

FRIO COUNTY, TEXAS

AN AMENDED SUBDIVISION PLAT OF SENDERO RIDGE RANCH

BEING 200.17 ACRES OF LAND SITUATED ABOUT 15.7 MILES N 43° E OF PEARSALL IN FRIO COUNTY, TEXAS, BEING APPROXIMATELY 191.27 ACRES OUT OF SURVEY NO. 78, ABSTRACT NO. 243, HENRY CASTRO, ORIGINAL GRANTEE, AND APPROXIMATELY 8.90 ACRES OUT OF SURVEY NO. 79, ABSTRACT NO. 234, HENRY CASTRO, ORIGINAL GRANTEE, ALSO BEING ALL OF A 200.17 ACRE TRACT DESCRIBED FROM DEER CREEK RANCHERIA, LLC TO SENDERO RIDGE DEVELOPMENT, LLC IN DEED DATED JANUARY 27, 2022 AND RECORDED IN VOLUME 323, PAGE 475 OF THE OFFICIAL PUBLIC RECORDS OF FRIO COUNTY, TEXAS.

THE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN VOLUME 323, PAGE 475 OF THE OFFICIAL PUBLIC RECORDS OF FRIO COUNTY, TEXAS, DOES HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DOES HEREBY APPROVE THE RECORDED OF THIS SUBDIVISION PLAT AND DEDICATE TO THE PUBLIC USE FOREVER ANY EASEMENTS AND ROADS SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS SENDERO RIDGE RANCH. IT IS HEREBY ACKNOWLEDGED AS THE OWNER OF THIS PROPERTY SHOWN HEREON AND HEREBY STATED THAT THERE ARE NO LIENHOLDERS OR ANY UNPAID DEBT FOR WHICH THIS PROPERTY REPRESENTS COLLATERAL ON ANY LOAN.

Vincent Ney
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 HE 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 5 DAY OF April, 2023.

Keith Howard
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 4TH DAY OF APRIL 2023.

Keith Howard
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
830-426-4778

SURVEYED ON THE GROUND: APRIL 25, 2018
75 RESIDENTIAL LOTS TOTAL
7.02 ACRES IN ROAD

PREPARED FOR:

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

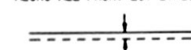
DATE PREPARED: APRIL 4, 2023
FEMA FLOOD MAPS FOR UNINCORPORATED AREAS IN FRIO COUNTY ARE NOT AVAILABLE.

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°40'04"W
C 8	45°00'01"	60.00'	47.12'	24.85'	45.92'	N 17°40'10"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'

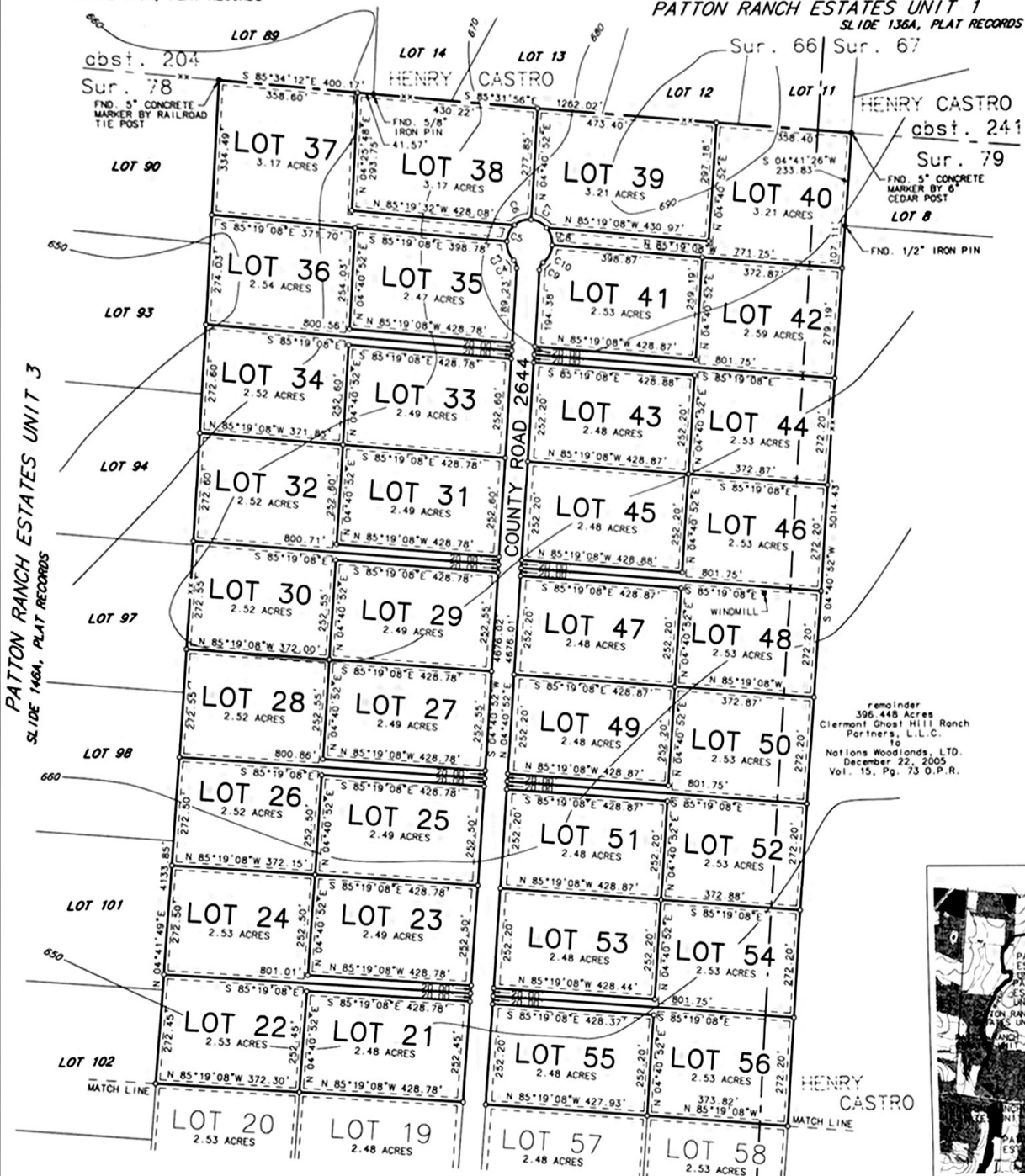
BEARINGS SHOWN HEREON ARE FROM GPS OBSERVATIONS TEXAS COORDINATE SYSTEM NAD (83).

