

**LOCATION MAP**  
SCALE: 1" = 2000'

**LEGEND**

D.R. = DEED RECORDS OF ATASCOSA COUNTY, TEXAS	○ = FOUND STEEL ROD MONUMENT
ESMT = EASEMENT	■ = CORNER POST
N.T.S. = NOT TO SCALE	● = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING & SURVEYING"
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF ATASCOSA COUNTY, TEXAS	— = PROPERTY LINE
P.G.S. = PAGES	— = LOT LINE
R.O.W. = RIGHT-OF-WAY	— = R.O.W.
VOL. = VOLUME	— = ADJONER
1 = LOT NUMBER	- - - 690 - - - = EXISTING CONTOUR
0.75 AC GROSS LOT ACREAGE	- - - = EASEMENT

**SURVEYOR NOTES:**

- THE BASIS OF BEARING FOR THIS PLAT IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), SOUTH CENTRAL ZONE.
- 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING AND SURVEYING" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

**FLOODPLAIN NOTE:**

THIS PLAT IS NOT WITHIN FEMA FLOODPLAIN PER FEMA FIRM MAP NUMBER 48013D0100C EFFECTIVE NOVEMBER 4, 2010.

**ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:**

- THE SUBDIVISION IS IN THE SOMERSET 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, ALTHOUGH NOT REQUIRED FOR THESE LOTS.
- 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.
- ELECTRIC SERVICE PROVIDED TO THIS SUBDIVISION BY CPS ENERGY.
- IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, 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 TEXAS DEPARTMENT OF TRANSPORTATION 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.
- WATER IS PROVIDED TO THIS SUBDIVISION BY SAN ANTONIO WATER SYSTEM "SAWS". INFORMATION ON SAWS AND ITS QUALITY IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THIS SUBDIVISION IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS.
- ALL LOTS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE RULES OF ATASCOSA COUNTY FOR ON-SITE SEWAGE FACILITIES.
- NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT UNTIL THE APPLICATION FOR SEPTIC PERMIT IS SUBMITTED.

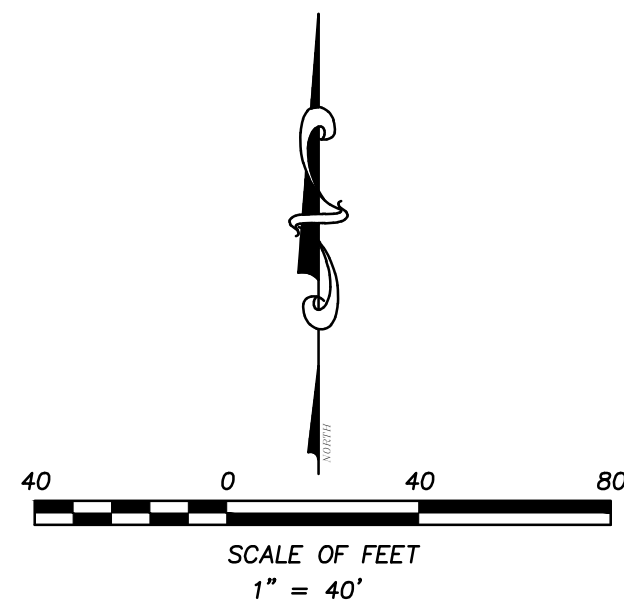
THE STATE OF TEXAS  
COUNTY OF ATASCOSA

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.

**PRELIMINARY**

WALT F. RAKOWITZ  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6435, STATE OF TEXAS  
515 W. OAKLAWN STE. A  
PLEASANTON, TEXAS 78064



THE STATE OF TEXAS  
COUNTY OF ATASCOSA

I, BRADLEY A. KOETHER, 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 COMPLIES WITH THE SUBDIVISION AND FLOODPLAIN MANAGEMENT ORDINANCES ADOPTED BY ATASCOSA COUNTY, TEXAS.

**PRELIMINARY**

BRADLEY A. KOETHER  
LICENSED PROFESSIONAL ENGINEER  
NO. 105048, STATE OF TEXAS  
515 W. OAKLAWN STE. A  
PLEASANTON, TEXAS 78064

THE STATE OF TEXAS §  
COUNTY OF ATASCOSA §

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. ADDITIONALLY, THE OWNERS AGREE TO EXTEND PUBLIC UTILITIES LISTED ON THIS PLAT ADJACENT TO EACH PLATTED LOT BEFORE SAID LOT IS SOLD.

