

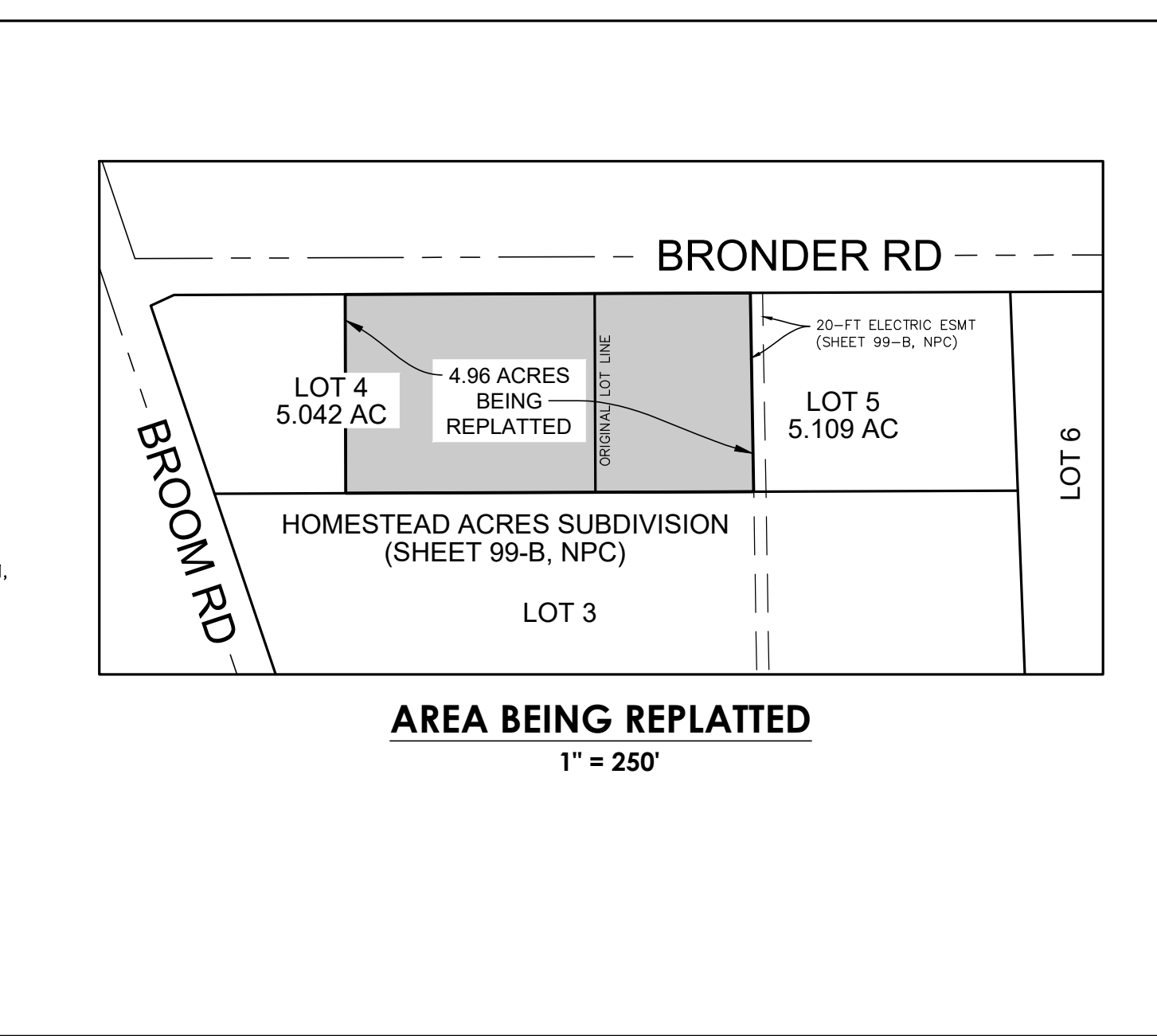
