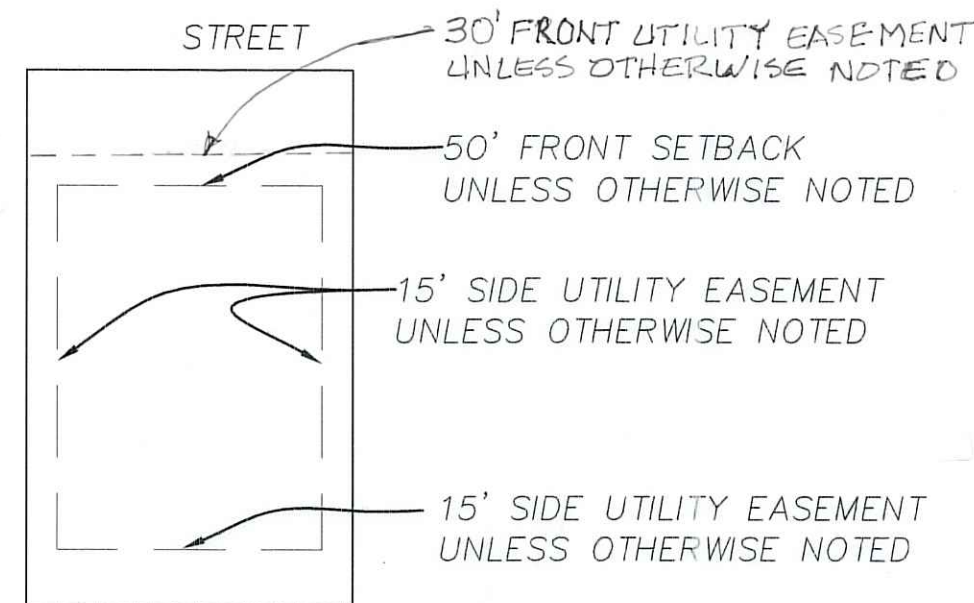


PLEASANTON, TX
VICINITY MAP
N.T.S.



TYPICAL LOT
LAYOUT

LINE	BEARING	DISTANCE
L21	N 48°51'28" E	76.67'
L22	N 89°34'40" E	137.93'

LEGEND

ELC = ELECTRIC
TEL = TELEPHONE
CA TV = CABLE TELEVISION

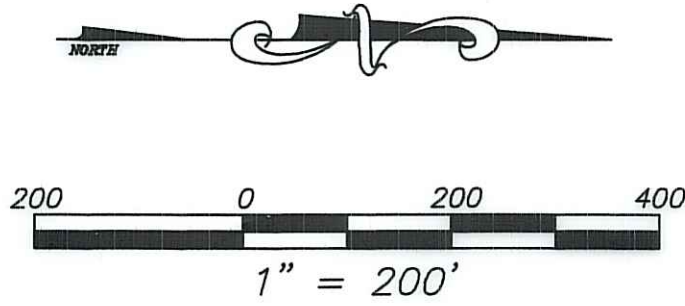
RAD. BRG. = RADIAL BEARING
O.P.R. = OFFICIAL PUBLIC RECORDS
OF REAL PROPERTY OF
ATASCOSA COUNTY, TEXAS
D.R. = DEED RECORDS OF ATASCOSA
COUNTY, TEXAS

ESMT = UNDERGROUND
ELECTRIC, GAS,
TELEPHONE, CABLE T.V.,
& OVERHANG EASEMENT.
B.S.L. = BUILDING SET BACK LINE

● = SET 5/8" STEEL ROD MONUMENT WITH
CAP STAMPED RAKOWITZ ENGINEERING & SURVEYING
○ = FOUND 5/8" STEEL ROD MONUMENT

□ = FOUND CONCRETE TADOT MONUMENT

NO.	REVISION	DATE	BY
0	ORIGINAL SUBMITTAL	11/2012	WR



SOUTH 2/5 OF 738
ACRES
BOOK 781, PAGE 415,
DR

FLOODPLAINS AS
IDENTIFIED BY
A.C.A.D. GIS
PROGRAM

GENEAL NOTES:

1. NO DRIVEWAY CONSTRUCTED ON ANY LOT IN 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 THE TEXAS DEPARTMENT OF TRANSPORTATION FOR DRIVEWAYS ENTERING ONTO STATE ROADS, AND THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH WITH THE ATASCOSA COUNTY ROAD STANDARDS OR TX DOT STANDARDS, AS APPLICABLE.
2. THE MINIMUM DRIVEWAY CULVERT SIZE FOR EACH LOT SHALL NOT BE LESS THAN 18"
3. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM OR AN INDIVIDUAL WATER SYSTEM. DUE TO THE 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.
4. 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.
5. NO STRUCTURE OR DEVELOPEMENT 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.
6. BLOCK 3, LOT 13 SHALL ONLY HAVE ACCESS TO OLD ADAMS ROAD AND BLOCK 2, LOT 7, AND BLOCK 1, LOT 3, SHALL ONLY HAVE ACCESS TO EAGLE FORD DRIVE AND DRIVEWAYS SHALL BE AS FAR SOUTH AS REASONABLE ON THE LOT.

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.

Law & Miller
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.

Walter F. Rakowitz
COUNTY ATTORNEY
Assistant County Attorney

CERTIFICATE OF FINAL APPROVAL

APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS,

THIS 14 DAY OF January 2013

Diana J. Bautista
ATASCOSA COUNTY JUDGE

Law & Miller
COMMISSIONER PRECINCT 1

Absent
COMMISSIONER PRECINCT 3

William E. Jarama
COMMISSIONER PRECINCT 2

Brian Connel
COMMISSIONER PRECINCT 4

THE STATE OF TEXAS
COUNTY OF ATASCOSA

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOHN W. SCHMACHT, 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.



John W. Schmacht

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 1/4/13

SIGNATURE AND SEAL OF
REGISTERED PROFESSIONAL ENGINEER

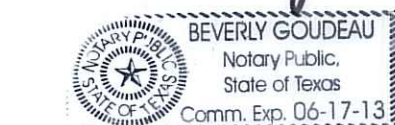
THE STATE OF TEXAS
COUNTY OF ATASCOSA

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 THERON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STX Ventures, LLC
OWNER - STX VENTURES, LLC

STATE OF TEXAS
COUNTY OF ATASCOSA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *James Lowe Donnell*, 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 THIS 28 DAY OF January, 2013 A.D.



Beverly Goudeau
NOTARY PUBLIC

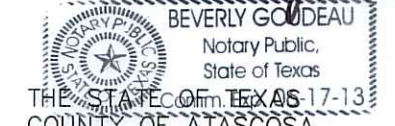
THE STATE OF TEXAS
COUNTY OF ATASCOSA

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James Lowe Donnell
OWNER - JAMES LOWE DONNELL
2009 TRUST

STATE OF TEXAS
COUNTY OF ATASCOSA

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Beverly Goudeau
NOTARY PUBLIC

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James L. Donnell Jr.
OWNER - JAMES LOWE DONNELL,
JR. TRUST

STATE OF TEXAS
COUNTY OF ATASCOSA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *James L. Donnell Jr.*, 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 THIS 29 DAY OF January, 2013 A.D.



Beverly Goudeau
NOTARY PUBLIC

SUBDIVISION PLAT OF EAGLE FORD DRIVE INDUSTRIAL PARK

BEING OUT OF TRACTS I-VIII, AS DESCRIBED IN INSTRUMENT RECORDED AS CLERK'S FILE NO. 117736, OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS, LYING IN THE LEWIS DUEL SURVEY NO. 1273, ABSTRACT 192

