

CERTIFICATE OF THE PRECINCT COMMISSIONER

I, THE UNDERSIGNED COMMISSIONER IN THE PRECINCT IN WHICH THE LAND SURVEYED 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.

_____, DATE: _____
COMMISSIONER PRECINCT 3

- Notes:
1. Poteet Crossing is a seven (7) lot subdivision.
 2. This subdivision is in the Poteet ISD.
 3. 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.
 4. 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.
 5. This subdivision shown hereon is apparently not located within "Zone A" Special Flood Hazard Area, as shown on the Flood Insurance Rate Map Number 48013C0200C for Atascosa County, Texas, dated November 4, 2010 as published by the Federal Emergency Management Agency (approximate location scaled from FIRM, provided by FEMA).
 6. No homes are to be built or brought onto the lot until floodplain permits have been obtained and application for septic permit is submitted.
 7. 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.
 8. 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.
 9. Proposed utilities to be provided by:
Water: BENTON CITY WATER SUPPLY CORPORATION
Wastewater: conventional on-site septic
Electric: KARNES ELECTRIC CO-OP INC.

10. STANDARD SUBDIVISION EASEMENT FOR PLATS WITHIN THE SERVICE AREA OF KARNES ELECTRIC CO-OP INC., It is understood and agreed that perpetual easements are reserved for the installation and maintenance of utilities and all necessary appurtenances thereto, whether installed in the air, upon the surface or underground, along and within ten feet (10') of the rear, front and side lines of all lots and/or tracts and in streets, alleys, boulevards, lanes, and roads of this subdivision, and ten feet (10') along the outer boundaries of all streets, alleys, boulevards, lanes and roads where subdivision lines or lots of individual tracts are deeded to the centerline of the roadway. Nothing shall be placed or permitted to remain within the easement areas which may damage or interfere with the installation and maintenance of utilities. The easement area of each lot and all improvements within it shall be maintained by the owner of the lot, except for those facilities for which an authority or utility company is responsible. Utility companies or their employees shall have all the rights and benefits necessary or convenient for the full enjoyment of the rights herein granted, including but not limited to the free right of ingress to and egress from the right of way and easement, and the right from time to time to cut all trees, undergrowth and other obstructions that may injure, endanger or interfere with the operation of said utility facilities. The easement rights herein reserved include the privilege of anchoring any support cables or other devices outside said easement when deemed necessary by the utility to support equipment within said easement and the right to install wires and/or cables over some portions of said lots and/or tracts not within said easement so long as such items do not prevent the construction of buildings on any of the lots/or tracts of this subdivision.
11. 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.
12. All lots have been designed in compliance with the rules of Atascosa County for on-site sewage facilities.
13. Lots within this subdivision are restricted to one single family residence per lot and prohibits TCEQ Regulated Development.
14. The approximate location of the contours shown, were scaled from a USDA topographic map.
15. 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 the office of the County Clerk of Atascosa County, Texas and be stated in the deed restrictions.
16. Atascosa CAD legal description: ABS A00255 D FORREST SV-1049,91.48 ACRES, PID: 12237.

COMMISSIONERS COURT APPROVAL

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

ATASCOSA COUNTY JUDGE

COMMISSIONER PRECINCT 1
COMMISSIONER PRECINCT 2

COMMISSIONER PRECINCT 3
COMMISSIONER PRECINCT 4

CERTIFICATE OF COUNTY ATTORNEY

ALL REQUIREMENTS OF THE SUBDIVISION ORDER CURRENTLY IN EFFECT HAVE BEEN FULLY MET ACCORDING TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THIS PLAT IS APPROVED FOR FINAL SUBMISSION.

