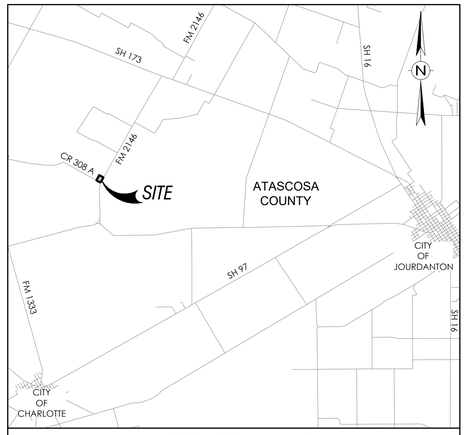


LOCATION MAP

N.T.S.

LEGEND

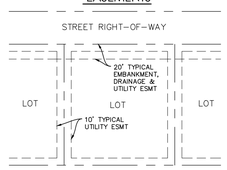
N.T.S	= NOT TO SCALE
OPR	= OFFICIAL PUBLIC RECORDS
DR	= DEED RECORDS
VOL.	= VOLUME
PG.	= PAGE
ESMT	= EASEMENT

● = FOUND CONCRETE TXDOT MONUMENT

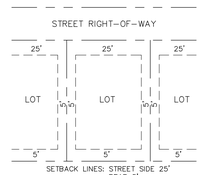
◉ = SET 5/8" CAPPED IRON ROD "RPLS 5521"

= PROPERTY BOUNDARY
= LOT LINE
= EASEMENT LINE
= ADJOINING PROPERTY LINE
450 = 2' LIDAR CONTOUR

TYPICAL UTILITY EASEMENTS



SETBACKS



SETBACK LINES: STREET SIDE 25'
REAR 5'
SIDE 5'

SURVEYOR NOTES

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLAN COORDINATE SYSTEM, NORTH AMERICAN DATUM 83, SOUTH CENTRAL ZONE (4204), NAVD 88.
2. 5/8" CAPPED IRON RODS WITH PLASTIC CAP STAMPED "RPLS 5521" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. DISTANCES SHOWN HEREON ARE GRID.

UTILITY NOTES

1. ELECTRIC SERVICE TO BE PROVIDED BY KARNES ELECTRIC.
2. WATER SERVICE TO LOT 1 PROVIDED BY AN EXISTING BENTON CITY WSC METER. WATER SERVICE TO LOT 2 PROVIDED BY PRIVATE GROUNDWATER WELL OR BENTON CITY WSC AT LOT 2 OWNERS EXPENSE.
3. ALL UTILITY EASEMENTS ARE FOR CONSTRUCTION AND MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING METERS AND REPAIR OR REPLACEMENT OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
4. NO BUILDINGS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED ON ANY UTILITY EASEMENTS.
5. EACH LOT WILL BE SERVED BY AN INDIVIDUAL ON-SITE SEWAGE FACILITY (OSSF). INSTALLATION OF THE OSSF WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER. OBTAIN AN OSSF PERMIT FROM THE COUNTY PRIOR TO INSTALLATION.

TXDOT NOTES

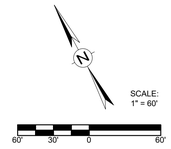
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE DIRECTED BY TXDOT.
3. THERE IS A 1-FT NON-ACCESS EASEMENT ALONG THE HIGHWAY FRONTAGE OF FM-2146. THEREFORE, THERE IS NO DIRECT ACCESS TO FM-2146 AND ALL PROPOSED DRIVEWAYS SHALL BE OFF COUNTY ROAD 308A.
4. DEVELOPER IS RESPONSIBLE FOR COORDINATING ALL UTILITY INSTALLATIONS TO ENSURE THAT POLES, METERS, ETC. ARE NOT INSTALLED IN THE APPROVED DRIVEWAY LOCATIONS. ANY UTILITY MOVEMENT IN CONFLICT WITH APPROVED DRIVEWAY LOCATIONS WILL BE AT THE COST OF THE DEVELOPER.

