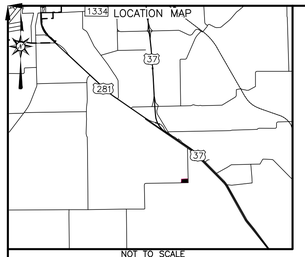


SUBDIVISION PLAT ESTABLISHING
HERNANDEZ ACRES
ATASCOSA COUNTY, TEXAS

PLAT ESTABLISHING 11.10 ACRES OF LAND OUT OF THE F.M. MANSFIELD SURVEY NO. 6, ABSTRACT 1159, IN ATASCOSA COUNTY, TEXAS, AND ALSO BEING THAT CERTAIN 11.0744 ACRE TRACT DESCRIBED IN DOCUMENT NO. 123497 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS.

0' 100' 200' 300'

THIS PLAT CONTAINS A TOTAL OF:
LOTS: 2 LOTS CONSISTING OF A TOTAL OF 11.10 ACRES
2 LOTS CONSISTING OF OF 5.55 ACRES EACH

SCALE: 1" = 100'
PLAT DATE: 4/7/25
CURRENT DEED: INSTR NO. 123497

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, 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: HENRY HERNANDEZ JR.
6217 CR 426, PLEASANTON, TEXAS 78064

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 20___.

NOTARY PUBLIC

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

COMMISSIONER

CERTIFICATE OF THE 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

CERTIFICATE OF FINAL APPROVAL
APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS,

THIS _____DAY OF _____20___.

