

LEGEND

- NOT TO SCALE
- OFFICIAL PUBLIC RECORDS
- DEED RECORDS
- VOLUME
- PAGE
- EASEMENT
- IRON ROD FOUND

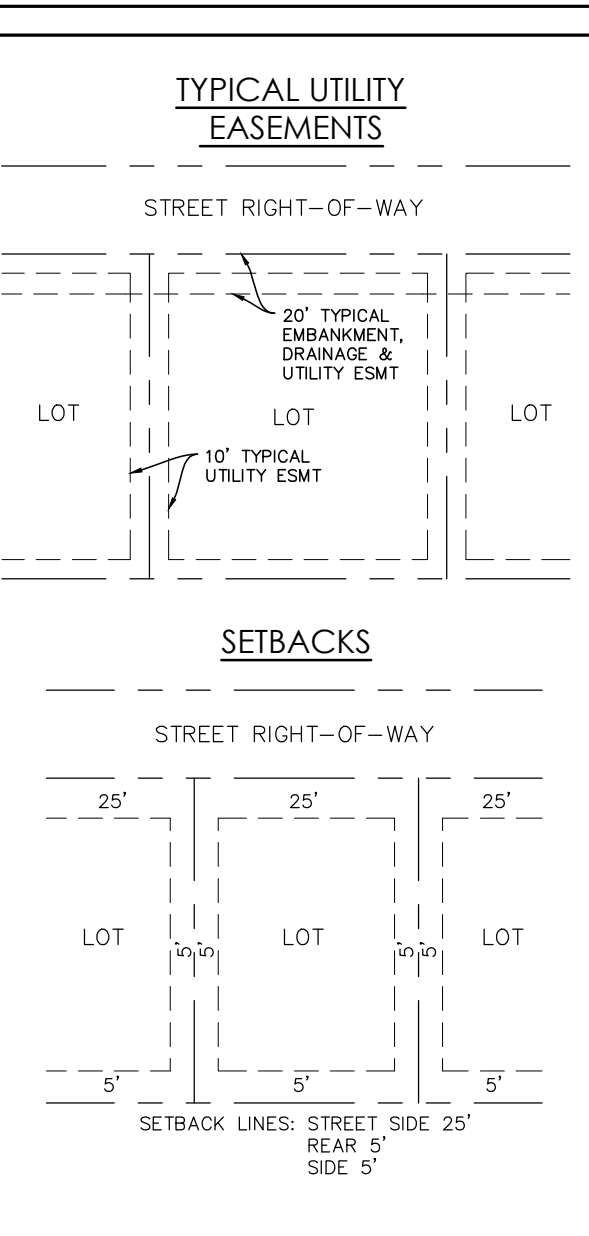
1 = 40' DRAINAGE EASEMENT
 2 = VARIABLE WIDTH DRAINAGE EASEMENT
 3 = 130' DRAINAGE EASEMENT
 4 = 95' DRAINAGE EASEMENT

● = IRON ROD FOUND, UNLESS OTHERWISE NOTED
 ○ = SET 1/2" IRON ROD "POLLOK & SONS"

——— = PROPERTY BOUNDARY
 - - - = EASEMENT LINE
 - · - · = ADJOINING PROPERTY LINE
 - · - · = 2' LIDAR CONTOUR

UTILITY NOTES

- ELECTRIC SERVICE TO BE PROVIDED BY AEP.
- WATER SERVICE PROVIDED BY MCOOY 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.



LINE TABLE

LINE NUMBER	LENGTH	BEARING
L1	25.01	N17° 17' 00"E
L2	601.05	N70° 55' 52"W
L3	25.00	S18° 28' 08"W
L4	35.14	S63° 43' 19"W
L5	120.00	S70° 50' 52"E
L6	35.57	N06° 16' 37"W
L7	100.91	S06° 14' 59"W
L8	100.91	N06° 14' 59"E
L9	78.13	N43° 09' 57"E
L10	78.13	S43° 09' 57"W
L11	125.00	S70° 50' 52"E
L12	60.77	N18° 28' 08"E
L13	82.01	S31° 49' 08"W
L14	75.79	N31° 27' 30"E
L15	41.76	S89° 49' 19"W
L16	75.25	N47° 52' 52"W
L17	69.87	S18° 28' 08"W
L18	163.00	S18° 28' 08"W
L19	124.35	S11° 45' 52"W
L20	303.63	S10° 45' 45"W

