

LOCATION MAP
SCALE: 1" = 3000'

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
 - PGS. = PAGES
 - R.O.W. = RIGHT-OF-WAY
 - VOL. = VOLUME
 - A.C.A.D. = ATASCOSA COUNTY APPRAISAL DISTRICT
- = PREVIOUSLY SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING & SURVEYING"
 - = CORNER POST
 - = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING & SURVEYING"
 - = PROPERTY LINE
 - = LOT LINE
 - = R.O.W.
 - = ADJOWNER
 - - - - -650- - - - = EXISTING CONTOUR

1 LOT NUMBER
1.01 AC GROSS LOT ACREAGE

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:

THIS PLAT IS NOT WITHIN FEMA FLOODPLAIN PER FEMA FIRM MAP NUMBER 48013C0475C EFFECTIVE NOVEMBER 4, 2010.

ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:

- THE SUBDIVISION IS IN THE JOURDANTON 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 BEGIN 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 ONTO THE LOT(S) UNTIL FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND AN APPLICATION FOR SEPTIC PERMIT HAS BEEN SUBMITTED.
- THIS SUBDIVISION WILL BE SERVED BY MCCOY WATER SUPPLY CORPORATION, 2125 FM 541, MCCOY, TEXAS, 78113. INFORMATION ON THE MCCOY WATER SUPPLY CORPORATION IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THIS SUBDIVISION IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS. MCCOY WATER SUPPLY CORPORATION IS A GROUNDWATER SUPPLIER.
- ELECTRIC SERVICE PROVIDED TO THIS SUBDIVISION BY KARNES ELECTRIC COOPERATIVE INC.
- 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.
- ALL LOTS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE RULES OF ATASCOSA COUNTY FOR ON-SITE SEWAGE FACILITIES.

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

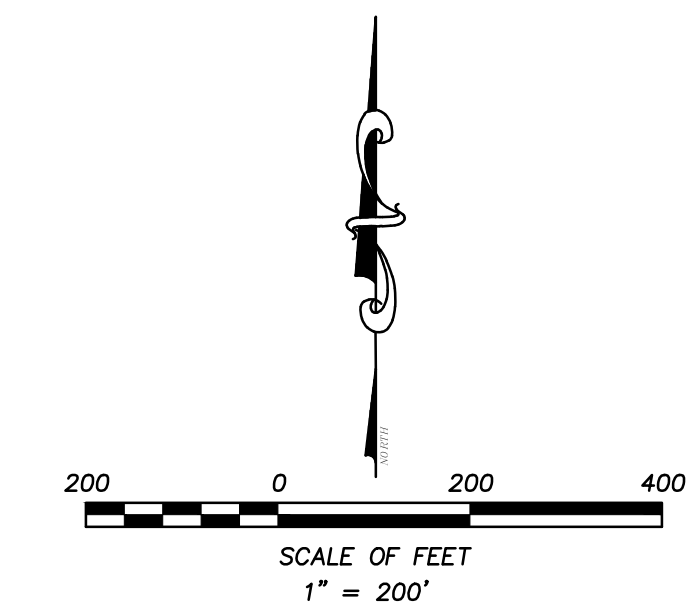
REGISTERED PROFESSIONAL LAND SURVEYOR
WALT F. RAKOWITZ
NO. 6435, STATE OF TEXAS
515 W. OAKLAWN RD, STE A
PLEASANTON, TX 78064

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

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



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.

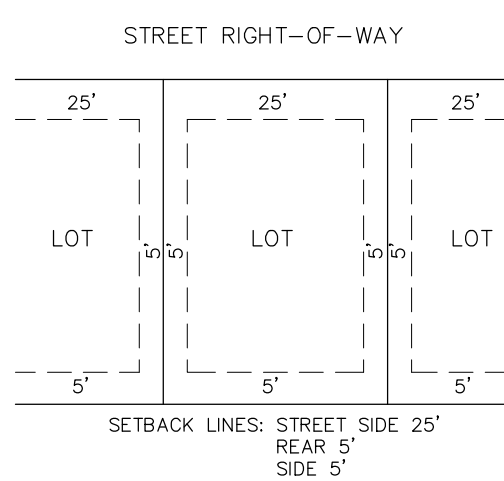
OWNER/AGENT: N&J SANCHEZ LLC
NOE SANCHEZ
1502 W. MOORE AVE.
TERRELL, TEXAS 75160

