

SUBDIVISION PLAT
OF
SOMERSET VALLEY SUBDIVISION

11.30 ACRES IN ATASCOSA COUNTY, TEXAS, OUT OF THE S. VALDEZ SURVEY NO. 1431, ABSTRACT 1485, BEING OUT OF AN 11.30 ACRE TRACT DESCRIBED IN CONVEYANCE FROM LEOPOLD LEAL JR TO MIGUEL A. & REBECCA M. MEJIA, OF RECORD IN DOCUMENT # 154545, OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS.

OWNER: SOMERSET OAKS LLC - REBECCA MEJIA
MIR-2766 HARNEY PATH NUM 243
FT SAM HOUSTON, TX 78234

MARTINEZ

SURVEYING & MAPPING CO
P.O. BOX 19122-00
P.O. BOX 17971
SAN ANTONIO, TX 78217
(210) 828-4244
EMAIL: info-martinez@aol.com

STATE OF TEXAS
COUNTY OF ATASCOSA

THE OWNER OF THE LAND SHOWN ON THIS PLAT SOMERSET OAKS SUBDIVISION IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FURNISHES ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. ADDITIONALLY, THE OWNER AGREES TO EXISTING PUBLIC UTILITIES LISTED ON THIS PLAT ADJACENT TO EACH PLATTED LOT BEFORE SAID LOT IS SOLD.

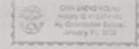
Rebecca Mejia
SOMERSET OAKS LLC-REBECCA MEJIA
MIR-2766 HARNEY PATH NUM 243
FT SAM HOUSTON, TX 78234

STATE OF TEXAS
COUNTY OF ATASCOSA

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED REBECCA MEJIA, 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 15th DAY OF February, 2025 A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES 03/11/25



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.

Monica Delgado
COMMISSIONER, PRECINCT NO. 2

CERTIFICATE OF FINAL APPROVAL

APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS.
THIS THE 15th DAY OF February, A.D., 2025.

Monica Delgado
COUNTY JUDGE, ATASCOSA COUNTY, TEXAS

Monica Delgado COMMISSIONER, PCT. NO. 1
Monica Delgado COMMISSIONER, PCT. NO. 2
Monica Delgado COMMISSIONER, PCT. NO. 3
Monica Delgado 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.

Monica Delgado
COUNTY ATTORNEY

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Monica Delgado
Theresa Carrasco, County Clerk
Atascosa County Texas
February 19, 2025 11:17:48 AM
FEE: \$170.00 SOCHCA
PLAT 202500004



- PLAT LEGEND
- 1/2" IRON PIN FOUND
 - 1/2" IRON PIN SET WITH CAP
 - STAMPED (NPLS 5482)
 - IRON PIPE FOUND
 - DENOTES FENCE POST
 - DENOTES HWY. E.O.W. MONUMENT
 - DENOTES CHAIN-LINK FENCE LINE
 - DENOTES BARN WIRE FENCE LINE
 - DENOTES WOOD FENCE LINE
 - DENOTES STEEL FENCE LINE
 - DENOTES OVER HEAD ELECTRIC LINE
 - DENOTES POWER POLE
 - DENOTES WATER METER
 - DENOTES WATER METER
 - DENOTES TELEPHONE FEDERAL
 - DENOTES CONTROL MONUMENT

LOT SUMMARY TABLE				
LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSSF
< 3.5 AC	4	0	0	4
3.5 - 10 AC	1	0	0	1
> 10 AC	0	0	0	0
TOTAL	5			

SEPTIC SYSTEMS REQUIRED.

