

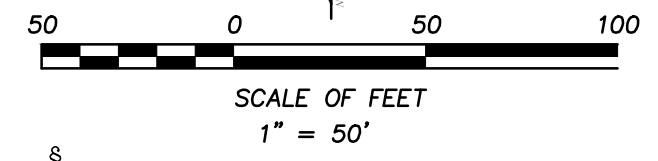
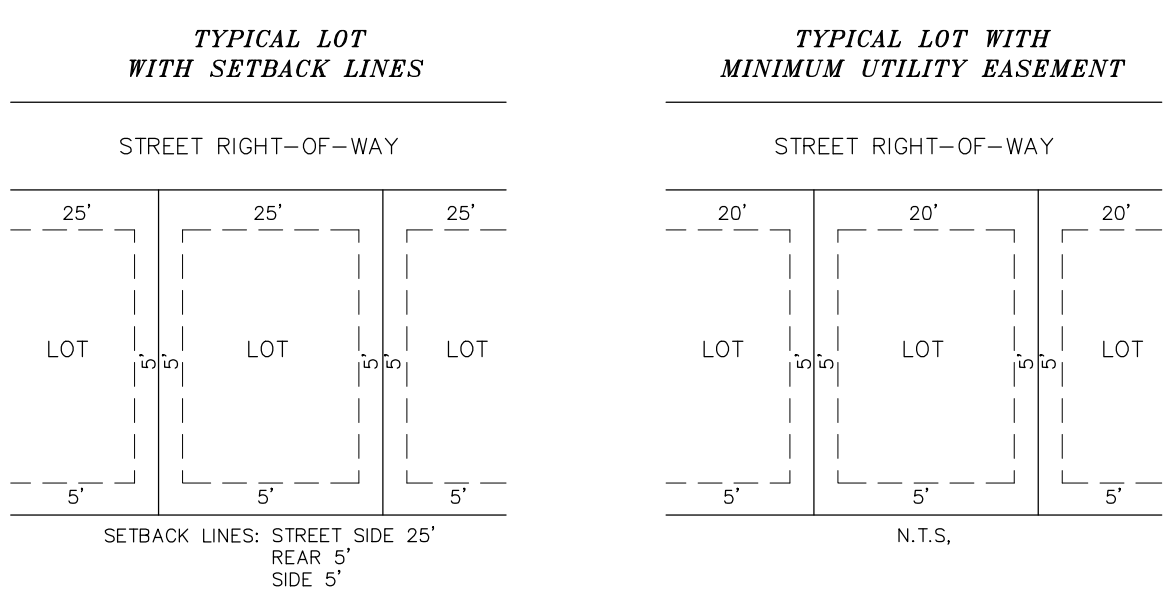
LEGEND
D.R. = DEED RECORDS OF ATASCOSA COUNTY, TEXAS
ESMT = EASEMENT
N.T.S. = NOT TO SCALE
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF ATASCOSA COUNTY, TEXAS
PGS = PAGES
R.O.W. = RIGHT-OF-WAY
VOL. = VOLUME
4 LOT NUMBER
1.01 AC GROSS LOT ACREAGE
PROPOSED ESMT
EXISTING ESMT
FOUND PREVIOUSLY SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED 'RAKOWITZ ENGINEERING & SURVEYING'

- ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:
1. THE SUBDIVISION IS IN THE POTEET ISD.
2. CONVEYANCE OF LOTS SHALL NOT BE PERMITTED UNTIL THE FINAL PLAT HAS BEEN APPROVED BY THE ATASCOSA COUNTY COMMISSIONERS COURT...
15. 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...

- SURVEYOR NOTES:
1. THE BASIS OF BEARING FOR THIS PLAT IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), SOUTH CENTRAL ZONE.
2. 5/8" STEEL ROD MONUMENT WITH CAP STAMPED 'RAKOWITZ ENGINEERING AND SURVEYING' SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

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

FLOODPLAIN NOTE:
THIS PLAT IS NOT WITHIN FEMA FLOODPLAIN PER FEMA FIRM MAP NUMBER 48013C0075C EFFECTIVE NOVEMBER 4, 2010.