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	165.00	012°28'22"	S12°29'10"W	35.85	35.82
C2	235.00	012°28'22"	N12°29'10"E	51.06	51.16
C3	235.00	012°28'22"	S12°29'10"W	51.06	51.16
C4	165.00	012°28'22"	N12°29'10"E	35.85	35.82
C5	235.00	024°28'36"	S30°56'39"W	99.50	100.25
C6	165.00	024°28'36"	N30°56'39"E	69.86	70.39
C7	165.00	024°28'36"	S30°56'39"W	69.86	70.39
C8	235.00	024°28'36"	N30°56'39"E	99.50	100.25
C9	165.00	009°55'34"	S13°45'34"W	28.55	28.59
C10	235.00	009°55'34"	N13°45'34"E	40.60	40.71
C11	235.00	009°55'34"	S13°45'34"W	40.60	40.71
C12	165.00	009°55'34"	N13°45'34"E	28.55	28.59
C13	75.00	304°21'49"	N11°16'39"W	70.00	398.41

ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:

- THE SUBDIVISION IS LOCATED IN THE PLEASANTON JUDICIAL PRECINCT.
- CONVEYANCE OF THIS SUBDIVISION 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.
- 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 MCOOY WATER SUPPLY CORPORATION.
- THIS SUBDIVISION WILL BE SERVED BY MCOOY WATER SUPPLY CORPORATION, 65 PARKFIELD DR, PLEASANTON, TX 78064. INFORMATION ON THE MCOOY 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'S 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 MAP NUMBER 4801300225C EFFECTIVE NOVEMBER 4, 2010.
- NO LOTS 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, THIS 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.
- THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO AN ASSESSMENT (SEE PAYABLE BY THE LOT OWNER) BY A PROPERTY OWNERS ASSOCIATION WHICH MAY USE ASSESSMENTS TO ENFORCE RESTRICTIVE COVENANTS COVERING THIS SUBDIVISION. THE DUTY TO ENFORCE THE RESTRICTIVE COVENANTS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION AND EACH LOT OWNER.

LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSSF
< 2.5 AC	44			X
2.5-10 AC	1			X
> 10 AC	0			
TOTAL	45			

LOT #	MINIMUM CULVERT
LOTS 1-45	18" X 18"

NOTE: DIP DRIVEWAY MAY BE USED IN LIEU OF CULVERT

THIS SUBDIVISION PLAT INCLUDES 2,551 LF OF PUBLIC ROAD AND 4.36 ACRES OF RIGHT-OF-WAY WITHIN VERDI WOODS DRIVE, WHICH ARE TO BE DEDICATED TO ATASCOSA COUNTY.

SURVEYOR NOTES

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLAN COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83.
- 1/2" IRON RODS WITH PLASTIC CAP STAMPED "POLLOK & SONS" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- DISTANCES SHOWN HEREON ARE GRID.

