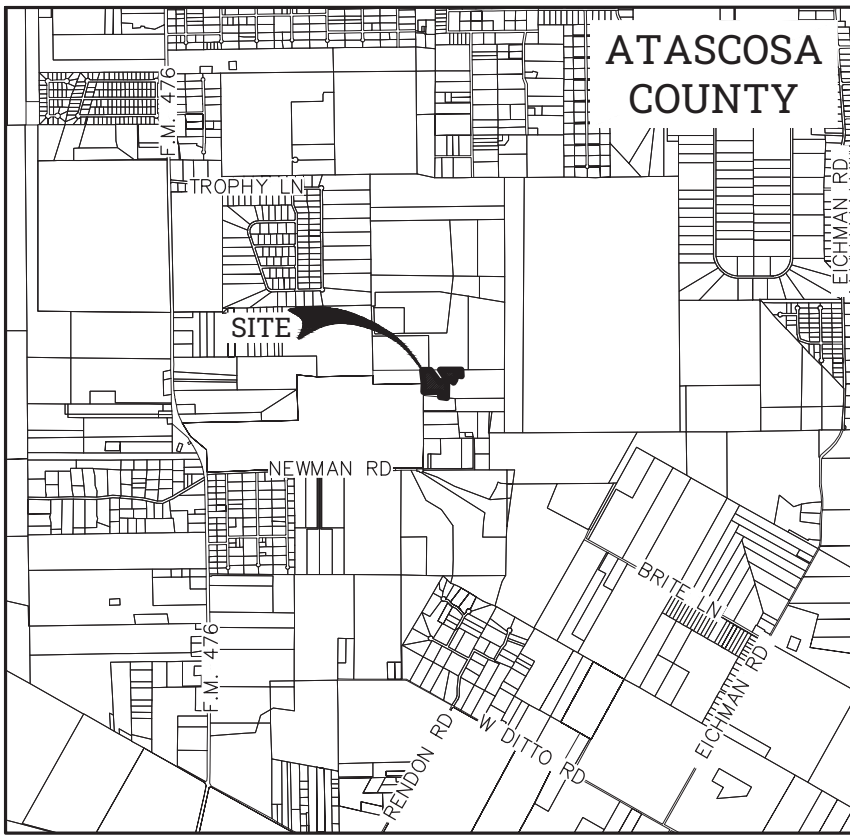




LOCATION MAP

1" = 5000'

LEGEND	
D.R.	= DEED RECORDS OF ATASCOSA COUNTY, TEXAS
ESMT	= EASEMENT
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF ATASCOSA COUNTY, TEXAS
PG.	= PAGES
R.O.W.	= RIGHT-OF-WAY
VOL.	= VOLUME
1	= LOT NUMBER
2.50 AC	= GROSS LOT ACREAGE
●	= FOUND STEEL ROD MONUMENT
○	= FOUND FENCE CORNER POST
○	= SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "MARTINEZ SURVEYING & MAPPING CO"
—	= PROPERTY LINE
---	= LOT LINE
- - - - -	= EASEMENT LINE
- - - - -	= ADJOINER
---	= EXISTING CONTOUR
6.36	
◇	= 60' WIDE ROAD EASEMENT (INSTRUMENT NO. 200035334, 200035335, 200035336, 101895, & 136813, O.P.R.)
◇	= 30' WIDE INGRESS/EGRESS ROAD EASEMENT (INSTRUMENT NO. 246466, O.P.R.)
◇	= 30' WIDE INGRESS/EGRESS ROAD EASEMENT (0.256 ACRES)

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

PLAT INCLUDES 0 LF STREET

LINE TABLE		
LINE NUMBER	LENGTH	BEARING
L1	94.44'	N82° 47' 59"E
L2	93.98'	N50° 15' 05"E
L3	142.55'	N78° 47' 11"W
L4	134.87'	S11° 48' 14"W
L5	74.22'	S30° 41' 47"W
L6	123.19'	N32° 01' 33"W
L7	112.58'	S48° 20' 56"W
L8	36.99'	N34° 14' 29"W
L9	138.07'	N05° 15' 44"E
L10	31.45'	S53° 46' 54"W
L11	49.66'	N42° 53' 20"E
L12	30.22'	S00° 41' 33"W
L13	54.47'	N83° 47' 16"E
L14	46.52'	N83° 47' 16"E

