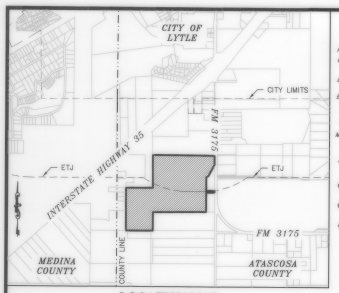

LOCATION MAP

1" = 2,000'

2' CONTOURS DERIVED FROM FLOWN ORTHO PHOTOGRAMMETRY AND ARE FOR GRAPHICAL PURPOSES ONLY.

200 0 200 400

SCALE OF FEET
1" = 200'

LEGEND

R.O.W. = RIGHT-OF-WAY
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF ATASCOSA COUNTY, TEXAS
O.R. = DEED RECORDS OF ATASCOSA COUNTY, TEXAS
ESMT = EASEMENT
SB = STRUCTURE SET BACK LINE
P.O.B. = POINT OF BEGINNING
MC P.R. = MEDINA COUNTY PLAT RECORDS

TXDOT CHANNEL ESMT. (VOL. 359, PG. 483, O.R.)

14' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT

VARIABLE WIDTH DRAINAGE EASEMENT

20' UTILITY & DRAINAGE EASEMENT

○ = FOUND 1/2" CAPPED IRON ROD
● = SET 1/2" CAPPED IRON ROD STAMPED "RAKOWITZ ENGINEERING & SURVEYING"

= PROPERTY LINE
= LOT LINE
= RIGHT-OF-WAY LINE
= ADJOINER
450 = EXISTING CONTOUR
= EASEMENT
= 100-YEAR DFIRM FLOODPLAIN
= ETJ BOUNDARY

LOT SUMMARY TABLE				
LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSSF
< 2.5 AC	148			X
2.5–10 AC	1			
> 10 AC	0			
TOTAL	149			

PLAT INCLUDES 8,800 LF STREET
ALL STREET RIGHT-OF-WAYS ARE 60 FT MINIMUM WIDTH.

SURVEYOR NOTES:

BEARINGS DERIVED FROM GPS OBSERVATIONS IN THE TEXAS STATE COORDINATE SYSTEM, NAD 1983 SOUTH CENTRAL ZONE.

SETBACK NOTES:

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

FLOODPLAIN NOTE:

THE LIMITS OF THIS PLAT CONTAIN ZONE A FEMA FLOODPLAIN AS SHOWN ON FIRM MAP NUMBER 48013C0035C EFFECTIVE NOVEMBER 4, 2010.

WATERS OF THE U.S. NOTE:

A JURISDICTIONAL DELINEATION WAS PERFORMED IN APRIL 2017 BY CNG ENVIRONMENTAL, LLC. THE MAIN CHANNEL OF THE EPHEMERAL STREAM THE LENGTH OF THE PROPERTY AND THE POND LOCATED ON THE STREAM ARE UNDER U.S. CORPS OF ENGINEERS JURISDICTION.

THE STATE OF TEXAS
COUNTY OF ATASCOSA

I, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Walt F Rakowitz 11/9/17
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6435, STATE OF TEXAS

SWORN TO AND SUBSCRIBED BEFORE ME THIS 9 DAY OF NOVEMBER, A.D., 2017

NOTARY PUBLIC IN AND FOR ATASCOSA CO., TX

BRADLEY A. KOETHER
Notary Public, State of Texas
Comm. Expires 02-10-2020
Notary ID 13052287

THE STATE OF TEXAS
COUNTY OF ATASCOSA

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT.

