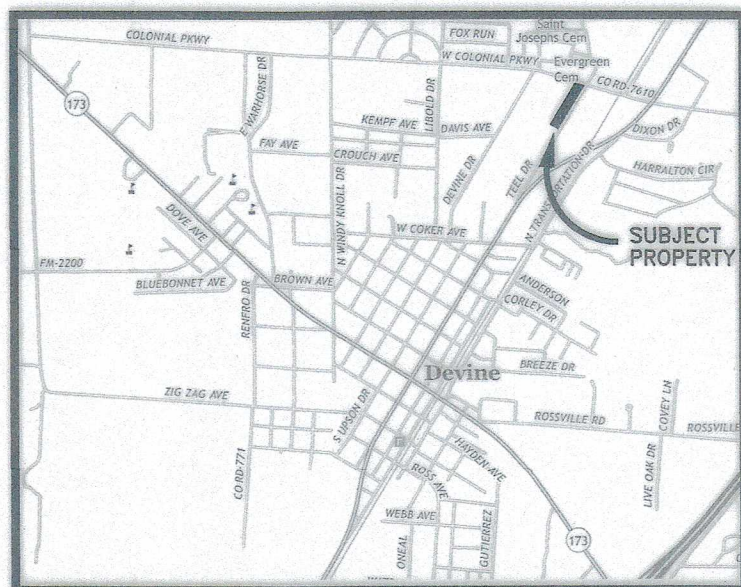
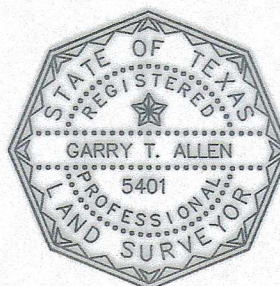




VICINITY MAP
(NOT TO SCALE)

SURVEYOR'S CERTIFICATE

I, the undersigned, a registered public surveyor in the State of Texas, hereby certify that this plat is true and correct to the best of my knowledge and ability and that it was prepared in accordance with the Subdivision Regulations of the City of Devine, Texas, from an actual survey of the property made on the ground under my direct supervision.



Garry T. Allen
Registered Public Surveyor
No. 5401
State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF MEDINA §

I, Glenn Thompson, President of G & E Custom Homes and Construction, Inc., owner of the property subdivided in the foregoing plat of CACTUS FLATS SUBDIVISION - PHASE TWO, City of Devine, do hereby make subdivision of said property, according to the lines, streets, lots, alleys, parks, building lines and easements therein shown, and designate said subdivision as CACTUS FLATS SUBDIVISION - PHASE TWO, City of Devine, Medina County, Texas; and do hereby warrant that any right, privilege, obligation, or remedy granted to me by the subdivision ordinance and other relevant laws of the City of Devine, Texas, shall also run in favor of my successors in interest, assigns, agents, employees, or any person acting pursuant to the directions of any of the foregoing, or under color of the same.

WITNESS my hand in _____ County, Texas, this

_____ day of _____ A.D. 20____

Owner: *Glenn Thompson*

ACKNOWLEDGEMENT:

BEFORE ME, the undersigned authority, on this day personally appeared Glenn Thompson, 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 consideration therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this

15 day of April A.D. 2024

Garry T. Allen
NOTARY PUBLIC



CERTIFICATE OF RECORDATION

I, Gina Champion, Clerk of the County Court of Medina County, Texas, do hereby certify that the within instrument with its certificate of authentication was filed for registration in my office on *8th May* 20 *24* at *10:17* o'clock, *A.M.*, and duly recorded on *8th May* 20 *24* at *10:17* o'clock, *A.M.*, in Volume *3* Page *1118* of record of *PLATS* for said County.

WITNESS my hand and seal of office, at *5/8/2024* the day and date last above written.

By: *Gina Champion*
Deputy Clerk, County Court
Medina County, Texas

NOTES:

- Elevations (contours) shown hereon are based on National Geodetic Survey Benchmark Y 36, P.I.D. AY0850, Elevation = 647.83' N.A.V.D. 1988.
- This property is located in Zone X unshaded on FEMA Flood Insurance Rate Map number 48325C0670-C, Map Revised April 3, 2012. (areas outside of 0.2% annual chance (500 year) flood plain)
- All lot corners are marked with 1/2 inch iron rod with yellow cap stamped "ALLEN RPLS 5401".
- Bearings shown hereon are based on Geodetic North by GPS observation.

