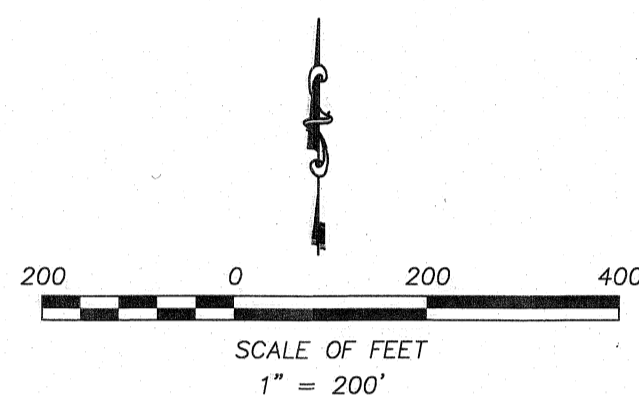


LOCATION MAP
N.T.S.

1' CONTOURS DERIVED FROM ON THE GROUND SURVEY AND ARE FOR GRAPHICAL PURPOSES ONLY.



SURVEYOR NOTES:

THE BASIS OF BEARING FOR THIS PLAT IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), SOUTH CENTRAL ZONE.

SETBACK NOTES:

UNLESS OTHERWISE NOTED, BUILDING SETBACKS TO BE AS FOLLOWS FOR ALL LOTS:
25' FRONT (STREET SIDE)
5' BACK
5' SIDE

FLOODPLAIN NOTE:

THE LIMITS OF THIS PLAT DO NOT CONTAIN ZONE A FEMA FLOODPLAIN AS SHOWN ON FIRM MAP NUMBER 48013C0225C EFFECTIVE NOVEMBER 4, 2010.

WATERS OF THE U.S. NOTE:

A JURISDICTIONAL DELINEATION WAS PERFORMED IN SEPTEMBER 2018 BY GNC ENVIRONMENTAL, LLC. THE FIELD SURVEY DID NOT IDENTIFY ANY AREAS OF THIS TRACT THAT WOULD QUALIFY AS U.S. WATERS.

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 11/14/19
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.



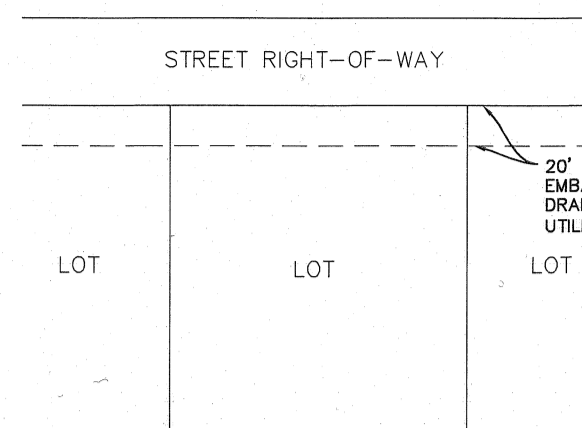
Walt F. Rakowitz 11/14/19
LICENSED PROFESSIONAL ENGINEER
NO. 96536, STATE OF TEXAS

LEGEND

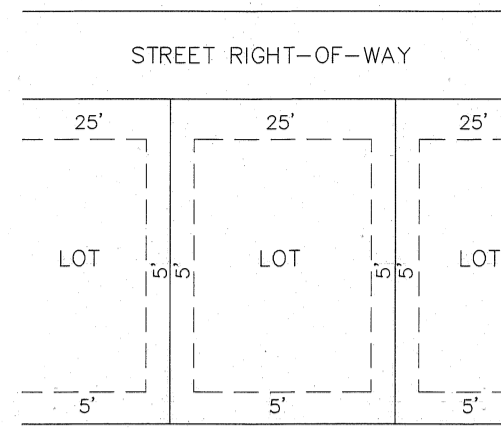
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF ATASCOSA COUNTY, TEXAS
D.R. = DEED RECORDS OF ATASCOSA COUNTY, TEXAS
ESMT = EASEMENT
SB = STRUCTURE SET BACK LINE
P.O.B. = POINT OF BEGINNING
G.E.T. & C.A.T.V. = GAS, ELECTRIC, AND CABLE TV EASEMENT

