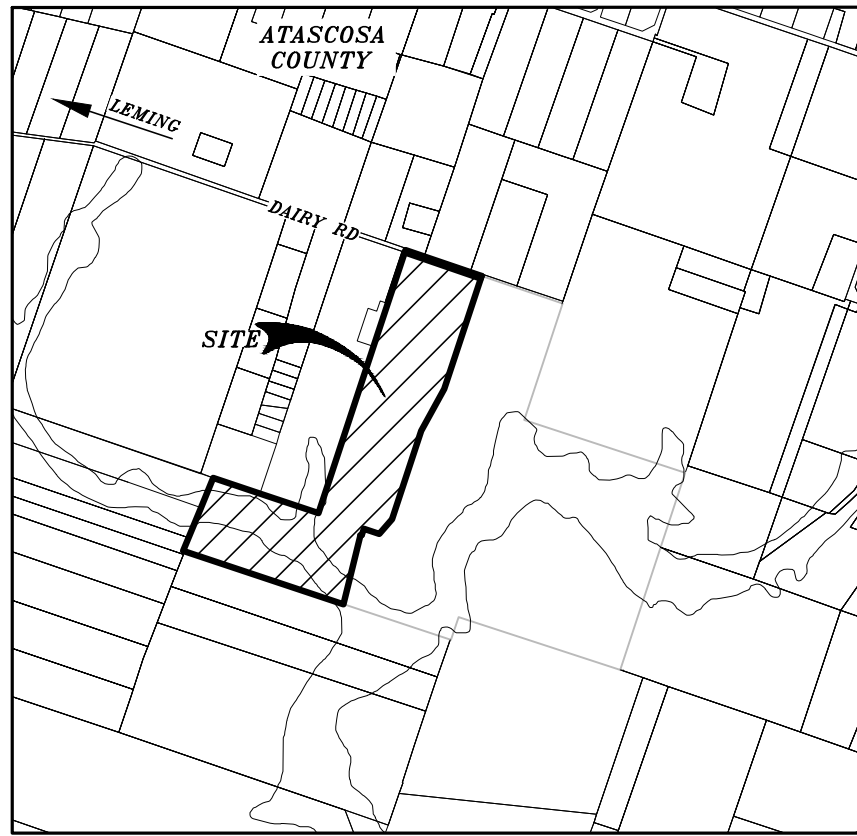


Date: Oct 25, 2023, 11:21am User ID: CAD1-2022
File: N:\Projects\2023\23-2979 TREF Land, LLC - Dairy Rd\Civil\p1\23-2979 DAIRY RD PLAT.dwg



THE STATE OF TEXAS
COUNTY OF MEDINA

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JONATHAN H. ROTHE, 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 WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF ATASCOSA COUNTY, TEXAS.

PRELIMINARY

WALT F. RAKOWITZ
515 W. OAKLAWN RD, STE A.
PLEASANTON, TEXAS 78064
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6286, 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, 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
515 W. OAKLAWN RD, STE A.
PLEASANTON, TEXAS 78064
LICENSED PROFESSIONAL ENGINEER
NO. 96536, STATE OF TEXAS

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
A.C.A.D. = ATASCOSA COUNTY APPRAISAL DISTRICT
PGS. = PAGES
R.O.W. = RIGHT-OF-WAY
VOL. = VOLUME
VIAE = VEHICULAR NON-ACCESS EASEMENT

4 LOT NUMBER
101 AC GROSS LOT ACREAGE
FFE = MIN. FINISHED FLOOR ELEVATION
BFE = BASE FLOOD ELEVATION

○ = FOUND STEEL ROD MONUMENT

● = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "ROTHE & ASSOC RPLS 6286"

