

VACATE AND RESUBDIVISION OF TRACTS 34 & 35, ENCINO PARK ESTATES

BEING A RE-SUBDIVISION OF TRACTS 34 & 35 OF ENCINO PARK ESTATES, AN UN-RECORDED SUBDIVISION IN MEDINA COUNTY, TEXAS

METES AND BOUNDS LEGAL DESCRIPTION:

9.104 acres out of the N. Flores Survey No. 581-3/4, Abstract No. 382, Medina County, Texas, and being out of Tract Numbers 34 and 35 of Encino Park Estates, an unrecorded subdivision out of said Survey, and being the same property conveyed to Christopher Lee O'Bine and Carly Marie O'Bine by deed recorded in Document No. 2021011985, Official Public Records, Medina County, Texas, and said 9.104 acre tract being more particularly described by metes and bounds, with bearings based on Geodetic North by GPS observation, as follows:

BEGINNING at a 1/2 inch iron rod found at a fence corner on the west line of County Road 6813 for the northeast corner of said Tract 35 and of this tract; and also being the southeast corner of Tract 36 of Encino Park Estates and southeast corner of that 4.570 acre tract conveyed to Bernardo E. Vasquez et ux by deed recorded in Volume 385, Page 752, Official Public Records;

THENCE S 00°04'56" W along the west line of County Road 6813 and east line of said parent tract 460.00 feet to a 1/2 inch iron rod with yellow cap stamped "ALLEN RPLS 5401" set (iron rod set) about 1 foot southeast of a fence corner for the southeast corner of Tract 34 and the northeast corner of Tract 33 of Encino Park Estates and northeast corner of that 9.056 acre tract conveyed to Alice G. Perez by deed recorded in Volume 626, Page 576, Official Public Records

THENCE S 89°58'48" W along the common line between Tracts 33 and 34, and generally along a fence, 859.54 feet to a 1/2 inch iron rod found at a fence corner for the southwest corner of said Tract 34 and the northwest corner of said Tract 33 and said Perez tract for the southwest corner of this tract

THENCE N 00°24'30" W along the west line of said Tracts 34 and 35, the east line of that 83.283 acre tract conveyed to Emilio Cavazos et ux by deed recorded in Volume 202, Page 923, Official Public Records, and west line of said Survey No. 581-3/4, and generally along a fence, 460.60 feet to a 1/2 inch iron rod found at a fence corner for the northwest corner of Tract 35, and the southwest corner of Tract 36 and said Vasquez 4.570 acre tract;

THENCE S 89°58'50" E along the common line between Tracts 35 and 36, and generally along a fence, 863.49 feet to the POINT OF BEGINNING.

NOTES:

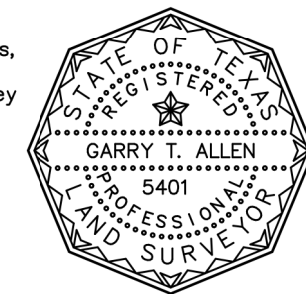
1. THIS SUBDIVISION CONTAINS 1 LOT OF 2 ACRES AND SMALLER THAN 5 ACRES AND 1 LOT OF 5 ACRES AND SMALLER THAN 10 ACRES. AVERAGE SIZE = 4.96 ACRES.
2. THIS SUBDIVISION IS LOCATED WITHIN THE NATALIA ISD.
3. ELEVATION CONTOURS SHOWN HEREON WERE SCALED FROM TEXAS GEOGRAPHIC INFORMATION OFFICE.
4. THIS PROPERTY IS LOCATED IN ZONE X UNSHADED ON FEMA FLOOD INSURANCE RATE MAP NO. 48325C0700C, EFFECTIVE DATE APRIL 3, 2012. (ZONE X UNSHADED = AREAS OF MINIMAL FLOODING)
5. In order to promote safe use of roadways and preserve the conditions of public roadways, no driveway constructed 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 his or her designated representative, or Texas Department of Transportation for driveways entering onto state roads, and the driveway shall be designed and constructed in accordance with the Medina County Road Standards or TX DOT Standards, as applicable. The minimum driveway culvert size for each lot shall be determined by the engineer or Precinct Commissioner.
6. No structure in this subdivision shall be occupied until connected to a public water system or an individual water system. Due to declining water supply, prospective property owners are cautioned by Medina County to question the seller concerning ground water availability. Rain water collection is encouraged and in some areas may offer the best renewable water resource.
7. No structure in this subdivision shall 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 Group.
8. No structure or development within the subdivision may begin until Final approval of the plat by Medina County Commissioners Court and recording of the approved plat by the County Clerk.

