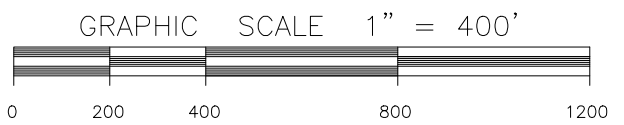


# SENDERO CREEK RANCH SUBDIVISION

Final Plat of

Armin Tapso Marmolejo  
also Armin Marmolejo  
Called 202.425.5 Ac  
Vol. 531, Pg. 498  
O.R.D.C.T.

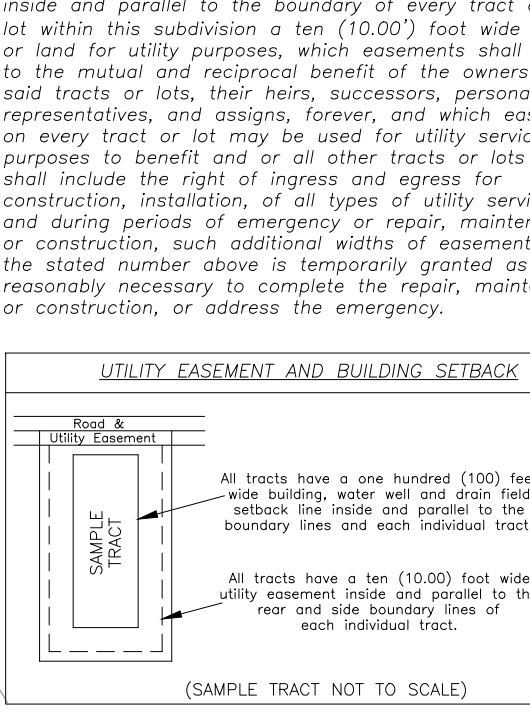


**WATER NOT PROVIDED TO TRACTS**  
NOTICE: Water will not be provided to tracts in this subdivision. Neither the owner, developer, nor subdivider intends to provide a supply of running water to the tracts or lots or the owners of the tracts or lots in the subdivision. A supply of running water is the 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 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 some 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 plotted 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 herein. 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 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 an 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.



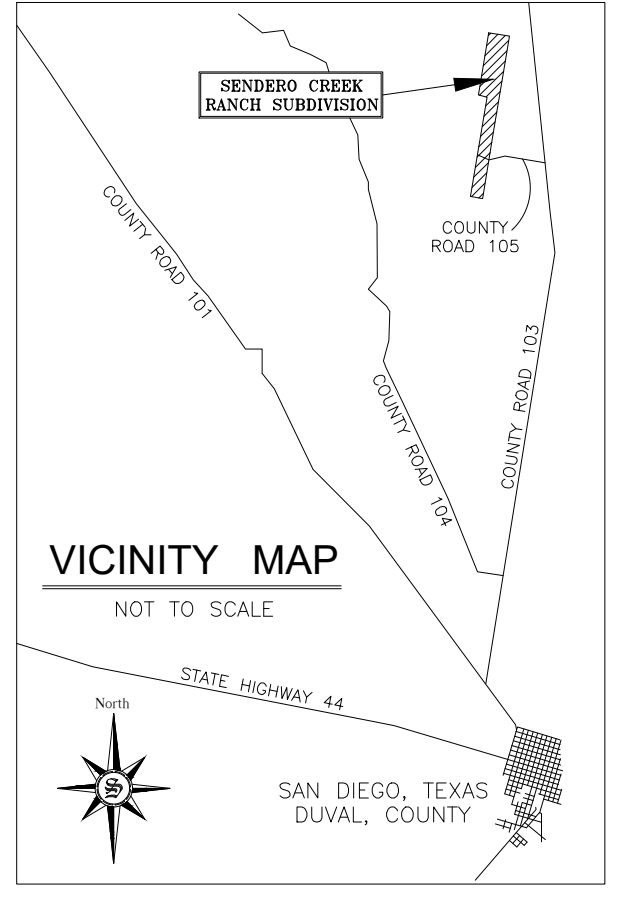
**RESTRICTION NOTATION**  
NOTICE OF DEED RESTRICTIONS OR RESTRICTIVE COVENANTS: All land within this subdivision is subject to certain deed restrictions or restrictive covenants which may limit or otherwise affect the use and enjoyment of the land by the owner. The restrictions or covenants are filed 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.



"SAN DIEGO DE ARRIBA"  
JULIAN AND VENTURA FLORES GRANT  
A-212

El Sano Properties, Ltd.,  
a Texas Limited Partnership  
Called 537.075 Ac  
Vol. 688, Pg. 713  
O.R.D.C.T.

**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.



STATE OF TEXAS  
COUNTY OF KERR  
I, the developer and owner 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 or through a duly authorized agent, acknowledge that this plat was made from a current survey performed on the ground and that it 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 men's liens, in pendens or bankruptcy notice.