OWNERS:
STX VENTURES, LLC
JAMES LOWE DONNELL 2009 TRUST
JAMES LOWE DONNELL, JR. TRUST
PO BOX 190
PLEASANTON, TX 78064

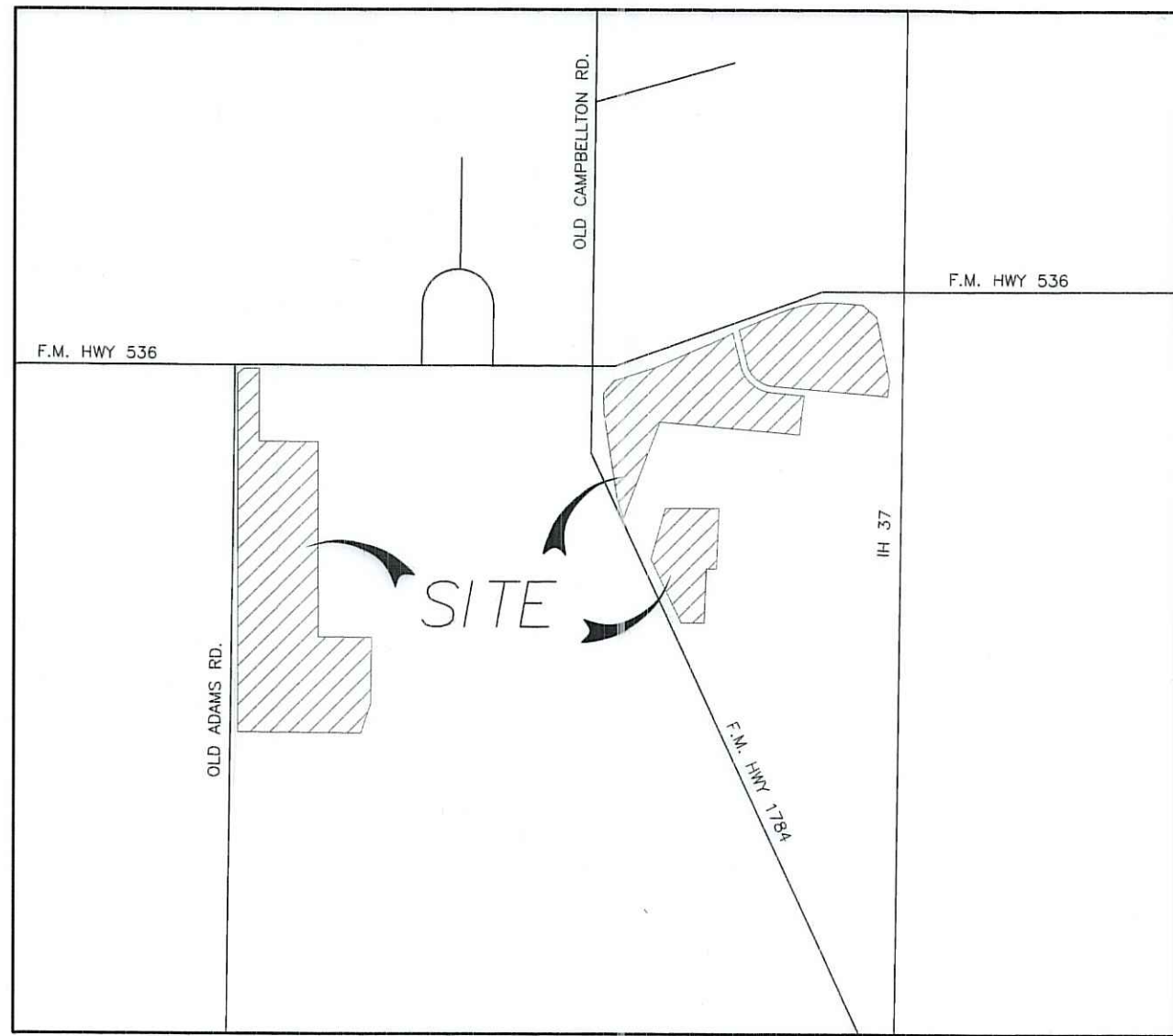
ENGINEER AND SURVEYOR:
RAKOWITZ ENGINEERING, LLC
PO BOX 172
PLEASANTON, TX 78064
(830) 281-4060