ATASCOSA COUNTY JUDGE

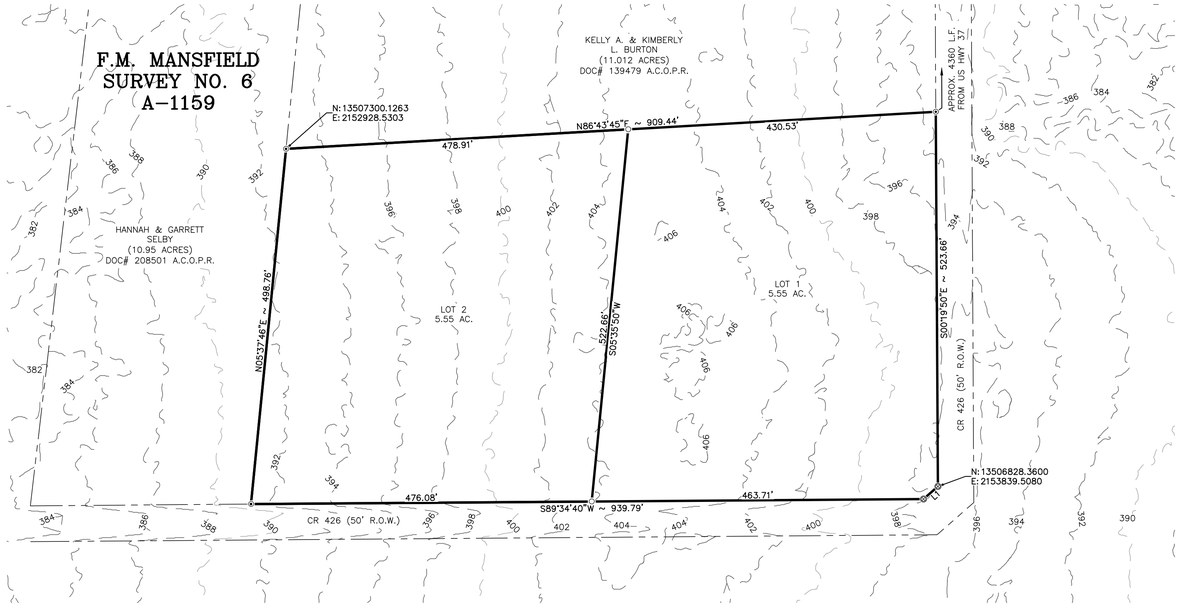
COMMISSIONER PRECINCT 1

COMMISSIONER PRECINCT 2

COMMISSIONER PRECINCT 3

COMMISSIONER PRECINCT 4

NOTES:
1. THIS SUBDIVISION WILL BE SERVED BY MCCOY WATER SUPPLY, 2125 FM 541, MCCOY, TX 78113. INFORMATION OF THE MCCOY WATER SUPPLY IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS AND WILL BE STATED IN THE DEED RESTRICTIONS.
2. SANITARY SEWER TO BE PROVIDED BY: ON SITE SEPTIC FACILITY
3. ELECTRIC SERVICE TO BE PROVIDED BY: KARNES ELECTRIC COOPERATIVE, INC.
4. THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
5. THIS SUBDIVISION IS WITHIN ATASCOSA COUNTY, TEXAS.
6. THIS SUBDIVISION IS WITHIN THE PLEASANTON INDEPENDENT SCHOOL DISTRICT.
7. BEARINGS ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE 4204.
8. STORMWATER MANAGEMENT AND RUNOFF IS THE RESPONSIBILITY OF THE PROPERTY OWNER(S) INCLUDING, BUT NOT LIMITED TO: CONSTRUCTION, MAINTENANCE, AND OPERATIONS OF ALL ONSITE FACILITIES WHETHER TEMPORARY (EROSION/SEDIMENTATION CONTROL) OR PERMANENT INCLUDING CONVEYANCE, STORAGE, DISCHARGE AND REGULATORY COMPLIANCE CONSISTENT WITH APPLICABLE CITY CODES, ORDINANCES, STATE AND FEDERAL LAW.
9. STORMWATER MANAGEMENT PLANS WILL BE PROVIDED FOR REVIEW AND APPROVAL IN COMPLIANCE WITH ESTABLISHED STORMWATER MANAGEMENT REGULATIONS AND APPROVED BY THE COUNTY ENGINEER PRIOR TO SITE DEVELOPMENT AND ON SITE CONSTRUCTION ACTIVITIES.
10. DRIVEWAY LOCATIONS ARE SUBJECT TO APPROVAL BY ATASCOSA COUNTY ALONG LOCAL STREETS AND ROADS.
11. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO COUNTY RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE MITIGATION.
12. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE COUNTY ROAD RIGHT-OF-WAY.
13. ALL LOTS ARE SUBJECT TO THE TYPICAL BUILDING SETBACKS SHOWN IN THE DIAGRAM. UNLESS MORE RESTRICTIVE SETBACKS ARE ESTABLISHED IN THE DEED RESTRICTIONS .
14. 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; AND THE MINIMUM DRIVEWAY CULVERT SIZE FOR EACH LOT SHALL NOT BE LESS THAN 18".
15. 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 GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
16. 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.
17. NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL FINAL APPROVAL OF THE PLAT BY THE ATASCOSA COUNTY COMMISSIONERS COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.
18. NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOTS UNTIL FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND APPLICATION FOR SEPTIC PERMIT IS SUBMITTED.
19. NO PORTION OF THIS SUBDIVISION HAS BEEN DESIGNATED AS BEING IN A SPECIAL FLOOD HAZARD ZONE DELINEATED ON COMMUNITY-PANEL NO. 48013C0350C, DATED NOVEMBER 4, 2010, AS PUBLISHED BY FEMA.
20. 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.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S48°44'48"W	26.78'

SURVEY NOTES:
1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX SOUTH CENTRAL ZONE AND ARE DERIVED FROM NORMAL GPS TECHNIQUES.
2. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "INTREPID"

INTREPID
SURVEYING & ENGINEERING
P.O. Box 1209 • 109 DILWORTH PLAZA
POTH, TX 78147
O. 830.393.8833 • F. 830.393.3388
WWW.INTREPIDTX.COM
TBPLS #10193936 • TBPE #16550

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT 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 THE ATASCOSA COUNTY SUBDIVISION & DEVELOPMENT RULES & REGULATIONS AND THE SURVEY INFORMATION FOUND ON THIS PLAT WAS DERIVED FROM ACTUAL FIELD NOTES OF ON-THE-GROUND SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY.

FOR PRELIMINARY REVIEW ONLY

SHERMAN L. POSEY, RPLS DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
109 DILWORTH PLAZA, POTH TEXAS, 78147

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

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.

FOR PRELIMINARY REVIEW ONLY

RUSSELL J. JASKINIA, PE, CFM DATE
LICENSED PROFESSIONAL ENGINEER
109 DILWORTH PLAZA, POTH TEXAS, 78147

LEGEND:
- BOUNDARY LINE
- ADJOINER LINE
- EASEMENT LINE PROPOSED
- EASEMENT LINE EXISTING
- PLEASANTON CITY LIMITS
- 10' MAJOR CONTOUR LINE
- 2' MINOR CONTOUR LINE

(BRG.-DIST.) RECORD CALL
DOC. - DOCUMENT
NO. - NUMBER
- ⊗ PIPE FENCE CORNER POST FOUND
- ● POINT
- ⊙ 1/2" IRON ROD FOUND
- (1) 10' E.G.T.V.C. EASEMENT
- ○ 1/2" IRON ROD SET
- ⊙ WOOD FENCE CORNER POST FOUND
- E.G.T.V.C. ELECTRIC, GAS TELEPHONE, AND TELEVISION AND CABLE
- ⊕ 5/8" IRON ROD FOUND
- ✡ IRON PIPE FOUND

A.C.P.R. ATASCOSA COUNTY PLAT RECORDS
A.C.O.P.R. ATASCOSA COUNTY OFFICIAL PUBLIC RECORDS
A.C.D.R. ATASCOSA COUNTY DEED RECORDS
N.P.C. NEW PLAT CABINET

FILE: C:2025\ENGINEERING\ATASCOSA\25-0246 11.1 ACRES, CR 426 PLAT (HERNANDEZ)