LOCATION MAP
1" = 10,000'

LEGEND

- ▲ = FOUND FENCE CORNER POST
- ○ = FOUND 1 1/2" STEEL CORNER POST
- ● = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITS ENGINEERING & SURVEYING"
- ● = FOUND 1" STEEL CORNER POST
- PROPERTY LINE
- R.O.W. LINE
- LOT LINE
- ADJOINER
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- 598 — EXISTING 2' CONTOUR
- 590 — EXISTING 10' CONTOUR
- EXISTING FLOOD PLAIN

AC = ACRE
CMP. = CORRUGATE METAL PIPE CULVERT
ELEC. = ELECTRIC
R.O.W. = RIGHT-OF-WAY
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF WILSON COUNTY, TEXAS
D.R. = DEED RECORDS OF WILSON COUNTY, TEXAS
P.R. = PLAT RECORDS OF WILSON COUNTY, TEXAS
ESMT. = EASEMENT

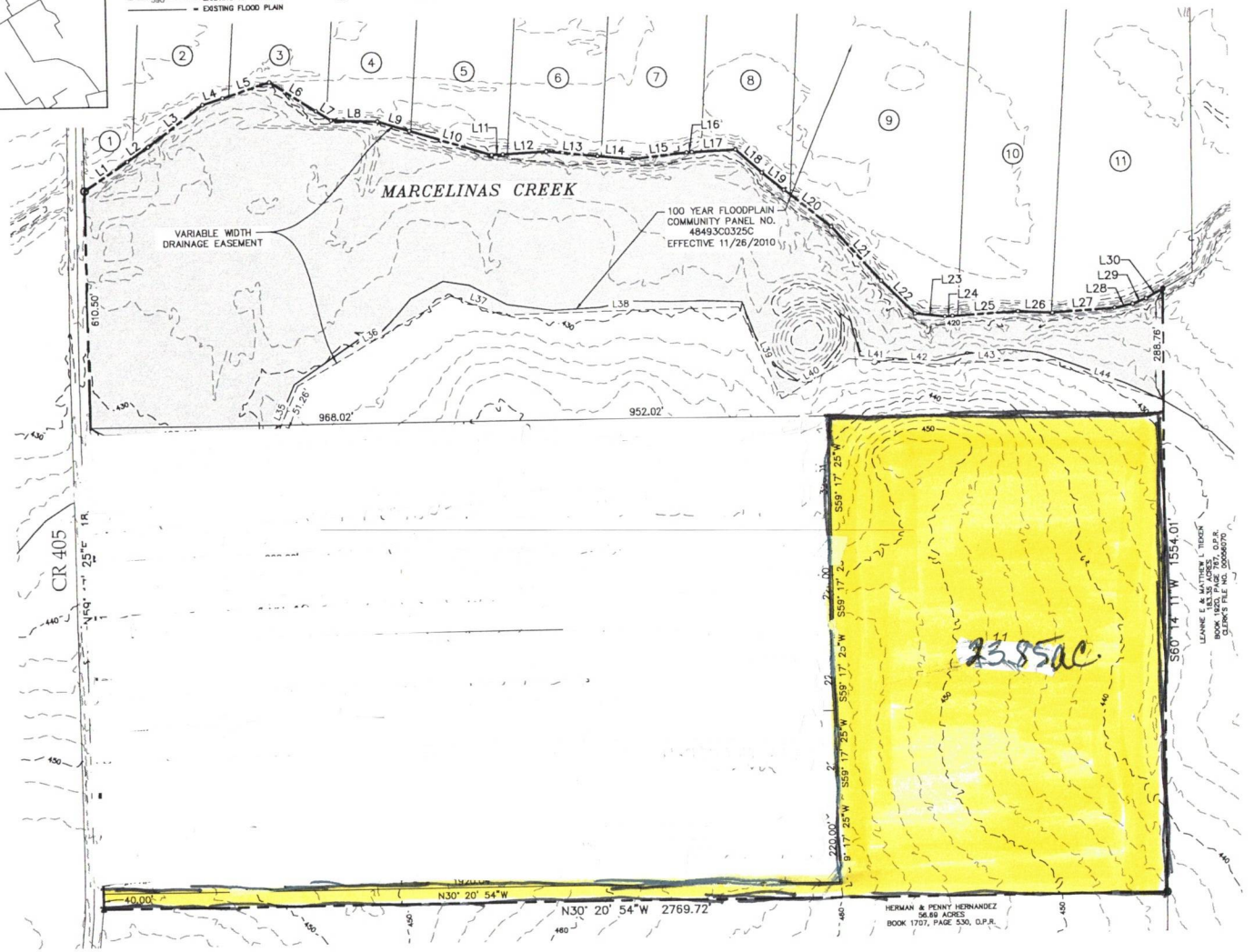
- = DRAINAGE EASEMENT
- 10 = LOT NUMBER
- 7.88 AC = GROSS LOT ACREAGE
- ○ = POINT OF BEARING CHANGE

