REPLAT OF THE EAST 348.88 FEET OF THE WEST 554.88 FEET OF THE SOUTH 623.50 FEET OF LOT 2, BLOCK 8, PLEASANT FARMS SUBDIVISION
A SUBDIVISION OF ECTOR COUNTY, TEXAS

W. Mulberry Street

N 75°49'20"W

Lot 8
1.266 Acres

Lot 9
1.266 Acres

Lot 10
1.266 Acres

S 423.5' OF S 632.5' OF W 205' OF LOT 2
(VOL. 133, PG. 713, O.P. R.E.C.)

S 423.5' OF S 632.5' OF W 205' OF LOT 2
(VOL. 133, PG. 713, O.P. R.E.C.)

STATE OF TEXAS
COUNTY OF ECTOR


TOMAS NETO

ANN E. NETO

STATE OF TEXAS
COUNTY OF ECTOR:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON January 21st, 2020, BY TOMAS NETO AND ANN E. NETO, HUSBAND AND WIFE.

Vila D. S. 01
NOTARY PUBLIC, STATE OF TEXAS

Vila G. Silvani

PRINTED NAME OF NOTARY

STATE OF TEXAS
COUNTY OF ECTOR:

I, SAM HOWELL II, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREIN WERE PROPERLY PLACED UNDER MY SUPERVISION.

Dated: 09-16-2019

SAM HOWELL II
REGISTERED PROFESSIONAL LAND SURVEYOR #64631

THIS PLAT IS HEREBY APPROVED BY THE ECTOR COUNTY COMMISSIONERS COURT ON THIS DAY OF January, 2020.

COUNTY JUDGE OF ECTOR COUNTY, TEXAS

FILED FOR RECORD THIS 31st DAY OF January, 2020, AT 8:33 AM.
RECORDED THIS 31st DAY OF January, 2020, AT 8:33 AM, IN CABINET C, PAGE 216-D, ECTOR COUNTY PLAT RECORDS.

S.W. HOWELL, INC.

COUNTY CLERK OF ECTOR COUNTY, TEXAS

NOTES:
- BASIS OF BEARING IS THE SOUTH BOUNDARY LINE OF LOT 2, BLOCK 8, PLEASANT FARMS SUBDIVISION.
- GROUNDWATER SUFFICIENCY DISCLAIMER – THE SOURCE OF THE WATER SUPPLY INTENDED FOR THIS SUBDIVISION IS GROUNDWATER UNDER THE SUBDIVISION LAND. NO GUARANTEE CAN BE MADE THAT ADEQUATE GROUNDWATER UNDER THE LAND IS AVAILABLE FOR THIS SUBDIVISION.

PER ECTOR COUNTY "EACH PURCHASE CONTRACT MADE BETWEEN A SUBDIVIDER AND A PURCHASER OF LAND IN THE SUBDIVISION SHALL CONTAIN A STATEMENT DESCRIBING THE EXTENT TO WHICH WATER WILL BE MADE AVAILABLE TO THE SUBDIVISION – AND IF IT WILL BE AVAILABLE, HOW AND WHEN WATER WILL BE MADE AVAILABLE TO THE SUBDIVISION."

ANY WATER SERVICE/ WATER WELL THAT PROVIDES WATER TO THE PUBLIC AND HAS 15 OR MORE SERVICE CONNECTIONS OR SERVES WATER TO 25 OR MORE INDIVIDUALS AT LEAST 60 DAYS A YEAR IS CONSIDERED A PUBLIC WATER SYSTEM AND MUST COMPLY WITH TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) REGULATIONS.

THESE TRACTS DO NOT MEET LOT FRONTAGE REQUIREMENTS OF 100 FEET ESTABLISHED BY ECTOR COUNTY REGULATIONS. A LOT WIDTH/FRONTAGE VARIANCE WAS GRANTED BY THE COMMISSIONER'S COURT ON JANUARY 14, 2020.

DIVIDING A TRACT OF LAND IN ECTOR COUNTY IS SUBJECT TO ECTOR COUNTY'S SUBDIVISION REGULATIONS EFFECTIVE NOVEMBER 24, 2016. THIS MAY RESULT IN WITHHOLDING OF PERMITS FOR WATER WELLS AND SEPTIC SYSTEMS AND ASSIGNATION OF A PROPERTY ADDRESS BY COUNTY OFFICIALS.