- = FOUND STEEL ROD MONUMENT
- ◇ = FOUND CORNER POST
- = FOUND PREVIOUSLY SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING & SURVEYING"
- = PROPERTY LINE
- = LOT LINE
- = ADJOINER
- - - - - = EXISTING CONTOUR
- - - - - = EASEMENT
- ◇ = 15' WATER EASEMENT (VOL. 844, PG. 824, O.P.R.)
- ◇ = 10' DRAINAGE EASEMENT
- ◇ = 20' DRAINAGE EASEMENT
- ◇ = 45' DRAINAGE EASEMENT
- ◇ = VARIABLE WIDTH DRAINAGE EASEMENT
- ◇ = 1' NON-ACCESS EASEMENT
- ◇ = 20' UTILITY EASEMENT

TYPICAL LOT WITH UTILITY EASEMENTS



TYPICAL LOT WITH SETBACK LINES

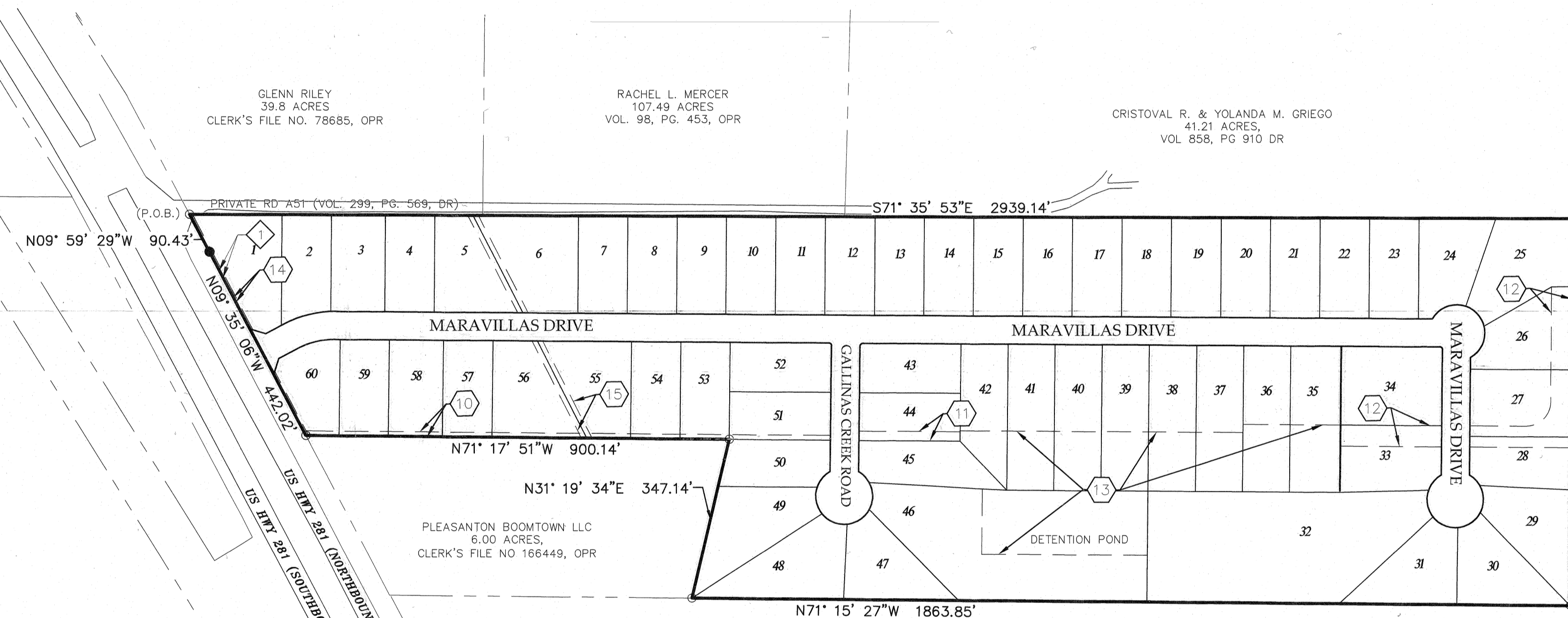


ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:

