

# Atascosa County, Texas

1 pg PLAT 20220005

## SUBDIVISION PLAT ESTABLISHING BRITE OAKS

A PLAT OF 202.364 ACRES OF LAND SITUATED ABOUT 10.7 MILES  
S 86° 20' E OF JOURDANTON, IN ATASCOSA COUNTY, TEXAS.

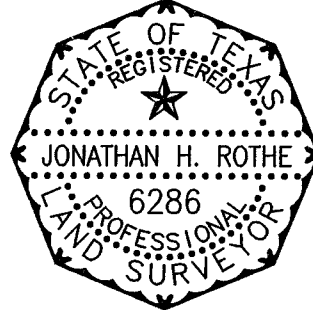
- CAD# 00115-00-000-000400 ABS A00115 BBB&C RR CO SV-1060 - 86.56 ACRES
- CAD# 00115-00-000-000211 ABS A00115 BBB&C RR CO SV-1060 - 31.232 ACRES
- CAD# 00281-00-000-003600 ABS A00281 J A GUTIERREZ SV-1059 - 37.11 ACRES
- CAD# 00281-00-000-003700 ABS A00281 J A GUTIERREZ SV-1059, TRACT 3 OF PACHECO PARTITION - 15.74 ACRES
- CAD# 00281-00-000-003800 ABS A00281 J A GUTIERREZ SV-1059, TRACT 4 OF PACHECO PARTITION - 15.82 ACRES
- CAD# 00281-00-000-003900 ABS A00281 J A GUTIERREZ SV-1059, TRACT 5 OF PACHECO PARTITION - 15.83 ACRES

THE STATE OF TEXAS  
COUNTY OF ATASCOSA

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JONATHAN H. ROTHE, 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 PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF ATASCOSA COUNTY, TEXAS.

*Jonathan H. Rothe*  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6286, STATE OF TEXAS



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*  
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*  
COUNTY ATTORNEY

CERTIFICATE OF FINAL APPROVAL

APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS, THIS 10<sup>th</sup> DAY OF \_\_\_\_\_ 2021 A.D.

*County Judge*  
ATASCOSA COUNTY JUDGE  
*Commissioner Precinct 1*  
COMMISSIONER PRECINCT 1  
*Commissioner Precinct 2*  
COMMISSIONER PRECINCT 2  
*Commissioner Precinct 3*  
COMMISSIONER PRECINCT 3  
*Commissioner Precinct 4*  
COMMISSIONER PRECINCT 4

STATE OF TEXAS  
COUNTY OF ATASCOSA

I, \_\_\_\_\_ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2021, AT \_\_\_\_\_ M., AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2021, AT \_\_\_\_\_ M., IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2021.

