

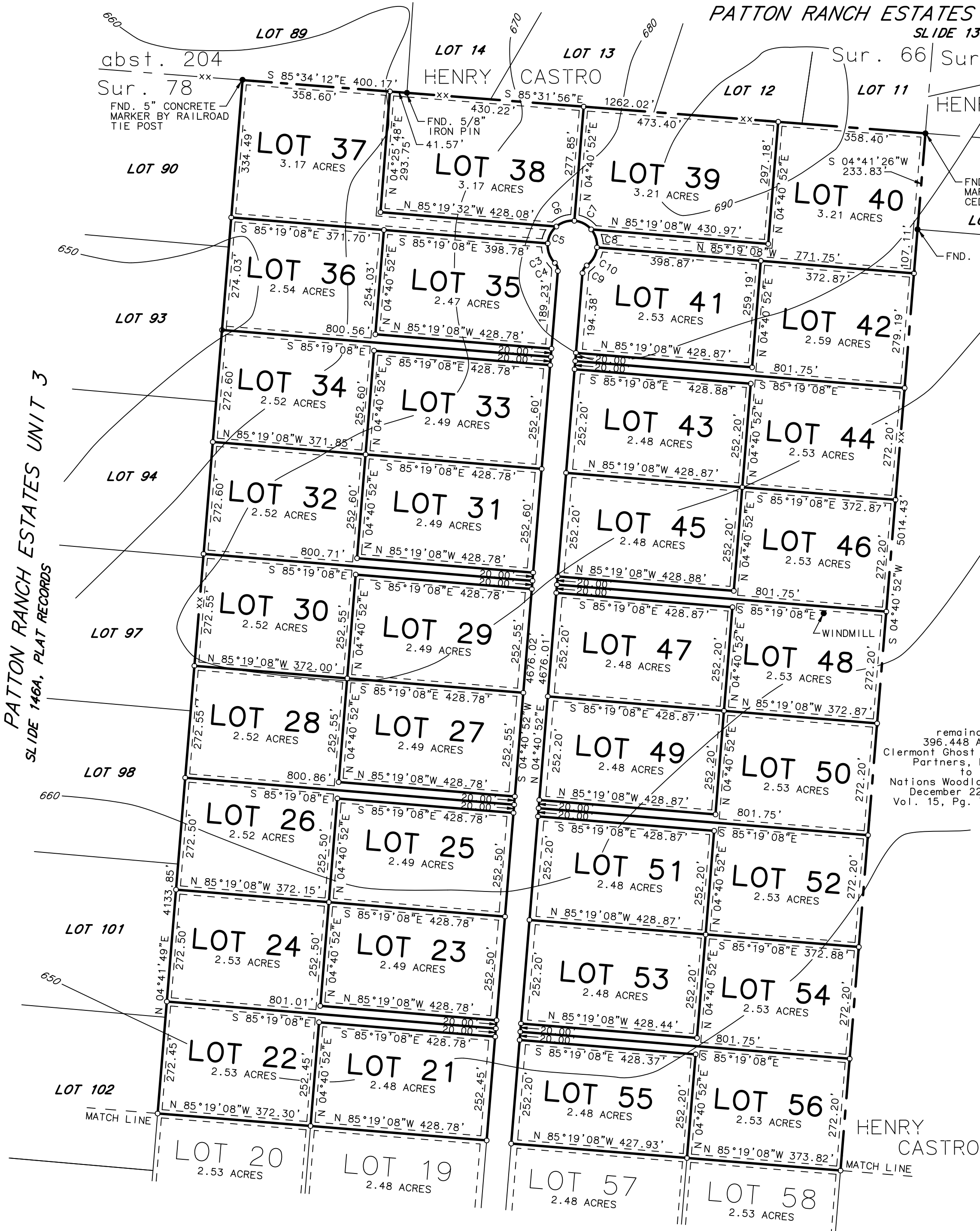
FRIO COUNTY, TEXAS
A SUBDIVISION PLAT OF
SENDERO RIDGE RANCH

***Preliminary Plat Only** not filed or recorded until construction complete

BEING 200.17 ACRES OF LAND SITUATED ABOUT 15.8 MILES N 42° E OF PEARSALL IN FRIO COUNTY, TEXAS, BEING OUT OF SURVEY NO. 78, ABSTRACT NO. 234, HENRY CASTRO, ORIGINAL GRANTEE, ALSO BEING ALL OF A 200.17 ACRE TRACT CONVEYED FROM CARL F. SCHNEIDER & EVELYN B. SCHNEIDER REVOCABLE LIVING TRUST AGREEMENT TO DEER CREEK RANCHERIA, LLC BY DEED DATED MAY 10, 2018 AND RECORDED IN VOLUME 241, PAGE 649 OF THE OFFICIAL PUBLIC RECORDS OF FRIO COUNTY, TEXAS.