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 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

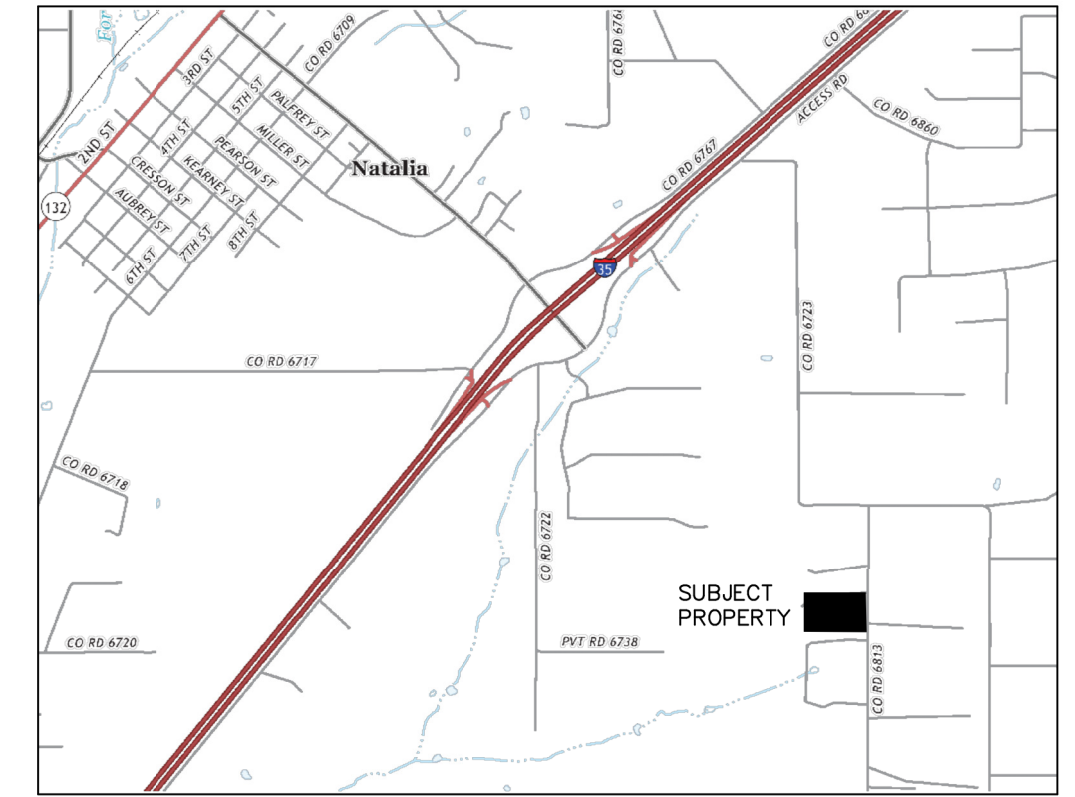


CERTIFICATE OF RECORDATION

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 _____, 20____ at _____ o'clock, ____M., and duly recorded on _____, 20____ at _____ o'clock, ____M., in Volume _____, Page _____, of record of _____ for said County.

WITNESS my hand and seal of office, at _____, the day and date last above written.

BY: _____
Deputy Clerk, County Court
Medina County, Texas



VICINITY MAP
NOT TO SCALE

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF MEDINA

The owners of the land shown on this plat and whose names are 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 thereon shown for the purpose and consideration therein expressed.

Christopher Lee O'Bine Carly Marie O'Bine

Before me, the undersigned authority, on this day personally appeared Christopher Lee O'Bine, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that they 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 _____, 20____.

Notary Public

Before me, the undersigned authority, on this day personally appeared Carly Marie O'Bine, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that they 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 _____, 20____.

Notary Public

COMMISSIONERS' COURT APPROVAL

State of Texas
County of Medina

The County Judge of Medina County certifies that this subdivision 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 Precinct _____ hereby certifies that this subdivision plat conforms to all requirements of the Subdivision Regulations of the County as to which his/her approval is required.

This the _____ day of _____, 20____.

