

LOCATION MAP
NOT TO SCALE

LEGEND

- PROPERTY LINE
- CENTERLINE
- 709 — EXISTING ELEVATION LINE
- EASEMENT LINE
- O.P.R. = OFFICIAL PUBLIC RECORDS
- E.G.T.V. = ELECTRIC, GAS, TELEPHONE & TELEVISION
- N45°00'00"E = RECORD INFORMATION 100.00'
- ** = 1/2" IRON ROD SET
- * = 1/2" IRON ROD FOUND
- R.O.W. = RIGHT-OF-WAY
- ⊕ = CENTER LINE
- VOL. = VOLUME
- PG. = PAGE

STATE OF TEXAS
COUNTY OF BEXAR

KNOW ALL MEN BY THESE PRESENT, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE ATASCOSA COUNTY SUBDIVISION REGULATIONS AND FURTHER THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION OF THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

STEPHEN G. COOK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5293

DATE: _____

STATE OF TEXAS
COUNTY OF BEXAR

KNOW ALL MEN BY THESE PRESENT, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE ENGINEERING RELATED REQUIREMENTS OF THE ATASCOSA COUNTY SUBDIVISION REGULATIONS.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

STEPHEN G. COOK
LICENSED PROFESSIONAL ENGINEER NO. 83139

DATE: _____

STATE OF TEXAS
COUNTY OF BEXAR

KNOW ALL MEN BY THESE PRESENT, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT PREPARED BY ME, DOES TO THE BEST OF MY KNOWLEDGE ACCURATELY REFLECT THE GENERAL LOCATION (OR ABSENCE) OF ALL STREAMS, RIVERS, PONDS, LAKES, OTHER WATER FEATURES OR ANY SENSITIVE FEATURES AND COMPLIES WITH THE SUBDIVISION AND FLOODPLAIN MANAGEMENT ORDINANCES ADOPTED BY ATASCOSA COUNTY, TEXAS.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

STEPHEN G. COOK
LICENSED PROFESSIONAL ENGINEER NO. 83139

DATE: _____

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF:

