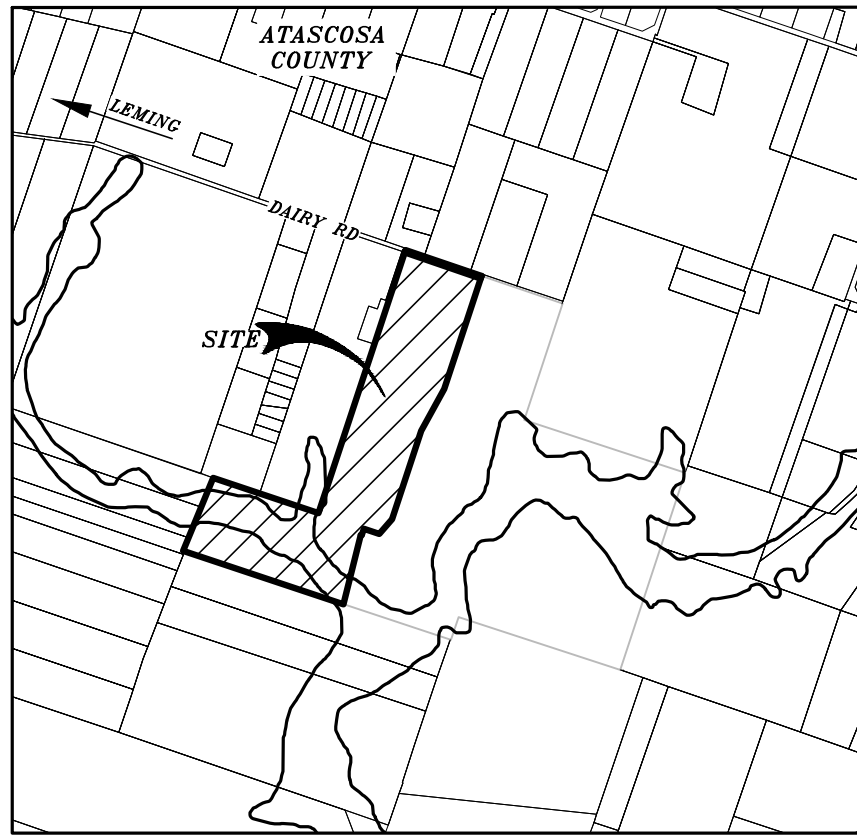


Date: Aug 17, 2023, 5:13pm, User ID: CAD2023-1
File: N:\Projects\2023\23-2979 TREF LAND, LLC - Dairy Rd\Civil\p1\23-2979 DAIRY RD plat.dwg



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

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

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 = FINISHED FLOOR ELEVATION

BFE = BASE FLOOD ELEVATION

○ = FOUND STEEL ROD MONUMENT

● = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "CHARLES ROTHE & ASSOCIATES, INC."

○ = 30" DRAINAGE EASEMENT

○ = 25" DRAINAGE EASEMENT

⊕ = APPROXIMATE ORIGINAL SURVEY CORNER

⊗ = EXISTING WATER WELL

— = PROPERTY LINE
— = LOT LINE
— = R.O.W.
— = ADJOINER
- - - 650' - - - = EXISTING CONTOUR
- - - - - = BUILDING SET BACK EASEMENT
- - - - - = DRAINAGE EASEMENT
- - - - - = 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 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 ENCRACH 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.

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 PROPOSED CONDITIONS THE REPORT TITLED "THE TIMBERS SUBDIVISION, DRAINAGE STUDY" PREPARED BY RESPEC DATED JUNE 2020.

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.

