



1. THE SUBDIVISION IS LOCATED IN THE ABQUASITION ISD.
2. 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.
3. THE MINIMUM LOT SIZE FOR THIS SUBDIVISION SHALL BE 10 ACRES.
4. 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 CAUTIONED THAT THE ATASCOSA COUNTY WATER SUPPLY CORPORATION HAS GROUNDWATER AVAILABILITY, RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
5. 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 COMMISSIONERS COURT.
6. 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.
7. 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.
8. 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.
9. NO STRUCTURE IS PROHIBITED TO THE GOODY PINE CREEK WATERSHED DISTRICT, CITY WSC.
10. THIS SUBDIVISION WILL BE SERVED BY BENTON CITY WATER SUPPLY CORPORATION, 980 FM 3175, LITTLE L, TX 78052. INFORMATION ON THE BENTON CITY WATER SUPPLY CORPORATION IS AVAILABLE TO THE PUBLIC AND PURCHASED THROUGH THE CITY OF BENTON IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS.
11. ELECTRIC SERVICE PROVIDED BY KARNES ELECTRIC.
12. THE PLAT IS NOT PREPARED FOR USE OF ROADWAYS AND PRESERVE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A HIGHWAY INDICATED BY THE TEXAS DEPARTMENT OF TRANSPORTATION, OR APPROVED BY THE PRECINCT COMMISSIONER OF ATASCOSA COUNTY OR HIS/HER DESIGNATED REPRESENTATIVE, OR TxDOT FOR DRIVEWAYS ENTERING ONTO STATES ROADS, AND THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE ATASCOSA COUNTY ROAD STANDARDS OR TxDOT STANDARDS, AS APPLICABLE.
13. THE LIMITS OF THIS PLAT DO NOT CONTAIN PORTIONS OF FEMA FLOODPLAIN (ZONE A) AS SHOWN ON FEMA FLOODPLAIN MAPS, FLOODPLAIN ZONING MAPS, OR FLOODPLAIN ZONING ORDINANCES.
14. NO LOTS IN THIS PLAT ARE LOCATED WITHIN THE FEMA SPECIAL FLOOD HAZARD AREA.
15. ALL LOTS HAVE BEEN DESIGN IN COMPLIANCE WITH THE RULES OF ATASCOSA COUNTY FOR ON-SITE SEPTIC TREATMENT.
16. ALL LOTS WITHIN THIS SUBDIVISION ARE LARGER THAN 30,000 SF.
17. TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATED DEVELOPMENT, AS DEFINED IN ARTICLE 16 OF THE ATASCOSA COUNTY SUBDIVISION REGULATIONS, ARE PROHIBITED WITHIN THIS DEVELOPMENT.
18. PUBLIC SEWER IS NOT AVAILABLE, THUS SEPTIC IS REQUIRED AND SHALL BE DESIGNED BY REGISTERED ARCHITECTS OR PROFESSIONAL ENGINEERS.
19. THE PROPERTY IS LOCATED WITHIN ATASCOSA COUNTY EMERGENCY SERVICES DISTRICT (ESD) #2.

CULVERT TABLE	
LOT #	MINIMUM CULVERT
LOTS (1-4)	18"
NOTE: LOW WATER XING MAY NOT IMPEDE FLOW	

LOT SUMMARY TABLE				
LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSSF
< 2.5 AC	2			X
2.5-10 AC	0			
> 10 AC	2			X
TOTAL	4			

PROPERTY INFORMATION
PROPERTY ID: 10738
LEGAL ACRES: 25.00 AC
LEGAL DESC.: ABS A00009
J NAVARRO SV-46

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, FIRM NO. F-23628
P.O. BOX 587, PLEASANTON, TX 78064
(830) 570-2628

STATE OF TEXAS
COUNTY OF WILSON

I, SHERMAN L. POSFY, 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.

