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PLAT  
202300038



THE STATE OF TEXAS  
COUNTY OF ATASCOSA

KNOW ALL MEN BY THESE PRESENTS:  
THAT I, WALT F. RAKOWITZ, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND SHOWN HEREON, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PLACED BY ME OR MY DEPUTY AS SHOWN ON THIS PLAT IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF ATASCOSA COUNTY, TEXAS.



Walt F. Rakowitz  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6435, STATE OF TEXAS

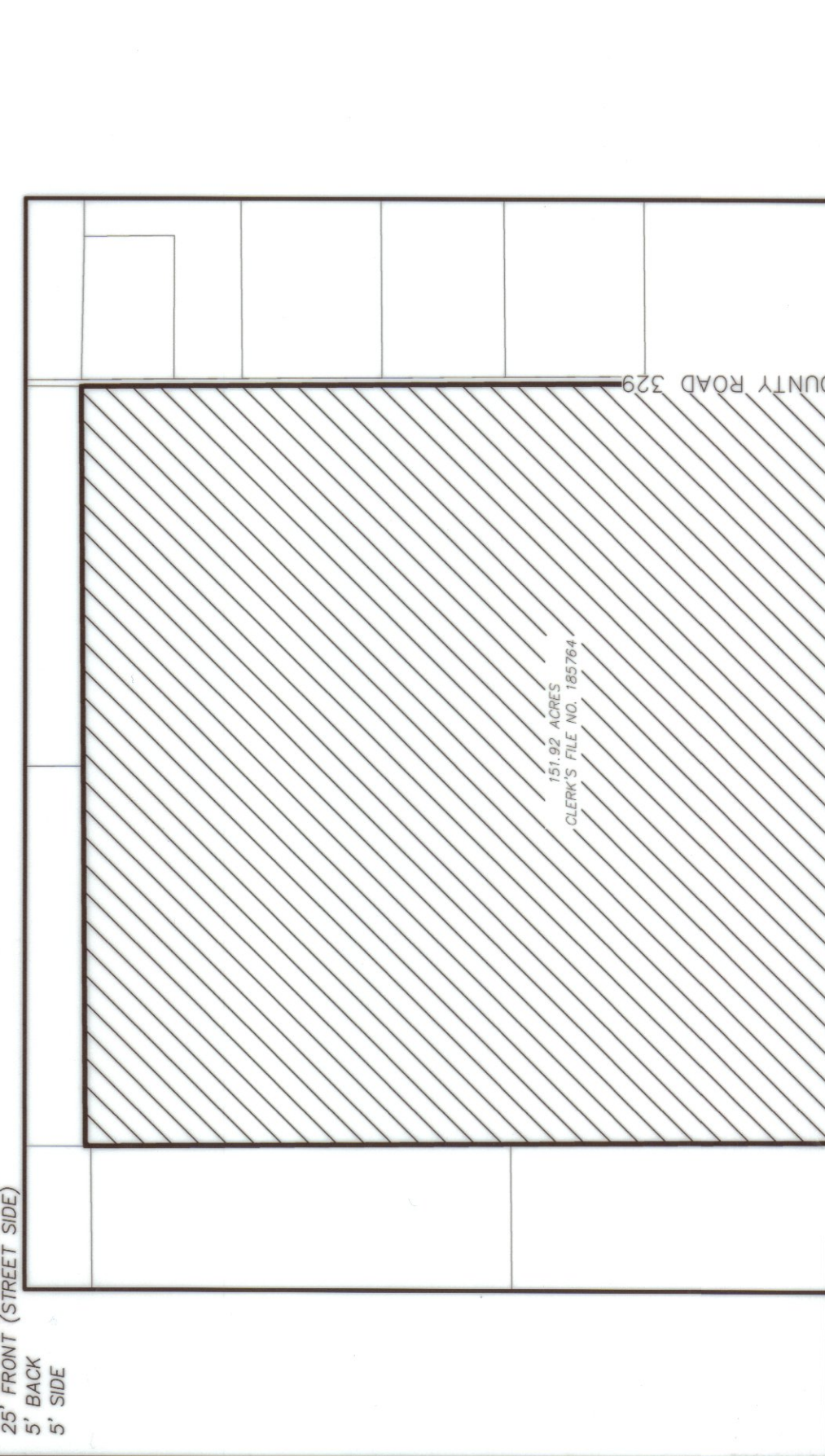
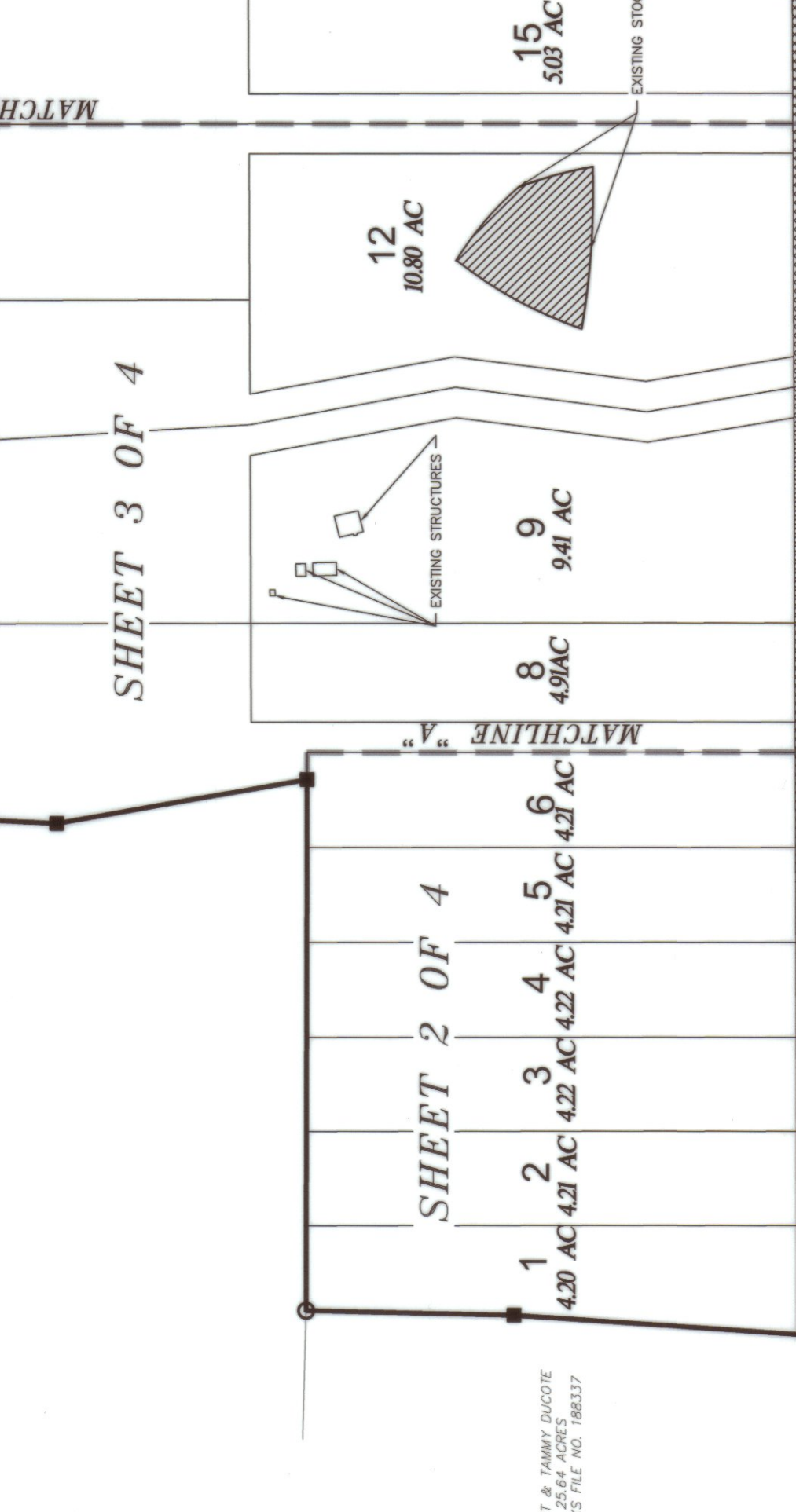
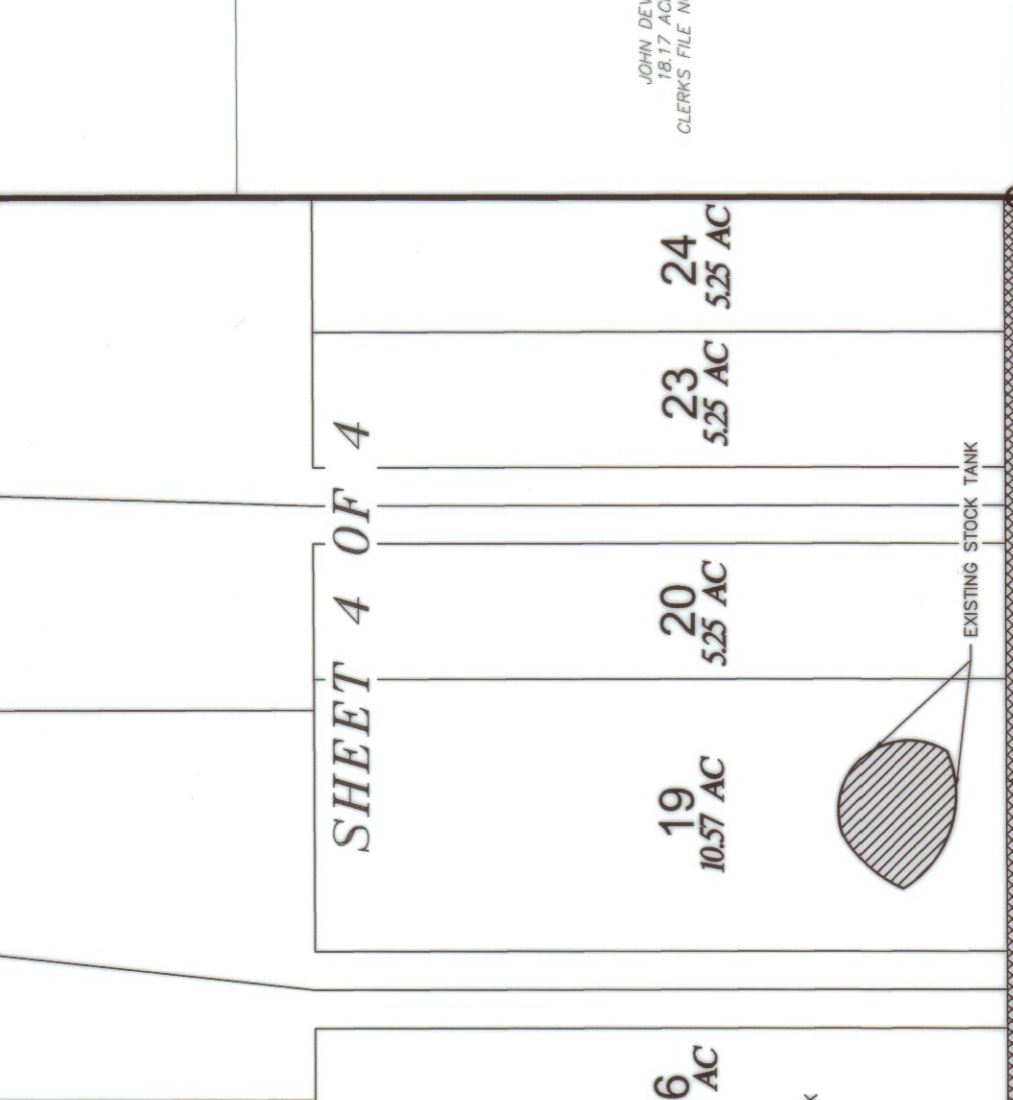
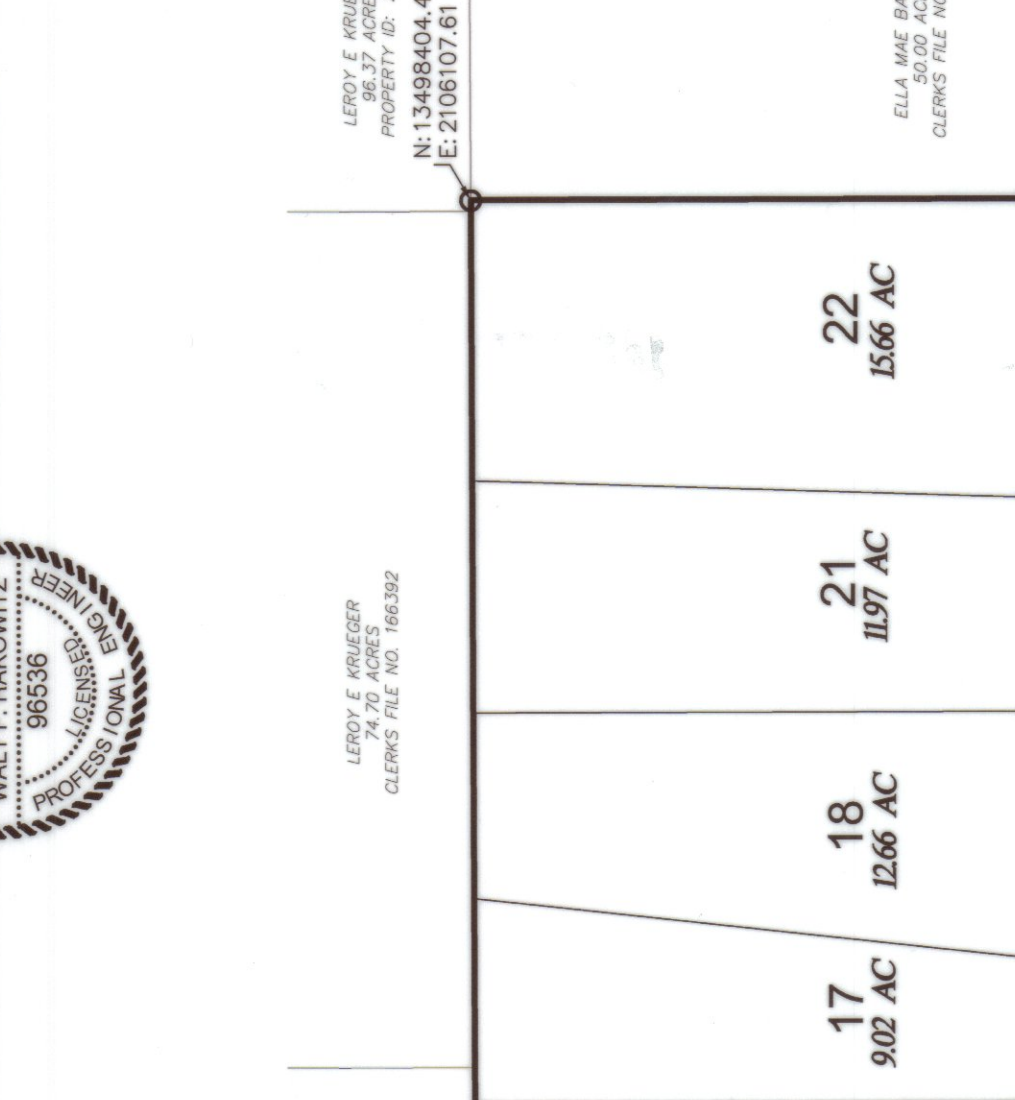