LEGEND:
 - - - - - FENCE LINE
 - - - - - ORIGINAL SURVEY LINE
 - - - - - O.P.R. OFFICIAL PUBLIC RECORDS FRIO COUNTY, TEXAS

PATTON RANCH ESTATES UNIT 3
SLIDE 146A, PLAT RECORDS

PATTON RANCH ESTATES UNIT 1
SLIDE 136A, PLAT RECORDS

PATTON RANCH ESTATES UNIT 3
SLIDE 146A, PLAT RECORDS



remainder
396.448 Acres
Clermont Ghost Hill Ranch
Partners, L.L.C.
to
Natlans Woodlands, LTD.
December 22, 2005
Vol. 15, Pg. 73 O.P.R.

FRIO COUNTY, TEXAS
AN AMENDED SUBDIVISION PLAT OF
SENDERO RIDGE RANCH

THE FRIO COUNTY TAX APPRAISAL DISTRICT, A TAXING AUTHORITY FOR THE TAXING ENTITIES IN FRIO COUNTY, TEXAS, DOES HEREBY 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 11 DAY OF April 2023.

FRIO COUNTY TAX APPRAISAL DISTRICT
 BY: Edward Garza

THE FRIO COUNTY TAX COLLECTOR, A TAXING AUTHORITY FOR THE TAXING ENTITIES IN FRIO COUNTY, TEXAS, DOES HEREBY 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 11 DAY OF April 2023.

FRIO COUNTY TAX COLLECTOR
 BY: Anna K. Alamy

I HEREBY CERTIFY THIS PLAT WAS APPROVED THIS 13th DAY OF April 2023 BY THE FRIO COUNTY COMMISSIONERS' COURT AND MAY BE FILED FOR RECORD IN THE PLAT RECORDS OF FRIO COUNTY BY THE COUNTY CLERK.

Socchelli Amato
 COUNTY JUDGE

WITNESS MY HAND THIS THE 13th DAY OF April 2023.

Norma Aguilar
 NOTARY PUBLIC



FILED FOR RECORD THIS THE 13th DAY OF April 2023 IN CABINET 1 SLIDE 163B



[Signature]
 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

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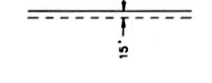