- THE LIMITS OF THIS PLAT DOES NOT CONTAIN FEMA FLOODPLAIN AS SHOWN ON FIRM MAP NUMBER 48013C0225C EFFECTIVE NOVEMBER 4, 2010.
- THE SUBDIVISION IS IN THE 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 MARAVILLAS SUBDIVISION BY THE MCCOY WATER SUPPLY CORPORATION.

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCRUCH BY STRUCTURE OR GRADY INTO STATE ROW. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW WILL NOT BE ALLOWED.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S ACCESS MANAGEMENT MANUAL. THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 1 (ONE) ACCESS POINT, KNOWN AS MARAVILLAS DRIVE, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 532.15 FEET. LOTS 1 & 80 WILL NOT HAVE ACCESS TO U.S. 281. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THROUGHFARE PLANS.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.



LOT SUMMARY TABLE

LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSSF
< 2.5 AC	60			X
2.5-10 AC	0			
> 10 AC	0			
TOTAL	60			

PLAT INCLUDES 3,391 LF STREET

PLAT OF MARAVILLAS SUBDIVISION

ESTABLISHING LOTS 1-60, BEING A 45.00 ACRE TRACT OF LAND, BEING OUT OF THE REMAINDER OF A 51.01 ACRE TRACT OF LAND, LYING IN THE JAMES F. PITTMAN SURVEY NO. 1094, ABSTRACT NO. 668, ATASCOSA COUNTY, TEXAS, DESCRIBED IN INSTRUMENT RECORDED AS CLERKS FILE NO. 193147, OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS.

Rakowitz
ENGINEERING & SURVEYING
TEXAS REGISTERED ENGINEERING FIRM F-9155
TEXAS LICENSED SURVEYING FIRM 101812-00
830.281.4060 PO BOX 172 PLEASANTON, TX 78064

ENGINEER & SURVEYOR:
RAKOWITZ ENGINEERING AND SURVEYING
PO BOX 172
PLEASANTON, TX 78064
(830) 281-4060

OWNER:
E.E.A.C., INC.
612 WEST NOLAN AVE, SUITE 570A
MCALLEN, TX 78504
(936) 682-8024

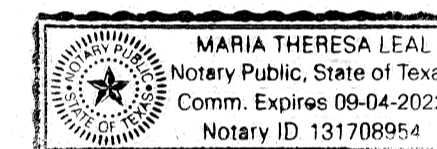
THE STATE OF TEXAS §
COUNTY OF HIDALGO §

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 *[Signature]*

STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Elisa Velasco*, 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 *November 18*, 2019 A.D.



NOTARY PUBLIC *[Signature]*

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 *[Signature]*

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 *[Signature]*

CERTIFICATE OF FINAL APPROVAL

APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS, THIS *25TH* DAY OF *NOVEMBER*, 2019 A.D.

