

LEGEND

N.T.S. = NOT TO SCALE
 OPR = OFFICIAL PUBLIC RECORDS
 DR = DEED RECORDS
 VOL. = VOLUME
 PG. = PAGE
 ESMT = EASEMENT

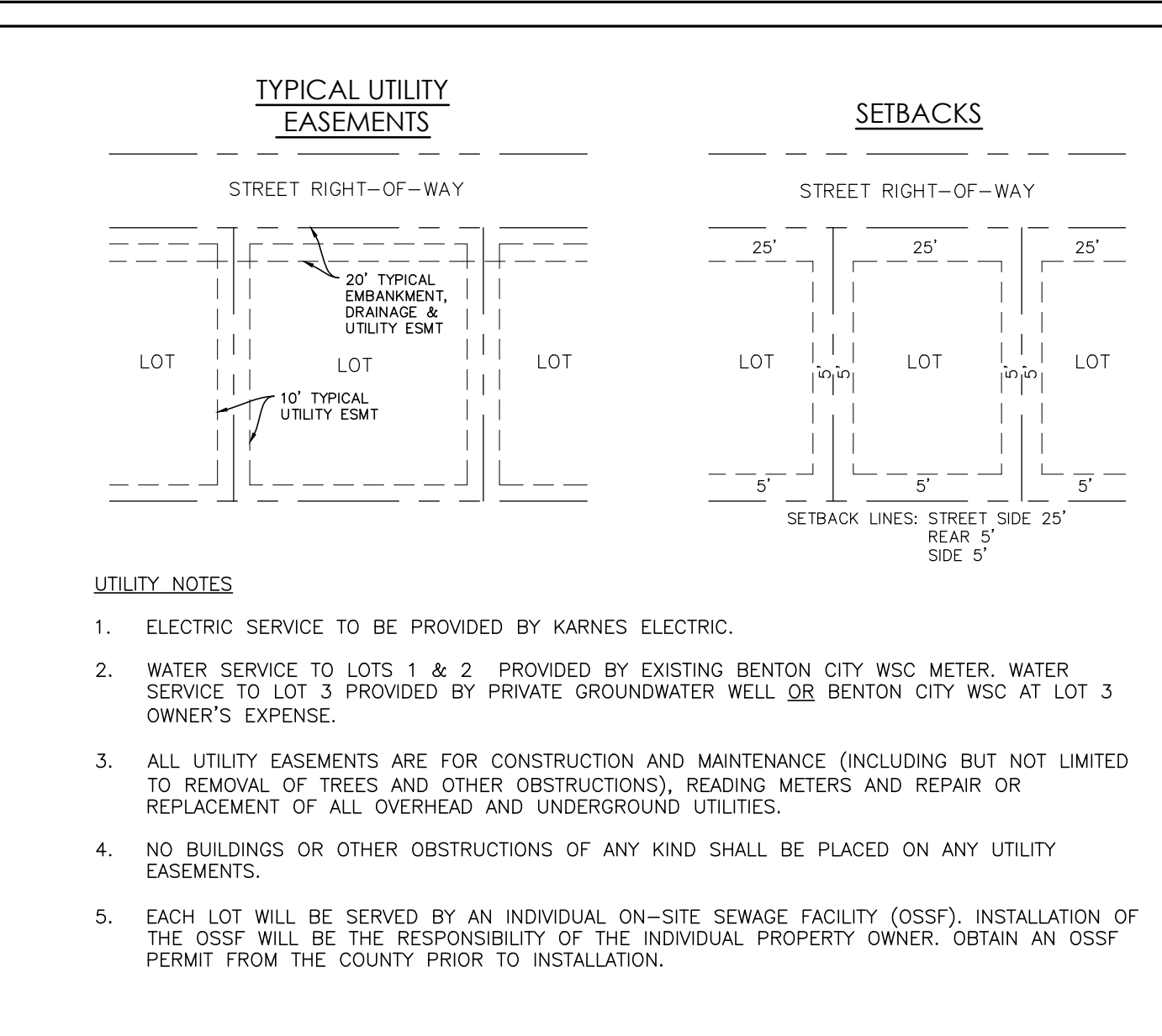
○ = FOUND 1/2" IRON ROD
 ● = SET 1/2" IRON ROD CAPPED WALS

==== = PROPERTY BOUNDARY
 --- = LOT LINE
 - - - = EASEMENT LINE
 - - - = ADJOINING PROPERTY LINE
 - - - = 1' LIDAR CONTOUR

450

SURVEYORS NOTES:

- 1/2 INCH IRON RODS CAPPED WALS WERE SET 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.).
- DISTANCES SHOWN ARE SURFACE.