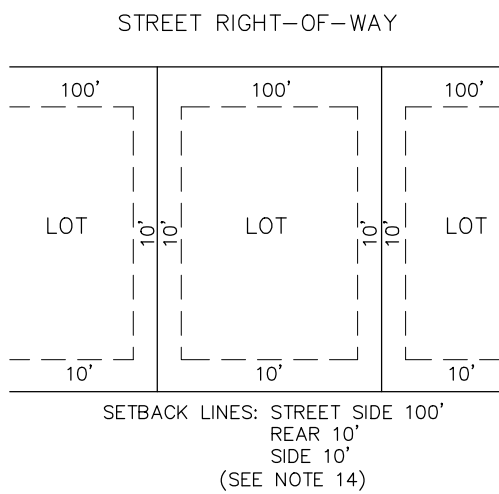
SETBACK NOTES:

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

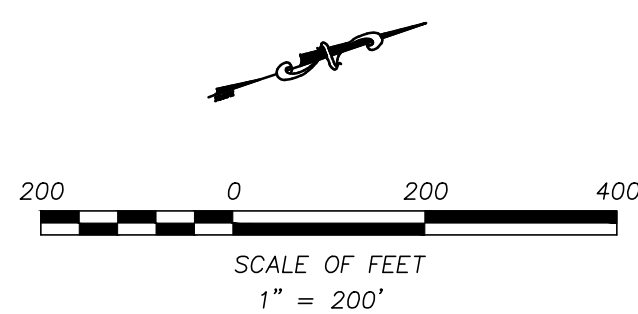
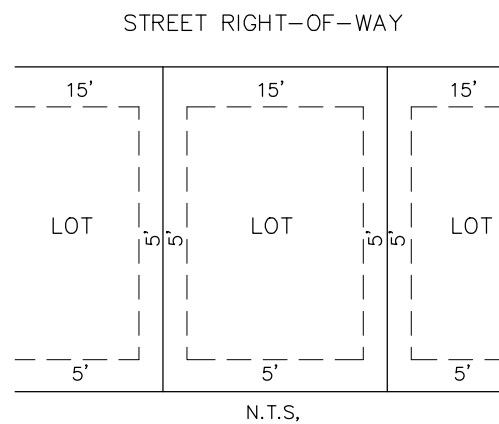
FLOODPLAIN NOTE:

THE LIMITS OF THIS PLAT DOES CONTAIN ZONE A FEMA FLOODPLAIN AS SHOWN ON FIRM MAP NUMBER 48013C0215C EFFECTIVE NOVEMBER 4, 2010.

TYPICAL LOT WITH SETBACK LINES



TYPICAL LOT WITH MINIMUM UTILITY EASEMENT



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.

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 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 _____