BRADLEY A. KOETHER
105048
LICENSED PROFESSIONAL ENGINEER

11/9/17
LICENSED PROFESSIONAL ENGINEER
NO. 105048, STATE OF TEXAS 78756

SWORN TO AND SUBSCRIBED BEFORE ME THIS 9th DAY OF November, A.D., 2017

NOTARY PUBLIC IN AND FOR ATASCOSA CO., TX

WALT F. RAKOWITZ
Notary Public, State of Texas
My Commission Expires
May 02, 2019

ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:

1. THE LIMITS OF THIS PLAT CONTAIN FEMA FLOODPLAIN AS SHOWN ON FIRM MAP NUMBER 48013C0035C EFFECTIVE NOVEMBER 4, 2010.
1. THE ENTIRE SUBDIVISION IS WITHIN LYTLE ISD.
2. 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.
3. 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.
4. THE MINIMUM DRIVEWAY CULVERT SIZE FOR EACH LOT SHALL NOT BE LESS THAN 18 INCHES.
5. 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.
6. 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.
7. 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.
8. WATER SERVICE PROVIDED TO LAS PALOMAS SUBDIVISION BY BENTON CITY WATER SUPPLY CORPORATION.
9. STREETS ARE TO BE DESIGNED/CONSTRUCTED TO ATASCOSA COUNTY STANDARDS AS ATASCOSA COUNTY WILL PROVIDE MAINTENANCE TO PROPOSED SUBDIVISION STREETS.

QPS ENERGY NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "GAS EASEMENT", "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS, RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

THE STATE OF TEXAS §
COUNTY OF ATASCOSA §

THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE CITY, FOR THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND ALL OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

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 THEREIN EXPRESSED, AND IN THE CAPACITY THERIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED THIS 14 DAY OF November 20 17 A.D.

SANDRA K JOPLING
Notary Public
STATE OF TEXAS
My Comm. Exp. 03/17/2020
ID# 11877739

NOTARY PUBLIC IN AND FOR ATASCOSA CO., TX

THE STATE OF TEXAS §
COUNTY OF ATASCOSA §

THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE CITY, FOR THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND ALL OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

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 THEREIN EXPRESSED, AND IN THE CAPACITY THERIN STATED.

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NOTARY PUBLIC IN AND FOR ATASCOSA CO., TX

THE STATE OF TEXAS §
COUNTY OF ATASCOSA §

THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE CITY, FOR THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND ALL OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

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 THEREIN EXPRESSED, AND IN THE CAPACITY THERIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED THIS ____ DAY OF _____, 20___ A.D.

NOTARY PUBLIC IN AND FOR ATASCOSA CO., TX

THE STATE OF TEXAS §
COUNTY OF _____ §

THE CITY ENGINEER OF THE CITY OF LYTLE, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH HIS APPROVAL IS REQUIRED.

CITY ENGINEER

THE STATE OF TEXAS §
COUNTY OF ATASCOSA §

THIS PLAT OF LAS PALOMAS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF LYTLE, TEXAS, AS IS HEREBY APPROVED BY SUCH COUNCIL.

DATED THIS 5th DAY OF December, 20 17 A.D.

BY: _____
MAYOR

BY: _____
SECRETARY

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 _____

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

CERTIFICATE OF FINAL APPROVAL

APPROVED BY THE COMMISSIONERS COURT OF ATASCOSA COUNTY, TEXAS, THIS _____ DAY OF _____, 20___ A.D.

ATASCOSA COUNTY JUDGE

COMMISSIONER PRECINCT 1 | COMMISSIONER PRECINCT 2

COMMISSIONER PRECINCT 3 | COMMISSIONER PRECINCT 4

TXDOT NOTES:
1. 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.
2. 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 ENCROACH BY STRUCTURE OR GRADING INTO STATE ROW. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW WILL NOT BE ALLOWED.
3. 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 2 (TWO) ACCESS POINTS, KNOWN AS ALA BLANCA DRIVE AND LAS PALOMAS DRIVE, BASED ON AN ASSUMED 70.02 ACRES AND 148 RESIDENTIAL LOTS. ADDITIONAL ACCESS POINTS WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONSTRUCT CONNECTIONS 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, WITH A REDUCTION IN THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FUTURE MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE OBTAINED FROM TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.
5. 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.

