PLAT ESTABLISHING

DRY HOLLOW CREEK RANCH

BEING A SUBDIVISION OF A 224.20 ACRE TRACT OF LAND, LYING IN THE ANTONIO MANCHO SURVEY NO. 21, ABSTRACT NO. 460, OF BEXAR COUNTY, TEXAS, AND BEING DESCRIBED IN A INSTRUMENT RECORDED IN DOCUMENT NO. 20190073799, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

200 0 200 400

SCALE OF FEET

1" = 200'

THE OWNER(S) OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

OWNER:
F4 LAND INVESTMENTS, LLC
10966 US HWY 87 E
ADKINS, TEXAS 78101

STATE OF TEXAS §
COUNTY OF BEXAR §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 29th DAY OF October, 2019 A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JACQUELINE OTT
My Notary ID # 124075589
Expires November 21, 2021

THIS PLAT OF DRY HOLLOW CREEK RANCH SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ST. HEDWIG, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 15th DAY OF OCTOBER, 2019 A.D.

BY: _____ CHAIRMAN

_____ SECRETARY

STATE OF TEXAS §
COUNTY OF ATASCOSA §

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN 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 SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ST. HEDWIG.

STATE OF TEXAS
WALT F. RAKOWITZ
96536
LICENSED
PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER
WALT F. RAKOWITZ, P.E. #96536
P.O. BOX 172, PLEASANTON, TX 78064
(830) 281-4060

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 16 DAY OF October, 2019 A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Amy Marie House
My Commission Expires
06/02/2022
ID No 131587164

STATE OF TEXAS §
COUNTY OF BEXAR §

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT AND THE WATER DISTRIBUTION SYSTEM IMPROVEMENTS PROPOSED BY THE DEVELOPERS AND DETERMINED THAT EAST CENTRAL SPECIAL UTILITY DISTRICT CAN PROVIDE WATER SERVICE AND FIRE PROTECTION TO EACH LOT WITHIN THE SUBDIVISION AT ADEQUATE PRESSURES MEETING OR EXCEEDING THE REQUIREMENTS OF THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION AND THE TEXAS INSURANCE COMMISSION.

AUTHORIZED REPRESENTATIVE

GM
TITLE

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 24th DAY OF October, 2019 A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JACQUELINE OTT
My Notary ID # 124075589
Expires November 21, 2021

STATE OF TEXAS §
COUNTY OF ATASCOSA §

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

STATE OF TEXAS
REGISTERED
WALT F. RAKOWITZ
6435
PROFESSIONAL
LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYER
WALT F. RAKOWITZ, R.P.L.S. #6435
P.O. BOX 172, PLEASANTON, TX 78064
(830) 281-4060

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 16 DAY OF October, 2019 A.D.