THE STATE OF TEXAS
COUNTY OF ATASCOSA

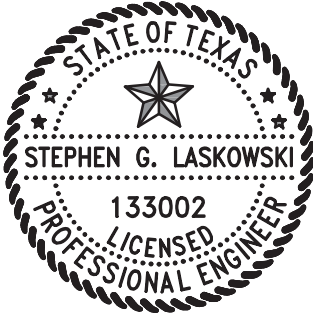
KNOW ALL MEN BY THESE PRESENTS:

THAT I, REYNALDO MARTINEZ, JR., BEING A REGISTERED PROFESSIONAL LAND SURVEYOR, REGISTERED 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.

REYNALDO MARTINEZ, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5482, STATE OF TEXAS
P.O. BOX 17971
SAN ANTONIO, TEXAS 78217

THE STATE OF TEXAS
COUNTY OF ATASCOSA

I, STEPHEN G. LASKOWSKI, 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.



STEPHEN G. LASKOWSKI
LICENSED PROFESSIONAL ENGINEER
NO. 133002, STATE OF TEXAS
515 W. OAKLAWN, STE A
PLEASANTON, TEXAS 78064

MARTINEZ

SURVEYING & MAPPING CO

FIRM # 101822-00

P.O. BOX 17971

SAN ANTONIO, TX, 78217

(210) 829-4244



Texas Registered Engineering Firm F-9155
Texas Registered Surveying Firm 101812-00

NO.	REVISION	DATE	BY
1	PLAT CREATED	06/29/26	SGL
2	PLAT UPDATED	07/13/26	SGL
3	FINAL PLAT	07/20/26	SGL

ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:

- THE SUBDIVISION IS IN THE POTEET ISD.
- 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.
- IF A CULVERT IS INSTALLED, THE MINIMUM DRIVEWAY CULVERT SIZE FOR EACH LOT SHALL NOT BE LESS THAN 18 INCHES. IF A CULVERT IS NOT INSTALLED, THEN MAKE SURE DRIVEWAY IS CONSTRUCTED IN A MANNER TO NOT BLOCK UPGRADIENT WATER.
- 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 SEWAGE FACILITY THAT HAS BEEN APPROVED AND PERMITTED BY THE ATASCOSA COUNTY SANITATION OFFICER.
- ALL LOTS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE RULES OF ATASCOSA COUNTY FOR ON-SITE SEWAGE FACILITIES.
- 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.
- 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.
- THIS SUBDIVISION WILL BE SERVED BY INDIVIDUAL, PRIVATELY OWNED GROUNDWATER WELLS. INFORMATION ON THE AVAILABLE SUPPLY OF GROUNDWATER AND ITS QUALITY IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THIS SUBDIVISION IS IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS.
- WATER SERVICE PROVIDED TO THIS SUBDIVISION BY PRIVATE WATER WELLS.
- ELECTRIC SERVICE PROVIDED TO THIS SUBDIVISION BY KARNES ELECTRIC COOPERATIVE, INC.
- 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.
- THIS SUBDIVISION IS LOCATED WITHIN THE ATASCOSA COUNTY EMERGENCY SERVICES DISTRICT NO. 1.
- NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE ROAD EASEMENT AND THE INGRESS/EGRESS ROAD EASEMENTS SHOWN ON THIS PLAT.
- THE INGRESS/EGRESS ROAD EASEMENTS ARE INTENDED TO PROVIDE UNOBSTRUCTED ACCESS FOR THE BENEFIT OF THE LOT OWNERS AND ADJACENT PROPERTY OWNERS TO THE EAST TO THE 60' WIDE ROAD EASEMENT AND ULTIMATELY TO NEWMAN ROAD. THE EASEMENTS SHALL REMAIN OPEN AND FREELY ACCESSIBLE TO THE LOT OWNERS, TO THE ADJACENT PROPERTY OWNERS TO THE EAST, AND TO THEIR GUESTS, SUCCESSORS, OR ASSIGNS FOR THE APPLICABLE EASEMENT THAT CROSSES, OR IS ADJACENT TO, THE LOT OWNERS OR THE ADJACENT PROPERTY OWNERS TO THE EAST PROPERTY LINES.

