodia M. Garza, County Clerk, Duval County, Texas

By: Nancy Munoz
Chief Deputy:

FLOOD PLAIN INFORMATION

A portion of this subdivision lies within the "special flood hazard area" as scaled from "Zone A" as shown on FIRM Maps "Duval County, Texas (Un incorporated Areas)", Panel Number 48131C0257C and 48131C0300C, Effective February 4, 2011 – base flood elevations have not been determined. For additional information, contact the County Flood Plain Administrator.

NOTICE: If a Tract owner desires to place a structure in a flood hazard area, they must obtain a Flood Development Permit from the Flood Plain Administrator for Duval County and conform to the requirements of the Flood Damage Prevention Court Order for Duval County, adopted February 11, 2011.

SURVEYORS NOTES.

1. THIS PLAT MAY NOT SHOW ALL CROSSINGS OF PIPELINES OR CABLES. SOLUM SURVEYING, INC. ASSUMES NO RESPONSIBILITY TO LOCATE PIPELINE OR CABLE CROSSINGS.
2. ALL BEARINGS, DISTANCE AND COORDINATE VALUES CONTAINED HEREON ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 4205 NORTH AMERICAN DATUM 1927, U.S. SURVEY FEET AS DERIVED BY GPS MEASUREMENTS FROM ALLTERRA CENTRAL RTK COOPERATIVE NETWORK CONTROL STATION LAPO_1118 (Freer) WITH A COORDINATE OF N=804929.04 E=1962856.06.

LEGEND

- Iron Pipe Found
- Pipe-Fence Corner
- 5/8" Iron Rod Found
- 5/8" Iron Rod Set with Cap Stamped "SOLUM SURVEYING INC"
- 5/8" Iron Rod Set with 2" Aluminum Cap Stamped "SOLUM"
- Mag Nail with Shiner Set
- Post-Fence Corner
- Water Well
- Power Pole
- Fence
- Property Line
- OE —Overhead Electric
- Easement/Set-back Line
- Flood Hazard Area

I, Jose R. Lopez, a Registered Professional Land Surveyor of the State of Texas, do certify that this plat of "SENDERO CREEK RANCH SUBDIVISION" is true and correct according to an actual survey made upon the ground. All property corners and points of reference are properly marked with 5/8" iron rods with aluminum caps except as noted.

STATE OF TEXAS REGISTERED JOSE R. LOPEZ 6054 PROFESSIONAL LAND SURVEYOR

Jose R. Lopez
Registered Professional Land Surveyor
Texas Registration No. 6054

Drawn For:
Cypress View Investments, Ltd.

Solum Surveying, Inc.
SURVEYING & MAPPING
P.O. BOX 2220 ALICE, TX 78333
solumsurvey@gmail.com
TBPLS Firm No. 10193847

Scale: 1" = 400'	Date: Aug. 10, 2021	Bk & Pg.: 21-1460	Drawn by: ET