

PLAT NUMBER 170393

REPLAT ESTABLISHING ROLLING VILLAGE I

BEING A TOTAL OF 14.49 ACRE TRACT OF LAND, INCLUDING THE 0.1174 ACRE OF R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO, OUT OF THE HARMAN SPARKS SURVEY NO. 71, ABSTRACT 707, BEXAR COUNTY, TEXAS, NEW CITY BLOCK (N.C.B.) 16587, AND BEING ALL OF A CALLED 10.898 ACRE TRACT OF LAND AS CONVEYED TO ROLLING VILLAGE I, LTD., OF RECORD IN VOLUME 11293 PAGE 873 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL OF A CALLED 3.5896 ACRE TRACT OF LAND (TRACT 2) AND A CALLED 0.1025 ACRE TRACT OF LAND (TRACT 3) AS CONVEYED TO VERNON JOSEPH FRIESENHAHN TRUST AND JESSICA KATHLEEN FRIESENHAHN TRUST OF RECORD IN VOLUME 11873 PAGE 2064 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, SAID 14.49 ACRE TRACT ALSO BEING PORTIONS OF PREVIOUSLY PLATTED LOTS 17-19 OF THE FAIRVIEW ACRES SUBDIVISION OF RECORD IN VOLUME 2575 PAGE 191 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'



ENGINEERS + SURVEYING
3421 Paesanos Pkwy., Ste. 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

OWNER/DEVELOPER:
ROLLING VILLAGE I, LTD.,
A TEXAS LIMITED PARTNERSHIP
THE FRIESENHAHN MANAGEMENT TRUST
ITS GENERAL PARTNER
300 TORCIDO DR.
SAN ANTONIO, TX 78209-5646

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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A TEXAS LIMITED PARTNERSHIP
BY: THE FRIESENHAHN MANAGEMENT TRUST,
ITS GENERAL PARTNER
300 TORCIDO DR.
SAN ANTONIO, TX 78209-5646

Vernon C. Friesenbahn
BY: VERNON C. FRIESENHAHN, TRUSTEE
JOSEPH VERNON FRIESENHAHN,
TRUSTEE OF THE VERNON JOSEPH FRIESENHAHN TRUST

Jessica Kathleen Lombardi
JESSICA KATHLEEN LOMBARDI
AS TRUSTEE JESSICA KATHLEEN FRIESENHAHN TRUST

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED VERNON C. FRIESENHAHN, JESSICA KATHLEEN LOMBARDI, 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 1st DAY OF December, 2017
Gretchen H. Sellard
NOTARY PUBLIC BEXAR COUNTY TEXAS

THIS PLAT OF ROLLING VILLAGE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. 20 ____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

