

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 7B OF THE G.W. CARUTHERS SUBDIVISION PLAT RECORDED IN VOLUME 2, PAGE 19, OF THE DEED AND PLAT RECORDS OF ATASCOSA COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF ATASCOSA

OWNER/DEVELOPER: SCOTT HENNEKE
141 DANUBE STE. 102
SAN ANTONIO, TX 78213
AUTHORIZED AGENT: SCOTT HENNEKE

STATE OF TEXAS
COUNTY OF ATASCOSA

SWORN AND SUBSCRIBED BEFORE ME THIS 16th DAY OF January, A.D. 2024
Notary Public in and for the State of Texas

MY COMMISSION EXPIRES: 10/29/27

OWNER/DEVELOPER: ALFONSO IBARRA
29939 FM 2556
LAFERIA, TX 78559

STATE OF TEXAS
COUNTY OF ATASCOSA

SWORN AND SUBSCRIBED BEFORE ME THIS 12th DAY OF January, A.D. 2024
Notary Public in and for the State of Texas

MY COMMISSION EXPIRES: 10/29/27

FLOOD NOTES:
1. THE SUBJECT TRACT IS ADJACENT TO A 100 YEAR FEMA FLOODPLAIN AS DETERMINED BY THE FEMA FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 48013C0075C EFFECTIVE DATE: 11/4/2010.

2. LOTS AFFECTED BY THE SPECIAL FLOOD HAZARD AREA: LOTS 74-86, 97, & 98.
3. FOR LOTS AFFECTED BY THE SPECIAL FLOOD HAZARD ZONE (LOTS 74-86, 97, & 98), NO STRUCTURE OR DEVELOPMENT SHALL BEGIN UNTIL AN ELEVATION CERTIFICATE HAS BEEN APPROVED BY ATASCOSA COUNTY.



INTRERID
SURVEYING & ENGINEERING
P.O. Box 1209 109 DILWORTH PLAZA
POTH, TX 78147
D. 830.393.8893 F. 830.393.3888
WWW.INTRERIDTX.COM
TBP# 10193936 TYPE #16550

SURVEY NOTES:
1. BEARINGS, DISTANCES & ACRES ARE GRID, NAD 83 US TS SOUTH CENTRAL ZONE AND ARE DERIVED FROM NORMAL GPS TECHNIQUES.
2. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "INTRERID"

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.

SHERMAN POSEY, RPLS# 6433 DATE: 1-11-24
INTRERID SURVEYING & ENGINEERING CORP.
109 DILWORTH PLAZA, POTH TEXAS, 78147

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAT ACCURATELY REFLECTS THE GENERAL LOCATION (OR ABSENCE) OF ALL STREAMS, RIVERS, PONDS, LAKES, OTHER SURFACE WATER FEATURES OR ANY SENSITIVE FEATURES IN ACCORDANCE WITH THE TERMS OF THE ATASCOSA COUNTY SUBDIVISION REGULATIONS

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.

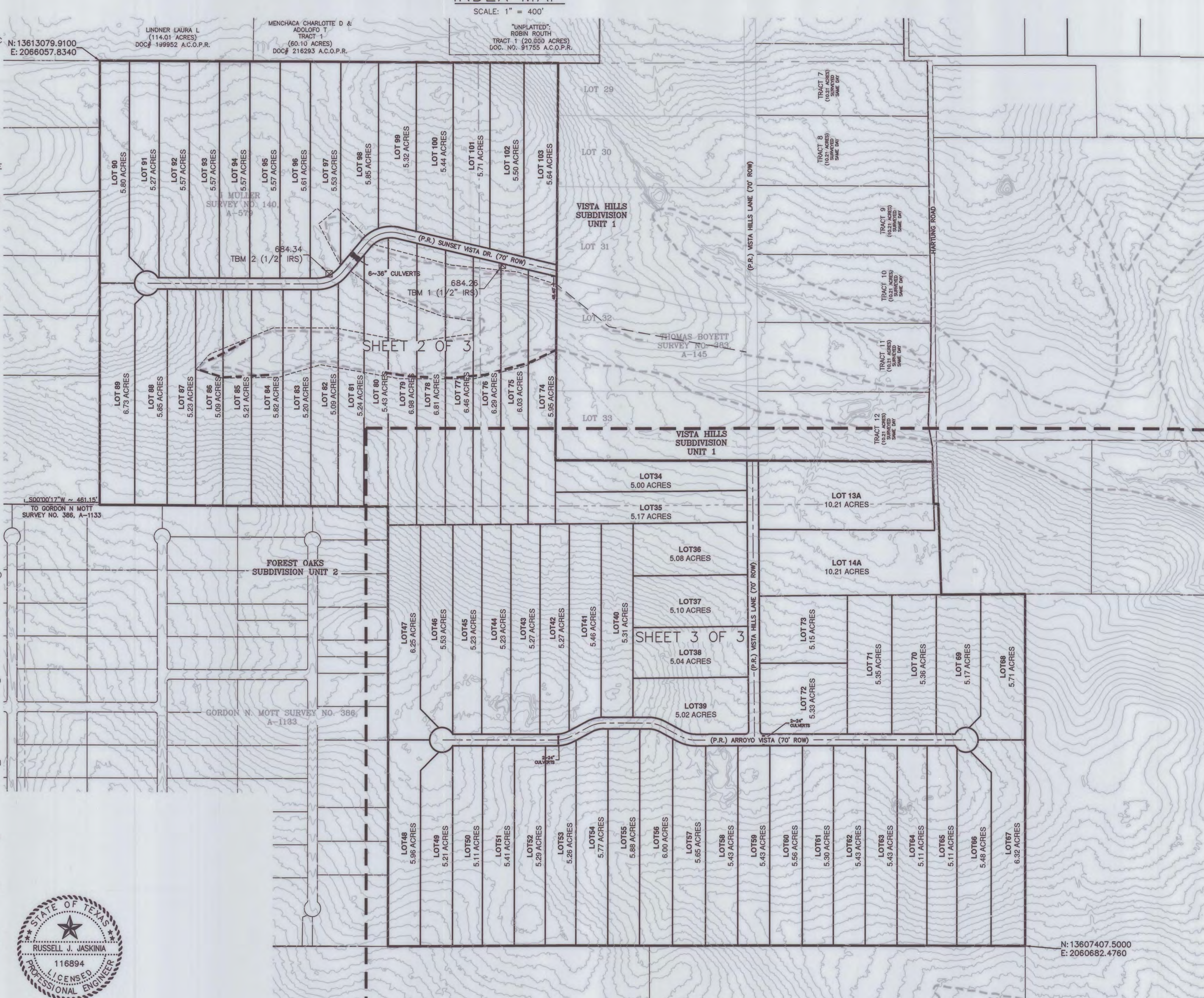
RUSSELL J. JASKINA, C.F.M., P.E.# 116894 DATE: 1-11-24
INTRERID SURVEYING & ENGINEERING CORP.
109 DILWORTH PLAZA, POTH TEXAS, 78147