COUNTY COMMISSIONER

ALLEN & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS

141 CR 454, Hondo, Texas 78861 Phone/Fax (830)426-3725

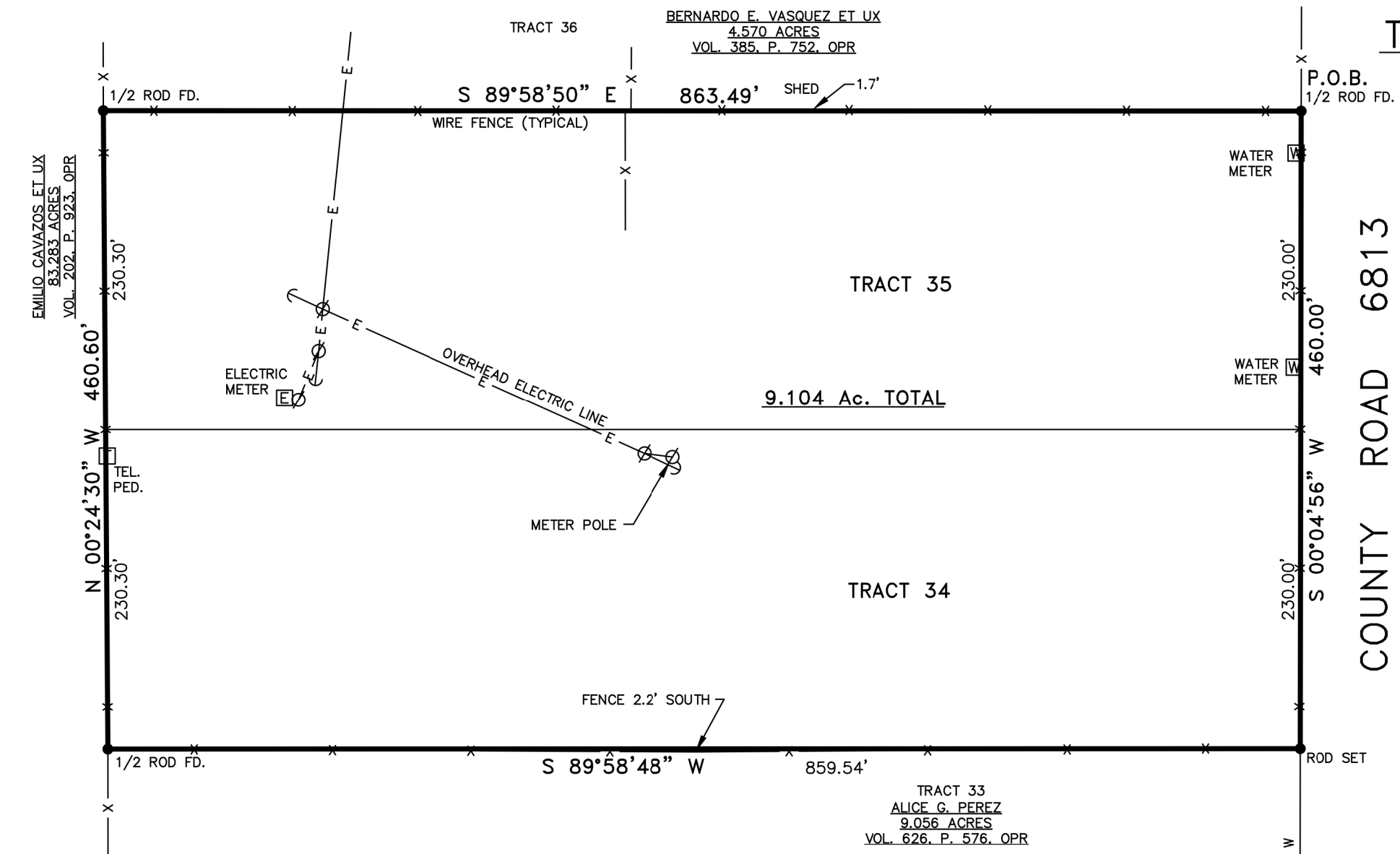
CLIENT: **CHRISTOPHER LEE O'BINE & CARLY MARIE O'BINE**
244 CR 6815, NATALIA, TX