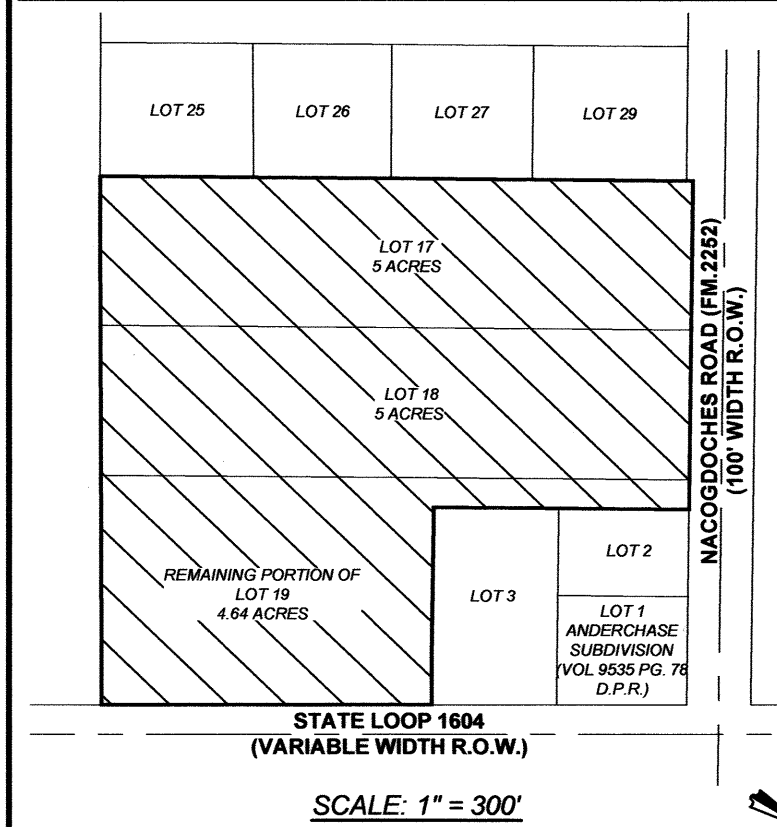
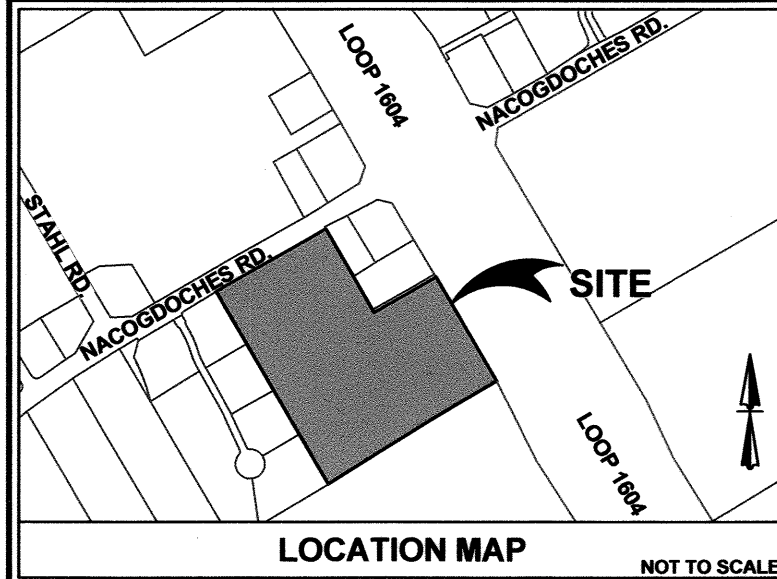
STATE OF TEXAS
COUNTY OF BEXAR
I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20 ____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20 ____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
THIS _____ DAY OF _____ A.D. 20 ____

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

PAGE 1 OF 3

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AREA BEING REPLATTED THROUGH PUBLIC HEARING
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOTS 17, 18 & 19, N.C.B. 16587, THE FAIRVIEW ACRES SUBDIVISION PLAT, RECORDED IN VOLUME 2575, PAGE 191, RECORDED IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT FAIRVIEW ACRES WHICH IS RECORDED IN VOLUME 2575, PAGE 191, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

OWNER/DEVELOPER:
ROLLING VILLAGE I, LTD.,
A TEXAS LIMITED PARTNERSHIP
BY: THE FRIESENHAHN MANAGEMENT TRUST,
ITS GENERAL PARTNER
Vernon C. Friesenbahn
BY: VERNON C. FRIESENHAHN, TRUSTEE

Joseph Vernon Friesenbahn
JOSEPH VERNON FRIESENHAHN,
AS TRUSTEE OF THE VERNON JOSEPH FRIESENHAHN TRUST

Jessica Kathleen Lombardi
JESSICA KATHLEEN LOMBARDI
AS TRUSTEE JESSICA KATHLEEN FRIESENHAHN TRUST

SWORN AND SUBSCRIBED BEFORE ME THIS
1st DAY OF December, 2017
Gretchen H. Sellard
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 07-26-2018

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Steven Krauskopf
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

Teresa A. Seidel
TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
TSEIDEL@KFWENGINEERS.COM
3421 PAESANOS PKWY., SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

SHARED CROSS ACCESS NOTE:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-508(R)(3).