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

DEVELOPER:
CAYETANO DEVELOPMENT, LLC
2211 HANCOCK DRIVE
AUSTIN, TEXAS 78756

OWNER:
GARY & MOLLY LIGHT AND UNICO CATTLE CO.
P.O. BOX 696
LYTLE, TEXAS 78052

NO.	REVISION	DATE	BY
1	PRELIMINARY PLAT SUBMITTAL (CITY OF LYTLE)	4/6/17	BAK
2	PRELIMINARY PLAT SUBMITTAL (ATASCOSA COUNTY)	6/8/17	BAK
3	FINAL PLAT SUBMITTAL (CITY OF LYTLE)	6/13/17	BAK

Rakowitz
ENGINEERING & SURVEYING
TEXAS REGISTERED ENGINEERING FIRM F-9125
TEXAS LICENSED SURVEYING FIRM 10161240
830.281.4060 PO BOX 172 PLEASANTON, TX 78064

FINAL PLAT
OF
LAS PALOMAS SUBDIVISION

ESTABLISHING LOTS 1 THROUGH 149, BEING A 113.86 ACRE TRACT OF LAND OUT OF A PORTION OF 70.02 ACRE TRACT OF LAND, CALLED TRACT "C", AND A PORTION OF A 85.01 ACRE TRACT OF LAND, CALLED TRACT "B", DESCRIBED IN DEED & RECORDED IN CLERK'S FILE NO. 86415 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS.

SHEET 1 OF 3 16-1326

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Date: Nov 09, 2017, 3:37pm User ID: Brad
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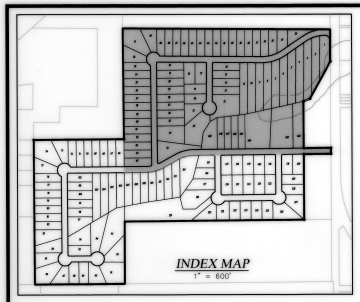

LEGEND

R.O.W. = RIGHT-OF-WAY
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF ATASCOSA COUNTY, TEXAS
D.R. = DEED RECORDS OF ATASCOSA COUNTY, TEXAS
ESM'T = EASEMENT
SB = STRUCTURE SET BACK LINE
P.O.B. = POINT OF BEGINNING
MC P.R. = MEDINA COUNTY PLAT RECORDS

○ = FOUND 1/2" CAPPED IRON ROD
● = SET 1/2" CAPPED IRON ROD STAMPED "RAKOWITZ ENGINEERING & SURVEYING"

——— = PROPERTY LINE
——— = LOT LINE
——— = RIGHT-OF-WAY LINE
——— = ADJOINER
——450—— = EXISTING CONTOUR
- - - = EASEMENT
= 100-YEAR DFIRM FLOODPLAIN

TXDOT CHANNEL ESM'T (VOL. 356, PG. 483, D.R.)
14' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
VARIABLE WIDTH DRAINAGE EASEMENT
20' UTILITY & DRAINAGE EASEMENT

LOT NO.	MIN FFE	MIN CULV	LOT NO.	MIN FFE	MIN CULV	LOT NO.	MIN FFE	MIN CULV
1	684	NR	51	704	18"	101	708	NR
2	684	NR	52	706	18"	102	710	NR
3	686	NR	53	708	18"	103	704	NR
4	687	NR	54	709	18"	104	704	NR
5	688	NR	55	709	24"	105	703	NR
6	691	NR	56	708	24"	106	702	NR
7	691	NR	57	707	24"	107	702	NR
8	691	NR	58	705	24"	108	701	NR
9	692	NR	59	703	30"	109	700	NR
10	692	NR	60	703	30"	110	699	NR
11	692	NR	61	700	30"	111	699	NR
12	692	NR	62	700	30"	112	698	NR
13	693	NR	63	699	30"	113	697	NR
14	694	NR	64	700	30"	114	695	NR
15	694	NR	65	700	30"	115	695	NR
16	695	NR	66	703	30"	116	696	NR
17	699	18"	67	704	30"	117	698	NR
18	700	18"	68	706	30"	118	698	NR
19	697	24"	69	707	30"	119	700	NR
20	696	24"	70	709	30"	120	700	NR
21	695	24"	71	710	30"	121	701	24"
22	694	24"	72	711	30"	122	701	24"
23	696	NR	73	713	30"	123	700	24"
24	696	NR	74	715	24"	124	699	24"
25	698	NR	75	715	24"	125	699	24"
26	700	NR	76	715	24"	126	699	30"
27	700	NR	77	714	24"	127	698	30"
28	702	NR	78	712	24"	128	698	30"
29	704	NR	79	710	24"	129	696	30"
30	703	NR	80	708	24"	130	693	18"
31	703	NR	81	707	24"	131	693	30"
32	702	NR	82	707	24"	132	696	NR
33	690	18"	83	707	24"	133	696	NR
34	692	18"	84	707	2-30"	134	696	NR
35	695	18"	85	707	2-30"	135	698	NR
36	696	18"	86	708	2-30"	136	698	NR
37	697	18"	87	709	24"	137	696	18"
38	697	18"	88	710	24"	138	696	18"
39	696	18"	89	710	24"	139	694	18"
40	696	30"	90	711	24"	140	693	18"
41	696	30"	91	712	18"	141	692	18"
42	698	30"	92	706	18"	142	691	NR
43	699	24"	93	705	NR	143	691	NR
44	700	24"	94	705	NR	144	692	NR
45	700	24"	95	707	NR	145	692	NR
46	700	24"	96	706	NR	146	692	NR
47	701	24"	97	706	NR	147	692	NR
48	701	24"	98	706	NR	148	692	NR
49	702	24"	99	706	NR	149	694	NR
50	703	24"	100	707	NR			

