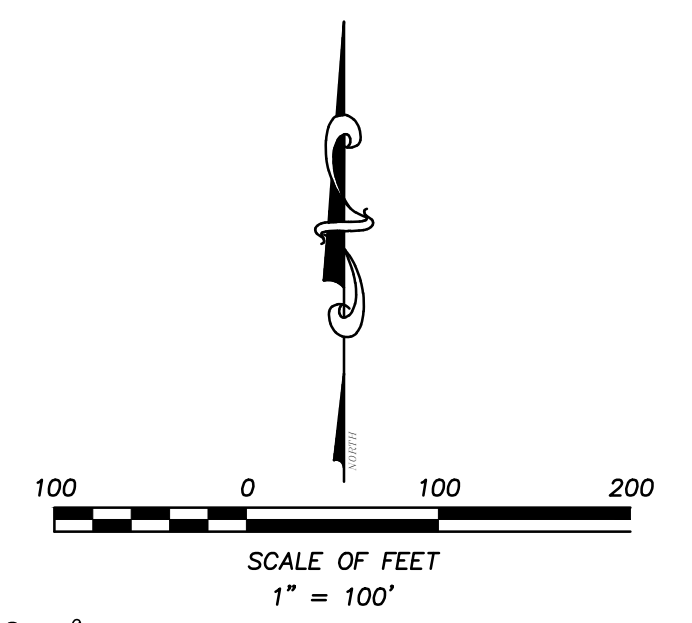


- LEGEND**
- D.R. = DEED RECORDS OF ATASCOSA COUNTY, TEXAS
  - ESMT = EASEMENT
  - N.T.S. = NOT TO SCALE
  - O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF ATASCOSA COUNTY, TEXAS
  - P.S. = PAGES
  - R.O.W. = RIGHT-OF-WAY
  - VOL. = VOLUME
  - 4 = LOT NUMBER
  - 101 AC = GROSS LOT ACREAGE
  - = FOUND STEEL ROD MONUMENT
  - = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING & SURVEYING"
  - = PROPERTY LINE
  - - - = LOT LINE
  - · - · - = ADJOINER
  - · - · - · - · - · - = 725' = EXISTING CONTOUR

- ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:**
- THE SUBDIVISION IS IN THE SOMERSET ISD.
  - 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.
  - IF A CULVERT IS INSTALLED, THE MINIMUM DRIVEWAY CULVERT SIZE FOR EACH LOT SHALL NOT BE LESS THAN 18 INCHES. IF A CULVERT IS NOT INSTALLED, THEN MAKE SURE DRIVEWAY IS CONSTRUCTED IN A MANNER TO NOT BLOCK UPGRADIENT WATER.
  - 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.
  - 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.
  - ALL LOTS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE RULES OF ATASCOSA COUNTY FOR ON-SITE SEWAGE FACILITIES. 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.
  - NO HOMES ARE TO BE BUILT OR BROUGHT ON TO THE LOT(S) UNTIL FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND AN APPLICATION FOR SEPTIC PERMIT HAS BEEN SUBMITTED.
  - WATER SERVICE PROVIDED TO A&E ACRES - LOTS 1-3 BY BENTON CITY WSC.
  - WATER SERVICE PROVIDED TO A&E ACRES - LOTS 4-5 BY PRIVATE WATER WELL.
  - ELECTRIC SERVICE PROVIDED TO A&E ACRES BY CPS ENERGY.
  - 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.
  - LOTS 4-5 OF THIS SUBDIVISION WILL BE SERVED BY INDIVIDUAL, PRIVATELY OWNED GROUNDWATER WELLS. INFORMATION ON THE AVAILABLE SUPPLY OF GROUNDWATER AND ITS QUALITY IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THE SUBDIVISION IS IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS.
  - LOTS 1-3 OF THIS SUBDIVISION WILL 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 THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS AND BE STATED IN THE DEED RESTRICTIONS.