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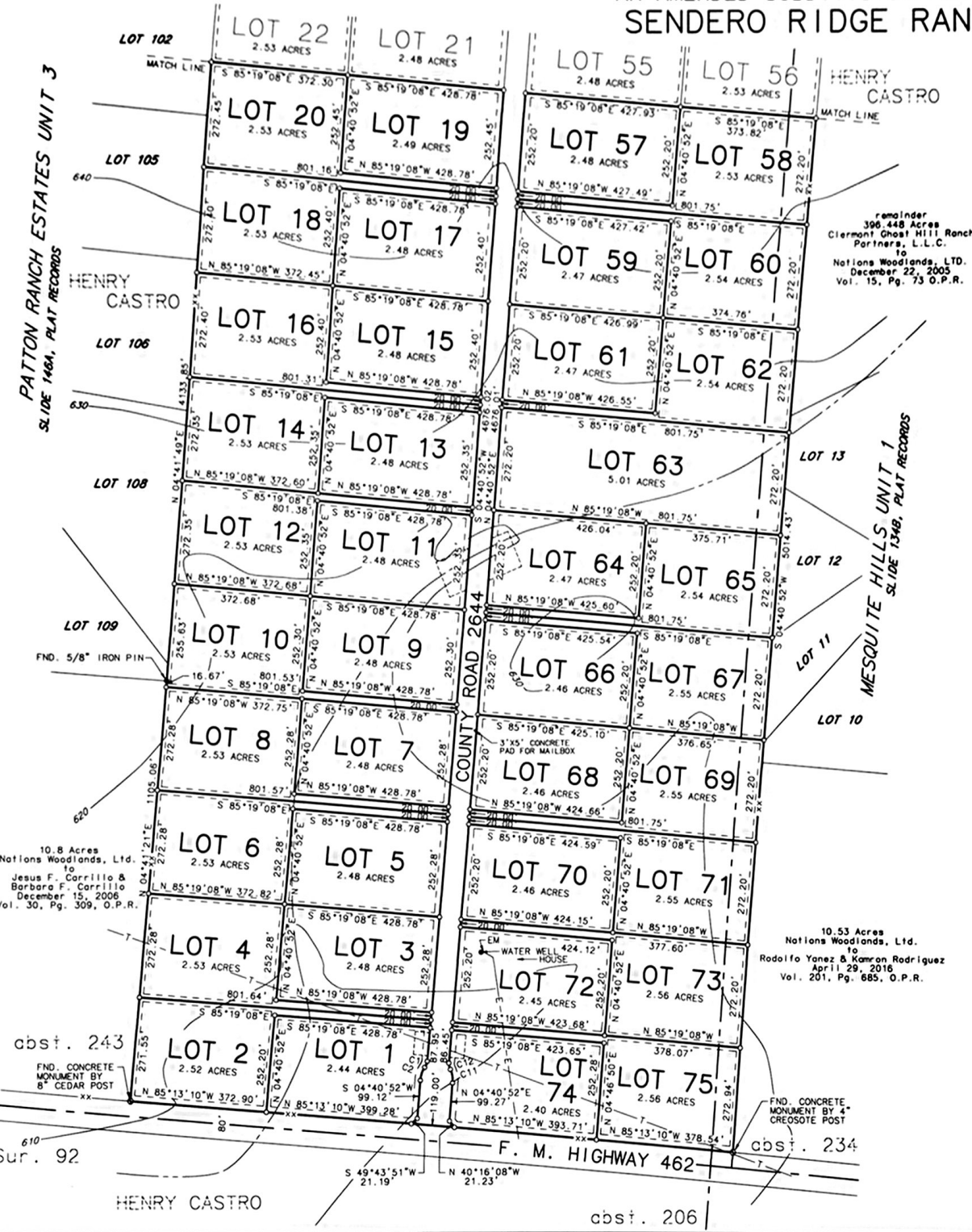
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15-FOOT ALL PURPOSE, POSTAL DRAINAGE & UTILITY EASEMENT ALONG ALL FRONT LOT LINES.



- LEGEND:**
- E — OVERHEAD ELECTRIC LINE
 - T — OVERHEAD TRANSMISSION LINE
 - XX — FENCE LINE
 - - - ORIGINAL SURVEY LINE
 - O.P.R. OFFICIAL PUBLIC RECORDS FRIO COUNTY, TEXAS



PATTON RANCH ESTATES UNIT 3
 SLIDE 146A, PLAT RECORDS

MESQUITE HILLS UNIT 1
 SLIDE 134B, PLAT RECORDS

10.8 Acres
 Nations Woodlands, Ltd.
 to
 Jesus F. Carrillo &
 Barbara F. Carrillo
 December 15, 2006
 Vol. 30, Pg. 309, O.P.R.

10.53 Acres
 Nations Woodlands, Ltd.
 to
 Rodolfo Yanez & Kamron Rodriguez
 April 29, 2016
 Vol. 201, Pg. 685, O.P.R.

cbst. 243
 FND. CONCRETE MONUMENT BY 8" CEDAR POST

FND. CONCRETE MONUMENT BY 4" CROSCOTE POST

Sur. 92

cbst. 234

cbst. 206