WASTEWATER EDCU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT NOTE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

DRAINAGE NOTES:

1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE ROLLING VILLAGE I SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT # BLOCK #S.
2. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI/DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

FIRE DEPARTMENT ACCESS EASEMENT NOTE:

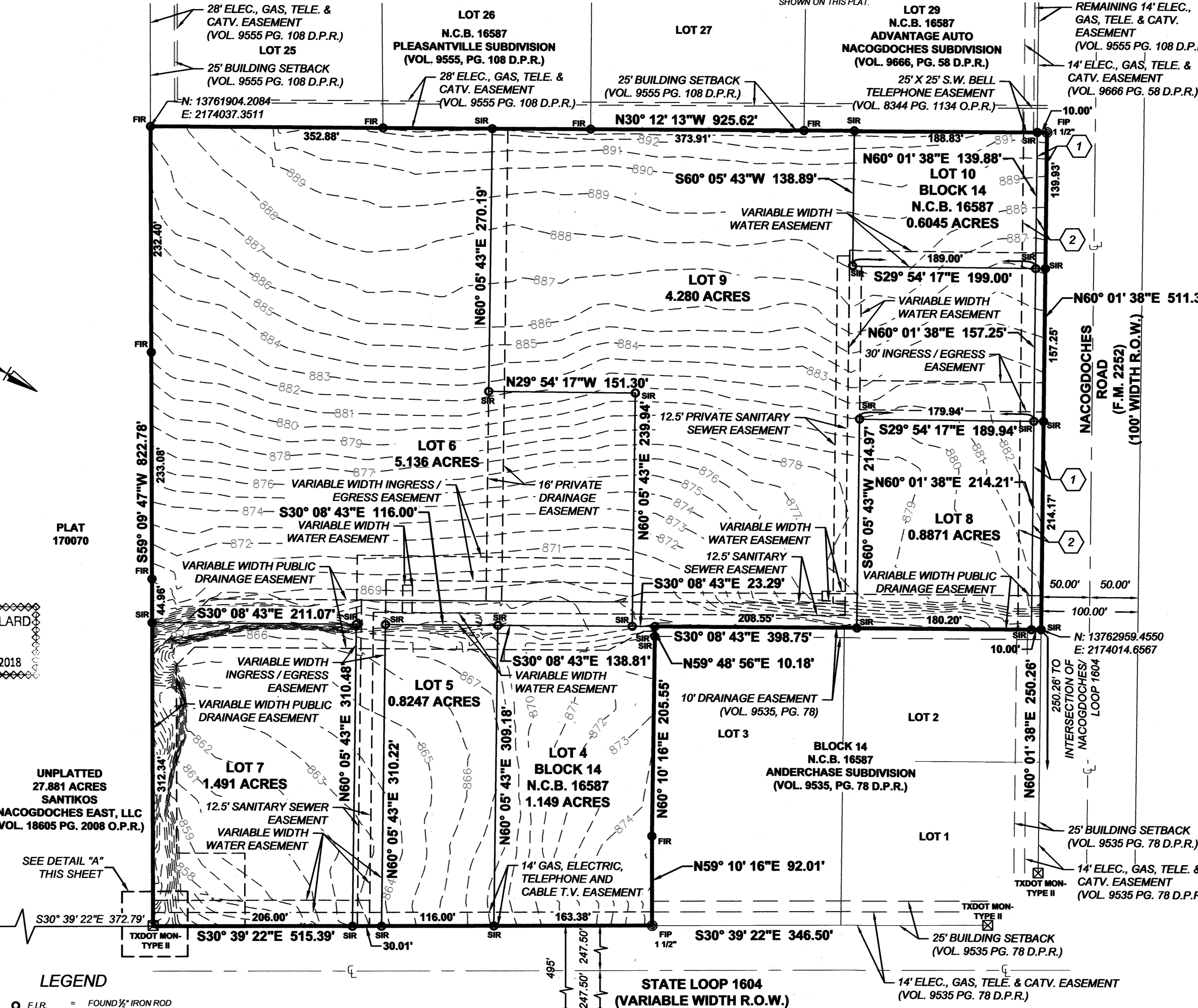
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE(1) ACCESS POINT(S) ALONG MACGOOCHES ROAD (FM 2252) BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 511.35'.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE(1) ACCESS POINT(S) ALONG LOOP 1604 FRONTAGE BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 515.39'.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

SAWS NOTE:

1. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
2. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.



LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- FIP = FOUND IRON PIPE
- ☒ TXDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION TYPE I OR TYPE II AS NOTED
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- C.L. = CENTER LINE
- VOL. = VOLUME
- PG. = PAGE
- ELEC. = ELECTRIC
- TELE. = TELEPHONE
- CATV. = CABLE TELEVISION
- N.C.B. = NEW CITY BLOCK
- 852 = EXISTING CONTOURS

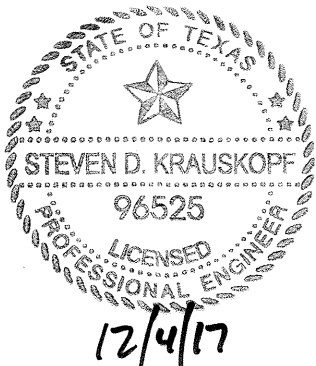
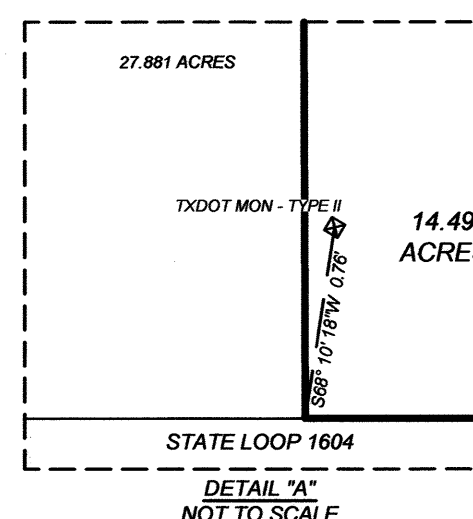
SURVEYOR NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 280 OF 785, COMMUNITY PANEL NO. 48029C0280F, DATED SEPTEMBER 29, 2010.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID09).

KEYNOTES

- 1 10' WIDTH R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO 0.1174 ACRES
- 2 14' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT

NOTE:
REFER TO SHEETS 2 AND 3 FOR WATER, SEWER, INGRESS / EGRESS AND DRAINAGE EASEMENT DETAILS.



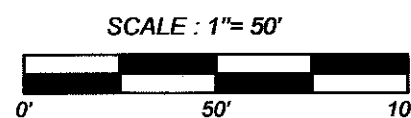
12/4/17



12/01/2017

REPLAT ESTABLISHING
ROLLING VILLAGE I

BEING A TOTAL OF 14.49 ACRES TRACT OF LAND, INCLUDING THE 0.1174 ACRES OF R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO, OUT OF THE HARMAN SPARKS SURVEY NO. 71, ABSTRACT 707, BEXAR COUNTY, TEXAS, NEW CITY BLOCK (N.C.B.) 16587, AND BEING ALL OF A CALLED 10.8098 ACRES TRACT OF LAND AS CONVEYED TO ROLLING VILLAGE I, LTD., OF RECORD IN VOLUME 11293 PAGE 873 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL OF A CALLED 3.5696 ACRES TRACT OF LAND (TRACT 2) AND A CALLED 0.1025 ACRES TRACT OF LAND (TRACT 3) AS CONVEYED TO VERNON JOSEPH FRIESENHAHN TRUST AND JESSICA KATHLEEN FRIESENHAHN TRUST OF RECORD IN VOLUME 11873 PAGE 2084 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS. SAID 14.49 ACRES TRACT ALSO BEING PORTIONS OF PREVIOUSLY PLATTED LOTS 17-19 OF THE FAIRVIEW ACRES SUBDIVISION OF RECORD IN VOLUME 2575 PAGE 191 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



KFW
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STATE OF TEXAS
COUNTY OF BEXAR

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BY: VERNON C. FRIESENHAHN, TRUSTEE
JOSEPH VERNON FRIESENHAHN
AS TRUSTEE OF THE VERNON JOSEPH FRIESENHAHN TRUST

Jessica Kathleen Lombardi
JESSICA KATHLEEN LOMBARDI
AS TRUSTEE JESSICA KATHLEEN FRIESENHAHN TRUST

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED VERNON C. FRIESENHAHN, JOSEPH VERNON FRIESENHAHN, JESSICA KATHLEEN LOMBARDI, 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.