- NOTES:**
- WATER TO BE PROVIDED BY: ON SITE WATER WELLS
 - SANITARY SEWER TO BE PROVIDED BY: ON SITE SEPTIC FACILITY
 - ELECTRIC SERVICE TO BE PROVIDED BY: KARNES ELECTRIC COOPERATIVE INC.
 - THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 - THIS SUBDIVISION IS WITHIN ATASCOSA COUNTY, TEXAS. THIS SUBDIVISION IS WITHIN THE LYTLE INDEPENDENT SCHOOL DISTRICT.
 - BEARINGS ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE 4204.
 - STORMWATER MANAGEMENT AND RUNOFF IS THE RESPONSIBILITY OF THE PROPERTY OWNER(S) INCLUDING, BUT NOT LIMITED TO: CONSTRUCTION, MAINTENANCE, AND OPERATIONS OF ALL ON-SITE 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.
 - STORMWATER MANAGEMENT PLANS WILL BE PROVIDED FOR REVIEW AND APPROVAL IN COMPLIANCE WITH ESTABLISHED STORMWATER REGULATIONS AND APPROVED BY THE COUNTY ENGINEER PRIOR TO SITE DEVELOPMENT AND ON-SITE CONSTRUCTION ACTIVITIES.
 - DRIVEWAY LOCATIONS ARE SUBJECT TO APPROVAL BY TxDOT ALONG STATE AND FEDERAL HIGHWAYS AND ATASCOSA COUNTY ALONG LOCAL STREETS AND ROADS. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE MITIGATION.
 - OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
 - 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.
 - ALL LOTS ARE SUBJECT TO THE TYPICAL BUILDING SETBACKS SHOWN IN THE DIAGRAM UNLESS MORE RESTRICTIVE SETBACKS ARE ESTABLISHED IN THE DEED RESTRICTIONS.
 - 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".
 - OWNER, BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT ATASCOSA COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION UNTIL AND UNLESS OWNER AND/OR THE PROPERTY OWNERS ASSOCIATION HAS IMPROVED THE ROADWAYS TO THE CURRENT STANDARDS REQUIRED BY ATASCOSA COUNTY AND THE ROADS HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL, WRITTEN ACTION OF THE COUNTY COMMISSIONERS COURT AND THE ROADWAY WITH ALL REQUIRED RIGHT OF WAY, HAS BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY, AS A PUBLIC STREET. OWNER AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO THE PROPERTY OWNERS ASSOCIATION FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN ON THIS SUBDIVISION.
 - 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, 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 WASTEWATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY THE ATASCOSA COUNTY HEALTH INSPECTOR.
 - 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.
 - NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOTS UNTIL FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND APPLICATION FOR SEPTIC PERMIT IS 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 THE SUBDIVISION IS IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS.
 - 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.
 - HEREBY A DEDICATED 150 FT ON-SITE SANITARY SYSTEM FACILITY SETBACK FROM THE CENTER OF ANY PROPOSED WATER WELL LOCATION.



LEGEND:

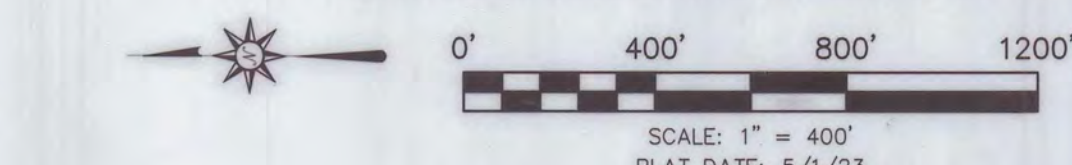
- BOUNDARY LINE
- ADJOINER LINE
- EASEMENT LINE PROPOSED
- EASEMENT LINE EXISTING
- SURVEY/ABSTRACT LINE
- (BRG.-DIST.) RECORD CALL
- DOC. - DOCUMENT
- NO. - NUMBER
- PIPE FENCE CORNER POST FOUND
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- WOOD FENCE CORNER POST FOUND
- 5/8" IRON ROD FOUND
- IRON PIPE FOUND
- RAIL ROAD THE FOUND
- ATASCOSA COUNTY PLAT RECORDS
- ATASCOSA COUNTY OFFICIAL PUBLIC RECORDS
- ATASCOSA COUNTY DEED RECORDS
- NEW PLAT CABINET
- 1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY INTRERID SURVEYING & ENGINEERING
- VARIABLE WIDTH DRAINAGE EASEMENT