_____, DATE: _____
COUNTY ATTORNEY

Easement Certificate

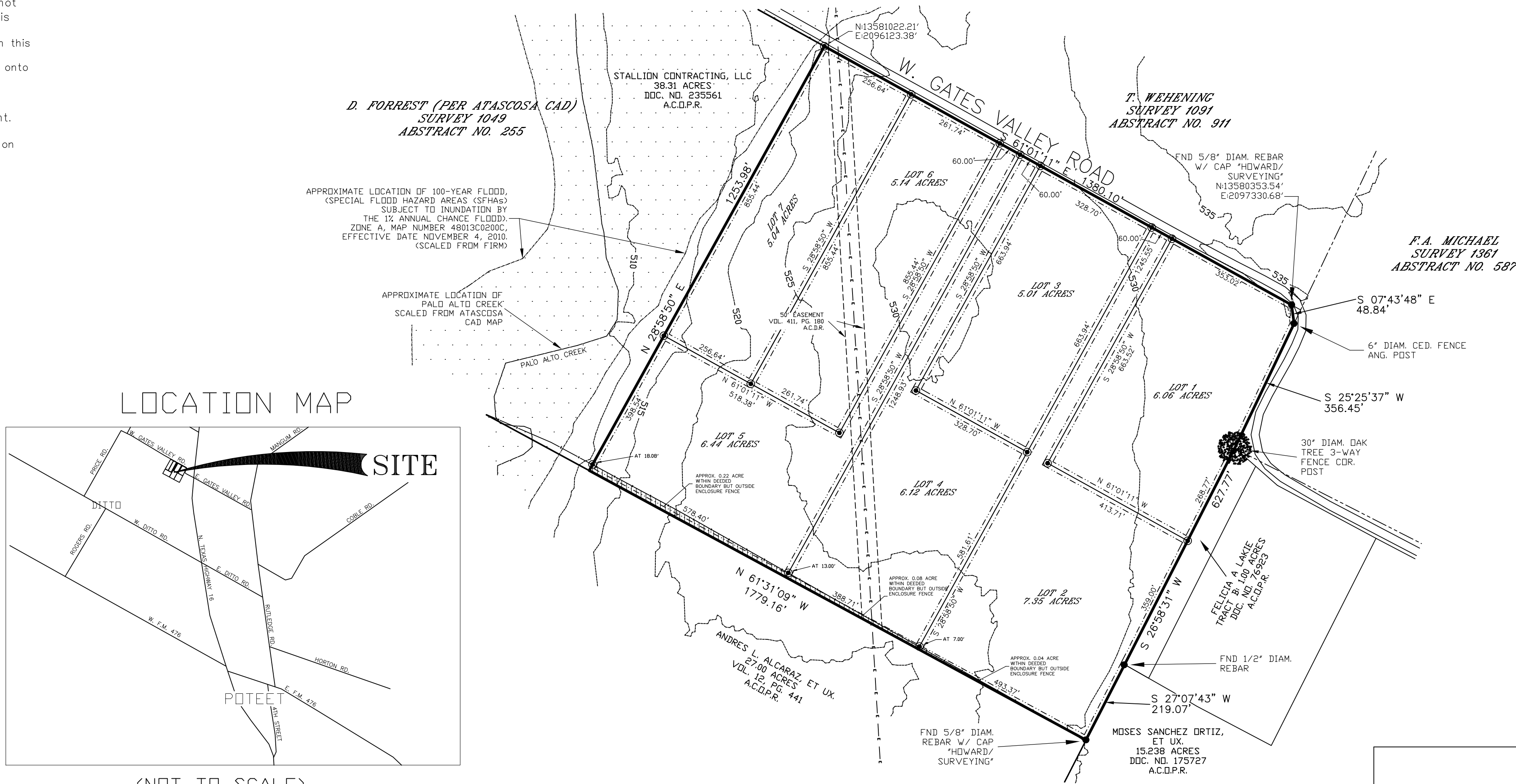
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO BENTON CITY WATER SUPPLY CORPORATION OF LYTLE, TEXAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY OVER AND ACROSS THOSE AREAS MARKED AS "WATERLINE EASEMENT" AND IN ALL STREETS AND BYWAYS, SUCH PIPELINES, SERVICE LINES, WATER METERS, AND OTHER WATER SYSTEM APPURTENANCES AS IT REQUIRES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, THE RIGHT TO REMOVE FROM SAID LAND ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES, STRUCTURES, IMPROVEMENTS OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDING CONCRETE SLAB OR WALL WILL BE PLACED WITHIN SAID EASEMENT AREAS. NO OTHER UTILITY LINES MAY BE LOCATED WITHIN 36" PARALLEL TO WATER LINES.

ANY MONETARY LOSS TO BENTON CITY WSC RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE EXISTING CONDITION.

