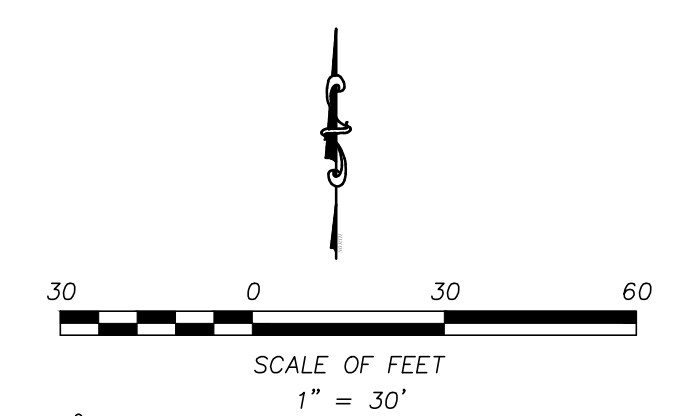


- LEGEND**
- D.R. = DEED RECORDS OF ATASCOSA COUNTY, TEXAS
 - ESMT = EASEMENT
 - N.T.S. = NOT TO SCALE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF ATASCOSA COUNTY, TEXAS
 - P.G.S. = PAGES
 - R.O.W. = RIGHT-OF-WAY
 - VOL. = VOLUME
 - 4 LOT NUMBER
 - 101 AC GROSS LOT ACREAGE
 - = FOUND STEEL ROD MONUMENT
 - = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING & SURVEYING"
 - = PROPERTY LINE
 - = LOT LINE
 - = R.O.W.
 - = ADJOINER
 - - - 650 - - - = EXISTING CONTOUR
 - - - - - = PLEASANTON ETJ BOUNDARY
 - - - - - = PLEASANTON CITY LIMITS
 - - - - - = EXISTING WILCO PAVED ROAD
 - - - - - = CENTERLINE

- ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:**
- THE SUBDIVISION IS IN THE PLEASANTON ISD.
 - 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.
 - THE MINIMUM DRIVEWAY CULVERT SIZE FOR EACH LOT SHALL NOT BE LESS THAN 18 INCHES.
 - 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 GROUNDWATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
 - 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 HEALTH INSPECTOR.
 - NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGUN UNTIL FINAL APPROVAL OF THE PLAT BY ATASCOSA COUNTY COMMISSIONERS COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.
 - THE LOCATION AND DIMENSIONS OF STREETS AS SET FORTH AND LAID OUT ON THIS PLAT ARE IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS OF ATASCOSA COUNTY, TEXAS.
 - NO HOMES ARE TO BE BUILT OR BROUGHT ON TO THE LOT(S) UNTIL FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND AN APPLICATION FOR SEPTIC PERMIT HAS BEEN SUBMITTED.
 - THIS SUBDIVISION DOES NOT HAVE A WATER SUPPLIER.
 - THIS SUBDIVISION DOES NOT HAVE AN ELECTRIC SUPPLIER.
 - 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 ENTIRETY OF THIS SUBDIVISION, INCLUDING ROADS AND UNDEVELOPED AREAS, ARE DEDICATED TO THE COUNTY OF ATASCOSA. THEREFORE THE APPLICANT IS SEEKING COUNTY MAINTENANCE FOR ALL AREAS WITHIN CONFINES OF THIS PROPOSED PLAT.

CULVERT SIZING PER LOT	
LOT NUMBER	CULVERT SIZE
1	MIN. 18"

- SURVEYOR NOTES:**
- THE BASIS OF BEARING FOR THIS PLAT IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), SOUTH CENTRAL ZONE.
 - 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING AND SURVEYING" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- FLOODPLAIN NOTE:**
- THE LIMITS OF THIS PLAT DOES NOT CONTAIN ZONE A FEMA FLOODPLAIN AS SHOWN ON FIRM MAP NUMBER 48013C0215C EFFECTIVE NOVEMBER 4, 2010.



THE STATE OF TEXAS §
 COUNTY OF ATASCOSA §

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. ADDITIONALLY, THE OWNERS AGREE TO EXTEND PUBLIC UTILITIES LISTED ON THIS PLAT ADJACENT TO EACH PLATTED LOT BEFORE SAID LOT IS SOLD.