- SURVEYOR NOTES:**
- THE BASIS OF BEARING FOR THIS PLAT IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), SOUTH CENTRAL ZONE.
  - 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING AND SURVEYING" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- SETBACK NOTES:**
- UNLESS OTHERWISE NOTED, BUILDING SETBACKS TO BE AS FOLLOWS FOR ALL LOTS:  
 25' FRONT (STREET SIDE)  
 5' BACK  
 5' SIDE
- FLOODPLAIN NOTE:**
- THIS PLAT IS NOT WITHIN FEMA FLOODPLAIN PER FEMA FIRM MAP NUMBER 4801300075C EFFECTIVE NOVEMBER 4, 2010.



THE STATE OF TEXAS  
 COUNTY OF ATASCOSA

KNOW ALL MEN BY THESE PRESENTS:

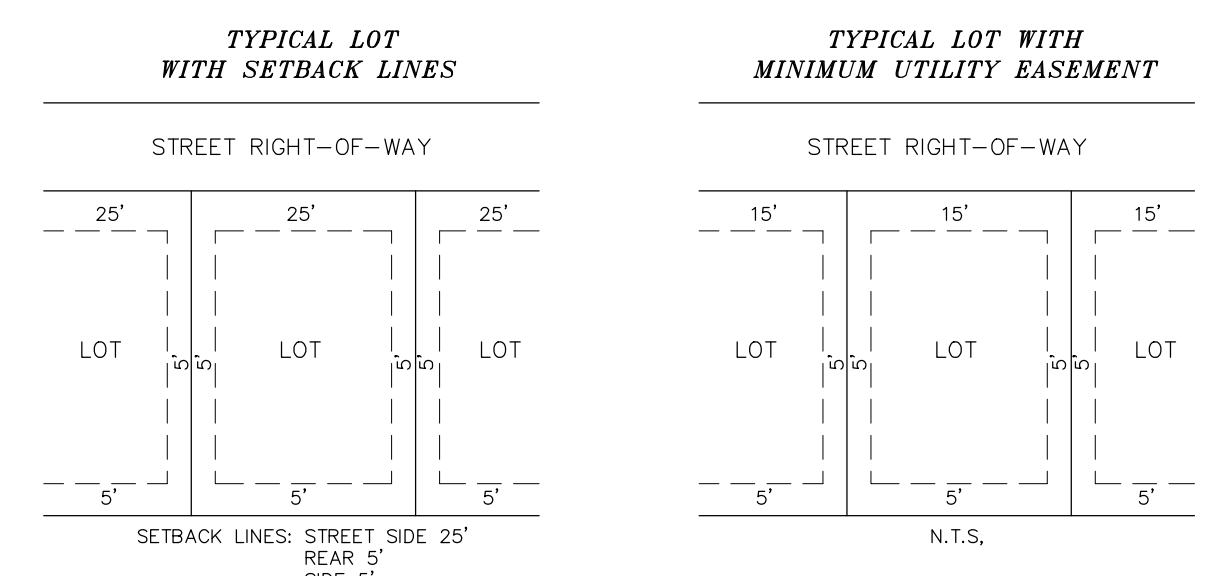
THAT I, WALT F. RAKOWITZ, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND SHOWN HEREON, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF ATASCOSA COUNTY, TEXAS.

**BENTON CITY WSC NOTE:**

- MAINTENANCE OF DEDICATED UTILITY AND/OR WATER EASEMENTS 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.

**ROADWAY NOTE:**

- THIS PROPOSED DEVELOPMENT HAS ACCESS TO A ROADWAY THAT IS PRIVATELY MAINTAINED AND NOT MAINTAINED BY ATASCOSA COUNTY (SANCTUARY LANE). IT WILL BE THE RESPONSIBILITY OF THE LOT OWNERS TO COORDINATE MAINTENANCE OF THIS ROAD FOR DAILY ACCESS.



