

**SUBDIVISION PLAT ESTABLISHING  
CHRISTINE ROAD ACRES  
ATASCOSA COUNTY, TEXAS**

PLAT OF 6.51 ACRES OF LAND OUT OF THE GALBA FUQUA SURVEY NO. 1185, ABSTRACT 242, IN ATASCOSA COUNTY, TEXAS, AND ALSO BEING THAT CERTAIN 2.409 ACRE TRACT DESCRIBED IN DOCUMENT NO. 247133 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS, AND ALSO OF 4.097 ACRES OF LAND OUT OF THE GALBA FUQUA SURVEY NO. 1185, ABSTRACT 242, IN ATASCOSA COUNTY, TEXAS, AND ALSO BEING THAT CERTAIN 4.097 ACRE TRACT DESCRIBED IN DOCUMENT NO. 245554 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS.

**THIS PLAT CONTAINS A TOTAL OF:**  
4 LOTS CONSISTING OF A TOTAL OF 6.506 ACRES  
3 LOTS CONSISTING OF 0.765 ACRES  
1 LOT CONSISTING OF 4.097 ACRES

0' 100' 200' 300'  
SCALE: 1" = 100'

PLAT DATE: 11/19/24  
CURRENT DEED: INSTR NO. 247133  
CURRENT DEED: INSTR NO. 245554  
THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO 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/DEVELOPER: WLD SPRINGS INVESTMENTS LLC.  
13215 BEE CAVE PARKWAY, A210 BEE CAVE, TEXAS 78738  
AUTHORIZED AGENT: JON EMMONS

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY OF \_\_\_\_\_, 20\_\_

NOTARY PUBLIC  
THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO 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/DEVELOPER: EUGENE C. ALEXANDER  
1245 TETON DRIVE, BURLESON, TX 76028

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY OF \_\_\_\_\_, 20\_\_

NOTARY PUBLIC

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY OF \_\_\_\_\_, 20\_\_

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  
CERTIFICATE OF THE 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  
APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

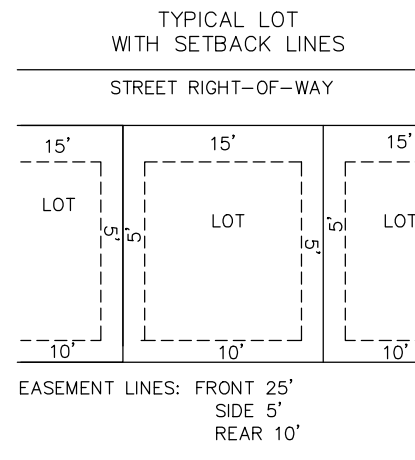
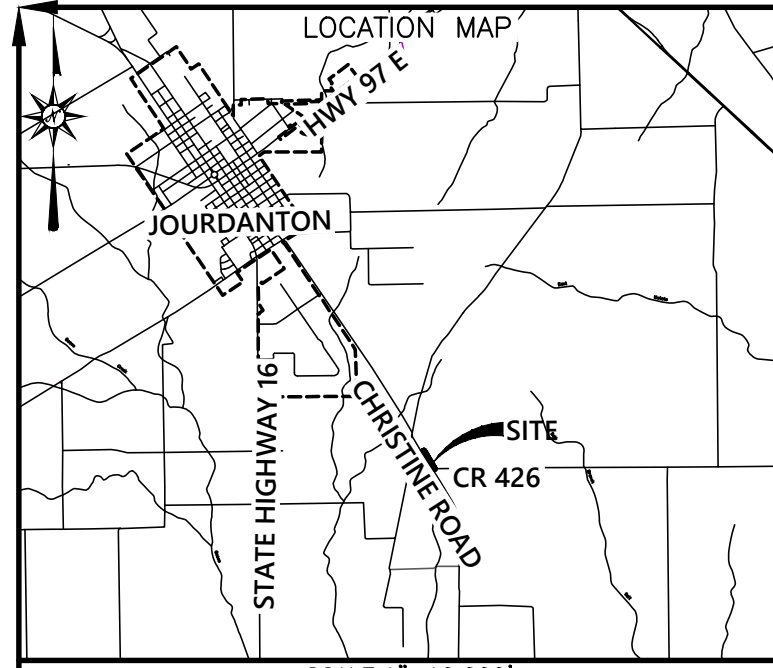
ATASCOSA COUNTY JUDGE

COMMISSIONER PRECINCT 1

COMMISSIONER PRECINCT 2

COMMISSIONER PRECINCT 3

COMMISSIONER PRECINCT 4



LINE #	BEARING	LENGTH
L1	S59°41'14"W	100.03'
L2	S40°22'19"W	43.57'
L3	S19°06'24"W	76.01'
L4	N89°33'21"W	117.30'
L5	S89°33'31"E	117.31'