General Notes:

I, owner of the subdivision known as CACTUS FLATS SUBDIVISION - PHASE TWO, City of Devine, do hereby covenant and agree that all lots within the boundaries of this subdivision are for residential purposes unless otherwise noted.

The owner of the property does hereby waive any claims for damages occasioned by the establishing of grades as approved for the streets and alleys dedicated or occasioned by the alteration of the surface of any portion of streets or alleys to conform to such grades.

Dedication of Easements:

The owner of the property does hereby dedicate to public use forever all streets, alleys, parks, water courses, drains, open space, and easements. There is also dedicated for utilities an unobstructed aerial easement five feet wide from a plane 20 feet above the ground upward located adjacent to all easements shown hereon.

Utilities:

The owner hereby agrees for himself and his successors in interest that it shall remain the responsibility of the owner(s) of each lot to verify the location, size, type, and condition of all existing utility lines available to provide utility service to their platted lot(s) and that if they desire to improve or develop any lot that each utility line is adequate to serve the proposed improvement or development. Furthermore, it is agreed that if such improvement or development requires the alteration, extension, relocation, or replacement of any utility line, it shall be at the cost of the owner of the lot on which such improvement or development is being done. Each property owner is responsible for investigating any regulations regarding real property in the City of Devine or its extrajurisdiction, including but not limited to improvements or development of real property.

APPROVAL OF CITY COUNCIL

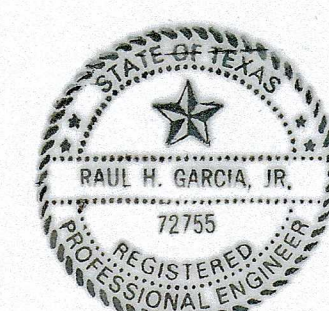
This is to certify that the City Council of the City of Devine, Texas, has approved the plat and subdivision of Cactus Flats Subdivision, Phase Two, City of Devine as shown hereon.

IN TESTIMONY WHEREOF, witness the official signature of the Mayor and City Secretary of the City of Devine, Texas,

This *4th* Day of *March*, A.D. 20 *24*
Paul H. Garcia, Jr. City Secretary
Butler Cook Mayor

APPROVAL OF CITY ENGINEER

I, the undersigned, the City Engineer of the City of Devine, Texas, hereby certify that this subdivision plat conforms to all requirements of the Subdivision Regulations of the city as to which said City Engineering approval is required.