GRETCHEN H. SELLARD
Notary Public
State of Texas
My Comm. Exp. 07-26-2018
THIS 1st DAY OF December, 2017
Gretchen H. Sellard
NOTARY PUBLIC BEXAR COUNTY TEXAS

THIS PLAT OF ROLLING VILLAGE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. 20__

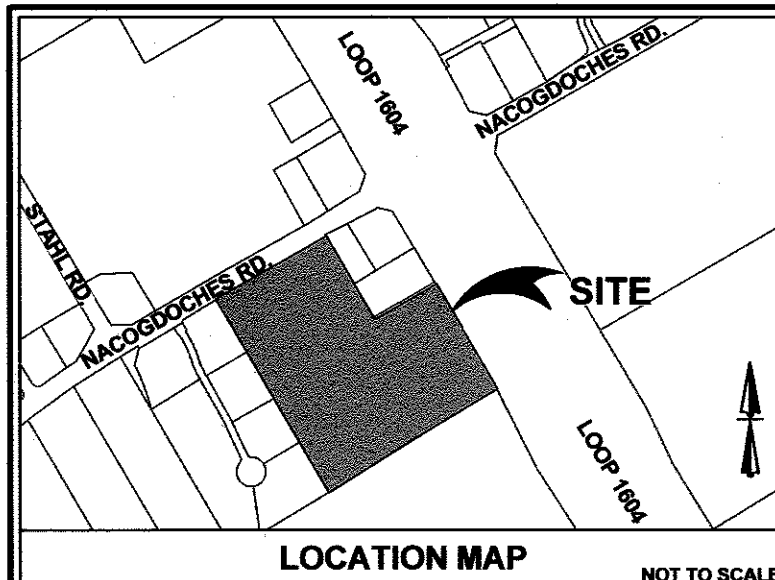
BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR
I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20__ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20__ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 20__

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY



C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

SHARED CROSS ACCESS NOTE:
LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 35-306(R)(3).

WASTEWATER EASEMENT NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT NOTE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

SAWS NOTE:

- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN THIS PLAT.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

DRAINAGE NOTES:

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- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCI / DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

SURVEYOR NOTES:

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 280 OF 785, COMMUNITY PANEL NO. 48029C0280F, DATED SEPTEMBER 29, 2010.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

LEGEND

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- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- FIP = FOUND IRON PIPE
- ☒ TxDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION TYPE I OR TYPE II AS NOTED
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
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- CATV. = CABLE TELEVISION
- N.C.B. = NEW CITY BLOCK
- -852- = EXISTING CONTOURS