JOSHUA & TABITHA TRISTAN
11.00 ACRE TRACT
DOC. # 199448
OFFICIAL PUBLIC RECORDS

SANCTUARY LINE
80' WIDE BUSINESS/RESIDENTIAL UTILITY EASEMENT

- NOTES:
- ESTABLISHING - 5 RESIDENTIAL LOTS (TOTAL 11.30 ACRES)
 - THIS SUBDIVISION WILL BE SERVED BY CITY PUBLIC SERVICE (CPS)
 - 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.
 - 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.
 - THE AREA SHOWN IS NOT SUBJECT TO 100 YEAR FLOOD PLAIN AS INTERPOLATED FROM THE FIRM FLOODED INSURANCE RATE MAP, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, COMMUNITY PANEL NUMBER 4800-30075 5 EFFECTIVE DATE NOVEMBER 4, 2015.
 - THIS SUBDIVISION IS IN THE SOMERSET INDEPENDENT SCHOOL DISTRICT.
 - PLAT PREPARED SEPTEMBER 18, 2024. REVISED JANUARY 13, 2025
 - IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITH THIS SUBDIVISION SHALL BE PERMITTED ACCESS INTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN APPROVED BY THE PRESENT COMMISSIONER OF ATASCOSA COUNTY OR HIS OR HER DESIGNATED REPRESENTATIVE, OR TEXAS DEPARTMENT OF TRANSPORTATION FOR DRIVEWAYS EXTENDING ONTO STATE ROADS, AND THE DRIVEWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ATASCOSA COUNTY ROAD STANDARDS OR TRUST STANDARDS, AS APPLICABLE.
 - NO STRUCTURE OR DEVELOPMENT 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.
 - THE LOCATION AND DIMENSIONS OF STREETS AS SET FORTH AND LAD OUT ON THIS PLAT ARE IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS OF ATASCOSA COUNTY, TEXAS.
 - NO HOMES ARE TO BE BUILT OR BROUGHT ON TO THE LOTS UNTIL FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND AN APPLICATION FOR SEPTIC PERMIT HAS BEEN SUBMITTED.
 - 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.
 - 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 TO QUESTION THE SELLER CONCERNING GROUNDWATER AVAILABILITY. SAMWATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
 - ALL LOTS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE RULES OF ATASCOSA COUNTY FOR ON-SITE SEWAGE.

CITY OF BENTON CITY WATER SUPPLY CORP. UTILITY NOTES:

- THE CITY OF BENTON CITY WATER SUPPLY CORP. AS PART OF ITS ELECTRIC, GAS, & WATER SYSTEM - CITY PUBLIC SERVICE BOARD (CPS ENERGY & BENTON CITY WATER SUPPLY CORP.) IS HEREBY DEDICATING EASEMENTS AND RIGHTS OF WAY FOR UTILITY TRANSMISSION, AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESCRIBED ON THIS PLAT AS "ELECTRIC EASEMENT", "WATER EASEMENT", "SEWER EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SEWER EASEMENT", AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, OPERATING, REMOVING, REPAIRING, REPLACING, AND/OR UPGRADE UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND BENTON CITY WATER SUPPLY CORP. ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EXISTENT AND RIGHT OF WAY AREAS, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTORS' ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH EXIST OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WELLS SHALL BE PLACED WITHIN EXISTENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.
- ANY CPS ENERGY OR BENTON CITY WATER SUPPLY CORP. MOVEAWAY LINE REMAINING FROM MODIFICATIONS REQUIRED BY CPS ENERGY & BENTON CITY WATER SUPPLY CORP. 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.
- THIS PLAT DOES NOT AFFECT, 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 HEREIN.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITH FIVE (5) AND TEN (10) FOOT WIDE SIDE WALK AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC & GAS FACILITIES.
- ROAD OVERHEADS 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 COMPLES WITH THE SUBDIVISION AND FLOODPLAIN MANAGEMENT ORDINANCES ADOPTED BY ATASCOSA COUNTY, TEXAS.

Rebecca Mejia
REBECCA MEJIA
CORP ENGINEERING, INC. P.O. # 1-18278
801 RUTHERFORD, SAN ANTONIO, TX 78217
210-828-7070

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 COMPLES WITH THE SUBDIVISION AND FLOODPLAIN MANAGEMENT ORDINANCES ADOPTED BY ATASCOSA COUNTY, TEXAS.

Reynaldo Martinez Jr.
REYNALDO MARTINEZ JR.
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NUMBER 5482
P.O. BOX 17971
SAN ANTONIO, TEXAS 78217
(210) 828-4244

