General Notes:

- PLAT PREPARED DECEMBER 17, 2012: REVISED MARCH 5, 2013: REVISED APRIL 16, 2013.
- THIS SUBDIVISION DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION IS TO BE SERVED BY A STATE CERTIFIED PUBLIC WATER SUPPLY SYSTEM SUBDIVISION IS TO BE SERVICED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.
- THIS SUBDIVISION DOES NOT LIE WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY CITY.

- TOPOGRAPHIC MEGRMATION SHOWN HEREON PROVIDED BY GEODETICS, INC. DATED JAMUARY 19, 2000 AND SUPPLEMENTED BY ON THE GROUND DATA, CONTOURS SHOWN AT 2 FOOT INTERVA
- Bearing Basis: geodatic north derived from C.P.S. observations taken at (NADB3 CORS96) (EPOCH-2002.0000) Latitude 29°54'03.04476" North Longitude 98°21'55.38736"West, distances and dreass shown hereon are surface.
- $\frac{1}{2}$ " STEEL PINS WITH PLASTIC CAPS (MARKED ACS,INC) SET AT ALL CORNERS, ANGLE POINTS AND POINT OF CURVES UNLESS OTHERWISE SHOWN HEREON.
- HES PROPERTY DIES NOT IE WITHIN A SPECIAL FLOOD HAZBO AREA ZONE "A", THE 100-FLAR FLOOD ZONE, ACCORDING THE PROPERTY DIES NOT IE WITHIN A SPECIAL FLOOD HAZBO AREA ZONE "A", THE KOP FLAR FLOOD ZONE, ACCORDING HES PROPERTY DIES NOT IE WITHIN A SPECIAL FLOOD AND WAS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT ACENCY,
- 10. COMAL COUNTY REQUIRES A MINIMUM TWENTY FIVE (25) FOOT BUILDING SET- BACK LINE FROM ROAD FRONTAGE.
- 11. THERE IS HEREBY DEDICATED A TWENTY (20) FOOT WIDE PUBLIC UTILITY, DRAINAGE & EMBANKWENT/BACK SLOPE EASEMENT ADJACENT TO ALL STREET LOT LINES AND A TEN FOOT (10.01) WIDE PUBLIC UTILITY EXSEMENT ON SIDE PROPERTY LINES

RESERVE

Volume 14, Pages 33-35

Public Records of Comal County, Texas.

- A DRAWASE MAY'NS HAS ERRY COMPETED FOR THS PLAT MO S AVALABLE FOR REVEW AT THE COMM. COMPT ENGREEPE OFFICE AREA SERVING UP THE STOPY AS BRING AWANDED DURING CERT'S MORE ERVIN FLACED WHITE DRAWAGE EXCEMENTS OR BRUNNES EST- BROKS THE CONSTRUCTION OF BRUDNING WHITEN BRUNNES.
- THE FDLLOWING LOTS:97,90,010152 AND 105 without need the minimum cood frontage requirements for resubstitution in Complication, Texas and these solviding of these Lots for the propose of Financing Home Construction or any other purpose what is carried, with the current Cornal County Subdivision Regulations.
- 16. LOT 1003 SHALL BE MANTANIED BY THE RAYNER RANCH PROPERTY OWNERS ASSOCIATION OR ITS MASTER ASSOCIATION. 15. LOT 1003 SHALL SERVE AS INGRESS AND EGRESS FOR THE PROPERTY OWNERS WITHIN THIS SUBDIVISION.
- 17. THE PRIVATE ROADS (LOT 114) WITHIN RAYNER RANCH, UNIT I WELL SERVE AS INGRESS AND EGRESS FOR THE LOTS WITHIN SERENITY OAKS, UNIT THREE (DOCUMENT + 200706032333 and DOCUMENT + 201306015801).
- 18. REFERENCE: PRIVATE DRAINAGE EASEMENT FROM GALE ESTATES, LLLC. TO RAYNER RANCH PROPERTY OWNERS ASSOCIATION, INC. RECORDED IN DOC+ 2013080/0376 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

THE RESISTOR AND AGEST THAT PERPETUAL PRILIC DESIGNATS ARE RESIDED FOR THE NOTALLATION IS UNDESTROOM AND AGEST THAT PERPETUAL PRILIC DESIGNATION AND THE SUBSTRUCT OF THE FRONT AND THE AGEST ACCOUNTY TO THE FRONT AND THE AGEST ACCOUNTY TO THE FRONT AND THE AGEST ACCOUNTY TO THE AGEST ACCOUNTY TO THE AGEST ACCOUNTY TO THE AGEST ACCOUNTY THAT AGEST ACCOUNTY TO THE AGEST ACCOUNTY THAT AGEST ACCOUNTY THAT AGEST ACCOUNTY THAT AGEST ACCOUNTY THAT AGES ACCOUNTY ACCOUNTY THAT AGES ACCOUNTY A