OWNER: DANNY PENA  
2111 SUNDROP BAY  
SAN ANTONIO, TX 78224

STATE OF TEXAS §  
COUNTY OF ATASCOSA §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_, 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 \_\_\_\_\_, 2024 A.D.

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 PRECINCT 1 \_\_\_\_\_

**CERTIFICATE OF FINAL APPROVAL**

APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 A.D.

ATASCOSA COUNTY JUDGE \_\_\_\_\_

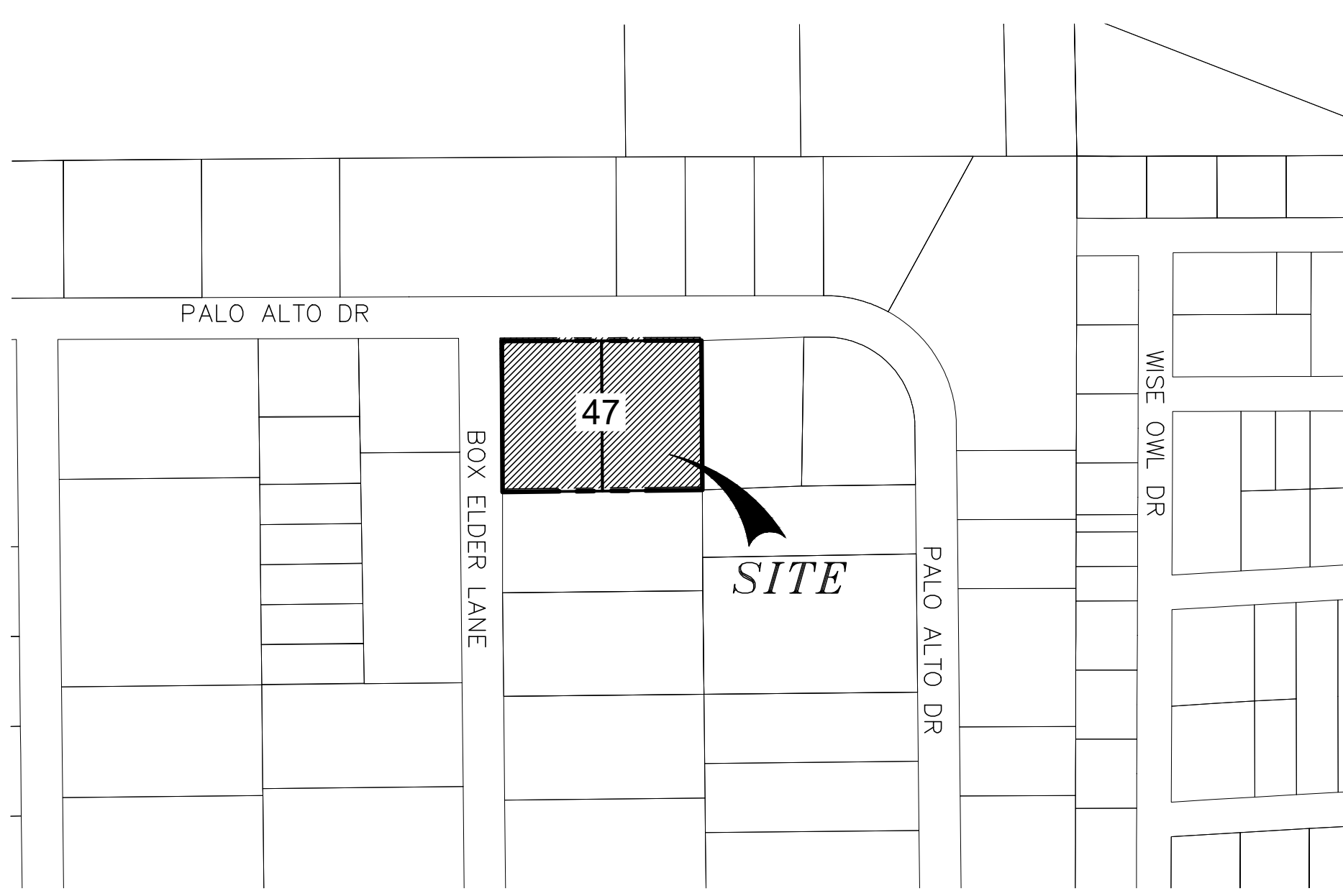
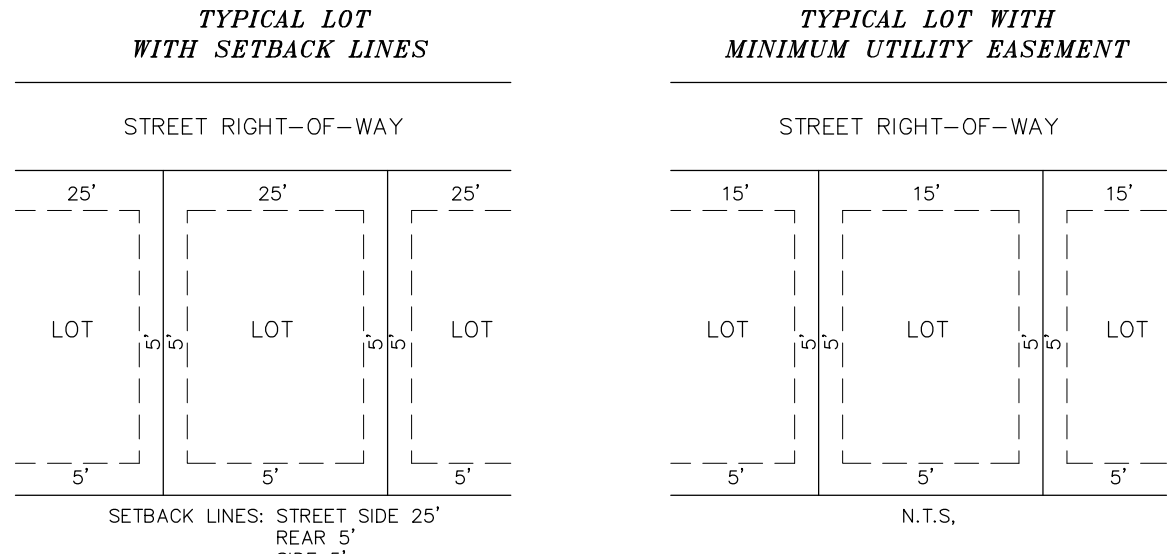
COMMISSIONER PRECINCT 1 \_\_\_\_\_ COMMISSIONER PRECINCT 2 \_\_\_\_\_