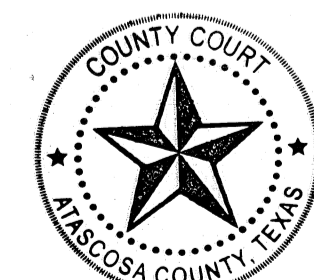
[Signature]
ATASCOSA COUNTY JUDGE

[Signature]
COMMISSIONER PRECINCT 1

[Signature]
COMMISSIONER PRECINCT 2

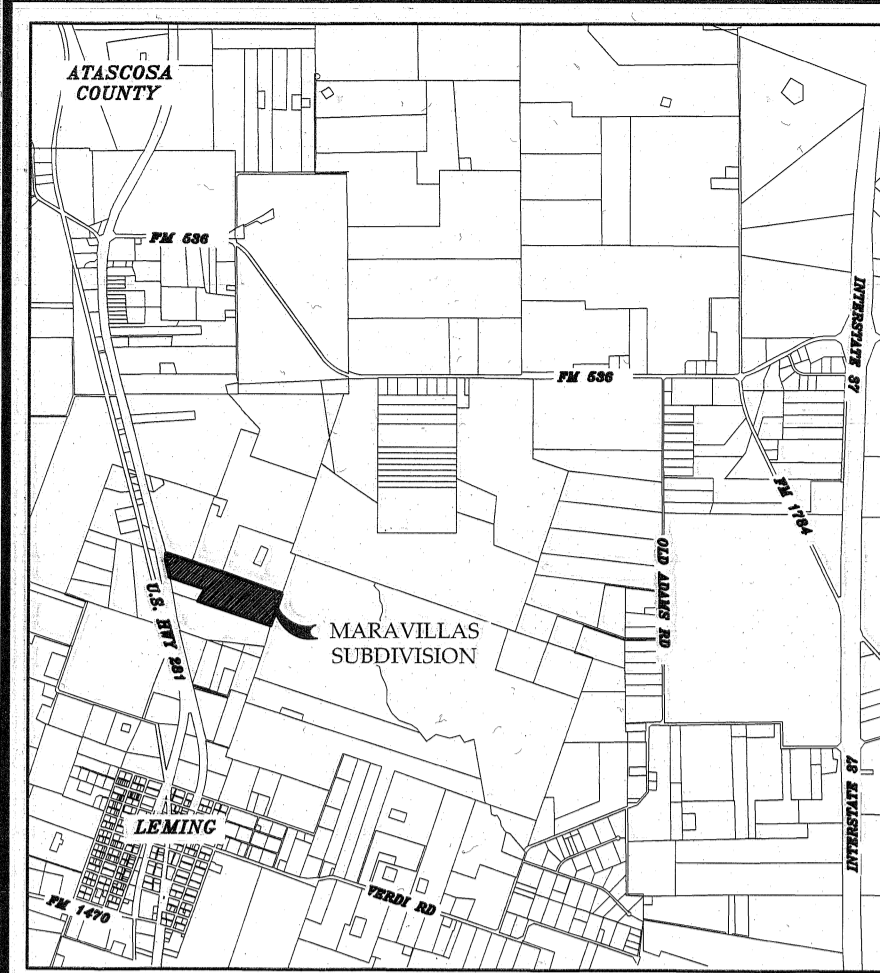
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COMMISSIONER PRECINCT 3

[Signature]
COMMISSIONER PRECINCT 4



CONFORMED COPY
OFFICIAL PUBLIC RECORDS

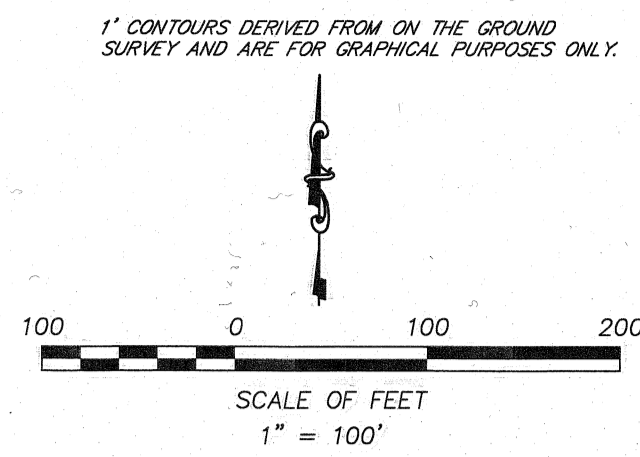
355-B
N.P.C.
[Signature]
Diane Gonzales, County Clerk
Atascosa County Texas
November 25, 2019 11:00:27 AM
FEE: \$41.00 TRACKLEY 201900010
PLAT



LOCATION MAP
N.T.S.