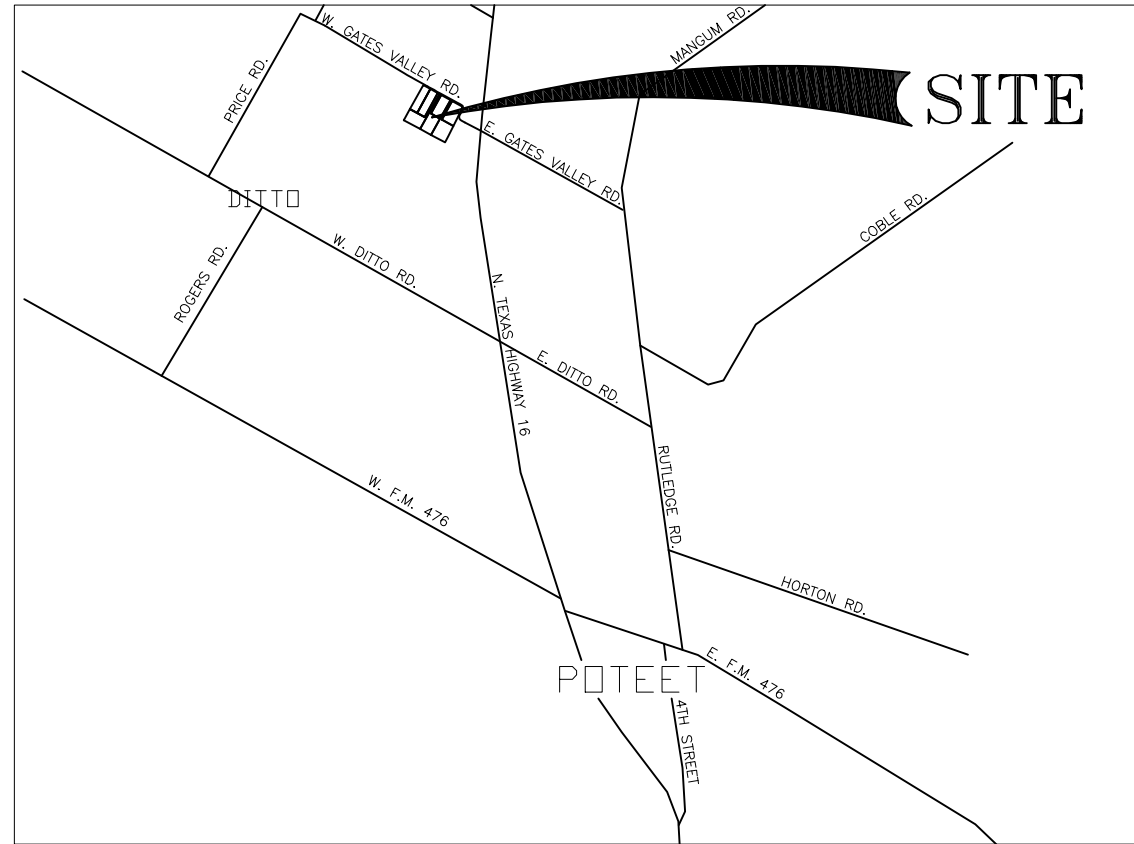
THIS SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND APPROVED FOR EASEMENTS, UPON REQUEST OF THE CUSTOMER AND PAYMENT OF THE REQUIRED FEES, THE WSC WILL PROVIDE DOMESTIC WATER SERVICE TO EACH LOT IN THIS SUBDIVISION, BY AGREEMENT WITH THE DEVELOPER.

BENTON CITY WATER SUPPLY CORPORATION

DATE



LOCATION MAP



(NOT TO SCALE)

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: DOS MAVERICKS, LLC
CHAD FOSTER
106 N. EAST STREET
UVALDE, TX 78801

Date

STATE OF TEXAS
COUNTY OF ATASCOSA

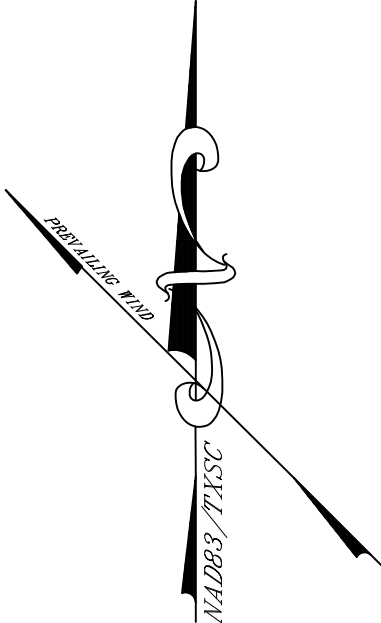
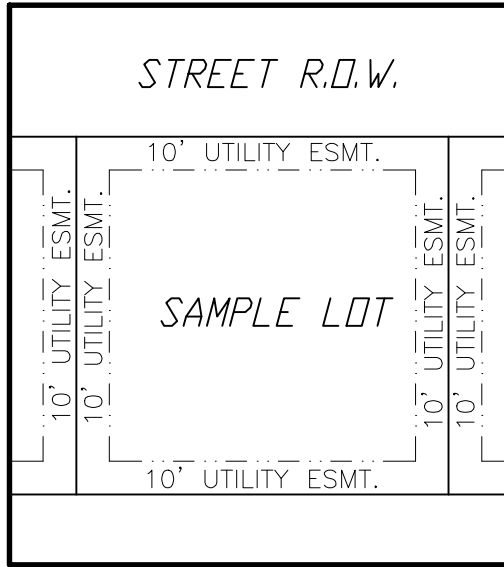
Before me, the undersigned authority, personally appeared _____, known to me to be the person(s) whose name subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed in the capacity therein stated.