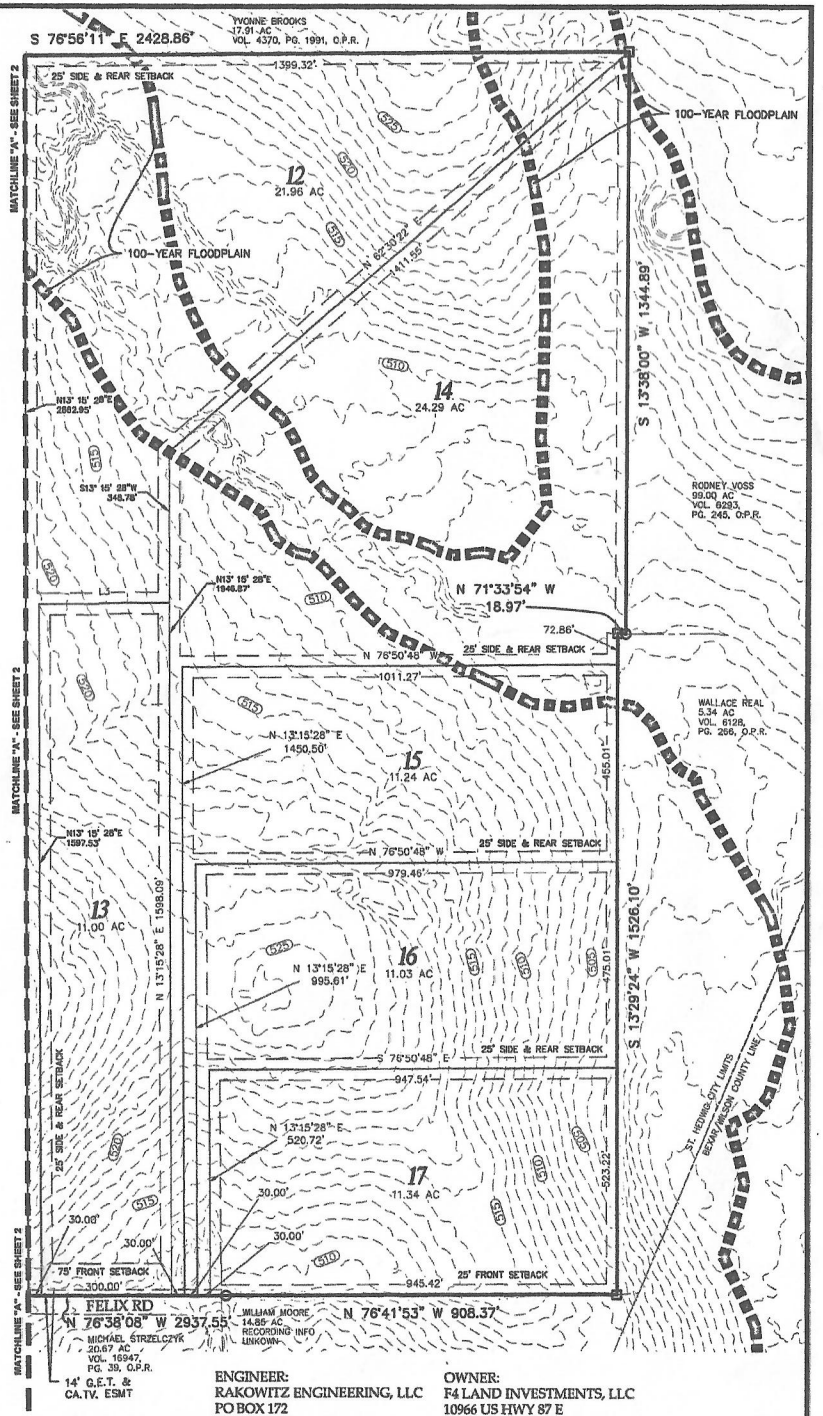
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Amy Marie House
My Commission Expires
06/02/2022
ID No 131587164

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION DUE TO ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER ETC.

STATE OF TEXAS, COUNTY OF BEXAR
I, LUCY ADAME-CLARK, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS OF BEXAR COUNTY ON: 11/19/2019 4:09:11 PM
PLAT VOLUME: 20001 PAGE: 1604
AMOUNT: $82.00
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



NO.	REVISION	DATE	BY
1	PRELIMINARY PLAT SUBMITTAL	3/27/19	RB
2	FINAL PLAT SUBMITTAL	9/26/19	RB

Rakowitz
ENGINEERING & SURVEYING
TEXAS REGISTERED ENGINEERING FIRM F-5135
TEXAS LICENSED SURVEYING FIRM 100112-00
830.281.4060 PO Box 172 PLEASANTON, TX 78064

LINE	BEARING	DISTANCE
L1	S 77°12'35" E	102.74'
L2	S 76°44'32" E	270.00'
L3	S 76°44'32" E	300.00'

ENGINEER:
RAKOWITZ ENGINEERING, LLC
PO BOX 172
PLEASANTON, TX 78064
(830) 281-4060

OWNER:
F4 LAND INVESTMENTS, LLC
10966 US HWY 87 E
ADKINS, TX 78101
(210) 649-1998

SHEET 3 OF 3 19-1803

DOC. NUMBER: 20190235236