WATER SERVICE NOTE

1. TWO FORMS OF WATER SERVICE MAY BE AVAILABLE FOR THE PROPOSED LOTS IN THIS SUBDIVISION (INDIVIDUAL, PRIVATELY OWNED GROUNDWATER WELLS **OR** PUBLIC WATER SERVICE FROM BENTON CITY WSC). BOTH OPTIONS ARE AT THE EXPENSE OF THE LOT OWNER.
2. THIS PLAT MEETS LOT SIZE REQUIREMENTS FOR LOTS SERVED BY INDIVIDUAL PRIVATE GROUNDWATER WELLS. WELLS ARE TO BE CONSTRUCTED AT THE EXPENSE OF THE PROSPECTIVE LOT OWNER.
   - 2.1. FOR LOTS SERVED BY PRIVATE GROUNDWATER WELLS:
     - 2.1.1. THIS SUBDIVISION WILL BE SERVED BY INDIVIDUAL, PRIVATE GROUNDWATER WELLS. INFORMATION ON THE AVAILABLE SUPPLY OF GROUNDWATER AND ITS QUALITY IS AVAILABLE TO PROSPECTIVE LOT PURCHASERS OF LOTS IN THE SUBDIVISION IS IN THE OFFICE OF THE COUNTY CLERK OF ATACOSA COUNTY.
3. THIS PLAT LIES IN THE BENTON CITY WATER SUPPLY SERVICE AREA. FOR LOTS SERVED BY BENTON CITY WSC:
   - 3.1. THIS SUBDIVISION MAY BE SERVED BY BENTON CITY WATER SUPPLY CORPORATION, 980 FM 3175, LYTLE TX 78052. INFORMATION ON THE BENTON CITY WATER SUPPLY CORPORATION IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THIS SUBDIVISION IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS & STATED IN THE DEED RESTRICTIONS.
   - 3.2. LOT OWNERS ARE REQUIRED TO SUBMIT THE APPROPRIATE APPLICATION & FEE TO BENTON CITY FOR A WATER STUDY, AT THEIR OWN EXPENSE, TO DETERMINE IF BENTON CITY CAN PROVIDE PUBLIC WATER SERVICE.

SUBDIVISION PLAT
ESTABLISHING
FLORES FAMILY RANCH

BEING A TOTAL OF 10.00 ACRES OF LAND, LYING IN THE MICHAEL BIEHL SURVEY 1503, ABSTRACT 89, ATASCOSA COUNTY, TEXAS, OUT OF TWO TRACTS; A 14.783 ACRE TRACT OF LAND DESCRIBED IN DEED NO. 97702, OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS AND A 15.00 ACRE TRACT DESCRIBED IN DEED NO. 102405, OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS.



ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:

1. THE SUBDIVISION IS LOCATED IN THE CHARLOTTE ISD.
2. 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.
3. THE MINIMUM DRIVEWAY CULVERT SIZE FOR EACH LOT SHALL NOT BE LESS THAN 18 INCHES.
4. 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.
5. 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.
6. NO PUBLIC SEWER IS AVAILABLE. THEREFORE, ALL LOTS SERVED BY PRIVATE ONSITE WASTEWATER SYSTEMS (OSSF/SEPTIC), ALL SEPTIC SYSTEMS TO BE DESIGNED BY & REGISTERED SANITARIAN OR PROFESSIONAL ENGINEER, AND SHALL BE PERMITTED BY THE ATASCOSA COUNTY SANITATION OFFICER.
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. 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, AS APPLICABLE.
9. 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.
10. WATER SERVICE PROVIDED TO FLORES FAMILY RANCH BY PRIVATE GROUNDWATER WELLS OR BENTON CITY WSC, DEPENDING ON AVAILABILITY, AND AT THE OWNERS EXPENSE. SEE "WATER SERVICE NOTES" AT THE TOP RIGHT OF THIS PLAT.
11. ELECTRIC SERVICE PROVIDED TO FLORES FAMILY RANCH BY KARNES ELECTRIC.
12. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE 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/HER DESIGNATED REPRESENTATIVE, OR TXDOT FOR DRIVEWAYS ENTERING ONTO STATES ROADS, AND THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ATASCOSA COUNTY ROAD STANDARDS OR TXDOT STANDARDS, AS APPLICABLE.
13. THE LIMITS OF THIS PLAT DO NOT CONTAIN PORTIONS OF FEMA FLOODPLAIN (ZONE A) AS SHOWN ON FIRM MAP NUMBER 48013C0300C EFFECTIVE NOVEMBER 4, 2010.
14. NO LOTS IN THIS PLAT ARE LOCATED WITHIN THE FEMA SPECIAL FLOOD HAZARD AREA.
15. ALL LOTS HAVE BEEN DESIGN 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 ATASOCSA COUNTY FOR ON-SITE SEWAGE FACILITES.
16. ALL LOTS WITHIN THIS SUBDIVISION ARE LARGER THAN 30,000 SF AND ARE LIMITED TO ONE SINGLE FAMILY RESIDENCE PER LOT.
17. TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATED DEVELOPMENT, AS DEFINED IN ARTICLE II OF THE ATASCOSA COUNTY SUBDIVISION REGULATIONS, ARE PROHIBITED WITHIN THIS DEVELOPMENT.
18. ANY CHANGE OF LAND USE FROM SINGLE FAMILY RESIDENTIAL WILL REQUIRE THE SUBMITTAL OF AN ENGINEERING ANALYSIS TO ATASCOSA COUNTY FOR REVIEW AND APPROVAL.