3 PGS PLAT 202400003

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N002°15'W	47.72'	L11	S28°09'13"W	118.68'	L24	S45°00'00"E	78.08'	L35	N00°00'00"E	42.72'
L2	N002°15'W	62.48'	L12	S00°00'00"E	115.58'	L25	N45°00'00"E	162.05'	L36	N50°10'08"W	25.46'
L3	N002°15'W	85.57'	L15	S45°00'00"E	101.51'	L26	N45°00'00"E	127.91'	L38	N28°09'13"E	118.68'
L4	S28°09'13"E	117.78'	L16	S00°00'00"E	175.99'	L27	N45°00'00"W	160.11'			
L5	S45°00'00"W	180.07'	L17	N00°00'00"E	194.92'	L28	N00°00'00"E	634.40'			
L6	N28°09'13"W	12.24'	L18	S00°00'00"E	302.07'	L29	N00°00'00"E	7.49'			
L7	N28°09'13"W	106.45'	L19	S00°00'00"E	91.26'	L30	S00°00'00"E	37.10'			
L8	N28°09'13"E	84.56'	L21	N002°15'W	23.86'	L32	S00°00'00"E	58.86'			
L9	N00°00'00"E	49.11'	L22	N002°15'W	74.02'	L33	N00°00'00"E	287.25'			
L10	N00°00'00"E	60.56'	L23	N002°15'W	55.10'	L34	N002°15'W	30.69'			

LOT NUMBER	RECOMMENDED DRIVEWAY CULVERT
Lot 13A	NOT REQUIRED
Lot 14A	NOT REQUIRED
Lot 34 - Lot 36	3-18" CMP
Lot 37-38	2-18" CMP
Lot 39	1-18" CMP
Lot 40 - Lot 86	NOT REQUIRED
Lot 87 - Lot 88	1-18" CMP
Lot 89 - Lot 98	NOT REQUIRED
Lot 99 - Lot 101	1-18" CMP
Lot 102 - Lot 103	2-18" CMP



THIS PLAT CONTAINS A TOTAL OF: 72 LOTS CONSISTING OF A TOTAL OF 407.92 ACRES
72 LOTS CONSISTING OF > 5.00 ACRES

STREETS (TO BE DEDICATED TO POA):
TOTAL COMBINED LENGTH OF 7,597.77 LF AND 13.05 ACRES

VISTA HILLS LANE (PRIVATE ROAD) - 1,701.54 LF
CLASSIFICATION: LOCAL A, WIDTH: 26', RIGHT OF WAY: 70'

SUNSET VISTA DRIVE (PRIVATE ROAD) - 2655.97 LF
CLASSIFICATION: LOCAL A, WIDTH: 26', RIGHT OF WAY: 70'

ARROYO VISTA (PRIVATE ROAD) - 3240.26 LF
CLASSIFICATION: LOCAL A, WIDTH: 26', RIGHT OF WAY: 70'

SCALE: 1" = 400'
PLAT DATE: 5/1/23
CURRENT DEED: INSTR NO. 221610
INSTR NO. 225756

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: SCOTT HENNEKE
141 DANUBE STE. 102
SAN ANTONIO, TX 78213
AUTHORIZED AGENT: SCOTT HENNEKE



SWORN TO AND SUBSCRIBED BEFORE ME THIS 16th DAY OF January, 2024
Notary Public

THE OWNER OF THE LAND (13A) 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: ALFONSO IBARRA
29939 FM 2556
LAFERIA, TX 78559



SWORN TO AND SUBSCRIBED BEFORE ME THIS 12th DAY OF January, 2024
Notary Public

CERTIFICATE OF THE PRECINCT COMMISSIONER
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.

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.

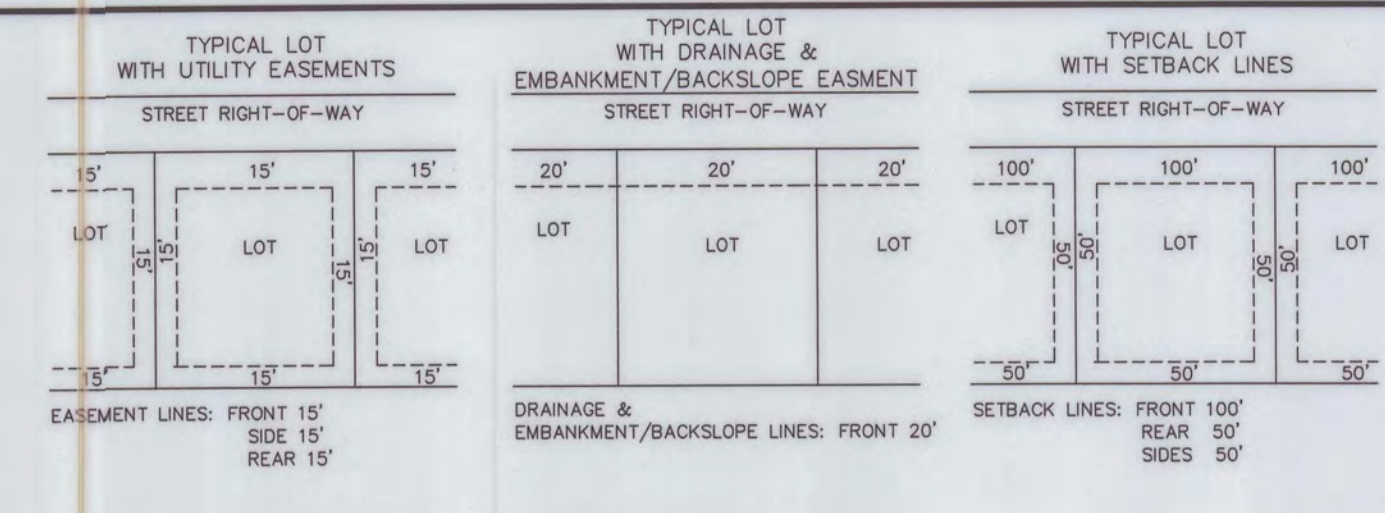
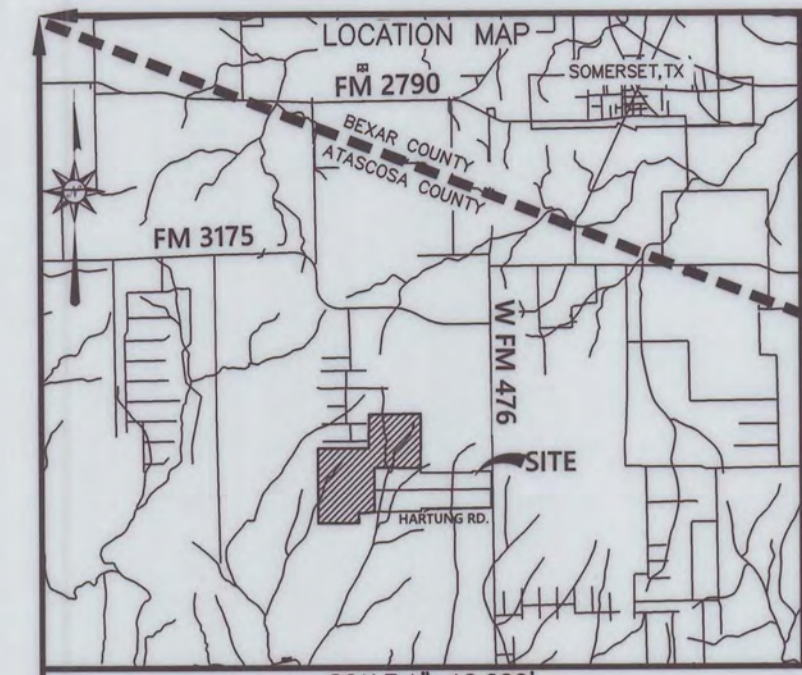
CERTIFICATE OF FINAL APPROVAL
APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS.