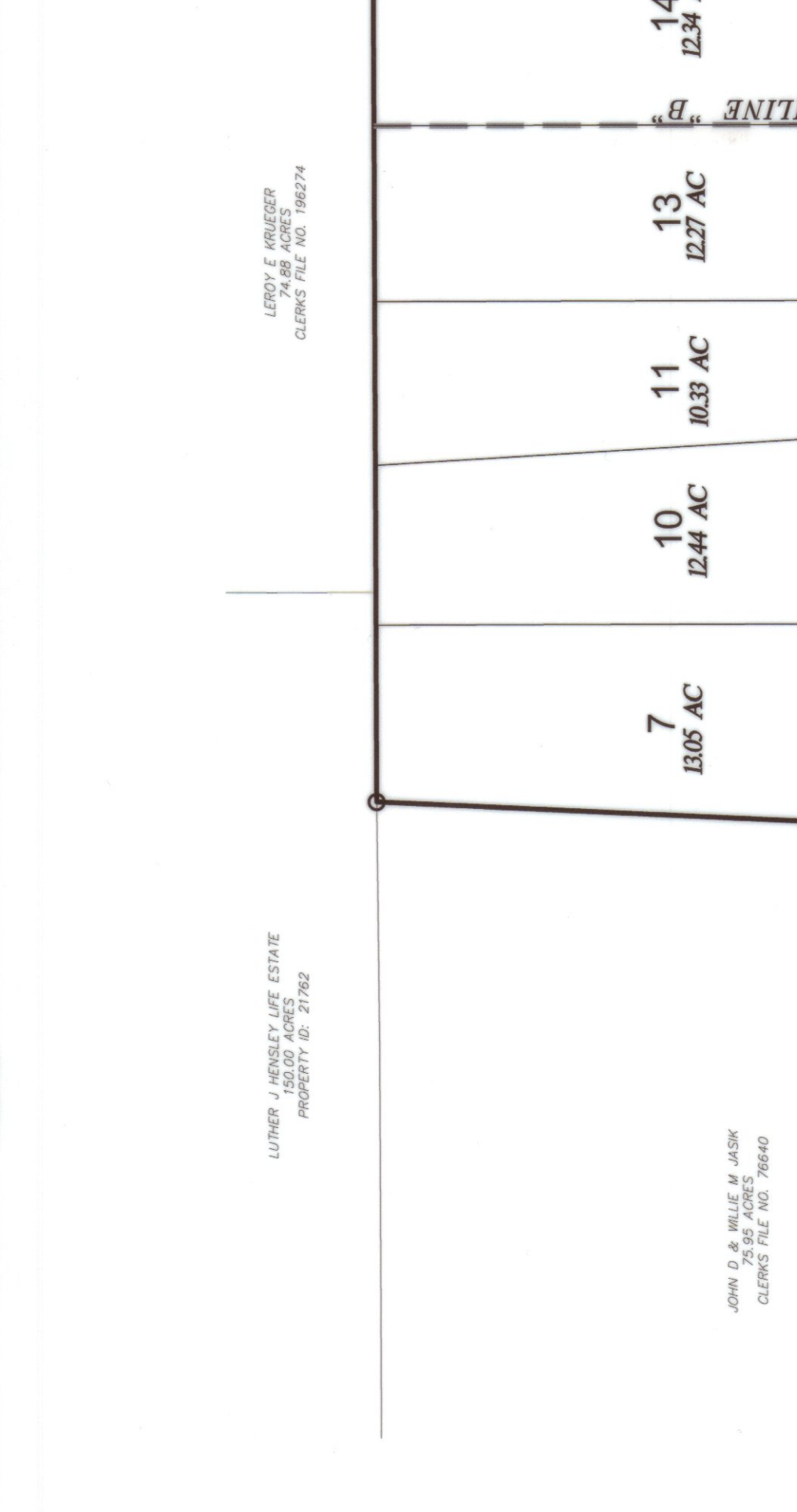
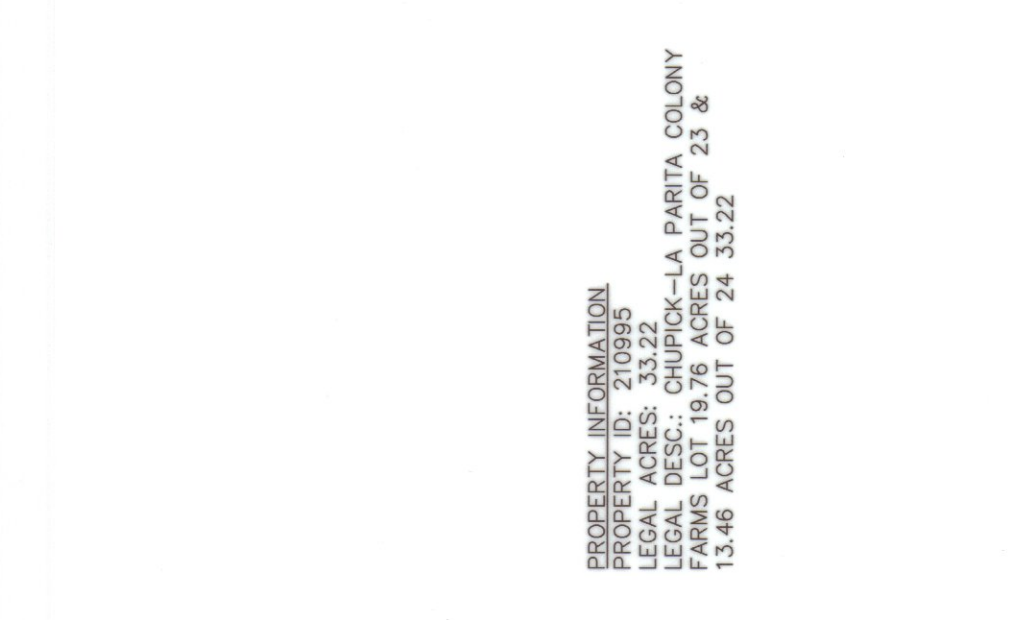
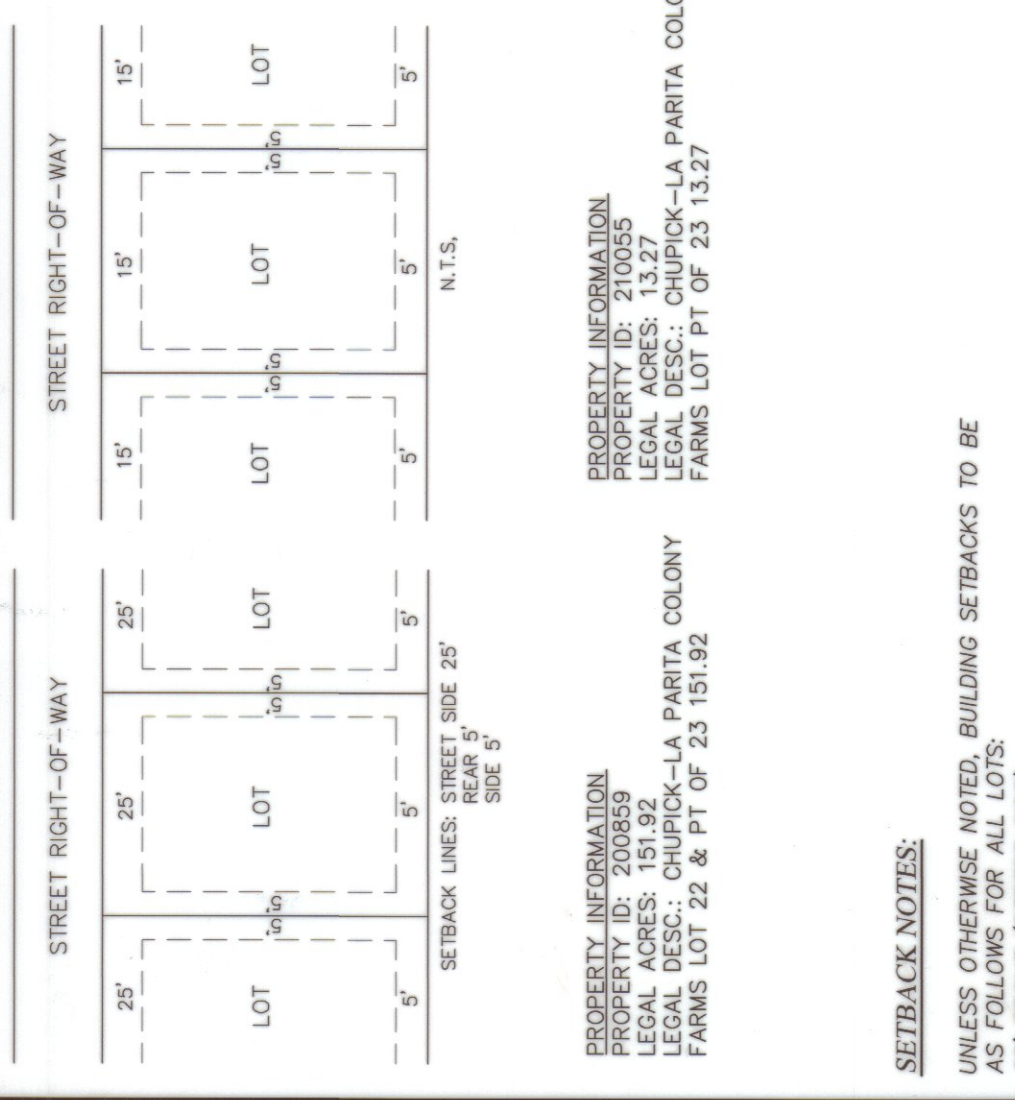