○ = 30' DRAINAGE EASEMENT

○ = 25' DRAINAGE EASEMENT

⊕ = APPROXIMATE ORIGINAL SURVEY CORNER

⊗ = EXISTING WATER WELL

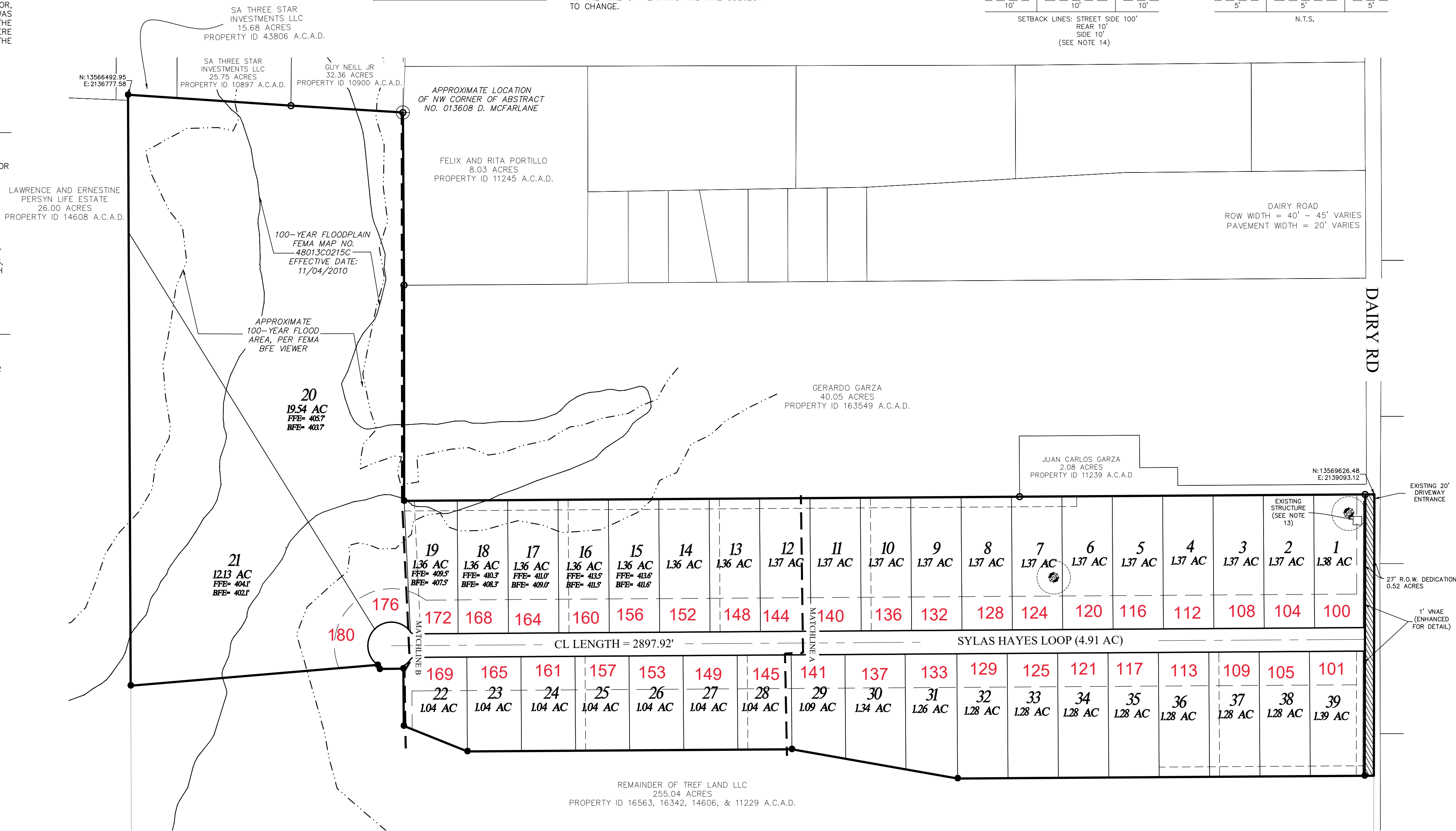
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- - - - - = WATER WELL EASEMENT
- - - - - = 100-YEAR FLOODPLAIN
- - - - - = APPROXIMATE 100-YEAR FLOOD AREA PER FEMA BFE VIEWER

ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:

- 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.
- SEE TABLE LOCATED ON THIS SHEET FOR CULVERT DIMENSIONS FOR EACH LOT.
- 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 THE FINAL APPROVAL OF THE PLAT BY ATASCOSA COUNTY COMMISSIONERS COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.
- THE LOCATION AND DIMENSIONS OF STREETS AS SET FORTH AND LAID OUT ON THIS PLAT ARE IN ACCORDANCE WITH THE SUBDIVISION AND DEVELOPMENT REGULATIONS OF ATASCOSA COUNTY, TEXAS.
- NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT(S) UNTIL FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND AN APPLICATION FOR SEPTIC PERMIT HAS BEEN SUBMITTED.
- WATER SERVICE PROVIDED TO THIS SUBDIVISION BY MCCOY WSC.
- ELECTRIC SERVICE PROVIDED TO THIS SUBDIVISION BY KARNES ELECTRIC COOPERATIVE, INC.
- 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 AS APPLICABLE.
- THIS SUBDIVISION WILL BE SERVED BY MCCOY WATER SUPPLY CORPORATION, 2125 FM 541, MCCOY, TEXAS 78113. INFORMATION ON THE MCCOY WATER SUPPLY CORPORATION IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THE OFFICE OF THE COUNTY CLERK OF ATASCOSA COUNTY, TEXAS AND BE STATED IN THE DEED RESTRICTIONS.
- EXISTING STRUCTURES ARE ALLOWED TO ENCRoACH INTO UTILITY EASEMENTS AND SETBACK LINES.
- CORNER LOTS (LOTS FRONTED BY R.O.W. ON TWO (2) SIDES) SHALL HAVE A 100' BUILDING SETBACK TO THE SIDE WITH THE SHORTEST LENGTH AND A 25' BUILDING SETBACK TO THE SIDE WITH THE LONGEST LENGTH.
- TOTAL AREA OF ALL RIGHTS-OF-WAY TO BE DEDICATED TO THE PUBLIC (SEE "SYLAS HAYES LOOP" TOTAL ACREAGE).
- TREF LAND, LLC, SEEKS COUNTY MAINTENANCE ON ALL ROADS WITHIN THE SUBDIVISION.

RESIDENTIAL DRIVEWAY CULVERTS	
LOTS 1-2, 5-13	1 - 18" CULVERT
LOTS 3 & 4	2 - 18" CULVERTS

FINISHED FLOOR NOTE:
FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2' ABOVE BASE FLOOD ELEVATIONS (BFE'S) SHOWN ON THE PLAT. BFE'S ARE BASED ON FEMA'S BFE ESTIMATOR AT THE TIME OF PLATTING AND ARE SUBJECT TO CHANGE.



PLAT OF DAIRY ACRES SUBDIVISION

BEING 84.35 ACRES, ESTABLISHING LOTS 1-39, BEING OUT OF A 256.715 ACRE TRACT OF LAND, DESCRIBED IN AN INSTRUMENT, RECORDED IN CLERK'S FILE NO. 231209, OFFICIAL PUBLIC RECORDS, ATASCOSA COUNTY, TEXAS, AND LYING IN THE J.R. BALDWIN SURVEY NO. 1051, ABSTRACT NO. 73, AND THE D. MCFARLANE SURVEY NO. 1054, ABSTRACT NO. 608, ATASCOSA COUNTY, TEXAS.

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

SURVEYOR:
ROTHE & ASSOCIATES, PLLC
1705 AVE. K, P.O. BOX 426
HONDO, TX 78861
(830) 426-3005

OWNER:
TREF LAND, LLC
10223 MCALLISTER FWY #105
SAN ANTONIO, TX 78216
(210)687-5734

PROPERTY INFORMATION
PROPERTY ID: 11229
LEGAL ACRES: 114.39
LEGAL DESC.: ABS A00073
JR BALDWIN SV-1051

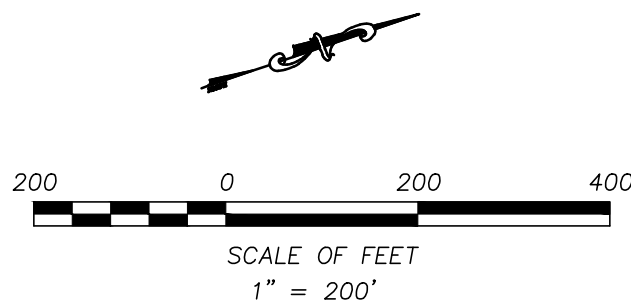
PROPERTY INFORMATION
PROPERTY ID: 14606
LEGAL ACRES: 53.50
LEGAL DESC.: ABS A00608
DUGALD MCFARLANE SV-1054

PROPERTY INFORMATION
PROPERTY ID: 16563
LEGAL ACRES: 33.15
LEGAL DESC.: ABS A00894
J WILLIAMS SV-1052

PROPERTY INFORMATION
PROPERTY ID: 16342
LEGAL ACRES: 54.00
LEGAL DESC.: ABS A00864
W TUMLINSON SV-1129

LOT SUMMARY TABLE				
LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSSF
< 2.5 AC	37	0	0	39
2.5-10 AC	0	0	0	0
> 10 AC	2	0	0	0
TOTAL	39	0	0	39

PLAT INCLUDES 2,925 LF STREET



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
TREF LAND, LLC
10223 MCALLISTER FWY. #105
SAN ANTONIO, TEXAS 78216

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 _____, 20__ 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 _____, 20__ 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 _____