CULVERT TABLE

LOT #	MINIMUM CULVERT
LOTS (1-2)	18"
NOTE: LOW WATER XING MAY NOT IMPEDE FLOW	

PROPERTY INFORMATION
PROPERTY ID: 57802
LEGAL ACRES: 9.97 AC
LEGAL DESC.: ABS A00089 M BIEHL SV-1503, TRACT PT OF 1 & 3

PLAT INCLUDES (0) LF OF STREET.
PLAT INCLUDES (0) SF OF RIGHT-OF-WAY.

LOT SUMMARY TABLE

LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSSF
< 2.5 AC	0			
2.5-10 AC	2	OPTION FOR WELL		X
> 10 AC	0			
TOTAL	2			

STATE OF TEXAS
COUNTY OF ATASCOSA

I, RAY L. BACA, 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. 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 ATASCOSA COUNTY ON-SITE SEWAGE RULES.

PRELIMINARY

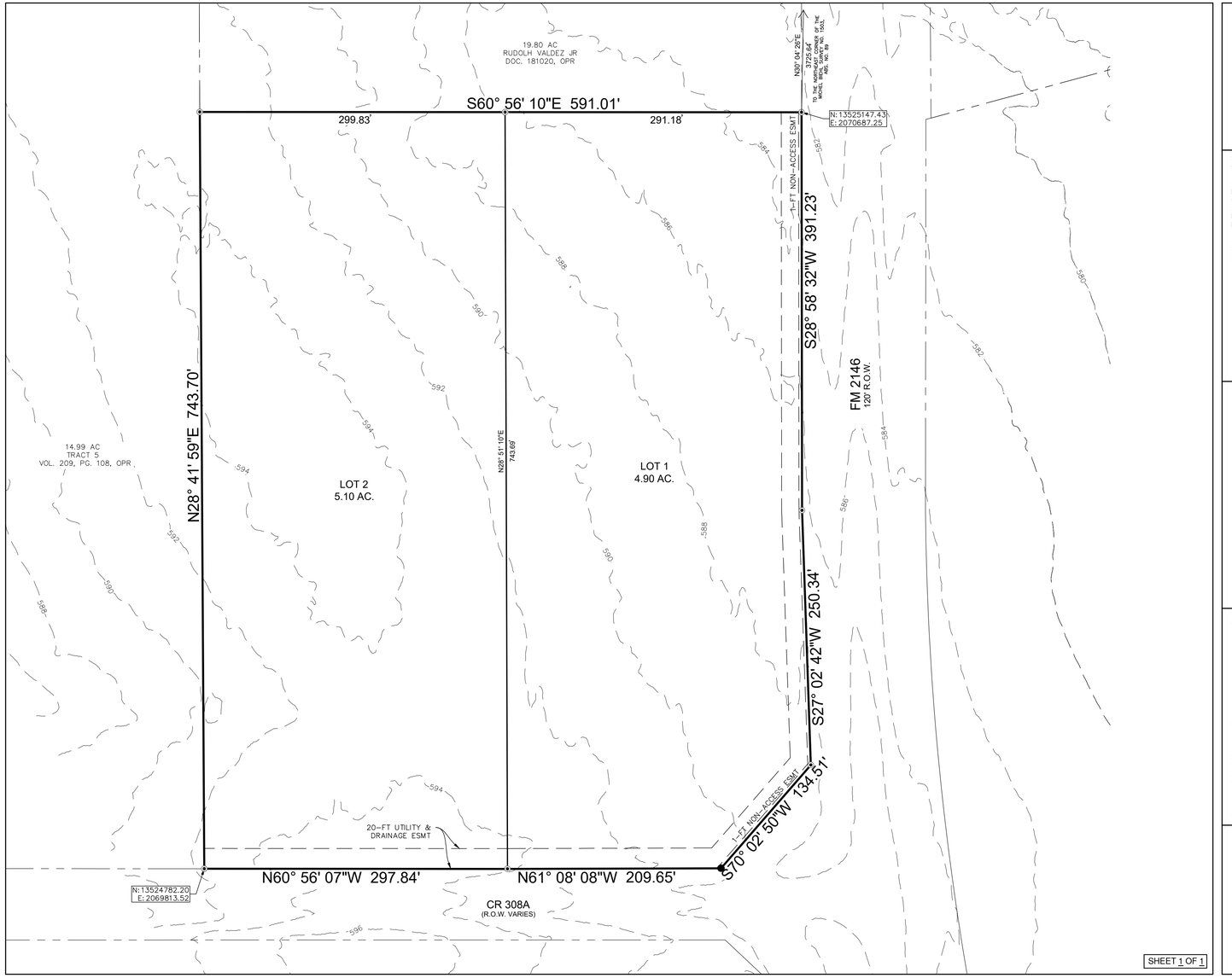
LICENSED PROFESSIONAL ENGINEER
RAY L. BACA, P.E. #131313
RL BACA ENGINEERING
P.O. BOX 587, PLEASANTON, TX 78064
(830) 570-2628

STATE OF TEXAS
COUNTY OF MEDINA

I, TIMOTHY G. HAY, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR 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
TIMOTHY G. HAY, R.P.L.S. #5521
271 CR 448, HONDO, TX 78861
830-425-8553



SHEET 1 OF 1

RL BACA ENGINEERING
TBPELS FIRM NO. F-23628 | P.O. BOX 587 | PLEASANTON, TEXAS 78064