WATER SERVICE NOTE

1. TWO FORMS OF WATER SERVICE MAY BE AVAILABLE FOR THE PROPOSED LOTS IN THIS SUBDIVISION (INDIVIDUAL, PRIVATELY OWNED GROUNDWATER WELLS OR PUBLIC WATER SERVICE FROM BENTON CITY WSC). BOTH OPTIONS ARE AT THE EXPENSE OF THE LOT OWNER.
2. THIS PLAT MEETS LOT SIZE REQUIREMENTS FOR LOTS SERVED BY INDIVIDUAL PRIVATE GROUNDWATER WELLS. WELLS ARE TO BE CONSTRUCTED AT THE EXPENSE OF THE PROSPECTIVE LOT OWNER.
- 3.1. FOR LOTS SERVED BY PRIVATE GROUNDWATER WELLS: THIS SUBDIVISION WILL BE SERVED BY INDIVIDUAL PRIVATE GROUNDWATER WELLS. INFORMATION ON THE AVAILABLE SUPPLY OF GROUNDWATER AND ITS QUALITY IS AVAILABLE TO PROSPECTIVE LOT PURCHASERS OF LOTS IN THE SUBDIVISION IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY.
- 3.2. THIS PLAT LIES IN THE BENTON CITY WATER SUPPLY SERVICE AREA. FOR LOTS SERVED BY BENTON CITY WSC: THIS SUBDIVISION MAY BE SERVED BY BENTON CITY WATER SUPPLY CORPORATION, 380 FM 3175, LYLE TX 78052. INFORMATION ON THE BENTON CITY WATER SUPPLY CORPORATION IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THIS SUBDIVISION IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS & STATED IN THE DEED RESTRICTIONS.
- 3.3. LOT OWNERS ARE REQUIRED TO SUBMIT THE APPROPRIATE APPLICATION & FEE TO BENTON CITY FOR A WATER STUDY, AT THEIR OWN EXPENSE, TO DETERMINE IF BENTON CITY CAN PROVIDE PUBLIC WATER SERVICE.

TXDOT NOTES

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE DIRECTED BY TXDOT.
3. THERE ARE TWO (2) ACCESS POINTS ALLOWED BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1,413.24' FOR ACCESS TO LOT 2 AND LOT 3.
4. DEVELOPER IS RESPONSIBLE FOR COORDINATING ALL UTILITY INSTALLATIONS TO ENSURE THAT POLES, METERS, ETC. ARE NOT INSTALLED IN THE APPROVED DRIVEWAY LOCATIONS. ANY UTILITY MOVEMENT IN CONFLICT WITH APPROVED DRIVEWAY LOCATIONS WILL BE AT THE COST OF THE DEVELOPER.

SUBDIVISION PLAT ESTABLISHING CROWN EAST

BEING 8.31 ACRES OF LAND, MORE OR LESS, LYING IN THE JAMES BARCLAY SURVEY NO. 1505, ABSTRACT NO. 68, INCLUDING A 0.353 ACRE RIGHT-OF-WAY DEDICATION, OUT OF THE REMAINING 373.69 ACRES OF A 495 ACRE TRACT OF LAND, DESCRIBED IN DEED AND RECORDED IN DOCUMENT NO. 118454, OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS.

SCALE: 1" = 100'

DATE OF PREPARATION: MAY 2025

ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:

