

SCALE: 1" = 150'

Elm Creek South Subdivision Phase One

Upper 1 Development, LLC

Being a 43.94 acre subdivision, located in the E.F. Ross, Survey 622, Abstract 414, Uvalde County, part of a 48.82 acre tract described in Tract One and all of Tract Two of conveyance document to Upper 1 Development, LLC recorded in Document Number 2021012993 of the Uvalde County Official Public Records, Uvalde County, Texas.

State Of Texas
County of Uvalde

I, Jay W. Sutherland, as managing member of Upper 1 Development, LLC the owner of the land shown on this plat, and designated herein as Elm Creek South Subdivision Phase One, in the County of Uvalde, Texas, and whose name is subscribed hereto, hereby dedicate the use to the public forever all streets, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Managing Member, Jay W. Sutherland - Upper 1 Development, LLC

Before me, the undersigned authority, personally appeared Jay W. Sutherland, known to me to be the person whose names is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein stated. Witness my hand and seal this 18th day of November, 2022.

Barby Sue Dirksen
Signature, Notary Public State of Texas

My Commission Expires On 10-11-24

State of Texas
County of Uvalde

We the undersigned certify that the plat of Elm Creek South Subdivision Phase One, was approved on November 16, 2022 by the commissioners court of Uvalde County, Texas and is hereby approved by said court.

William R. Mitchell
Honorable William R. Mitchell
Uvalde County Judge



State of Texas
County of Uvalde

I certify that this plat was prepared from an actual survey conducted on August 9, 2022 on the ground under my supervision and the monuments shown are within the positional tolerance required by 22TAC SEC 863.15.

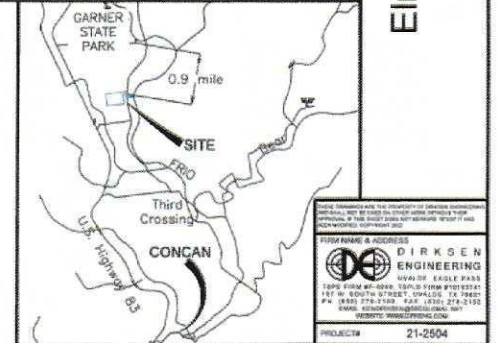
Kenneth R. Dirksen
Kenneth R. Dirksen, P.E. 82528, R.P.L.S. 6260
Dirksen Engineering Project 21-2504



LEGEND

- FOUND MONUMENT
- SET MONUMENT
- BOUNDARY LINE
- - - PLAT LINE
- - - DEED LINE
- - - EASEMENT LINE
- - - ABSTRACT LINE
- - - FENCE LINE
- OVERHEAD ELEC./POWER POLE
- LUMINAIRE
- GUY WIRE
- WATER WELL
- TELECOMMUNICATION PEDESTAL
- ⊠ FLOOD ZONE A

VICINITY MAP:
UVALDE COUNTY TX
SCALE: 1" = 8000'



Notes

- Building setback of 25 feet is required on all lot line or as required by HOA.
- Lot 37 is reserved for water well construction.
- This tracts shown herein are located in both Area of Minimal Flood Hazard Zone X and Flood Hazard Zone A as shown on Flood Insurance Rate Map Number 48463C0200E for Uvalde County, Texas, dated November 4, 2010 as published by the Federal Emergency Management Agency.
- All corners, angles, and points of curvature are marked with set 1/2" steel stakes with identification caps stamped "DIRKSENS260" unless otherwise noted.
- The entirety of the land shown on this plat is within the County of Uvalde, outside of the city limits.
- One single family residence per lot.
- Utility Easement - It is understood and agreed that perpetual easements are reserved for the installation and maintenance of utilities and all necessary appurtenances thereto, whether installed in the air, upon the surface or underground, along and within ten (10) feet of the rear, front, and side lines of all lots and/or tracts and in the streets, alleys, lanes, and roads of this subdivision, and ten (10) feet along the outer boundaries of all streets, alleys, boulevards, lanes and roads where subdivision inclusion lines or lots of individual tracts are depicted to the center line of the roadway. Nothing shall be placed or permitted to remain within the easement areas which may damage or interfere with the installation and maintenance of utilities. The easement area of each lot and all improvements within it shall be maintained by the owner of the lot, except for those facilities for which an authority or utility company is responsible. Utility companies or their employees shall have the rights and benefits necessary or convenient for the full enjoyment of the rights herein granted, including but not limited to the free right of ingress to and egress from the right-of-way and easement, the right to clear the easement area and to keep it clear of all brush, trees, structures, and other obstructions, including the right to cut all weak, leaning, or dangerous trees located outside the easement area which are tall enough to strike the electric facilities in falling. The easement rights herein reserved include the privilege of clearing a right-of-way for and anchoring of any support cables or other devices outside said easement when deemed necessary by the utility to support equipment within said easement and the right to install wires and/or cables over some portions of said lots and/or tracts not within said easement so long as such items do not prevent the construction of buildings of any of the lots and/or tracts of this subdivision. Utilities shall have the right to install and maintain locks in gates as necessary or appropriate for the right of ingress to and egress from the easement area. The foregoing notwithstanding, the utility may relocate its facilities and right-of-way over the premises to conform to any future highway or street relocation, widening, or improvement.

Elm Creek South Subdivision Phase One

<p>DIRKSEN ENGINEERING 1005 FORD ST. SUITE 100, UVALDE, TEXAS 78781 P: (830) 278-2100 FAX: (830) 278-2102 WWW.DIRKSENENGINEERING.COM</p>	
PROJECT #	21-2504
PROJECT NAME & ADDRESS	Elm Creek South Subdivision Phase One Uvalde County
CUSTOMER'S 2022 PERFORMED FOR	Upper 1 Development, LLC 2951 Blueberry St Acorn, TX 76601
SHEET	1 OF 1 SHEETS
DATE	2022-10-04