CULVERT SIZES SHOWN ARE TO BE CONSIDERED A MINIMUM. HOME OWNER MAY ELECT TO PERFORM AN INDEPENDENT ENGINEERING STUDY FOR OPTIONAL SIZES. NR=NOT REQUIRED.

NO.	REVISION	DATE	BY
1	PRELIMINARY PLAT SUBMITTAL (CITY OF LYTLE)	4/6/17	BAK
2	PRELIMINARY PLAT SUBMITTAL (ATASCOSA COUNTY)	6/8/17	BAK
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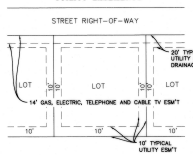
Rakowitz
ENGINEERING & SURVEYING
TEXAS REGISTERED ENGINEERING FIRM F-9155
TEXAS LICENSED SURVEYING FIRM 101812-00
830.281.4060 PO BOX 172 PLEASANTON, TX 78064

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

DEVELOPER:
CAYETANO DEVELOPMENT, LLC
2211 HANCOCK DRIVE
AUSTIN, TEXAS 78756

OWNER:
GARY & MOLLY LIGHT AND UNICO CATTLE CO.
P.O. BOX 696
LYTLE, TEXAS 78052

TYPICAL LOT WITH UTILITY EASEMENTS



TYPICAL LOT WITH SETBACK LINES

2' CONTOURS DERIVED FROM FLOWN DFIRM PHOTOGRAMMETRY AND ARE FOR GRAPHICAL PURPOSES ONLY.

100 0 100 200
SCALE OF FEET
1" = 100'

FINAL PLAT
OF
LAS PALOMAS SUBDIVISION

ESTABLISHING LOTS 1 THROUGH 149, BEING A 113.86 ACRE TRACT OF LAND OUT OF A PORTION OF 70.02 ACRE TRACT OF LAND, CALLED TRACT "C", AND A PORTION OF A 85.00 ACRE TRACT OF LAND, CALLED TRACT "B", DESCRIBED IN DEED & RECORDED IN CLERK'S FILE NO. 86415 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS.