ROTHER & ASSOCIATES, PLLC
SURVEYING AND ENGINEERING
1705 AVE. K, PO BOX 426
HONDO, TX 78861

NO.	REVISION	DATE	BY
1	PRELIMINARY PLAT	09/13/2023	RLT
2	PLAT REVISION	10/25/2023	RLT

Date: Oct 25, 2023, 11:21am User ID: CAD1-2022
File: N:\Projects\2023\23-2979 PREP LUNA, LLC - Dairy Rd\Civil\pca\23-2979 DAIRY RD PLAT.dwg

LEGEND

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VOL.	= VOLUME		= WATER WELL EASEMENT
VNAE	= VEHICULAR NON-ACCESS EASEMENT		= APPROXIMATE 100-YEAR FLOOD AREA PER FEMA BFE VIEWER
4	LOT NUMBER		
1.01 AC	GROSS LOT ACREAGE		
FFE	= MIN. FINISHED FLOOR ELEVATION		
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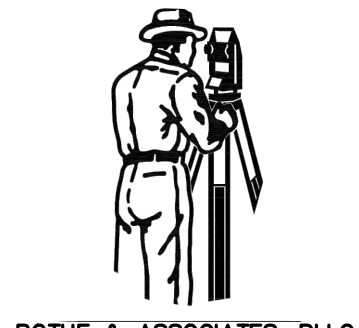
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LOTS 1-2, 5-13	1	18" CULVERT
LOTS 3 & 4	2	18" CULVERTS

CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	5.00'	089°30'03"	S26°10'14"E	7.04'
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C8	15.00'	053°58'00"	S43°33'50"W	13.61'
C9	70.00'	098°58'00"	S75°54'15"E	106.43'
C10	70.00'	098°58'00"	S23°03'50"W	106.43'