THIS 22nd DAY OF January, 2024

ATASCOSA COUNTY, JUDGE
COMMISSIONER PRECINCT 1
COMMISSIONER PRECINCT 2
COMMISSIONER PRECINCT 3
COMMISSIONER PRECINCT 4

CONFORMED COPY OFFICIAL PUBLIC RECORDS
Theresa Carrasco, County Clerk
Atascosa County Texas
January 22, 2024 04:21:57 PM
FEE: \$320.00 YSALINAS
PLAT 202400003





3 PGS
PLAT 20240003

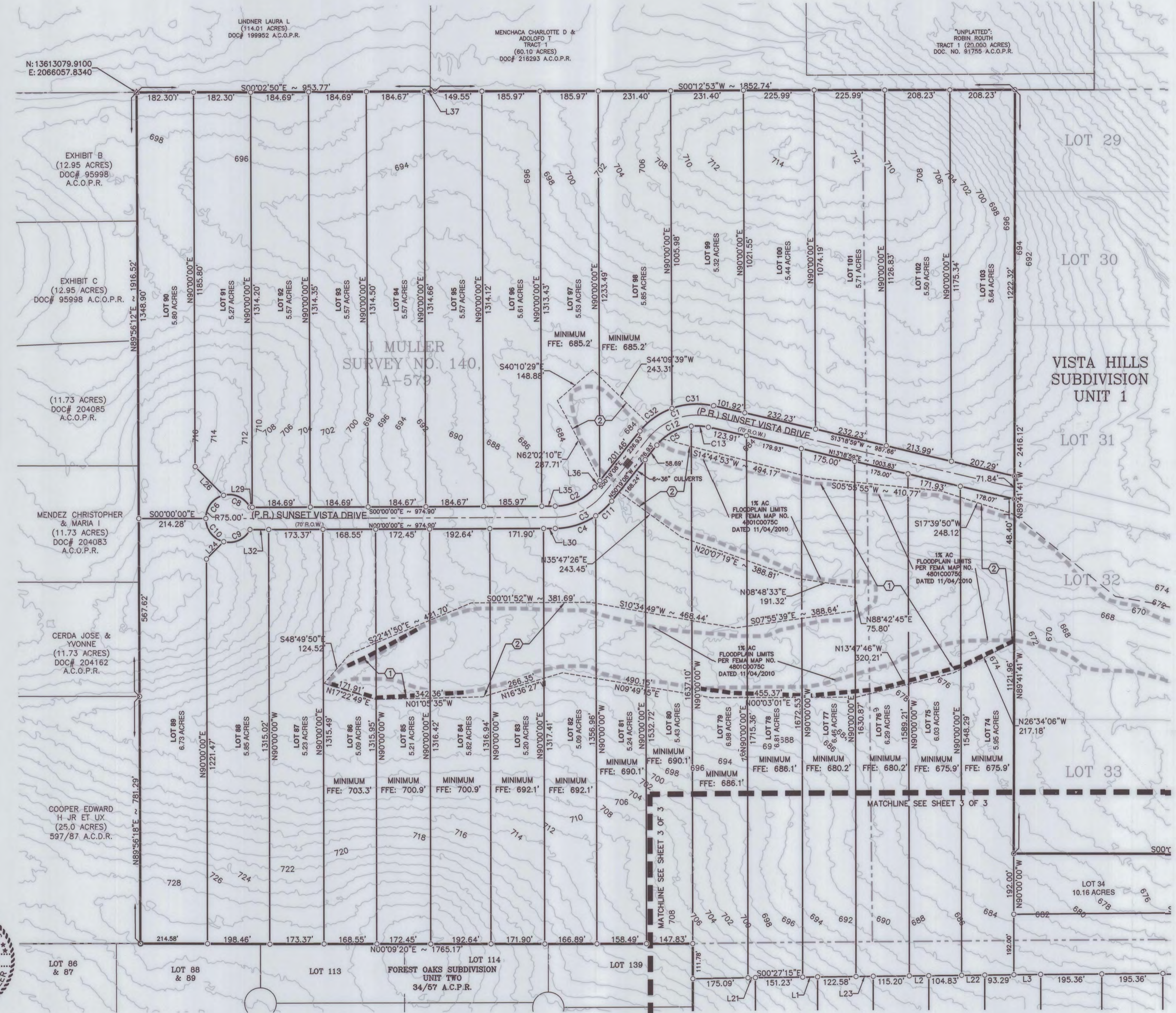
LOT NUMBER	RECOMMENDED DRIVEWAY CULVERT
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Lot 37-38	2-18" CMP
Lot 39	1-18" CMP
Lot 40 - Lot 86	NOT REQUIRED
Lot 87 - Lot 88	1-18" CMP
Lot 89 - Lot 97	NOT REQUIRED
Lot 98	1-18" CMP
Lot 99 - Lot 101	NOT REQUIRED
Lot 102 - Lot 103	2-18" CMP

