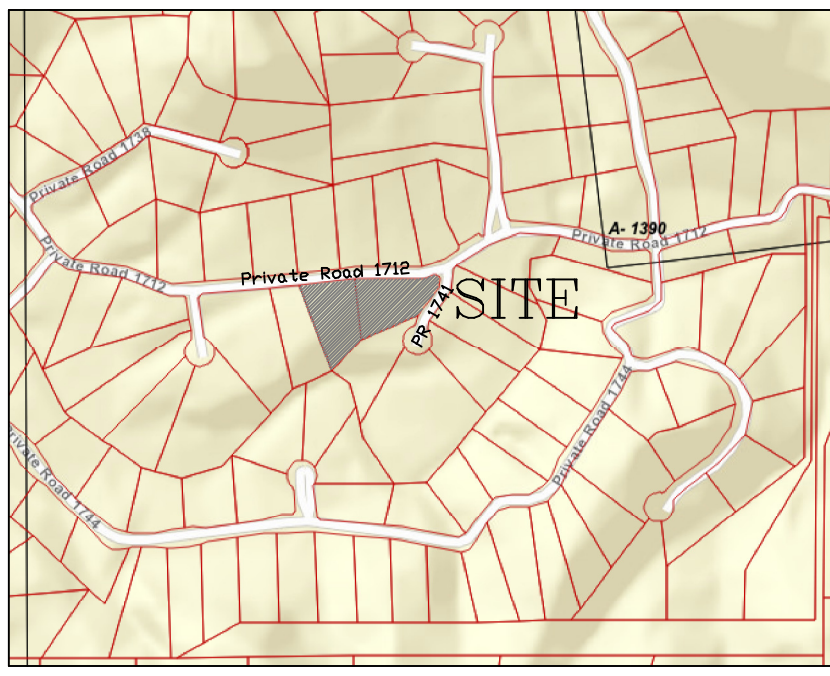


Vacate and Re-Plat of

Dancing Bear Ranch, Unit Two-A, Lot 170 and Lot 171

VACATING LOT 170 AND LOT 171, DANCING BEAR RANCH, UNIT TWO-A, MEDINA COUNTY, TEXAS AS RECORDED IN VOLUME 9 ON PAGE 49 OF THE PLAT RECORDS OF MEDINA COUNTY, TEXAS, AND ESTABLISHING LOT 170-A.



LOCATION MAP 1"=1000'

STATE OF TEXAS
COUNTY OF MEDINA
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE OF THE PROPERTY ON THE GROUND UNDER MY SUPERVISION ON NOVEMBER 1, 2023.



PAUL T. CAREY, RPLS 4454

STATE OF TEXAS
COUNTY OF MEDINA

THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREON EXPRESSED.

OWNER: GEORGE EISEL IV DENISE EISEL
1144 PRIVATE ROAD 1712
MICO, TX 78056-5465

STATE OF TEXAS
COUNTY OF MEDINA

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED GEORGE EISEL IV AND DENISE EISEL KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE OR SHE HAS 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 THE _____ DAY OF _____

NOTARY PUBLIC

All properties designated as easements shall or may be utilized for the following purposes:
STREET AND RIGHT OF WAY INFORMATION

IN ORDER TO PROMOTE THE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITION OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTION ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE PRECINCT COMMISSIONER OF MEDINA COUNTY OR STATE DEPARTMENT OF HIGHWAYS FOR DRIVEWAYS ENTERING INTO STATE ROADS, AND THE DRIVEWAY SATISFIES THE MINIMUM SPACING REQUIREMENTS FOR DRIVEWAYS AS SET FORTH PER MEDINA COUNTY SUBDIVISION REGULATIONS.

WATER, WASTEWATER AND UTILITIES

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY MEDINA COUNTY TO QUESTION THE SELLER CONCERNING GROUNDWATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE. NO STRUCTURE IN THIS SUBDIVISION WILL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY THE MEDINA COUNTY HEALTH INSPECTOR. NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION SHALL BEGIN UNTIL FINAL APPROVAL OF THE PLAT BY MEDINA COUNTY COMMISSIONERS' COURT.

