



LEGEND

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

- = FOUND IRON ROD, UNLESS OTHERWISE NOTED
- = SET 5/8" IRON ROD "HOWARD 5949"

- = PROPERTY BOUNDARY
- - - = LOT LINE
- - - = EASEMENT LINE
- - - = ADJOINING PROPERTY LINE
- - - = 2' LIDAR CONTOUR

450

UTILITY NOTES

- ELECTRIC SERVICE TO BE PROVIDED BY AEP.
- WATER SERVICE PROVIDED BY MCCOY WSC.
- ALL UTILITY EASEMENTS ARE FOR CONSTRUCTION AND MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING METERS AND REPAIR OR REPLACEMENT OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
- NO BUILDINGS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED ON ANY UTILITY EASEMENTS.
- EACH LOT WILL BE SERVED BY AN INDIVIDUAL ON-SITE SEWAGE FACILITY (OSSF). INSTALLATION OF THE OSSF WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER. OBTAIN AN OSSF PERMIT FROM THE COUNTY PRIOR TO INSTALLATION.

TYPICAL UTILITY EASEMENTS

SETBACKS

SURVEYOR NOTES

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLAN COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83.
- 5/8" IRON RODS WITH PLASTIC CAP STAMPED "HOWARD 5949" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- DISTANCES SHOWN HEREON ARE GRID.

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	5579.87'	001°19'36"	N00°06'11"E	129.20'
C2	5579.87'	000°12'51"	N00°40'02"W	20.85'

LINE NUMBER	LENGTH	BEARING
L1	462.67'	N82° 12' 51"W
L2	21.23'	N07° 47' 09"E

TXDOT NOTES

- FOR RESIDENTIAL SUBDIVISION DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 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.
- ACCESS POINT AS SHOWN ON THE PLAT ADJACENT TO US HWY 281 IS THE ONLY APPROVED LOCATION FOR A RESIDENTIAL DRIVEWAY FOR LOT 2. LOT 1 SHALL ACCESS FROM DAIRY RD.
- 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.
- DEVELOPER IS RESPONSIBLE FOR CONSTRUCTION OF SHARED ACCESS DRIVEWAYS BEFORE LOTS ARE SOLD AND MUST DISCLOSE TO ANY PROSPECTIVE BUYER THAT SHARED ACCESS IS THE ONLY MEANS OF ACCESSING THE PROPERTY.

FINISHED FLOOR ELEVATION NOTE

FINISHED FLOOR ELEVATIONS SHALL BE 2.0 FT ABOVE THE BASE FLOOD ELEVATION PER THE ATASCOSA COUNTY FLOOD DAMAGE PREVENTION ORDER. THE PROPERTY CONTAINS PORTIONS OF ZONE A FLOODPLAIN WITHOUT ESTABLISHED BASE FLOOD ELEVATIONS BY FEMA. BASE FLOOD ELEVATIONS WERE DETERMINED USING FEMA'S ESTIMATED BASE FLOOD ELEVATION VIEWER AND ARE ON FILE WITH THE PROJECT DRAINAGE REPORT AT THE ATASCOSA COUNTY RURAL DEVELOPMENT OFFICE AND ARE EFFECTIVE AT THIS DATE. NOTE THAT FEMA UPDATES TO MAPPING & RAINFALL INTENSITIES ARE SUBJECT TO CHANGE.

SUBDIVISION PLAT ESTABLISHING BRASSHOLLOW ADDITION

BEING A TOTAL OF 10.24 ACRES, MORE OR LESS,
INCLUDING A 0.22 AC RIGHT-OF-WAY DEDICATION, LYING
IN THE FRANCISCO CASTILLO SURVEY NO. 1076, ABSTRACT,
NO. 169 AND THE SANTOS MANSOLA SURVEY NO. 1075,
ABSTRACT NO. 574, ATASCOSA COUNTY, TEXAS, OUT OF A
116.11 ACRE TRACT DESCRIBED IN DEED 253131, OFFICIAL
PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS.