STATE OF TEXAS §
COUNTY OF ATASCOSA §

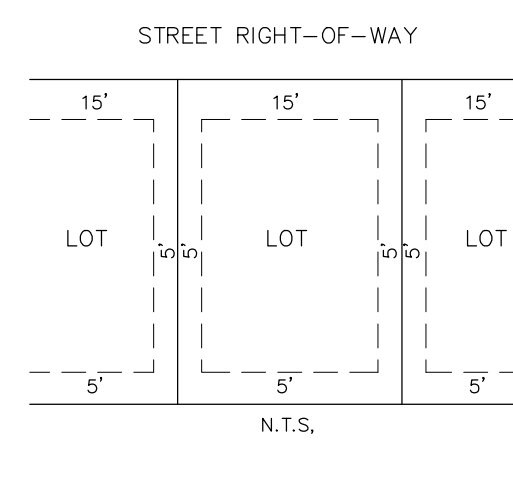
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED THIS _____ DAY OF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

NOTARY PUBLIC

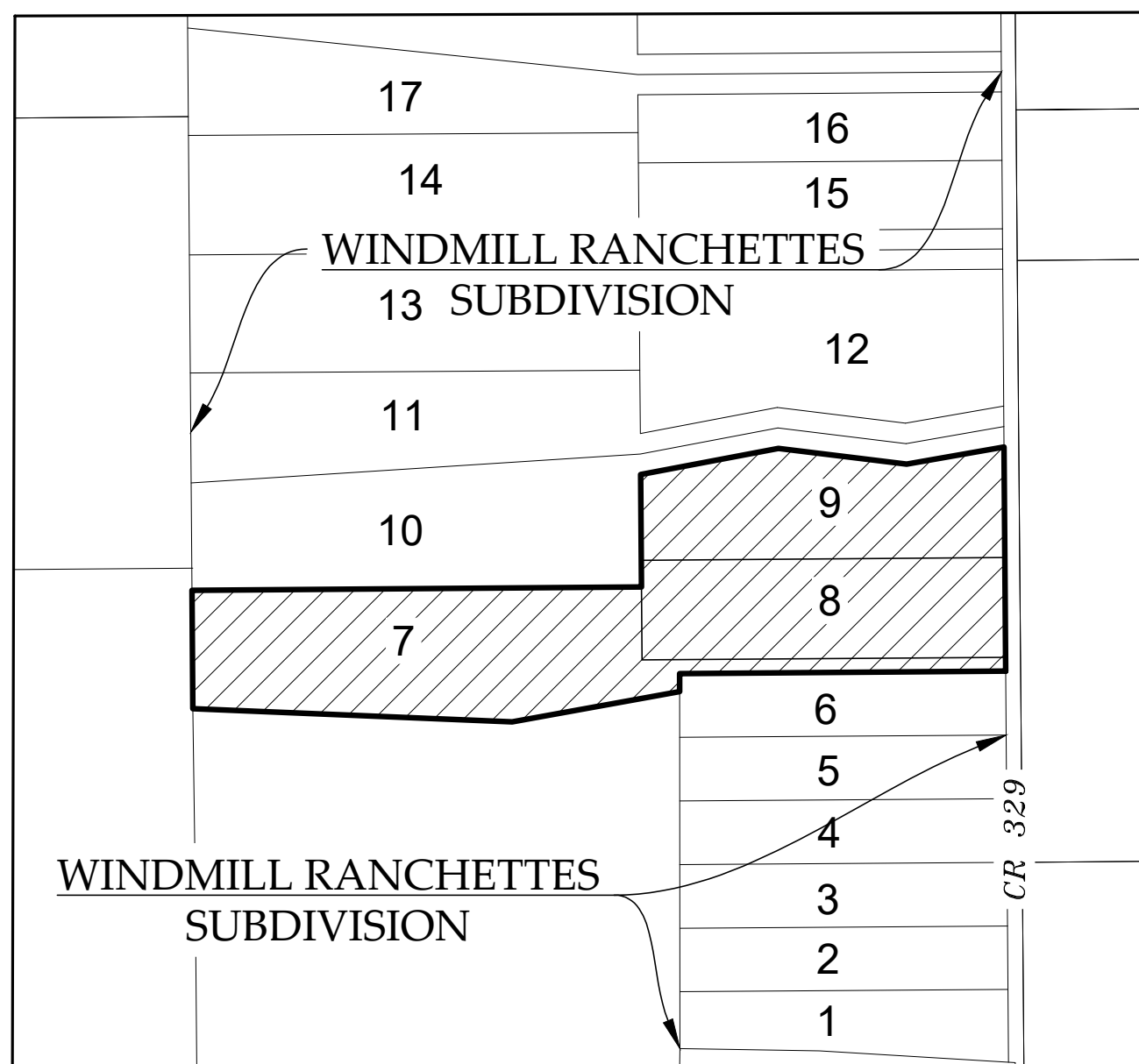
TYPICAL LOT WITH SETBACK LINES



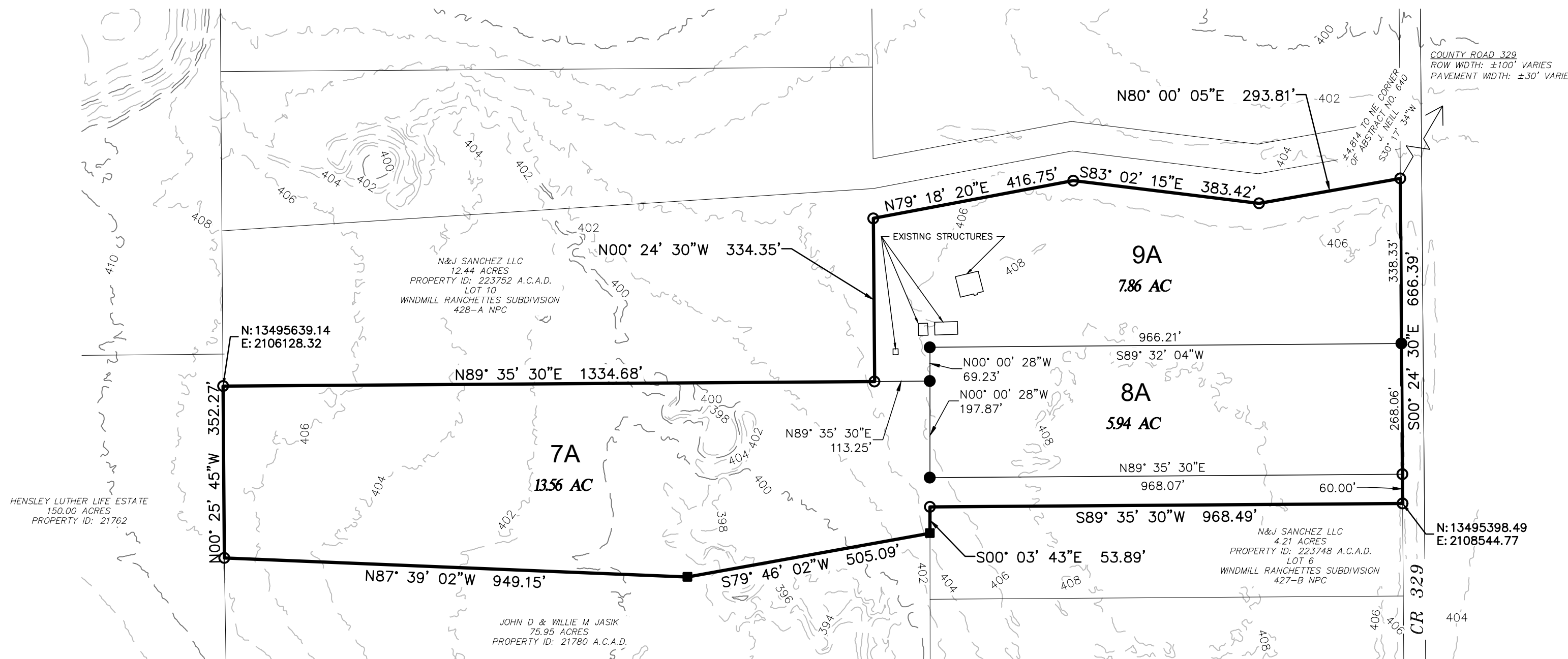
TYPICAL LOT WITH MINIMUM UTILITY EASEMENT



TYPICAL LOT CULVERT SIZE	
7A	MIN 18"
8A	MIN 18"
9A	MIN 18"



AREA BEING REPLATTED
SCALE: 1" = 500'



**REPLAT OF LOTS 7, 8, AND 9
OF WINDMILL RANCHETTES
SUBDIVISION**

BEING 27.36 ACRES, ESTABLISHING LOT 7A, 8A, AND 9A, BEING ALL OF LOTS 7, 8, AND 9 OF THE WINDMILL RANCHETTES SUBDIVISION, DESCRIBED IN AN INSTRUMENT, RECORDED IN SHEET 428-A, NEW PLAT CABINET, MAP AND PLAT RECORDS, ATASCOSA COUNTY, TEXAS, BEING 27.36 ACRES OUT OF THE J. NEILL SURVEY, ABSTRACT