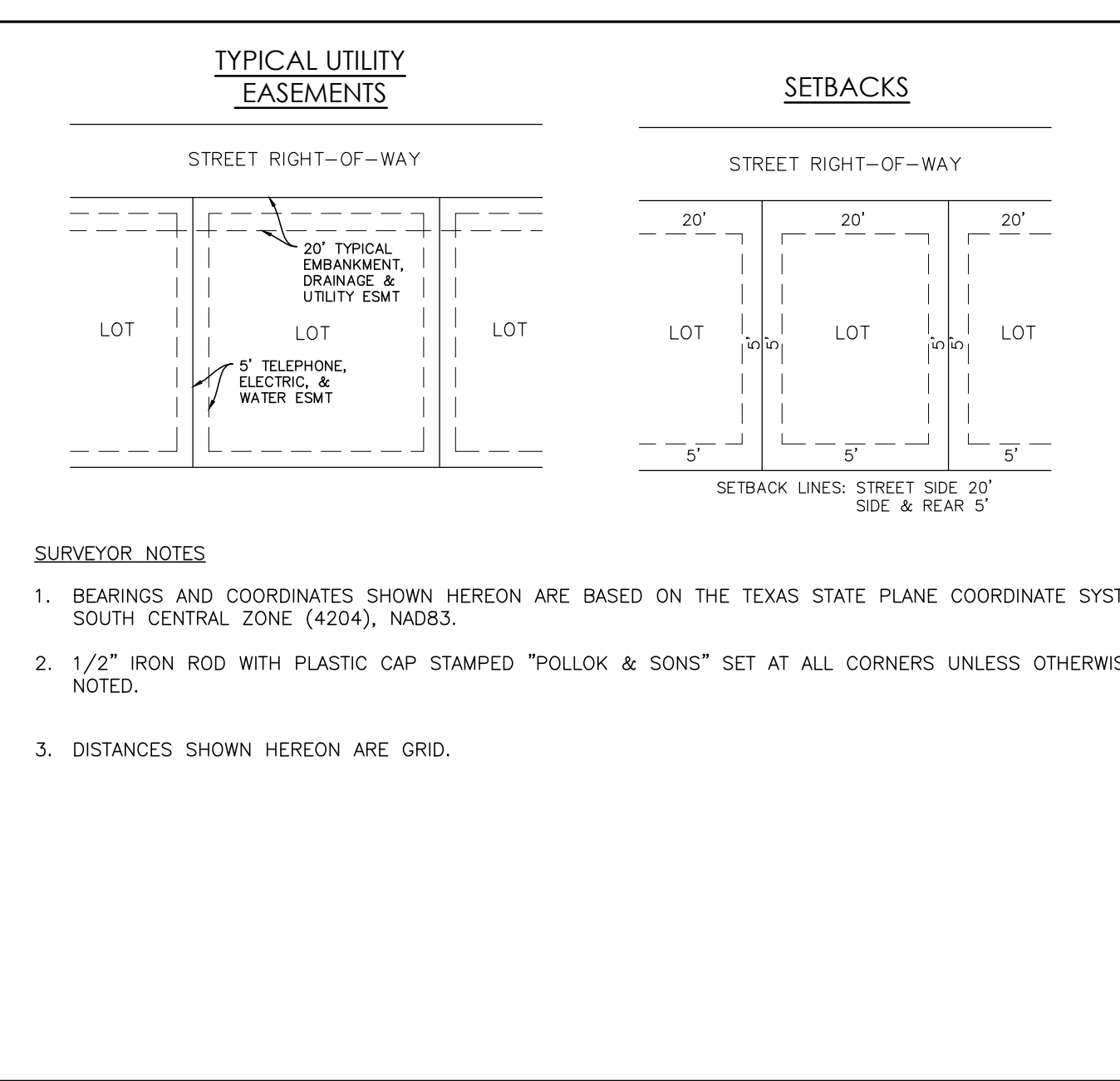