1. DEBORA MOLINA CLERK'S FILE NO. 94334
2. JIMMY GARLAND JR. THOMPSON CLERK'S FILE NO. 98125
3. JOSE JR. & BIANCA BATCHELOR-SALAZAR CLERK'S FILE NO. 99925
4. JOSEPH DAVID GRANADE & VALERIE ANN CLERK'S FILE NO. 100735
5. VALTIERRA GUADALUPE & MARIA LUCIA MONREAL CLERK'S FILE NO. 976554
6. TRACK 6 11.31 GRID ACRES
7. DOS MAVERICKS LLC, CLERK'S FILE NO. 976554
8. TRACK 4 11.02 GRID ACRES
9. ROLAND GARZA FLORES CLERK'S FILE NO. 103039
10. PERRY ANDERSON CLERK'S FILE NO. 94486
11. ANTHONY LABARBERA & EVETTE CLEVENGER DE OLIVE CLERK'S FILE NO. 94486

NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT UNTIL DRIVEWAY AND FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND APPLICATION FOR SEPTIC PERMIT IS SUBMITTED.

SEE SHEET 1 OF 2 FOR GENERAL PLAT NOTES

200 0 200 400
SCALE OF FEET
1" = 200'



LINE TABLE

LINE NUMBER	LENGTH	BEARING
L1	133.26	S84° 15' 01"E
L2	65.71	S64° 15' 01"E
L3	178.95	S66° 59' 47"E
L4	54.39	S48° 03' 40"E
L5	127.94	S48° 03' 40"E
L6	143.71	S02° 05' 21"W
L7	46.11	S02° 05' 21"W
L8	120.91	S28° 01' 53"E
L9	86.40	S12° 51' 57"E
L10	222.42	S13° 07' 24"E
L11	29.19	S32° 57' 20"E
L12	113.38	S32° 57' 20"E
L13	132.40	S24° 19' 49"E
L14	90.13	S24° 19' 49"E
L15	143.28	S36° 35' 42"E
L16	13.78	S32° 54' 46"E
L17	114.53	S32° 54' 46"E
L18	91.17	S11° 10' 36"W
L19	72.41	S07° 58' 21"W
L20	154.73	S07° 58' 21"W
L21	190.21	S17° 54' 01"W
L22	120.92	S14° 57' 20"W
L23	78.88	S23° 52' 50"E
L24	19.66	S33° 21' 43"E
L25	171.63	S33° 21' 43"E
L26	89.44	S27° 02' 39"E
L27	161.38	S34° 04' 53"E
L28	47.44	S41° 40' 50"E
L29	37.54	S51° 24' 20"E
L30	51.19	S58° 19' 49"E
L31	248.63	S27° 13' 42"E
L32	170.20	S12° 57' 59"E
L33	107.05	S70° 36' 12"E
L34	130.14	N50° 10' 46"E
L35	159.27	N84° 17' 59"E
L36	480.51	S59° 42' 54"E
L37	143.18	S09° 21' 05"E
L38	616.85	S31° 24' 23"E
L39	263.28	S35° 12' 54"W
L40	202.77	S60° 15' 18"E
L41	135.47	S25° 20' 27"E
L42	91.48	S26° 33' 45"E
L43	265.01	S32° 11' 17"E
L44	343.03	S11° 28' 48"E

NO.	REVISION	DATE	BY
1	PRELIMINARY	5/04/2021	JMC

OWNER:
DOS MAVERICKS, LLC
CHAD FOSTER, JR.
106 N. EAST STREET
UVALDE, TX 78801

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

PLAT
OF
MARCELINAS BEND

ESTABLISHING LOTS 1-11, OUT OF 116.74 ACRES BEING THE REMAINDER OF 314.05 ACRE TRACT OF LAND, LYING IN THE M. CURVIER SURVEY NO. 130, ABSTRACT NO. 73 AND THE M.J. PEREZ SURVEY NO. 9, ABSTRACT NO. 251, DESCRIBED IN INSTRUMENT, RECORDED AS DOC# 92526 OF THE WILSON COUNTY, TX.

Rakowitz
ENGINEERING & SURVEYING
TEXAS REGISTERED ENGINEERING FIRM F-9155
TEXAS LICENSED SURVEYING FIRM 101612-00

830.281.4060 515 W Oaklawn Rd Suite A PLEASANTON, TX 78064

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