RESOLUTION BY MEDINA COUNTY COMMISSIONERS COURT

THE DISCHARGE OF FIREARMS ON LOTS OF TEN ACRES OR LESS IS PROHIBITED ACCORDING TO VOLUME 30, PAGE 127 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.
HUNTING WITH A BOW AND ARROW ON LOTS OF TEN ACRES OR LESS IS PROHIBITED ACCORDING TO VOLUME 30, PAGE 129 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.

Double swing gates shall be installed wherever fences cross Utility Easements. Adequate structures shall be provided to allow the unhindered passage of all storm and drainage flows wherever fences cross Drainage Easements.

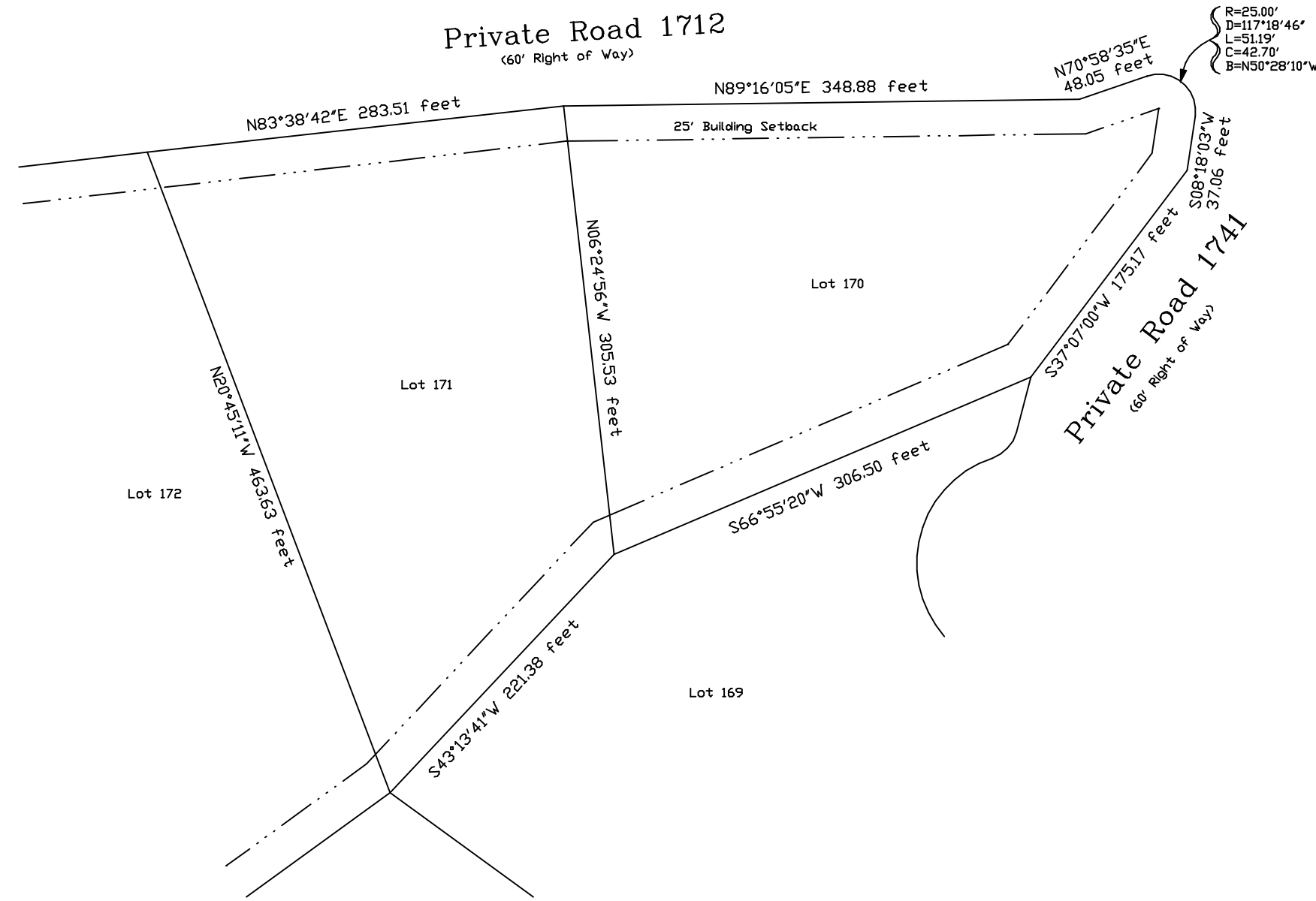
Bearings based on Grid North according to the Texas Coordinates System, South Central Zone, NAD'83.