PROPERTY INFORMATION
PROPERTY ID: 234019
LEGAL ACRES: 2.13
LEGAL DESC.: ABS A01313 GC&SF RR CO SV-13,
TRACT 1, 2.13 ACRES

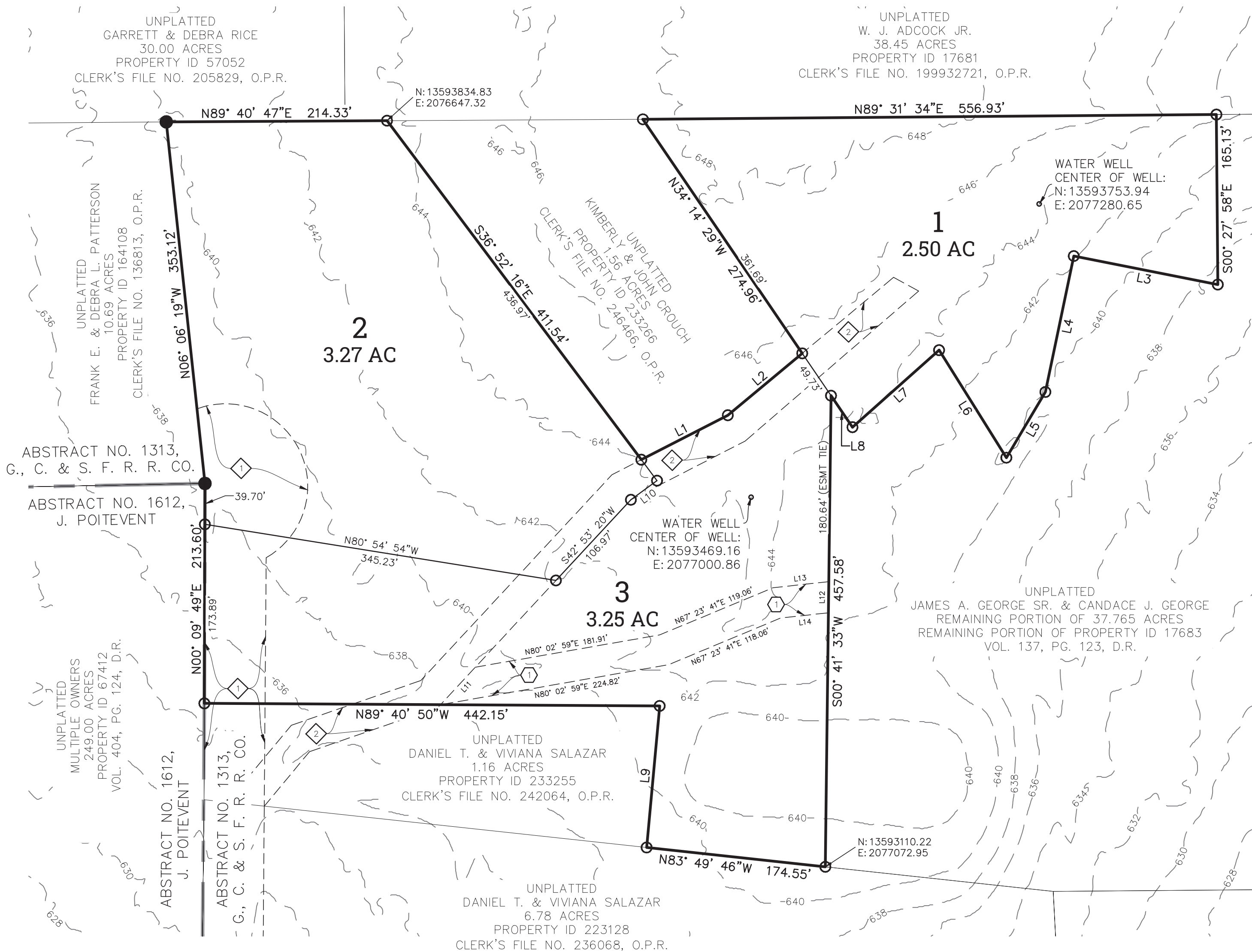
PROPERTY INFORMATION
PROPERTY ID: 230291
LEGAL ACRES: 0.56
LEGAL DESC.: ABS A01313 GC&SF RR CO SV-13,
.56 ACRES