COMMISSIONER PRECINCT 3 \_\_\_\_\_ COMMISSIONER PRECINCT 4 \_\_\_\_\_

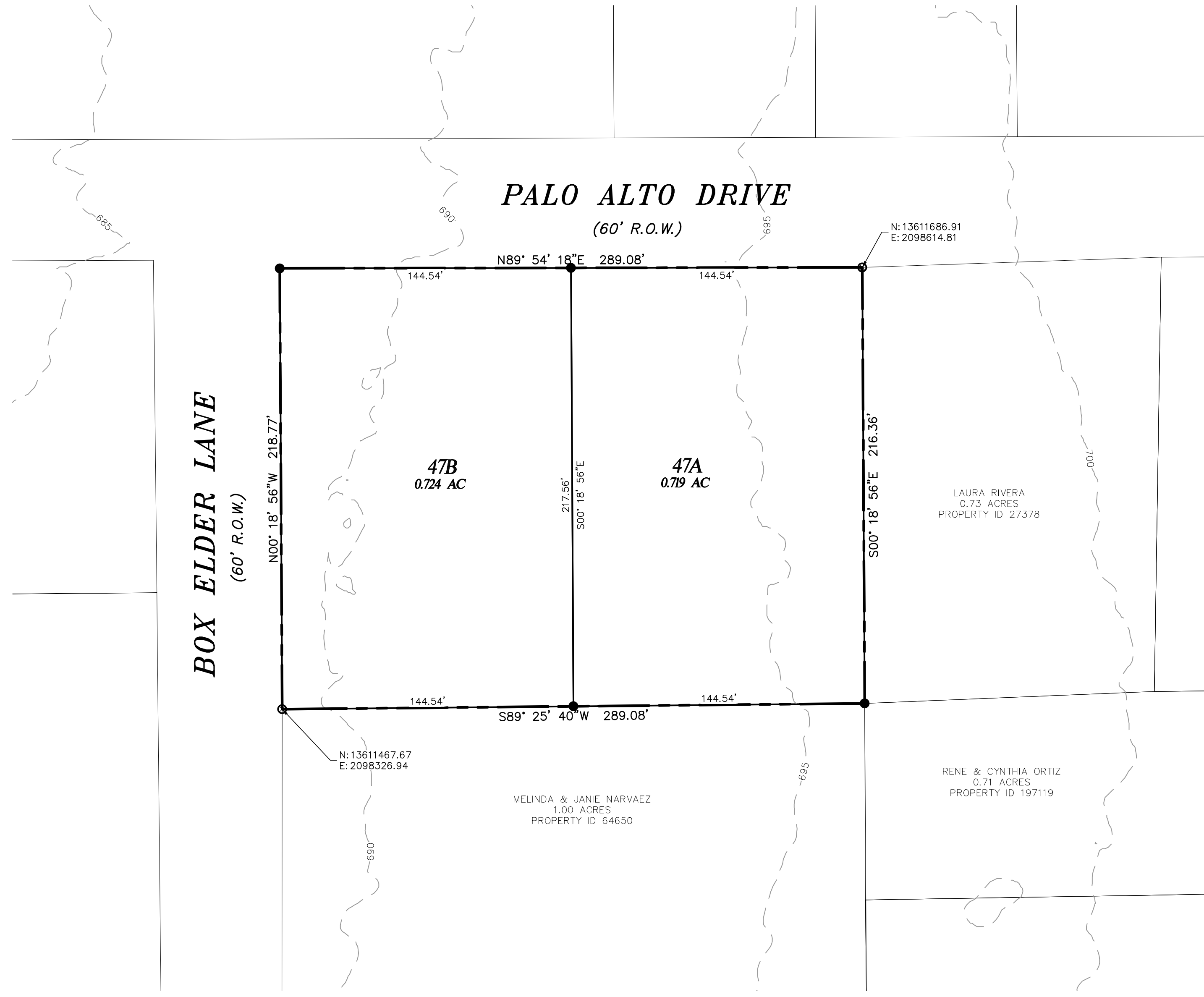
**CERTIFICATE OF COUNTY ATTORNEY**

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.

COUNTY ATTORNEY \_\_\_\_\_



**AREA BEING REPLATTED**  
SCALE: 1" = 200'



**REPLAT OF LOT 47  
PALO ALTO SUBDIVISION UNIT 2**

BEING 1.443 ACRES, ESTABLISHING LOT 47A AND 47B, BEING ALL OF LOT 47 OF THE PALO ALTO SUBDIVISION, UNIT 2, DESCRIBED IN AN INSTRUMENT, RECORDED IN CLERK'S FILE NO. 209236, OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS, AND SHEET 85-A, NEW PLAT CABINET, MAP AND PLAT RECORDS, ATASCOSA COUNTY, TEXAS.

LOT SUMMARY TABLE				
LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSSF
< 2.5 AC	2			2
2.5-10 AC				
> 10 AC				
TOTAL	2			2

PLAT INCLUDES 0 LF OF STREET



Texas Registered Engineering Firm F-9155  
Texas Registered Surveying Firm 101812-00  
830-281-4060

ENGINEER & SURVEYOR:  
RAKOWITZ ENGINEERING, LLC  
515 W. OAKLAWN STE. A  
PLEASANTON, TX 78064  
(830) 281-4060

OWNER:  
DANNY PENA  
2111 SUNDROP BAY  
SAN ANTONIO, TX 78224  
(210) 574-9419

NO.	REVISION	DATE	BY
1	REPLAT SUBMITTAL	04/10/2024	AMH

Date: May 23, 2024, 7:14am, User: ds, Amy, File: N:\Projects\2024\24-3267 Danny Pena Palo Alto Dr. replat\CIVIL\_24-3267 Palo Alto Road AMY.dwg

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