

**GENERAL NOTES:**

1. ALL DIMENSIONS MUST BE VERIFIED ON THE JOB AND THE ENGINEER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
2. IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THE PROJECT.
3. ALL HORIZONTAL CONTROL SHALL BE ESTABLISHED PER THE CONSTRUCTION DRAWINGS.
4. ALL INTERNAL ROADS SHALL BE TWO-WAY.
5. EACH SPACE SHALL BE SERVED BY A SANITARY SEWER CLEAN OUT.
6. WATER IS PROVIDED TO THIS RENTAL COMMUNITY BY SAWS. INFORMATION ON SAWS AND ITS QUALITY IS AVAILABLE IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS.
7. GROUNDWATER VIA EXISTING WATER WELLS IS THE SOURCE OF WATER FOR THE RENTAL UNITS.
8. NO CONSTRUCTION WILL BE LOCATED IN OR CAUSE ANY DEFORMATION TO THE EXISTING FLOODPLAIN.

**FLOODPLAIN NOTE:**

THE LIMITS OF THIS PLAT DOES CONTAIN ZONE A FEMA FLOODPLAIN AS SHOWN ON FIRM MAP NUMBER 48013C0100C EFFECTIVE NOVEMBER 4, 2010.

**CERTIFICATE OF FINAL APPROVAL**

APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

ATASCOSA COUNTY RURAL DEVELOPMENT DIRECTOR

ATASCOSA COUNTY JUDGE

COMMISSIONER PRECINCT 1

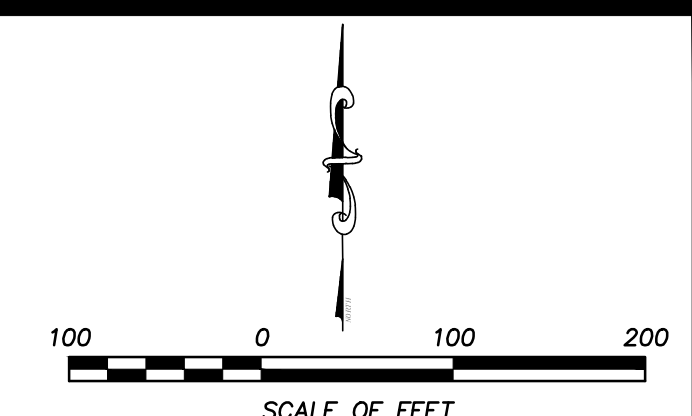
COMMISSIONER PRECINCT 2

COMMISSIONER PRECINCT 3

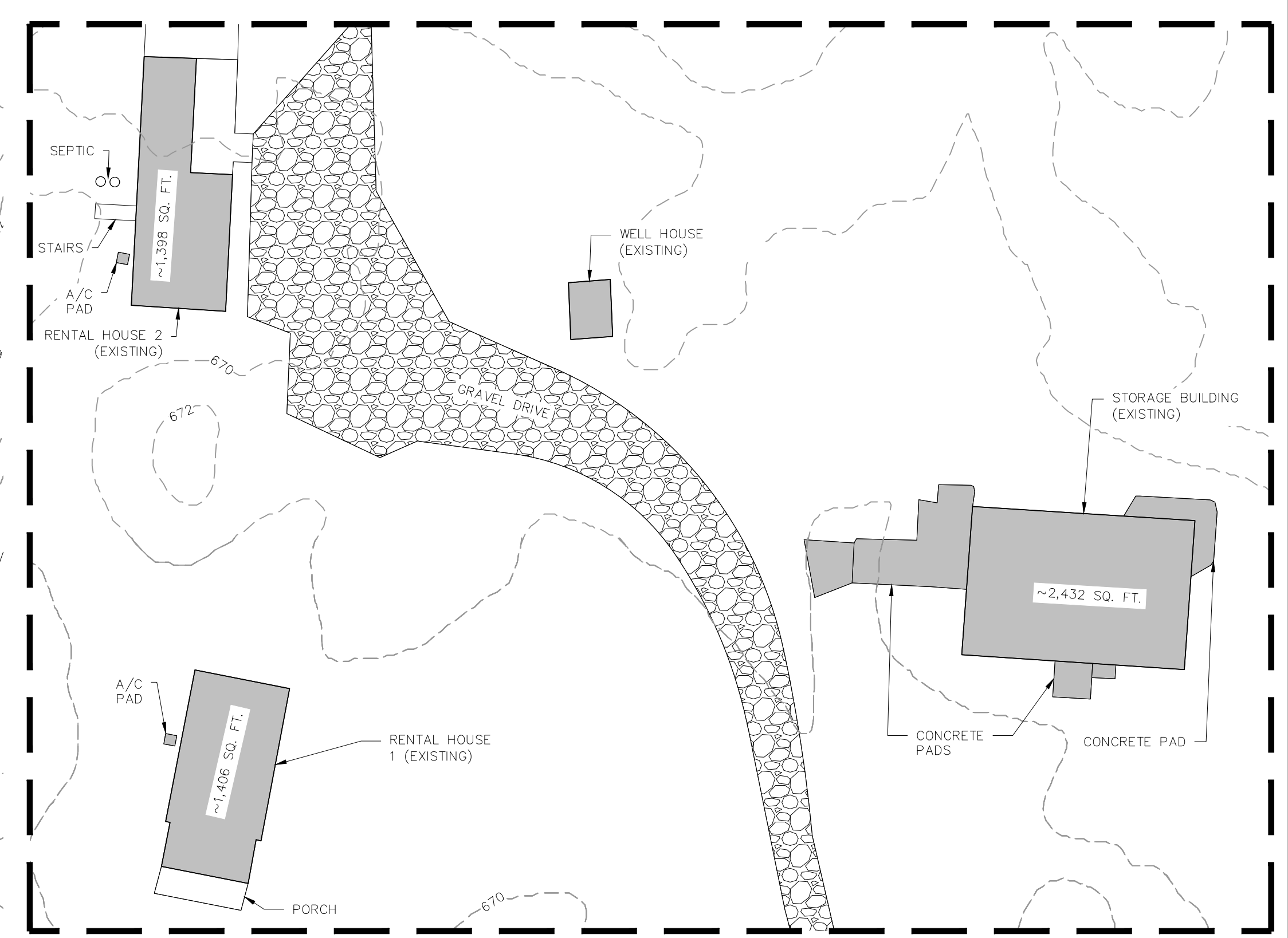
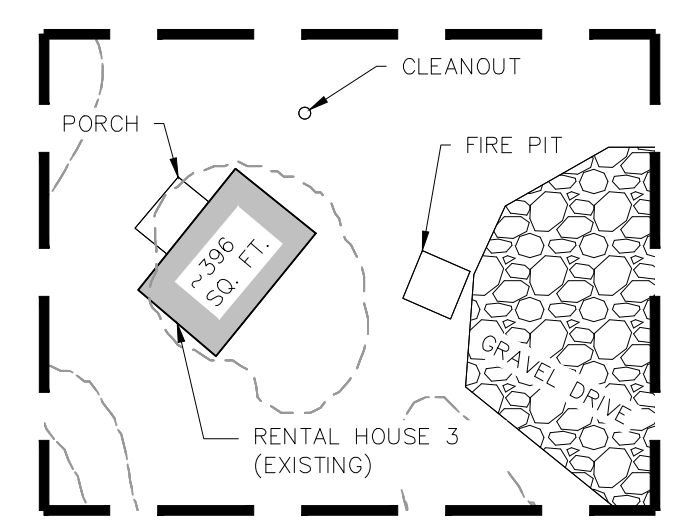
COMMISSIONER PRECINCT 4