STATE OF TEXAS
COUNTY OF BEXAR

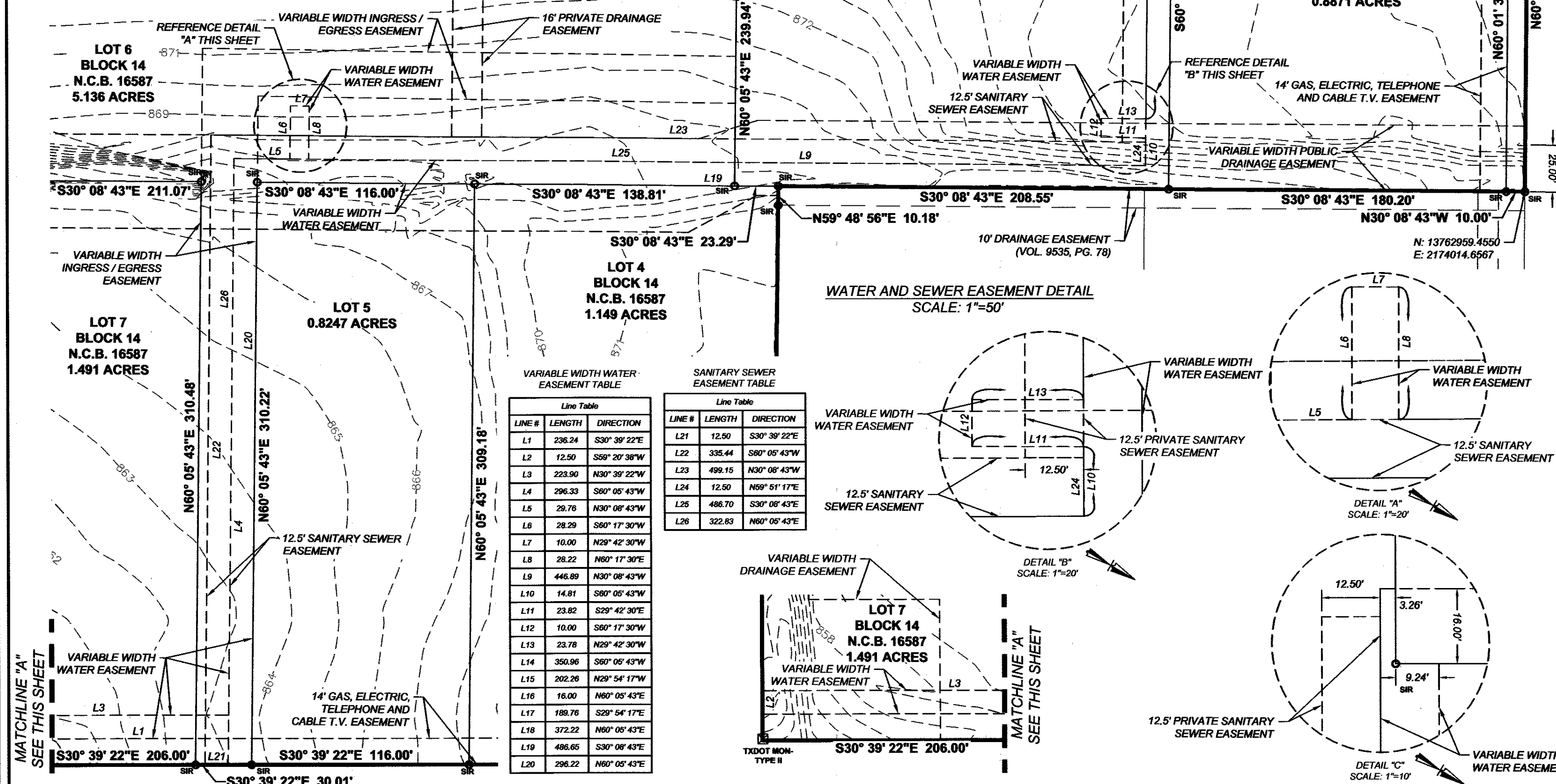
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

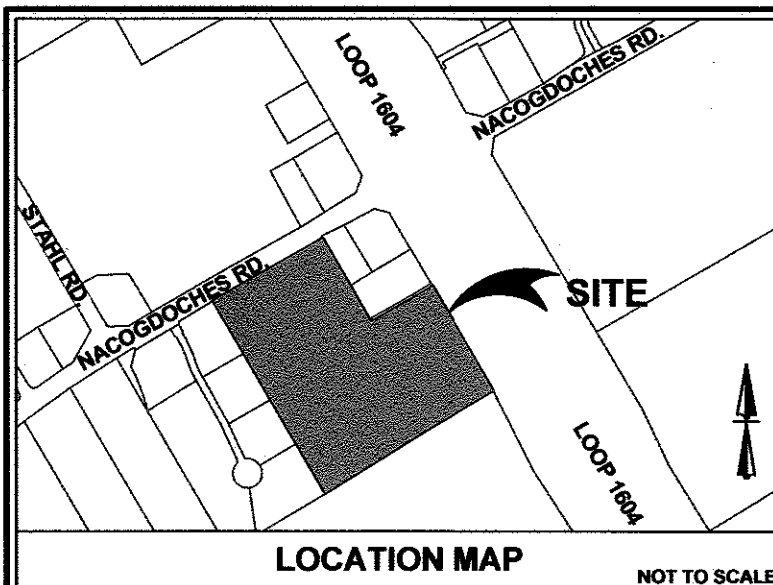
Steven Krauskopf
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