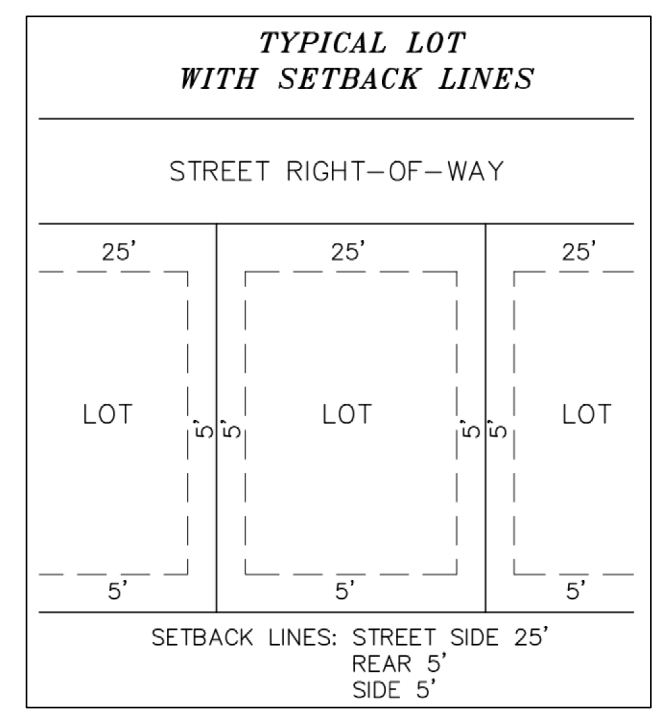
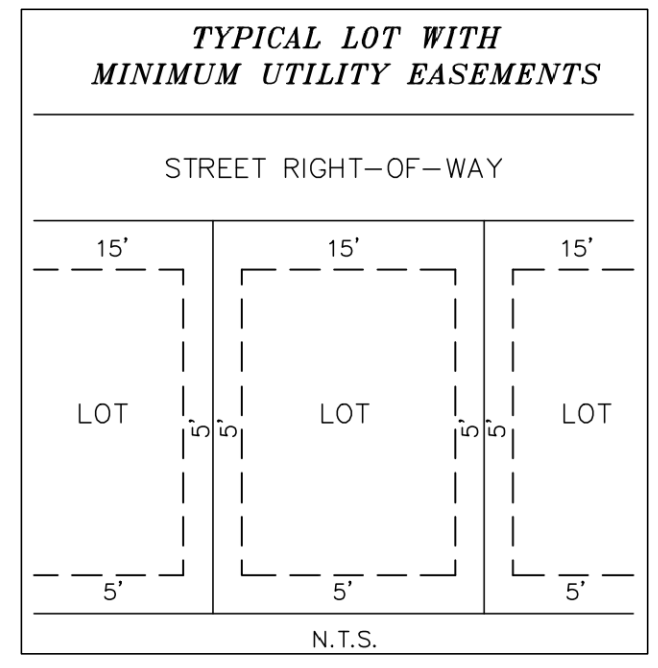
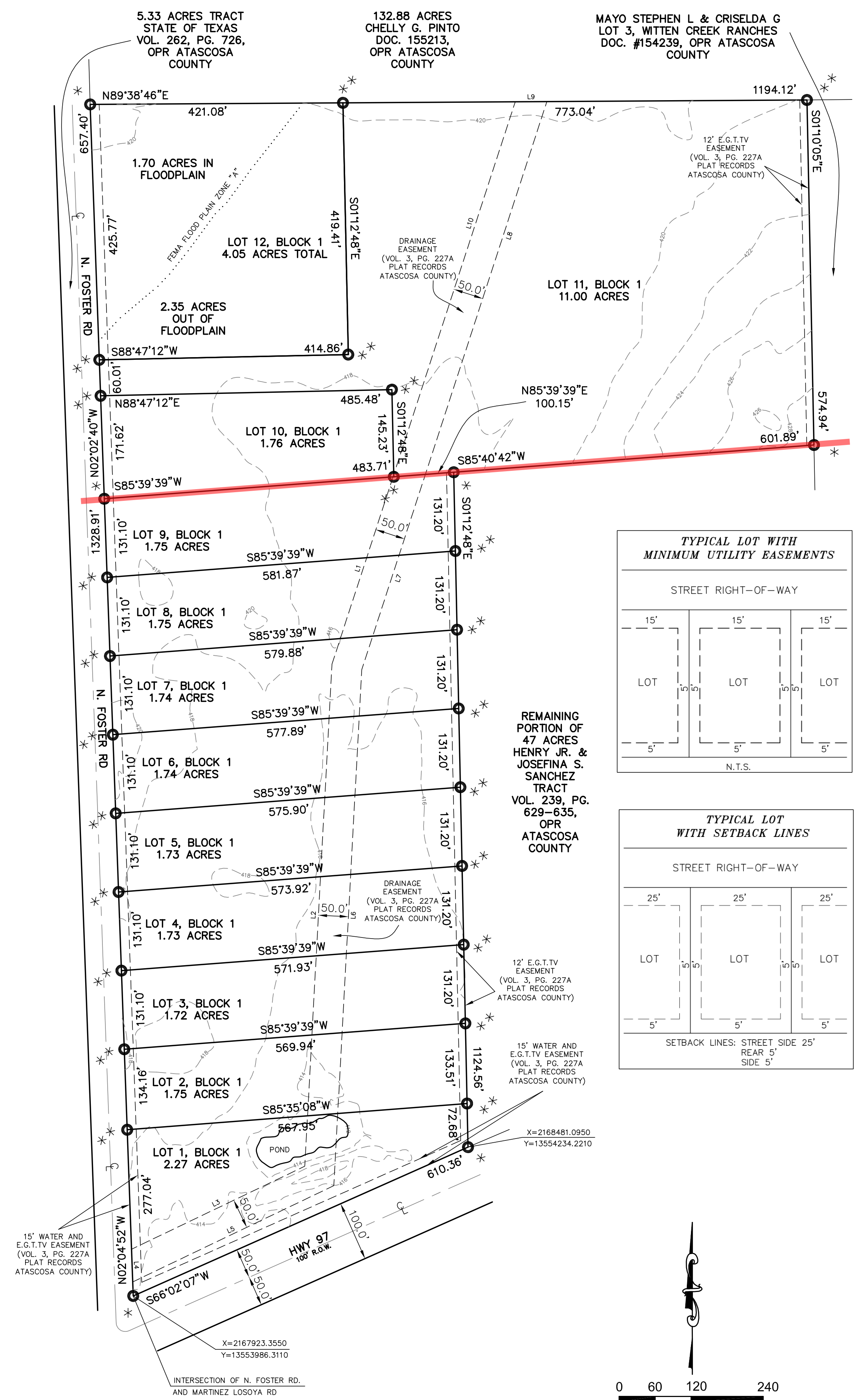
STEPHEN G. COOK
STEPHEN G. COOK ENGINEERING, INC.
TBPE FIRM NO. F-184

DATE: 05/17/24

IT IS NOT TO BE USED IN REFERENCE TO CONSTRUCTION, BIDDING AND PERMITTING.

PROPERTY INFORMATION:
PROPERTY ID: 61652
LEGAL ACRES: 47.00
LEGAL DESC: ABSA00148 J S CONTRERAS SV-362, 47.0 ACRES

DATE	REVISION
03/14/2024	REVISIONS BASED ON COUNTY COMMENTS 03/12/2024
05/17/2024	ADDED MISSING LINE TABLE



NOTES:
1.) THIS SUBDIVISION WILL BE SERVED BY MCOOY WATER SUPPLY CORPORATION, 2125 FM 541, MCOOY, TEXAS 78113. INFORMATION ON THE MCOOY WATER SUPPLY CORPORATION IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THIS SUBDIVISION IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS, AND BE STATED IN THE DEED RESTRICTIONS.