SCALE:
1" = 80'

DATE OF PREPARATION: SEPTEMBER 2025

- ### ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:
- THE SUBDIVISION IS LOCATED IN THE PLEASANTON JSD.
 - 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 CURVE SIZE FOR EACH LOT SHALL NOT BE LESS THAN 18 INCHES.
 - 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 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, AS APPLICABLE.
 - 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 BY MCCOY WATER SUPPLY CORPORATION.
 - THIS SUBDIVISION WILL BE SERVED BY MCCOY WATER SUPPLY CORPORATION, 65 PARKFIELD DR, PLEASANTON, TX 78064. INFORMATION ON THE MCCOY WATER SUPPLY CORPORATION IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THIS SUBDIVISION IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS.
 - ELECTRIC SERVICE PROVIDED BY AEP.
 - 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 STATE 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 CONTAIN PORTIONS OF FEMA FLOODPLAIN (ZONE A) AS SHOWN ON MAP NUMBER 4801300225C EFFECTIVE NOVEMBER 4, 2010.
 - LOTS 1-2 OF THIS PLAT HAVE PORTIONS THAT 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.
 - ALL LOTS WITHIN THIS SUBDIVISION ARE LARGER THAN 30,000 SF.
 - TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATED DEVELOPMENT, AS DEFINED IN ARTICLE II OF THE ATASCOSA COUNTY SUBDIVISION REGULATIONS, ARE PROHIBITED WITHIN THIS DEVELOPMENT.
 - PUBLIC SEWER IS NOT AVAILABLE, THUS SEPTIC IS REQUIRED AND SHALL BE DESIGNED BY REGISTERED SANITARIAN OR PROFESSIONAL ENGINEER.
 - THE PROPERTY IS LOCATED WITHIN ATASCOSA COUNTY EMERGENCY SERVICE DISTRICT NO. 2.