Date: Nov 09, 2017, 2:43pm User_ID: Brad
File: T:\Projects\2016\16-1326 Cayetano\Eng\CAD\Civil\Las Palomas Plat.dwg
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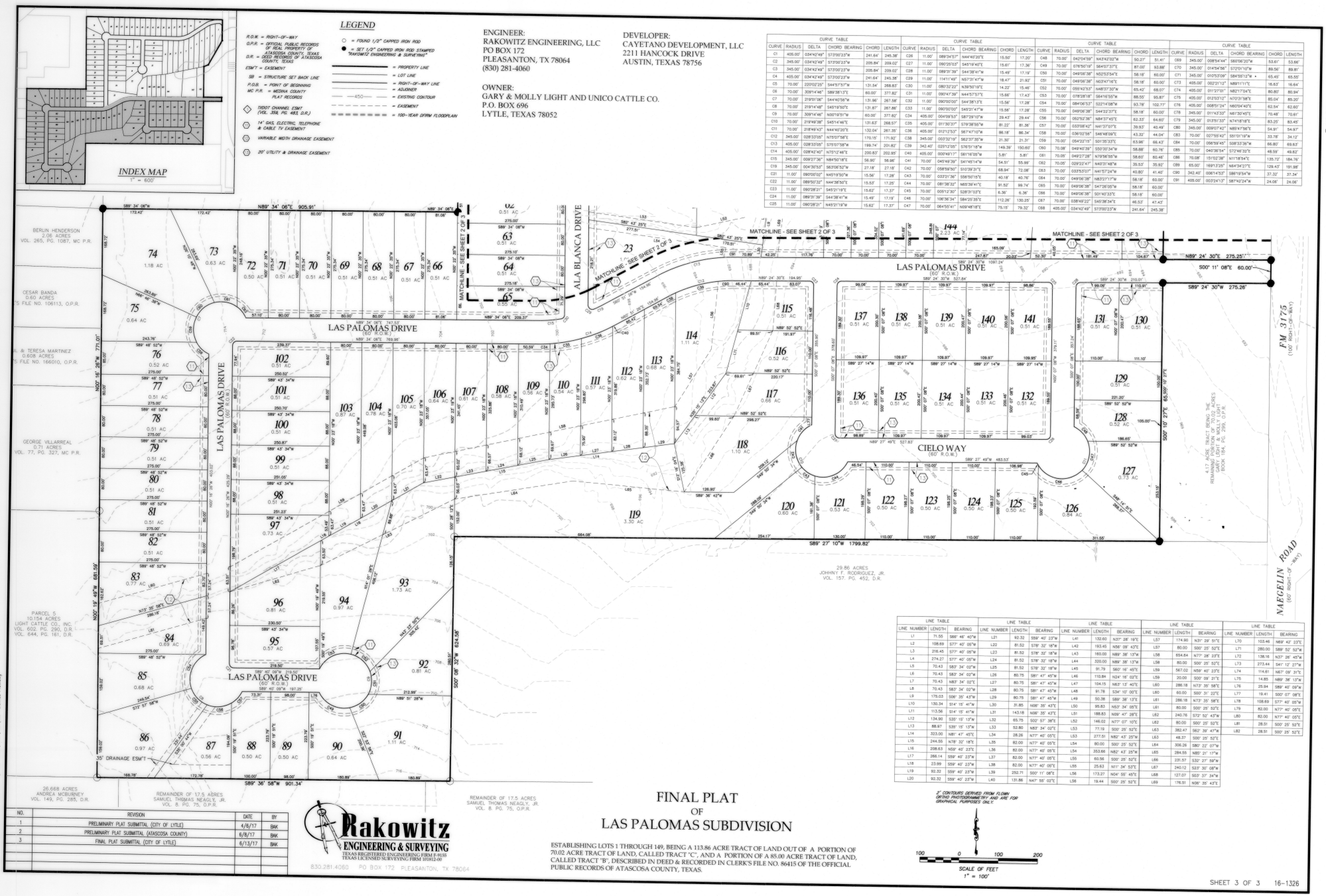

CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	405.00'	034°42'49"	S73°00'23"W	241.64'	245.38'	C26	11.00'	089°34'57"	N44°40'20"E	15.50'	17.20'	C48	70.00'	042°04'59"	N43°42'02"W	50.27'	51.41'	C69	345.00'	008°54'44"	S80°06'20"W	53.61'	53.66'
C2	345.00'	034°42'49"	S73°00'23"W	205.84'	209.02'	C27	11.00'	090°25'03"	S45°19'40"E	15.61'	17.36'	C49	70.00'	076°50'19"	S64°07'37"E	87.00'	93.86'	C70	345.00'	014°54'56"	S72°50'10"W	89.56'	89.81'
C3	345.00'	034°42'49"	S73°00'23"W	205.84'	209.02'	C28	11.00'	089°31'39"	S44°38'41"W	15.49'	17.19'	C50	70.00'	049°06'38"	N52°53'54"E	58.18'	60.00'	C71	345.00'	010°53'09"	S84°55'12"W	65.45'	65.55'
C4	405.00'	034°42'49"	S73°00'23"W	241.64'	245.38'	C29	11.00'	114°11'49"	N57°31'47"W	18.47'	21.92'	C51	70.00'	049°06'38"	N03°47'16"E	58.18'	60.00'	C73	405.00'	002°21'12"	N89°11'11"E	16.63'	16.64'
C5	70.00'	220°02'25"	S44°57'57"W	131.54'	268.83'	C30	11.00'	090°32'22"	N39°50'19"E	14.22'	15.46'	C52	70.00'	055°42'53"	N48°37'30"W	65.42'	68.07'	C74	405.00'	011°27'01"	N82°17'04"E	80.80'	80.94'
C6	70.00'	309°14'46"	S89°38'13"E	60.00'	377.82'	C31	11.00'	090°47'39"	N44°57'57"E	15.66'	17.43'	C53	70.00'	078°28'18"	S64°16'55"W	88.50'	95.87'	C75	405.00'	012°03'12"	N70°31'58"E	85.04'	85.20'
C7	70.00'	219°31'06"	S44°40'56"W	131.96'	267.58'	C32	11.00'	090°00'00"	S44°38'13"E	15.56'	17.28'	C54	70.00'	084°06'53"	S22°14'08"W	93.78'	102.77'	C76	405.00'	009°51'24"	N60°04'40"E	62.54'	62.60'
C8	70.00'	219°14'46"	S45°19'50"E	131.87'	267.86'	C33	11.00'	090°00'00"	S45°21'47"W	15.56'	17.28'	C55	70.00'	049°06'38"	S44°22'37"E	58.18'	60.00'	C78	345.00'	011°43'33"	N61°30'45"E	70.48'	70.61'
C9	70.00'	309°14'46"	N00°19'51"W	60.00'	377.82'	C34	405.00'	004°09'53"	S87°29'10"W	29.43'	29.44'	C56	70.00'	052°52'36"	N84°37'45"E	62.33'	64.60'	C79	345.00'	013°51'33"	N74°18'18"E	83.25'	83.45'
C10	70.00'	219°49'38"	S45°14'46"E	131.63'	268.57'	C35	405.00'	011°30'37"	S79°38'55"W	81.22'	81.36'	C57	70.00'	033°08'42"	N41°37'07"E	39.93'	40.49'	C80	345.00'	009°07'42"	N85°47'56"E	54.91'	54.97'
C11	70.00'	218°49'43"	N44°40'20"E	132.04'	267.35'	C36	405.00'	012°12'53"	S87°47'10"W	86.18'	86.34'	C58	70.00'	036°10'56"	S46°48'09"E	43.32'	44.04'	C83	70.00'	027°55'43"	S51°01'19"W	33.78'	34.12'
C12	345.00'	028°33'05"	N75°07'58"E	170.15'	171.92'	C38	345.00'	003°32'19"	S62°37'35"W	21.30'	21.31'	C59	70.00'	054°22'15"	S01°35'33"E	63.96'	66.43'	C84	70.00'	056°59'45"	S08°33'36"W	66.80'	69.63'
C13	405.00'	028°33'05"	S75°07'58"W	199.74'	201.82'	C39	342.40'	025°12'05"	S76°51'18"W	149.39'	150.60'	C60	70.08'	049°40'39"	S50°30'34"W	58.88'	60.76'	C85	70.00'	040°36'54"	S72°46'33"E	48.59'	49.62'
C14	405.00'	028°42'40"	N75°12'46"E	200.83'	202.85'	C40	405.00'	000°49'17"	S81°16'05"W	5.81'	5.81'	C61	70.05'	049°27'28"	N79°56'05"W	58.60'	60.46'	C86	70.08'	151°02'36"	N11°18'54"E	135.72'	184.76'
C15	345.00'	009°27'36"	N84°50'18"E	56.90'	56.96'	C41	70.00'	045°49'39"	S41°45'14"W	54.51'	55.99'	C62	70.05'	029°23'47"	N40°37'48"W	35.53'	35.92'	C89	65.00'	169°13'25"	N64°34'27"E	129.43'	191.98'
C19	345.00'	004°30'53"	S63°06'52"W	27.18'	27.18'	C42	70.00'	058°59'50"	S10°39'31"E	68.84'	72.08'	C63	70.00'	033°53'07"	N41°57'24"W	40.80'	41.40'	C90	342.40'	008°14'53"	S86°19'54"W	37.32'	37.34'
C21	11.00'	090°00'02"	N45°19'50"W	15.56'	17.28'	C43	70.00'	033°21'36"	S56°50'15"E	40.18'	40.76'	C64	70.00'	049°06'38"	N83°21'17"W	58.18'	60.00'	C91	405.00'	003°24'13"	S87°42'24"W	24.06'	24.06'
C22	11.00'	089°50'32"	N44°38'50"E	15.53'	17.25'	C44	70.00'	081°38'33"	N65°39'41"E	91.52'	99.74'	C65	70.00'	049°06'38"	S47°26'05"W	58.18'	60.00'						
C23	11.00'	090°28'21"	S45°31'19"E	15.62'	17.37'	C45	70.00'	005°12'30"	S28°31'03"E	6.36'	6.36'	C66	70.00'	049°06'38"	S01°40'33"E	58.18'	60.00'						
C24	11.00'	089°31'39"	S44°38'41"W	15.49'	17.19'	C46	70.00'	106°36'34"	S84°25'35"E	112.26'	130.25'	C67	70.00'	038°49'22"	S45°38'34"E	46.53'	47.43'						
C25	11.00'	090°28'21"	N45°21'19"W	15.62'	17.37'	C47	70.00'	064°55'41"	N09°48'18"E	75.15'	79.32'	C68	405.00'	034°42'49"	S73°00'23"W	241.64'	245.38'						

