

**LEGEND**

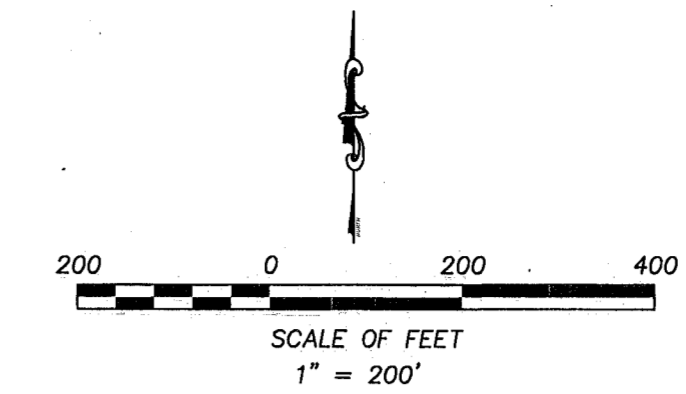
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- = FOUND STEEL ROD MONUMENT
- = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING & SURVEYING"
- = PROPERTY LINE
- = LOT LINE
- = ADJOINER
- = EXISTING EASEMENT
- = PROPOSED EASEMENT
- = SURVEY/ABSTRACT BOUNDARY
- = ETJ BOUNDARY
- ◇ = 10' ABP EASEMENT (CLERK'S FILE NO. 129737, O.P.R.)
- ◇ = 15' ABP EASEMENT (CLERK'S FILE NO. 159260, O.P.R.)
- = 15' DRAINAGE EASEMENT
- = VARIABLE WIDTH UTILITY & DRAINAGE EASEMENT
- = VARIABLE DRAINAGE EASEMENT

**LOT SUMMARY TABLE**

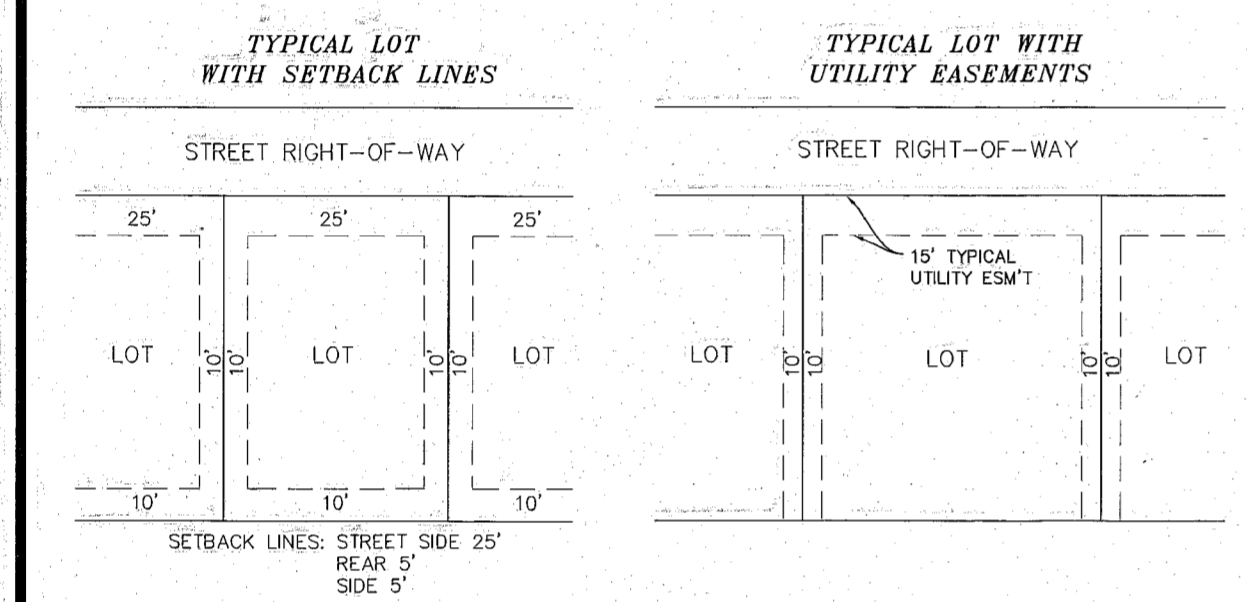
LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSSF
< 2.5 AC	75			X
2.5-10 AC	0			
> 10 AC	0			
TOTAL	75			