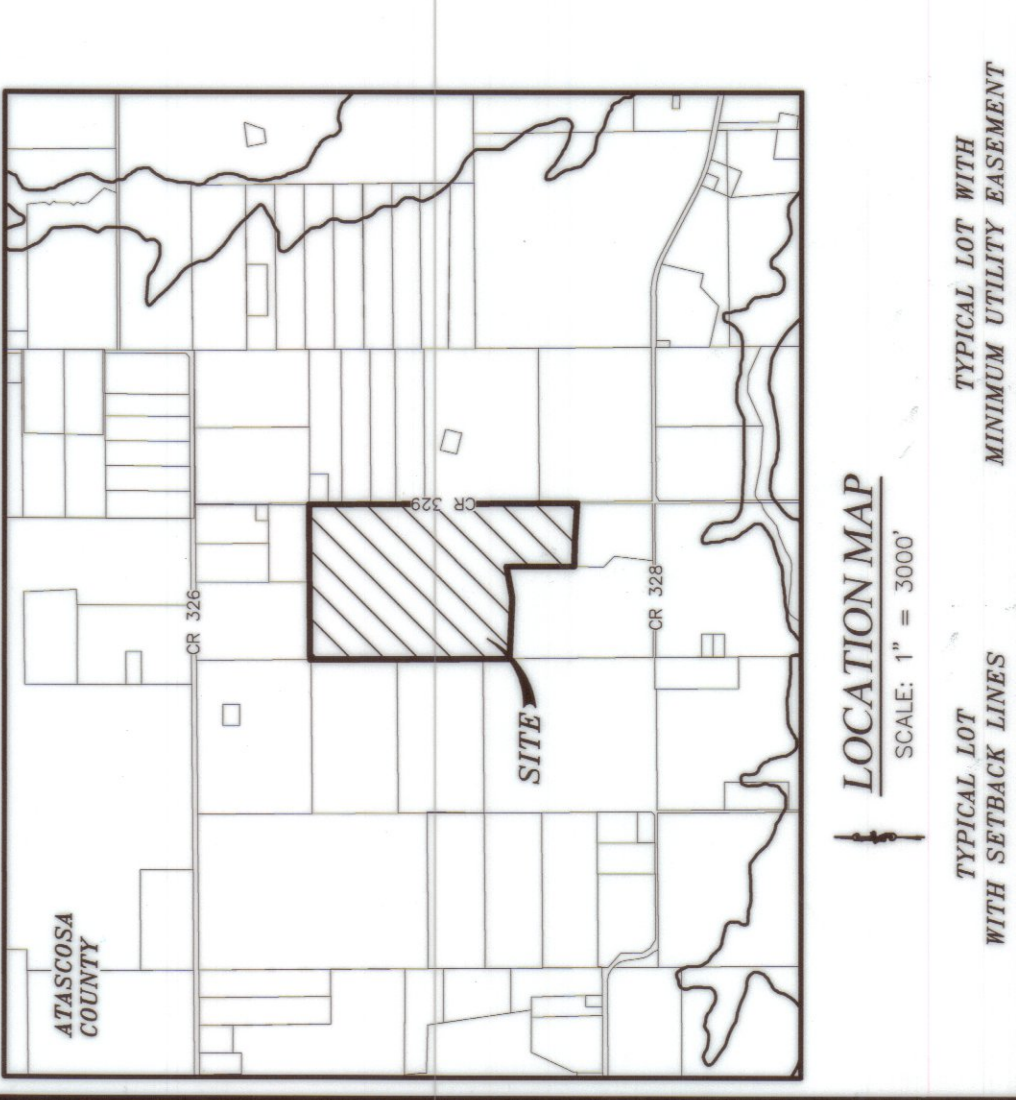
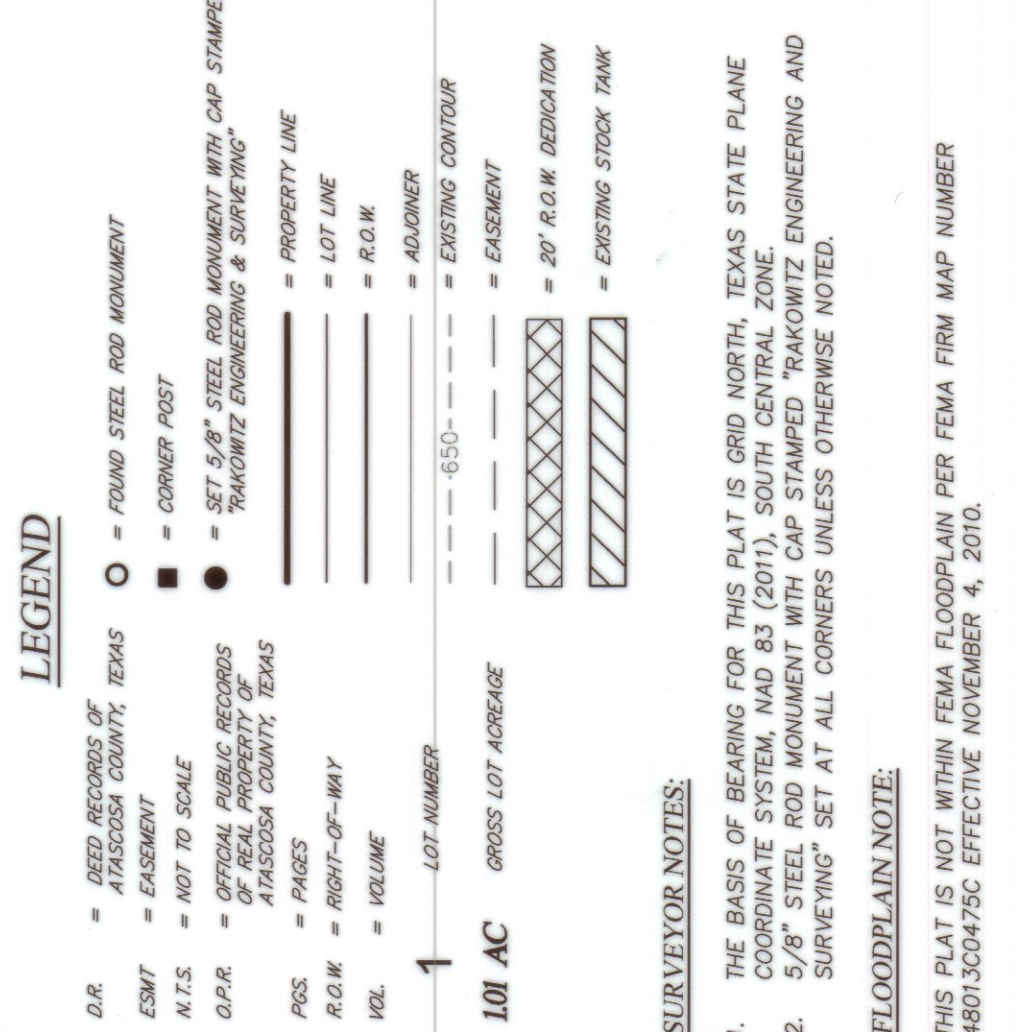
THE STATE OF TEXAS  
COUNTY OF ATASCOSA