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE NUMBER	LENGTH	BEARING	LINE NUMBER	LENGTH	BEARING	LINE NUMBER	LENGTH	BEARING	LINE NUMBER	LENGTH	BEARING	LINE NUMBER	LENGTH	BEARING	LINE NUMBER	LENGTH	BEARING
L1	71.55	S66° 46' 40"W	L21	92.32	S59° 40' 23"W	L41	132.60	N37° 28' 19"E	L57	174.90	N31° 29' 51"E	L70	103.46	N69° 42' 23"E			
L2	108.69	S77° 40' 05"W	L22	81.52	S78° 32' 18"W	L42	193.45	N56° 09' 43"E	L57	80.00	S00° 25' 52"E	L71	280.00	S89° 52' 52"W			
L3	216.45	S77° 40' 05"W	L23	81.52	S78° 32' 18"W	L43	160.00	N89° 38' 13"W	L58	654.64	N77° 28' 23"E	L72	138.16	N33° 26' 45"W			
L4	274.27	S77° 40' 05"W	L24	81.52	S78° 32' 18"W	L44	320.00	N89° 38' 13"W	L58	80.00	S00° 25' 52"E	L73	273.44	S41° 13' 27"W			
L5	70.43	S83° 34' 02"W	L25	81.52	S78° 32' 18"W	L45	91.79	S60° 16' 45"E	L59	567.02	N59° 40' 23"E	L74	114.81	N67° 28' 31"E			
L6	70.43	S83° 34' 02"W	L26	80.75	S81° 47' 45"W	L46	110.84	N24° 16' 02"E	L59	20.00	S00° 09' 21"E	L75	14.85	N89° 38' 13"W			
L7	70.43	N83° 34' 02"E	L27	80.75	S81° 47' 45"W	L47	104.15	N63° 13' 40"E	L60	286.18	N73° 35' 58"E	L76	25.94	S89° 40' 09"W			
L8	70.43	S83° 34' 02"W	L28	80.75	S81° 47' 45"W	L48	91.78	S34° 10' 00"E	L60	60.00	S00° 31' 22"E	L77	19.41	S00° 07' 08"E			
L9	175.03	S06° 35' 43"W	L29	80.75	S81° 47' 45"W	L49	50.26	S89° 38' 13"E	L61	286.18	N73° 35' 58"E	L78	108.69	S77° 40' 05"W			
L10	130.34	S14° 15' 41"W	L30	31.85	N06° 35' 43"E	L50	95.83	N53° 34' 05"E	L61	80.00	S00° 25' 52"E	L79	82.00	N77° 40' 05"E			
L11	113.56	S14° 15' 41"W	L31	143.18	N06° 35' 43"E	L51	188.83	N09° 47' 28"E	L62	240.76	S72° 52' 43"W	L80	82.00	N77° 40' 05"E			
L12	134.90	S35° 10' 13"W	L32	65.75	S00° 57' 38"E	L52	146.02	N77° 07' 10"E	L62	80.00	S00° 25' 52"E	L81	28.51	S00° 25' 52"E			
L13	88.97	S35° 10' 13"W	L33	52.80	N83° 34' 02"E	L53	77.19	S00° 25' 52"E	L63	382.47	S62° 39' 41"W	L82	28.51	S00° 25' 52"E			
L14	323.00	N81° 47' 45"E	L34	28.26	N77° 40' 05"E	L53	277.51	N82° 43' 25"W	L63	48.37	S00° 25' 52"E						
L15	244.55	N78° 32' 18"E	L35	82.00	N77° 40' 05"E	L54	80.00	S00° 25' 52"E	L64	306.26	S80° 22' 07"W						
L16	208.63	N59° 40' 23"E	L36	82.00	N77° 40' 05"E	L54	353.66	N82° 43' 25"W	L65	284.55	N85° 21' 17"W						
L17	266.14	S59° 40' 23"W	L37	82.00	N77° 40' 05"E	L55	60.56	S00° 25' 52"E	L66	231.57	S32° 27' 59"W						
L18	23.99	S59° 40' 23"W	L38	82.00	N77° 40' 05"E	L55	25.63	N11° 34' 53"E	L67	240.12	S23° 30' 08"W						
L19	92.32	S59° 40' 23"W	L39	252.71	S00° 11' 08"E	L56	173.27	N04° 55' 45"E	L68	127.07	S03° 37' 34"W						
L20	92.32	S59° 40' 23"W	L40	131.86	N47° 56' 03"E	L56	19.44	S00° 25' 52"E	L69	176.51	N06° 35' 43"E						