PLAT INCLUDES 4,982 LF STREET

- ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:**
- THE LIMITS OF THIS PLAT DOES NOT CONTAIN FEMA FLOODPLAIN AS SHOWN ON FIRM MAP NUMBER 4801300320C EFFECTIVE NOVEMBER 4, 2010.
  - THE SUBDIVISION IS WITHIN JURISDICTION ISD & PLEASANTON ISD.
  - 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 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 COMMISSIONER OF ATASCOSA COUNTY OR HIS OR HER DESIGNATED REPRESENTATIVE, OR TxDOT FOR DRIVEWAYS ENTERING ONTO STATE ROADS, AND THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE ATASCOSA COUNTY ROAD STANDARDS OR TxDOT STANDARDS, AS APPLICABLE.
  - THE MINIMUM DRIVEWAY CULVERT SIZE FOR EACH LOT SHALL NOT BE LESS THAN 18 INCHES.
  - NO STRUCTURE IN THIS 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. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
  - 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.
  - 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.
  - WATER SERVICE PROVIDED TO CITY VIEW ESTATES SUBDIVISION - UNIT 1 BY THE MCCOY WATER SUPPLY CORPORATION.



**SURVEYOR NOTES:**  
 THE BASIS OF BEARING FOR THIS PLAT IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), SOUTH CENTRAL ZONE.  
**WATERS OF THE U.S. NOTE:**  
 BASED ON USGS TOPOGRAPHIC MAPS, THE SITE DOES NOT CONTAIN ANY BLUE LINE DRAINAGES WHICH INDICATES WATERS OF THE U.S.  
**SETBACK NOTES:**  
 UNLESS OTHERWISE NOTED, BUILDING SETBACKS TO BE AS FOLLOWS FOR ALL LOTS:  
 25' FRONT (STREET SIDE)  
 5' BACK  
 5' SIDE



THE STATE OF TEXAS  
 COUNTY OF ATASCOSA  
 KNOW ALL MEN BY THESE PRESENTS:  
 THAT I, WALT F. RAKOWITZ, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND SHOWN HEREON, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF ATASCOSA COUNTY, TEXAS.



*Walt F. Rakowitz*  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 NO. 6435, STATE OF TEXAS

THE STATE OF TEXAS  
 COUNTY OF ATASCOSA  
 I, WALT F. RAKOWITZ, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT PREPARED BY ME, COMPLIES WITH THE SUBDIVISION AND FLOODPLAIN MANAGEMENT ORDINANCES ADOPTED BY ATASCOSA COUNTY, TEXAS.

