

**LOCATION MAP**  
NOT TO SCALE

**LEGEND**

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

**PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

STEPHEN G. COOK \_\_\_\_\_ DATE: \_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5293  
13302 THORNBRIDGE LANE, SAN ANTONIO, TEXAS 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.

**PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

STEPHEN G. COOK \_\_\_\_\_ DATE: \_\_\_\_\_  
LICENSED PROFESSIONAL ENGINEER NO. 83139  
13302 THORNBRIDGE LANE, SAN ANTONIO, TEXAS 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.

**PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

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

**PROPERTY INFORMATION:**  
PROPERTY ID: 57563  
LEGAL ACRES: 7.82  
LEGAL DESC.: ABS A01640 J T SMITH SV-137, 7.82 ACRES, HUD# TEX0383807

DATE	REVISION

**CPS NOTES:**  
1.) THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, 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 SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, 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, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

**PLAT 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.

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 N497. THE RECORDED ELEVATION ON THE ESTABLISHED BENCHMARK IS 788.75 FEET.

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

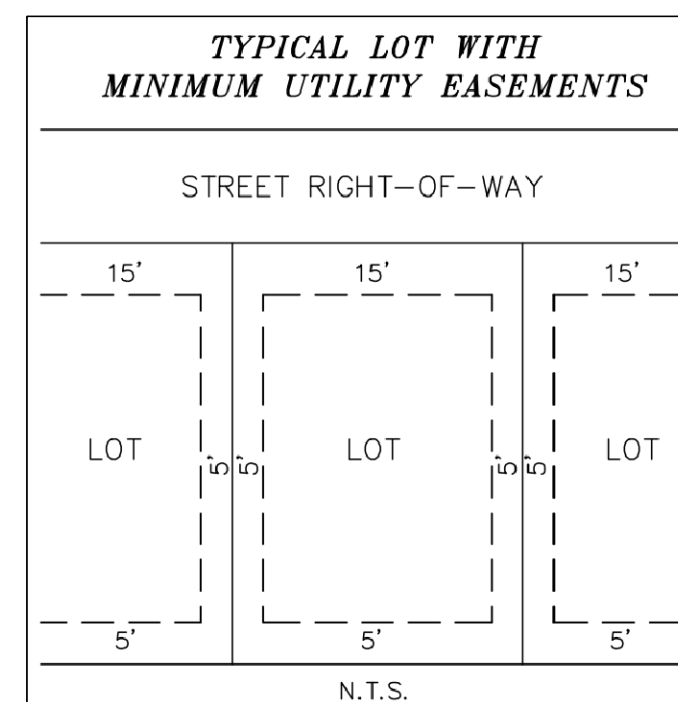
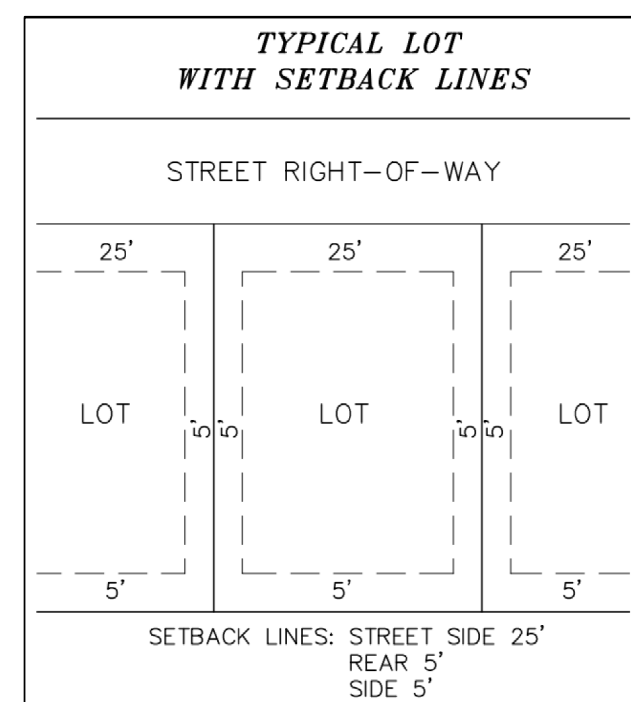
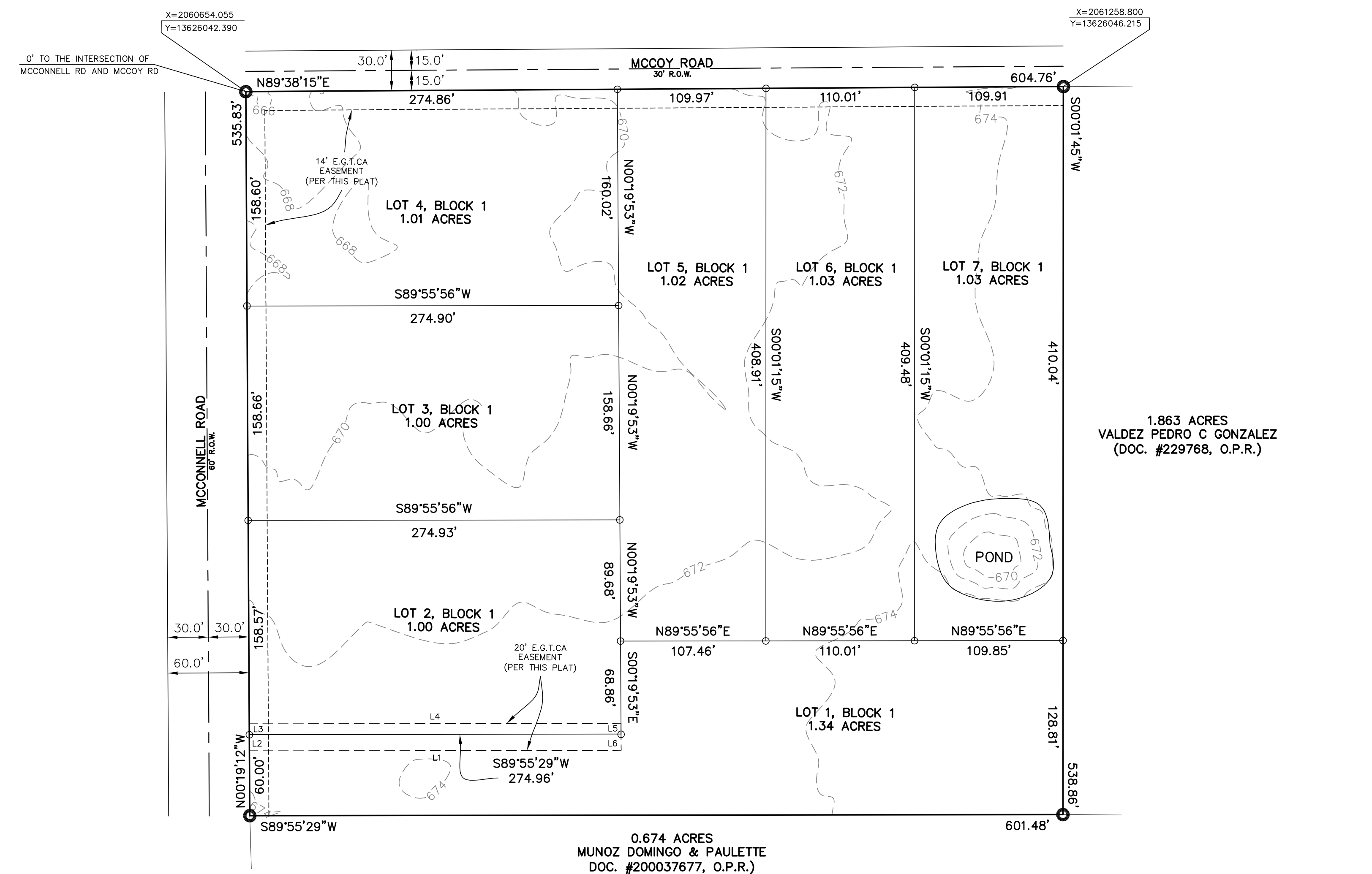
11.) BEARINGS ESTABLISHED BASED ON NAD83 GPS OBSERVATIONS FOUND IN THE TEXAS SOUTH CENTRAL STATE PLANE COORDINATE SYSTEM.