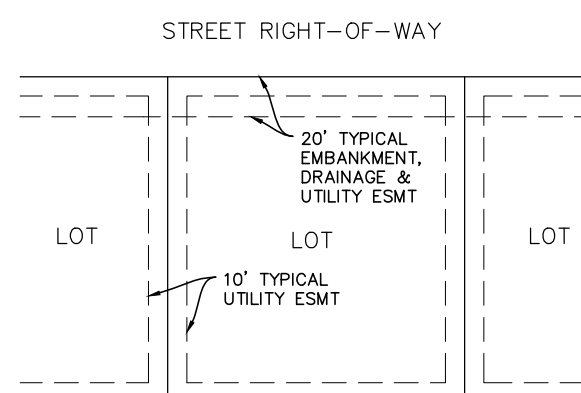
REGISTERED PROFESSIONAL LAND SURVEYOR
SHERMAN L. POSEY, R.P.L.S. #6433
INTREPID SURVEYING & ENGINEERING, TBPLS# 10193936
109 DILWORTH PLAZA, POTH, TX 78147
830-393-3388

N.T.S. = NOT TO SCALE
OPR = OFFICIAL PUBLIC RECORDS
DR = DEED RECORDS
VOL. = VOLUME
PG. = PAGE
ESMT = EASEMENT
I.R.F. = IRON ROD FOUND
DOC. = DOCUMENT
NO. = NUMBER

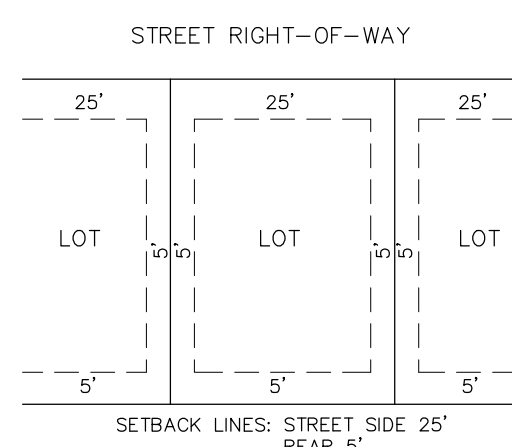
- = 1/2" FOUND IRON POD
- ⊙ = WOOD FENCE CORNER POST FOUND
- ⦿ = SET 1/2" IRON ROD WITH PLASTIC CAP
STAMPED "INTREPID"

- _____ = PROPERTY BOUNDARY
 _____ = LOT LINE
 - - - - - = EASEMENT LINE
 _____ = ADJOINING PROPERTY LINE
 _____ = 100-YEAR FEMA FLOODPLAIN
 - - - - - -450- - - - - = 2' LIDAR CONTOUR

