



Are there existing deed restrictions on this property? No  Yes

If yes, please give the deed record reference:

Volume \_\_\_\_\_ Page \_\_\_\_\_

Are there any deviations or variances from existing subdivision rules & regulations requested? No  Yes

(Please explain) \_\_\_\_\_  
\_\_\_\_\_

The owner hereby designates Jan Bear  
as the official representative. 7405 Bear Rd. S Ariz  
(Address) (Name) (phone)

Application fee (\$150.00 + 10.00 per lot) Paid by Owner \_\_\_\_\_  
Representative . To be paid to the Tom Green County  
Clerk's office prior to placement on the Commissioners' Court Agenda.  
Bring Plat, Tax Certificate showing "Zero" taxes owed, and receipt for  
application fee to Court on day of the Agenda Presentation.

The owner is aware that there will be an additional filing fee after approval by the Tom Green County Commissioners Court. The filing fee will also be paid to the Tom Green County Clerk at the time of filing of the plat for the records.

The undersigned hereby applies for subdivision plat approval in accordance with the regulations for the development of subdivisions and manufactured home rental communities as set out by the Commissioners Court of Tom Green County and certifies that the information contained on this application is true and accurate to the best of my knowledge.

Jan Bear  
Owner's Signature

\_\_\_\_\_  
Date

Herb Hooker  
Representative's Signature

4/28/08  
Date

Total Paid: \$ \_\_\_\_\_

Date Paid \_\_\_\_\_

Date of Commissioner's Court Action: \_\_\_\_\_

S.P. R.R. CO. DIST. 11

REF.: 209.75 Ac.Tr. Vol. 199, Pg. 171 DR

TOM GREEN COUNTY NOTES  
 No construction or development within this subdivision may begin until all Tom Green County requirements have been satisfied.  
 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 Tom Green County Environmental Health Department.  
 Tom Green County Commissioner's Court makes no representation whatsoever as to the groundwater availability for any tract in this subdivision.

Fd. 1/2" I.P.  
 NW Cor.  
 50 Ac.Tr.

1221.25

S. 88°32'21"E.

268.92

Fd. 1/2" I.P.

Pt. in Rd.

N. 01°18'24"E.

B L O C K 1

Lot 1  
 (1.000 Ac.)

SURVEY 70  
 Abstract No. 8060

10' Underground Utility Easement

N. 88°32'21"W. 248.92

N. 01°18'24"E. 50.00

S. 88°32'21"E. 248.92  
 10' Underground Utility Easement

Lot 2  
 (1.000 Ac.)

B L O C K 2

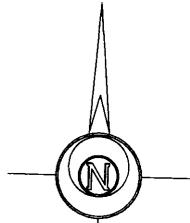
N. 88°32'21"W. 268.92

REF.: Remainder of 50 Ac. Tr.  
 Vol. 496, Pg. 519 DR

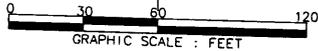
REF.: Remainder of 50 Ac. Tr.  
 Vol. 496, Pg. 519 DR

BEAN ROAD  
 400.00  
 S. 01°18'24"W.  
 0.290 Ac. (10,000 Sq. Ft.) Hereby dedicated to Public for Road Purposes

REF.: 150 Ac. Tr.  
 Vol. 368, Pg. 155 DR



SCALE: 1" = 60'



Bearings shown hereon are based on Texas Coordinate System NAD83 - Texas Central Zone by GPS observation.

Distances are surface horizontal.

LEGEND: ○ - Set 1/2" Iron Rod w/Cap (unless otherwise noted)

MESQUITE FLATS SUBDIVISION  
 SECTION ONE  
 TOM GREEN COUNTY, TEXAS

OWNER/DEVELOPER: JAN BEAN

DESCRIPTION: Being 2.230 acres of land out of Survey 70, Abstract No. 8060, S.P. R.R. CO. District 11, Tom Green County, Texas and being out of that certain 50 Ac.Tr. described and recorded in Volume 496, Page 519 Deed Records of Tom Green County, Texas.

COUNTY COMMISSIONER'S COURT  
 Approved for recording this \_\_\_\_\_ day  
 of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_  
 County Judge

911 COORDINATOR  
 Approved for recording this \_\_\_\_\_ day  
 of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_

ACKNOWLEDGEMENT/DEDICATION

I, Jan Bean do hereby adopt this plat as the subdivision of my property and dedicate for the use of the public the easements noted hereon.

STATE OF TEXAS  
 COUNTY OF TOM GREEN

This instrument was acknowledged before me on \_\_\_\_\_  
 by Jan Bean.

\_\_\_\_\_  
 Notary Public, State of Texas

PRELIMINARY, THIS DOCUMENT SHALL NOT  
 BE RECORDED FOR ANY PURPOSE.

SURVEYOR'S CERTIFICATE  
 Know all men by these presents: that I, Russell T. Gully RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown hereon were properly placed, under my supervision, in accordance with accepted rules for land subdivision; and I further certify that the tract of land herein platted lies without the extraterritorial jurisdictional area of any city in Tom Green County, Texas.

# San Angelo-Tom Green County Health Department

PUBLIC HEALTH BUILDING - 2 CITY HALL PLAZA

P.O. BOX 1751

SAN ANGELO, TEXAS 76902



S. Michael Loving  
Director  
915/657-4214

Michael McDevitt  
SK Engineering  
1122 South Bryant  
San Angelo, TX 76903

May 05, 2008

Re: Mesquite Flats Subdivision section one

Dear Mr. McDevitt,

We have received and reviewed the plat for the above subdivision. The area is not located in a regulated floodplain and the soil for that area appears to be mostly suitable and the types of OSSF's will need to be determined on a per site basis.

All wells must be 100 feet from existing or new septic systems.

All OSSFs in the subdivision must be constructed in compliance with the existing rules and regulations.

If these conditions are met, this department has no objections to the approval of the subdivision.

Sincerely,

A handwritten signature in cursive script that reads "Pam Weishuhn".

Pamela Weishuhn

Tom Green County Designated Representative