SUBDIVISION PLAT & REPLAT ESTABLISHING VISTA HILLS SUBDIVISION UNIT 2
ATASCOSA COUNTY, TEXAS
PLAT OF 420.97 ACRES, APPROXIMATELY 229.67 ACRES OF LAND OUT OF THE CARLITHERS S/2 LOT PT OF 7, 146.20 ACRES OF LAND OUT OF THE JOSEPH MULLER SURVEY NO. 140, ABSTRACT 579, AND APPROXIMATELY 45.11 ACRES OF LAND OUT OF THE THOMAS BOYETT SURVEY NO. 383, ABSTRACT NO. 145, IN ATASCOSA COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CERTAIN 705.999 ACRE TRACT DESCRIBED IN DOCUMENT NO. 221610 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS AND THAT CERTAIN 10.21 ACRE TRACT DESCRIBED IN DOCUMENT NO. 225756 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY.

- NOTES:**
- WATER TO BE PROVIDED BY ON-SITE WATER WELLS.
 - SANITARY SEWER TO BE PROVIDED BY ON-SITE SEPTIC FACILITY.
 - ELECTRIC SERVICE TO BE PROVIDED BY KARNES ELECTRIC COOPERATIVE INC.
 - THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 - THIS SUBDIVISION IS WITHIN ATASCOSA COUNTY, TEXAS.
 - THIS SUBDIVISION IS WITHIN THE LITTLE INDEPENDENT SCHOOL DISTRICT.
 - BEARINGS ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE 4204.
 - STORMWATER MANAGEMENT AND RUNOFF IS THE RESPONSIBILITY OF THE PROPERTY OWNER(S) INCLUDING, BUT NOT LIMITED TO: CONSTRUCTION, MAINTENANCE, AND OPERATIONS OF ALL ON-SITE 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.
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 - FOR RESIDENTIAL DEVELOPMENT ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE MITIGATION.
 - OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
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 - ALL LOTS ARE SUBJECT TO THE TYPICAL BUILDING SETBACKS SHOWN IN THE DIAGRAM UNLESS MORE RESTRICTIVE SETBACKS ARE ESTABLISHED IN THE DEED RESTRICTIONS.
 - 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".
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 - NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOTS UNTIL FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND APPLICATION FOR SEPTIC PERMIT IS SUBMITTED.
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 - 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.
 - HEREBY A DEDICATED 150 FT ON-SITE SANITARY SYSTEM FACILITY SETBACK FROM THE CENTER OF ANY PROPOSED WATER WELL LOCATION.

LINE TABLE

LINE #	BEARING	LENGTH
L1	N002715"W	47.72'
L2	N002715"W	62.48'
L3	N002715"W	85.57'
L4	S280913"E	117.78'
L5	S450000"W	180.07'
L6	N280913"E	12.24'
L7	N280913"E	106.45'
L8	N280913"E	84.56'
L9	N000000"E	49.11'
L10	N000000"E	60.56'
L11	S280913"E	118.68'
L12	S000000"E	116.58'
L13	S450000"W	101.51'
L14	S000000"E	175.99'
L15	N000000"E	194.92'
L16	S000000"E	302.07'
L17	S000000"E	91.26'
L18	N002715"W	23.86'
L19	N002715"W	74.02'
L20	N002715"W	55.10'
L21	S450000"W	78.08'
L22	N450000"E	162.05'
L23	N450000"E	127.91'
L24	N450000"E	160.11'
L25	N000000"E	634.40'
L26	N000000"E	7.49'
L27	S000000"E	58.88'
L28	N000000"E	287.25'
L29	N000000"E	30.09'
L30	N000000"E	42.72'
L31	N501908"W	25.46'
L32	N280913"E	118.68'



SCALE: 1" = 200'
PLAT DATE: 5/1/23
CURRENT DEED: INSTR NO. 221610
INSTR NO. 225756

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: SOMERSET 707 LAND, LLC
141 DANUBE STE. 102
SAN ANTONIO, TX 78213
AUTHORIZED AGENT: SCOTT HENNEKE

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY OF January 2024
Lydia Rodriguez
NOTARY PUBLIC

THE OWNER OF THE LAND (13A) 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: ALFONSO IBARRA
29939 FM 2556
LAFERIA, TX 78559

SWORN TO AND SUBSCRIBED BEFORE ME THIS DAY OF January 2024
Lydia Rodriguez
NOTARY PUBLIC

CERTIFICATE OF THE PRECINCT COMMISSIONER
I, THE UNDERSIGNED COMMISSIONER IN THE PRECINCT IN WHICH THE LAND SUBDIVISION 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 TO THE PLAT FOR FINAL APPROVAL HAVE BEEN FULLY MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.
Melissa
COMMISSIONER

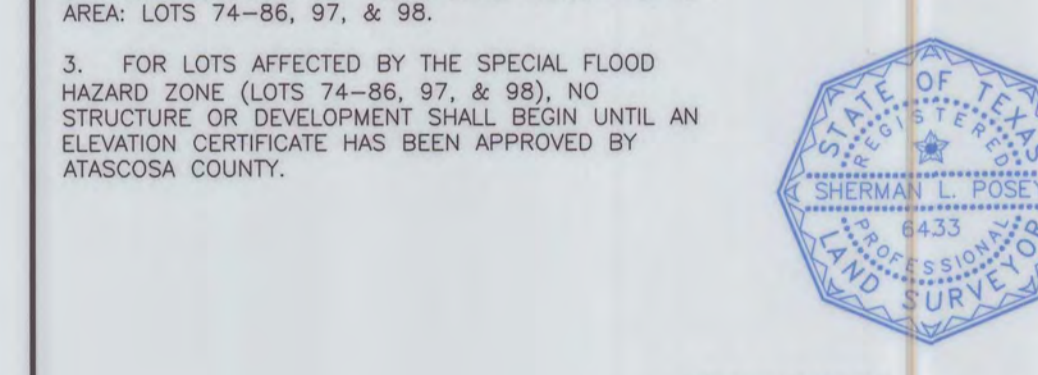
CERTIFICATE OF THE COUNTY ATTORNEY
ALL REQUIREMENTS OF THE SUBDIVISION ORDER CURRENTLY IN EFFECT HAVE BEEN MET ACCORDING TO MY BEST KNOWLEDGE AND BELIEF, AND THIS PLAT IS APPROVED FOR FINAL SUBMISSION.
Elisee Lee
COUNTY ATTORNEY