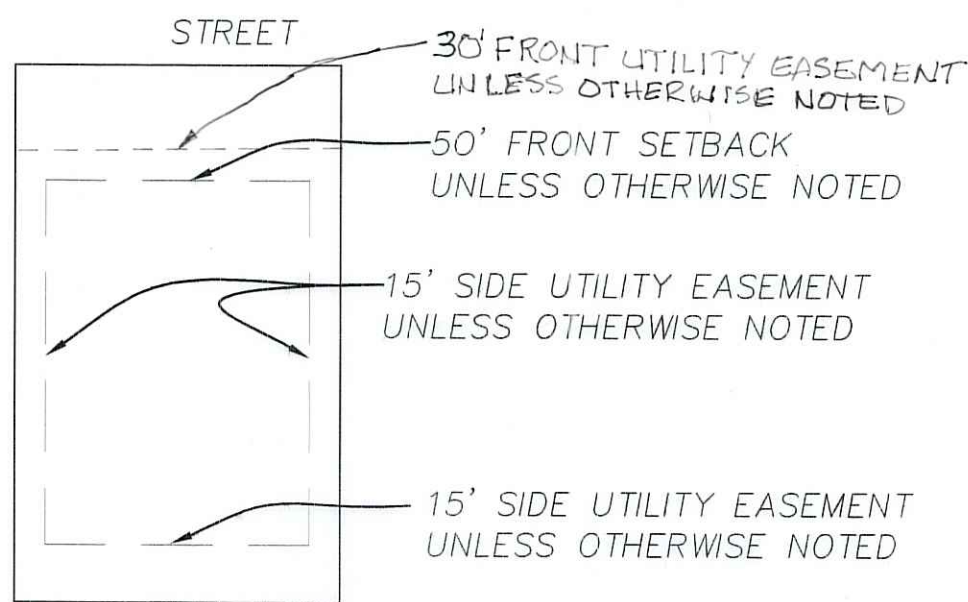
830.281.4060 PO BOX 172 PLEASANTON, TX 78064

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

289B *Diane Gonzales*
Diane Gonzales, County Clerk
Atascosa County Texas
January 31, 2013 04:06:59 PM
FEE: \$31.00
PLAY 201300003



PLEASANTON, TX
VICINITY MAP
N.T.S.



TYPICAL LOT
LAYOUT

GENEAL NOTES:

1. NO DRIVEWAY CONSTRUCTED ON ANY LOT IN 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 THE TEXAS DEPARTMENT OF TRANSPORTATION FOR DRIVEWAYS ENTERING ONTO STATE ROADS, AND THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH WITH THE ATASCOSA COUNTY ROAD STANDARDS OR TX DOT STANDARDS, AS APPLICABLE.

