

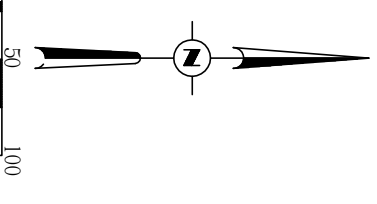
SUBDIVISION PLAT

OF

SOMERSET VALLEY SUBDIVISION

11.30 ACRES IN ATASCOSA COUNTY, TEXAS, OUT OF THE S. VALDEZ SURVEY NO. 1431, ABSTRACT 1485, BEING OUT OF AN 11.30 ACRE TRACT DESCRIBED IN CONVEYANCE FROM LEOPOLD LEAL JR TO MIGUEL A. & REBECCA M. MEJIA, OF RECORD IN DOCUMENT # 154545, OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS.

OWNER: SOMERSET OAKS LLC - REBECCA MEJIA
MOR-2766 HARNEY PATH NUM 243
FT SAN HOUSTON, TX 78234



SCALE: 1" = 100'

Plat Prepared: January, 2025

MARTINEZ
SURVEYING & MAPPING CO
FIRM # 101822-00
P.O. BOX 17971
SAN ANTONIO, TX, 78217
(210) 829-4244
EMAIL: rml-mem@df.net

COUNTY OF TEXAS:
COUNTY OF ATASCOSA:
THE OWNER OF THE LAND SHOWN ON THIS PLAT SOMERSET OAKS SUBDIVISION IN PERSON THROUGH HER ATTORNEY REBECCA MEJIA HAS REVIEWED THE USE OF THE PLAT AND THE RECORDS THEREIN AND HAS AGREED TO THE USE OF THE PLAT 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.

SOMERSET OAKS LLC-REBECCA MEJIA
MOR-2766 HARNEY PATH NUM 243
FT SAN HOUSTON, TX 78234

STATE OF TEXAS:
COUNTY OF ATASCOSA:
BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED REBECCA MEJIA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SET THAT THE UNDERSIGNED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE INSTRUMENT WAS HER OWN AND THAT SHE WAS THE OWNER OF THE SAME AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 2025 A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES

CERTIFICATE OF THE PRECINCT COMMISSIONER

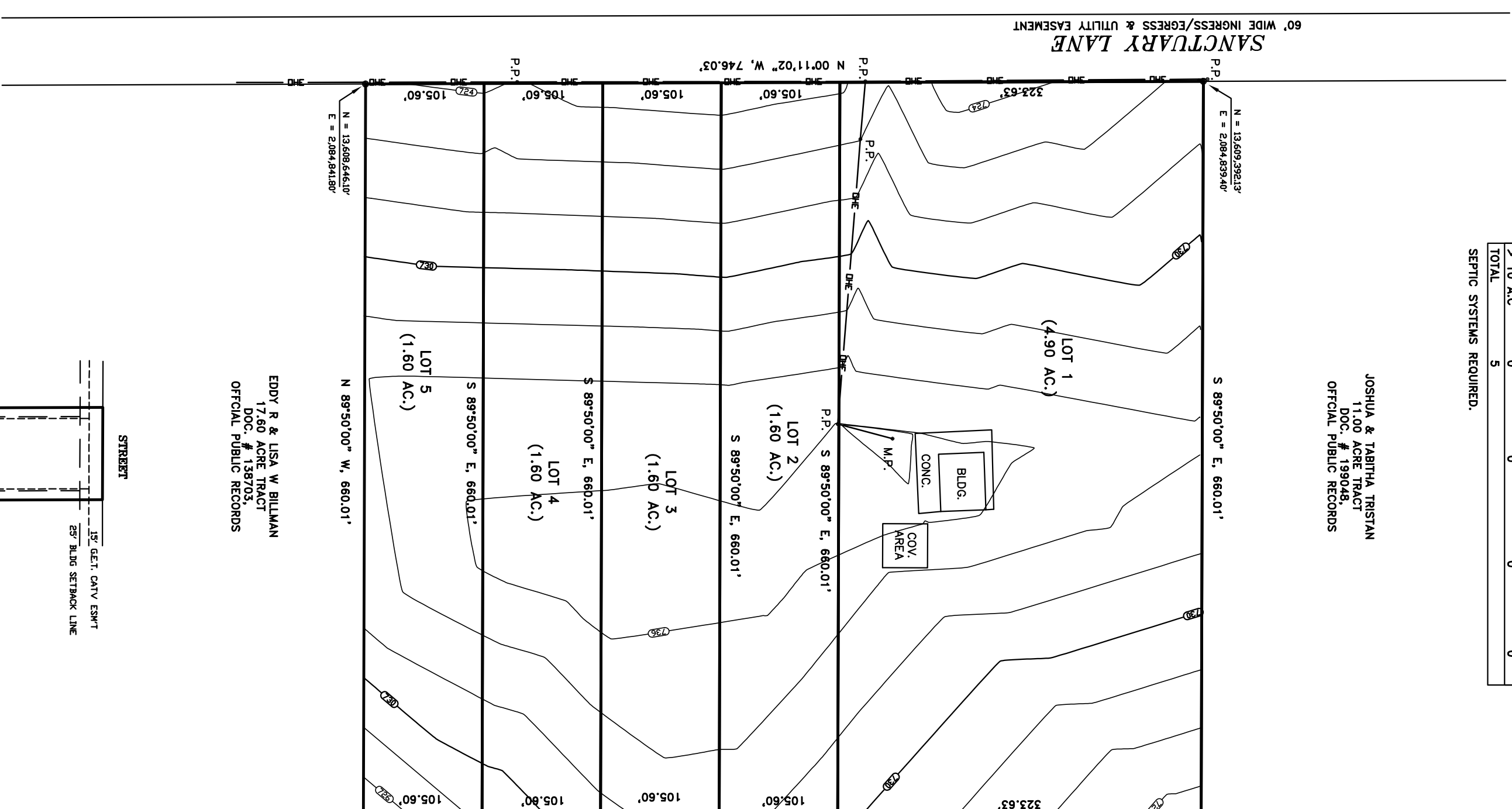
I, THE UNDERSIGNED COMMISSIONER IN THE PRECINCT IN WHICH THE LAND SUBDIVIDED ACCORDING TO THE PLAT TO WHICH THIS CERTIFICATE IS PRESENTED, HEREBY CERTIFY THAT I HAVE REVIEWED THE SAID PLAT AND THAT ALL REQUIREMENTS OF ATASCOSA COUNTY FOR THE PRESENTATION OF THE PLAT FOR FINAL APPROVAL HAVE BEEN FULLY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

COMMISSIONER, PRECINCT NO. 2
CERTIFICATE OF FINAL APPROVAL
APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS.
THIS THE DAY OF , A.D., 2025.
COUNTY JUDGE, ATASCOSA COUNTY, TEXAS
COMMISSIONER, PCT. NO. 1
COMMISSIONER, PCT. NO. 3
COMMISSIONER, PCT. NO. 2
COMMISSIONER, PCT. NO. 4