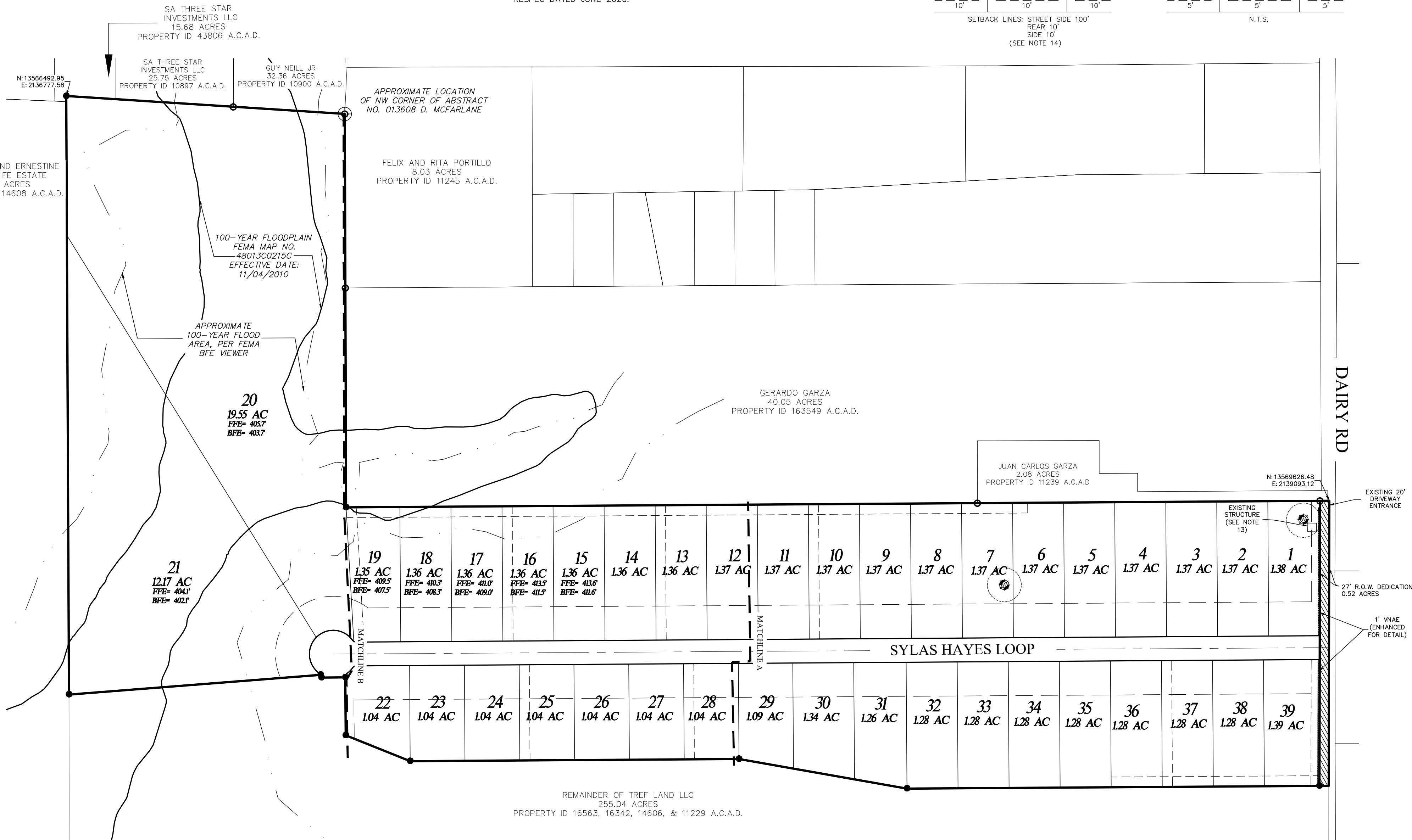
COMMISSIONER PRECINCT 3 _____

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 _____



PLAT OF DAIRY ACRES SUBDIVISION

ESTABLISHING LOTS 1-39, BEING PART 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 SURVEYING & ENGINEERING
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

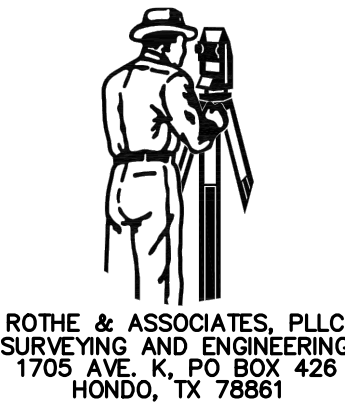
LOT SUMMARY TABLE				
LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSSF
< 2.5 AC	37	0	0	39
2.5-10 AC	0	0	0	0
> 10 AC	2	0	0	0
TOTAL	39	0	0	39

PLAT INCLUDES 2,925 LF STREET

SHEET 1 OF 1 23-2979



830.281.4060 515 W Oaklawn Rd Suite A PLEASANTON, TX 78064



NO.	REVISION	DATE	BY
1	PRELIMINARY PLAT	08/17/2023	RLT

Date: Aug 17, 2023, 5:15pm, User: JD, CAD2023-1
File: N:\Projects\2023\23-2979 PREP LUNA, LLC - Dairy Rd\Civil\pca\23-2979 DAIRY RD plat.dwg

