

LEGEND

- FOUND 1" IRON PIPE
- FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD
- N.C.B. NEW CITY BLOCK
- STREET CENTERLINE
- R.O.W. RIGHT OF WAY
- ESMT. EASEMENT
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF ATASCOSA COUNTY, TEXAS
- BFE. BASE FLOOD ELEVATION
- FFE. FINISHED FLOOR ELEVATION

STATE OF TEXAS §
COUNTY OF ATASCOSA §

THE OWNER OF 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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, 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: ANDREW BLANCO
1631 E. HIGHLAND BLVD
SAN ANTONIO, TX 78210

OWNER/DEVELOPER: JULIO VASQUEZ
3350 EL PASO
SAN ANTONIO, TX 78237

OWNER/DEVELOPER: DELFINA TOVAR
630 CHANNING AVE.
SAN ANTONIO, TX 78210

STATE OF TEXAS §
COUNTY OF ATASCOSA §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____ A.D.

NOTARY PUBLIC
ATASCOSA COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF ATASCOSA

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MARK J. EWALD
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6099
WESTAR ALAMO LAND SURVEYORS, LLC
FIRM REGISTRATION NO. 1011700
P.O. BOX 1036
HELOTES, TX 78249

STATE OF TEXAS
COUNTY OF ATASCOSA

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE, 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 THESE REGULATIONS.

LICH DANIEL AGUILAR
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 108449
4703 SHAVANO OAK, SUITE 100
SAN ANTONIO, TX 78249

ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:

- THE LIMITS OF THIS PLAT DOES CONTAIN ZONE A FEMA FLOODPLAIN AS SHOWN ON FIRM MAP NUMBER 48013C0200C EFFECTIVE NOVEMBER 4, 2010.
- THE SUBDIVISION IS IN THE POTENTIAL.
- CONVEYANCE OF LOTS SHALL NOT BE PERMITTED UNTIL THE FINAL PLAT HAS BEEN APPROVED BY ATASCOSA COUNTY COMMISSIONERS COURT, AND THE RECORDED PLAT FILED WITH THE COUNTY CLERK.
- 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 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 TROOP FOR DRIVEWAYS ENTERING ONTO STATE ROADS, AND THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ATASCOSA COUNTY ROAD STANDARDS AS APPLICABLE.
- 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.
- 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.
- WATER SERVICE PROVIDED TO THIS SUBDIVISION BY BENTON CITY WATER SUPPLY CORPORATION.
- ELECTRIC SERVICE PROVIDED TO THIS SUBDIVISION BY KARNES ELECTRIC COOPERATIVE INC.
- NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT UNTIL FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND APPLICATION FOR SEPTIC PERMIT IS SUBMITTED.
- 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 THE ATASCOSA COUNTY ON-SITE SEWAGE RULES AND ANY REQUEST FOR A VARIANCE UNDER THE RULES OF ATASCOSA COUNTY FOR ON-SITE SEWAGE FACILITIES.
- 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.
- THE LOCATION OF ALL PROPOSED UTILITY EASEMENTS AND/OR INFRASTRUCTURE, INCLUDING WATER WELL SANITARY EASEMENTS AND LOCATION OF WATER STORAGE TANK AND ACCESS EASEMENTS, AS WELL AS ANY OTHER INFRASTRUCTURE, IF APPLICABLE.
- THIS SUBDIVISION WILL BE SERVED BY BENTON CITY WATER COMPANY, LOCATED 21180 HAZELBLEN ROAD, LITTLE, TX 78052. INFORMATION ON THE BENTON CITY WATER SUPPLY COMPANY IS AVAILABLE TO PROSPECTIVE PURCHASER OF LOTS IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS AND BE STATED IN THE DEED RESTRICTIONS.
- CONSTRUCTION PLANS AND PAVEMENT DESIGN IS IN ACCORDANCE WITH THE ATASCOSA COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS.
- THE TOTAL AREA OF 1.83 ACRES RIGHTS-OF-WAY TO BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION.

BENTON CITY WSC NOTE:
MAINTENANCE OF DEDICATED UTILITY AND/OR WATER EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO BENTON CITY WATER SUPPLY CORPORATION OR ITS SUCCESSORS AND ASSIGNS. THE PROPERTY OWNER IS NOTIFIED THAT BENTON CITY WATER SUPPLY CORPORATION IS NOT RESPONSIBLE FOR DAMAGE TO FACILITIES CONSTRUCTED WITHIN THE EASEMENT BY THE PROPERTY OWNER.

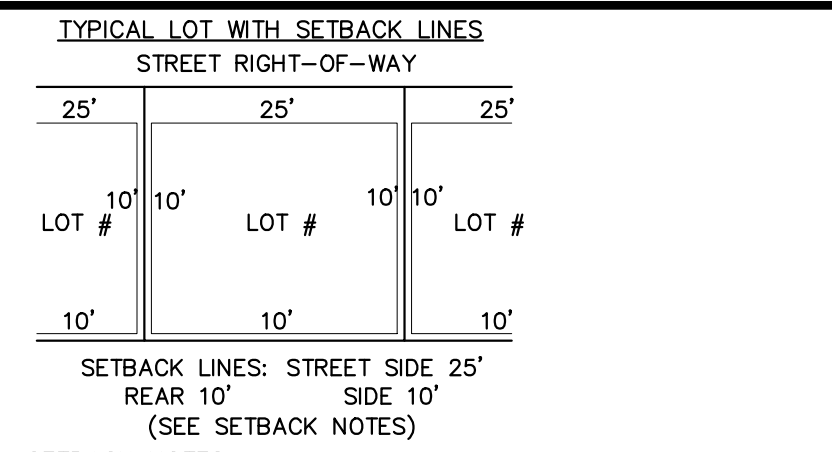
PRIVATELY MAINTAINED PAVED STREETS:
OWNER BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT ATASCOSA COUNTY SHALL HAVE NO OBLIGATION TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION UNIT, UNLESS OWNER OR THE PROPERTY OWNERS ASSOCIATION HAS IMPROVED THE ROADWAYS TO THE CURRENT STANDARDS REQUIRED BY ATASCOSA COUNTY, AND THE ROADS HAVE BEEN ACCEPTED BY 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. OWNERS OF THE 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.

LOT SUMMARY TABLE

LOT SIZE	No. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSPF
<2.5 AC	15	0	0	14
2.5-10 AC	0	0	0	0
>10 AC	1	0	0	1
TOTAL	16	0	0	15

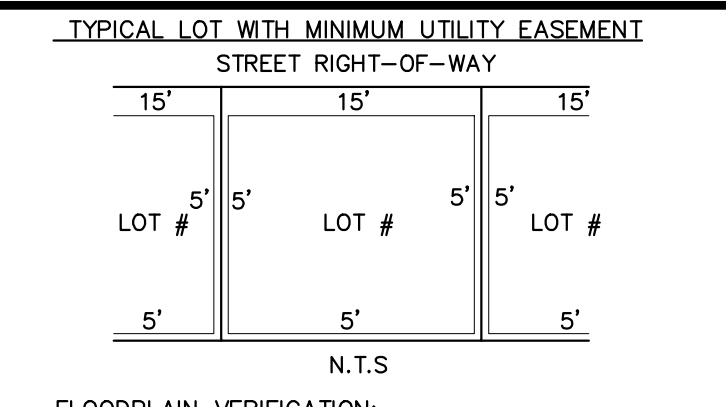
RESIDENTIAL DRIVEWAY CULVERTS

LOT #	CULVERT AMOUNT	CULVERT SIZE
1-3	1	18"
9-14	1	12"



SETBACK NOTES:
UNLESS OTHERWISE NOTED, BUILDING SETBACKS TO BE AS FOLLOWS FOR ALL LOTS: 25' FRONT (STREET SIDE) 10' BACK 10' SIDE

NOTES:
THE LOCATION AND DIMENSIONS OF STREETS AS SET FORTH AND LAID OUT ON THE PROPOSED PLAT OR SURVEY ARE IN ACCORDANCE WITH THESE REGULATIONS. FIRE SUPPRESSION REQUIREMENTS OF THESE REGULATIONS HAVE BEEN MET.