According to the F. E. M. A., Flood insurance rate map 48325C 0225 D, this property is in an "Area of Minimal Flooding," Zone X and a portion in Zone A., as shown.

PROPOSED USE: ONE RESIDENTIAL LOT.

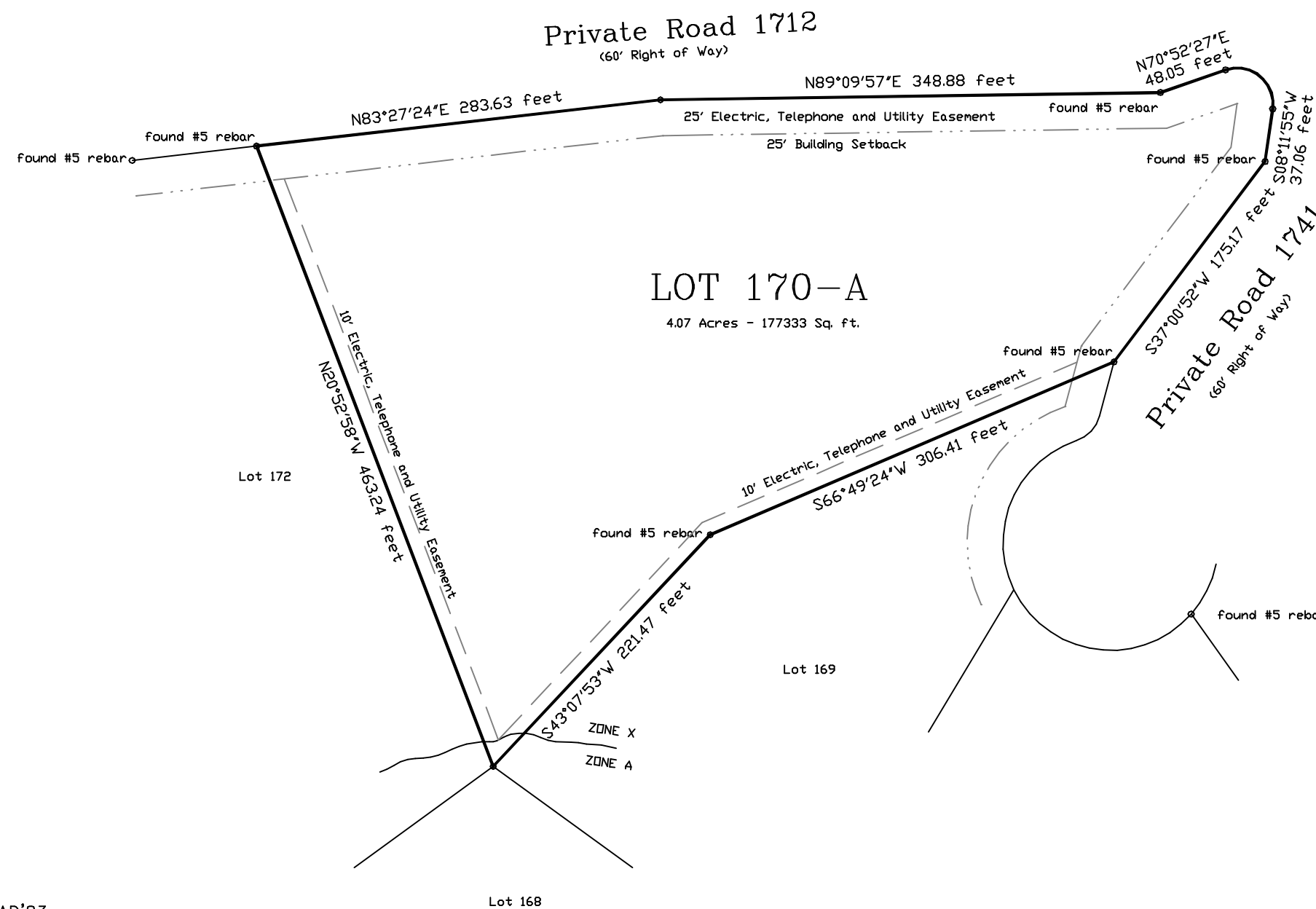
A 25' Electric, Telephone and Utility Easement is dedicated along all street frontage as shown hereon.