LEGEND

- = FOUND STEEL ROD MONUMENT
- = FOUND TYPOT MONUMENT
- = SET 1/2" CAPPED IRON ROD MONUMENT STAMPED "RAKOWITZ ENGINEERING & SURVEYING"
- = PROPERTY LINE
- = LOT LINE
- = ADJUNGER
- - - = EXISTING CONTOUR
- - - = EASEMENT
- ◇ = 15' WATER EASEMENT (VOL. 844, PG. 824, O.P.R.)
- = 10' DRAINAGE EASEMENT
- = 20' DRAINAGE EASEMENT
- = 45' DRAINAGE EASEMENT
- = VARIABLE WIDTH DRAINAGE EASEMENT
- = 1' NON-ACCESS EASEMENT
- = 20' UTILITY EASEMENT



CURVE TABLE

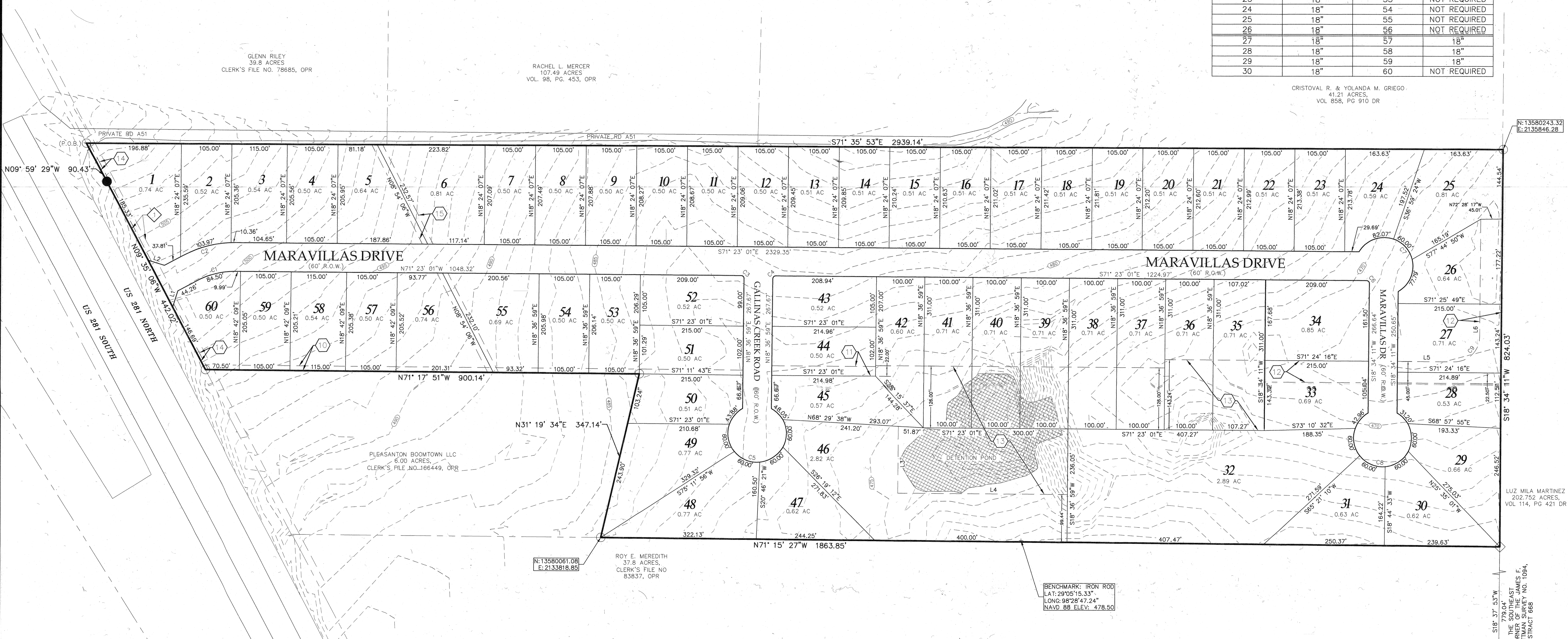
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	170.00'	038°28'46"	S85°37'24"E	83.63'
C2	230.00'	038°28'46"	S85°37'24"E	113.15'
C3	6.00'	090°00'00"	N26°23'01"W	8.49'
C4	6.00'	090°00'00"	N63°54'08"E	8.53'
C5	60.00'	299°59'57"	S71°22'59"E	60.00'
C6	6.00'	089°57'12"	S26°24'25"W	8.48'
C7	60.00'	209°57'12"	N26°24'25"W	115.92'
C8	60.00'	300°00'00"	S71°25'49"E	60.00'
C9	52.50'	090°01'33"	N63°54'59"E	74.26'