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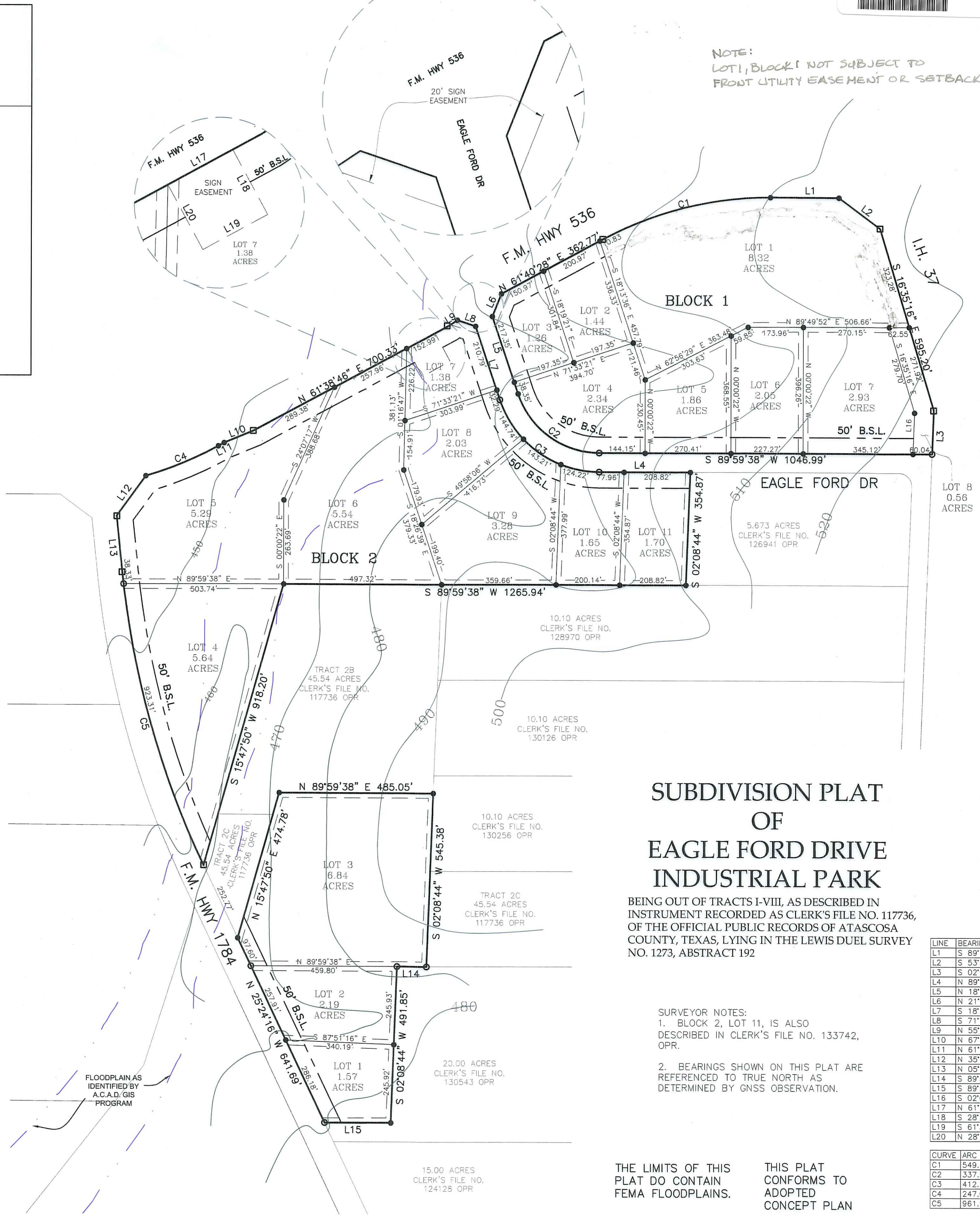
3. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM OR AN INDIVIDUAL WATER SYSTEM. DUE TO THE DECLINING WATER SUPPLY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY ATASCOSA COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

4. 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.

5. NO STRUCTURE OR DEVELOPEMENT 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.

6. BLOCK 3, LOT 13 SHALL ONLY HAVE ACCESS TO OLD ADAMS ROAD AND BLOCK 2, LOT 7, AND BLOCK 1, LOT 3, SHALL ONLY HAVE ACCESS TO EAGLE FORD DRIVE AND DRIVEWAYS SHALL BE AS FAR SOUTH AS REASONABLE ON THE LOT.

NO.	REVISION	DATE	BY
0	ORIGINAL SUBMITTAL	11/2012	WR



SUBDIVISION PLAT OF EAGLE FORD DRIVE INDUSTRIAL PARK

BEING OUT OF TRACTS I-VIII, AS DESCRIBED IN INSTRUMENT RECORDED AS CLERK'S FILE NO. 117736, OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS, LYING IN THE LEWIS DUEL SURVEY NO. 1273, ABSTRACT 192

SURVEYOR NOTES:

1. BLOCK 2, LOT 11, IS ALSO DESCRIBED IN CLERK'S FILE NO. 133742, OPR.

2. BEARINGS SHOWN ON THIS PLAT ARE REFERENCED TO TRUE NORTH AS DETERMINED BY GNSS OBSERVATION.

THE LIMITS OF THIS
PLAT DO CONTAIN
FEMA FLOODPLAINS.