A 10' Electric, Telephone and Utility Easement is dedicated along all lot lines as shown hereon.



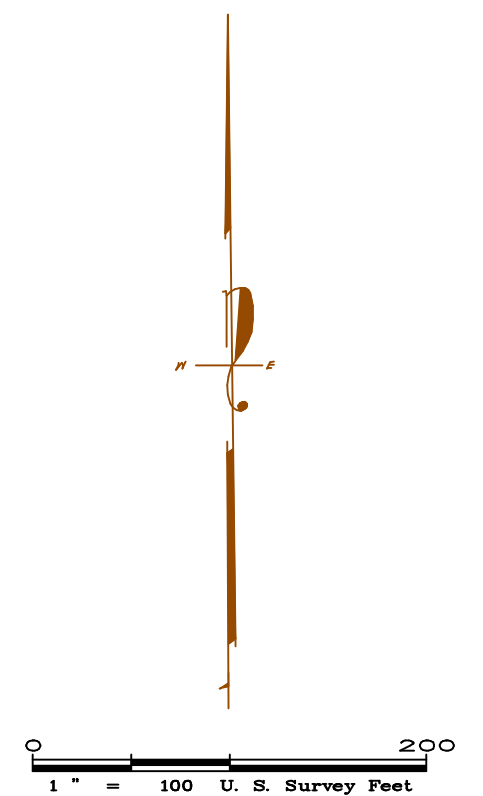
Area Being Vacated

VACATING LOT 170 AND LOT 171, DANCING BEAR RANCH, UNIT TWO-A, MEDINA COUNTY, TEXAS AS RECORDED IN VOLUME 9 ON PAGE 49 OF THE PLAT RECORDS OF MEDINA COUNTY, TEXAS.



Establishing

LOT 170-A, DANCING BEAR RANCH, UNIT TWO-A, MEDINA COUNTY, TEXAS.



Medina Valley Surveys, Inc.
Paul T. Carey, RPLS, LSLs
P.O. Box 1189, Castroville, Texas 78009
830.931.9783 fx.830.538.9783

Project Number 12492

STATE OF TEXAS
COUNTY OF MEDINA
THE COUNTY JUDGE OF MEDINA COUNTY ACKNOWLEDGED THAT THIS PLAT HAS BEEN CONSIDERED AND APPROVED THIS THE _____ DAY OF _____, 20____.

COUNTY JUDGE

STATE OF TEXAS
COUNTY OF MEDINA
THE COUNTY COMMISSIONER OF MEDINA COUNTY, TEXAS, PRECINCT _____ HEREBY CERTIFIES THAT THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE COUNTY TO WHICH HIS APPROVAL IS REQUIRED, THIS THE _____ DAY OF _____, 20____.

COMMISSIONER

I, GINA CHAMPION, COUNTY CLERK OF MEDINA COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D. AT _____ M. IN THE PLAT RECORDS OF MEDINA COUNTY IN CABINET _____ ON SLIDE _____. IN TESTIMONY WHEREOF, WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

COUNTY CLERK, MEDINA COUNTY, TEXAS.

DEPUTY