FLOODPLAIN VERIFICATION:
THE LIMITS OF THIS PLAT DOES CONTAIN ZONE A FEMA FLOODPLAIN AS SHOWN ON FIRM MAP NUMBER: 48013C0200C EFFECTIVE NOVEMBER 4, 2010. LOTS EFFECTED BY FLOODPLAIN: LOTS 5-8 & LOTS 13-15

SURVEYORS NOTES:
1. 1/2" INCH IRON RODS WERE FOUND AT ALL INDICATED PROPERTY CORNERS.
2. BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, (N.A.D. 83)(C.O.R.S.)
3. COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, (N.A.D. 83)(C.O.R.S.)
4. CONTOURS SHOWN ARE BASED ON THE SAN ANTONIO RIVER AUTHORITY LIDAR SHAPFILES

SUBDIVISION LOT NOTE:
10 ACRES OR GREATER : 1
2.5 ACRES TO 10 ACRES : 0
2.5 ACRES AND BELOW: 15

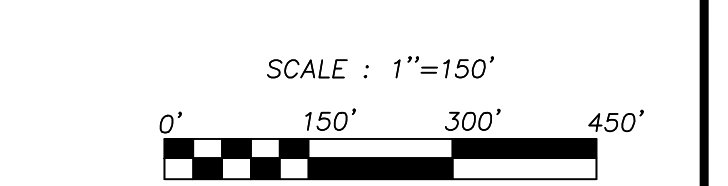
1. NO LOT SHOWN ON PLAT WILL REQUIRE A WATER WELL.
2. LOTS 1-14 & 15 WILL REQUIRE A OSEF.
3. ALL LOTS SHOWN ARE PROPOSED.
4. HABITABLE STRUCTURES NOT ALLOWED ON LOT 900

COMMON MAINTENANCE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 900, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF ATASCOSA COUNTY.

OPEN SPACE:
LOT 900 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

FINISHED FLOOR NOTE:
FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2' ABOVE BASE FLOOD ELEVATION (BFE'S) SHOWN ON THE PLAT. BFE'S ARE BASED ON FEMA'S BFE ESTIMATOR AT THE TIME OF PLATTING AND ARE SUBJECT TO CHANGE.

SUBDIVISION PLAT OF THOMAS ROAD PLAT
BEING ALL OF THE 50.18 ACRES, ESTABLISHING LOTS 1-15 & 900, BEING OUT OF AND DESCRIBED IN AN INSTRUMENT, RECORDED IN CLERK'S FILE NO. 170102 OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS, AND LYING IN THE J.B. GOODMANSURVEY NO. 31-1/2 ABSTRACT NO. 1211 CONTAINING 42.5 ACRES, THE M.M. SWEETEN SURVEY NO. 31 CONTAINING 5.09 ACRES, ABSTRACT NO. 818 AND THE THOMAS COCKRELL SURVEY NO. 1223-1/2, ABSTRACT NO. 1301, BEING 2.59 ACRES



ENGINEERS & ASSOCIATES
4703 SHAVANO OAK (STE. 100) SAN ANTONIO, TEXAS 78249

Westar Alamo
LAND SURVEYORS, LLC
P.O. BOX 108 HELOTES, TEXAS 78024-0108
PHONE (210) 372-9000 FAX (210) 372-9009
DATE OF PREPARATION: 12/06/2024

CERTIFICATE OF THE PRECINCT COMMISSIONER:
I, THE UNDERSIGNED COMMISSIONER IN THE PRECINCT IN WHICH THE LAND SUBMITTED ACCORDING TO THE PLAT TO WHICH THIS CERTIFICATE IS PRESENTED, HEREBY CERTIFY THAT THE PRESENTATION OF THE PLAT FOR FINAL APPROVAL HAVE BEEN FULLY MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

COMMISSIONER PRECINCT 3

CERTIFICATE OF FINAL APPROVAL:
APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS, THIS _____ DAY OF _____, 20____ A.D.