LINE TABLE		
LINE NUMBER	LENGTH	BEARING
L1	80.00'	S70° 55' 16"E



830.281.4060 515 W Oaklawn Rd Suite A PLEASANTON, TX 78064



ROTHE & ASSOCIATES, PLLC
SURVEYING AND ENGINEERING
1705 AVE. K, PO BOX 426
HONDO, TX 78661

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(830) 281-4060

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SAN ANTONIO, TX 78216
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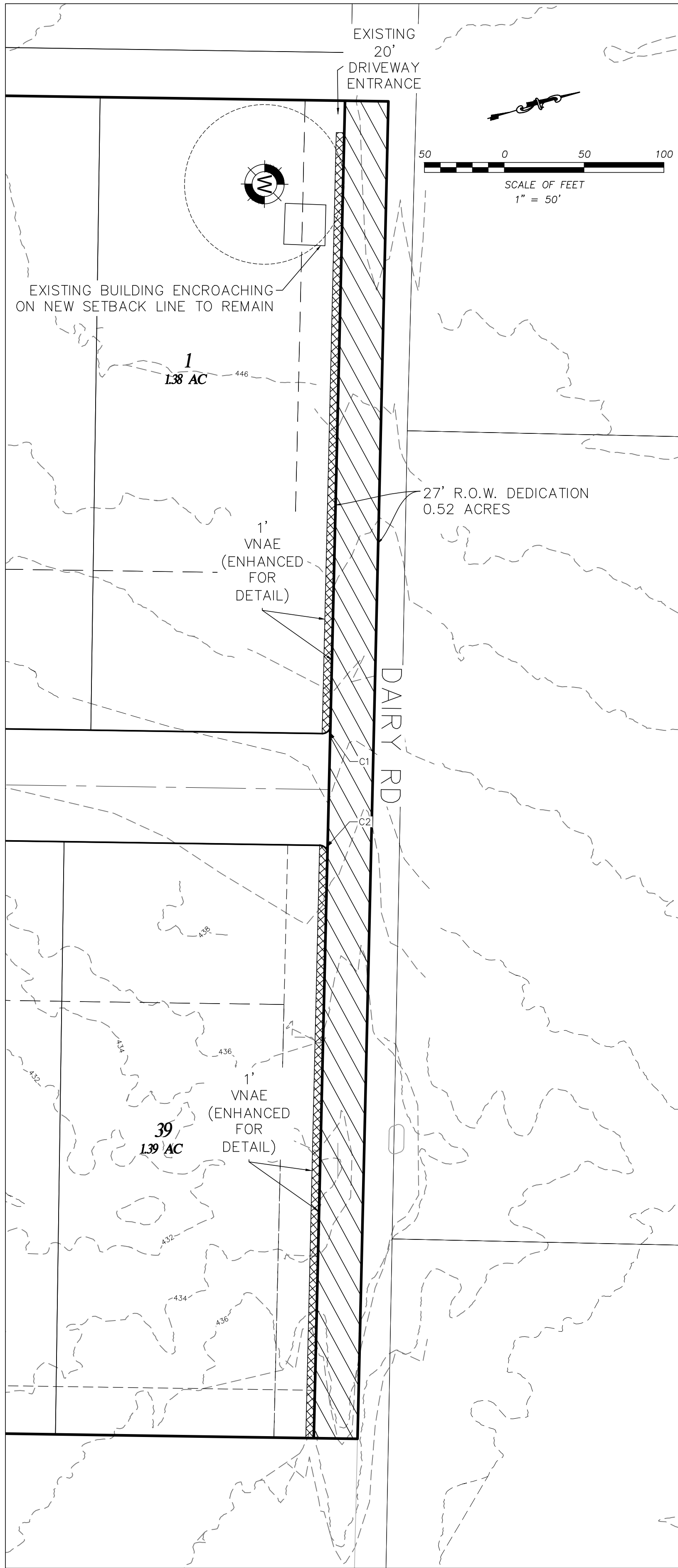
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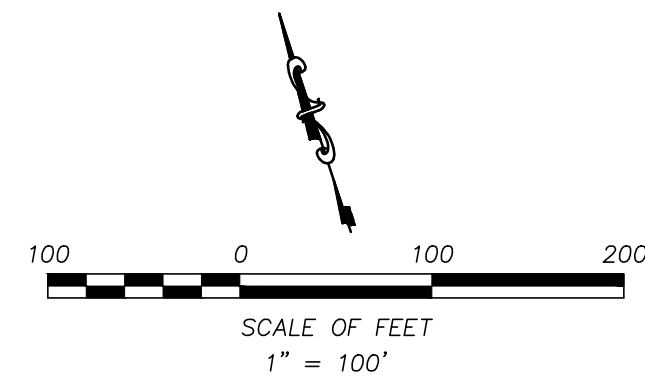
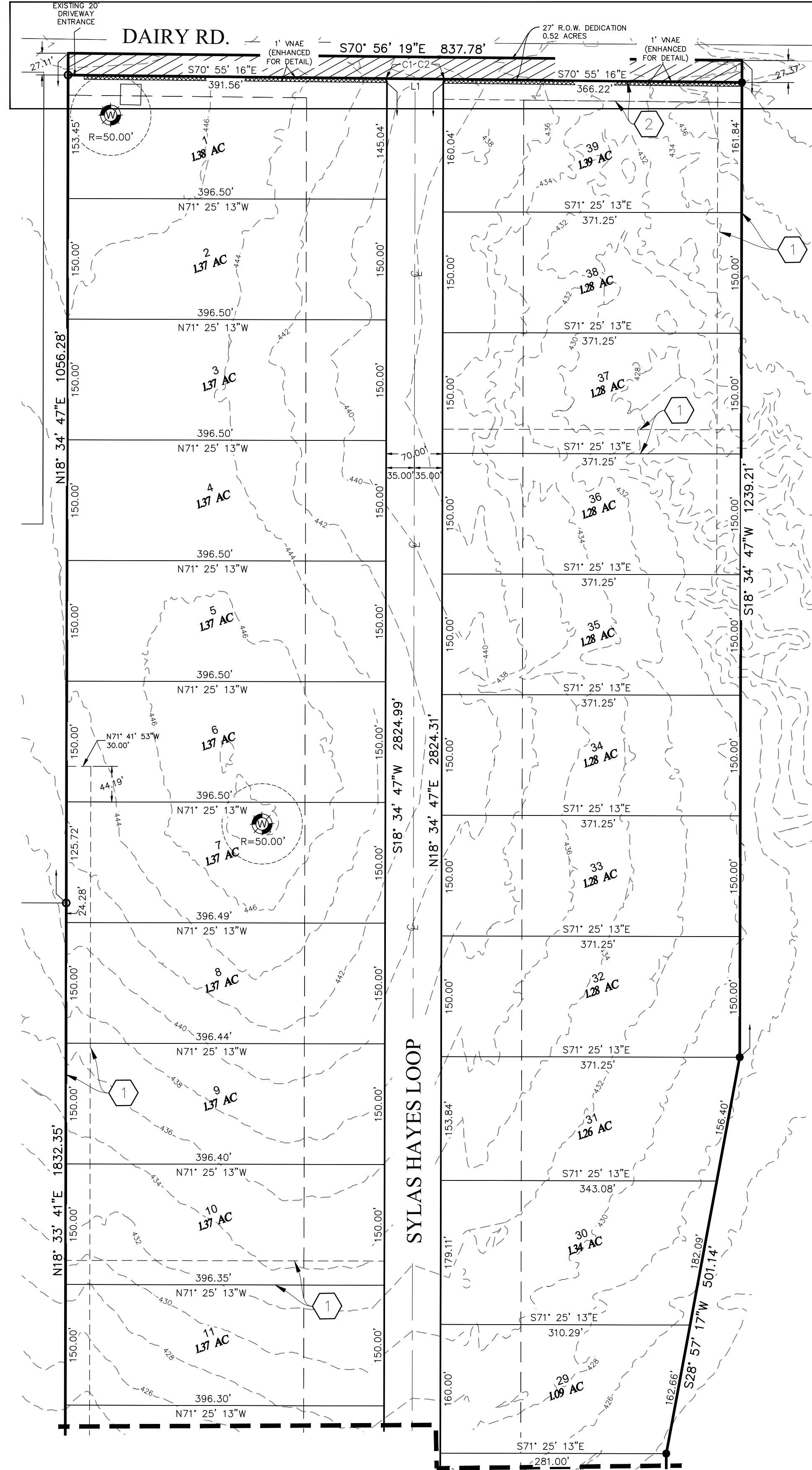
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DETAIL A