CERTIFICATE OF FINAL APPROVAL
APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS.
THIS DAY OF January 2024
Elisee Lee
ATASCOSA COUNTY JUDGE

COMMISSIONER PRECINCT 1
Maddie
COMMISSIONER PRECINCT 2
Melissa
COMMISSIONER PRECINCT 3
Elisee Lee
COMMISSIONER PRECINCT 4
Melissa

CONFORMED COPY OF OFFICIAL PUBLIC RECORDS
Theresa Carrasco
Theresa Carrasco, County Clerk
Atascosa County Texas
January 22, 2024 04:21:57 PM
FEE: \$320.00 YSALINAS
PLAT 20240003

FLOOD NOTES:
1. THE SUBJECT TRACT IS ADJACENT TO A 100 YEAR FEMA FLOODPLAIN AS DETERMINED BY THE FEMA FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 48013C0075C EFFECTIVE DATE: 11/4/2010.
2. LOTS AFFECTED BY THE SPECIAL FLOOD HAZARD AREA: LOTS 74-86, 97, & 98.
3. FOR LOTS AFFECTED BY THE SPECIAL FLOOD HAZARD ZONE (LOTS 74-86, 97, & 98), NO STRUCTURE OR DEVELOPMENT SHALL BEGIN UNTIL AN ELEVATION CERTIFICATE HAS BEEN APPROVED BY ATASCOSA COUNTY.



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 HEREBY CERTIFY THAT THE BEST OF MY KNOWLEDGE, THE PLAT ACCURATELY REFLECTS THE GENERAL LOCATION (OR ABSENCE) OF ALL STREAMS, RIVERS, PONDS, LAKES, OTHER SURFACE WATER FEATURES OR ANY SENSITIVE FEATURES IN ACCORDANCE WITH THE TERMS OF THE ATASCOSA COUNTY SUBDIVISION REGULATIONS

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.

RUSSELL JASKINA, C.F.M., P.E. # 116894
INTREPID SURVEYING & ENGINEERING CORP.
109 DILWORTH PLAZA, POTH TEXAS, 78147

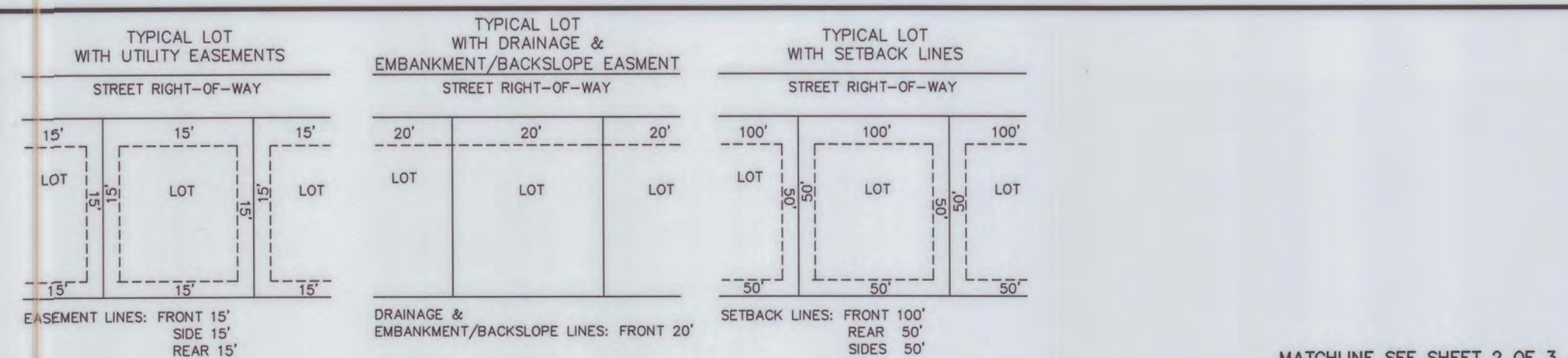
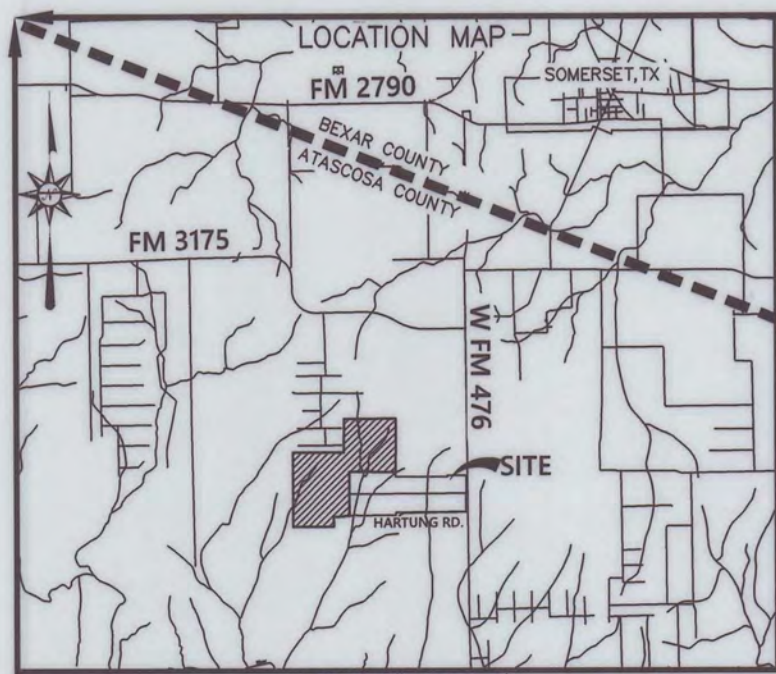
LEGEND:
--- BOUNDARY LINE
--- ADJONER LINE
--- EASEMENT LINE PROPOSED
--- EASEMENT LINE EXISTING
--- SURVEY/ABSTRACT LINE
(BRG.-DIST.) RECORD CALL NO. - NUMBER
DOC. - DOCUMENT
○ PIPE FENCE CORNER POST FOUND
○ 1/2" IRON ROD FOUND
○ 1/2" IRON ROD SET
○ WOOD FENCE CORNER POST FOUND
○ 5/8" IRON ROD FOUND
○ IRON PIPE FOUND
△ RAIL ROAD TIE FOUND
A.C.P.R. ATASCOSA COUNTY PLAT RECORDS
A.C.O.P.R. ATASCOSA COUNTY OFFICIAL PUBLIC RECORDS
A.C.D.R. ATASCOSA COUNTY DEED RECORDS
N.P.C. NEW PLAT CABINET