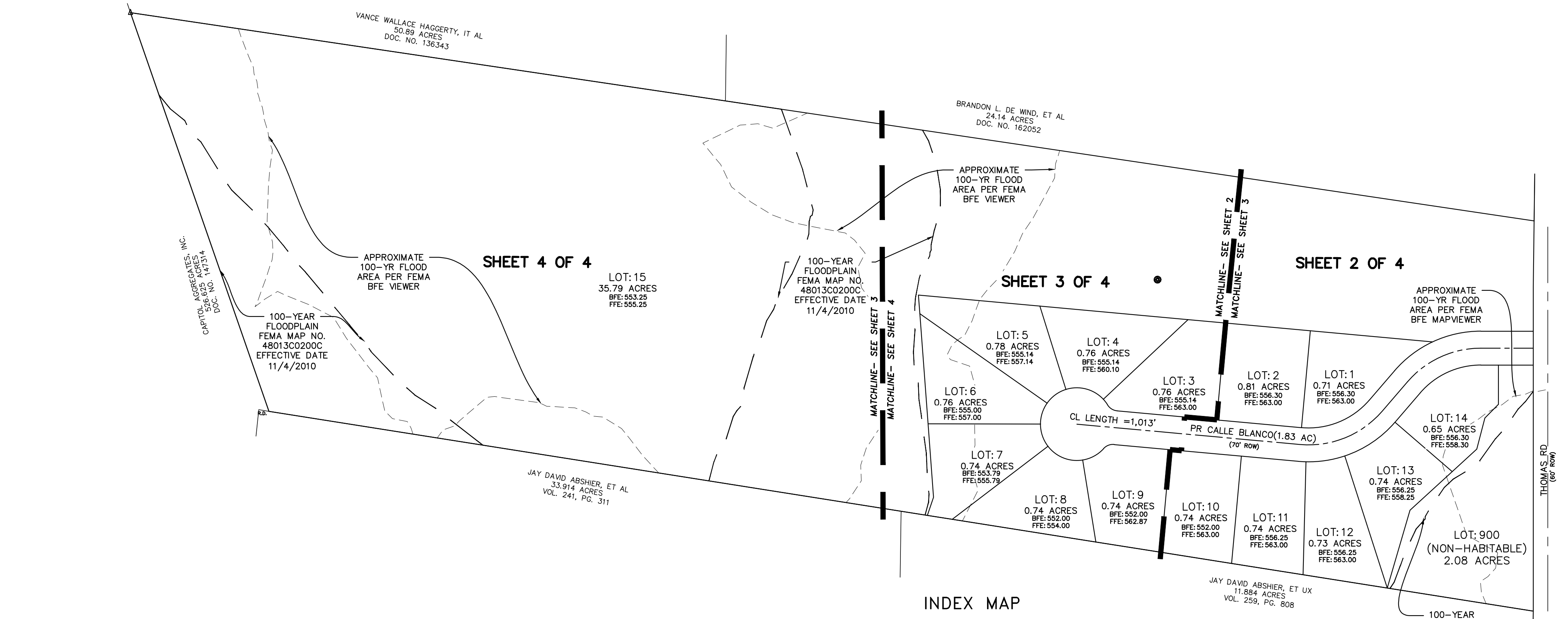
ATASCOSA COUNTY JUDGE

COMMISSIONER PRECINCT 1 COMMISSIONER PRECINCT 2

COMMISSIONER PRECINCT 3 COMMISSIONER PRECINCT 4

CERTIFICATE OF THE PRECINCT COMMISSIONER:
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

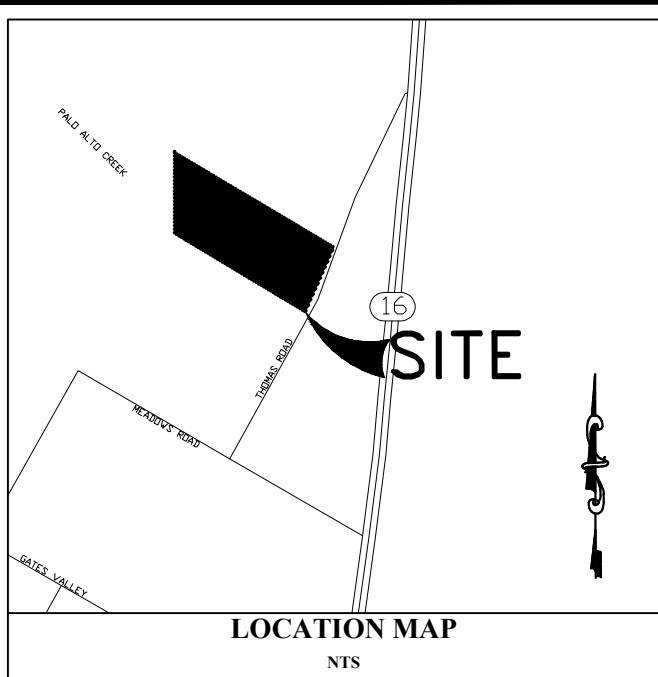


LOT LINE TABLE

Line #	Length	Direction	Curve Table			Curve Table		
			Curve #	Length	Radius	Delta	Chord Direction	Chord Length
L1	52.53	S19° 20' 13.62"W	C1	141.92	165.00	49.28	N84° 41' 48"E	137.59
L2	40.02	S84° 00' 27.93"W	C2	126.27	235.00	30.79	N75° 26' 54"E	124.76
L3	52.04	N61° 41' 14.38"W	C3	81.77	235.00	19.84	S79° 11' 27"E	81.36
L4	39.57	N38° 06' 46.63"E	C4	15.44	235.00	3.76	S67° 20' 26"E	15.44
L5	38.65	N15° 03' 03.93"E	C5	24.16	26.00	53.25	N88° 03' 33"E	23.30
L6	36.40	S70° 39' 46.39"E	C6	50.26	75.00	38.39	N80° 59' 06"E	49.32
L7	71.86	S70° 39' 46.39"E	C7	80.81	75.00	61.81	S48° 54' 44"E	77.04
			C8	48.06	75.00	37.48	S0° 43' 55"W	48.19
			C9	45.77	75.00	34.97	S36° 57' 19"W	45.07
			C10	48.00	75.00	37.44	S73° 06' 27"W	48.14

Date: Feb 25, 2025, 3:27pm User: lch_ahern
File: P:\210767-454 THOMAS ROAD PLAT\Plotting\THOMAS ROAD PLAT SHEET.dwg

THOMAS ROAD PLAT



LEGEND

- FOUND 1" IRON PIPE
- FOUND 1/2" IRON ROD
- N.C.B. NEW CITY BLOCK
- C STREET CENTERLINE
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- BFE BASE FLOOD ELEVATION
- FFE FINISHED FLOOR ELEVATION

STATE OF TEXAS §
COUNTY OF ATASCOSA §

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LICH DANIEL AGUILAR DATE
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 108449
4703 SHAVANO OAK, SUITE 100
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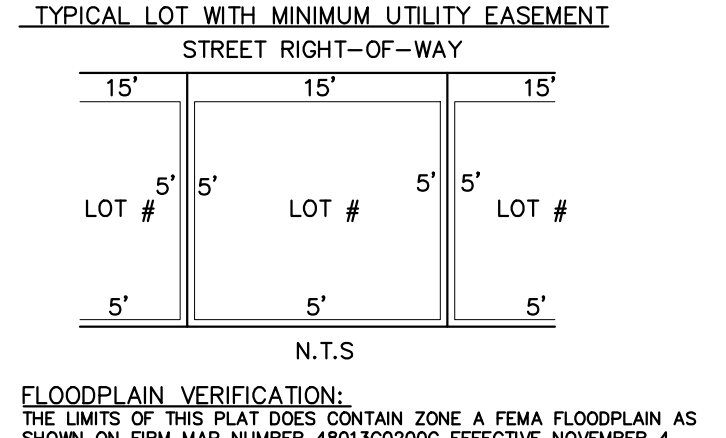
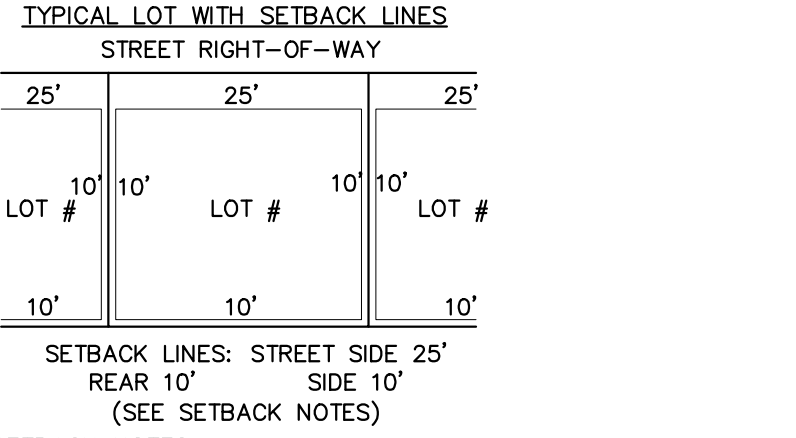
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LOT SUMMARY TABLE

LOT SIZE	No. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSPF
<2.5 AC	15	0	0	14
2.5-10 AC	0	0	0	0
>10 AC	1	0	0	1
TOTAL	16	0	0	15

RESIDENTIAL DRIVEWAY CULVERTS

LOT #	CULVERT AMOUNT	CULVERT SIZE
1-3	1	18"
9-14	1	12"



COMMON MAINTENANCE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 900, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF ATASCOSA COUNTY.

OPEN SPACE:
LOT 900 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

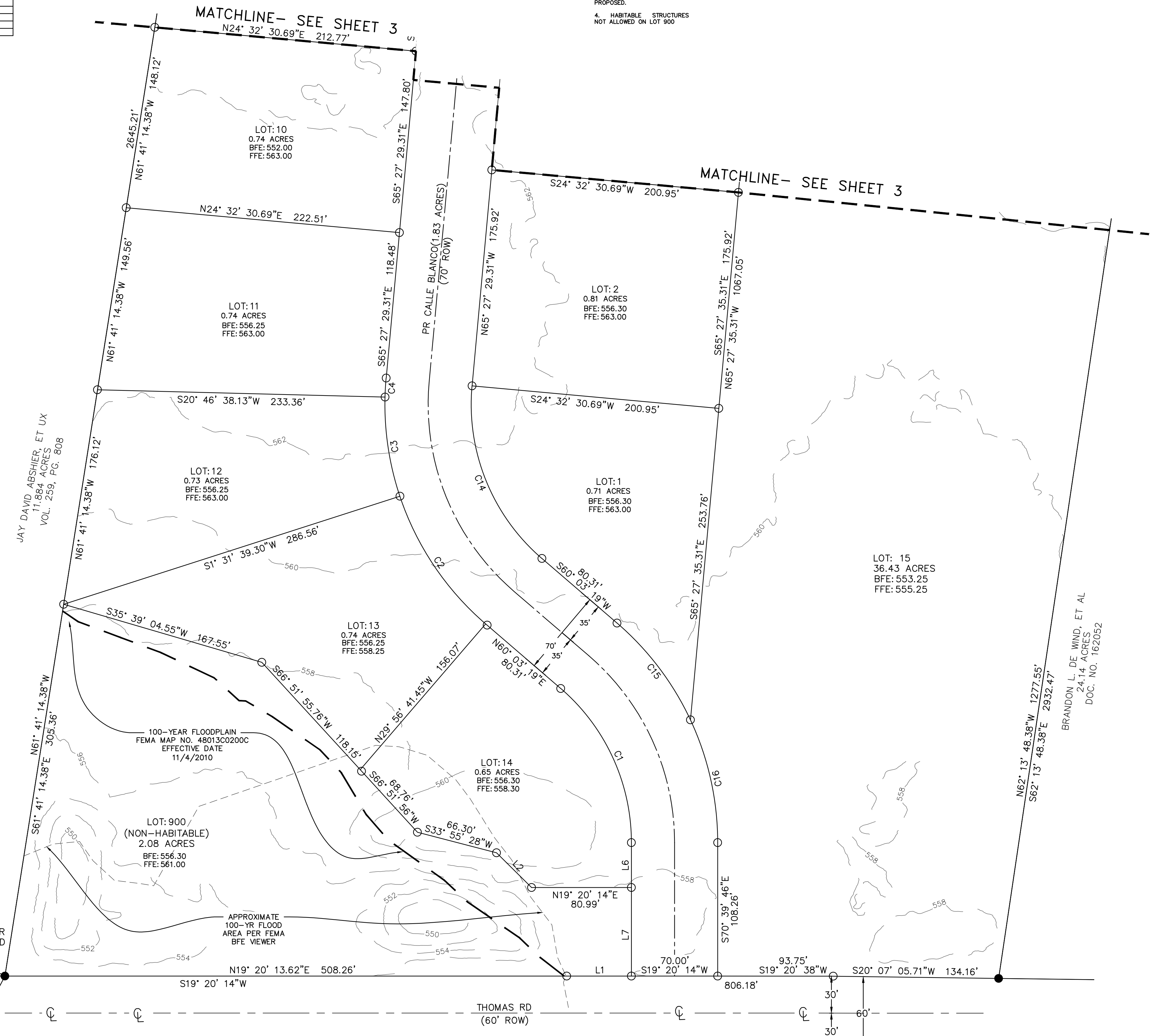
FINISHED FLOOR NOTE:
FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2' ABOVE BASE FLOOD ELEVATION (BFE'S) SHOWN ON THE PLAT. BFE'S ARE BASED ON FEMA'S BFE ESTIMATOR AT THE TIME OF PLATING AND ARE SUBJECT TO CHANGE.