PROPERTY INFORMATION
PROPERTY ID: 17683
LEGAL ACRES: 1.13
LEGAL DESC.: ABS A01313 GC&SF RR CO SV-13,
1.132 ACRES

PROPERTY INFORMATION
PROPERTY ID: 234020
LEGAL ACRES: 2.13
LEGAL DESC.: ABS A01313 GC&SF RR CO SV-13,
TRACT 2, 2.13 ACRES

PROPERTY INFORMATION
PROPERTY ID: 17683
LEGAL ACRES: 1.08
LEGAL DESC.: ABS A01313 GC&SF RR CO SV-13,
1.08 ACRES

PROPERTY INFORMATION
PROPERTY ID: 17683
LEGAL ACRES: 24.74
LEGAL DESC.: ABS A01313 GC&SF RR CO SV-13,
24.74 ACRES, HUD TRA0365465



PLAT OF MOBILE HOME ALLEY ESTATES SUBDIVISION

BEING A TOTAL OF 9.02 ACRES, ESTABLISHING LOTS 1-3, BEING ALL OF OF A 1.64 ACRE TRACT, DESCRIBED AND RECORDED IN THE CLERK'S FILE NO. 241319, ALL OF A 2.13 ACRE TRACT, ALSO CALLED TRACT 1, DESCRIBED AND RECORDED IN THE CLERK'S FILE NO. 250701, ALL OF A 2.13 ACRE TRACT, ALSO CALLED TRACT 2, DESCRIBED AND RECORDED IN THE CLERK'S FILE NO. 250705, 2.28 ACRES OUT OF A 26.00 ACRE TRACT, DESCRIBED AND RECORDED IN THE CLERK'S FILE NO. 101895, AND 0.84 ACRES OUT OF A 37.765 ACRE TRACT, DESCRIBED AND RECORDED IN VOLUME 137, PAGE 123, DEED RECORDS, ATASCOSA COUNTY, TEXAS, AND ALSO LYING IN THE GULF, COLORADO & SANTE FE RAILROAD COMPANY SURVEY NO. 13, ABSTRACT NO. 1313, ATASCOSA COUNTY, TEXAS.

ENGINEER:
RAKOWITZ ENGINEERING LLC
515 W OAKLAWN, SUITE A
PLEASANTON, TX 78064
(830) 281-4060

SURVEYOR:
MARTINEZ SURVEYING & MAPPING COMPANY
P.O. BOX 17971
SAN ANTONIO, TX 78217
(210) 829-4244

OWNER (LOTS 1 & 2):
MARK WALASKI
541 HERMINE BLVD
SAN ANTONIO, TX 78212

OWNER (LOT 3):
JAMES A. GEORGE, SR. & CANDACE J. GEORGE
595 MOBILE HOME ALLEY
POTEET, TX 78065

SURVEYOR'S NOTES:

- THE BASIS OF BEARING FOR THIS PLAT IS GRID NORTH, WORLD GEODETIC SYSTEM (WGS84), NAVD88.
- 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "MARTINEZ SURVEYING & MAPPING CO" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

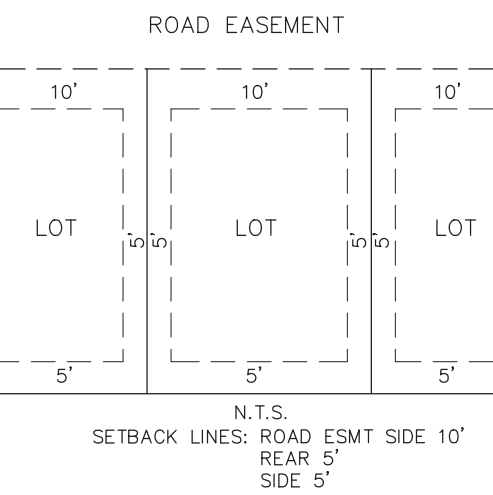
SETBACK NOTE:

BUILDING SETBACKS TO BE AS FOLLOWS FOR ALL LOTS:
10' FRONT (ROAD ESMT SIDE)
10' BACK (REAR)
5' SIDE

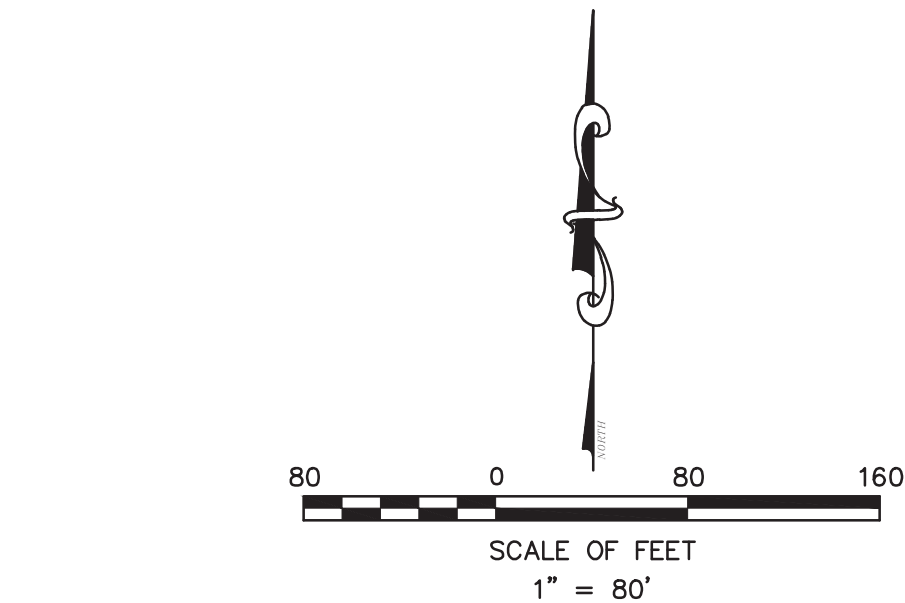
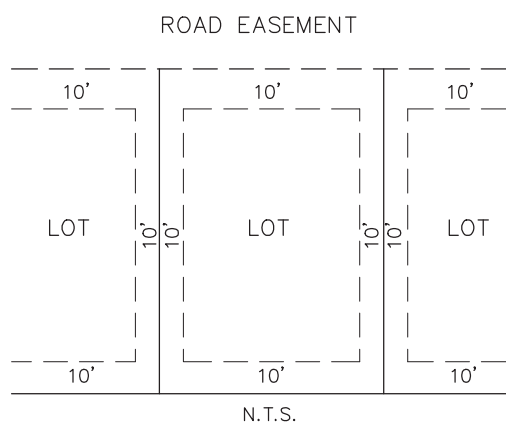
FLOODPLAIN NOTE:

THIS PLAT IS NOT WITHIN FEMA FLOODPLAIN PER FEMA FIRM MAP NUMBERS 48013C0075C AND 48013C0175C EFFECTIVE NOVEMBER 4, 2010.

TYPICAL LOT WITH SETBACK LINES



TYPICAL LOT WITH MINIMUM UTILITY EASEMENT



THE STATE OF TEXAS §
COUNTY OF ATASCOSA §

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES 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: MARK WALASKI
541 HERMINE BLVD
SAN ANTONIO, TX 78212

STATE OF TEXAS §
COUNTY OF ATASCOSA §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARK WALASKI, KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED THIS ____ DAY OF ____, 2026 A.D.

NOTARY PUBLIC

THE STATE OF TEXAS §
COUNTY OF ATASCOSA §

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES 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.

JULIE FOURNIER, AUTHORIZED AGENT
FOR OWNERS: JAMES A. GEORGE, SR. & CANDACE J. GEORGE
595 MOBILE HOME ALLEY
POTEET, TX 78065

STATE OF TEXAS §
COUNTY OF ATASCOSA §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JULIE FOURNIER, KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED THIS ____ DAY OF ____, 2026 A.D.

NOTARY PUBLIC

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 ATASCOSA COUNTY, TEXAS,
THIS ____ DAY OF ____, 2026 A.D.

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 MET ACCORDING TO MY BEST KNOWLEDGE AND BELIEF, AND THIS PLAT IS APPROVED FOR FINAL SUBMISSION.

COUNTY ATTORNEY