SEE DETAIL A



PLAT OF DAIRY ACRES SUBDIVISION

MATCHLINE A: SEE
SHEET 3 - 4

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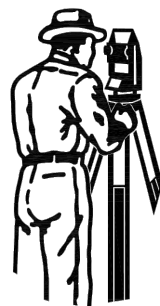
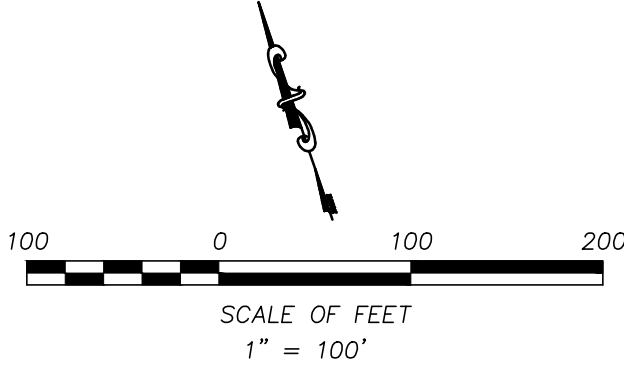
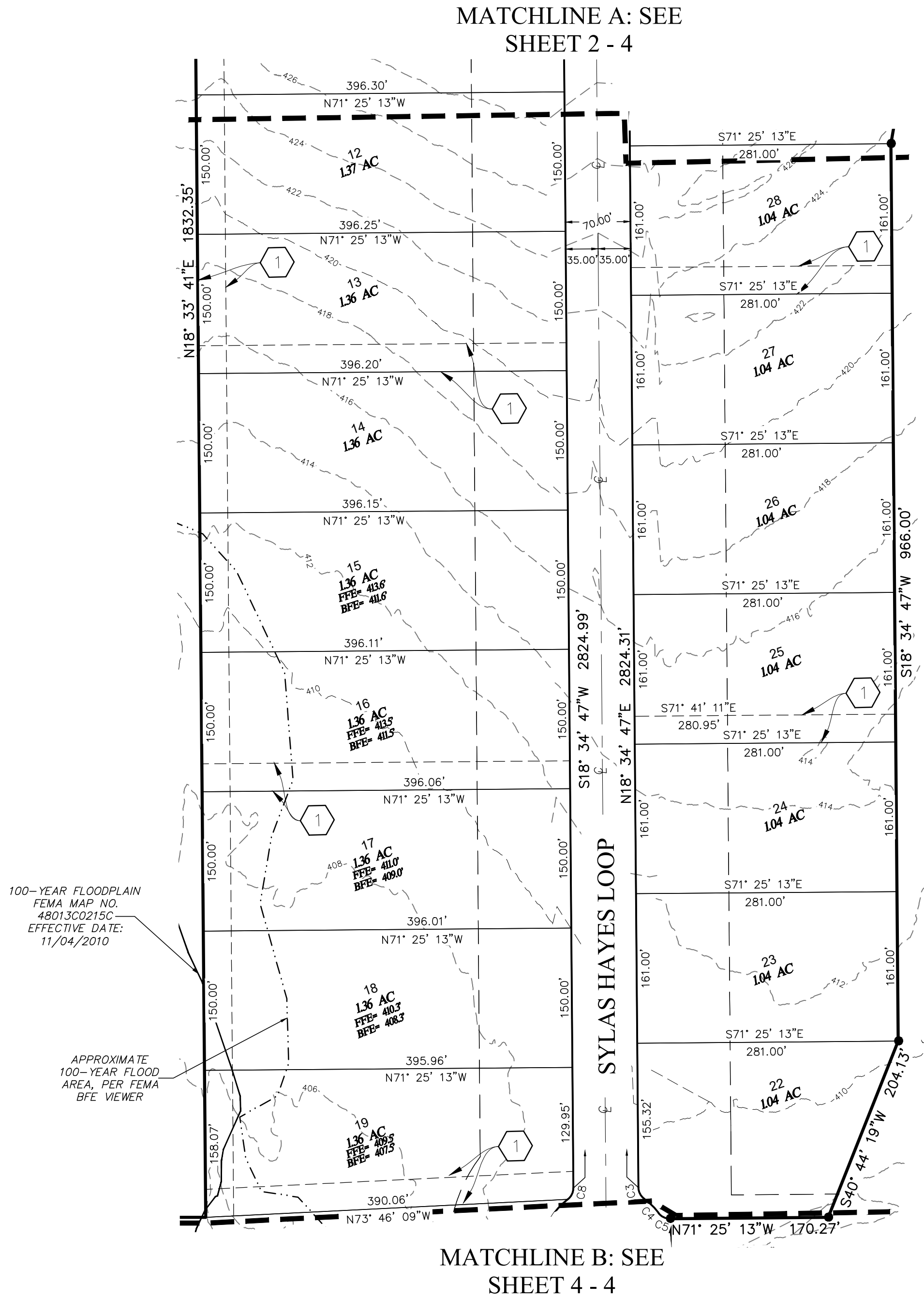
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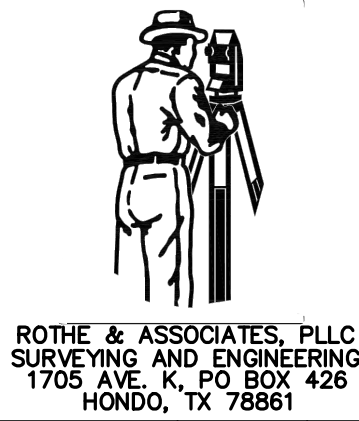