THE STATE OF TEXAS §  
 COUNTY OF ATASCOSA §

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES 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: GEORGE JOSEPH VEGA  
 276 SANCTUARY LANE  
 VON ORMY, TX 78073

STATE OF TEXAS §  
 COUNTY OF ATASCOSA §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

NOTARY PUBLIC

THE STATE OF TEXAS §  
 COUNTY OF ATASCOSA §

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES 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: ERIK CARRANZA  
 12911 WRANGLER WAY  
 SAN ANTONIO, TX 78223

STATE OF TEXAS §  
 COUNTY OF ATASCOSA §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

NOTARY PUBLIC

THE STATE OF TEXAS  
 COUNTY OF ATASCOSA

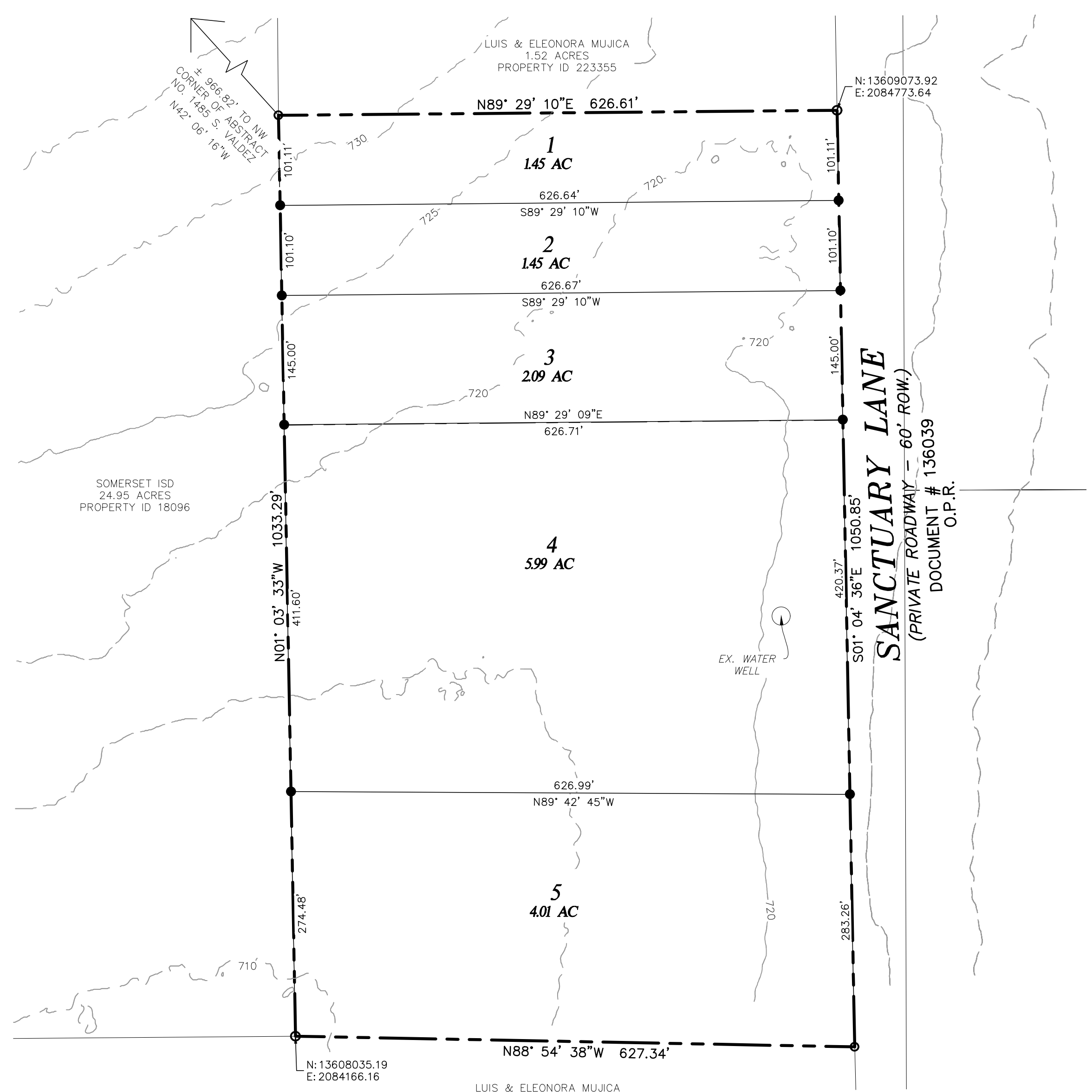
I, JOAQUIN J. CAVAZOS, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT PREPARED BY ME, DOES TO THE BEST OF MY KNOWLEDGE ACCURATELY REFLECT THE GENERAL LOCATION (OR ABSENCE) OF ALL STREAMS, RIVERS, PONDS, LAKES, OTHER WATER FEATURES OR ANY SENSITIVE FEATURES AND COMPLIES WITH THE SUBDIVISION AND FLOODPLAIN MANAGEMENT ORDINANCES ADOPTED BY ATASCOSA COUNTY, TEXAS.