Teresa A. Seidel
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
TSEIDEL@KFWENGINEERS.COM
3421 PAESANOS PKWY., SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441





VARIABLE WIDTH DRAINAGE EASEMENT TABLE

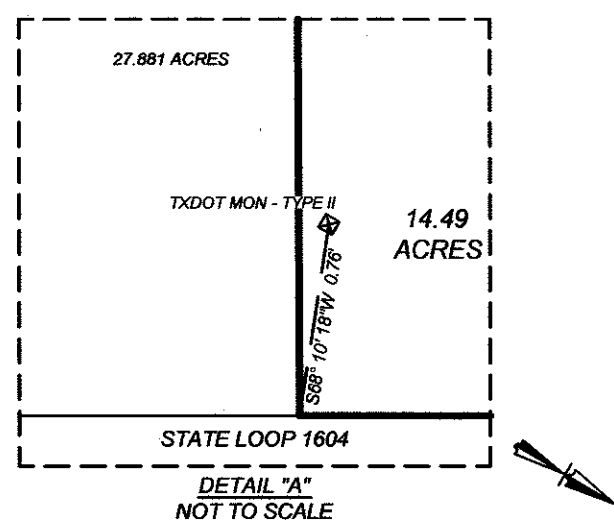
LINE #	LENGTH	DIRECTION
L27	95.00	S30° 39' 22"E
L28	278.82	S59° 09' 47"W
L29	82.76	N75° 08' 43"W
L30	417.58	N30° 08' 43"W
L31	33.12	N47° 43' 03"W
L32	409.94	N30° 08' 43"W
L33	35.00	N80° 01' 38"E
L34	398.75	S30° 08' 43"E
L35	5.00	N59° 48' 56"E
L36	11.40	S30° 08' 40"E
L37	41.74	S58° 46' 43"E
L38	426.87	S30° 08' 43"E
L39	26.52	S75° 08' 43"E
L40	193.37	N59° 09' 47"E
L41	70.00	N30° 38' 22"W
L42	75.00	N59° 09' 47"E

PRIVATE DRAINAGE EASEMENT TABLE

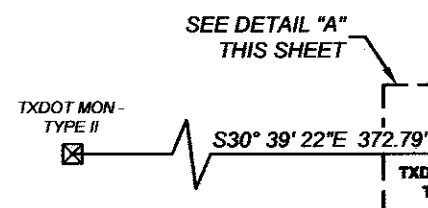
LINE #	LENGTH	DIRECTION
L43	16.00	N30° 12' 13"W
L44	485.78	N60° 05' 43"E
L45	16.00	S30° 08' 43"E
L46	485.78	S60° 05' 43"W

INGRESS / EGRESS EASEMENT TABLE

LINE #	LENGTH	DIRECTION
L47	30.01	S30° 39' 22"E
L48	381.62	S60° 05' 43"W
L49	284.81	N29° 42' 30"W
L50	25.00	N60° 05' 43"E
L51	254.81	S29° 42' 30"E
L52	356.12	N60° 05' 43"E



UNPLATTED 27.881 ACRES SANTIKOS NACOGDOCHES EAST, LLC (VOL. 18605 PG. 2008 O.P.R.)



LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- FIP = FOUND IRON PIPE
- ☒ TXDOT MON. = TEXAS DEPARTMENT OF TRANSPORTATION TYPE I OR TYPE II AS NOTED
- R.O.W. = RIGHT-OF-WAY
- D.P.R. = DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
- C.L. = CENTER LINE
- VOL. = VOLUME
- PG. = PAGE
- ELEC. = ELECTRIC
- TELE. = TELEPHONE
- CATV. = CABLE TELEVISION
- N.C.B. = NEW CITY BLOCK
- 852 --- = EXISTING CONTOURS

SURVEYOR NOTES

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 280 OF 785, COMMUNITY PANEL NO. 48029C0280F, DATED SEPTEMBER 29, 2010.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID09).