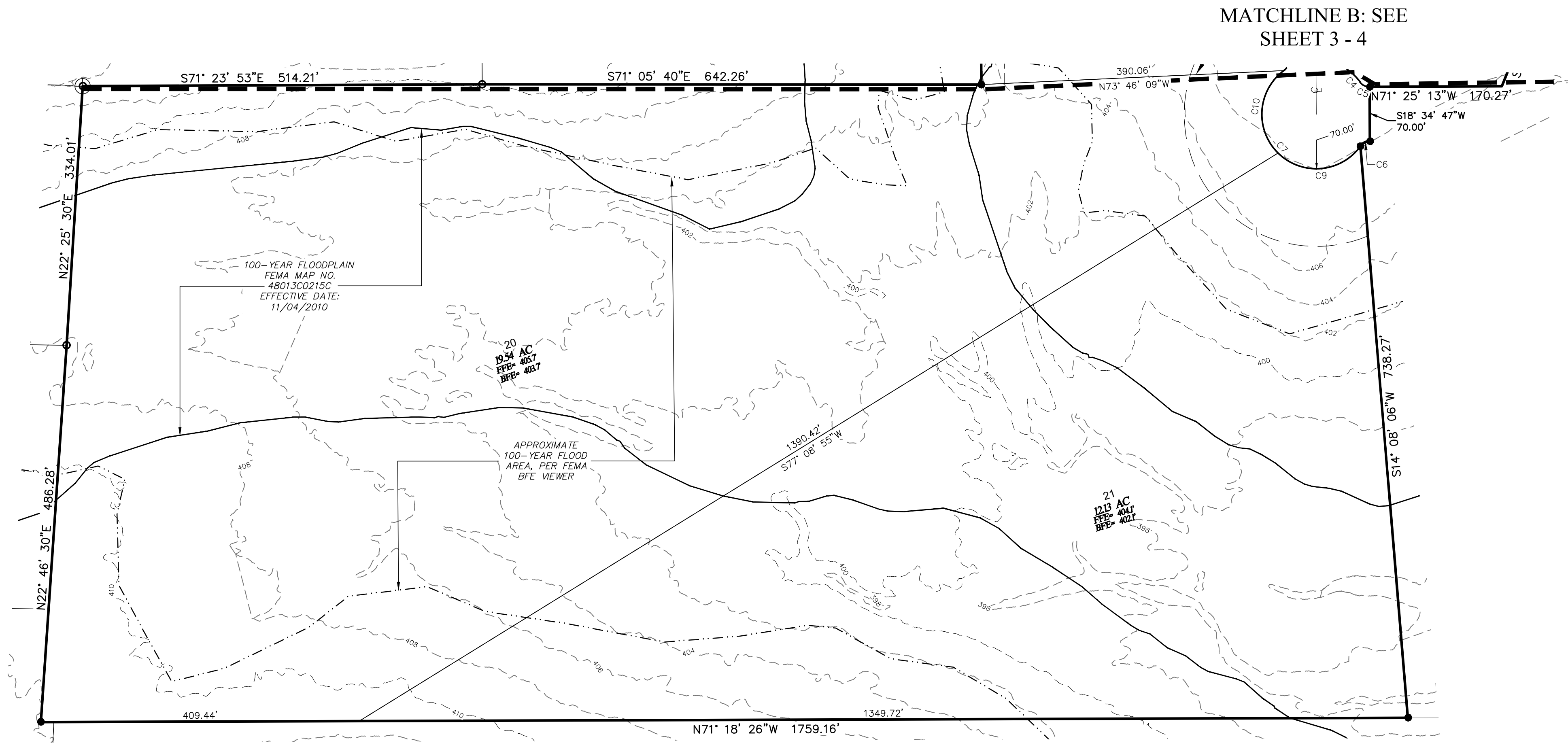
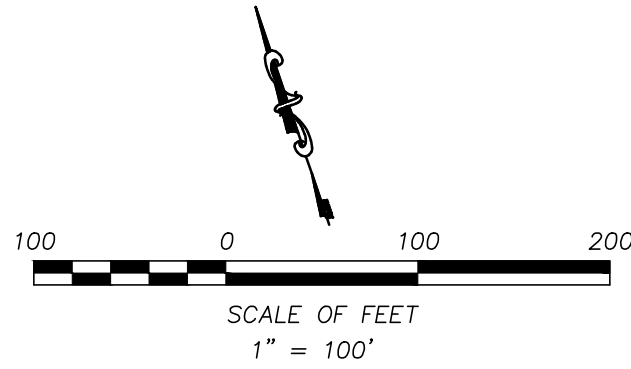
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C8	15.00'	053°58'05"	S43°33'50"W	13.61'	14.13'
C9	70.00'	098°58'05"	S75°54'10"E	106.43'	120.91'
C10	70.00'	098°58'05"	S23°03'50"W	106.43'	120.91'



