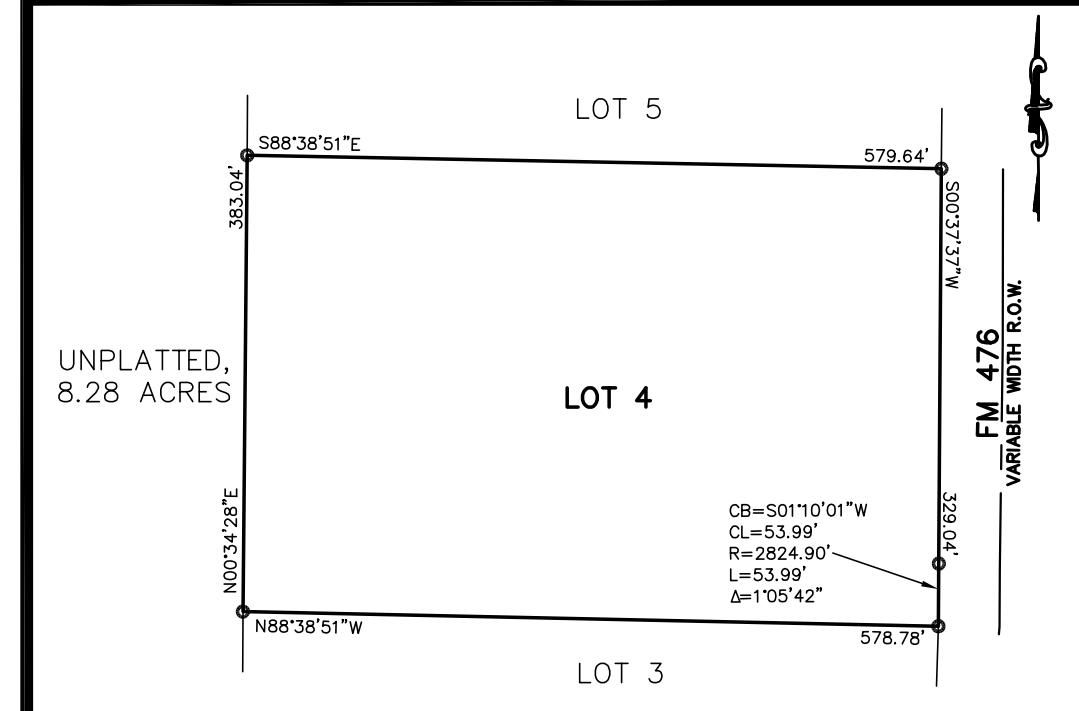


LOCATION MAP
NOT TO SCALE



AREA BEING REPLATTED

PREVIOUSLY PLATTED AS LOT 4, SUNSET SUBDIVISION, CITY OF SOMERSET, ATASCOSA COUNTY, TEXAS, ACCORDING TO PLAT RECORDED IN SHEET 235-B (NPC), MAP AND PLAT RECORDS OF ATASCOSA COUNTY, TEXAS.

LEGEND

○	SET PROPERTY CORNER MONUMENTATION (SGCE)
○	FOUND PROPERTY CORNER MONUMENTATION
D.P.R.	OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY
D.R.	DEED RECORDS OF ATASCOSA COUNTY
R.O.W.	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
INS.	INSTRUMENT
O.S.S.F.	ON-SITE SEWAGE FACILITY
E.G.T.C.A.	ELECTRIC, GAS, TELEPHONE, CABLE
---	PROPERTY LINE
---	R.O.W. CENTERLINE
---	EASEMENT LINE
---	EXISTING CONTOURS
---	COUNTY BOUNDARY

STATE OF TEXAS
COUNTY OF BEXAR

KNOW ALL MEN BY THESE PRESENT, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED REQUIREMENTS OF THE ATASCOSA COUNTY SUBDIVISION REGULATIONS AND FURTHER THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

STEPHEN G. COOK DATE:
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5293
13302 THORNBRIDGE LANE, SAN ANTONIO, TX 78232

STATE OF TEXAS
COUNTY OF BEXAR

KNOW ALL MEN BY THESE PRESENT, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE ENGINEERING RELATED REQUIREMENTS OF THE ATASCOSA COUNTY SUBDIVISION REGULATIONS.

STEPHEN G. COOK DATE:
LICENSED PROFESSIONAL ENGINEER NO. 83139
13302 THORNBRIDGE LANE, SAN ANTONIO, TX 78232

STATE OF TEXAS
COUNTY OF BEXAR

KNOW ALL MEN BY THESE PRESENT, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, 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.