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.

JOSE & MARIA GOMEZ
130 ROUNDS ST.
SAN ANTONIO, TX 78207
AGENT: EEAC, INC.
ELIAS WOLOSKI

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 ____, 20__ A.D.

NOTARY PUBLIC

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COUNTY OF ATASCOSA §

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OLGA LOPEZ
P.O. BOX 264
POTEET, TX 78065
AGENT: EEAC, INC.
ELIAS WOLOSKI

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JOSE GUEVARA
226 BRIGHT TRL
SAN ANTONIO, TX 78253
AGENT: EEAC, INC.
ELIAS WOLOSKI

STATE OF TEXAS §
COUNTY OF ATASCOSA §

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AGENT: EEAC, INC.
ELIAS WOLOSKI
P.O. BOX 5454
MCALLEN, TX 78502

STATE OF TEXAS §
COUNTY OF ATASCOSA §

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NOTARY PUBLIC

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 SITE A
PLEASANTON, TEXAS 78064

THE STATE OF TEXAS §
COUNTY OF ATASCOSA §

I, WALT F. RAKOWITZ, 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.

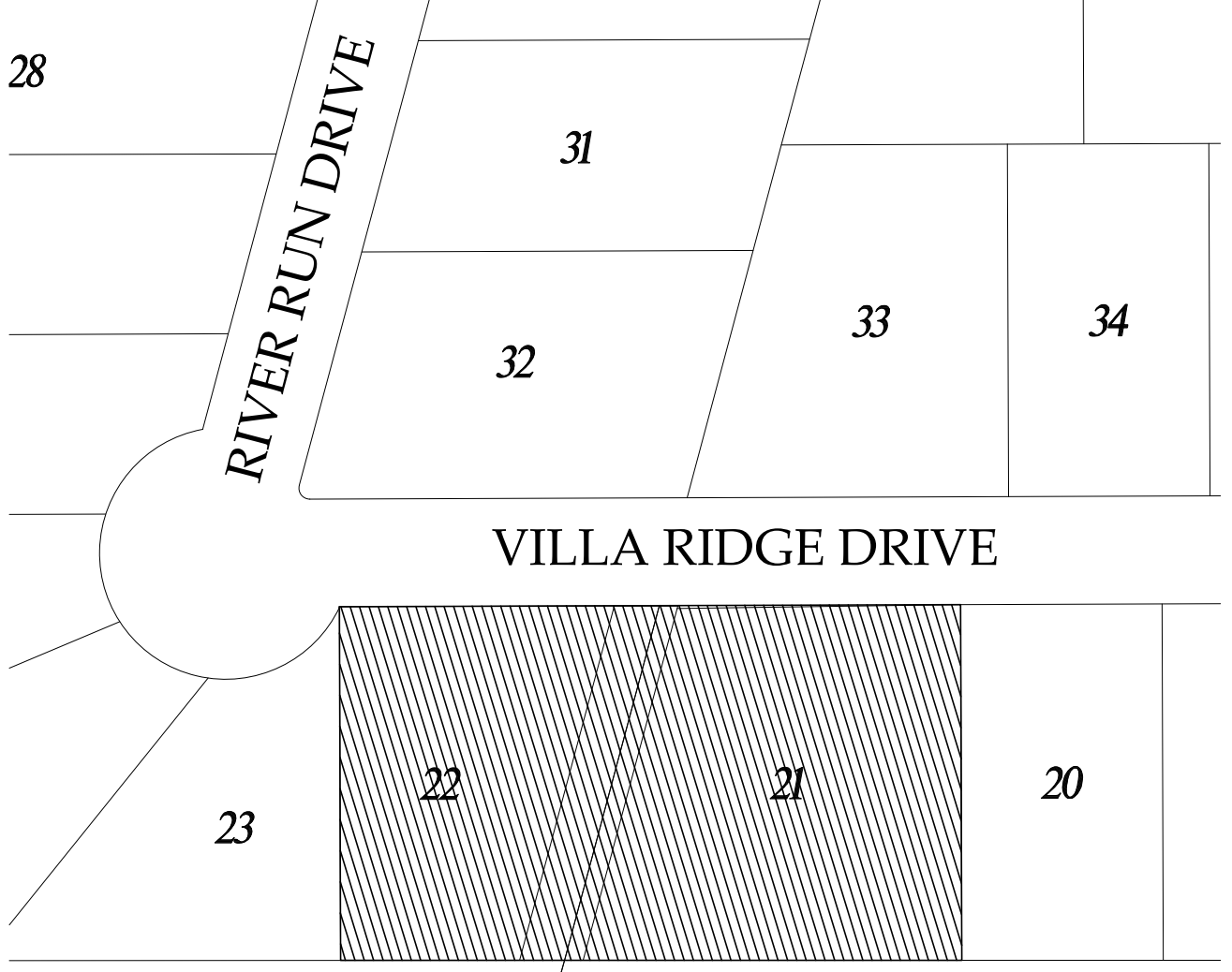
PRELIMINARY

WALT F. RAKOWITZ
LICENSED PROFESSIONAL ENGINEER
NO. 96536, STATE OF TEXAS
515 W. OAKLAWN SITE A
PLEASANTON, TEXAS 78064

PROPERTY INFORMATION
PROPERTY ID: 210882
LEGAL ACRES: 0.833
LEGAL DESC.: MARAVILLAS WEST S/D PHASE 2, LOT 21 0.833

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

PLAT INCLUDES 0 LF STREET



AREA BEING VACATED AND REPLAT

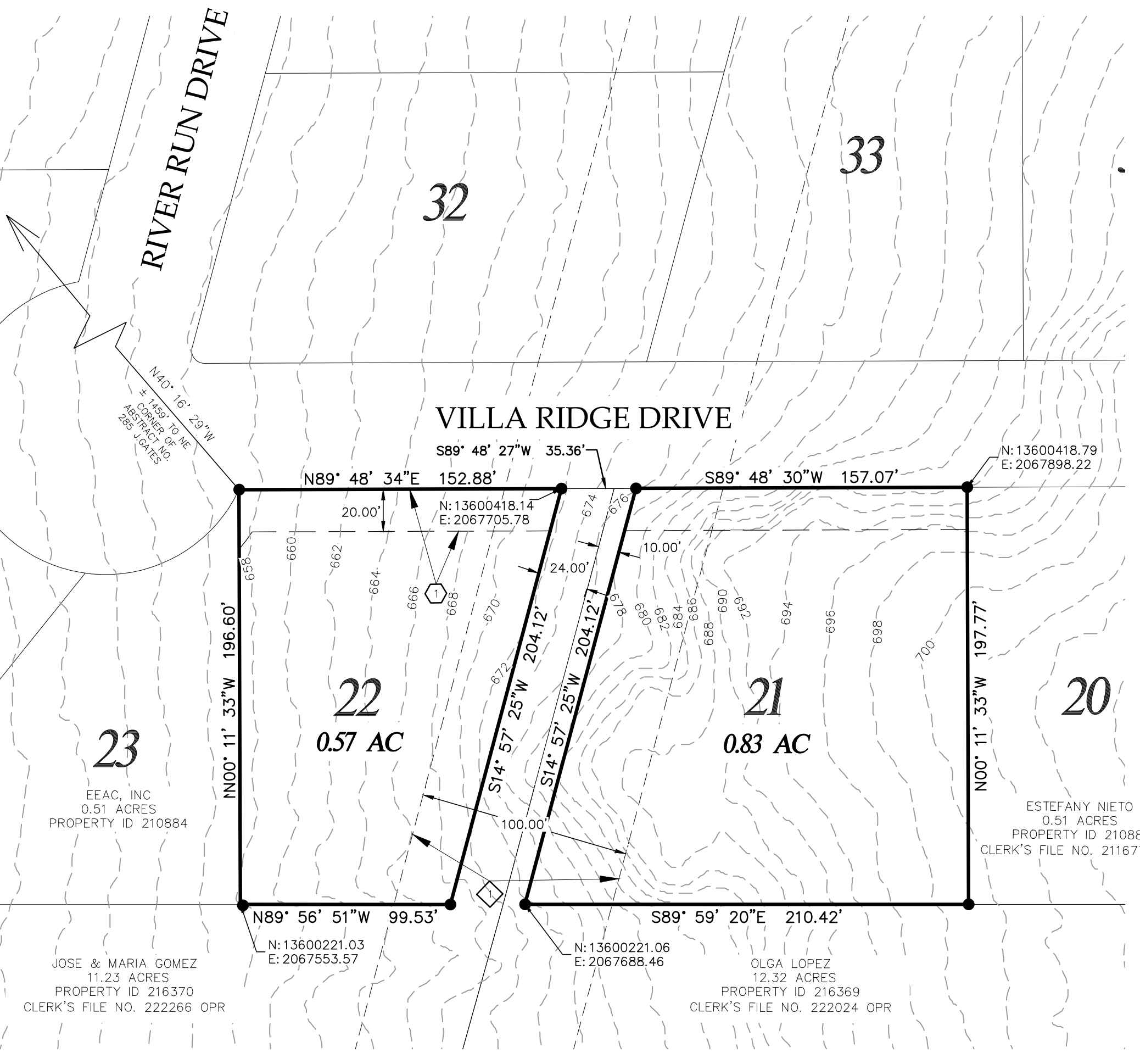
SCALE: 1"=100'