TYPICAL UTILITY EASEMENTS



SETBACKS

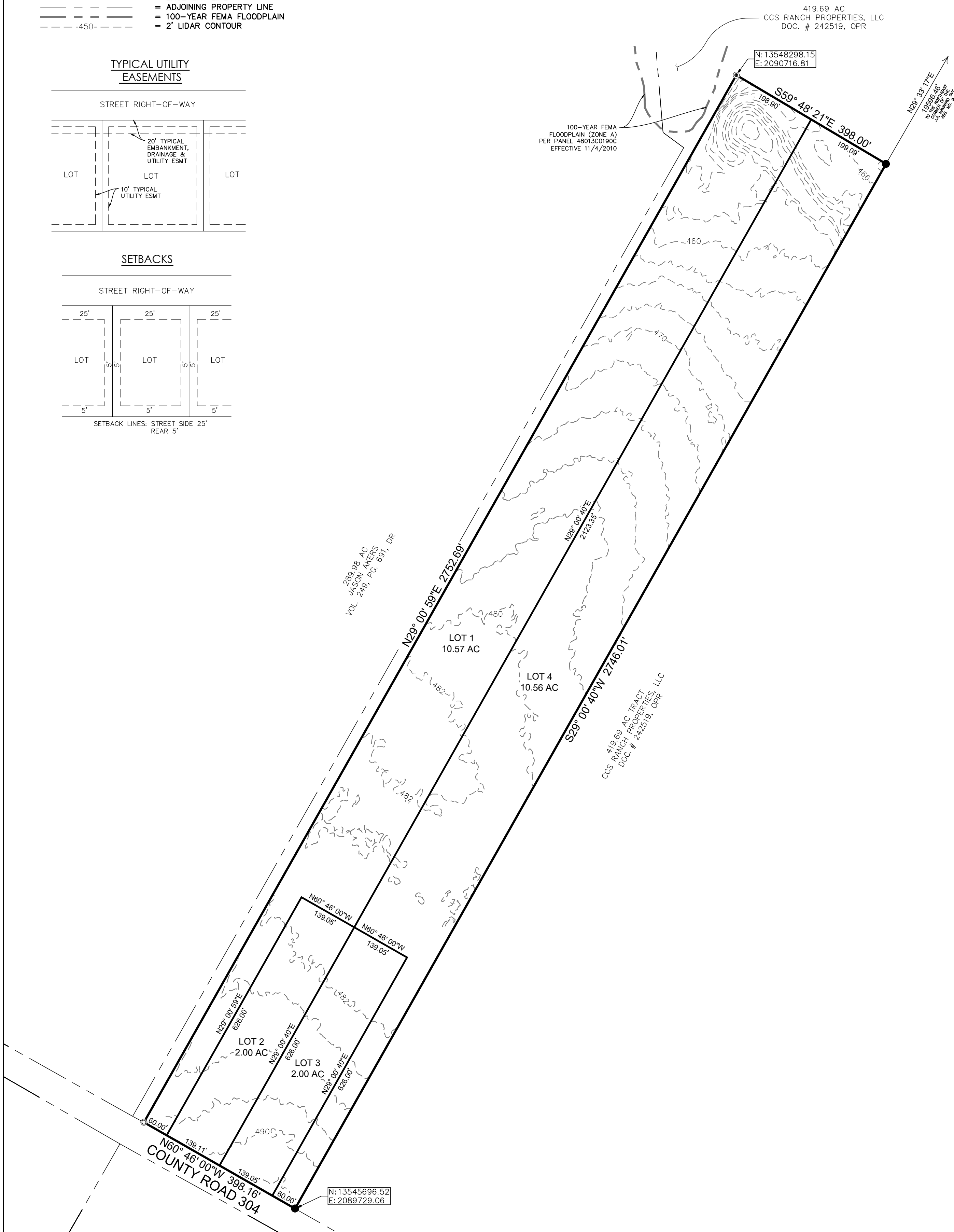


SURVEYOR NOTES

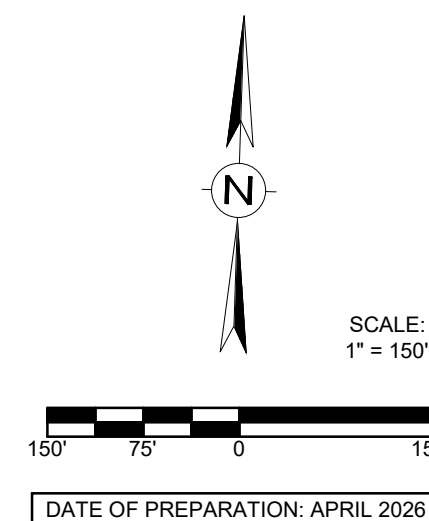
1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX SOUTH CENTRAL ZONE AND ARE DERIVED FROM NORMAL GPS TECHNIQUES.
2. IRON ROD SET AREA 1/2 INCH IRON REBAR WITH PLASTIC CAP MARKED "INTREPID".

UTILITY NOTES

1. ELECTRIC SERVICE TO BE PROVIDED BY KARNES ELECTRIC.
2. WATER SERVICE PROVIDED BY BENTON CITY WSC.
3. 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.
4. NO BUILDINGS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED ON ANY UTILITY EASEMENTS.
5. EACH LOT WILL BE SERVED BY AN INDIVIDUAL ON-SITE SEWAGE FACILITY (OSSF). THE OBTAINMENT OF THE OSSF WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER. THE INDIVIDUAL PROPERTY OWNER SHALL OBTAIN AN OSSF PERMIT FROM THE COUNTY PRIOR TO INSTALLATION.



PLAT ESTABLISHING 25.12 ACRES OUT OF THE JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NO. 9, IN ATASCOSA COUNTY, TEXAS, AND ALSO BEING THAT CERTAIN 25.12 ACRE TRACT DESCRIBED IN DESCRIBED IN DOCUMENT NO. 260197, OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS.



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.: 26-118

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:
TXTERRENOS15 LLC
WAYNE CORLEY, MANAGING MEMBER
1211 WEST 6th ST, SUITE 600-174
AUSTIN, TX 78703
214-632-7225

OWNER: WAYNE CORLEY

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, A.D. 2028

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
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 3 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