OWNER: WILCO PEANUT CO. LTD.
 3391 2ND ST. PO DRAWER B
 PLEASANTON, TEXAS 78064

STATE OF TEXAS §
 COUNTY OF ATASCOSA §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED THIS _____ DAY OF _____, 2024 A.D.

THE STATE OF TEXAS
 COUNTY OF ATASCOSA

KNOW ALL MEN BY THESE PRESENTS:

THAT I, WALT F. RAKOWITZ, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND SHOWN HEREON, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF ATASCOSA COUNTY, TEXAS.

PRELIMINARY

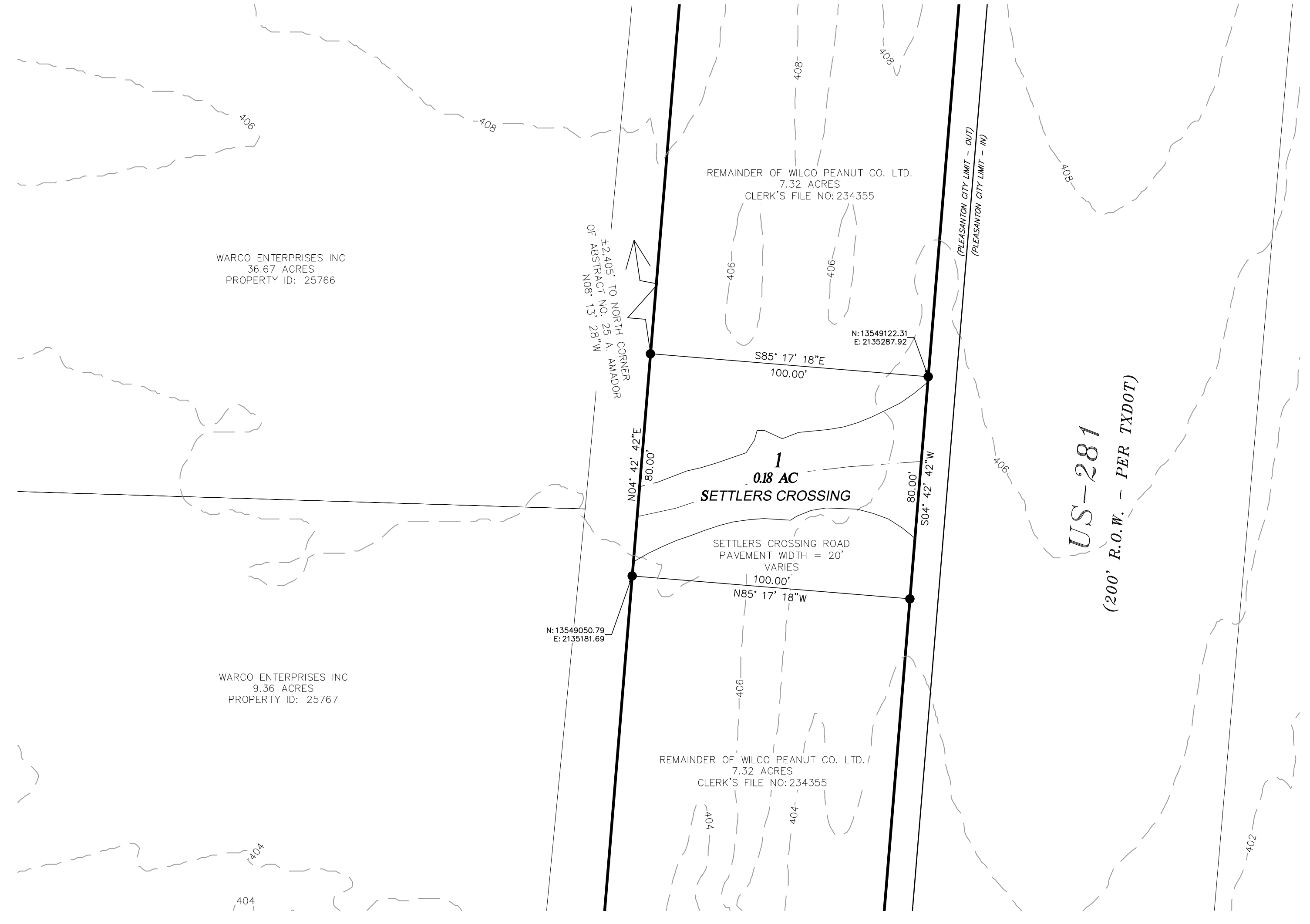
WALT F. RAKOWITZ
 515 W. OAKLAWN, STE. A.
 PLEASANTON, TEXAS 78064
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 6435, STATE OF TEXAS