WALT F. RAKOWITZ  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6435, STATE OF TEXAS



Walt F. Rakowitz  
LICENSED PROFESSIONAL ENGINEER  
NO. 96536, STATE OF TEXAS

- ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:**
1. THE SUBDIVISION IS IN THE JURISDICTION OF THE COUNTY COMMISSIONERS COURT, AND THE RECORDED PLAT FILED WITH THE COUNTY CLERK.
  2. 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.
  3. NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY MAINTAINED DRIVEWAY OR ROADWAY UNLESS THE DRIVEWAY OR ROADWAY IS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ATASCOSA COUNTY ROAD STANDARDS OR TROOT STANDARDS, AS APPLICABLE.
  4. FOR EACH LOT SHALL NOT BE LESS THAN 18 INCHES.
  5. 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 PERMITTED ON THIS SUBDIVISION.
  6. 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.
  7. THE USE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGAIN FINAL APPROVAL OF THE PLAT BY THE ATASCOSA COUNTY COMMISSIONERS COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.
  8. 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.
  9. IMPROVEMENTS FOR PUBLIC UTILITIES SHALL BE PERMITTED.
  10. THIS SUBDIVISION WILL BE SERVED BY MCCOY WATER SUPPLY CORPORATION, 2125 FM 941, MCCOY, TEXAS, 78113. INFORMATION ON THE MCCOY WATER SUPPLY CORPORATION IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THIS SUBDIVISION BY CONTACTING MCCOY WATER SUPPLY CORPORATION AT (817) 426-1111.
  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 DRIVEWAY OR ROADWAY UNLESS THE DRIVEWAY OR ROADWAY IS DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ATASCOSA COUNTY ROAD STANDARDS OR TROOT STANDARDS, AS APPLICABLE.
  12. ALL LOTS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE RULES OF ATASCOSA COUNTY FOR ON-SITE SEWAGE FACILITIES.
  13. THIS PLAT IS NOT WITHIN FEMA FLOODPLAIN PER FEMA FIRM MAP NUMBER 46013004750C EFFECTIVE NOVEMBER 4, 2010.



OWNER/AGENT: NOE SANCHEZ  
STATE OF TEXAS  
COUNTY OF ATASCOSA

NOE SANCHEZ  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR  
THIS DAY OF SEPTEMBER, 2023 A.D.



ANNA WHITEMAN  
NOTARY PUBLIC  
STATE OF TEXAS  
My Comm. Exp. 04-28-2028  
ID#113369786-4

ELLYN BARRETT  
JULIA BARRETT  
JULIA BARRETT  
CLEMS FILE NO. 156780

LEROY F. ARSEGER  
74.76 ACRES  
CLEMS FILE NO. 166302

LEROY F. ARSEGER  
18.87 ACRES  
CLEMS FILE NO. 166274

LORNE J. HENDEL LIFE ESTATE  
12.00 ACRES  
PROPERTY ID: 21792

JOHN A. WALKER & JACOB  
72.85 ACRES  
CLEMS FILE NO. 78640

ROBERT & FAMILY TRUST  
25.15 ACRES  
CLEMS FILE NO. 166317

RUTH AVILA LOT 1 ET AL  
21.00 ACRES  
PROPERTY ID: 21795

KEVIN M. REALLER, TRUSTEE FOR  
21.00 ACRES  
CLEMS FILE NO. 86638

GARY & ROSBIE  
21.00 ACRES  
CLEMS FILE NO. 12800

RICARDO AND  
TERESA WASTIE  
21.00 ACRES  
CLEMS FILE NO. 31217

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