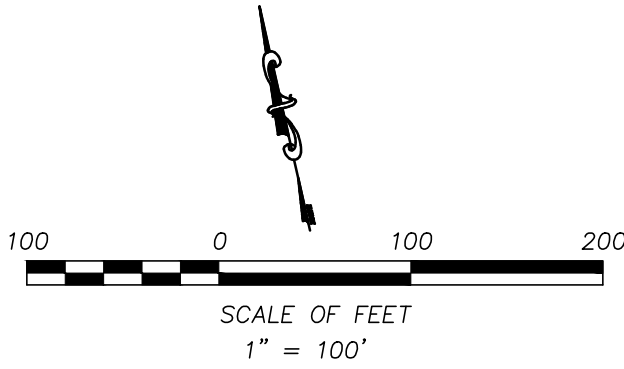
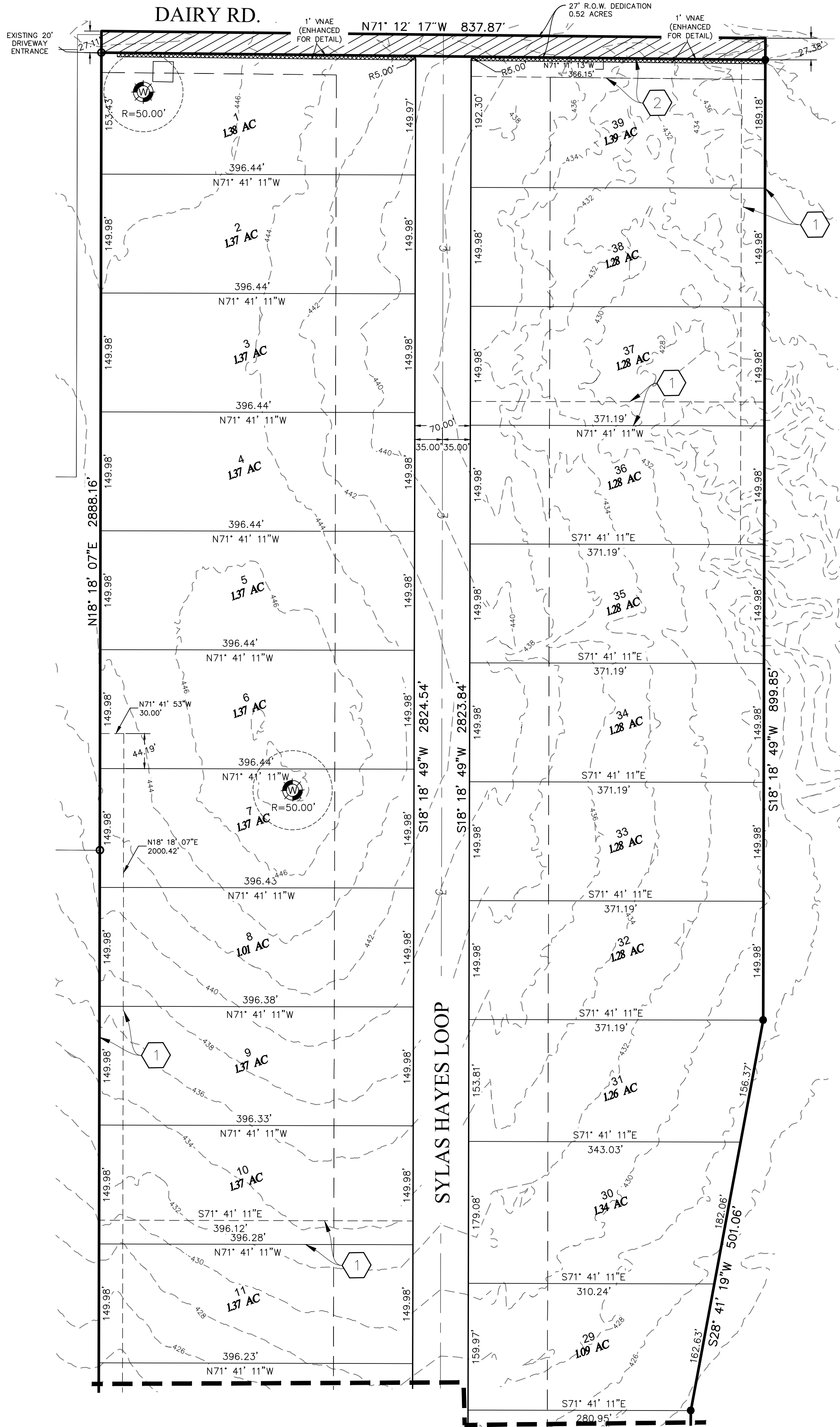
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R.O.W. = RIGHT-OF-WAY
VOL. = VOLUME
VNAE = VEHICULAR NON-ACCESS EASEMENT
- = PROPERTY LINE
= LOT LINE
= R.O.W.
= ADJOINER
- - - 650 - - - = EXISTING CONTOUR
- - - - - = BUILDING SET BACK EASEMENT
- - - - - = DRAINAGE EASEMENT
- - - - - = WATER WELL EASEMENT
- - - - - = 100-YEAR FLOODPLAIN
- - - - - = APPROXIMATE 100-YEAR FLOOD AREA PER FEMA BFE VIEWER