CYPRESS VIEW INVESTMENTS, LTD.  
BY ITS GENERAL PARTNER:  
CYPRESS VIEW INVESTMENTS, LTD.  
Reginald A. Tuck  
Managing Member of  
Cypress View General, LLC  
The General Partner of Cypress View Investments, Ltd.  
1001 Water Street, Suite B200  
Kerrville, TX 78028  
(830)251-5559/251-7692 Fax

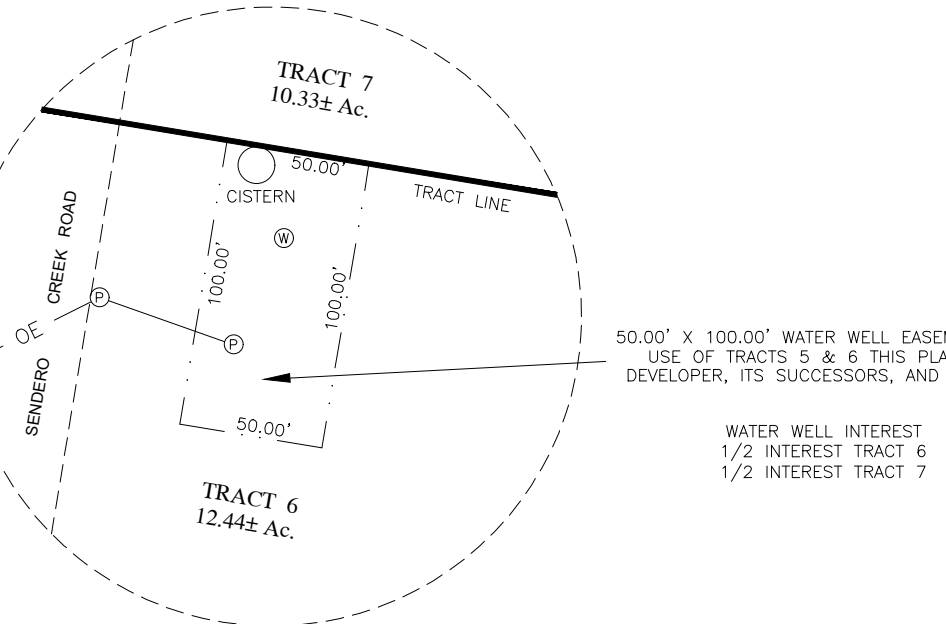
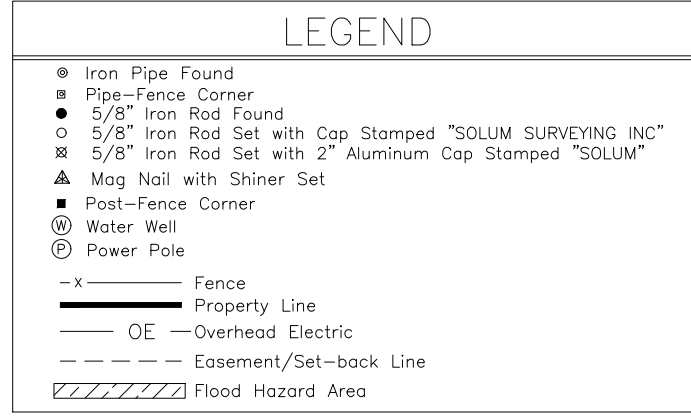
STATE OF TEXAS  
COUNTY OF KERR  
This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 2021 by REGINALD A. TUCK, Managing member of Cypress View General, LLC, General Partner of Cypress View Investments, Ltd., a Texas Limited Partnership, d/b/a SENDERO CREEK RANCH on behalf of said Limited Partnership.

Notary Public, for the State of Texas  
My Commission Expires on \_\_\_\_\_, 20\_\_\_\_.

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.  
Reviewed & Approved on this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Gilbert N. Soenz  
DUVAL COUNTY JUDGE

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" 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.  
Elodia M. Garza, County Clerk, Duval County, Texas  
By: \_\_\_\_\_  
Chief Deputy:



**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.

**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 evolution with the respect to the individual site permitting process, in accordance with the 30TAC Chapter 285, OSSF Rules.  
Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**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 (Unincorporated 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.

**SURVEYING NOTES:**  
1. THIS PLAT MAY NOT SHOW ALL CROSSINGS OF PIPELINES OR CABLES. SOLUM SURVEYING, INC. ASSUMES NO RESPONSIBILITY TO LOCATE PIPELINES OR CABLE CROSSINGS.  
2. ALL BEARINGS, DISTANCE AND COORDINATE VALUES CONTAINED HEREON ARE OMD BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 4026 NORTH AMERICAN DATUM 1983. U.S. SURVEY FEET AS DERIVED BY GPS MEASUREMENTS FROM ALTIMETER CENTRAL INTER COOPERATIVE NETWORK CONTROL STATION LADL-1118 (7767) WITH A COORDINATE OF 1649629.04 ± 0.02 METER.  
3. I, Jose R. Lopez, a Registered Professional Land Surveyor of the State of Texas, do hereby 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.



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

Drawn For: Cypress View Investments, Ltd.  
Solium Surveying, Inc.  
SURVEYING & MAPPING  
solium.survey@gmail.com TRPLS Firm No. 10193847  
Scale: 1" = 400' Date: Aug. 10, 2021 BLK & Pg: 21-1460 Drawn by: ET