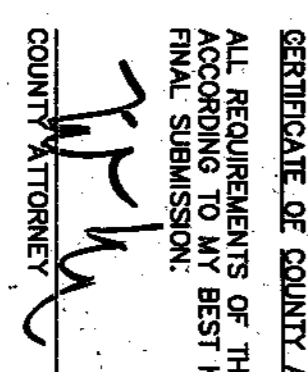
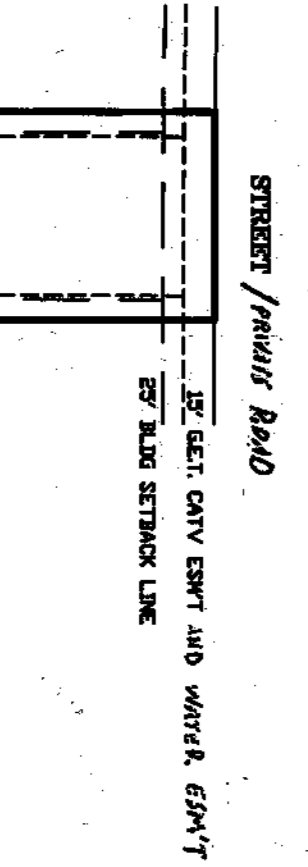
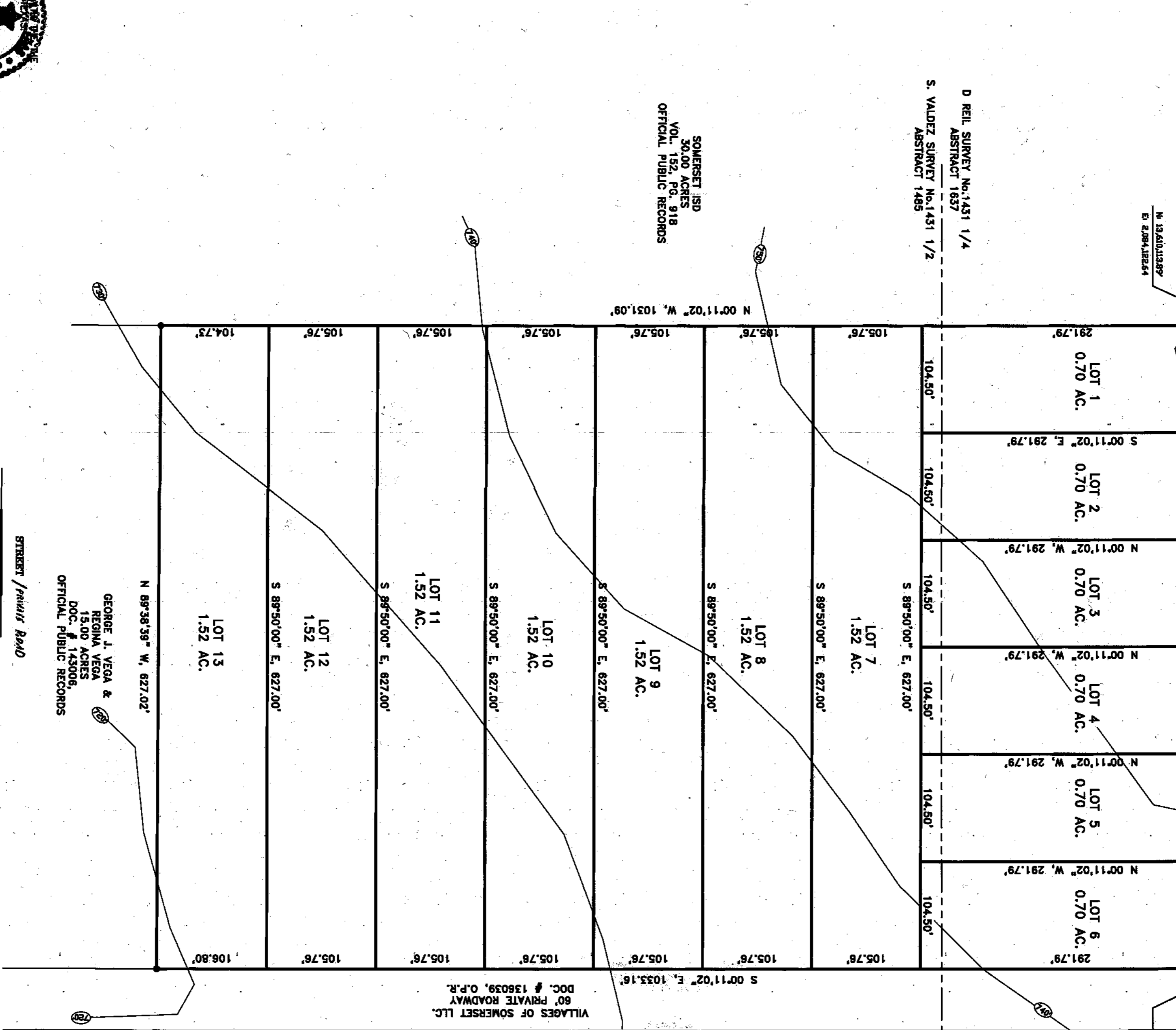


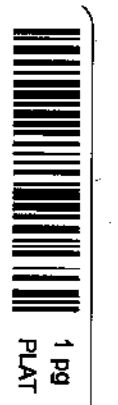
**PLAT LEGEND**  
 • 1/2" IRON PIN FOUND  
 ○ 1/2" IRON PIN SET WITH CAP  
 STAMPED (OPRS 5482)