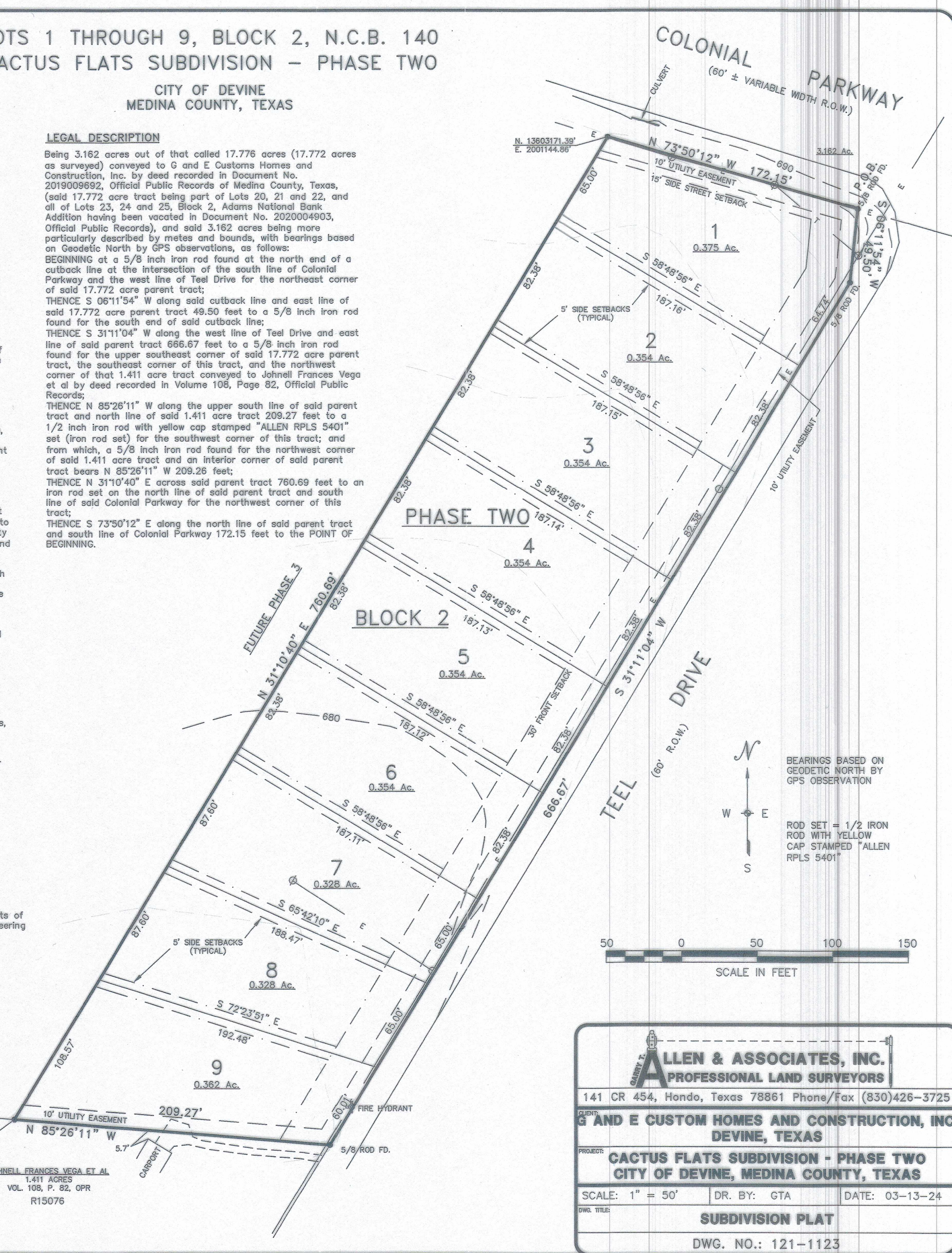
Raul H. Garcia, Jr.
City Engineer

**LOTS 1 THROUGH 9, BLOCK 2, N.C.B. 140
CACTUS FLATS SUBDIVISION - PHASE TWO**

CITY OF DEVINE
MEDINA COUNTY, TEXAS

LEGAL DESCRIPTION

Being 3.162 acres out of that called 17.776 acres (17.772 acres as surveyed) conveyed to G and E Customs Homes and Construction, Inc. by deed recorded in Document No. 2019009692, Official Public Records of Medina County, Texas, (said 17.772 acre tract being part of Lots 20, 21 and 22, and all of Lots 23, 24 and 25, Block 2, Adams National Bank Addition having been vacated in Document No. 2020004903, Official Public Records), and said 3.162 acres being more particularly described by metes and bounds, with bearings based on Geodetic North by GPS observations, as follows:
BEGINNING at a 5/8 inch iron rod found at the north end of a cutback line at the intersection of the south line of Colonial Parkway and the west line of Teel Drive for the northeast corner of said 17.772 acre parent tract;
THENCE S 06°11'54" W along said cutback line and east line of said 17.772 acre parent tract 49.50 feet to a 5/8 inch iron rod found for the south end of said cutback line;
THENCE S 31°11'04" W along the west line of Teel Drive and east line of said parent tract 666.67 feet to a 5/8 inch iron rod found for the upper southeast corner of said 17.772 acre parent tract, the southeast corner of this tract, and the northwest corner of that 1.411 acre tract conveyed to Johnell Frances Vega et al by deed recorded in Volume 108, Page 82, Official Public Records;
THENCE N 85°26'11" W along the upper south line of said parent tract and north line of said 1.411 acre tract 209.27 feet to a 1/2 inch iron rod with yellow cap stamped "ALLEN RPLS 5401" set (iron rod set) for the southwest corner of this tract; and from which, a 5/8 inch iron rod found for the northwest corner of said 1.411 acre tract and an interior corner of said parent tract bears N 85°26'11" W 209.26 feet;
THENCE N 31°10'40" E across said parent tract 760.69 feet to an iron rod set on the north line of said parent tract and south line of said Colonial Parkway for the northwest corner of this tract;
THENCE S 73°50'12" E along the north line of said parent tract and south line of Colonial Parkway 172.15 feet to the POINT OF BEGINNING.



ALLEN & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
141 CR 454, Hondo, Texas 78861 Phone/Fax (830)426-3725
CLIENT: **G AND E CUSTOM HOMES AND CONSTRUCTION, INC.**
DEVINE, TEXAS
PROJECT: **CACTUS FLATS SUBDIVISION - PHASE TWO**
CITY OF DEVINE, MEDINA COUNTY, TEXAS
SCALE: 1" = 50' DR. BY: GTA DATE: 03-13-24
DWG. TITLE: **SUBDIVISION PLAT**
DWG. NO.: 121-1123