**LEGEND**

- ESMT = EASEMENT
- N.T.S. = NOT TO SCALE
- O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF ATASCOSA COUNTY, TEXAS
- R.O.W. = RIGHT-OF-WAY
- A.C.A.D. = ATASCOSA COUNTY APPRAISAL DISTRICT
- = FOUND STEEL ROD MONUMENT
- = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING & SURVEYING"
- ▲ = FOUND TxDOT CONCRETE MONUMENT
- ⊕ = FIRE HYDRANT
- (with cross) = FIRE HYDRANT 500' RADIUS



- = PROPERTY LINE
- = LOT LINE
- = R.O.W.
- = ADJOINER
- - - -650- = SETBACK LINES & UTILITY ESMT.
- 12" W — = WATER LINE
- = PARCEL BOUNDARIES
- = EXISTING 100-YR FLOODPLAIN



SUMMARY TABLE	
TINY HOME	3
RECREATIONAL VEHICLE SPOT	0

DEED REFERENCE	
ATASCOSA COUNTY DEED NUMBER:	233766

PROPERTY INFORMATION	
PROPERTY ID:	219004
LEGAL ACRES:	34.21 AC
LEGAL DESC.:	ABS A00320 L W GATES SV-336 & PT OF RR ROW

PROPERTY INFORMATION	
PROPERTY ID:	219004
LEGAL ACRES:	5.84
LEGAL DESC.:	ABS A00320 L W GATES SV-336 & PT OF RR ROW

**LAKESIDE HORIZON RENTAL COMMUNITY**

17875 Hwy 16  
Von Ormy, TX 78251

LOCATED ON A 34.206 ACRE TRACT OF LAND AND A 5.838 ACRE TRACT OF LAND, DESCRIBED IN AN INSTRUMENT, RECORDED IN CLERK'S FILE NO. 233766, OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS, AND LYING IN THE L. W. GATES SURVEY NO. 336, ABSTRACT NO. 320, ATASCOSA COUNTY, TEXAS.

ENGINEER & SURVEYOR:  
RAKOWITZ ENGINEERING AND SURVEYING  
515 W OAKLAWN, SUITE A  
PLEASANTON, TX 78064  
(830) 281-4060

OWNER & OPERATOR:  
FONT INVESTMENT GROUP, LLC  
PEDRO FONT  
9603 TORRINGTON  
SAN ANTONIO, TX 78251  
(210) 632-5861

**FONT INVESTMENT GROUP, LLC**  
**MHRC PLAN**  
**ATASCOSA COUNTY, TEXAS**

"THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES" UNDER THE AUTHORIZATION OF BRADLEY A. KOETTER, P.E. #10848 NOT TO BE USED FOR CONSTRUCTION.

REV	DATE	DESCRIPTION

JOB NO.	24-3435
DATE	FEB. 2025
DESIGNER	CT
CHECKED	BK
DRAWN	CT

**MHRC**  
SHEET 1 OF 1