FLOODPLAIN VERIFICATION:
THE LIMITS OF THIS PLAT DOES CONTAIN ZONE A FEMA FLOODPLAIN AS SHOWN ON FIRM MAP NUMBER 48013C0200C EFFECTIVE NOVEMBER 4, 2010.
LOTS EFFECTED BY FLOODPLAIN: LOTS 5-8 & LOTS 13 - 15

SURVEYORS NOTES:
1. 1/2" IRON RODS WERE FOUND AT ALL INDICATED PROPERTY CORNERS.
2. BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, (N.A.D. 83)(C.O.R.S.).
3. COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, (N.A.D. 83)(C.O.R.S.).
4. CONTOURS SHOWN ARE BASED ON THE SAN ANTONIO REGION AUTHORITY LIDAR SHAPFILES.

SUBDIVISION LOT NOTE
10 ACRES OR GREATER : 1
2.5 ACRES TO 10 ACRES : 0
2.5 ACRES AND BELOW: 15

- NO LOT SHOWN ON PLAT WILL REQUIRE A WATER WELL.
- LOTS 1-14 & 15 WILL REQUIRE A OSSE.
- ALL LOTS SHOWN ARE PROPOSED.
- HABITABLE STRUCTURES NOT ALLOWED ON LOT 900



SCALE: 1"=50'

ENGINEERS | ASSOCIATES
4703 SHAVANO OAK, SUITE 100, SAN ANTONIO, TEXAS 78249

Westar Alamo
LAND SURVEYORS, LLC
P.O. BOX 108 HELOTES, TEXAS 78024
PHONE (210) 375-9000 FAX (210) 375-9099
DATE OF PREPARATION: 12/06/2024

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 THE PRESENTATION OF THE PLAT FOR FINAL APPROVAL HAVE BEEN FULLY MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

COMMISSIONER PRECINCT 3

CERTIFICATE OF FINAL APPROVAL:
APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS, THIS _____ DAY OF _____, 20____ A.D.

ATASCOSA COUNTY JUDGE

COMMISSIONER PRECINCT 1 COMMISSIONER PRECINCT 2

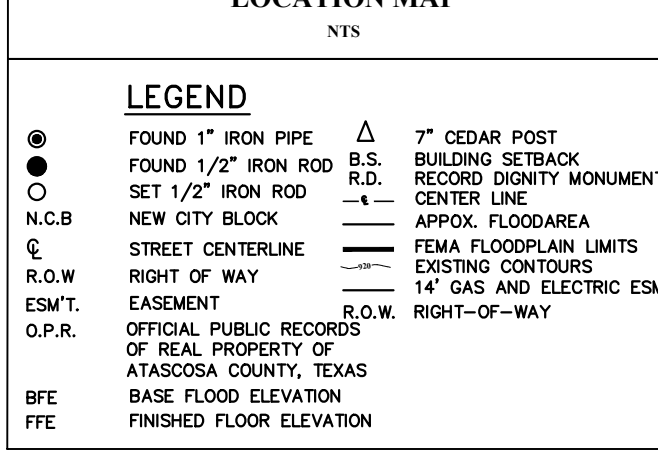
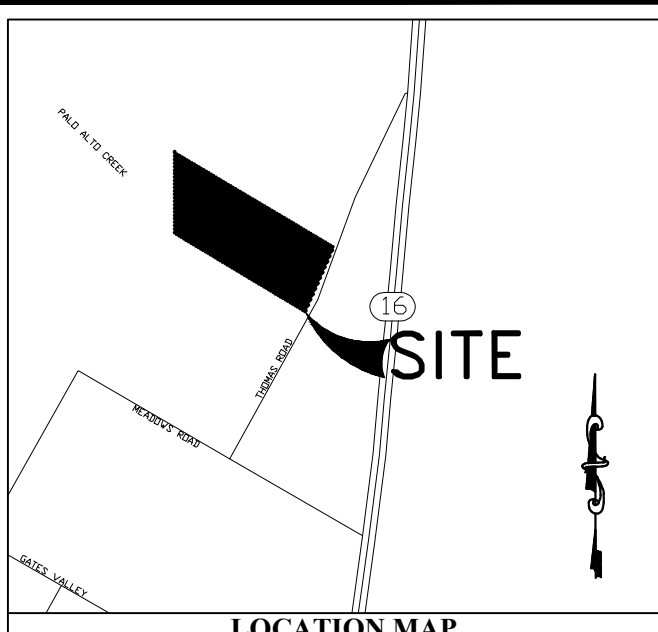
COMMISSIONER PRECINCT 3 COMMISSIONER PRECINCT 4

CERTIFICATE OF THE PRECINCT COMMISSIONER:
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

THOMAS ROAD PLAT

Date: Feb 25, 2025, 3:37pm User: lb_chem File: T:\210787-454_THOMAS ROAD PLAT\Plotting\THOMAS ROAD PLAT SHEET.dwg



STATE OF TEXAS
COUNTY OF ATASCOSA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____ A.D., _____

NOTARY PUBLIC
ATASCOSA COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF ATASCOSA

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MARK J. EWALD
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5095
WESTAR ALAMO LAND SURVEYORS, LLC
FIRM REGISTRATION NO. 1011700
P.O. BOX 1036
HELOTES, TX 78249

STATE OF TEXAS
COUNTY OF ATASCOSA

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE, 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 THESE REGULATIONS.

LICH DANIEL AGUILAR
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 108449
4703 SHAVANO OAK, SUITE 100
SAN ANTONIO, TX 78249

OWNER/DEVELOPER: ANDREW BLANCO
1631 E. HIGHLAND BLVD
SAN ANTONIO, TX 78210

OWNER/DEVELOPER: JULIO VASQUEZ
111884 ACRES
SAN ANTONIO, TX 78237

OWNER/DEVELOPER: DELFINA TOVAR
630 CHANNING AVE.
SAN ANTONIO, TX 78210

STATE OF TEXAS
COUNTY OF ATASCOSA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____ A.D., _____

NOTARY PUBLIC
ATASCOSA COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF ATASCOSA

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

JAY DAVID ABSHIER, ET UX
11,884 ACRES
VOL. 259, PG. 808

STATE OF TEXAS
COUNTY OF ATASCOSA

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE, 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 THESE REGULATIONS.