REPLAT NOTES AS FOLLOWS:

- 1. THE COMMON LINE SHARED BETWEEN LOTS 21 AND 22 IS BEING VACATED.
2. NEW LOT LINES WILL BE ESTABLISHED AND WILL NOT BE SHARED. THE PORTIONS THAT REMAIN (24 FT. & 10 FT) BELONG TO THE ADJOINERS TO THE SOUTH.

AUTHORIZED AGENT:

- 1. PROPERTY OWNERS ARE LISTED BELOW. THERE IS AN AUTHORIZED AGENT OF RECORD FILED, NAMING ELIAS WOLOSKI TO SIGN FOR THE PROPERTY OWNERS



VACATE AND REPLAT OF LOTS 21 AND 22 MARAVILLAS WEST SUBDIVISION PHASE 2

VACATING LOTS 21-22 OF THE MARAVILLAS WEST SUBDIVISION - PHASE 2, DESCRIBED IN AN INSTRUMENT, RECORDED AS SHEET 367-A, NEW PLAT CABINET, ATASCOSA COUNTY, TEXAS AND REPLATTING LOTS 21-22 OF THE MARAVILLAS WEST SUBDIVISION - PHASE 2, ALSO DESCRIBED IN CLERK'S FILE NO. 248950, OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS

REVISION TABLE
1 VACATE AND REPLAT CREATED 03/19/2025 AMH

ENGINEER & SURVEYOR:
RAKOWITZ ENGINEERING AND SURVEYING
515 W OAKLAWN, SUITE A
PLEASANTON, TX 78064
(830) 281-4060

OWNER:
OLGA LOPEZ
P.O. BOX 264
POTEET, TX 78065
AGENT: ELIAS WOLOSKI

OWNER:
JOSE & MARIA GOMEZ
130 ROUNDS ST.
SAN ANTONIO, TX 78207
AGENT: ELIAS WOLOSKI

OWNER:
JOSE GUEVARA
226 BRIGHT TRL
SAN ANTONIO, TX 78253
AGENT: ELIAS WOLOSKI

OWNER:
EEAC, INC.
P.O. BOX 5454
MCALLEN, TX 78502
(956) 682-8024
AGENT: ELIAS WOLOSKI