STATE OF TEXAS
COUNTY OF ATASCOSA

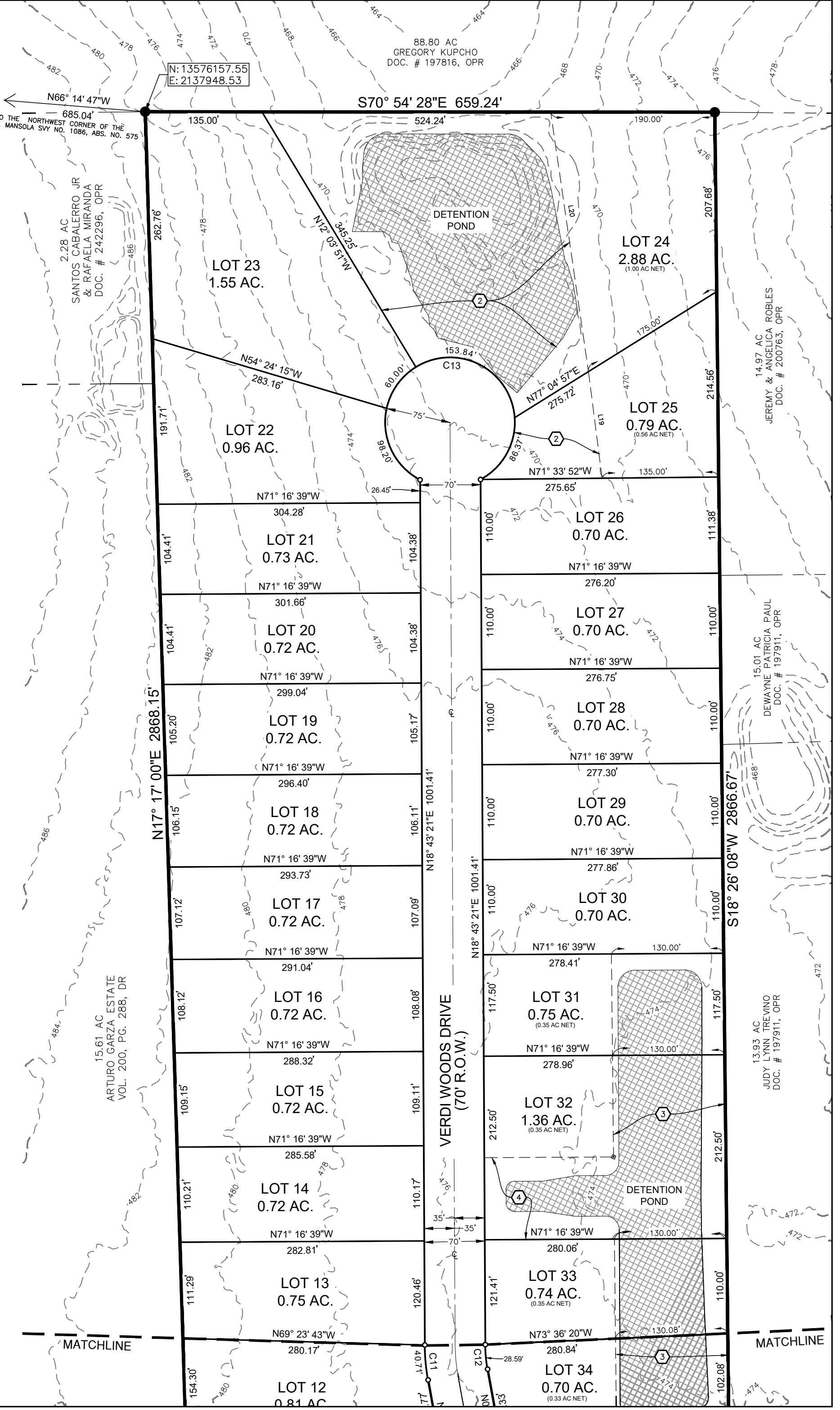
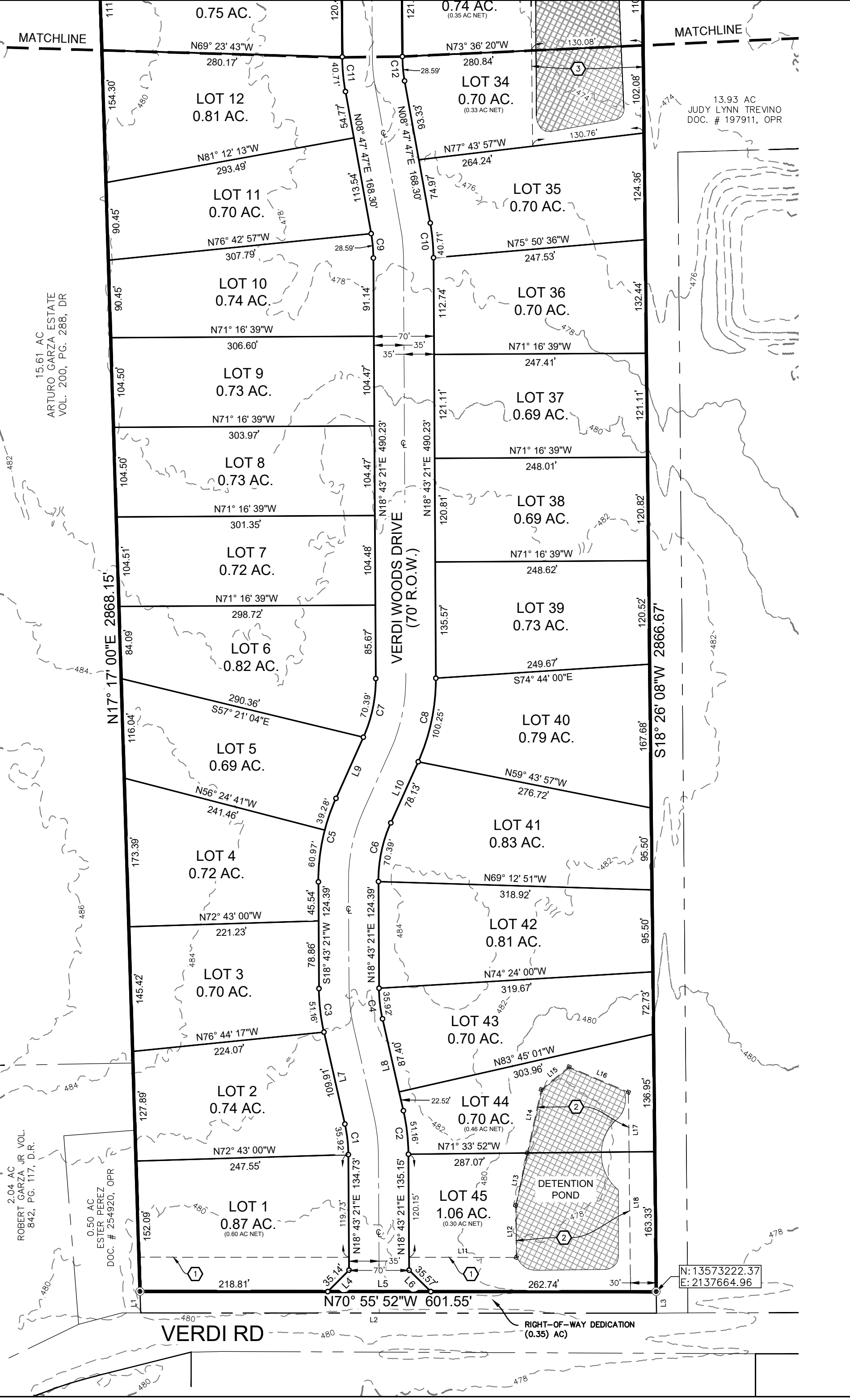
I, RAY L. BACA, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT PREPARED BY ME, DOES TO THE BEST OF MY KNOWLEDGE, ACCURATELY REFLECT THE GENERAL LOCATION (OR ABSENCE) OF ALL STREAMS, RIVERS, PONDS, LAKES OTHER WATER FEATURES OR ANY SENSITIVE FEATURES AND COMPLIES WITH THE SUBDIVISION AND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