DRAINAGE EASEMENT DETAIL SCALE: 1"=100'

- 1 10' WIDTH R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO 0.1174 ACRES
- 2 14' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT

WASTEWATER EASEMENT NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT NOTE

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO THE WATER METER SET AND/OR PRIOR TO THE WASTEWATER SERVICE CONNECTION.

DRAINAGE NOTES

- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE ROLLING VILLAGE I SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY. TO INCLUDE BUT NOT LIMITED TO LOT # BLOCK #S.
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TCD/DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

FIRE DEPARTMENT ACCESS EASEMENT NOTE

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

TXDOT NOTES

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE(1) ACCESS POINT(S) ALONG NACOGDOCHES ROAD (FM 2252) BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 511.35'.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE(1) ACCESS POINT(S) ALONG LOOP 1604 FRONTAGE BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 515.39'.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TXDOT.

SAWS NOTE

- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN THIS PLAT.
- THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.

PLAT NUMBER 170393

REPLAT ESTABLISHING ROLLING VILLAGE I

BEING A TOTAL OF 14.49 ACRE TRACT OF LAND, INCLUDING THE 0.1174 ACRE OF R.O.W. DEDICATION TO THE CITY OF SAN ANTONIO, OUT OF THE HARMAN SPARKS SURVEY NO. 71, ABSTRACT 707, BEAR COUNTY, TEXAS, NEW CITY BLOCK (N.C.B.) 16587, AND BEING ALL OF A CALLED 10.8098 ACRE TRACT OF LAND AS CONVEYED TO ROLLING VILLAGE I, LTD., OF RECORD IN VOLUME 11293 PAGE 873 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, ALL OF A CALLED 3.5696 ACRE TRACT OF LAND (TRACT 2) AND A CALLED 0.1025 ACRE TRACT OF LAND (TRACT 3) AS CONVEYED TO VERNON JOSEPH FRIESENHAHN TRUST AND JESSICA KATHLEEN FRIESENHAHN TRUST OF RECORD IN VOLUME 11873 PAGE 2064 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, SAID 14.49 ACRE TRACT ALSO BEING PORTIONS OF PREVIOUSLY PLATTED LOTS 17-19 OF THE FAIRVIEW ACRES SUBDIVISION OF RECORD IN VOLUME 2575 PAGE 191 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

SCALE: 1"= 100'



3421 Paesanos Pkwy., Ste. 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

OWNER/DEVELOPER:
ROLLING VILLAGE I, LTD.,
A TEXAS LIMITED PARTNERSHIP
THE FRIESENHAHN MANAGEMENT TRUST
ITS GENERAL PARTNER
300 TORCIDO DR.
SAN ANTONIO, TX 78209-5646

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
ROLLING VILLAGE I, LTD.,
A TEXAS LIMITED PARTNERSHIP
BY: THE FRIESENHAHN MANAGEMENT TRUST, ITS GENERAL PARTNER
300 TORCIDO DR.
SAN ANTONIO, TX 78209-5646

BY: VERNON C. FRIESENHAHN, TRUSTEE

Joseph Vernon Friesenbahn
JOSEPH VERNON FRIESENHAHN
AS TRUSTEE OF THE VERNON JOSEPH FRIESENHAHN TRUST

Jessica Kathleen Lombardi
JESSICA KATHLEEN LOMBARDI
AS TRUSTEE JESSICA KATHLEEN FRIESENHAHN TRUST

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED VERNON C. FRIESENHAHN, JOSEPH VERNON FRIESENHAHN, JESSICA KATHLEEN LOMBARDI 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.

GRETCHEN H. SELLARD
Notary Public
State of Texas
My Comm. Exp. 07-25-2018

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS 1st DAY OF December 2017
Gretchen H. Sellard
NOTARY PUBLIC BEAR COUNTY TEXAS

THIS PLAT OF ROLLING VILLAGE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. 20 ____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEAR
I, _____ COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20 ____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20 ____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY IN BOOK/VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
THIS _____ DAY OF _____ A.D. 20 ____

COUNTY CLERK, BEAR COUNTY, TEXAS
BY: _____ DEPUTY