

NOTES:

1. ESTABLISHING - 13 RESIDENTIAL LOTS & 0.14 AC. ROAD DEDICATION (TOTAL 15.00 ACRES)
2. THIS SUBDIVISION WILL BE SERVED BY CITY PUBLIC SERVICE (CPS)
3. THIS SUBDIVISION WILL BE SERVED BY BENTON CITY WATER SUPPLY. INFORMATION ON THE BENTON CITY WATER SUPPLY IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS AND CAN BE STATED IN DEED RESTRICTIONS.
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. THE AREA SHOWN IS NOT SUBJECT TO 100 YEAR FLOOD PLAIN AS INTERPOLATED FROM THE FIRM FLOOD INSURANCE RATE MAP, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NUMBER #1800130075 C EFFECTIVE DATE NOVEMBER 4, 2010.
6. THIS SUBDIVISION IS IN THE SOMERSET INDEPENDENT SCHOOL DISTRICT.
7. PLAT PREPARED FEBRUARY 13, 2023 (REVISED: MAY 19, 2023)
8. 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 COMMISSION OF ATASCOSA COUNTY OR HIS OR HER DESIGNATED REPRESENTATIVE, OR TEXAS DEPARTMENT OF TRANSPORTATION FOR DRIVEWAYS ENTERING ONTO STATE ROADS, AND THE DRIVEWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ATASCOSA COUNTY ROAD STANDARDS OR TxDOT STANDARDS, AS APPLICABLE.
9. NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL FINAL APPROVAL OF THE PLAT BY ATASCOSA COUNTY COMMISSIONERS COURT AND RECORDING OF THE PLAT BY THE COUNTY CLERK.
10. 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.
11. NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT(S) UNTIL FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND AN APPLICATION FOR SEPTIC PERMIT HAS BEEN SUBMITTED.
12. 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.
13. NO STRUCTURE IN THE 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 QUESTION THE SELLER CONCERNING GROUNDWATER AVAILABILITY. RAINWATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
14. ALL LOTS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE RULES OF ATASCOSA COUNTY FOR ON-SITE SEWAGE.

CPS/SAWS/COSA UTILITY NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, WATER AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) IS HEREBY DEDICATED EASEMENTS AND RIGHTS OF WAY FOR UTILITY, TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SANITARY SEWER EASEMENT", AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT OF WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITH FIVE (5) AND TEN (10) FOOT WIDE WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC & GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) AND TEN (10) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) AND TEN (10) FOOT WIDE EASEMENTS.

STATE OF TEXAS ::
COUNTY OF ATASCOSA ::

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

Ben M. Gue Jr.
LICENSED PROFESSIONAL ENGINEER F16078

STATE OF TEXAS ::
COUNTY OF ATASCOSA ::

I, REYNALDO MARTINEZ JR., REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 5482, DO HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

I, REYNALDO MARTINEZ JR., REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 5482, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT PREPARED BY ME, DOES TO THE BEST OF MY KNOWLEDGE ACCURATELY REFLECT THE GENERAL LOCATION (OR ABSENCE) OF ALL STREAMS, RIVERS, PONDS, LAKES, OTHER WATER FEATURES OR ANY SENSITIVE FEATURES AND COMPLIES WITH THE SUBDIVISION AND FLOODPLAIN MANAGEMENT ORDINANCES ADOPTED BY ATASCOSA COUNTY, TEXAS.

Reynaldo Martinez Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 5482
P.O. BOX 17971
SAN ANTONIO, TEXAS 78217
(210) 829-4244

PLAT LEGEND
● 1/2" IRON PIN FOUND
○ 1/2" IRON PIN SET WITH CAP
STAMPED (RPLS 5482)

15' WIDE WATER LINE EASEMENT
VOL. 847, PG. 218, D.R.