PATTON RANCH ESTATES UNIT 3
SLIDE 146A, PLAT RECORDS

PATTON RANCH ESTATES UNIT 1
SLIDE 136A, PLAT RECORDS



THAT I, VINCENT NEY, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN VOLUME 983, PAGE 42 OF THE DEED RECORDS OF FRIO COUNTY, TEXAS, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. I DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS PAR FIVE SUBDIVISION. I HEREBY ACKNOWLEDGE THAT I AM THE SOLE OWNER OF THIS PROPERTY AND DO HEREBY STATE THAT THERE ARE NO LIENHOLDERS OR ANY UNPAID DEBT FOR WHICH THIS PROPERTY REPRESENTS COLLATERAL ON ANY LOAN.

VINCENT NEY
SENDERO RIDGE DEVELOPMENT, LLC

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VINCENT NEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS THE ____ DAY OF _____ 2022.

NOTARY PUBLIC

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS TRUE AND CORRECT.

THIS 28TH DAY OF OCTOBER 2022.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
KEITH HOWARD, R.P.L.S. 5949
HOWARD SURVEYING
TBPELS FIRM NO. 10125700

NOTES:

WATER SERVICE WILL BE PROVIDED BY BENTON CITY WATER AND WILL BE ON THE WEST SIDE OF THE ROAD
ELECTRIC SERVICE WILL BE PROVIDED BY MEDINA ELECTRIC COOP AND WILL BE ON THE EAST SIDE OF THE ROAD
SEWER SERVICE WILL BE INDIVIDUAL SEWAGE FACILITIES

PREPARED BY:

HOWARD SURVEYING
TBPELS FIRM NO. 10125700
402 STATE HWY 173 SOUTH
HONDO, TEXAS 78861
830-426-4776

SURVEYED ON THE GROUND: APRIL 25, 2018

75 RESIDENTIAL LOTS TOTAL

7.02 ACRES IN ROAD

DATE PREPARED: OCTOBER 28, 2022

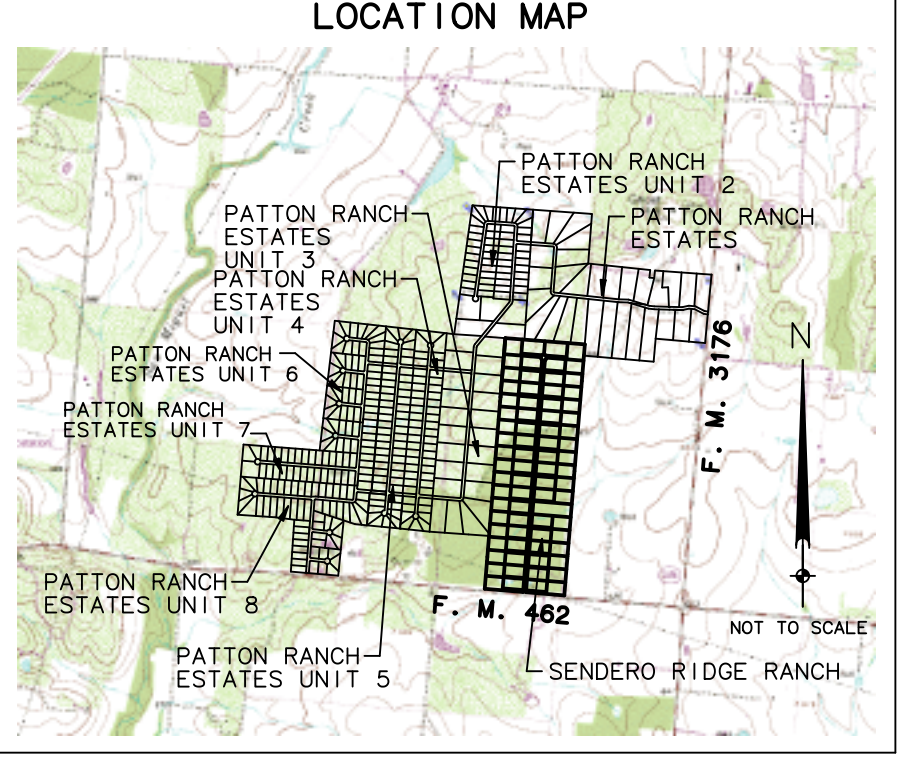
FEMA FLOOD MAPS FOR UNINCORPORATED AREAS IN FRIO COUNTY ARE NOT AVAILABLE.

