1.00
PLAT 202100006

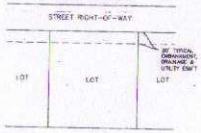
LOCATION MAP
N.T.S.

LEGEND

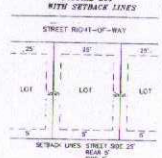
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF ATASCOSA COUNTY, TEXAS
D.R. = DEED RECORDS OF ATATSCOSA COUNTY, TEXAS
ESMT = EASEMENT
BL = STRUCTURE SET BACK LINE
P.O.B. = POINT OF BEGINNING
G.E.T. & G.T.N. = GAS, ELECTRIC AND CABLE TV EASEMENT

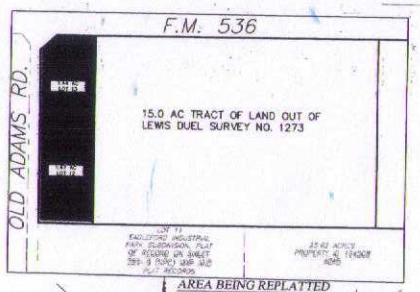
- = FOUND STEEL ROD MONUMENT
- = FOUND FENCE CORNER POST
- = 3/4" CAPPED IRON ROD MONUMENT STAMPED "RAKOWITZ ENGINEERING & SURVEYING"
- = PROPERTY LINE
- = LOT LINE
- = ALIGNMENT
- 410 = EXISTING CONTOUR
- = EASEMENT

TYPICAL LOT WITH UTILITY EASEMENTS



TYPICAL LOT WITH SETBACK LINES





AREA BEING REPLATTED
1" = 200'

ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:

1. THE LIMITS OF THIS PLAT DOES NOT CONTAIN FEMA FLOODPLAIN AS SHOWN ON FIRM MAP NUMBER 48013C0225C EFFECTIVE NOVEMBER 4, 2010.
2. THE SUBDIVISION IS IN THE PLEASANTON 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 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 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.
5. THE MINIMUM DRIVEWAY CULVERT SIZE FOR EACH LOT SHALL NOT BE LESS THAN 18 INCHES.
6. 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.
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 HEALTH INSPECTOR.
8. 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.
9. WATER SERVICE WILL BE BY PRIVATE WELLS.

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE INTRUSION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS SHOULD IMPROVIDE COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCROACH BY STRUCTURE OR GRADING INTO STATE ROW. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW WILL NOT BE ALLOWED.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 3 (THREE) ACCESS POINTS ON F.M. NO. 536, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 1522.03 FEET AND 1 (ONE) ACCESS POINT ON F.M. NO. 1784 BASED ON 943.55 FEET. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.
5. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE SIGNAL, ETC) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

CONFORMED COPY
OFFICIAL PUBLIC RECORDS
Diane Gonzales, County Clerk
Atascosa County Texas
February 25, 2021 11:14:45 AM
FEE: 117.00 LOASEAN,ESA
PLAT 202100006

SURVEYOR NOTES:

THE BASIS OF BEARING FOR THIS PLAT IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), SOUTH CENTRAL ZONE.

SETBACK NOTES:

UNLESS OTHERWISE NOTED, BUILDING SETBACKS TO BE AS FOLLOWS FOR ALL LOTS:
25' FRONT (STREET SIDE)
5' REAR
5' SIDE

FLOODPLAIN NOTE:

THE LIMITS OF THIS PLAT DO NOT CONTAIN ZONE A FEMA FLOODPLAIN AS SHOWN ON FIRM MAP NUMBER 48013C0225C EFFECTIVE NOVEMBER 4, 2010.

THE STATE OF TEXAS
COUNTY OF ATASCOSA

KNOW ALL MEN BY THESE PRESENTS:

THAT I, WALT F. RAKOWITZ, 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.

Walt F. Rakowitz 2/22/21
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6436, STATE OF TEXAS

STATE OF TEXAS
WALT F. RAKOWITZ
6436
LICENSED
PROFESSIONAL LAND SURVEYOR

THE STATE OF TEXAS
COUNTY OF ATASCOSA

I, WALT F. RAKOWITZ, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT PREPARED BY ME, COMPLIES WITH THE SUBDIVISION AND FLOODPLAIN MANAGEMENT ORDINANCES ADOPTED BY ATASCOSA COUNTY, TEXAS.

Walt F. Rakowitz 2/22/21
LICENSED PROFESSIONAL ENGINEER NO. 96536, STATE OF TEXAS

STATE OF TEXAS
WALT F. RAKOWITZ
96536
LICENSED
PROFESSIONAL ENGINEER

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.

Michael Scott Eberson
OWNER

STATE OF TEXAS
COUNTY OF ATASCOSA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [illegible] KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS GIVEN UNDER MY HAND AND SEAL OF OFFICE, DATED THIS 23 DAY OF February 2021 A.D.

JULIE DYNCH
Notary Public, State of Texas
Comm. Expires 11-30-2021
Notary ID 131431866-8

Julie Dynch
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

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 FINAL APPROVAL

APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS, THIS 23 DAY OF February, 2021 A.D.

ATASCOSA COUNTY JUDGE

COMMISSIONER PRECINCT 1
COMMISSIONER PRECINCT 2
COMMISSIONER PRECINCT 3
COMMISSIONER PRECINCT 4

COUNTY CLERK
ATASCOSA COUNTY, TEXAS

ENGINEER & SURVEYOR:
RAKOWITZ ENGINEERING AND SURVEYING
PO BOX 172
PLEASANTON, TX 78064
(830) 281-4060

OWNER:
MSW SAN ANTONIO
P.O. BOX 909
WILLIS, TX 77378

NO.	REVISION	DATE	BY
1	PRELIMINARY PLAT	02/18/2021	DM

Rakowitz
ENGINEERING & SURVEYING
TBPELS No. F-9155 & No. 101812-00
515 W OAKLAWN, SUITE A, PLEASANTON, TX 78064
830.281.4060 www.rsk-eng.com

REPLAT AND PLAT
OF
MSW PROPERTIES SUBDIVISION

ESTABLISHING LOTS 1-3, BEING ALL OF A 10.00 ACRE TRACT OF LAND AND A 15.00 ACRE TRACT OF LAND, LYING IN THE LEWIS DUEL SURVEY NO. 1273, ABSTRACT NO. 192, DESCRIBED IN AN INSTRUMENT, RECORDED IN CLERK'S FILE NO. 208131 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS AND ALL OF LOT 12 AND 13, BLOCK 3, EAGLEFORD INDUSTRIAL PARK AS PER PLAT OF RECORD ON SHEET 89-B (NPC), MAP AND PLAT RECORDS OF ATASCOSA COUNTY, TEXAS

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2908.51'	0°01'44"	N00°14'05"W	87.58'	87.58'

LINE NUMBER	LENGTH	BEARING
L1	77.79	S46° 02' 01"W
L2	136.24	N89° 54' 13"W
L3	104.07	S53° 31' 51"E
L4	175.19	S06° 15' 26"E

LOT SUMMARY TABLE

LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSSF
< 2.5 AC	0			
2.5-10 AC	2	X		X
> 10 AC	1	X		X
TOTAL	3			

PLAT INCLUDES 0 L.F. STREET

SHEET 1 OF 1 20-2253

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