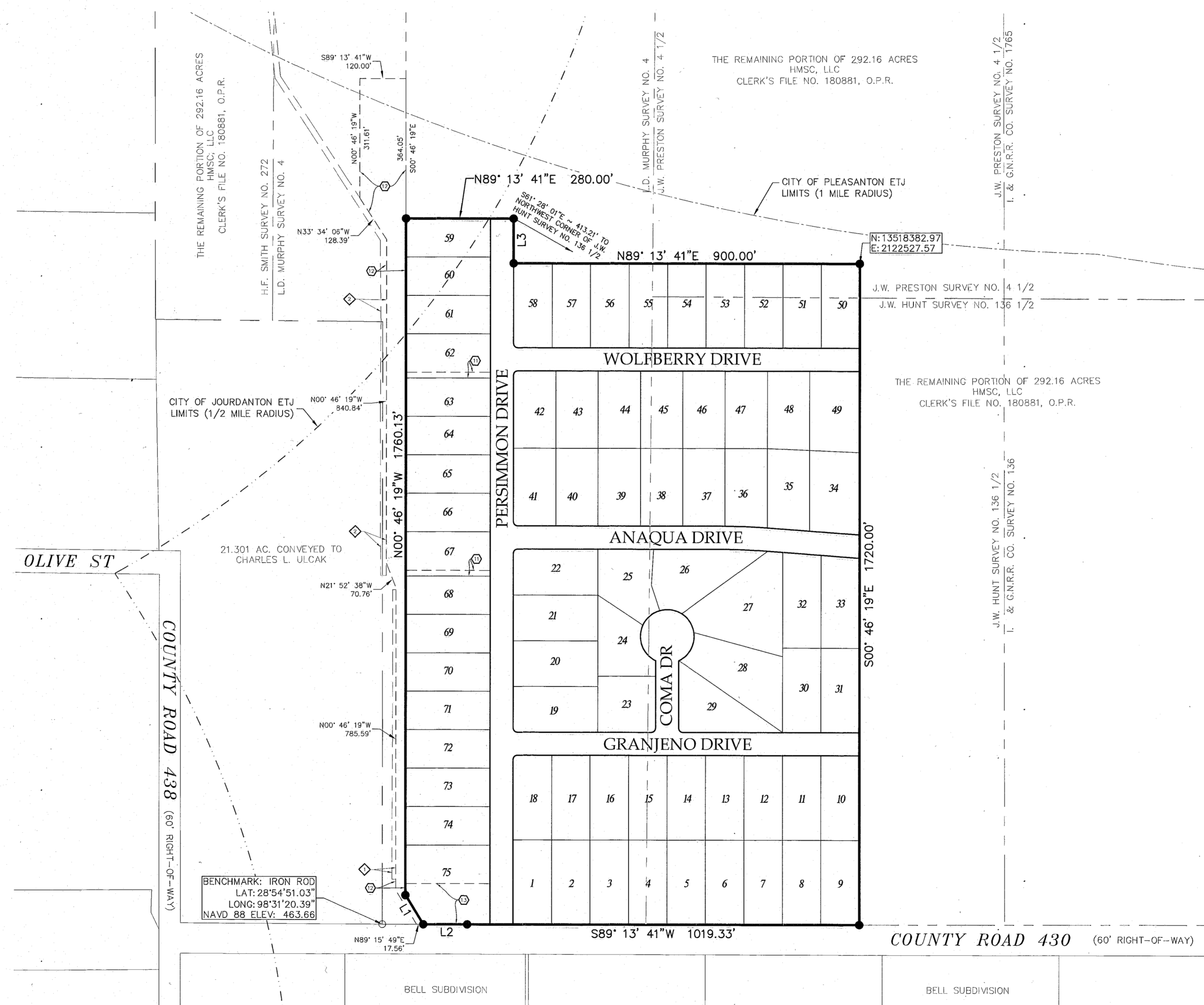
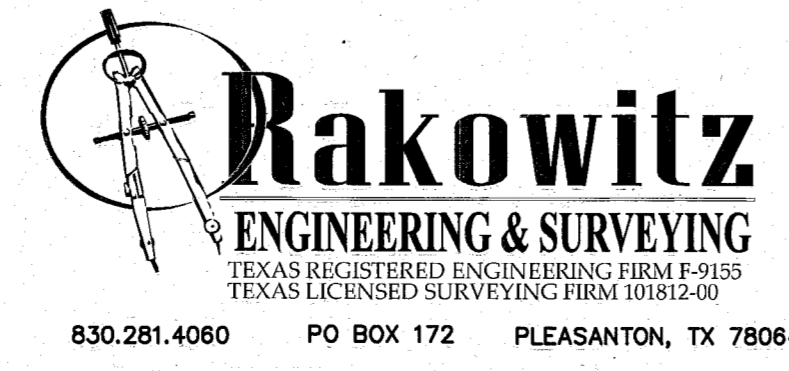


*Walt F. Rakowitz*  
 LICENSED PROFESSIONAL ENGINEER  
 NO. 96536, STATE OF TEXAS

ENGINEER/SURVEYOR:  
 RAKOWITZ ENGINEERING, LLC  
 PO BOX 172  
 PLEASANTON, TX 78064  
 (830) 281-4060

OWNER:  
 CITY VIEW ESTATES, LLC  
 10829 JOLLYVILLE ROAD  
 AUSTIN, TEXAS 78759

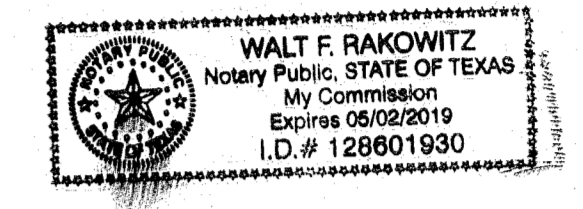
NO.	REVISION	DATE	BY
1	PRELIMINARY PLAT - CITY OF PLEASANTON/CITY OF JOURDANTON	2/22/18	RB
2	FINAL PLAT - ATASCOSA COUNTY	3/14/18	RB