STEPHEN G. COOK DATE:
LICENSED PROFESSIONAL ENGINEER NO. 83139
13302 THORNBRIDGE LANE, SAN ANTONIO, TX 78232

DATE	REVISION
09/03/25	WATER EASEMENT ADDED PER BENTON CITY WATER

CPS NOTES:
1. CITY PUBLIC SERVICE BOARD (CPS ENERGY) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT OR RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDING, STRUCTURE, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

NOTES:
1.) THIS SUBDIVISION WILL BE SERVED BY BENTON CITY WATER SUPPLY CORPORATION, 21180 NAEGELIN RD, LYTLE, 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.

2.) 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. RAINWATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

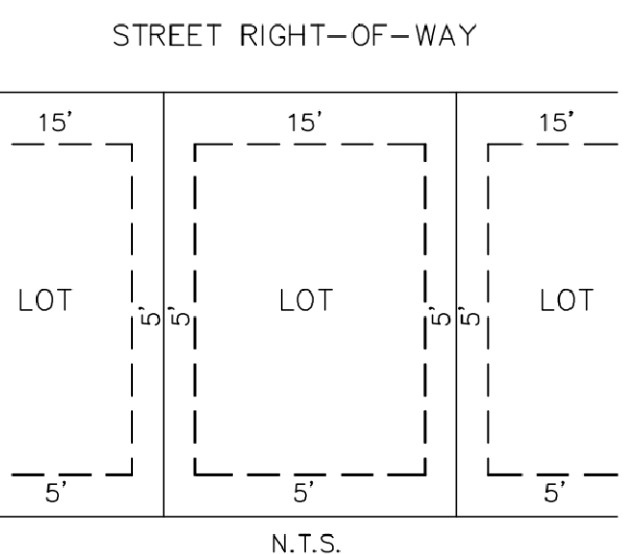
3.) NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY THE ATASCOSA COUNTY SANITATION OFFICER.

4.) 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.

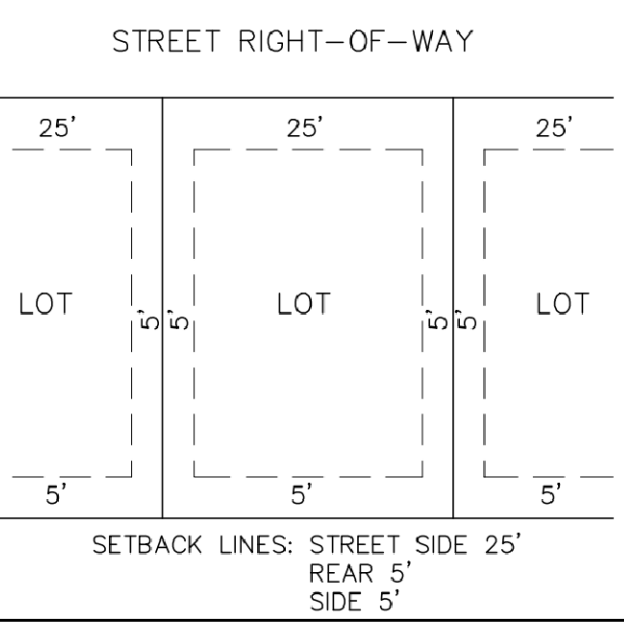
5.) NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT UNTIL FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND APPLICATION FOR SEPTIC PERMIT IS SUBMITTED.

6.) NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48013C0075C, EFFECTIVE 11/04/10. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

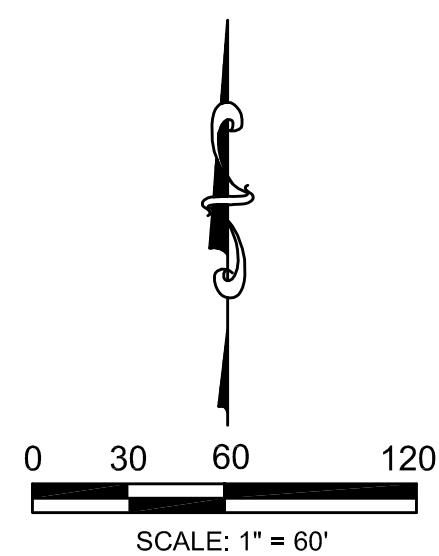
TYPICAL LOT WITH MINIMUM UTILITY EASEMENTS



TYPICAL LOT WITH SETBACK LINES



UNPLATTED, 8.28 ACRES
VASQUEZ MARGARITO C &
LILAANGELITA S
(INS. #120521, O.P.R.)



PROPERTY INFORMATION
PROPERTY ID: 62558
LEGAL ACRES: 5.0900
LEGAL DESC.: SUNSET S/D, LOT 4, ACRES 5.09
SITUS: 14395 W FM 476
SHEET 1 OF 1

NOTES:
7.) 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.