1. THE SUBDIVISION IS LOCATED IN THE CHARLOTTE 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.
- THE MINIMUM DRIVEWAY CULVERT SIZE FOR EACH LOT SHALL NOT BE LESS THAN 18 INCHES FOR THOSE ON COUNTY ROADWAYS.
- 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 SANITATION OFFICER.
- NO PUBLIC SEWER IS AVAILABLE. THEREFORE, ALL LOTS SERVED BY PRIVATE ON-SITE WASTEWATER SYSTEMS (OSSF/SEPTIC). ALL SEPTIC SYSTEMS TO BE DESIGNED BY A REGISTERED SANITARIAN OR PROFESSIONAL ENGINEER, AND SHALL BE PERMITTED BY THE ATASCOSA COUNTY SANITATION OFFICER.
- NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGAIN 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, AS APPLICABLE.
- NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT(S) UNTIL FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND AN APPLICATION FOR SEPTIC PERMIT HAS BEEN SUBMITTED.
- WATER SERVICE PROVIDED TO CROWN EAST SUBDIVISION BY PRIVATE GROUNDWATER WELLS OR BENTON CITY WSC, DEPENDING ON AVAILABILITY, AND AT THE OWNERS EXPENSE. SEE "WATER SERVICE NOTES" AT THE TOP RIGHT OF THIS PLAT.
- ELECTRIC SERVICE PROVIDED TO CROWN EAST SUBDIVISION BY KARNES ELECTRIC.
- IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE 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/HER DESIGNATED REPRESENTATIVE, OR TXDOT FOR DRIVEWAYS ENTERING ONTO STATES ROADS, AND THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ATASCOSA COUNTY ROAD STANDARDS OR TXDOT STANDARDS, AS APPLICABLE.
- THE LIMITS OF THIS PLAT DO NOT CONTAIN PORTIONS OF FEMA FLOODPLAIN (ZONE A) AS SHOWN ON FIRM MAP NUMBER 48013C0300C EFFECTIVE NOVEMBER 4, 2010.
- NO LOTS IN THIS PLAT ARE LOCATED WITHIN THE FEMA SPECIAL FLOOD HAZARD AREA.
- 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.
- ALL LOTS WITHIN THIS SUBDIVISION ARE LARGER THAN 30,000 SF AND ARE LIMITED TO ONE SINGLE FAMILY RESIDENCE PER LOT.
- TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATED DEVELOPMENT, AS DEFINED IN ARTICLE II OF THE ATASCOSA COUNTY SUBDIVISION REGULATIONS, ARE PROHIBITED WITHIN THIS DEVELOPMENT.
- ANY CHANGE OF LAND USE FROM SINGLE FAMILY RESIDENTIAL WILL REQUIRE THE SUBMITTAL OF AN ENGINEERING ANALYSIS TO ATASCOSA COUNTY FOR REVIEW AND APPROVAL.

LINE TABLE

LINE NUMBER	LENGTH	BEARING
L1	60.00	S61° 24' 18"E
L2	256.23	S28° 50' 41"W
L3	60.00	N61° 24' 18"W



RL BACA ENGINEERING

TBPELS FIRM NO. F-23628 | P.O. BOX 587 | PLEASANTON, TEXAS 78064
 830.570.2628 | RAY@RLBACA.COM

RL BACA PROJECT NO.: 25-131

COUNTY CULVERT TABLE

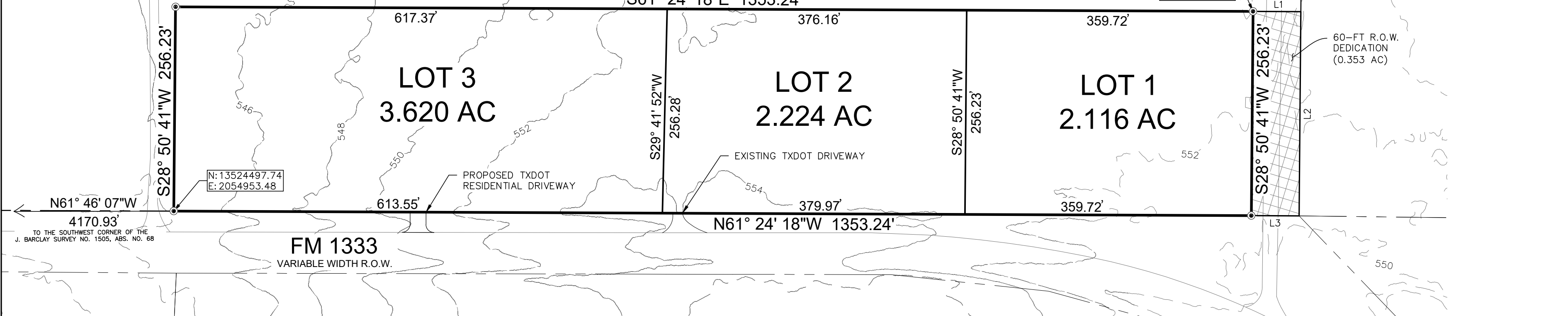
LOT #	MINIMUM CULVERT
LOT 1	18"

NOTE: DIP DRIVEWAY MAY BE USED IN LIEU OF CULVERT
 LOTS 2 & 3 ARE TXDOT DRIVEWAYS AND ARE SUBJECT TO TXDOT REGULATIONS.

LOT SUMMARY TABLE

LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSSF
< 2.5 AC	2			1
2.5-10 AC	1	1		
> 10 AC	0			
TOTAL	3			

PROPERTY INFORMATION
 PROPERTY ID: 11187
 LEGAL ACRES: 247.00 AC
 LEGAL DESC.: ABS A00068 J BARCLAY SV-1505



STATE OF TEXAS
 COUNTY OF ATASCOSA

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, A PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED. ADDITIONALLY, THE OWNERS AGREE TO EXTEND PUBLIC UTILITIES TO EACH PLATTED LOT BEFORE SAID LOT IS SOLD.