NO. 640, ATASCOSA COUNTY, TEXAS. ALSO DESCRIBED AS BEING PART OF LOTS 22, 23, AND 24 OF THE CHUPICK-LA PARITA COLONY FARMS SUBDIVISION, DESCRIBED IN AN INSTRUMENT, RECORDED IN SHEET 19-A, NEW PLAT CABINET, MAP AND PLAT RECORDS, ATASCOSA COUNTY, TEXAS. FURTHERMORE, BEING A PORTION OF LAND DESCRIBED IN CLERK'S FILE NO. 234828, OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS.

2023 TAX CERTIFICATES FROM APPRAISAL DISTRICT

PROPERTY INFORMATION	PROPERTY INFORMATION PER TAX CERT
PROPERTY ID: 223749	PROPERTY ID: 200859
LEGAL ACRES: 13.05	LEGAL ACRES: 151.92
LEGAL DESC.: WINDMILL RANCHETTES SD LOT 7, 13.05	LEGAL DESC.: CHUPICK-LA PARITA COLONY FARMS LOT 22 & PT OF 23 151.92
PROPERTY INFORMATION	PROPERTY INFORMATION PER TAX CERT
PROPERTY ID: 223750	PROPERTY ID: 210995
LEGAL ACRES: 4.91	LEGAL ACRES: 33.22