8.) 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.

9.) ELEVATION DATUM TO TEXAS SOUTH CENTRAL ZONE 4204 NAVD88 (GEOID12). ELEVATIONS WERE ESTABLISHED BASED ON RECORDED NATIONAL GEODETIC SURVEY BENCHMARK AY1929. THE RECORDED ELEVATION ON THE ESTABLISHED BENCHMARK IS 579.967 FEET.

10.) "X, Y" COORDINATES SHOWN ARE STATE COORDINATE PLANE AS DETERMINED BY GPS.

11.) BEARINGS ESTABLISHED BASED ON NAD83 GPS OBSERVATIONS FOUND IN THE TEXAS SOUTH CENTRAL STATE PLANE COORDINATE SYSTEM.

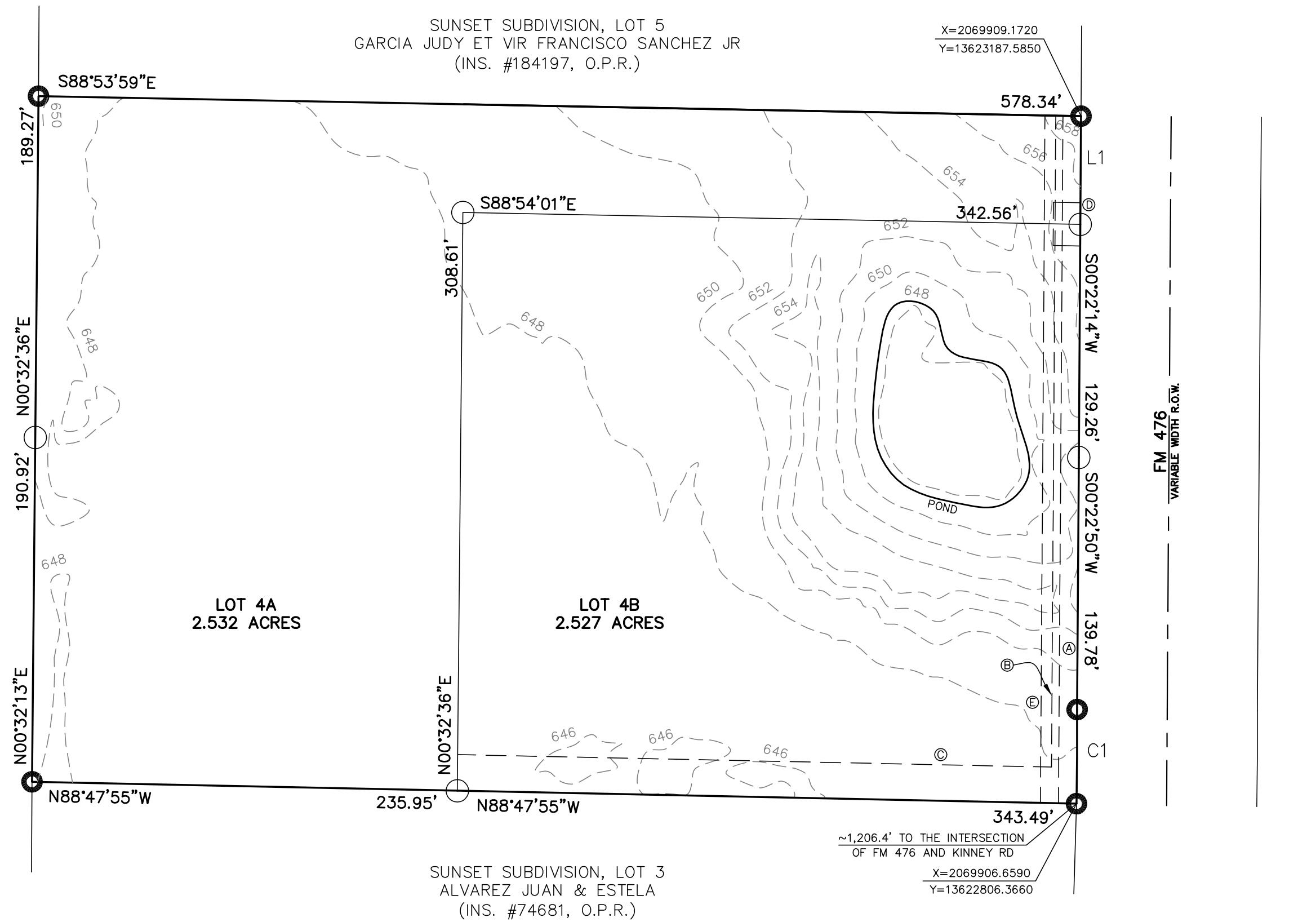
12.) THIS SUBDIVISION IS ENTIRELY WITHIN THE SOMERSET INDEPENDENT SCHOOL DISTRICT.