830.281.4060 515 W Oaklawn Rd Suite A PLEASANTON, TX 78064

NO.	REVISION	DATE	BY
1	PRELIMINARY PLAT	09/13/2023	RLT
2	PLAT REVISION	10/25/2023	RLT

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

PLAT OF DAIRY ACRES SUBDIVISION

SURVEYOR:
ROTHE & ASSOCIATES, PLLC
1705 AVE. K, P.O. BOX 426
HONDO, TX 78861
(830) 426-3005

OWNER:
TREF LAND, LLC
10223 MCALLISTER FWY #105
SAN ANTONIO, TX 78216
(210)687-5734

PROPERTY INFORMATION
PROPERTY ID: 11229
LEGAL ACRES: 114.39
LEGAL DESC.: ABS A00073
JR. BALDWIN SV-1051

PROPERTY INFORMATION
PROPERTY ID: 14606
LEGAL ACRES: 53.59
LEGAL DESC.: ABS A00608
DUGALD MCFARLANE SV-1054

PROPERTY INFORMATION
PROPERTY ID: 16563
LEGAL ACRES: 33.15
LEGAL DESC.: ABS A00894
J. WILLIAMS SV-1052

PROPERTY INFORMATION
PROPERTY ID: 16342
LEGAL ACRES: 54.00
LEGAL DESC.: ABS A00864
W. TUMLINSON SV-1129