- NOTES:**
- THIS SUBDIVISION WILL BE SERVED BY MCCOY WATER SUPPLY CORPORATION 2125 FM 541, MCCOY, TX 78113. INFORMATION ON THE MCCOY WATER SUPPLY CORPORATION IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS AND IS STATED IN THE DEED RESTRICTIONS.
  - SANITARY SEWER TO BE PROVIDED BY: ON SITE SEPTIC FACILITY.
  - ELECTRIC SERVICE TO BE PROVIDED BY: AMERICAN ELECTRIC POWER COMPANY, INC.
  - THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
  - THIS SUBDIVISION IS WITHIN ATASCOSA COUNTY, TEXAS.
  - THIS SUBDIVISION IS WITHIN THE JOURDANTON INDEPENDENT SCHOOL DISTRICT.
  - BEARINGS ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE 4204.
  - STORMWATER MANAGEMENT AND RUNOFF IS THE RESPONSIBILITY OF THE PROPERTY OWNER(S) INCLUDING, BUT NOT LIMITED TO: CONSTRUCTION, MAINTENANCE, AND OPERATIONS OF ALL ONSITE FACILITIES WHETHER TEMPORARY (EROSION/SEDIMENTATION CONTROL) OR PERMANENT INCLUDING CONVEYANCE, STORAGE, DISCHARGE AND REGULATORY COMPLIANCE CONSISTENT WITH APPLICABLE CITY CODES, ORDINANCES, STATE AND FEDERAL LAW.
  - STORMWATER MANAGEMENT PLANS WILL BE PROVIDED FOR REVIEW AND APPROVAL IN COMPLIANCE WITH ESTABLISHED STORMWATER MANAGEMENT REGULATIONS AND APPROVED BY THE COUNTY ENGINEER PRIOR TO SITE DEVELOPMENT AND ON SITE CONSTRUCTION ACTIVITIES.
  - DRIVEWAY LOCATIONS ARE SUBJECT TO APPROVAL BY ATASCOSA COUNTY ALONG LOCAL STREETS AND ROADS.
  - FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO COUNTY RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE MITIGATION.
  - OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
  - ALL LOTS ARE SUBJECT TO THE TYPICAL BUILDING SETBACKS SHOWN IN THE DIAGRAM, UNLESS MORE RESTRICTIVE SETBACKS ARE ESTABLISHED IN THE DEED RESTRICTIONS.
  - 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; AND THE MINIMUM DRIVEWAY CULVERT SIZE FOR EACH LOT SHALL NOT BE LESS THAN 18".
  - OWNER, BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT ATASCOSA COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION UNTIL AND UNLESS OWNER AND/OR THE PROPERTY OWNERS ASSOCIATION HAS IMPROVED THE ROADWAYS TO THE CURRENT STANDARDS REQUIRED BY ATASCOSA COUNTY AND THE ROADS HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL WRITTEN ACTION OF THE COUNTY COMMISSIONERS COURT AND THE ROADWAY, WITH ALL REQUIRED RIGHT OF WAY, HAS BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY, AS A PUBLIC STREET. OWNER AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO THE PROPERTY OWNERS ASSOCIATION FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN ON THIS SUBDIVISION.
  - 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. 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 THE ATASCOSA COUNTY COMMISSIONERS COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.
  - NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOTS UNTIL FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND APPLICATION FOR SEPTIC PERMIT IS SUBMITTED.
  - NO PORTION OF THIS SUBDIVISION HAS BEEN DESIGNATED AS BEING IN A SPECIAL FLOOD HAZARD ZONE DELINEATED ON COMMUNITY-PANEL NO. 48013C0320C, DATED NOVEMBER 4, 2010, AS PUBLISHED BY FEMA.

- SURVEY NOTES:**
- BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX SOUTH CENTRAL ZONE AND ARE DERIVED FROM NORMAL GPS TECHNIQUES.
  - IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "INTREPID"

**INTREPID**  
SURVEYING & ENGINEERING  
P.O. Box 1209 • 109 DILLWORTH PLAZA  
POTH, TX 78147  
D. 830.393.8833 • F. 830.393.3888  
WWW.INTREPIDTX.COM  
TBPL# #10193936 • TBPE #16550

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT ACCURATELY REFLECTS THE GENERAL LOCATION (OR ABSENCE) OF ALL STREAMS, RIVERS, PONDS, LAKES, OTHER SURFACE WATER FEATURES OR ANY SENSITIVE FEATURES IN ACCORDANCE WITH THE TERMS OF THE ATASCOSA COUNTY SUBDIVISION & DEVELOPMENT RULES & REGULATIONS AND THE SURVEY INFORMATION FOUND ON THIS PLAT WAS DERIVED FROM ACTUAL FIELD NOTES OF ON-THE-GROUND SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY.

**FOR PRELIMINARY REVIEW ONLY**

SHERMAN POSEY, RPLS# 6433 DATE \_\_\_\_\_  
INTREPID SURVEYING & ENGINEERING CORP.  
1004 C. STREET, FLORESVILLE, TEXAS, 78114

**LEGEND:**

- BOUNDARY LINE
- ADJOINER LINE
- EASEMENT LINE PROPOSED
- EASEMENT LINE EXISTING
- JOURDANTON CITY LIMITS
- (BRG.-DIST.) RECORD CALL
- DOC. - DOCUMENT
- NO. - NUMBER
- PIPE FENCE CORNER POST FOUND
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- WOOD FENCE CORNER POST FOUND
- 5/8" IRON ROD FOUND
- IRON PIPE FOUND
- A.C.P.R. ATASCOSA COUNTY PLAT RECORDS
- A.C.O.P.R. ATASCOSA COUNTY OFFICIAL PUBLIC RECORDS
- A.C.D.R. ATASCOSA COUNTY DEED RECORDS
- N.P.C. NEW PLAT CENBIT
- 5' MAJOR CONTOUR LINE
- 1' MINOR CONTOUR LINE
- 15' BUILDING SETBACK
- 10' BUILDING SETBACK
- 5' BUILDING SETBACK
- VARIABLE WIDTH DRAINAGE EASEMENT

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

**FOR PRELIMINARY REVIEW ONLY**

RUSSELL JASKINIA, C.F.M., P.E.# 116894 DATE \_\_\_\_\_  
INTREPID SURVEYING & ENGINEERING CORP.  
1004 C. STREET, FLORESVILLE, TEXAS, 78114