4 LOT NUMBER
1.01 AC GROSS LOT ACREAGE
FFE = FINISHED FLOOR ELEVATION
BFE = BASE FLOOD ELEVATION

- = FOUND STEEL ROD MONUMENT
● = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "CHARLES ROTHE & ASSOCIATES, INC."
① 30" DRAINAGE EASEMENT
② 25" DRAINAGE EASEMENT
⊕ APPROXIMATE ORIGINAL SURVEY CORNER
⊙ EXISTING WATER WELL

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



MATCHLINE A: SEE
SHEET 3 - 4

PLAT
OF
DAIRY ACRES SUBDIVISION

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

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

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

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LEGAL DESC.: ABS A00894
J WILLIAMS SV-1052

PROPERTY INFORMATION
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LEGAL DESC.: ABS A00864
W TUMLINSON SV-1129

D.R.	= DEED RECORDS OF	-----	= PROPERTY LINE
	ATASCOSA COUNTY, TEXAS	-----	
ESMT	= EASEMENT	-----	= LOT LINE
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O.P.R.	= OFFICIAL PUBLIC RECORDS	----- 650 -	= ADJONER
	OF REAL PROPERTY OF	-----	= EXISTING CONTOUR
	ATASCOSA COUNTY, TEXAS	-----	= BUILDING SET BACK EASEMENT
A.C.A.D.	= ATASCOSA COUNTY	-----	
	APPRAISAL DISTRICT	-----	= DRAINAGE EASEMENT
P.G.S.	= PAGES	-----	
R.O.W.	= RIGHT-OF-WAY	-----	= WATER WELL EASEMENT
VOL.	= VOLUME	-----	= 100-YEAR FLOODPLAIN
WAE	= VEHICULAR NON-ACCESS	-----	= APPROXIMATE 100-YEAR
	EASEMENT	-----	FLOOD AREA PER FEMA
			BP-1 (REV. 8)