COUNTY CLERK  
ATASCOSA COUNTY, TEXAS

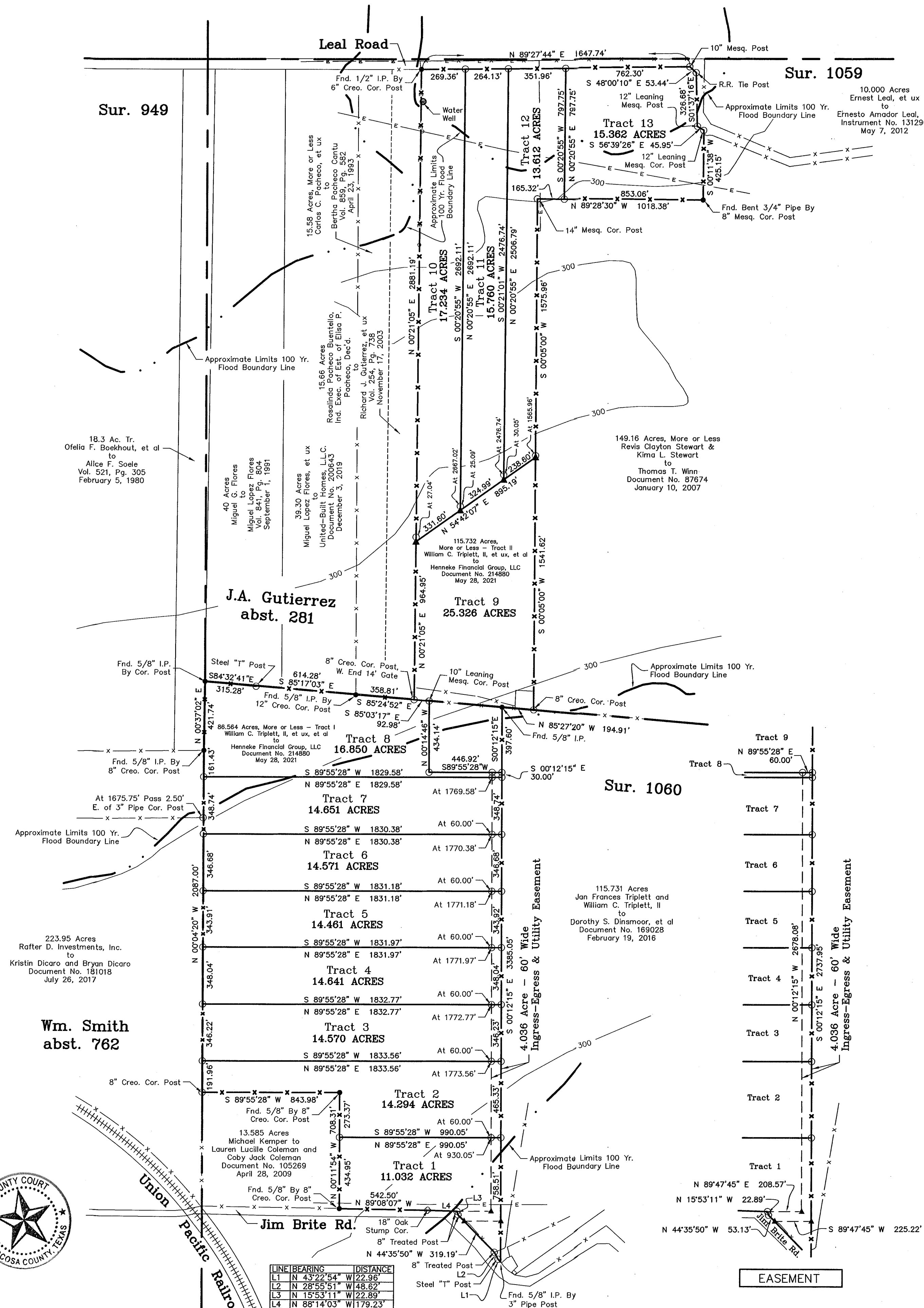
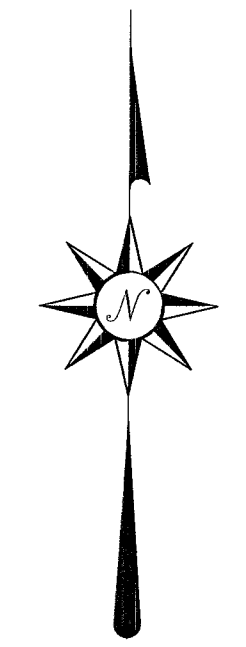
FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*NPC 306-A*  
*Diane Gonzales*  
Diane Gonzales, County Clerk  
Atascosa County Texas  
January 25, 2022 03:51:35 PM  
FEE \$171.00 NECCIA 202200005  
PLAT



**ROTHE & ASSOCIATES, PLLC**  
ENGINEERS & SURVEYORS  
1705 AVENUE K, P.O. BOX 426  
HONDO, TEXAS 78861  
ph: (830)426-3005 fax: (830)426-8160  
email: office@rothe-inc.com

OWNER/DEVELOPER:  
SCOTT HENNEKE  
HENNEKE FINANCIAL GROUP, LLC  
141 DANURSE STE. 102  
SAN ANTONIO, TX 78213  
210-447-9129



LEGEND

EASEMENT LINE	---
BOUNDARY FENCE	—x—x—
BOUNDARY LINE	---
FENCE	—x—x—
ELECTRIC LINE	—e—e—
TELEPHONE LINE	—t—t—
SURVEY LINE	---