13.) 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. THE MINIMUM DRIVEWAY CULVERT SIZE FOR EACH LOT SHALL NOT BE LESS THAN 18 INCHES.

14.) 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 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.

15.) THE LOTS IN THIS SUBDIVISION ARE NOT SUBJECT TO AN ASSESSMENT (FEE PAYABLE BY THE LOT OWNER) BY A PROPERTY OWNERS ASSOCIATION. THERE IS NO PROPERTY OWNERS ASSOCIATION, WHICH MAY USE ASSESSMENTS TO ENFORCE THE RESTRICTIVE COVENANTS COVERING THIS SUBDIVISION. NO STATE OR LOCAL GOVERNMENT ENFORCES THE RESTRICTIVE COVENANTS COVERING THIS SUBDIVISION. THE DUTY TO ENFORCE THE RESTRICTIVE COVENANTS IS THE RESPONSIBILITY OF EACH LOT OWNER.

16.) THIS SUBDIVISION IS ELIGIBLE FOR A MAXIMUM TOTAL OF ONE (1) EXISTING ACCESS POINT ALONG FM 476, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 381.23 FEET. ANY GATES OR ACCESS HARDWARE SHALL BE INSTALLED WITHIN THE 15' X 24' ACCESS EASEMENT SHOWN HEREON. NO FENCING OR GATES SHALL ENCROACH INTO THE TXDOT RIGHT-OF-WAY.

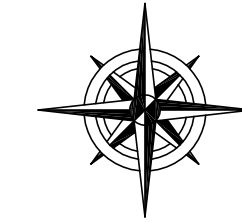


KEY	EASEMENT	LINE TABLE				LOT SUMMARY TABLE			
		LINE	LENGTH	BEARING	LOT SIZE	# OF LOTS	WELL	SEWER	O.S.S.F.
A	10' R.O.W. EASEMENT (VOL. 851, PG. 151, D.R.)								
B	14' E.G.T.C.A EASEMENT (PER THIS PLAT)	L1	60.00'	S00°22'14"W	<2.5AC	0	0	0	0
C	20' E.G.T.C.A EASEMENT (PER THIS PLAT)				2.5-10AC	2	0	0	2
D	15'X24' ACCESS EASEMENT (PER THIS PLAT)	CURVE	LENGTH	RADIUS	CHORD BEARING	>10AC	0	0	0
E	20' WATER EASEMENT (PER THIS PLAT)	C1	52.19	2824.90	N00°23'46"E	TOTAL	2	0	2

RECORDED IN VOLUME _____ PAGE _____

REPLAT OF SUNSET SUBDIVISION, LOT 4

BEING A 5.06 ACRE TRACT OF LAND, ESTABLISHING LOTS 4A AND 4B, BEING ALL OF LOT 4 OF THE SUNSET SUBDIVISION, DESCRIBED IN INSTRUMENT 251843, OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS, AS LOT FOUR (4), SUNSET SUBDIVISION, AND RECORDED IN SHEET 235-B (NPC), MAP AND PLAT RECORDS OF ATASCOSA COUNTY, TEXAS.



STEPHEN G. COOK ENGINEERING, INC.
REGISTERED LAND SURVEYORS
TBPE FIRM # F-184 / TBPLS # 10005400
13302 THORNBRIDGE LANE
SAN ANTONIO, TEXAS 78232
PHONE: (210) 481-2533
EMAIL: COOKENG@SGCE.NET

SGCE

STATE OF TEXAS
COUNTY OF ATASCOSA

THE OWNER 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: PATRICK MAHAFFEY, MANAGER
P&B MANAGEMENT, LLC, OWNER
626 PILGRIM DRIVE
SAN ANTONIO, TEXAS 78213

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ON THIS DAY PERSONALLY APPEARED

PATRICK MAHAFFEY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME HAS BEEN EXECUTED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL

OF OFFICE THIS _____, 20____.

NOTARY PUBLIC, IN AND FOR STATE OF TEXAS _____

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 1 _____

CERTIFICATE OF FINAL APPROVAL

APPROVED BY THE COMMISSIONERS COURT OF THE COUNTY OF ATASCOSA, TEXAS THIS THE _____ DAY

OF _____, 20____.

ATASCOSA COUNTY JUDGE _____

COMMISSIONER PRECINCT 1 _____ COMMISSIONER PRECINCT 3 _____

COMMISSIONER PRECINCT 2 _____ COMMISSIONER PRECINCT 4 _____

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 _____