THE STATE OF TEXAS
 COUNTY OF ATASCOSA

I, WALT F. RAKOWITZ, DO 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

WALT F. RAKOWITZ
 515 W. OAKLAWN, STE. A.
 PLEASANTON, TEXAS 78064
 LICENSED PROFESSIONAL ENGINEER
 NO. 96536, STATE OF TEXAS



NOTARY PUBLIC _____

CERTIFICATE OF THE PRECINCT COMMISSIONER

I, THE UNDERSIGNED COMMISSIONER IN THE PRECINCT IN WHICH THE LAND SUBDIVIDED ACCORDING TO THE PLAT TO WHICH THIS CERTIFICATE IS PRESENTED, HEREBY CERTIFY THAT I HAVE REVIEWED THE SAID PLAT AND THAT ALL REQUIREMENTS OF ATASCOSA COUNTY FOR THE PRESENTATION OF THE PLAT FOR FINAL APPROVAL HAVE BEEN FULLY MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

COMMISSIONER PRECINCT 4 _____

CERTIFICATE OF FINAL APPROVAL

APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS, THIS _____ DAY OF _____, 2024 A.D.

ATASCOSA COUNTY JUDGE _____

COMMISSIONER PRECINCT 1 _____ COMMISSIONER PRECINCT 2 _____

COMMISSIONER PRECINCT 3 _____ COMMISSIONER PRECINCT 4 _____

CERTIFICATE OF COUNTY ATTORNEY

ALL REQUIREMENTS OF THE SUBDIVISION ORDER CURRENTLY IN EFFECT HAVE BEEN MET ACCORDING TO MY BEST KNOWLEDGE AND BELIEF, AND THIS PLAT IS APPROVED FOR FINAL SUBMISSION.

COUNTY ATTORNEY _____

**PLAT OF
 SETTLERS CROSSING RIGHT-OF-WAY DEDICATION**

ESTABLISHING LOT 1, BEING ALL OF A 80' X 100' TRACT OF LAND, DEDICATING ALL OF THE DESCRIBED 80' X 100' TRACT OF LAND TO ATASCOSA COUNTY, BEING PART OF A 7.32 ACRE TRACT OF LAND, CALLED A 7.50 ACRE TRACT OF LAND, DESCRIBED IN AN INSTRUMENT, RECORDED IN CLERK'S FILE NO. 228039 OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS AND LYING IN THE A. AMADOR SURVEY NO. 900, ABSTRACT NO. 25, ATASCOSA COUNTY, TEXAS.

ENGINEER & SURVEYOR:
 RAKOWITZ ENGINEERING AND SURVEYING
 515 W OAKLAWN, SUITE A
 PLEASANTON, TX 78064
 (830) 281-4060

OWNER:
 WILCO PEANUT CO. LTD.
 3391 2ND STREET
 P.O. DRAWER B
 PLEASANTON, TX 78064

PROPERTY INFORMATION
 PROPERTY ID: 222645
 LEGAL ACRES: 7.50
 LEGAL DESC.: ABS A00025 A AMADOR
 SV-900, A750 WT ROBERTS SV-134

LOT SUMMARY TABLE				
LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSSF
< 2.5 AC	1			
2.5-10 AC	0			
> 10 AC	0			
TOTAL	1			

PLAT INCLUDES 104.47 LF (0.07 ACRES) STREET

Date: Jun 05, 2024, 5:15pm, User ID: CAD2023-1, File: N:\Projects\2021\21-2453C Atascosa County Wico Alternate Access Roadway\21-2453C PLAT DEDICATION\CAD\PLAT\21-2453C PLAT - REV PER COUNTY.dwg



Texas Registered Engineering Firm F-9155
 Texas Registered Surveying Firm 101812-00
 830-281-4060

NO.	REVISION	DATE	BY
1	PLAT CREATED	05/20/2024	RLT

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