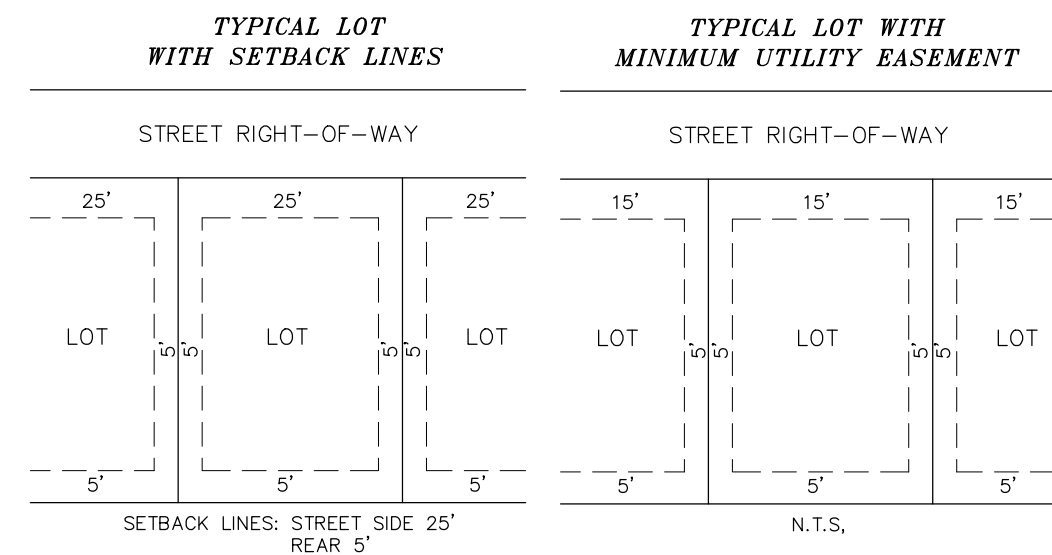


**LOCATION MAP**  
SCALE: 1" = 2000'



**LEGEND**

D.R. = DEED RECORDS OF ATASCOSA COUNTY, TEXAS	○ = FOUND STEEL ROD MONUMENT
ESMT = EASEMENT	□ = PIPE CORNER POST
N.T.S. = NOT TO SCALE	
D.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF ATASCOSA COUNTY, TEXAS	● = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING & SURVEYING"
PGS. = PAGES	— — — — — = PROPERTY LINE
R.O.W. = RIGHT-OF-WAY	— — — — — = LOT LINE
VOL. = VOLUME	— — — — — = R.O.W.
	— — — — — = ADJONER
	— — — — — = EXISTING CONTOUR
	— — — — — = EASEMENT

**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.

**FLOODPLAIN NOTE:**  
THIS PLAT IS NOT WITHIN FEMA FLOODPLAIN PER FEMA FIRM MAP NUMBER 48013C0075C EFFECTIVE NOVEMBER 4, 2010.

**LOT SUMMARY TABLE**

LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSSF
< 2.5 AC	21			21
2.5-10 AC				
> 10 AC				
<b>TOTAL</b>	<b>21</b>			<b>21</b>

PLAT INCLUDES 0 LF OF STREET

**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 UPDRAINED 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.
- 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 ONTO THE LOT(S) UNTIL FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND AN APPLICATION FOR SEPTIC PERMIT HAS BEEN SUBMITTED.
- WATER SERVICE PROVIDED TO SUBDIVISION BY BENTON CITY WSC.
- ELECTRIC SERVICE PROVIDED TO SUBDIVISION BY CPS.
- THIS SUBDIVISION WILL BE SERVED BY BENTON CITY WSC. INFORMATION ON BENTON CITY WSC IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS.
- ALL LOTS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE RULES OF ATASCOSA COUNTY FOR ON-SITE SEWAGE FACILITIES.
- 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.

**LOT # MINIMUM CULVERT**

1-21	(1)-18"
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NOTE: CULVERT SIZES SHOWN ARE A MINIMUM. HOME OWNER MAY ELECT TO INSTALL ANOTHER SIZE CULVERT WITH EQUAL OR GREATER CAPACITY OR ELECT TO NOT INSTALL A CULVERT IF CONDITIONS ALLOW, AS LONG AS DRIVEWAYS ARE NOT BUILT TO IMPEDE FLOW OR BACK UP WATER. CULVERTS SHALL MAINTAIN THE EXISTING DIRECTION OF STORM WATER FLOW.

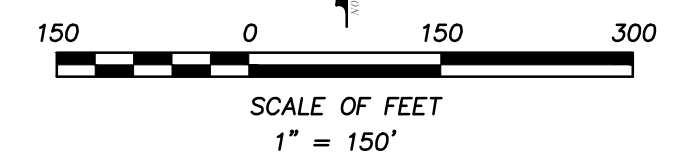
THE STATE OF TEXAS  
COUNTY OF ATASCOSA

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.

**PRELIMINARY**

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



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: JOHN W. FLORES  
4455 SE DR  
SAN ANTONIO, TX 78222

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 \_\_\_\_\_, 2026 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: PENA REALTY GROUP, LLC  
DANNY PENA JR.  
2111 SUNDROP BAY  
SAN ANTONIO, TX 78224

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 \_\_\_\_\_, 2026 A.D.

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

COMMISSIONER PRECINCT 2

**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

**CERTIFICATE OF FINAL APPROVAL**

APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 A.D.

ATASCOSA COUNTY JUDGE

COMMISSIONER PRECINCT 1

COMMISSIONER PRECINCT 2

COMMISSIONER PRECINCT 3

COMMISSIONER PRECINCT 4



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

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

OWNER:  
PENA REALTY GROUP, LLC  
2111 SUNDROP BAY  
SAN ANTONIO, TX 78224  
(EXISTING LOTS: 3, 4, 10-12, 15 AND A PORTION OF 13 & 14)

OWNER:  
JOHN W. FLORES  
4455 SE DR  
SAN ANTONIO, TX 78222  
(EXISTING LOTS: A PORTION OF 13 & 14)

**SOARING RIDGE ACRES SUBDIVISION  
A REPLAT OF HILLTOP ACRES SUBDIVISION  
LOTS 3, 4, & 10-15**

ESTABLISHING LOTS 1 - 21 OF THE SOARING RIDGE ACRES SUBDIVISION, BEING ALL OF LOTS 3, 4, & 10-15 OF THE HILLTOP ACRES SUBDIVISION, DESCRIBED IN SHEET 76-B1, NEW PLAT CABINET, MAP AND PLAT RECORDS OF ATASCOSA COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN A DEED OF TRUST RECORDED IN INSTRUMENT 248849, OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS.

NO.	REPLAT	DATE	BY
1	REPLAT	8/5/2025	CTA
2	REPLAT	1/28/2026	CTA

PROPERTY INFORMATION  
PROPERTY ID: 206496  
LEGAL ACRES: 21.11 ACRES  
LEGAL DESC.: HILLTOP ACRES  
S/O LOTS 10-15

PROPERTY INFORMATION  
PROPERTY ID: 23233  
LEGAL ACRES: 7.04 ACRES  
LEGAL DESC.: HILLTOP ACRES  
S/O LOTS 3-4

Date: Jan 28, 2026, 7:13am User: ID: 0401-2022 File: N:\Projects\2024\24-349 Danny Pena - 221 Workman Rd. plat\Civil\24-349 PLAT.dwg