NUMBER OF TRACTS - 13  
 NUMBER OF TRACTS LARGER THAN 10 ACRES - 13  
 NUMBER OF TRACTS 2.5 ACRES TO 10 ACRES - 0  
 NUMBER OF TRACTS LESS THAN 2.5 ACRES - 0  
 NUMBER OF TRACTS DEPENDENT ON INDIVIDUAL WELLS - 13  
 NUMBER OF TRACTS DEPENDENT ON OSSFS - 13

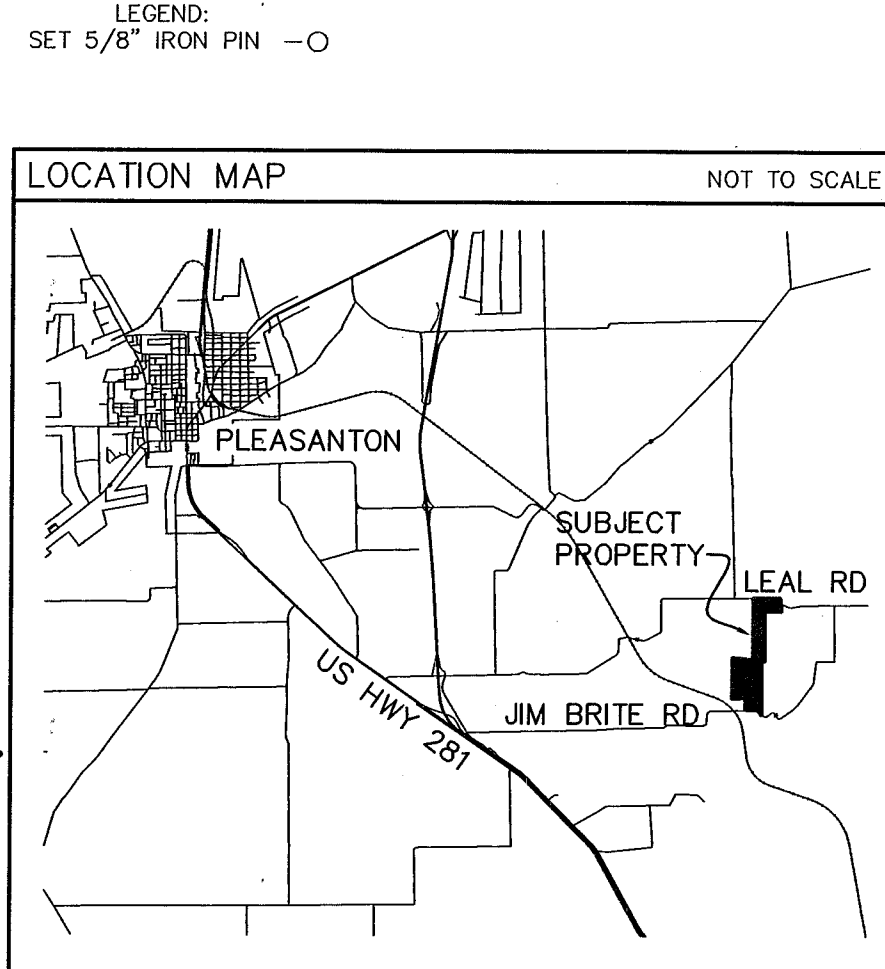
THIS SUBDIVISION IS LOCATED IN THE PLEASANTON ISD SCHOOL DISTRICT.

NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGUN UNTIL FINAL APPROVAL OF THE PLAT BY ATASCOSA COUNTY COMMISSIONERS COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.

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 TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION UNIT, UNLESS OWNER 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.

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.

PERPETUAL EASEMENTS ARE RESERVED ALONG AND WITHIN TEN (10) FEET OF THE REAR, FRONT, AND SIDE LINES OF ALL TRACTS.



EASEMENT

LINE	BEARING	DISTANCE
L1	N 43°22'54" W	W22.90'
L2	N 28°55'51" W	W48.69'
L3	N 15°53'11" W	W22.89'
L4	N 88°14'03" W	W179.23'

B. B. & C. RR Co.  
abst. 115