LICH DANIEL AGUILAR
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 108449
4703 SHAVANO OAK, SUITE 100
SAN ANTONIO, TX 78249

ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:

- THE LIMITS OF THIS PLAT DOES CONTAIN ZONE A FEMA FLOODPLAIN AS SHOWN ON FIRM MAP NUMBER 48013C0200C EFFECTIVE NOVEMBER 4, 2010.
- THE SUBDIVISION IS IN THE POTENTIAL ZONE.
- CONVEYANCE OF LOTS SHALL NOT BE PERMITTED UNTIL THE FINAL PLAT HAS BEEN APPROVED BY ATASCOSA COUNTY COMMISSIONERS COURT, AND THE RECORDED PLAT FILED WITH THE COUNTY CLERK.
- 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 EXCEPT 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 TxDOT 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.
- 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.
- 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.
- WATER SERVICE PROVIDED TO THIS SUBDIVISION BY BENTON CITY WATER SUPPLY CORPORATION.
- ELECTRIC SERVICE PROVIDED TO THIS SUBDIVISION BY KARNES ELECTRIC COOPERATIVE INC.
- NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT UNTIL FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND APPLICATION FOR SEPTIC PERMIT IS SUBMITTED.
- 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 THE ATASCOSA COUNTY ON-SITE SEWAGE RULES AND ANY REQUEST FOR A VARIANCE UNDER THE RULES OF ATASCOSA COUNTY FOR ON-SITE SEWAGE FACILITIES.
- 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.
- THE LOCATION OF ALL PROPOSED UTILITY EASEMENTS AND/OR INFRASTRUCTURE, INCLUDING WATER WELL SANITARY EASEMENTS AND LOCATION OF WATER STORAGE TANK AND ACCESS EASEMENTS, AS WELL AS ANY OTHER INFRASTRUCTURE, IF APPLICABLE.
- THIS SUBDIVISION WILL BE SERVED BY BENTON CITY WATER COMPANY LOCATED 2180 HAEGLIN ROAD, LITTLE, TX 78052. INFORMATION ON THE BENTON CITY WATER SUPPLY COMPANY IS AVAILABLE TO PROSPECTIVE PURCHASER OF LOTS IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS AND BE STATED IN THE DEED RESTRICTIONS.
- CONSTRUCTION PLANS AND PAVEMENT DESIGN IS IN ACCORDANCE WITH THE ATASCOSA COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS.
- THE TOTAL AREA OF 1.83 ACRES RIGHTS-OF-WAY TO BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION.

BENTON CITY WSC NOTE:
MAINTENANCE OF DEDICATED UTILITY AND/OR WATER EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO BENTON CITY WATER SUPPLY CORPORATION OR ITS SUCCESSORS AND ASSIGNS. THE PROPERTY OWNER IS NOTIFIED THAT BENTON CITY WATER SUPPLY CORPORATION IS NOT RESPONSIBLE FOR DAMAGE TO FACILITIES CONSTRUCTED WITHIN THE EASEMENT BY THE PROPERTY OWNER.

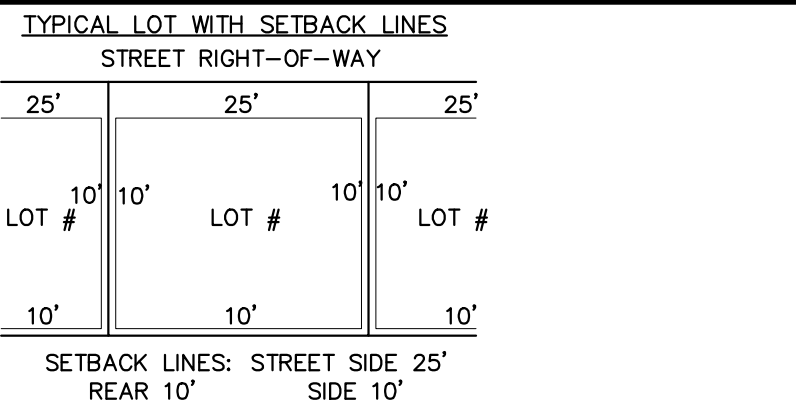
PRIVATELY MAINTAINED PAVED STREETS:
OWNERS BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT ATASCOSA COUNTY SHALL HAVE NO OBLIGATION TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION UNIT, UNLESS OWNER OR THE PROPERTY OWNERS ASSOCIATION HAS IMPROVED THE ROADWAYS TO THE CURRENT STANDARDS REQUIRED BY ATASCOSA COUNTY, AND THE ROADS HAVE BEEN ACCEPTED BY MAINTENANCE BY FORMAL WRITTEN ACTION OF THE COUNTY COMMISSIONERS COURT, AND THE ROADWAY WITH ALL REQUIRED RIGHTS-OF-WAY, HAS BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY. OWNERS OF THE 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.

LOT SUMMARY TABLE

LOT SIZE	No. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSPF
<2.5 AC	15	0	0	14
2.5-10 AC	0	0	0	0
>10 AC	1	0	0	1
TOTAL	16	0	0	15

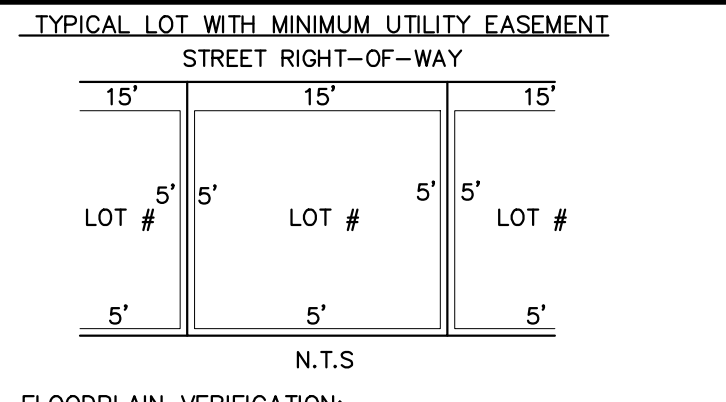
RESIDENTIAL DRIVEWAY CULVERTS

LOT #	CULVERT AMOUNT	CULVERT SIZE
1-3	1	18"
9-14	1	12"



SETBACK NOTES:
UNLESS OTHERWISE NOTED, BUILDING SETBACKS TO BE AS FOLLOWS FOR ALL LOTS: 25' FRONT (STREET SIDE) 10' SIDE 10' REAR

SETBACK NOTES:
THE LOCATION AND DIMENSIONS OF STREETS AS SET FORTH AND LAID OUT ON THE PROPOSED PLAT OR SURVEY ARE IN ACCORDANCE WITH THESE REGULATIONS. FIRE SUPPRESSION REQUIREMENTS OF THESE REGULATIONS HAVE BEEN MET.



FLOODPLAIN VERIFICATION:
THE LIMITS OF THIS PLAT DOES CONTAIN ZONE A FEMA FLOODPLAIN AS SHOWN ON FIRM MAP NUMBER 48013C0200C EFFECTIVE NOVEMBER 4, 2010.

LOT SUMMARY TABLE:
LOTS EFFECTED BY FLOODPLAIN: 6
LOTS 5-8 & LOTS 13-15

SURVEYORS NOTES:

- 1/2" IRON RODS WERE FOUND AT ALL INDICATED PROPERTY CORNERS.
- BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, (N.A.D. 83)(C.O.R.S.)
- COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, (N.A.D. 83)(C.O.R.S.)
- CONTOURS SHOWN ARE BASED ON THE SAN ANTONIO RIVER AUTHORITY LIDAR SHAPFILES.