**PLAT OF CITY VIEW ESTATES - UNIT I**

ESTABLISHING LOTS 1 THROUGH 75, BLOCK 1, BEING A 47.30 ACRE TRACT OF LAND, TOGETHER WITH 2.86 OF ACRES OF OFFLOT EASEMENTS, GROSSING 49.89 ACRES, OUT OF A 292.16 ACRE TRACT OF LAND, DESCRIBED IN INSTRUMENT RECORDED AS CLERK'S FILE NO. 180881, OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS.

THE STATE OF TEXAS §  
 COUNTY OF TRAVIS §  
 THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.  
 OWNER: CITY VIEW ESTATES, LLC  
 CLAY WICKHAM, MANAGING MEMBER  
 10829 JOLLYVILLE RD  
 AUSTIN, TEXAS 78759  
 HAROLD BARROW  
 STATE OF TEXAS §  
 COUNTY OF ATASCOSA §  
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HAROLD BARROW, KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED THIS DAY OF MAY, 2018 A.D.



*Walt F. Rakowitz*  
 NOTARY PUBLIC

**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.

COMMISSIONER *Belle Caruso*

**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.

*John F. ...*  
 COUNTY ATTORNEY

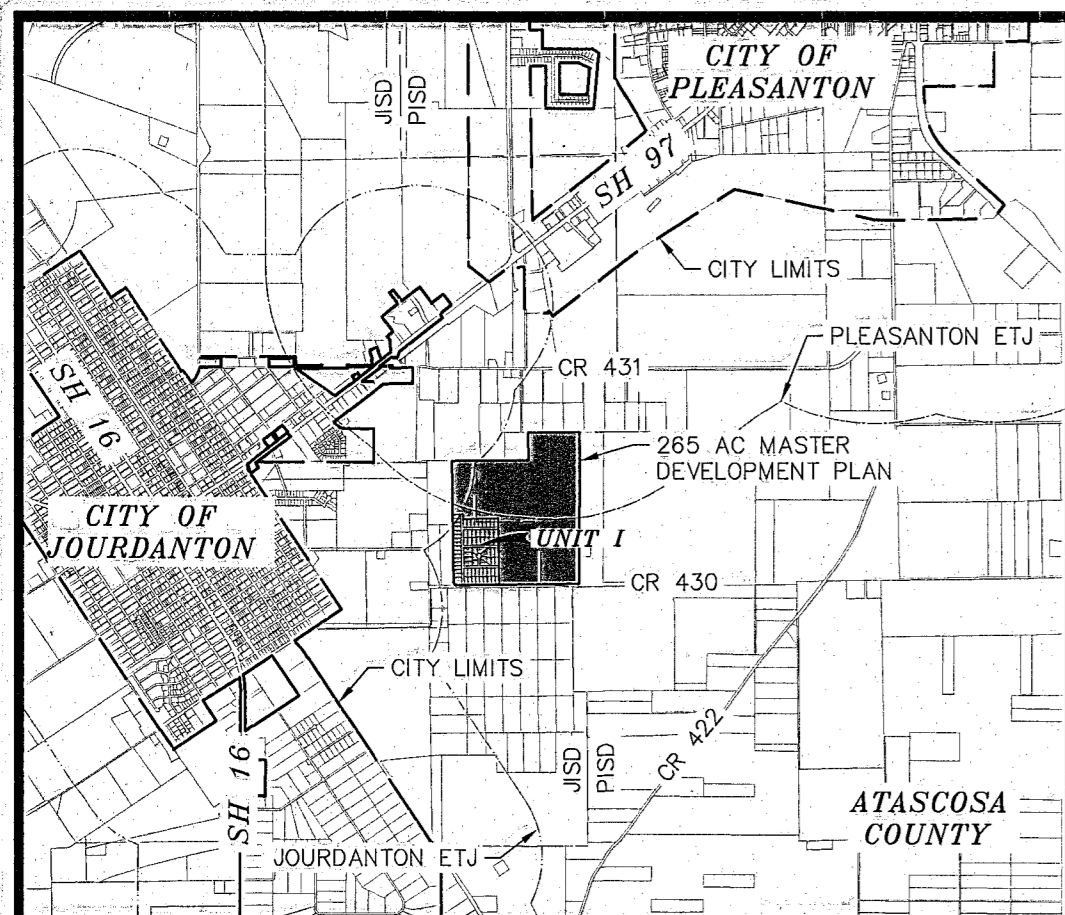
**CERTIFICATE OF FINAL APPROVAL**  
 APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS, THIS 14th DAY OF MAY, 2018 A.D.