PREPARED FOR:

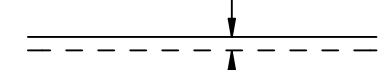
SENDERO RIDGE DEVELOPMENT, LLC
4711 SHAVANO OAK SUITE 102
SAN ANTONIO, TEXAS 78249

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 3	49°40'48"	60.00'	52.03'	27.78'	50.41'	S 20°09'28"E
C 4	49°40'44"	25.00'	21.68'	11.57'	21.00'	S 20°09'38"E
C 5	44°59'57"	60.00'	47.12'	24.85'	45.92'	S 27°10'52"W
C 6	45°00'03"	60.00'	47.12'	24.85'	45.92'	S 72°10'51"W
C 7	44°59'59"	60.00'	47.12'	24.85'	45.92'	N 62°49'04"W
C 8	45°00'01"	60.00'	47.12'	24.85'	45.92'	N 17°49'10"W
C 9	49°40'50"	25.00'	21.68'	11.57'	21.00'	N 29°31'08"E
C 10	49°40'47"	60.00'	52.02'	27.77'	50.41'	N 29°31'20"E

LOCATION MAP



15-FOOT ALL PURPOSE, POSTAL DRAINAGE & UTILITY EASEMENT ALONG ALL FRONT LOT LINES.



10-FOOT ALL PURPOSE, POSTAL DRAINAGE & UTILITY EASEMENT ALONG ALL REAR AND SIDE LOT LINES.



SCALE 1" = 200'

BEARINGS SHOWN HEREON ARE FROM GPS OBSERVATIONS TEXAS COORDINATE SYSTEM NAD (83).

LEGEND:

- xx FENCE LINE
- ORIGINAL SURVEY LINE
- D.R. DEED RECORDS FRIO COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS FRIO COUNTY, TEXAS

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FRIO COUNTY, TEXAS

A SUBDIVISION PLAT OF SENDERO RIDGE RANCH

THE FRIO COUNTY TAX APPRAISAL DISTRICT, A TAXING AUTHORITY FOR THE TAXING ENTITIES IN FRIO COUNTY, TEXAS, DOES HERBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED FOR THE TAXING ENTITIES FOR WHOM IT ACTS AS A COLLECTOR.

DATED THIS THE ____ DAY OF _____ 2022.

FRIO COUNTY TAX APPRAISAL DISTRICT

BY: _____

THE FRIO COUNTY TAX COLLECTOR, A TAXING AUTHORITY FOR THE TAXING ENTITIES IN FRIO COUNTY, TEXAS, DOES HERBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT FOR THE TAXING ENTITIES FOR WHOM IT ACTS AS A COLLECTOR

DATED THIS THE ____ DAY OF _____ 2022.

FRIO COUNTY TAX COLLECTOR

BY: _____

I HEREBY CERTIFY THIS PLAT WAS APPROVED THIS ____ THE DAY OF _____ 2022 BY THE FRIO COUNTY COMMISSIONERS' COURT AND MAY BE FILED FOR RECORD IN THE DEED RECORDS OF FRIO COUNTY BY THE COUNTY CLERK.

COUNTY JUDGE

WITNESS MY HAND THIS THE ____ DAY OF _____ 2022.

NOTARY PUBLIC

FILED FOR RECORD THIS THE ____ DAY OF _____ 2022 IN CABINET ____, SLIDE ____.

COUNTY CLERK

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	29°37'58"	34.00'	17.58'	8.99'	17.39'	S 23°48'47"W
C 2	31°13'31"	66.00'	35.97'	18.44'	35.53'	S 19°01'27"W
C 11	29°38'34"	34.00'	17.58'	8.99'	17.39'	N 14°26'52"W
C 12	31°13'29"	66.00'	35.97'	18.44'	35.53'	N 09°39'41"W

NOTES:

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SEWER SERVICE WILL BE INDIVIDUAL SEWAGE FACILITIES

PREPARED BY:

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830-426-4776

SURVEYED ON THE GROUND: APRIL 25, 2018

75 RESIDENTIAL LOTS TOTAL

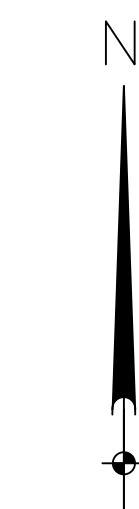
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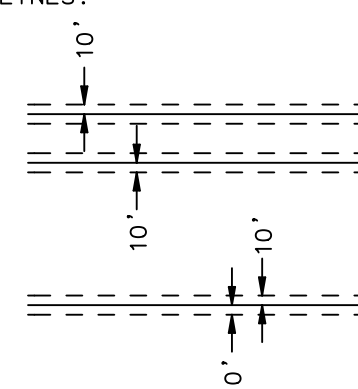
SCALE 1" = 200'

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LEGEND:

- E— OVERHEAD ELECTRIC LINE
- T— OVERHEAD TRANSMISSION LINE
- xx— FENCE LINE
- ORIGINAL SURVEY LINE
- D.R. DEED RECORDS FRIO COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS FRIO COUNTY, TEXAS

10-FOOT ALL PURPOSE, POSTAL DRAINAGE & UTILITY EASEMENT ALONG ALL REAR AND SIDE LOT LINES.



15-FOOT ALL PURPOSE, POSTAL DRAINAGE & UTILITY EASEMENT ALONG ALL FRONT LOT LINES.