2.) 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 ATASCOSA COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAINWATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

3.) 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 ATASCOSA COUNTY SANITATION OFFICER.

4.) ALL LOTS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE RULES OF ATASCOSA COUNTY FOR ON-SITE SEWAGE FACILITIES, TOGETHER WITH ALL PLANNING AND EVALUATION MATERIALS REQUIRED TO DETERMINE LOT SIZING UNDER THE ATASCOSA COUNTY ON-SITE SEWAGE RULES AND ANY REQUEST FOR A VARIANCE UNDER THE RULES OF ATASCOSA COUNTY FOR ON-SITE SEWAGE FACILITIES.

5.) NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT UNTIL FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND APPLICATION FOR SEPTIC PERMIT IS SUBMITTED.

6.) A PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANELS: 48013C0225C AND 48013C0250C, EFFECTIVE 11/04/10. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS. BASED ON CURRENT FEMA INFORMATION, A PORTION OF LOT 12 FALLS WITHIN THE SPECIAL FLOOD HAZARD AREA (SFHA). THE BASE FLOOD ELEVATION IS 421.93 FEET AND THE FINISHED FLOOR ELEVATION FOR LOT 12 IS 423.93 FEET.

7.) NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL FINAL APPROVAL OF THE PLAT BY ATASCOSA COUNTY COMMISSIONERS COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.

8.) CONVEYANCE OF LOTS SHALL NOT BE PERMITTED UNTIL THE FINAL PLAT HAS BEEN APPROVED BY THE ATASCOSA COUNTY COMMISSIONERS COURT, AND THE RECORDED PLAT FILED WITH THE COUNTY CLERK.

9.) ELEVATION DATUM TO TEXAS SOUTH CENTRAL ZONE 4204 NAD 83 NGVD 29. ELEVATIONS WERE ESTABLISHED BASED ON RECORDED NATIONAL GEODETIC SURVEY BENCHMARK N497. THE RECORDED ELEVATION ON THE ESTABLISHED BENCHMARK IS 788.75 FEET.

10.) "X, Y" COORDINATES SHOWN ARE STATE COORDINATE PLANE AS DETERMINED BY GPS.

11.) PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "SGCE" UNLESS NOTED OTHERWISE.

12.) DIMENSIONS SHOWN ARE SURFACE.

13.) BEARINGS ESTABLISHED BASED ON NAD83 GPS OBSERVATIONS FOUND IN THE TEXAS CENTRAL STATE PLANE COORDINATE SYSTEM.

14.) THIS SUBDIVISION IS ENTIRELY WITHIN THE PLEASANTON INDEPENDENT SCHOOL DISTRICT.

15.) 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 APPROVED BY THE PRECINCT COMMISSIONER OF ATASCOSA 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 ATASCOSA COUNTY ROAD STANDARDS OR TXDOT STANDARDS, AS APPLICABLE. THE MINIMUM DRIVEWAY CULVERT SIZE FOR EACH LOT SHALL NOT BE LESS THAN 18 INCHES.

16.) NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN APPROVED BY THE PRECINCT COMMISSIONER OF ATASCOSA COUNTY OR HIS OR HER DESIGNATED REPRESENTATIVE, OR TXDOT FOR DRIVEWAYS ENTERING ONTO STATE ROADS, AND THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ATASCOSA COUNTY ROAD STANDARDS OR TXDOT STANDARDS, AS APPLICABLE.

17.) THE LOTS IN THIS SUBDIVISION ARE NOT SUBJECT TO AN ASSESSMENT (FEE PAYABLE BY THE LOT OWNER) BY A PROPERTY OWNERS ASSOCIATION. THERE IS NO PROPERTY OWNERS ASSOCIATION, WHICH MAY USE ASSESSMENTS TO ENFORCE ANY RESTRICTIVE COVENANTS COVERING THIS SUBDIVISION. NO STATE OR LOCAL GOVERNMENT ENFORCES ANY RESTRICTIVE COVENANTS COVERING THIS SUBDIVISION. THE DUTY TO ENFORCE ANY RESTRICTIVE COVENANTS IS THE RESPONSIBILITY OF EACH LOT OWNER.

18.) THE NUMBER OF RESIDENTIAL DWELLINGS PERMITTED ON EACH LOT IS RESTRICTED TO ONE (1).

LOT SUMMARY TABLE

LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSSF
< 2.5 AC	10			10
2.5 - 10 AC	1			1
> 10 AC	1			1
TOTAL	12			12

DRAINAGE EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L1	327.99	S18°02'56"W
L2	837.87	S03°06'08"W
L3	320.06	S64°24'54"W
L4	54.52	S02°04'52"E
L5	371.44	N64°24'54"E
L6	860.95	N03°06'08"E
L7	342.03	N18°02'56"E
L8	653.23	N18°02'56"E
L9	52.69	S89°38'46"W
L10	657.19	S18°02'56"W