*Robert C. Henry*  
 ATASCOSA COUNTY JUDGE  
*William E. ...*  
 COMMISSIONER PRECINCT 1  
*William E. ...*  
 COMMISSIONER PRECINCT 2  
*Elmer ...*  
 COMMISSIONER PRECINCT 3  
*Belle Caruso*  
 COMMISSIONER PRECINCT 4



CONFORMED COPY  
 OFFICIAL PUBLIC RECORDS  
*Ariana ...*  
 Ariana Gonzalez, County Clerk  
 Atascosa County Texas  
 July 12, 2018 02:49:36 PM  
 FEE: \$41.00 LCASTANEDA  
 PLAT 201800009

Date: May 14, 2018, 7:46am User: rb User ID: rbaoc  
 File: H:\Projects\2017\17-42-68 MPH Subdivision Plat (final).dwg

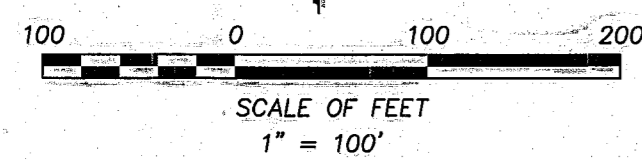


CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	11.00'	090°00'00"	S44°13'41"W	15.56'	17.28'
C2	11.00'	090°00'00"	N45°46'19"E	15.56'	17.28'
C3	11.00'	090°00'00"	S44°13'41"W	15.56'	17.28'
C4	11.00'	090°00'00"	N45°46'19"E	15.56'	17.28'
C5	11.00'	090°00'00"	S44°13'41"W	15.56'	17.28'
C6	70.00'	309°14'46"	S89°13'41"W	60.00'	377.82'
C7	970.00'	004°11'51"	S88°40'24"E	71.04'	71.06'
C8	1030.00'	004°11'51"	S88°40'24"E	75.44'	75.46'
C9	11.00'	090°00'00"	N44°13'41"E	15.56'	17.28'
C10	11.00'	090°00'00"	N45°46'19"E	15.56'	17.28'
C11	11.00'	090°00'00"	S44°13'41"W	15.56'	17.28'
C12	70.00'	072°59'40"	N27°29'44"E	83.12'	89.00'
C13	70.00'	049°06'38"	N33°32'55"W	58.18'	60.00'
C14	70.00'	049°06'38"	N82°30'33"W	58.18'	60.00'
C15	70.00'	049°06'38"	S48°13'46"W	58.18'	60.00'
C16	70.00'	089°04'11"	S20°51'37"E	98.19'	108.82'

LINE TABLE		
LINE NUMBER	LENGTH	BEARING
L1	88.82	N32° 03' 56"W
L2	114.54	S89° 13' 41"E
L3	116.09	S00° 46' 19"E
L4	69.23	N18° 54' 42"W
L5	93.94	N02° 42' 29"E

CULVERT TABLE	
LOT #	MINIMUM CULVERT
1-9	NR *
10-14	NR *
15-18	18"
19-22	24"
23-41	NR *
42-45	24"
46-75	NR *

\*NOTE: LOTS DESIGNATED NR ARE NOT REQUIRED TO HAVE A DRIVEWAY CULVERT. FOR THESE LOTS, PROPOSED DRIVEWAY GRADES MUST MATCH THE EXISTING BAR DITCH AND MAY NOT IMPEDE FLOW. IF A CULVERT IS DESIRED BY LOT OWNER, 18" MINIMUM REQUIRED FOR NR\* DESIGNATED LOTS.