LEGAL DESC.: WINDMILL RANCHETTES SD LOT 8, 4.91	LEGAL DESC.: CHUPICK-LA PARITA COLONY FARMS LOT 19.76 ACRES OUT OF 23 & 13.46 ACRES OUT OF 24 33.22
PROPERTY INFORMATION	PROPERTY INFORMATION PER TAX CERT
PROPERTY ID: 223751	PROPERTY ID: 210055
LEGAL ACRES: 9.41	LEGAL ACRES: 13.27
LEGAL DESC.: WINDMILL RANCHETTES SD LOT 9, 9.41	LEGAL DESC.: CHUPICK-LA PARITA COLONY FARMS LOT PT OF 23 13.27

LOT SUMMARY TABLE				
LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSSF
< 2.5 AC	0	0	0	0
2.5-10 AC	2	0	0	2
> 10 AC	1	0	0	1
TOTAL	3	0	0	3

PLAT INCLUDES 0 LF OF STREET



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

ENGINEER & SURVEYOR:
RAKOWITZ ENGINEERING, LLC
515 W. OAKLAWN, STE A,
PLEASANTON, TX 78064
(830) 281-4060

OWNER/AGENT:
N&J SANCHEZ LLC
NOE SANCHEZ
1502 W. MOORE AVE.,
TERRELL, TX 75160
(469) 853-8351

NO.	REVISION	DATE	BY
1	REPLAT	08/13/2024	RLT