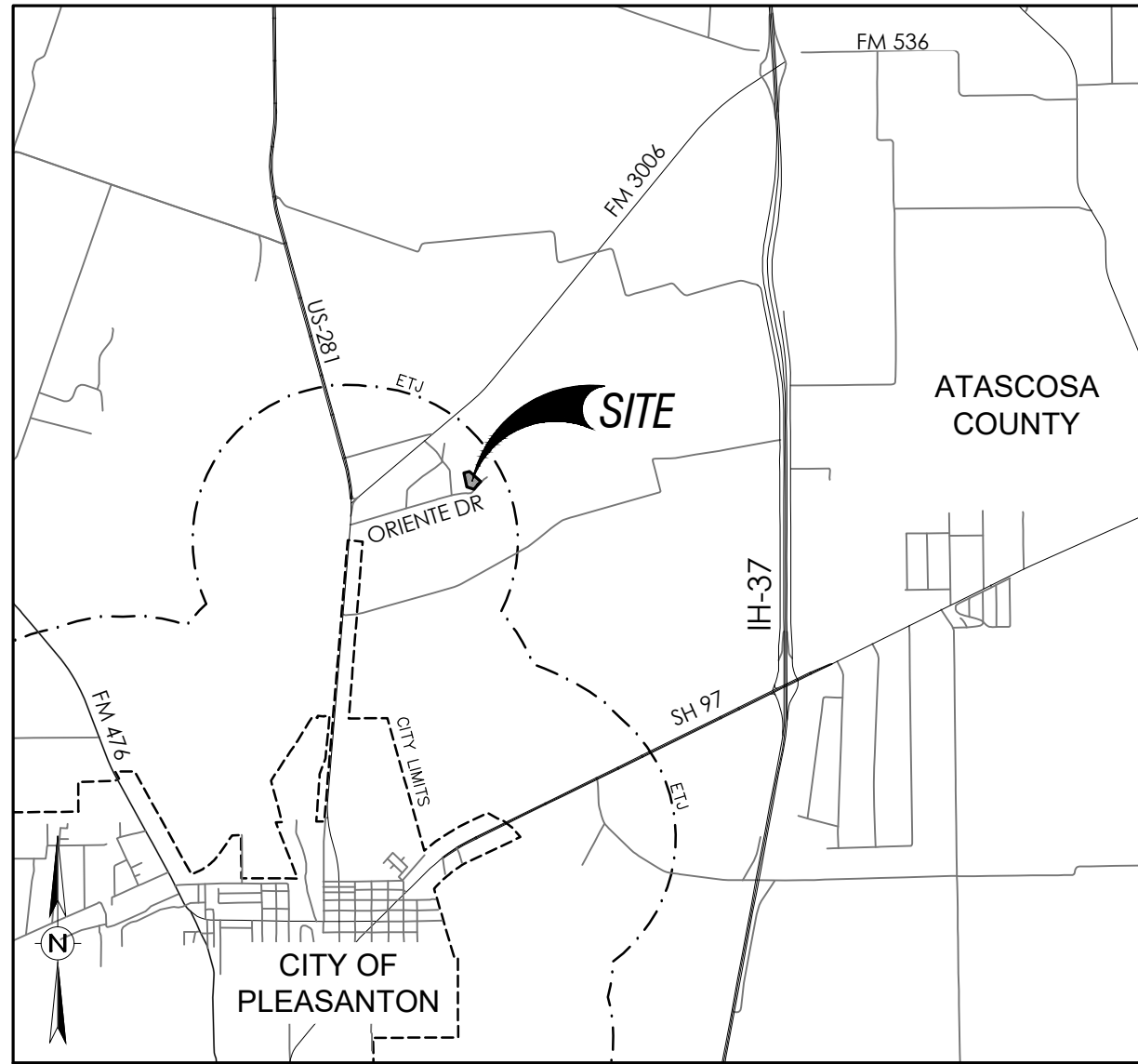




LOCATION MAP
N.T.S.