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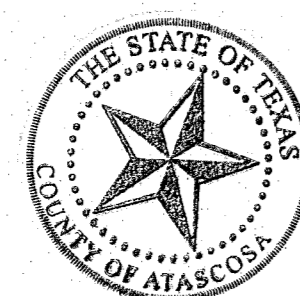
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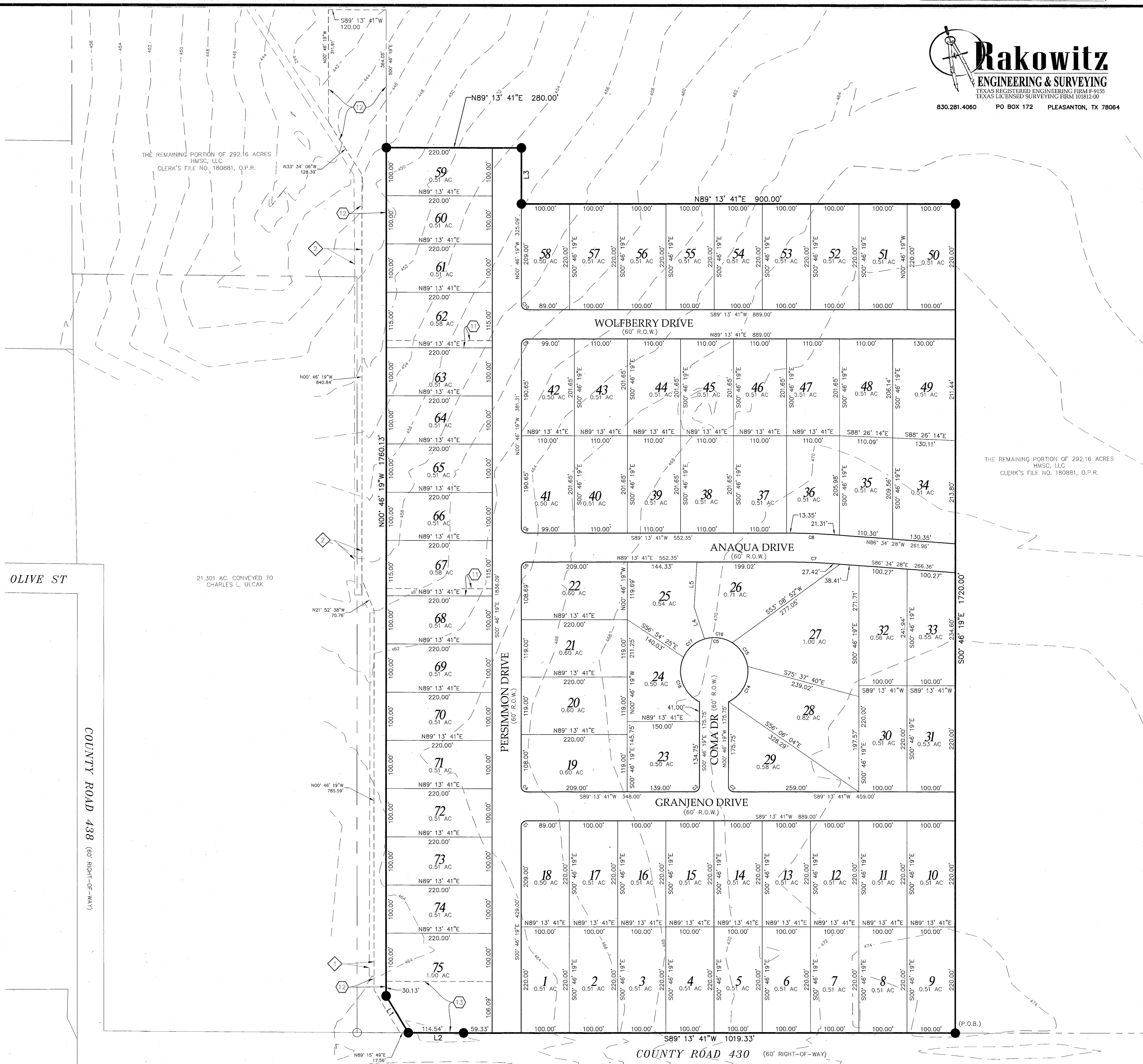
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Date: May 14, 2018, 7:42am User: dr\_racco File: N:\Projects\2017\17-1428 with Capital Right\Thomas Areas\Civil\Plot\WP\Sub\Division Plot (Final).dwg

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