① 1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY INTREPID SURVEYING & ENGINEERING
② VARIABLE WIDTH DRAINAGE EASEMENT

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	235.00'	063°38'07"	S18°30'04"E	247.79'	C15	165.00'	028°09'13"	S14°04'37"W	80.28'
C2	165.00'	050°19'08"	S28°09'34"E	140.30'	C16	235.00'	028°09'13"	S14°04'37"W	114.31'
C3	235.00'	050°19'08"	S28°09'34"E	199.82'	C17	235.00'	023°29'34"	S18°28'27"E	95.41'
C4	235.00'	033°31'27"	S16°48'43"E	135.55'	C18	165.00'	028°09'13"	S14°04'37"E	80.28'
C5	165.00'	063°38'07"	N18°30'04"W	173.98'	C19	75.00'	076°05'27"	S24°08'11"W	92.44'
C6	75.00'	076°05'27"	N51°57'16"W	92.44'	C20	75.00'	076°05'27"	N24°08'11"W	92.44'
C7	75.00'	076°05'27"	N51°57'16"W	92.44'	C21	235.00'	028°09'13"	N14°04'37"W	114.31'
C8	75.00'	076°05'27"	N24°08'11"E	92.44'	C22	165.00'	028°09'13"	N14°04'37"W	80.28'
C9	75.00'	076°05'27"	S24°08'11"E	92.44'	C23	165.00'	028°09'13"	N14°04'37"E	80.28'
C10	75.00'	076°05'27"	S51°57'16"E	92.44'	C24	235.00'	028°09'13"	N14°04'37"E	114.31'
C11	235.00'	016°47'42"	S41°55'17"E	68.64'	C25	75.00'	088°12'23"	N12°24'35"E	84.18'
C12	165.00'	044°32'08"	S28°03'05"E	125.05'	C26	75.00'	076°05'27"	S24°08'11"E	92.44'
C13	165.00'	019°06'01"	S03°45'59"W	54.75'	C27	20.00'	089°32'45"	S44°46'23"W	28.17'
C14	20.00'	090°27'19"	S45°13'39"E	28.40'	C28	75.00'	304°21'49"	N90°00'00"E	70.00'

INTREPID SURVEYING & ENGINEERING
P.O. Box 1209 109 DILWORTH PLAZA
POTH, TX 78147
D. 830.393.8933 F. 830.393.3388
WWW.INTREPIDTX.COM
TBPFS #10193936 TBPFE #16550

