

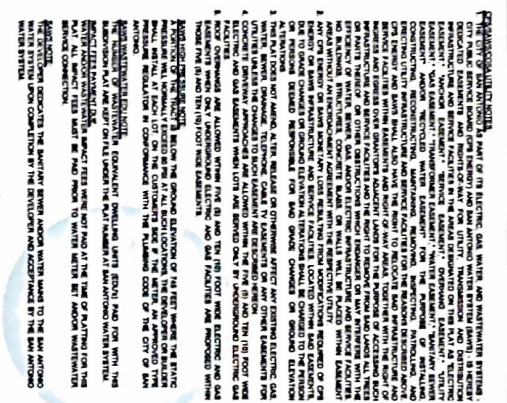
LOCATION MAP
NOT TO SCALE

●	IF RECORD FOUND
○	IF RECORD SET
—	EXISTING CONTROLS
782	OPTICAL PLATE RECORDS OF RECORDS AND PLAT RECORDS OF BERNAL COUNTY, TEXAS
OPR	DEED RECORDS OF BERNAL COUNTY, TEXAS
DIR	RIGHT-OF-WAY
DIRCT	VOLUME
R.O.W	
PLAT	
PL	
PG	
V.N.E.S.T	VEHICULAR NON-ACCESS EASEMENT
ESMT	EASEMENT
CR	COUNTY BLOCK
Q.E.T.O.A	QUARTER SECTION, TELEPHONE, AND CABLE TELEVISION
BLK	BUILDING SETBACK LINE
§	CENTURINE
AD	ADJACENT
ADJ	ADJACENT

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAN TO THE MATTERS OF EARTH LOAN AND DRAINAGE AND TO THE PROTECTION OF THE PUBLIC HEALTH AND SAFETY OF THE ADJACENT TO THE LAND DEVELOPMENT CONCERN EXCEPT FOR THOSE AMENDMENTS ORMITTED BY THE SAN ANTONIO PLANNING COMMISSION.

HB

WILLIAM P. MONTGOMERY, P.E., C.E.
 LICENSED PROFESSIONAL ENGINEER
 TEXAS REGISTRATION NO. 109486

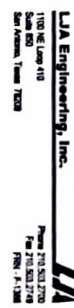


- A 10 G.T.O.C. EASMT
- B 18" WATER EASMT
- C VARIABLE WIDTH OFF-LOT DRAINAGE EASEMENT TO EXISTING INCORPORATION INTO FUTURE PLATTED UNIT (22.87 AC)
- D 10" FRONT BSL (TYPICAL)
- E 5' REARLAND BSL (TYPICAL)
- F 35' R.O.W. DEDICATION (0.73 AC)
- G VARIABLE WIDTH SANITARY SEWER EASMT
- H 28" G.T.O.C. EASMT
- I 14" G.T.O.C. EASMT
- J 1" V.N.A. EASMT
- K VARIABLE WIDTH OFF-LOT DRAINAGE EASEMENT TO EXISTING INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (2.38 AC)
- L 6" X 10' OFF-LOT WATER, SEWER, AND DRAINAGE TO EXISTING INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.11 AC)
- M 6" X 50' OFF-LOT WATER, SEWER, AND DRAINAGE TO EXISTING INCORPORATION INTO PLATTED PUBLIC STREET R.O.W. (0.21 AC)
- N 5' G.T.O.C. EASMT
- O 17.3' AGES - 180' FOOT PERMANENT SEWER EASMT 35' R.O.W. DEDICATION (COMPONENT PAREL SUBDIVISION UNIT 2 LAND PLAT-18-1180051)
- P

REMAINDER OF:
LAMM & SCHULWIRTH
RANCH LOT 2 (174.61 AC)
LUCCA RABEL LLO
(CB 41006)



CONTAINING 34.34 ACRES OF LAND OUT OF THE JOSE A. DE LA GARZA GRANT, ABSTRACT NO. 3, COUNTY BLOCK 400, BEAUMONT COUNTY, TEXAS, AND BEING A PORTION OF THE NEARLINDER OF LOT 2, SUBDIVISION OF LAMAR & SOUTHWORTH NANCY OF RECORD IN VOLUME 344, PAGE 112, MAY A PLAT BEING ACRES COUNTY TEXAS AND BEING THE SAME CALLED 189 A77 ACER TRACT DECEASED IN OERD TO S. FLORES MARTEL JOINT VENTURE OF RECORD IN VOLUME 3355, PAGE 63, OFFICIAL PUBLIC RECORDS, BEAUMONT COUNTY, TEXAS.



RICKMAN LAND SURVEYING
TRIPLE FIVE RD. 10118-0000
418 BIRD BEND, CANYON LAKE, TX 79123
PHONE (800) 850-2427

THE OWNER OF LAND BROWN ON THE
AUTHORIZED AGENT, DECATES TO
RENTED AS PLOTS ON PART
DEVELOPMENT, LOCAL STREETS,
PLACEMENT AND PLACES THE

CONTACT PAUL RUO
RUO ASSOCIATES, LLC
SAN ANTONIO, TX 78209

BEFORE ME, THE UNDERSIGNED AUTHORITY,
Paul J. No KNOWN
 SUBSCRIBED TO THE FILING (GIVEN) and the

6-18
OTAK, GIANC,
TEXAS COUNTY, TEXAS

INTERESTING THE ATTACHED PLAT IS
COUNT OF BEAUFORT COUNTY, TEXAS AND
THAT SAID PLAT IS IN CONFORMITY WITH
OVERLAPPING SAID, AND THIS PLAT WAS
COUNT.

AD

ATED THRU 17 DAY OF June

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