PRELIMINARY
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, LARRY POLLOK, 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.

PRELIMINARY
REGISTERED PROFESSIONAL LAND SURVEYOR
LARRY POLLOK, R.P.L.S. #5186
1008 B ST. FLORESVILLE, TX 78114
830-393-4770



PRELIMINARY PLAT OF VERDI WOODS SUBDIVISION

BEING A TOTAL OF 41.83 ACRES, INCLUDING A 0.35 ACRE RIGHT-OF-WAY DEDICATION, LYING IN THE SANTOS MANSOLA SURVEY NO. 1086, ABSTRACT NO. 575, ATASCOSA COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND DESCRIBED IN A GENERAL WARRANTY DEED TO LEMING OAKS, LLC IN DOCUMENT # 250332, OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS.

SCALE: 1"=100'

DATE OF PREPARATION: FEBRUARY 2026

RL BACA ENGINEERING
TBPELS FIRM NO. F-23428 | P.O. BOX 587 | PLEASANTON, TEXAS 78064
830.570.2628 | RAY@RLBACA.COM

RL BACA PROJECT NO.: 25-104

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, AND 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/DEVELOPER:
LEMING OAKS, LLC
BRUCE WAYNE CORLEY, MANAGER
1211 W. 6TH STREET, STE. 600-174
AUSTIN, TX 78703
214-632-7225

OWNER: BRUCE WAYNE CORLEY

SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____, A.D. 2026.

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

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

COMMISSIONERS COURT APPROVAL

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

ATASCOSA COUNTY JUDGE

PRECINCT 1 COMMISSIONER

PRECINCT 2 COMMISSIONER

PRECINCT 3 COMMISSIONER

PRECINCT 4 COMMISSIONER