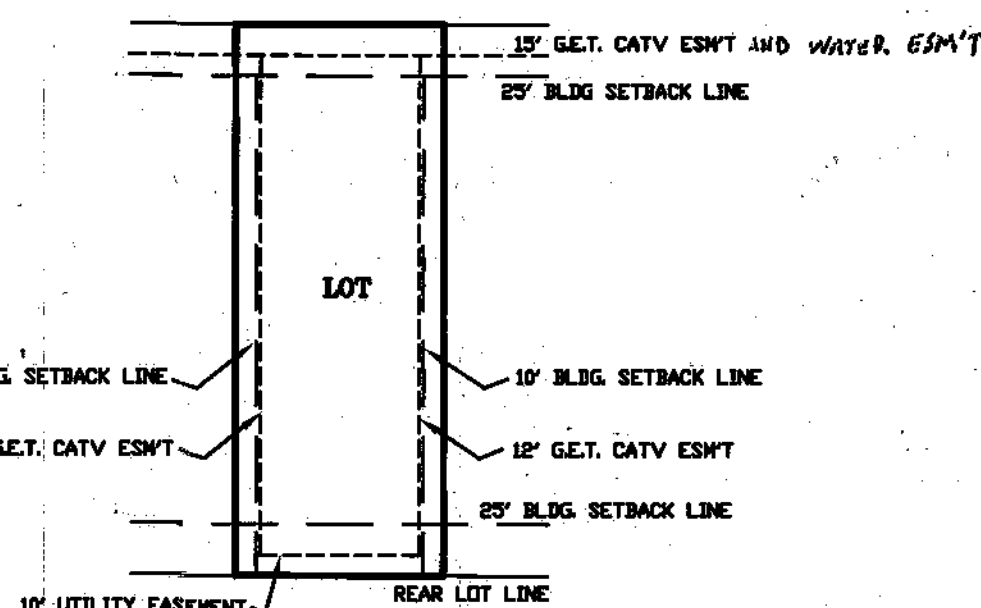
D REIL SURVEY No.1431 1/4
ABSTRACT 1637

S. VALDEZ SURVEY No.1431 1/2
ABSTRACT 1485

SOMERSET ISD
30.00 ACRES
VOL. 152, PG. 918
OFFICIAL PUBLIC RECORDS

GEORGE J. VEGA &
REGINA VEGA
15.00 ACRES
DOC. # 143006,
OFFICIAL PUBLIC RECORDS

STREET / PRIVATE ROAD



TYPICAL EASEMENT/SETBACKS



202300032

1 PG
PLATSUBDIVISION PLAT
OF

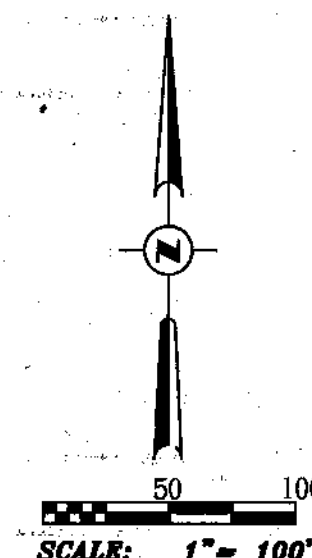
SOMERSET RIDGE SUBDIVISION

15.00 ACRES IN ATASCOSA COUNTY, TEXAS, COMPRISED OF APPROXIMATELY 4.07 ACRES OUT OF THE D. REIL SURVEY NO. 1431 1/4, ABSTRACT 1637, AND APPROXIMATELY 10.93 ACRES OUT OF THE S. VALDEZ SURVEY NO. 1431 1/2, ABSTRACT 1485, BEING A PORTION OF THAT CERTAIN 150.57 ACRE TRACT DESCRIBED IN CONVEYANCE TO WILLIAM L. ESSEX, OF RECORD IN DOCUMENT # 129164, OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS.

OWNER: SOMERSET RIDGE LLC
401 E. SONTERRA BLVD, SUITE 375
SAN ANTONIO, TX 78258
1-800-928-5778

MARTINEZ

SURVEYING & MAPPING CO
FIRM # 101822-00
P.O. BOX 17971
SAN ANTONIO, TX, 78217
(210) 829-4244
EMAIL: rmj-mem@att.net



STATE OF TEXAS ::
COUNTY OF ATASCOSA ::

THE OWNER OF THE LAND SHOWN ON THIS PLAT SOMERSET RIDGE SUBDIVISION IN PERSON OR THROUGH A duly AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENT AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Phil Essex
PHIL ESSEX, MANAGER
SOMERSET RIDGE, LLC
401 E. SONTERRA BLVD., SUITE 375
SAN ANTONIO, TEXAS 78258
1-800-928-5778

STATE OF TEXAS ::
COUNTY OF ATASCOSA ::

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PHIL ESSEX, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9 DAY OF August, 2023 A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 11/3/26

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.

Mark B...
COMMISSIONER, PRECINCT NO. 2

CERTIFICATE OF FINAL APPROVAL

APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS.

THIS THE 14th DAY OF August, A.D., 2023.

Walter...
COUNTY JUDGE, ATASCOSA COUNTY, TEXAS

Mark B...
COMMISSIONER, PCT. NO. 1

Mark B...
COMMISSIONER, PCT. NO. 2

Elvira Perez
COMMISSIONER, PCT. NO. 3

Elvira Perez
COMMISSIONER, PCT. NO. 4

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...
COUNTY ATTORNEY

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Theresa Carrasco
Theresa Carrasco, County Clerk
Atascosa County Texas
August 14, 2023 11:50:31 AM
FEE \$171.00 KPONTON
PLAT 202300032