12.) THIS SUBDIVISION IS ENTIRELY WITHIN THE LYTLE 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 ANY RESTRICTIVE COVENANTS COVERING THIS SUBDIVISION. NO STATE OR LOCAL GOVERNMENT ENFORCES ANY RESTRICTIVE COVENANTS COVERING THIS SUBDIVISION. THE DUTY TO ENFORCE ANY RESTRICTIVE COVENANTS IS THE RESPONSIBILITY OF EACH LOT OWNER.

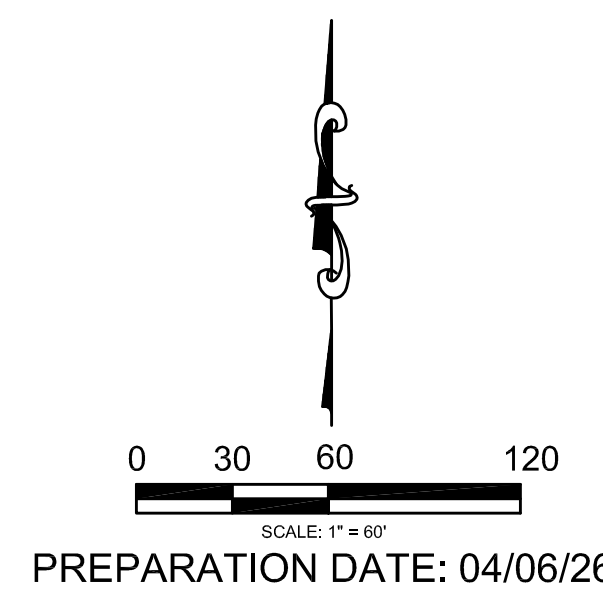


**EASEMENT LINE TABLE**

LINE	LENGTH	BEARING
L1	274.96'	S89°55'29"W
L2	12.00'	N00°19'12"W
L3	8.00'	N00°19'12"W
L4	274.96'	N89°55'29"E
L5	8.00'	S00°19'53"E
L6	12.00'	S00°19'53"E

**LOT SUMMARY TABLE**

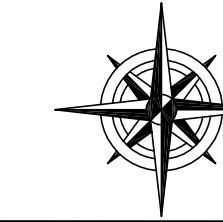
LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	O.S.S.F.
< 2.5 AC	7			7
2.5 - 10 AC	0			0
> 10 AC	0			0
TOTAL	7			7



RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_

**SUBDIVISION PLAT ESTABLISHING**  
**SANDIA ACRES**

BEING A 7.44 ACRE TRACT OF LAND ESTABLISHING LOTS 1-7, OUT OF THE JASON SMITH SURVEY NO. 137, ABSTRACT 1640, BEING THE SAME AS A 7.438 ACRE TRACT DESCRIBED IN INSTRUMENT 256670, OF THE OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS.



STEPHEN G. COOK ENGINEERING, INC.  
REGISTERED LAND SURVEYORS  
TSPE FIRM # F-184 / TPRS # 10095400  
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: NT MANAGEMENT LLC  
PATRICK MAHAFFEY, MANAGING MEMBER  
1602 N. PANAM EXPY  
SAN ANTONIO, TX 78208

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

\_\_\_\_\_, 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, 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 2

**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