SUBDIVISION LOT NOTE:
10 ACRES OR GREATER: 1
2.5 ACRES TO 10 ACRES: 0
2.5 ACRES AND BELOW: 15

1. NO LOT SHOWN ON PLAT WILL REQUIRE A WATER WELL.
2. LOTS 1-14 & 15 WILL REQUIRE A OSSE.
3. ALL LOTS SHOWN ARE PROPOSED.
4. HABITABLE STRUCTURES NOT ALLOWED ON LOT 900.

COMMON MAINTENANCE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 900, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF ATASCOSA COUNTY.

OPEN SPACE:
LOT 900 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

FINISHED FLOOR NOTE:
FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2' ABOVE BASE FLOOD ELEVATION (BFE'S) SHOWN ON THE PLAT. BFE'S ARE BASED ON FEMA'S BFE ESTIMATOR AT THE TIME OF PLATING AND ARE SUBJECT TO CHANGE.

SUBDIVISION PLAT OF THOMAS ROAD PLAT

BEING ALL OF THE 50.18 ACRES, ESTABLISHING LOTS 1-15 & 900, BEING OUT OF AND DESCRIBED IN AN INSTRUMENT, RECORDED IN CLERK'S FILE NO. 170102 OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS, AND LYING IN THE U.B. GOODMAN SURVEY NO. 31-1/2 ABSTRACT NO. 1211 CONTAINING 42.5 ACRES, THE M.M. SWEETEN SURVEY NO. 31 CONTAINING 5.09 ACRES, ABSTRACT NO. 818 AND THE THOMAS COCKRELL SURVEY NO. 1223-1/2, ABSTRACT NO. 1301, BEING 2.59 ACRES

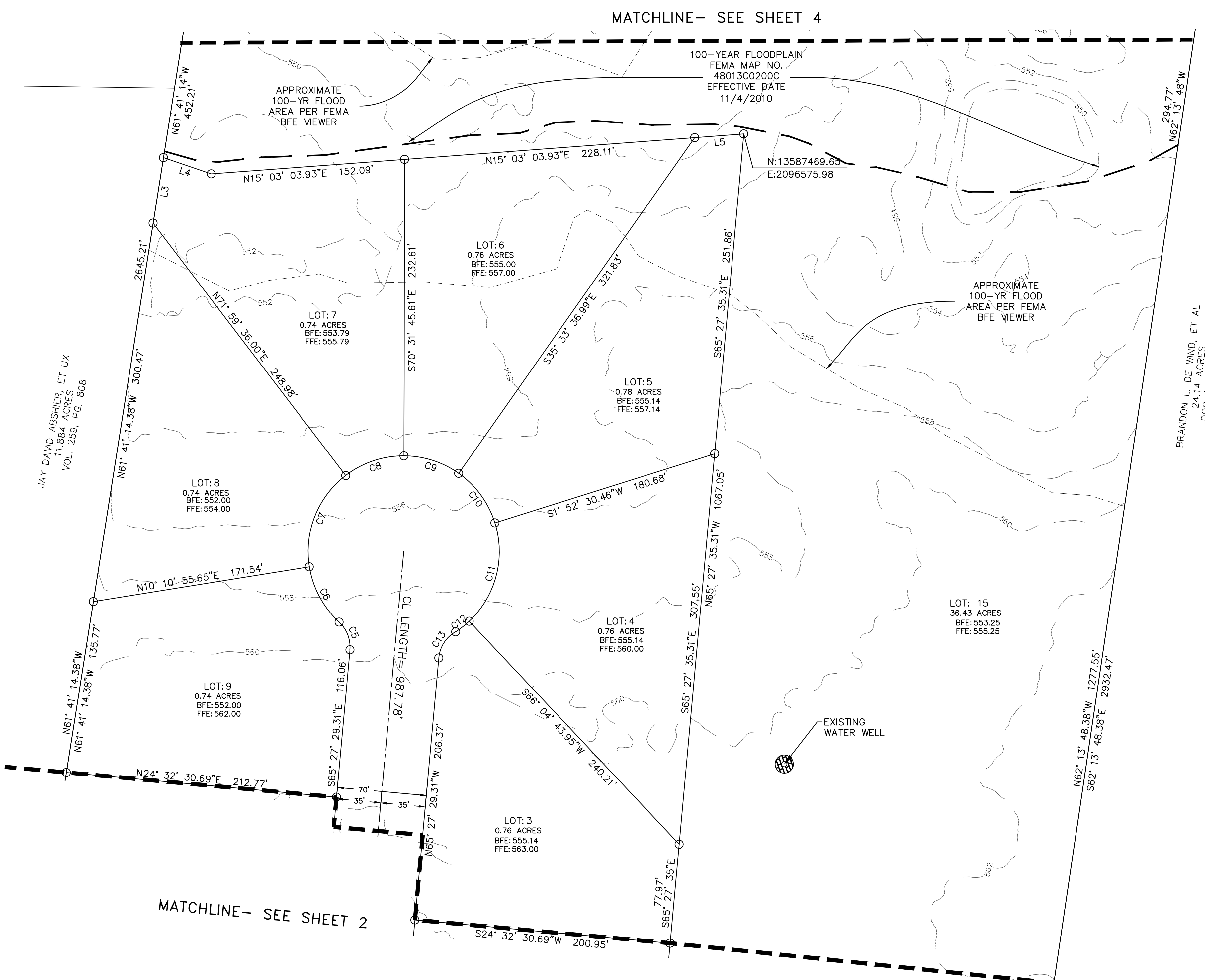
SCALE: 1"=50'

BEXAR
ENGINEERS | ASSOCIATES
4703 SHAVANO OAK (STE. 100) SAN ANTONIO, TEXAS 78249

PHONE: 210.462.9354
WWW.BEXARINC.COM

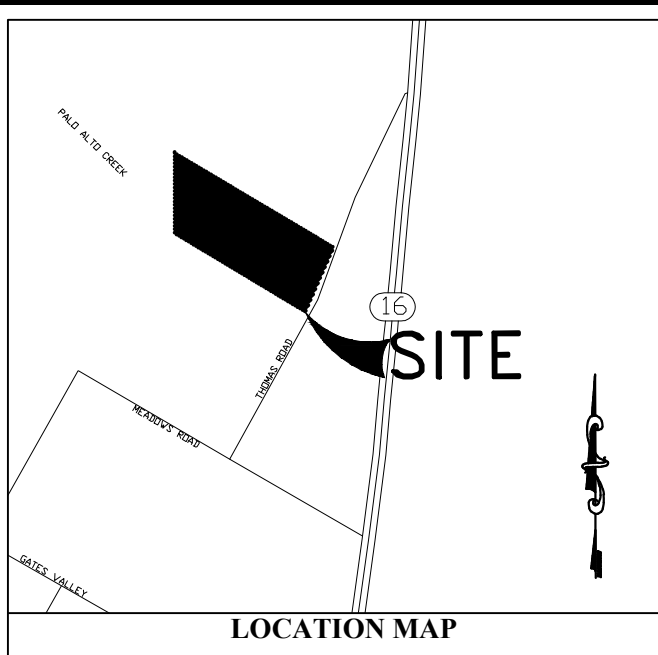
LAND SURVEYORS, LLC
P.O. BOX 108 HELOTES, TEXAS 78024-0108
PHONE (210) 375-9600 FAX (210) 375-9669

DATE OF PREPARATION: 12/06/2024



DATE: Feb. 25, 2025, 3:38pm User: lb_chems
FILE: T:\210787-454_THOMAS ROAD PLAT\Plotting\THOMAS ROAD PLAT SHEET.dwg