PROJECT: **TRACTS 34 AND 35, ENCINO PARK ESTATES**
MEDINA COUNTY, TEXAS

SCALE: 1" = 100' DR. BY: GTA DATE: 05/12/25

DWG. TITLE: **VACATE AND RESUBDIVISION PLAT**

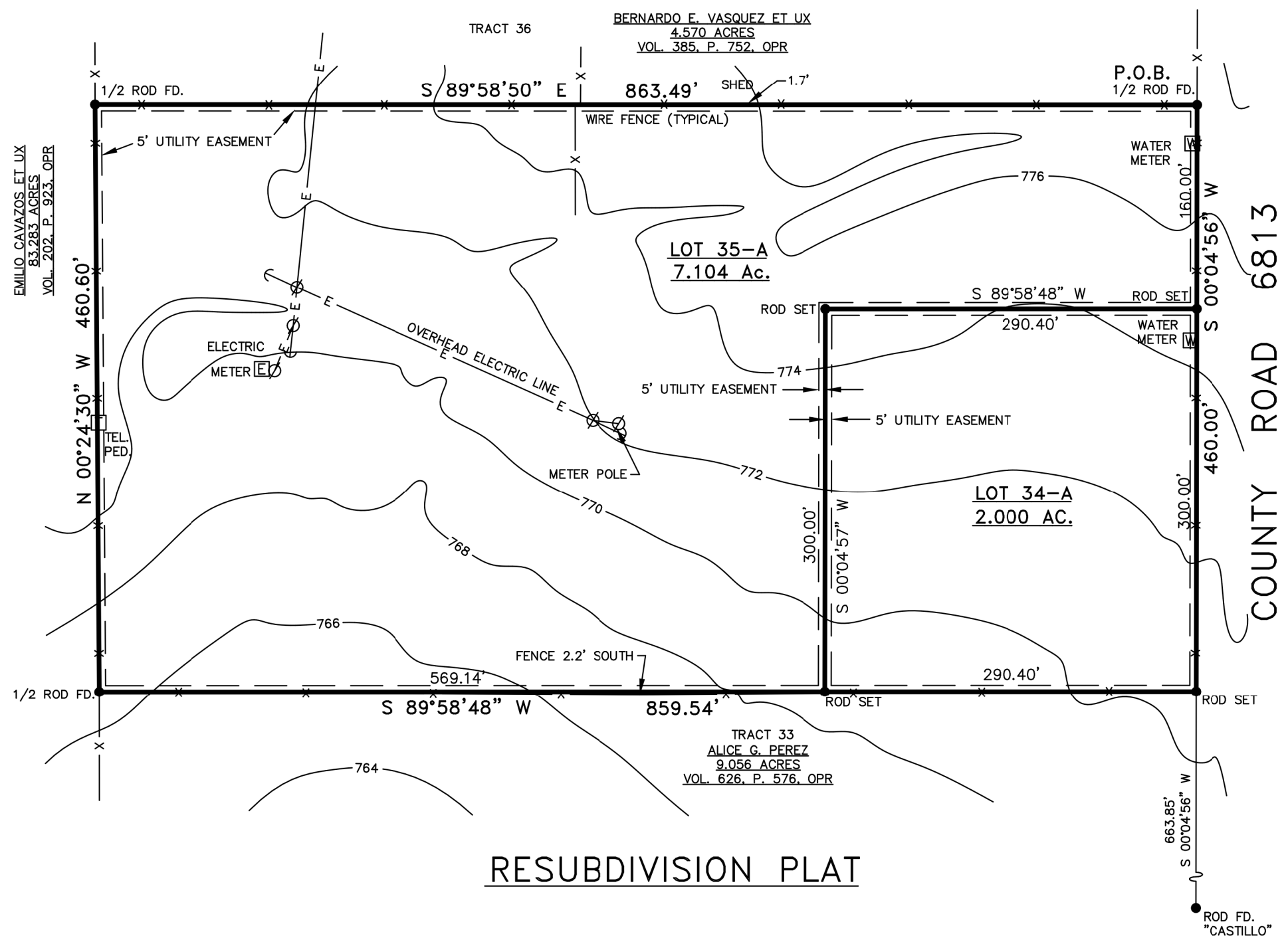
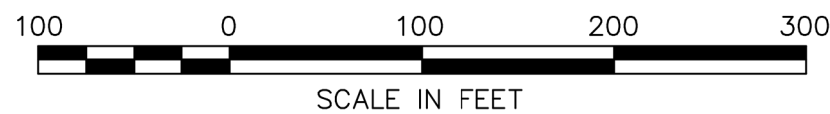
DWG. NO.: 048-0525



VACATING PLAT

BEARINGS BASED ON
GEODETIC NORTH BY
GPS OBSERVATION

ROD SET = 1/2 IRON
ROD WITH YELLOW
CAP STAMPED "ALLEN
RPLS 5401"



RESUBDIVISION PLAT