**PRELIMINARY**

WALT F. RAKOWITZ  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 6435, STATE OF TEXAS  
 515 W. OAKLAWN STE. A  
 PLEASANTON, TEXAS 78064

**PRELIMINARY**

JOAQUIN J. CAVAZOS  
 LICENSED PROFESSIONAL ENGINEER  
 NO. 147304, STATE OF TEXAS  
 515 W. OAKLAWN STE.  
 PLEASANTON, TEXAS 78064



OWNER:  
 ERIK AND KESHIA CARRANZA  
 12911 WRANGLER WAY  
 SAN ANTONIO, TX 78223  
 (210) 995-6969

OWNER:  
 GEORGE JOSEPH & REGINA VEGA  
 276 SANCTUARY LANE  
 VON ORMY, TEXAS 78073  
 (210) 639-0808



Texas Registered Engineering Firm F-9155  
 Texas Registered Surveying Firm 101812-00  
 830-281-4060

NO.	REVISION	DATE	BY
1	PLAT CREATED	04/10/2024	AMH

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

**PLAT OF  
 A&E ACRES SUBDIVISION**

ESTABLISHING LOTS 1-5, BEING ALL OF A 4.99 ACRE TRACT OF LAND, CALLED 4.994 ACRES, DESCRIBED IN AN INSTRUMENT, RECORDED IN CLERK'S FILE NO. 237592, OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS, ALSO KNOWN AS PART OF TRACT 7, AND THE REMAINDER OF A 15.00 ACRE TRACT OF LAND, DESCRIBED IN AN INSTRUMENT, RECORDED IN CLERK'S FILE NO. 143006, ALSO KNOWN AS TRACT 7, AND LYING IN THE SANTOS VALDEZ SURVEY NO. 1431 1/2, ABSTRACT NO. 1485, ATASCOSA COUNTY, TEXAS

TYPICAL LOT CULVERT SIZE	
LOT	SIZE
1-5	MIN. 18"

**PROPERTY INFORMATION**  
 PROPERTY ID: 225113  
 LEGAL ACRES: 4.99  
 LEGAL DESC.: ABS A01485  
 S. VALDEZ SV-1431, TRACT PT OF 7

**PROPERTY INFORMATION**  
 PROPERTY ID: 164006  
 LEGAL ACRES: 10.01  
 LEGAL DESC.: ABS A01485  
 S. VALDEZ SV-1431, TRACT PT OF 7

LOT SUMMARY TABLE				
LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSSF
< 2.5 AC	3			3
2.5-10 AC	2	2		2
> 10 AC				
TOTAL	5	2		5

PLAT INCLUDES 0 LF STREET

**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 2

\_\_\_\_\_  
 ATASCOSA COUNTY JUDGE

COMMISSIONER PRECINCT 1                      COMMISSIONER PRECINCT 2

COMMISSIONER PRECINCT 3                      COMMISSIONER PRECINCT 4

**CERTIFICATE OF FINAL APPROVAL**

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

\_\_\_\_\_  
 COUNTY ATTORNEY

**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.