CULVERT CHART

LOT#	MINIMUM CULVERT SIZE	LOT#	MINIMUM CULVERT SIZE
1	18"	31	18"
2	18"	32	18"
3	18"	33	18"
4	18"	34	18"
5	18"	35	18"
6	18"	36	18"
7	18"	37	18"
8	18"	38	18"
9	18"	39	18"
10	24"	40	18"
11	24"	41	18"
12	24"	42	18"
13	18"	43	18"
14	18"	44	18"
15	18"	45	18"
16	18"	46	NOT REQUIRED
17	18"	47	NOT REQUIRED
18	18"	48	NOT REQUIRED
19	18"	49	18"
20	18"	50	18"
21	18"	51	18"
22	18"	52	NOT REQUIRED
23	18"	53	NOT REQUIRED
24	18"	54	NOT REQUIRED
25	18"	55	NOT REQUIRED
26	18"	56	NOT REQUIRED
27	18"	57	18"
28	18"	58	18"
29	18"	59	18"
30	18"	60	NOT REQUIRED

LINE TABLE

LINE NUMBER	LENGTH	BEARING
L1	35.48	N35° 16' 33"E
L2	35.15	N54° 35' 05"W
L3	138.23	S18° 44' 29"W
L4	352.11	S71° 23' 01"E
L5	117.48	S71° 24' 16"E
L6	68.19	N18° 34' 11"E



ENGINEER & SURVEYOR:
RAKOWITZ ENGINEERING AND SURVEYING
PO BOX 172
PLEASANTON, TX 78064
(830) 281-4060

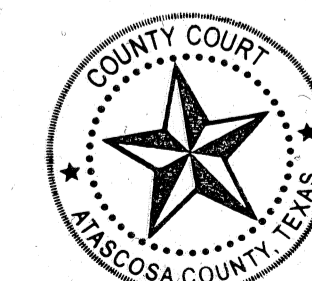
OWNER:
E.E.A.C., INC.
612 WEST NOLANA AVE, SUITE 570A
McALLEN, TX 78504
(956) 682-8024



830.281.4060 PO BOX 172 PLEASANTON, TX 78064

PLAT
OF
MARAVILLAS SUBDIVISION

ESTABLISHING LOTS 1-60, BEING A 45.00 ACRE TRACT OF LAND, BEING OUT OF THE REMAINDER OF A 51.01 ACRE TRACT OF LAND, LYING IN THE JAMES F. PITTMAN SURVEY NO. 1094, ABSTRACT NO. 668, ATASCOSA COUNTY, TEXAS, DESCRIBED IN INSTRUMENT RECORDED AS CLERKS FILE NO. 193147, OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS.



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OFFICIAL PUBLIC RECORDS
Diane Gonzalez
Diane Gonzalez, County Clerk
Atascosa County Texas
November 25, 2019 11:00:27 AM
FEE \$41.00 NRACKLEY 201900010
PLAT

Date: Nov 14, 2019, 9:29am User: id_raco File: H:\Projects\2019\18-1671 EAC feasibility study\Maravillas final Plat.dwg

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