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



**NOTARY PUBLIC**  
 STATE OF TEXAS  
 My commission expires August 14, 2023 11:50:51 AM  
 FEE \$71.00 KENONIN 202300032

**FILED AND RECORDED**  
 OFFICIAL PUBLIC RECORDS  
 AUGUST 14, 2023 11:50:51 AM  
 FEE \$71.00 KENONIN 202300032

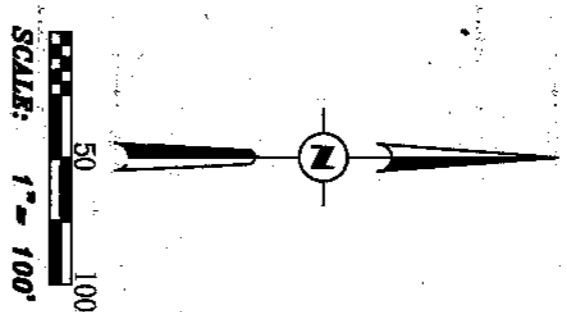


202300032 SUBDIVISION PLAT OF SOMERSET RIDGE SUBDIVISION

15.00 ACRES IN ATASCOSA COUNTY, TEXAS, COMPRISED OF APPROXIMATELY 4.07 ACRES OUT OF THE D. REIL SURVEY NO. 1431 W, 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  
 P.O. BOX 101822-00  
 SAN ANTONIO, TX 78217  
 (210) 828-4244  
 EMAIL: mjm-mem@earthlink.net



STATE OF TEXAS ::  
 COUNTY OF ATASCOSA ::  
 THE OWNER OF THE LAND SHOWN ON THIS PLAT SOMERSET RIDGE SUBDIVISION IN PERSON THROUGH HIS AUTHORIZED AGENT, PHIL ESSEX, HAS PERSONALLY APPEARED 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 HAS SIGNED THE FOREGOING INSTRUMENT 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.

PHIL ESSEX, MANAGER  
 SOMERSET RIDGE LLC, SUITE 375  
 SAN ANTONIO, TEXAS 78258  
 1-800-928-5778

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
 MY COMMISSION EXPIRES 11/21/24

**CERTIFICATE OF THE PRECINCT COMMISSIONER**  
 I, THE UNDERSIGNED COMMISSIONER IN THE PRECINCT IN WHICH THE LAND SHOWN 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 SAID PLAT FOR FINAL APPROVAL HAVE BEEN FULLY MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
 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.  
 COUNTY JUDGE, ATASCOSA COUNTY, TEXAS  
 COMMISSIONER, PCT. NO. 1  
 COMMISSIONER, PCT. NO. 2  
 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.  
 COUNTY ATTORNEY

14. ALL LOTS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE RULES OF ATASCOSA COUNTY FOR ON-SITE SEWAGE.

13. NO STRUCTURE IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM OR AN INDIVIDUAL WATER SYSTEM DUE TO THE REQUIREMENTS OF THE ATASCOSA COUNTY SELLER CONCERNING GROUNDCOVER AVAILABILITY, RAINWATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST REMEDIABLE WATER RESOURCE.

12. CONFORMANCE 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.

11. NO HOUSES ARE TO BE BUILT OR BROUGHT ON TO THE LOTS(S) UNTIL SEPTIC TANKS AND SEWER LINES HAVE BEEN INSTALLED AND AN APPLICATION FOR SEPTIC PERMIT HAS BEEN SUBMITTED.

10. THE LOCATION AND DIMENSIONS OF STREETS AS SET FORTH AND LAND DEVELOPMENT REGULATIONS OF ATASCOSA COUNTY, TEXAS, SHALL BE IN FULL COMPLIANCE WITH THE ATASCOSA COUNTY CLERK.

9. NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGON UNTIL THE LOCATION AND DIMENSIONS OF STREETS AS SET FORTH AND LAND DEVELOPMENT REGULATIONS OF ATASCOSA COUNTY, TEXAS, SHALL BE IN FULL COMPLIANCE WITH THE ATASCOSA COUNTY CLERK.

8. THIS SUBDIVISION IS IN THE SOMERSET INDEPENDENT SCHOOL DISTRICT.

7. PLAT PREPARED FEBRUARY 13, 2023. (REVISED: MAY 19, 2023)

6. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS, AND PRESERVE THE INTEGRITY OF THE SUBDIVISION, THE SUBDIVISION SHALL BE SERVED BY EITHER CITY WATER SUPPLY OR PROSPECTIVE PURCHASERS OF LOTS IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS AND CAN BE STATED IN DEED RESTRICTIONS.

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 480303003 C EFFECTIVE DATE NOVEMBER 4, 2010.

4. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WASTEWATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY THE ATASCOSA COUNTY HEALTH INSPECTOR.

3. THIS SUBDIVISION WILL BE SERVED BY CITY PUBLIC SERVICE (CPS).

2. ESTABLISHING - 13 RESIDENTIAL LOTS & 0.14 AC. ROAD DEDICATION (TOTAL 13.00 ACRES)

1. RETNAULO MARTINEZ, R., REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 5442, DO HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STATE OF TEXAS ::  
 COUNTY OF ATASCOSA ::

1. RETNAULO MARTINEZ, R., REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 5442, DO HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

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