OWNER:
 RANCHO 1333, LTD., A TEXAS LIMITED PARTNERSHIP
 1333 FARM & RANCH, LLC, ITS GENERAL PARTNER
 JOHN ROBERT WILSON, MEMBER
 P.O. BOX 587243
 SAN ANTONIO, TEXAS 78259
 210-269-7797

OWNER: JOHN ROBERT WILSON

SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____, A.D. 2025.

 NOTARY PUBLIC

STATE OF TEXAS
 COUNTY OF ATASCOSA

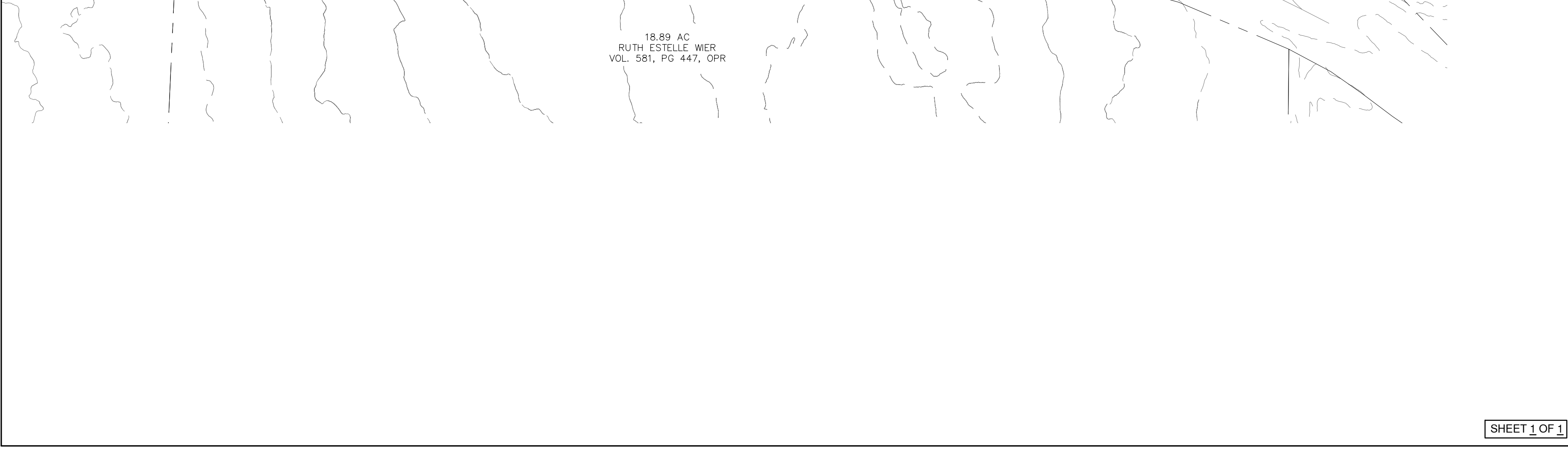
I, RAY L. BACA, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT PREPARED BY ME, DOES TO THE BEST OF MY KNOWLEDGE, ACCURATELY REFLECT THE GENERAL LOCATION (OR ABSENCE) OF ALL STREAMS, RIVERS, PONDS, LAKES OTHER WATER FEATURES OR ANY SENSITIVE FEATURES AND COMPLIES WITH THE SUBDIVISION AND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

LICENSED PROFESSIONAL ENGINEER
 RAY L. BACA, P.E. #131313
 P.O. BOX 587, PLEASANTON, TX 78064
 (830) 570-2628

STATE OF TEXAS
 COUNTY OF BEXAR

I, MARK J. EWALD, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR 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.

REGISTERED PROFESSIONAL LAND SURVEYOR
 MARK J. EWALD, R.P.L.S. NO. 5095
 WESTAR ALAMO LAND SURVEYORS, LLC
 PO BOX 1645
 BOERNE, TX 78006 - 210-372-9500
 FIRM NO. 10111700



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 - MOLLY SOLIS

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.

PRECINCT 3 COMMISSIONER - GEORGE "BUTCH" PAWELEK

COMMISSIONERS COURT APPROVAL

APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS, THIS ____ DAY OF _____, 2025 A.D.

ATASCOSA COUNTY JUDGE - WELDON P. CUDE

PRECINCT 1 COMMISSIONER - MARK GILLESPIE

PRECINCT 2 COMMISSIONER - MARK BOWEN

PRECINCT 3 COMMISSIONER - GEORGE "BUTCH" PAWELEK

PRECINCT 4 COMMISSIONER - KENNARD "BUBBA" RILEY