LEGEND

- PROPERTY LINE
- LOT LINE
- EASEMENT
- 2-FT TNRI5 CONTOUR

OWNER & OPERATOR
SHANE SCAMMELL
184 QUERCUS LN
SPRING BRANCH, TX 78070
361-688-7902

ENGINEER
RL BACA ENGINEERING
PO BOX 587
PLEASANTON, TX 78064
830-570-2628

SURVEYOR
POLLOK & SONS SURVEYING, INC.
1008 B ST
FLORESVILLE, TX 78114
830-393-4770

CERTIFICATE OF THE RURAL DEVELOPMENT DIRECTOR

I, THE UNDERSIGNED RURAL DEVELOPMENT DIRECTOR IN ATASCOSA COUNTY, HEREBY CERTIFY THAT I HAVE REVIEWED THE SAID MASTER DEVELOPMENT PLAN (MDP) AND THAT ALL REQUIREMENTS OF ATASCOSA COUNTY FOR THE PRESENTATION OF THE MDP APPROVAL HAVE BEEN FULLY MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RURAL DEVELOPMENT DIRECTOR

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

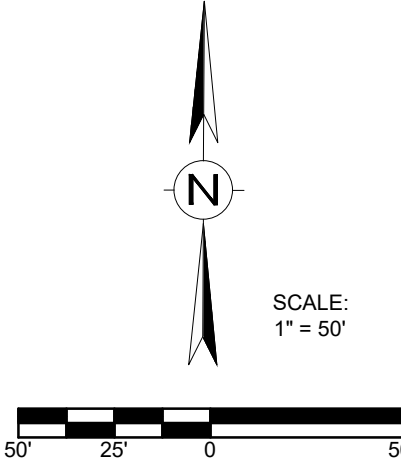
PRECINCT 4 COMMISSIONER

MHRC PLAN FOR SPICER RENTAL COMMUNITY

835, 837, 845, 885, 889 ORIENTE DR
PLEASANTON, TX 78064

LEGAL DESCRIPTION:

4.75 ACRES OF LAND, LYING IN THE W.T ROBERTS SURVEY NO. 134, ABSTRACT NO. 750, ATASCOSA COUNTY TEXAS, SAID TRACT OF LAND BEING ALL OF LOTS 25 & 26, ENCINO VILLAGE SUBDIVISION, RECORDED IN SHEET 88-A, NEW PLAT CABINET, PLAT RECORDS OF ATASCOSA COUNTY, TEXAS, SAID LOT 25 BEING FURTHER DESCRIBED IN VOLUME 85, PAGE 922, OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS, AND SAID LOT 26 BEING FURTHER DESCRIBED VOLUME 19, PAGE 504, DEED RECORDS OF ATASCOSA COUNTY, TEXAS.



DATE OF PREPARATION: APRIL 2026

RL BACA
ENGINEERING
TBPELS FIRM NO. F-23628 | P.O. BOX 587 | PLEASANTON, TEXAS 78064
830.570.2628 | WWW.RLBACA.COM

RL BACA PROJECT NO.: 26-109

SUMMARY TABLE

RENTAL UNIT DESCRIPTION	RENTAL UNITS	WATER TYPE	SEWER TYPE	
RENTAL HOME UNIT	5	PUBLIC	SEPTIC	
RECREATION VEHICLE UNIT	1	PUBLIC	SEPTIC	
TOTALS	6			

PROPERTY INFORMATION

PROPERTY ID: 22508
LEGAL ACRES: 3.63 AC
LEGAL DESC.: ENCINO VILLAGE LOT 25

PROPERTY INFORMATION

PROPERTY ID: 22509
LEGAL ACRES: 1.12 AC
LEGAL DESC.: ENCINO VILLAGE LOT 26

GENERAL NOTES:

- THE BEARINGS FOR THIS PLAN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLAN COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
- THE PROPERTY IS LOCATED IN THE PLEASANTON ISD.
- WATER SERVICE WILL BE PROVIDED BY MCCOY WATER SUPPLY CORPORATION. INFORMATION ON MCCOY WSC AND ITS QUALITY IS AVAILABLE TO PROSPECTIVE RENTERS IS IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS.
- PUBLIC SEWER SERVICE IS NOT AVAILABLE. ALL UNITS SERVED BY ONSITE SEPTIC. EACH UNIT SHALL BE CONNECTED TO A PERMITTED SEPTIC SYSTEM DESIGN BY A REGISTERED SANITARIAN.
- THE PROPERTY IS LOCATED WITHIN KARNES ELECTRIC COOPERATIVES SERVICE AREA.
- NO PROPERTY IS LOCATED WITHIN THE LIMITS OF THE 1% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM MAP NUMBER 48013C0219C EFFECTIVE NOVEMBER 4, 2010.
- ALL INTERNAL DRIVEWAYS SHALL BE ALL-WEATHER PAVING ADEQUATE FOR AMBULATORY & FIRE ACCESS.
- ALL INTERNAL DRIVEWAYS SHALL BE 20-FT MINIMUM WIDTH AND ALLOW TWO-WAY TRAFFIC.