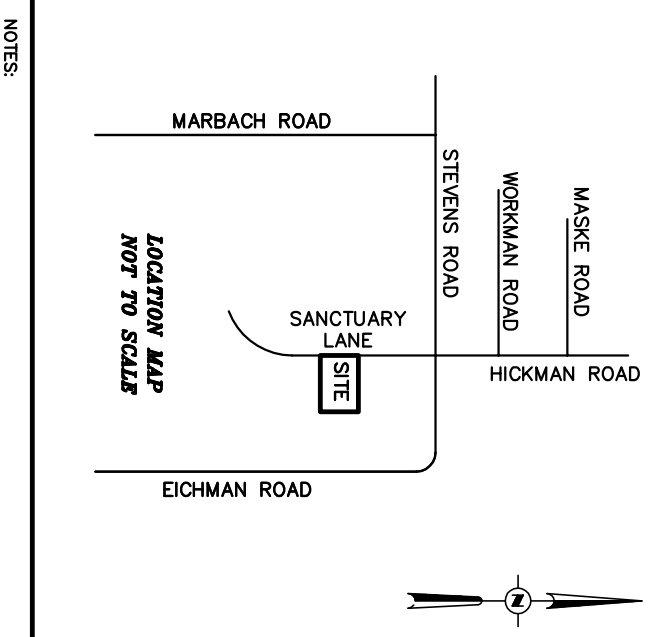
CERTIFICATE OF COUNTY ATTORNEY
ALL REQUIREMENTS OF THE SUBDIVISION ORDER CURRENTLY IN EFFECT HAVE BEEN MET ACCORDING TO MY BEST KNOWLEDGE AND BELIEF, AND THIS PLAT IS APPROVED FOR FINAL SUBMISSION.
COUNTY ATTORNEY

LOT SUMMARY TABLE with columns: LOT SIZE, NO. OF LOTS, WATER WELL, COLLECTIVE SEWER, OSSF

JOSHUA & TABITHA TRISTAN
11.00 ACRE TRACT
DOC. # 199048
OFFICIAL PUBLIC RECORDS



- PLAT LEGEND
1/2" IRON PIN FOUND
1/2" IRON PIN SET WITH CAP
STAMPED (RPLS 5442)
IRON PIPE FOUND
DENOTES FENCE POST
DENOTES CHAIN-LINK FENCE LINE
DENOTES WOOD FENCE LINE
DENOTES STEEL FENCE LINE
DENOTES OVER HEAD ELECTRIC LINE
DENOTES POWER POLE
DENOTES WATER METER
DENOTES WATER METER
DENOTES TELEPHONE MONUMENT



NOTES:

- 1. ESTABLISHING - 5 RESIDENTIAL LOTS (TOTAL 11.30 ACRES)
2. THIS SUBDIVISION WILL BE SERVED BY BEITON CITY WATER SUPPLY. INFORMATION ON THE BEITON CITY WATER SUPPLY IS AVAILABLE TO RESPECTIVE PARCELS OF LOTS IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS AND CAN BE STATED IN WRITTEN RESTRICTIONS.
3. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WASTEWATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY THE ATASCOSA COUNTY HEALTH INSPECTOR.
4. THE AREA SHOWN IS NOT SUBJECT TO 100 YEAR FLOOD PLAIN AS INTERPOLATED FROM THE FIRM FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON NOVEMBER 14, 2010. NUMBER #480150273 C EFFECTIVE DATE NOVEMBER 14, 2010.
5. THIS SUBDIVISION IS IN THE SOMERSET INDEPENDENT SCHOOL DISTRICT.
6. PLAT PREPARED SEPTEMBER 19, 2024, REVISED JANUARY 13, 2025
7. IN ORDER TO PREPARE SITE USE OF RECORDS, AND PRESENT THE CONTOURS OF PUBLIC ROADWAYS, NO ORIGINAL CONSIDERED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN OBTAINED FROM THE ATASCOSA COUNTY HEALTH INSPECTOR OR HIS OR HER DESIGNATED REPRESENTATIVE, OR TEXAS DEPARTMENT OF TRANSPORTATION FOR DRIVEWAYS ENTERING ONTO STATE ROADS, AND THE DRIVEWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ATASCOSA COUNTY STANDARDS OR 1901 STANDARDS, AS APPLICABLE.
8. NO STRUCTURE OR PROJECT ORIGINATED 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.
9. OUT ON THIS PLAT ARE IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS OF ATASCOSA COUNTY, TEXAS.
10. NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOTS) UNTIL FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND AN APPLICATION FOR SEPTIC PERMIT HAS BEEN SUBMITTED.
11. 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.
12. NO STRUCTURE IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM OR AN INDIVIDUAL WATER SUPPLY SYSTEM. THE SUBDIVISION IS NOT TO BE OCCUPIED UNTIL THE SELLER CONCERNING GROUNDWATER AVAILABILITY, RAINWATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST AVAILABLE WATER RESOURCE.
13. ALL LOTS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE RULES OF ATASCOSA COUNTY FOR ON-SITE SEWAGE.
14. GEB/BENTON CITY WATER SUPPLY CORP. UTILITY NOTES:
1. THE GEB/BENTON CITY WATER SUPPLY CORP. AS PART OF ITS ELECTRIC, GAS & WATER SUPPLY SYSTEM, HAS A 60" DIA. 100' DEEP 60" DIA. WATER SUPPLY CORP. IS HEREBY DEDICATED EASEMENTS AND RIGHTS OF WAY FOR UTILITY TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS ELECTRIC EASEMENT, WATER EASEMENT, TRANSFORMER EASEMENT, WATER EASEMENT, SANITARY SEWER EASEMENT, AND/OR RECYCLED WATER EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND ERECTING INFRASTRUCTURE AND SERVICE FACILITIES. THE EASEMENTS SHALL BE LOCATED AS SHOWN ON THIS PLAT AND SHALL BE SUBJECT TO THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT OF WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANULAR FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES IN AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY EASEMENT AREAS. THE EASEMENTS SHALL BE CHANGED TO THE PERSON OR PERSONS DEDICATED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHANGED TO THE PERSON OR PERSONS NOT AGENY, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, PRANAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS.
2. ANY OPS ENERGY OR BEITON CITY WATER SUPPLY CORP. MONETARY LOSS RESULTING FROM UNDESIRABLE SERVICE FACILITIES OR BEITON CITY WATER SUPPLY CORP. GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHANGED TO THE PERSON OR PERSONS DEDICATED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHANGED TO THE PERSON OR PERSONS NOT AGENY, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, PRANAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS.
3. THIS PLAT DOES NOT AGENY, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, PRANAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITH FIVE (5) AND TEN (10) FOOT WIDE UNDERGROUND ELECTRIC & GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC & GAS EASEMENTS. THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.
STATE OF TEXAS:
COUNTY OF ATASCOSA:
I, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLETES WITH THE SUBDIVISION AND FLOODPLAIN MANAGEMENT ORDINANCES ADOPTED BY ATASCOSA COUNTY, TEXAS.

STATE OF TEXAS:
COUNTY OF ATASCOSA:
I, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLETES WITH THE SUBDIVISION AND FLOODPLAIN MANAGEMENT ORDINANCES ADOPTED BY ATASCOSA COUNTY, TEXAS.

BRYAN M. CORE
CORE ENGINEERING, INC., FIRM # F-16078
8811 BOTTS LANE, SAN ANTONIO, TX 78217
210-829-7070

STATE OF TEXAS:
COUNTY OF ATASCOSA:
I, DO HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

REYNALDO MARTINEZ, JR., REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 5482, DO HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

REYNALDO MARTINEZ, JR., REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 5482, DOES TO THE BEST OF MY KNOWLEDGE ACCURATELY REFLECT THE GENERAL LOCATION (OR ASSESS) OF ALL STREAMS, RIVERS, PONDS, AND OTHER WATER BODIES THAT ARE SHOWN ON THIS PLAT AND THAT THE SUBDIVISION AND FLOODPLAIN MANAGEMENT ORDINANCES ADOPTED BY ATASCOSA COUNTY, TEXAS.

REYNALDO MARTINEZ, JR., REGISTERED PROFESSIONAL LAND SURVEYOR
REYNALDO MARTINEZ, JR., REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 5482
P.O. BOX 17971
SAN ANTONIO, TEXAS 78217
(210) 829-4244

TYPICAL EASEMENT/SETRBACKS