THOMAS ROAD PLAT



LEGEND

- FOUND 1" IRON PIPE
- FOUND 1/2" IRON ROD
- N.C.B. NEW CITY BLOCK
- C STREET CENTERLINE
- R.O.W. RIGHT OF WAY
- ESMT. EASEMENT
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF ATASCOSA COUNTY, TEXAS
- BFE BASE FLOOD ELEVATION
- FTE FINISHED FLOOR ELEVATION
- △ 7" CEDAR POST
- B.S. BUILDING SETBACK
- R.D. RECORD IDENTITY MONUMENT CENTER LINE
- APPROX. FLOODAREA
- FEMA FLOODPLAIN LIMITS
- EXISTING CONTOURS
- 14" GAS AND ELECTRIC ESMT

STATE OF TEXAS §
COUNTY OF ATASCOSA §

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EASEMENT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOR 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: ANDREW BLANCO
1631 E. HIGHLAND BLVD
SAN ANTONIO, TX 78210

OWNER/DEVELOPER: JULIO VASQUEZ
3350 EL PASO
SAN ANTONIO, TX 78237

OWNER/DEVELOPER: DELFINA TOVAR
630 CHANNING AVE.
SAN ANTONIO, TX 78210

STATE OF TEXAS §
COUNTY OF ATASCOSA §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____ A.D., _____

NOTARY PUBLIC
ATASCOSA COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF ATASCOSA §

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MARK J. EWALD
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5095
WESTAR ALAMO LAND SURVEYORS, LLC
FIRM REGISTRATION NO. 1011700
P.O. BOX 1036
HELOTES, TX 78249

STATE OF TEXAS §
COUNTY OF ATASCOSA §

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE, 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 THESE REGULATIONS.

LICH DANIEL AGUILAR
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 10849
4703 SHAVANO OAK, SUITE 100
SAN ANTONIO, TX 78249

ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:

- THE LIMITS OF THIS PLAT DOES CONTAIN ZONE A FEMA FLOODPLAIN AS SHOWN ON FIRM MAP NUMBER 48013C0200C EFFECTIVE NOVEMBER 4, 2010.
- THE SUBDIVISION IS IN THE POTENTIAL FLOODPLAIN.
- CONVEYANCE OF LOTS SHALL NOT BE PERMITTED UNTIL THE FINAL PLAT HAS BEEN APPROVED BY ATASCOSA COUNTY COMMISSIONERS COURT, AND THE RECORDED PLAT FILED WITH THE COUNTY CLERK.
- 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 TO 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 TROOP FOR DRIVEWAYS ENTERING ONTO STATE ROADS, AND THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ATASCOSA COUNTY ROAD STANDARDS OR TROOP STANDARDS, AS APPLICABLE.
- 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.
- 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.
- WATER SERVICE PROVIDED TO THIS SUBDIVISION BY BENTON CITY WATER SUPPLY CORPORATION.
- ELECTRIC SERVICE PROVIDED TO THIS SUBDIVISION BY KARNES ELECTRIC COOPERATIVE INC.
- NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT UNTIL FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND APPLICATION FOR SEPTIC PERMIT IS SUBMITTED.
- 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 THE ATASCOSA COUNTY ON-SITE SEWAGE FACILITIES.
- 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.
- THE LOCATION OF ALL PROPOSED UTILITY EASEMENTS AND/OR INFRASTRUCTURE, INCLUDING WATER WELL SANITARY EASEMENTS AND LOCATION OF WATER STORAGE TANK AND ACCESS EASEMENTS, AS WELL AS ANY OTHER INFRASTRUCTURE, IF APPLICABLE.
- THIS SUBDIVISION WILL BE SERVED BY BENTON CITY WATER COMPANY LOCATED 21180 HAEGLIN ROAD, LITTLE, TX 78052. INFORMATION ON THE BENTON CITY WATER SUPPLY COMPANY IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS AND BE STATED IN THE DEED RESTRICTIONS.
- CONSTRUCTION PLANS AND PAVEMENT DESIGN IS IN ACCORDANCE WITH THE ATASCOSA COUNTY SUBDIVISION AND DEVELOPMENT REGULATIONS.
- THE TOTAL AREA OF 1.83 ACRES RIGHTS-OF-WAY TO BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION.

BENTON CITY WSC NOTE:
MAINTENANCE OF DEDICATED UTILITY AND/OR WATER EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO BENTON CITY WATER SUPPLY CORPORATION OR ITS SUCCESSORS AND ASSIGNS. THE PROPERTY OWNER IS NOTIFIED THAT BENTON CITY WATER SUPPLY CORPORATION IS NOT RESPONSIBLE FOR DAMAGE TO FACILITIES CONSTRUCTED WITHIN THE EASEMENT BY THE PROPERTY OWNER.

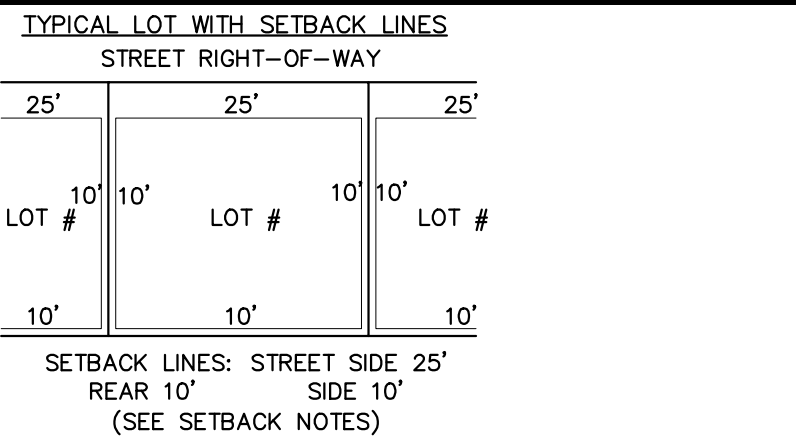
PRIVATELY MAINTAINED PAVED STREETS:
OWNERS BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT ATASCOSA COUNTY SHALL HAVE NO OBLIGATION TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION UNIT, UNLESS OWNER OR THE PROPERTY OWNERS ASSOCIATION HAS IMPROVED THE ROADWAY TO THE CURRENT STANDARDS REQUIRED BY ATASCOSA COUNTY, AND THE ROADS HAVE BEEN ACCEPTED BY 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. OWNERS OF THE 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.

LOT SUMMARY TABLE

LOT SIZE	No. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSF
<2.5 AC	15	0	0	14
2.5-10 AC	0	0	0	0
>10 AC	1	0	0	1
TOTAL	16	0	0	15

RESIDENTIAL DRIVEWAY CULVERTS

LOT #	CULVERT AMOUNT	CULVERT SIZE
1-3	1	18"
9-14	1	12"

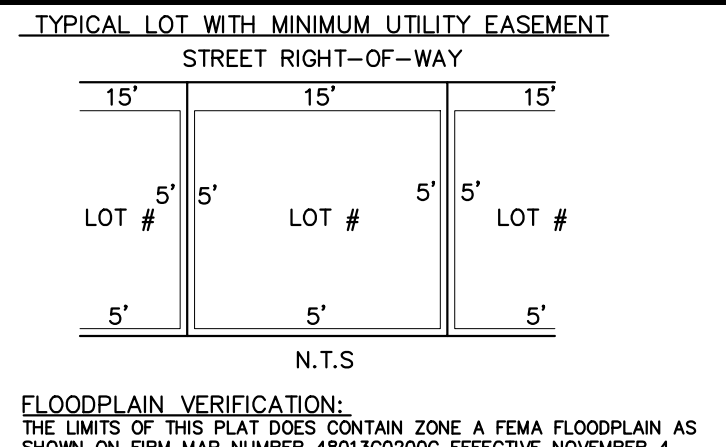


SETBACK NOTES:
UNLESS OTHERWISE NOTED, BUILDING SETBACKS TO BE AS FOLLOWS FOR ALL LOTS: 25' FRONT (STREET SIDE) 10' SIDE 10' REAR

FLOODPLAIN VERIFICATION:
THE LIMITS OF THIS PLAT DOES CONTAIN ZONE A FEMA FLOODPLAIN AS SHOWN ON FIRM MAP NUMBER 48013C0200C EFFECTIVE NOVEMBER 4, 2010. LOTS EFFECTED BY FLOODPLAIN: LOTS 5-8 & LOTS 13-15

NOTES:
1. 1/2" INCH IRON RODS WERE FOUND AT ALL INDICATED PROPERTY CORNERS.
2. BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, (N.A.D. 83)(C.O.R.S.)
3. COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, (N.A.D. 83)(C.O.R.S.)
4. CONTOURS SHOWN ARE BASED ON THE SAN ANTONIO RIVER AUTHORITY LIDAR SHAPFILES

SUBDIVISION LOT NOTE
1. NO LOT SHOWN ON PLAT WILL REQUIRE A WATER WELL.
2. LOTS 1-14 & 15 WILL REQUIRE A OSF.
3. ALL LOTS SHOWN ARE PROPOSED.
4. HABITABLE STRUCTURES NOT ALLOWED ON LOT 900



COMMON MAINTENANCE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 900, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF ATASCOSA COUNTY.