**LEGEND**

- 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 PIN WITH PLASTIC CAP STAMPED "POLLOK & SONS"
- = SET 1/2" IRON PIN WITH PLASTIC CAP STAMPED "POLLOK & SONS"

- = PROPERTY BOUNDARY
- - - = LOT LINE
- · - · - = EASEMENT LINE
- · - · - = ADJOINING PROPERTY LINE
- - - = ORIGINAL SURVEY LINE
- · - · - = 2' LIDAR CONTOUR



**REPLAT OF**

**A PORTION OF LOTS 4 & 5**

**HOMESTEAD ACRES SUBDIVISION**

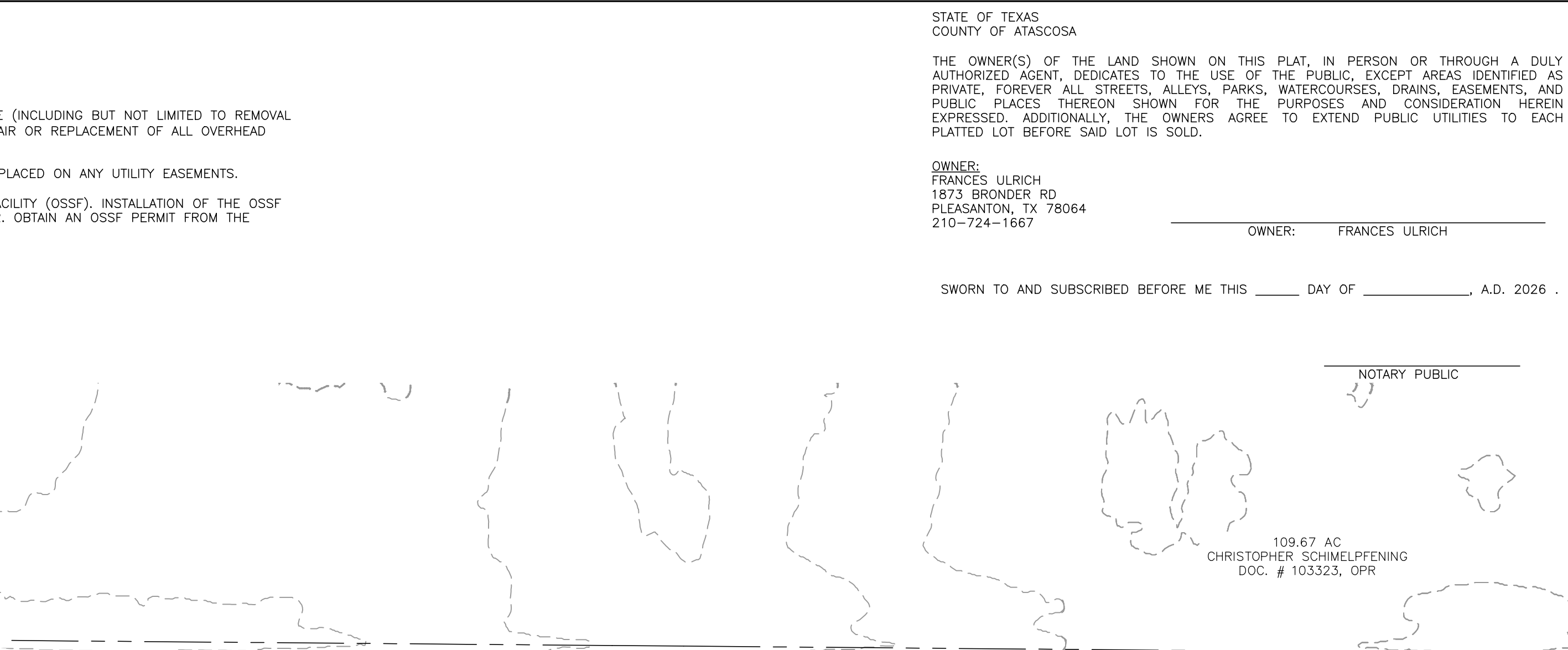
A TOTAL OF 4.96 ACRES, MORE OR LESS, LYING IN THE JOHANN BRUGMAN SURVEY NO. 1173, ABSTRACT NO. 96, ATASCOSA COUNTY, TEXAS, BEING A PORTION OF LOTS 4 & 5, HOMESTEAD ACRES SUBDIVISION, SHEET 99-B, NEW PLAT CABINET, BEING MORE PARTICULARLY DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 45, PAGE 382 AND VOLUME 748, PAGE 91, OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS.

SCALE: 1" = 70'

DATE OF PREPARATION: APRIL 2026

- ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:**
- THE SUBDIVISION IS LOCATED IN THE PLEASANTON, TX.
  - 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.
  - 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 ONTO THE LOT(S) UNTIL FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND AN APPLICATION FOR SEPTIC PERMIT HAS BEEN SUBMITTED.
  - WATER SERVICE PROVIDED BY MCCOY WSC.
  - THIS SUBDIVISION WILL BE SERVED BY MCCOY WATER SUPPLY CORPORATION, 65 PARKFIELD, PLEASANTON, TX 78064. INFORMATION ON THE MCCOY 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.
  - ELECTRIC SERVICE PROVIDED BY KARNES ELECTRIC.
  - 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 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 FIRM MAP NUMBER 4801300225C EFFECTIVE NOVEMBER 4, 2010.
  - NO LOTS IN THIS PLAT 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 SERVICES DISTRICT (ESD) #2.

- UTILITY NOTES**
- ELECTRIC SERVICE TO BE PROVIDED BY KARNES ELECTRIC.
  - WATER SERVICE PROVIDED BY MCCOY 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.



**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.: 26-114

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: ROBERT ULRICH  
1873 BRONDER RD  
PLEASANTON, TX 78064  
210-724-1667

SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2026.