THIS PLAT
CONFORMS TO
ADOPTED
CONCEPT PLAN

OWNERS:
STX VENTURES, LLC
JAMES LOWE DONNELL 2009 TRUST
JAMES LOWE DONNELL, JR. TRUST
PO BOX 190
PLEASANTON, TX 78064

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

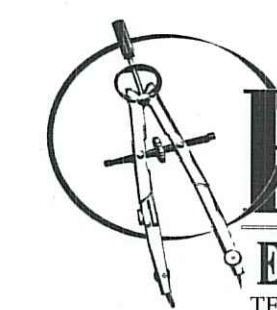
LEGEND:
ELEC. = ELECTRIC
TELE. = TELEPHONE
CA. TV. = CABLE TELEVISION

RAD. BRG. = RADIAL BEARING
O.P.R. = OFFICIAL PUBLIC RECORDS
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B.S.L. = BUILDING SET BACK LINE
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CAP STAMPED RAKOWITZ ENGINEERING & SURVEYING
○ = FOUND 5/8" STEEL ROD MONUMENT
□ = FOUND CONCRETE TxDOT MONUMENT

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	549.57'	1105.92'	28°28'20"	S 75°49'11" W	543.93'
C2	337.23'	270.00'	71°33'43"	S 54°13'30" E	315.73'
C3	412.17'	330.00'	71°33'43"	S 54°13'30" E	385.89'
C4	247.01'	1185.92'	11°56'03"	N 67°39'10" E	246.57'
C5	961.62'	2824.79'	19°30'17"	S 15°38'16" E	956.96'



Rakowitz
ENGINEERING & SURVEYING
TEXAS REGISTERED ENGINEERING FIRM F-0155
TEXAS LICENSED SURVEYING FIRM 101812-00

830.281.4060

PO BOX 172 PLEASANTON, TX 78064

THE STATE OF TEXAS
COUNTY OF ATASCOSA

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOHN W. SCHMACHT, 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.



John W. Schmacht

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
SIGNATURE AND SEAL OF
REGISTERED PROFESSIONAL ENGINEER

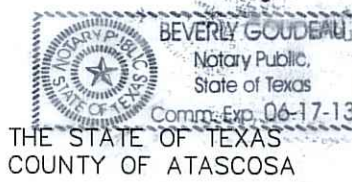
THE STATE OF TEXAS
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STX Ventures, LLC
OWNER- STX VENTURES, LLC

STATE OF TEXAS
COUNTY OF ATASCOSA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Brian K. Rude*, 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 THIS *28* DAY OF *January*, 20 *13* A.D.



Beverly Gaudin
NOTARY PUBLIC

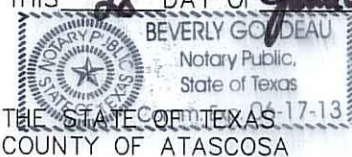
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James Lowe Donnell, Jr.
OWNER- JAMES LOWE DONNELL
2009 TRUST

STATE OF TEXAS
COUNTY OF ATASCOSA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *James L. Donnell, Jr.*, 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 THIS *28* DAY OF *January*, 20 *13* A.D.



Beverly Gaudin
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OWNER- JAMES LOWE DONNELL,
JR. TRUST

STATE OF TEXAS
COUNTY OF ATASCOSA

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Beverly Gaudin
NOTARY PUBLIC

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

289A *Diane Gonzales*
Diane Gonzales, County Clerk
Atascosa County, Texas
January 31, 2013 04:06:59 PM
FEE \$31.00
PLAT 201300003