830.570.2628 | RAY@RLBACA.COM

RL BACA PROJECT NO.: 24-108

STATE OF TEXAS
COUNTY OF ATASCOSA

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON ACKNOWLEDGED THAT THIS PLAT WAS MADE FROM AN ON THE GROUND SURVEY AND DEDICATES TO THE PUBLIC ALL STREETS, ALLEYS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED. ADDITIONALLY, THE OWNERS AGREE TO EXTEND PUBLIC UTILITIES LISTED ON THIS PLAT ADJACENT TO EACH PLATTED LOT BEFORE IT IS SOLD.

OWNER
JOSE A. FLORES
90 CR 308A
JOURDANTON, TX 78026

OWNER: JOSE A. FLORES

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, A.D. 2024 .

NOTARY PUBLIC

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.

ASSISTANT COUNTY ATTORNEY – TRENT ROWELL

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.

PRECINCT 3 COMMISSIONER – ELISEO PEREZ

COMMISSIONERS COURT APPROVAL

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

ATASCOSA COUNTY JUDGE – WELDON P. CUDE

PRECINCT 1 COMMISSIONER – MARK GILLESPIE

PRECINCT 2 COMMISSIONER – MARK BOWEN

PRECINCT 3 COMMISSIONER – ELISEO PEREZ

PRECINCT 4 COMMISSIONER – KENNARD "BUBBA" RILEY

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