NO.	REVISION	DATE	BY
1	PRELIMINARY PLAT SUBMITTAL (CITY OF LYTLE)	4/6/17	BAK
2	PRELIMINARY PLAT SUBMITTAL (ATASCOSA COUNTY)	6/8/17	BAK
3	FINAL PLAT SUBMITTAL (CITY OF LYTLE)	6/13/17	BAK

Rakowitz
ENGINEERING & SURVEYING
TEXAS REGISTERED ENGINEERING FIRM F-9155
TEXAS LICENSED SURVEYING FIRM 101612-00
830.281.4060 PO BOX 172 PLEASANTON, TX 78064

FINAL PLAT
OF
LAS PALOMAS SUBDIVISION

ESTABLISHING LOTS 1 THROUGH 149, BEING A 113.86 ACRE TRACT OF LAND OUT OF A PORTION OF 70.02 ACRE TRACT OF LAND, CALLED TRACT "C", AND A PORTION OF A 85.00 ACRE TRACT OF LAND, CALLED TRACT "B", DESCRIBED IN DEED & RECORDED IN CLERK'S FILE NO. 86415 OF THE OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS.

2' CONTOURS DERIVED FROM FLOWN ORTHO PHOTOGRAMMETRY AND ARE FOR GRAPHICAL PURPOSES ONLY.

100 0 100 200
SCALE OF FEET
1" = 100'

SHEET 3 OF 3 16-1326

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Date: Nov 09, 2017, 2:43pm User ID: Brad
File: N:\Projects\2016\16-1326 Cayt Ivy 108 Acres\LDWL\Plat\Las Palomas Plat.dwg