Subscribed before me this _____ day of _____, 2026.

Notary Public, County of _____

LOT	ACREAGE
LOT 1	6.06 AC
LOT 2	7.35 AC
LOT 3	5.01 AC
LOT 4	6.12 AC
LOT 5	6.44 AC
LOT 6	5.14 AC
LOT 7	5.04 AC

TYPICAL
UTILITY EASEMENT



SCALE: 1" = 200'

STATE OF TEXAS:
COUNTY OF UVALDE:

STATE OF TEXAS:
COUNTY OF KENDALL:

I, MARK E. LOGRBRINCK, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY MEN WORKING UNDER MY SUPERVISION AND THAT SAME IS TRUE AND CORRECT ACCORDING TO SAID SURVEY. THE PLAT AS PREPARED HAS A LIKENESS OF MY SEAL, IN THE COLOR RED, HEREON, AND IS ALSO EMBOSSED WITH MY IMPRESSION SEAL. IF THIS PLAT DOES NOT HAVE THESE TWO CONDITIONS FULFILLED, IT IS A COPY AND MAY HAVE BEEN ALTERED. I ASSUME NO RESPONSIBILITY FOR COPIES OF THE PLAT OTHER THAN THE COPIES BEARING MY ORIGINAL SEALS AND SIGNATURE.

COMPLETED: JANUARY 26, 2026

PRELIMINARY
DO NOT RECORD FOR ANY
PURPOSE

Mark E. Logrbrinck

REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 6418
JOB. NO. 22-0267 SUBDIVISION

COMPLAINTS IN REGARD TO VIOLATIONS OF GENERAL RULES OF SURVEYING PROCEDURES AND PRACTICES SHOULD BE DIRECTED TO:

TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
1917 S. INTERSTATE 35
AUSTIN, TEXAS 78741

NOTES:

COURSES, DISTANCES AND AREAS SHOWN ARE GRID AND CONFORM TO TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983, TEXAS SOUTH CENTRAL ZONE.

WARNING: UNAUTHORIZED ALTERATION OF CERTIFIED MATERIAL IS FORGERY.

Smyth Surveyors, Inc.

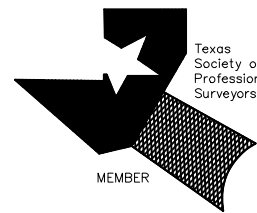
FIRM #10008800

P.O. BOX 375

KNIPPA, TX 78870

PHONE 830-591-0858

THIS GRAPHIC WORK REPRESENTS THE RESULTS OF A SURVEY BEING PROVIDED BY SMYTH SURVEYORS, INC. SOLELY FOR THE EXCLUSIVE USE OF THE PARTIES SHOWN HEREON AND FOR THE PURPOSE SHOWN ABOVE. THE GRAPHIC REPRESENTATION SHOWN HEREON DEPICTS CERTAIN CONDITIONS FOUND EXISTING AS OF THE DATE OF THE ACTUAL SURVEY AND IS LIMITED TO THESE CONDITIONS FOUND AT THAT TIME. ALL RIGHTS RESERVED, COPYRIGHT 2026, SMYTH SURVEYORS, INC. ©



PREPARED FOR:
DOS MAVERICKS, LLC
106 N. EAST STREET
UVALDE, TX 78801

PURPOSE OF SURVEY:
SUBDIVISION

POTEET CROSSING

Being a Subdivision of 41.16 acres, more or less, of land lying in Atascosa County, Texas, being out of and a part of D. Forrest (per Atascosa CAD) Survey 1049, Abstract No. 255, and also being out of and a part of that same certain tract called 155.23 acres as described in conveyance document to Dos Mavericks, LLC, recorded in Document Number 227358 of the Atascosa County Official Public Records, Atascosa County, Texas.