NOTARY PUBLIC

**CULVERT TABLE**

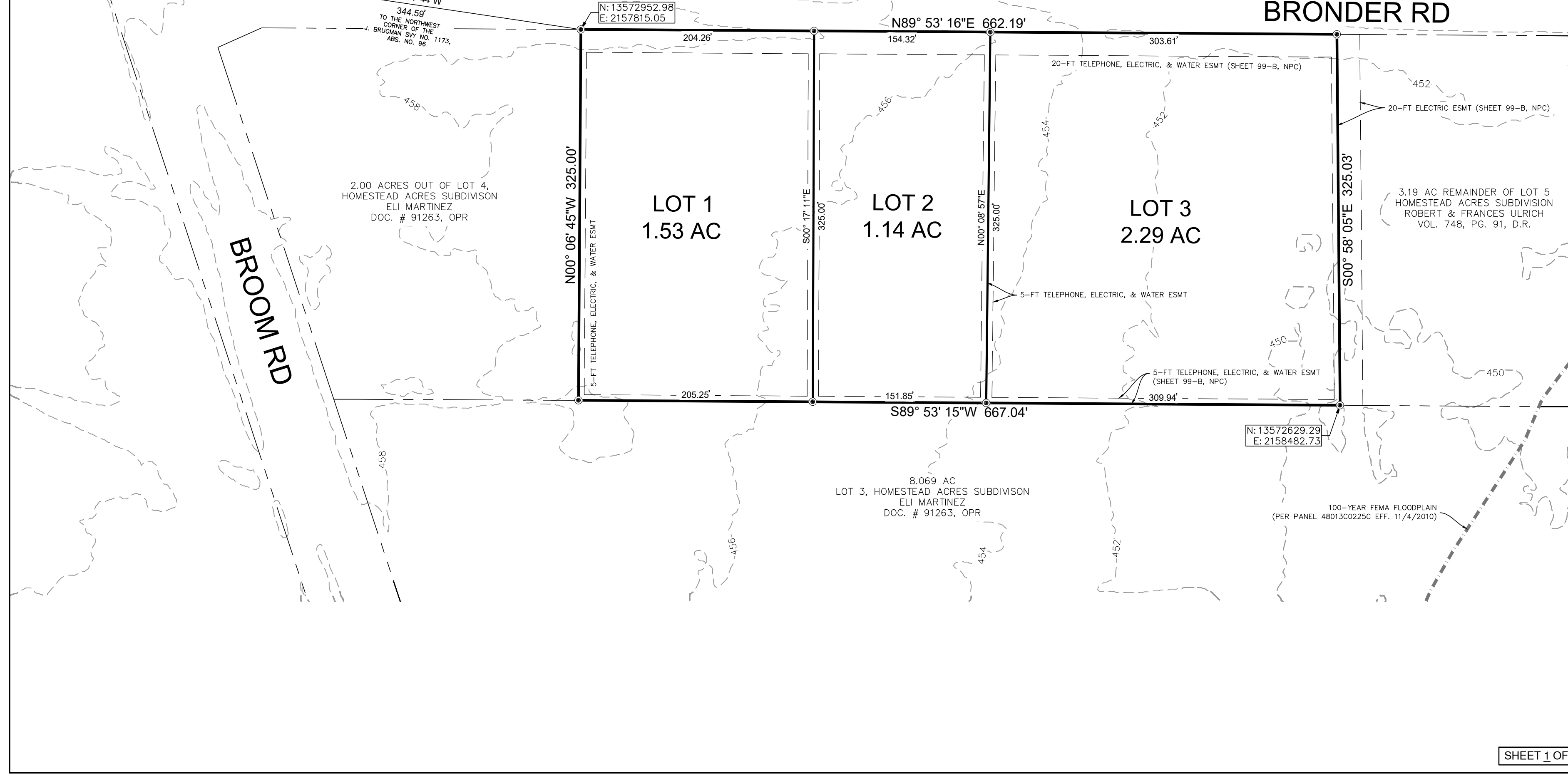
LOT #	MINIMUM CULVERT
LOTS 1-3	18"
NOTE: LOW WATER FLOW MAY NOT IMPROVE FLOW	

**PROPERTY INFORMATION**  
PROPERTY ID: 23329  
LEGAL ACRES: 3.04 AC  
LEGAL DESC.: HOMESTEAD ACS S/D, LOT 4-B

**PROPERTY INFORMATION**  
PROPERTY ID: 23330  
LEGAL ACRES: 2.00 AC  
LEGAL DESC.: HOMESTEAD ACS S/D, LOT 5

**LOT SUMMARY TABLE**

LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSSF
< 2.5 AC	3			X
2.5-10 AC	0			
> 10 AC	0			
TOTAL	3			



**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 \_\_\_\_\_

PRECINCT 2 COMMISSIONER \_\_\_\_\_

PRECINCT 3 COMMISSIONER \_\_\_\_\_

PRECINCT 4 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 \_\_\_\_\_