

SUBDIVISION PLAT
ESTABLISHING
MOORE ESTATES

FRIO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF FRIO

I HEREBY CERTIFY THIS PLAT WAS APPROVED THIS _____ DAY OF _____, 2021, BY THE FRIO COUNTY COMMISSIONER'S COURT AND MAY BE FILED FOR RECORD IN THE DEED RECORDS OF FRIO COUNTY BY THE COUNTY CLERK.

COUNTY JUDGE

WITNESS MY HAND THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC

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 _____ DAY OF _____, A.D. 2021.

FRIO COUNTY TAX APPRAISAL DISTRICT

BY: _____

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 _____ DAY OF _____, A.D. 2021.

FRIO COUNTY TAX COLLECTOR

BY: _____

FILED FOR RECORD THIS _____ DAY OF _____, A.D. 2021, IN CABINET _____, SLIDE _____, PLAT RECORDS OF FRIO COUNTY, TEXAS.

COUNTY CLERK

STATE OF TEXAS
COUNTY OF FRIO

THAT I, SCOTT HENNEKE, MANAGING MEMBER OF HFG LAND DEVELOPMENT, LLC, OWNER, OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN VOLUME 310, PAGE 376, OF THE OFFICIAL PUBLIC RECORDS OF FRIO COUNTY, TEXAS, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS MOORE ESTATES.

OWNER'S SIGNATURE

OWNER'S STREET ADDRESS

OWNER'S PRINTED NAME

CITY, STATE AND ZIP CODE

STATE OF TEXAS
COUNTY OF FRIO

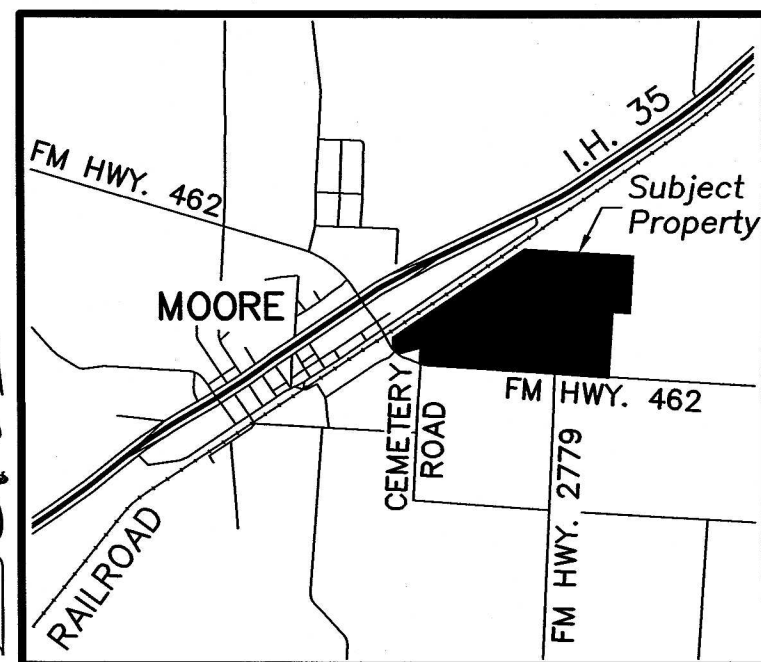
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SCOTT HENNEKE KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FORGOING INSTRUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY AND NOTARY STAMP

DATE NOTARY COMMISSION EXPIRES

Location Map Not to Scale



OBTAIN A UTILITY PERMIT PRIOR TO INSTALLATION OF UTILITIES WITHIN THE COUNTY RIGHT OF WAY.

WATER SERVICE WILL BE PROVIDED BY BENTON CITY WATER AS SHOWN.

ELECTRIC SERVICE WILL BE PROVIDED BY MEDINA ELECTRIC COOP AS SHOWN.

IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF FRIO COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS/STREETS, OTHER PUBLIC THOROUGHFARES, AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED TO THE COMMISSIONERS' COURT OF FRIO COUNTY. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS/STREETS SHOWN ON THIS PLAT OR OF CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING, AND ROAD/STREET EASEMENTS SHOWN FOR PUBLIC USE. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATION BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.

EACH LOT WILL BE SERVED BY AN INDIVIDUAL ON-SITE SEWERAGE FACILITY (OSSF). INSTALLATION OF THE OSSF WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER. OBTAIN AN OSSF PERMIT PRIOR TO INSTALLATION.

PUBLIC STREETS AND EASEMENTS WILL BE CONSTRUCTED BY THE DEVELOPER AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. DRIVEWAYS AND ASSOCIATED DRAINAGE STRUCTURES WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.

THAT I, JONATHAN H. ROTHE, DO HEREBY CERTIFY I PREPARED THIS PLAT FROM AN ON THE GROUND SURVEY OF THE LAND AND THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE FRIO COUNTY SUBDIVISION REGULATIONS.

JONATHAN H. ROTHE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6286



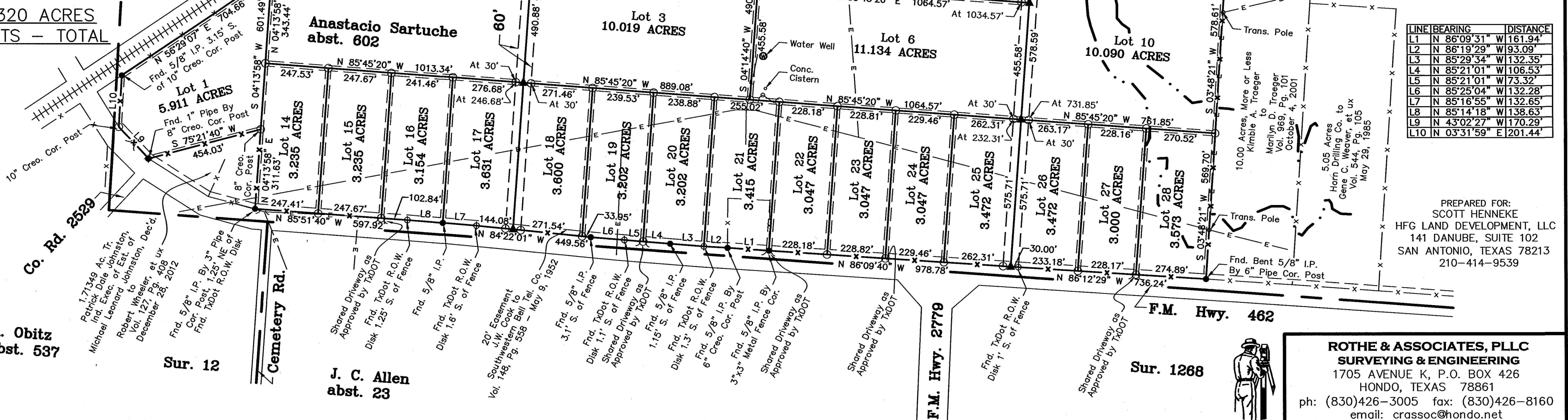
THAT I, TY BERRY, DO HEREBY CERTIFY I PREPARED ALL DRAINAGE CALCULATIONS.

TY BERRY, PE, CFM
RESPEC
1105 LORENZO STREET
CASTROVILLE, TEXAS 78009
TBPE FIRM NO. F-17502
PROJECT NO: 3735.003

LEGEND

EASEMENT LINE	---
BOUNDARY FENCE	—x—x—
BOUNDARY LINE	---
FENCE	—x—x—
ELECTRIC LINE	—E—E—
TELEPHONE LINE	—T—T—
SURVEY LINE	---

187.320 ACRES
28 LOTS - TOTAL



PREPARED FOR:
SCOTT HENNEKE
HFG LAND DEVELOPMENT, LLC
141 DANUBE, SUITE 102
SAN ANTONIO, TEXAS 78213
210-414-9539

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