LOT #	MINIMUM CULVERT
LOTS 1-2	18" *

*NOTE: TOP DRIVEWAY MAY BE USED IN LIEU OF CULVERT

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

PROPERTY INFORMATION
 PROPERTY ID: 11723
 LEGAL ACRES: 5.37 AC
 LEGAL DESC: ABS A00169 F CASTILLO SV-1076

PROPERTY INFORMATION
 PROPERTY ID: 14462
 LEGAL ACRES: 4.87 AC
 LEGAL DESC: ABS A00574 S MANSOLA SV-1075

PROPERTY INFORMATION
 PROPERTY ID: 14463
 LEGAL ACRES: 110.36 AC
 LEGAL DESC: ABS A00574 S MANSOLA SV-1075

STATE OF TEXAS
 COUNTY OF ATASCOSA

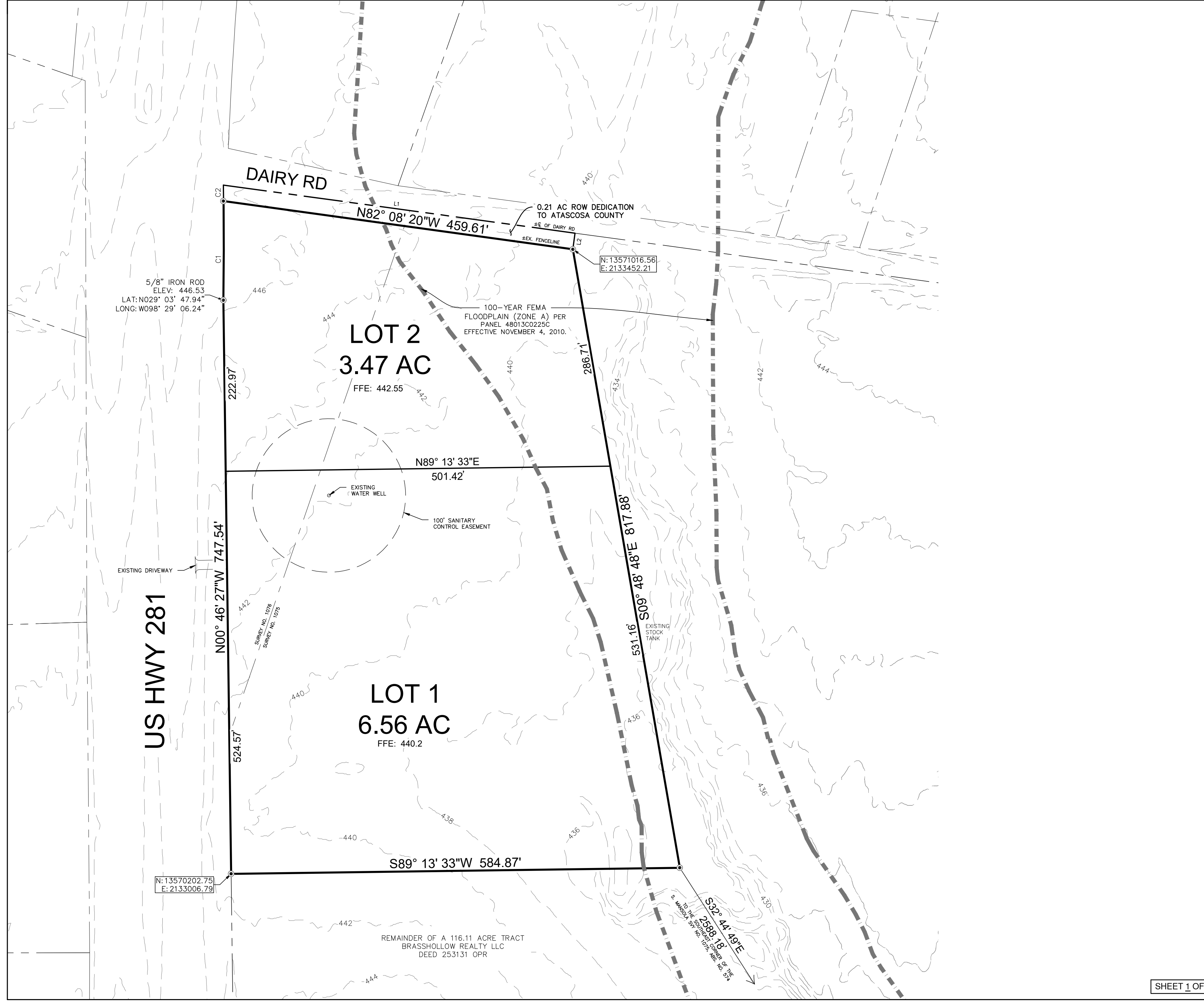
I, RAY L. BACA, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT PREPARED BY ME, DOES TO THE BEST OF MY KNOWLEDGE, ACCURATELY REFLECT THE GENERAL LOCATION (OR ABSENCE) OF ALL STREAMS, RIVERS, PONDS, LAKES OTHER WATER FEATURES OR ANY SENSITIVE FEATURES AND COMPLIES WITH THE SUBDIVISION AND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

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

STATE OF TEXAS
 COUNTY OF WILSON

I, KEITH HOWARD, 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
 KEITH HOWARD, R.P.L.S. #5949
 HOWARD SURVEYING
 FIRM# 10125700
 402 STATE HWY 173 SOUTH, HONDO, TX 78861
 830-426-4776



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.: 25-132

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:
 BRASSHOLLOW REALTY LLC
 COLE B. MORGAN, MANAGER
 10829 JOLLYVILLE RD
 AUSTIN, TX 78759
 979-966-9023

OWNER: COLE B. MORGAN

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

 NOTARY PUBLIC

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 GROESBECK 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 1 COMMISSIONER - MARK GILLESPIE

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