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Sheet 2 of 4

TYPICAL PUBLIC UTILITY EASEMENTS

TWENTY FOOT (20.0') WIDE PUBLIC UTILITY EXEMPT IS GRANTED ALONG THE STREET AND/OR ROAD ROHT-OF-WAY LINES AND TEN FOOT (10.0') WIDE ON SIDE PROPERTY LINES. STREET OR ROAD 0 L01

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Sheet 4 of 4

98

103

94 93 92

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Subdivision Summary

9.522 ARES OF LAND COMPRISED OF .

82 LOTS CONSISTING OF 88.23 ARES OF LAND - AND
1.0TO-1003) BEING A NEW PRIVATE ROAD CONSISTING OF 4475 LF. (6.74 ACRES)

Potent Survey Line

Survey 55 N.M. Lucket Abstract 361

Sheet Index Map

COUNTY OF BEXAP

KNOW ALL MEN BY THESE PRESENTS:

THE OWNER OF THE LAWD SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THE OWNER OF THE LAWD SHOWN ON THIS PLAT SHALL NOT BE DEDICATED TO THE DIMENSIONS AS SHOWN. ALL ROADS TO BE CONSTRUCTED BY THIS PLAT SHALL NOT BE DEDICATED TO ANY STATE, MUNIOPALITY, OR OTHER COVERNMENT ENTITY, THEY SHALL REAMAY PROVIDE ROADS. 1977

GALE ESTATES, L.L.C. G.G. GALE JR., MANAGER

SAN ANTONIO, TEXAS 78232 (210) 494-5237

COUNTY OF EXAM
COUNTY OF EXAM
BEFORE ME, THE UNDESIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
GG, CALE, JR., MAMAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBTHE FORECOME ON STRUMENT, AND ACCOMPANIED DEED TO ME THAT HE EXECUTED BY
AND IN THE CAPACITY THERM IS STATED.

2013 A.D.

THIS PLAT OF SERENTY OAKS, UNIT THREE, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS' COURT OF COMAL COUNTY, TEXAS AND IS HEREBY APPROVED FOR FILING BY SAID COURT



IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY IN DOCUMEN IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS THE SEE DAY OF PARIL 2013 A.D. AT 3:07

> A SUBDIVISION PLAT OF De#201306017681

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dated April 27, 2007 recorded in Doc# 200706020171 of the Official 907.11 acre tract of land described in a deed to GALE ESTATES, L.L.C., Number 390; 28.95 acres of land out of Survey Number 52, M.C. Robinson, Abstract Surveys: 66.36 acres of land out of Survey Number 56, B.G. Marshall, Abstract Being 95.52 acres of land in Comal County, Texas comprised of the following Abstract Number 361. Said 95.52 acre tract of land being a portion of a Number 490 and 0.21 acres of land out of Survey Number 55, N.M. Lucket, SERENITY OAKS, UNIT THRE

Sheet 3 of 4

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P.O. Box 160609, San Antonio, Texas 78280 - 2809 fax(210) 494 - 9840

SYATE OF TEXAS

COUNTY OF BEXAR

COUNTY OF BEXAR

FROM THAT HARDS REGISTERED PROFESSIONAL LIAND SURVEYOR NUM

CERTIFY THAT THEY PLAT IS A CORRECT REPRESENTATION OF AN ACCEPTANCE BY THE GROUND UNDER MY DIRECTION. L LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE REGISTRATION NUMBER 4381 15315 SAN PEDRO, SAN ANTONIO, TEXAS 78232 (210) 494-6405

TATE OF TEXAS SHEET 1 OF

PUBLIC IN AND FOR THE STA

ILLOY STREATER COUNTY CLERK OF COMM. COUNTY, DO HEREEMORIAN WAS PILED FOR RECORD IN WY OFFICE ON THE COUNTY DAY OF ADMILL 2013 AD. AT 3.27.

THE STEP DAY OF ADMILL 2013 AD. AT 3.27.

THE STEP DAY OF ADMILL 2013 AD. AT 3.27. DEPUTY PLONG From M. AND DULY RECORDED HAT THIS PLAT