OPEN SPACE:
LOT 900 IS DESIGNATED AS OPEN SPACE AND AS A COMMON AREA AND A DRAINAGE, SEWER, WATER, ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT.

FINISHED FLOOR NOTE:
FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2' ABOVE BASE FLOOD ELEVATION (BFE'S) SHOWN ON THE PLAT. BFE'S ARE BASED ON FEMA'S BFE ESTIMATOR AT THE TIME OF PLATING AND ARE SUBJECT TO CHANGE.

COMMON MAINTENANCE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 900, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF ATASCOSA COUNTY.

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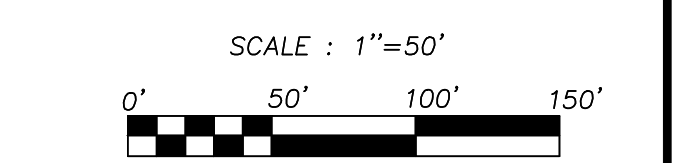
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SUBDIVISION PLAT OF THOMAS ROAD PLAT

BEING ALL OF THE 50.18 ACRES, ESTABLISHING LOTS 1-15 & 900, BEING OUT OF AND DESCRIBED IN AN INSTRUMENT, RECORDED IN CLERK'S FILE NO. 170102 OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS, AND LYING IN THE I.B. GOODMAN SURVEY NO. 31-1/2 ABSTRACT NO. 1211 CONTAINING 42.5 ACRES, THE M.M. SWEETEN SURVEY NO. 31 CONTAINING 5.09 ACRES, ABSTRACT NO. 818 AND THE THOMAS COCKRELL SURVEY NO. 1223-1/2, ABSTRACT NO. 1301, BEING 2.59 ACRES



Westar Alamo
LAND SURVEYORS, LLC
P.O. BOX 104 HELOTES, TEXAS 78024
PHONE (210) 375-9000 FAX (210) 375-9099
DATE OF PREPARATION: 12/06/2024

CERTIFICATE OF THE PRECINCT COMMISSIONER:
I, THE UNDERSIGNED COMMISSIONER IN THE PRECINCT IN WHICH THE LAND SUBMITTED ACCORDING TO THE PLAT TO WHICH THIS CERTIFICATE IS PRESENTED, HEREBY CERTIFY THAT THE PRESENTATION OF THE PLAT FOR FINAL APPROVAL HAVE BEEN FULLY MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

COMMISSIONER PRECINCT 3 _____

CERTIFICATE OF FINAL APPROVAL:
APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS, THIS _____ DAY OF _____, 20____ A.D.

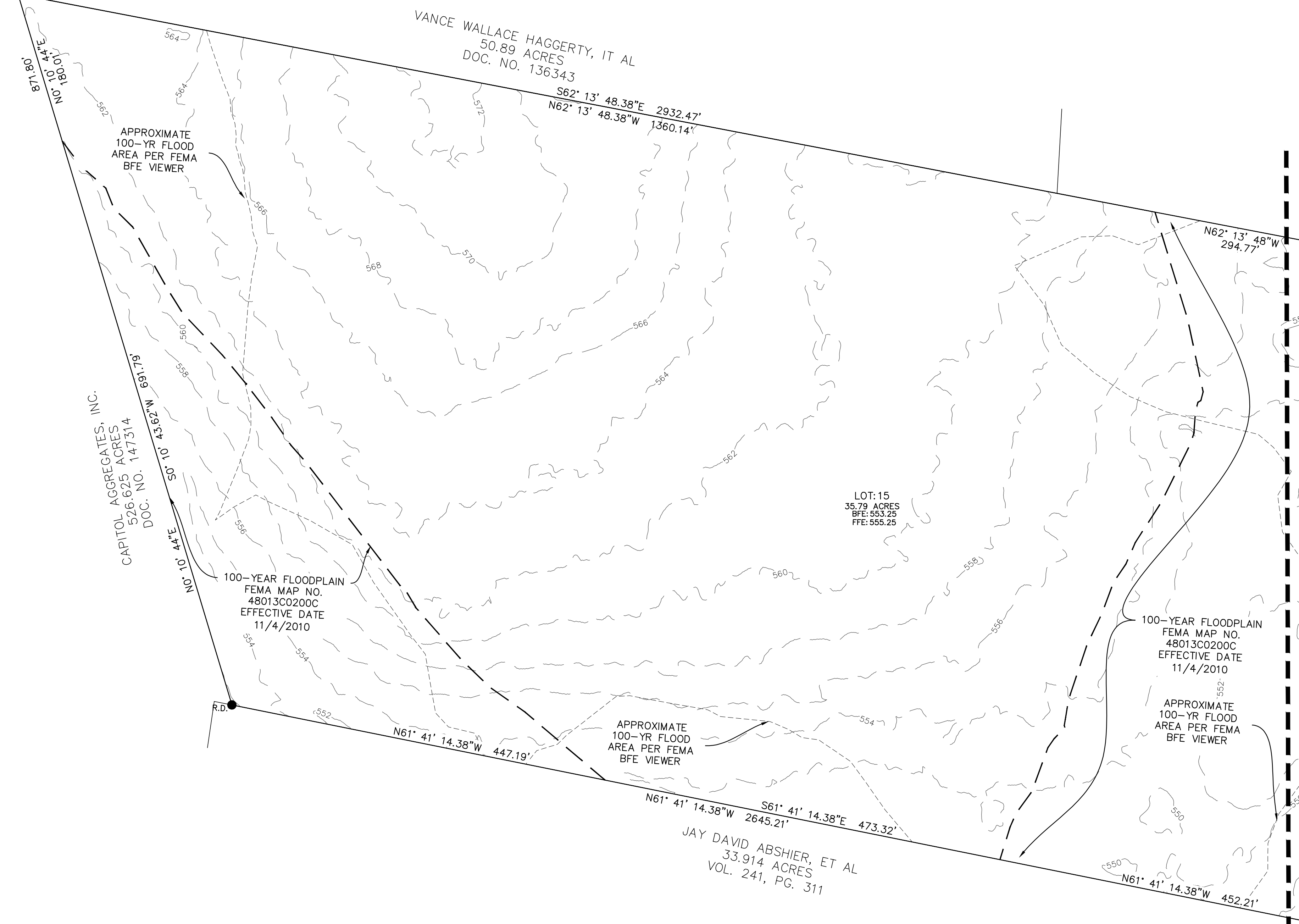
ATASCOSA COUNTY JUDGE _____

COMMISSIONER PRECINCT 1 _____ COMMISSIONER PRECINCT 2 _____

COMMISSIONER PRECINCT 3 _____ COMMISSIONER PRECINCT 4 _____

CERTIFICATE OF THE PRECINCT COMMISSIONER:
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 _____



Date: Feb 25, 2025, 3:38pm User: lb_ chern File: T:\210787-454_THOMAS ROAD PLAT\Plotting\THOMAS ROAD PLAT SHEET.dwg

THOMAS ROAD PLAT