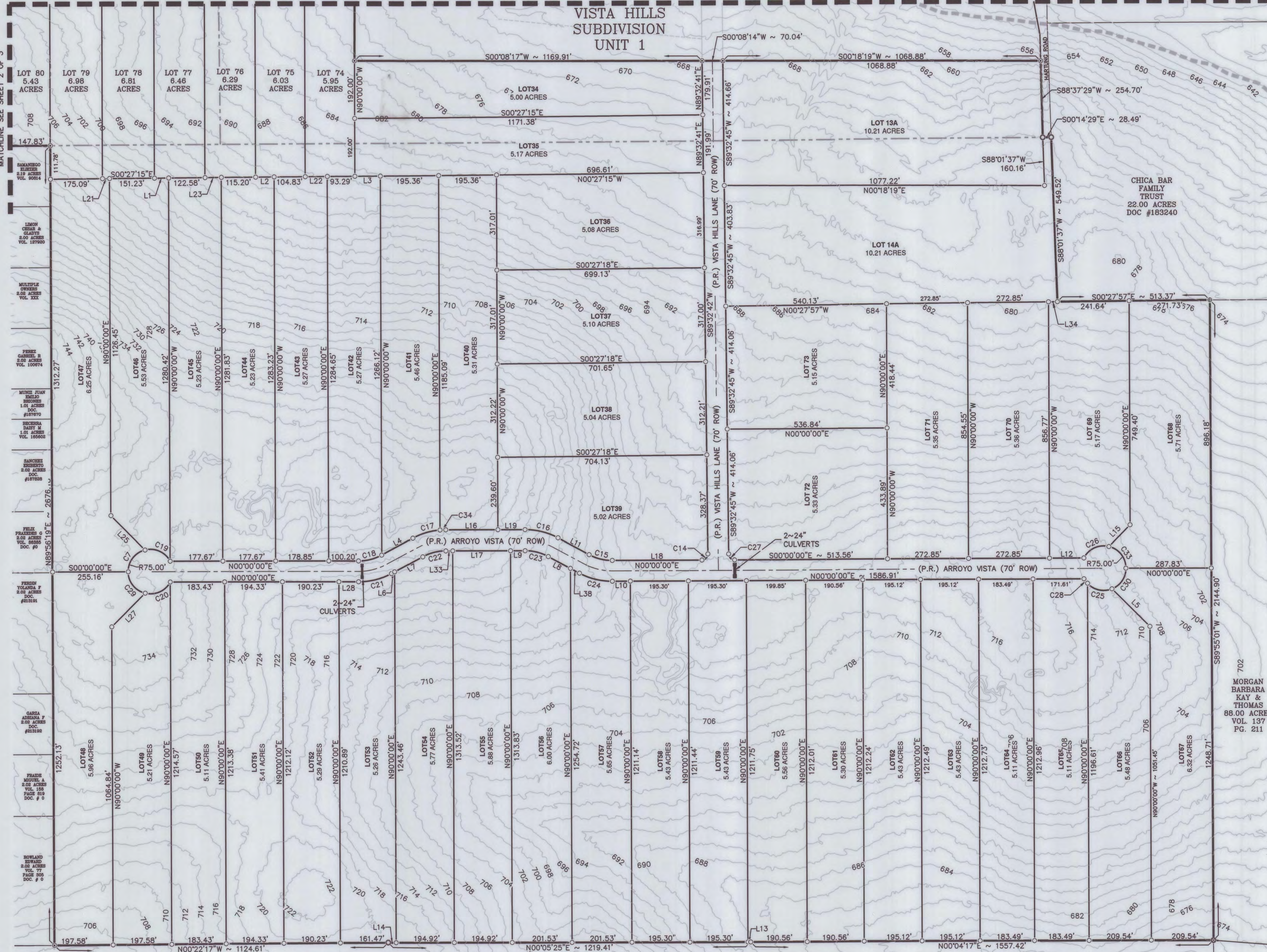


LINE TABLE with columns for LINE #, BEARING, and LENGTH. Contains 12 lines of data for the subdivision boundaries.

LOT NUMBER and RECOMMENDED DRIVEWAY CULVERT table. Lists lot numbers and their corresponding recommended culvert sizes.

SUBDIVISION PLAT & REPLAT ESTABLISHING VISTA HILLS SUBDIVISION UNIT 2 ATASCOSA COUNTY, TEXAS. Includes acreage and survey details.

NOTES: 1. WATER TO BE PROVIDED BY ON-SITE WATER WELLS. 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...



THIS PLAT CONTAINS A TOTAL OF 72 LOTS CONSISTING OF A TOTAL OF 407.92 ACRES. 72 LOTS CONSISTING OF > 5.00 ACRES. STREETS TO BE DEDICATED TO POA: TOTAL COMBINED LENGTH OF 7,597.77 LF AND 13.05 ACRES.

OWNER/DEVELOPER: SOMERSET 707 LAND, LLC. 141 DANUBE STE. 102 SAN ANTONIO, TX 78213. AUTHORIZED AGENT: SCOTT HENNEKE.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 13th DAY OF January 2024. Notary Public signature and seal.

THE OWNER OF THE LAND (13A) 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...

OWNER/DEVELOPER: ALFONSO IBARRA. 29939 FM 2556 LAFERIA, TX 78559.

SWORN TO AND SUBSCRIBED BEFORE ME THIS 13th DAY OF January 2024. Notary Public signature and seal.

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 BY THE BEST OF MY KNOWLEDGE AND BELIEF.

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.

CERTIFICATE OF FINAL APPROVAL. APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS.

THIS 22nd DAY OF January 2024. Notary Public signature and seal.

COMMISSIONER PRECINCT 1, 2, 3, 4. Signatures of precinct commissioners.

CONFORMED COPY OFFICIAL PUBLIC RECORDS. Theresa Carrasco, County Clerk. Atascosa County Texas. JANUARY 22, 2024 04:21:57 PM. Fee: \$320.00. YSALINAS. 202400003.

FLOOD NOTES: 1. THE SUBJECT TRACT IS ADJACENT TO A 100 YEAR FEMA FLOODPLAIN AS DETERMINED BY THE FEMA FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 48013C0075C EFFECTIVE DATE: 11/4/2010.

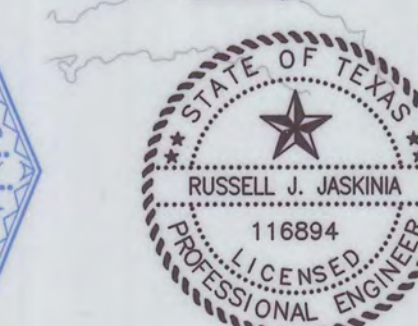
HAZARD ZONE: 2. LOTS AFFECTED BY THE SPECIAL FLOOD HAZARD AREA: LOTS 74-86, 97, & 98. 3. FOR LOTS AFFECTED BY THE SPECIAL FLOOD HAZARD ZONE (LOTS 74-86, 97, & 98), NO STRUCTURE OR DEVELOPMENT SHALL BEGIN UNTIL AN ELEVATION CERTIFICATE HAS BEEN APPROVED BY ATASCOSA COUNTY.

SURVEY NOTES: 1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 U.S. SOUTH CENTRAL ZONE AND ARE DERIVED FROM NORMAL GPS TECHNIQUES. 2. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "INTRAPID".

LEGEND: BOUNDARY LINE, ADJOINER LINE, EASEMENT LINE PROPOSED, EASEMENT LINE EXISTING, SURVEY/ABSTRACT LINE, RECORD CALL. I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAT ACCURATELY REFLECTS THE GENERAL LOCATION (OR ABSENCE) OF ALL STREAMS, RIVERS, PONDS, LAKES, OTHER SURFACE WATER FEATURES OR ANY SENSITIVE FEATURES IN ACCORDANCE WITH THE TERMS OF THE ATASCOSA COUNTY SUBDIVISION REGULATIONS.

CURVE TABLE with columns for CURVE #, RADIUS, DELTA, CHORD BEARING, CHORD LENGTH. Contains 34 curves of data.

INTRAPID SURVEYING & ENGINEERING logo and contact information: P.O. Box 1209 109 DILWORTH PLAZA, P.O. TX 78147. D. 830.393.8923 F. 830.393.3388. www.intrapidtx.com. TBP#s #10193936 TPE #16550.



SHERMAN JOSEY, RPCS# 6433. INTRAPID SURVEYING & ENGINEERING CORP. 109 DILWORTH PLAZA, P.O. TX 78147. DATE: 1-11-24.