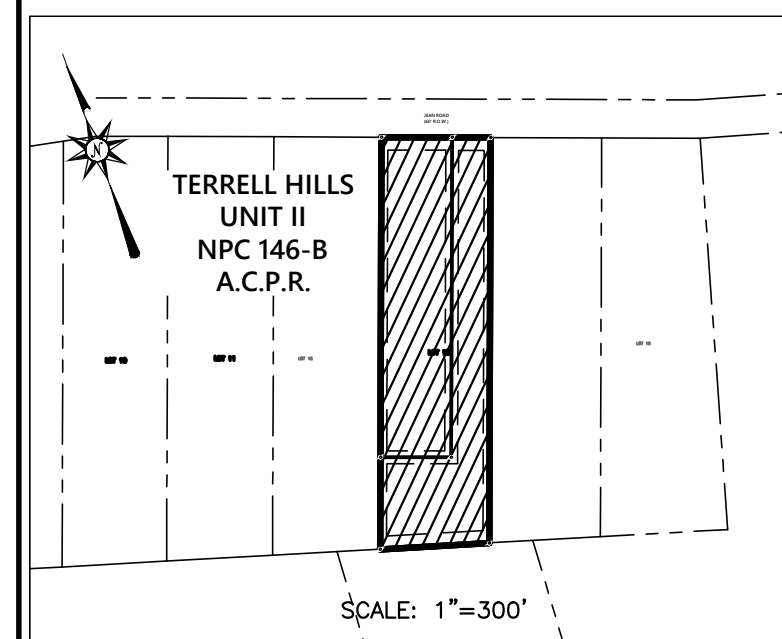
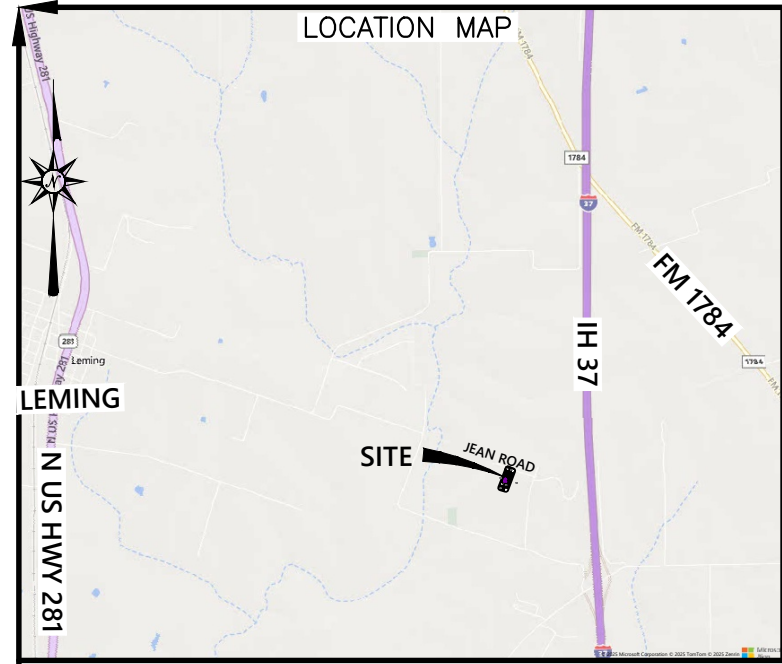
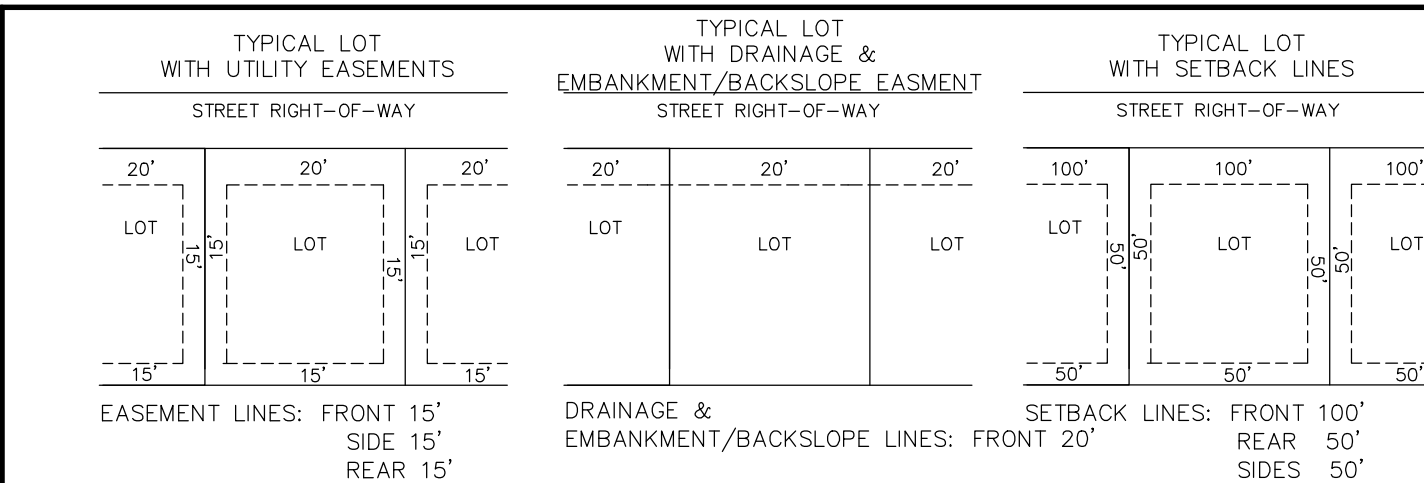




THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 13, OF THE TERRELL HILLS SUBDIVISION UNIT II PLAT RECORDED IN NPC 146-B, OF THE DEED AND PLAT RECORDS OF ATASCOSA COUNTY, TEXAS.

- LEGEND:**
- (BRG.-DIST.) RECORD CALL
DOC. - DOCUMENT
NO. - NUMBER
- PIPE FENCE CORNER POST FOUND
○ 1/2" IRON ROD FOUND
○ 1/2" IRON ROD SET
● WOOD FENCE CORNER POST FOUND
● 5/8" IRON ROD FOUND
● IRON PIPE FOUND
▲ RAIL ROAD TIE FOUND



NOTES:

1. THIS SUBDIVISION WILL BE SERVED BY MCCOY WATER SUPPLY CO. AT 65 PARKFIELD DR PLEASANTON, TX 78064. INFORMATION ON THE MCCOY WATER SUPPLY CO. 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.
2. SANITARY SEWER TO BE PROVIDED BY: ON SITE SEPTIC FACILITY
3. ELECTRIC SERVICE TO BE PROVIDED BY: KARNES ELECTRIC COOPERATIVE INC.
4. THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
5. THIS SUBDIVISION IS WITHIN ATASCOSA COUNTY, TEXAS.
6. THIS SUBDIVISION IS WITHIN THE PLEASANTON INDEPENDENT SCHOOL DISTRICT.
7. BEARINGS ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE 4204.
8. STORMWATER MANAGEMENT AND RUNOFF IS THE RESPONSIBILITY OF THE PROPERTY OWNER(S) INCLUDING, BUT NOT LIMITED TO: CONSTRUCTION, MAINTENANCE, AND OPERATIONS OF ALL ONSITE FACILITIES WHETHER TEMPORARY (EROSION/SEDIMENTATION CONTROL) OR PERMANENT INCLUDING CONVEYANCE, STORAGE, DISCHARGE AND REGULATORY COMPLIANCE CONSISTENT WITH APPLICABLE CITY CODES, ORDINANCES, STATE AND FEDERAL LAW.

NOTES CONTINUED:

9. DRIVEWAY LOCATIONS ARE SUBJECT TO APPROVAL BY TXDOT ALONG STATE AND FEDERAL HIGHWAYS AND ATASCOSA COUNTY ALONG LOCAL STREETS AND ROADS.
10. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE MITIGATION.
11. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
12. ANY TRAFFIC CONTROL MEASURES (RIGHT-TURN LANE, LEFT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
13. ALL LOTS ARE SUBJECT TO THE TYPICAL BUILDING SETBACKS SHOWN IN THE DIAGRAM. UNLESS MORE RESTRICTIVE SETBACKS ARE ESTABLISHED IN THE DEED RESTRICTIONS.
14. 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; AND THE MINIMUM DRIVEWAY CULVERT SIZE FOR EACH LOT SHALL NOT BE LESS THAN 18".
15. 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

NOTES CONTINUED:

- GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
16. 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 HEALTH INSPECTOR.
 17. NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL FINAL APPROVAL OF THE PLAT BY THE ATASCOSA COUNTY COMMISSIONERS COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.
 20. NO PORTION OF THIS SUBDIVISION HAS BEEN DESIGNATED AS BEING IN A SPECIAL FLOOD HAZARD ZONE DELINEATED ON COMMUNITY-PANEL NO. 48013C0215C, DATED NOVEMBER 4, 2010, AS PUBLISHED BY FEMA.
 21. CERTIFICATION THAT ALL LOTS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE RULES OF ATASCOSA COUNTY FOR ON-SITE SEWAGE FACILITIES, TOGETHER WITH ALL PLANNING AND EVALUATION MATERIALS REQUIRED TO DETERMINE LOT SIZING UNDER THE ATASCOSA COUNTY ON-SITE SEWAGE RULES AND ANY REQUEST FOR A VARIANCE UNDER THE RULES OF ATASCOSA COUNTY FOR ON-SITE SEWAGE FACILITIES.
 22. THERE ARE A TOTAL OF TWO (2) LOTS BEING PLATTED WITH THIS UNIT.
 23. ALL OF THIS SUBDIVISION LIES WITHIN ATASCOSA COUNTY EMERGENCY SERVICES DISTRICT NUMBER TWO (2). THE PROPERTY LIES WITHIN THE EMERGENCY SERVICES DISTRICT IS SUBJECT TO TAXATION AND REGULATION BY THE EMERGENCY SERVICES DISTRICT.

THIS PLAT CONTAINS A TOTAL OF:

2 RESIDENTIAL LOTS (LOT 1: 1.27 ACRES, LOT 2: 1.23 ACRES) CONSISTING OF A TOTAL OF 2.50 ACRES

CERTIFICATE OF FINAL APPROVAL

APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS,

THIS _____ DAY OF _____, 20____.

ATASCOSA COUNTY JUDGE

COMMISSIONER PRECINCT 1

COMMISSIONER PRECINCT 2

COMMISSIONER PRECINCT 3

COMMISSIONER PRECINCT 4

LOT NUMBER	RECOMMENDED DRIVEWAY CULVERT
LOT 13A-13B	NOT REQUIRED
NOTE: DIP DRIVEWAY MAY BE USED IN LIEU OF CULVERT	

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

SURVEY 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 ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "INTREPID"

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE SURVEY INFORMATION FOUND ON THIS PLAT WAS DERIVED FROM ACTUAL FIELD NOTES OF ON-THE-GROUND SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY.

THIS PLAN IS RELEASED FOR INTERIM REVIEW ONLY AND IS NOT TO BE USED AS THE FINAL DOCUMENT UNTIL ALL REVIEWS HAVE BEEN COMPLETED.

SHERMAN POSEY, RPLS# 6433 DATE
INTREPID SURVEYING & ENGINEERING CORP.
109 DILWORTH PLAZA, POTH TEXAS, 78147

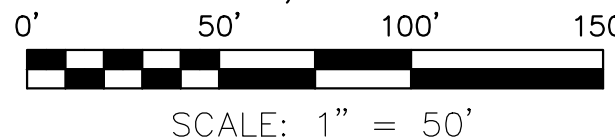
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

THIS PLAN IS RELEASED FOR INTERIM REVIEW ONLY AND IS NOT TO BE USED AS THE FINAL DOCUMENT UNTIL ALL REVIEWS HAVE BEEN COMPLETED.

MASON KROLL P.E.# 155570 DATE
INTREPID SURVEYING & ENGINEERING CORP.
109 DILWORTH PLAZA, POTH TEXAS, 78147

SUBDIVISION PLAT & REPLAT
ESTABLISHING
TERRELL HILLS SUBDIVISION
UNIT II LOT 13A & 13B

ATASCOSA COUNTY, TEXAS
RE-PLAT OF 2.50 ACRES OF LAND OUT OF THE TERRELL HILLS SUBDIVISION UNIT TWO RECORDED IN N.P.C. 146-B OF THE PLAT RECORDS OF ATASCOSA COUNTY, TEXAS AND ALSO BEING BEING TRACT 13 DESCRIBED IN BOOK 88, PAGE 56 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS.



PLAT DATE: 07/16/26

CURRENT DEED: BOOK 88, PG. 56

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/DEVELOPER: RUDOLFO VALADEZ
145 JEAN RD
PLEASANTON, TX 78064

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

OWNER/DEVELOPER: EMMAC VALADEZ
145 JEAN RD
PLEASANTON, TX 78064

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 20____.

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 FO THE PLAT FOR FINAL APPROVAL HAVE BEEN FULLY MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

COMMISSIONER PRECINCT 1

CERTIFICATE OF THE 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

INTREPID
SURVEYING & ENGINEERING
P.O. Box 519 1004 C STREET
FLORESVILLE, TX 78114
D. 830.393.8833 • F. 830.393.3388
WWW.INTREPIDTX.COM
TBPLS #10193936 • TBPE #16550