1.01 AC GROSS LOT ACREAGE

BFE - BASE FLOOD ELEVATION

DPE = DRY FLOOD ELEVATION

○ = FOUND STEEL ROD MONUMENT

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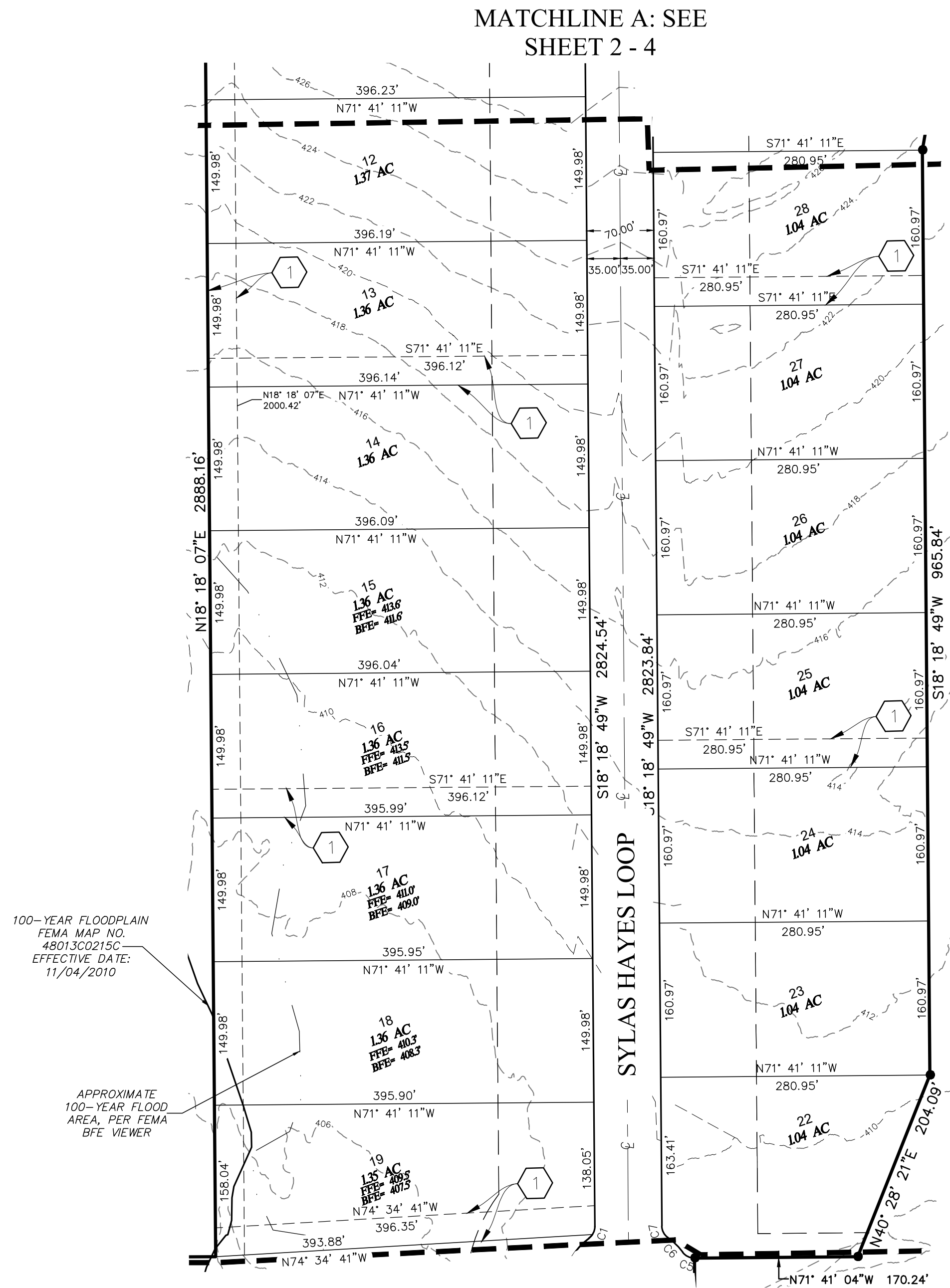
1 30' DRAINAGE EASEMENT

2 25' DRAINAGE EASEMENT

 APPROXIMATE ORIGINAL SURVEY CORNER

EXISTING WATER WELLS

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



MATCHLINE B: SEE
SHEET 4 - 4

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	33°18'34"	S34°58'06"W	8.60'	8.72'
C2	70.00'	098°57'45"	S22°47'42"W	106.41'	120.89'
C3	70.00'	098°57'45"	S76°10'03"E	106.41'	120.89'
C4	15.00'	32°00'01"	N44°11'11"E	8.27'	8.38'
C5	15.00'	053°57'45"	N44°42'18"W	13.61'	14.13'
C6	70.00'	017°55'30"	N26°41'11"W	21.81'	21.90'
C7	15.00'	053°57'45"	N08°40'03"W	13.61'	14.13'

PLAT
OF
DAIRY ACRES SUBDIVISION

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

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

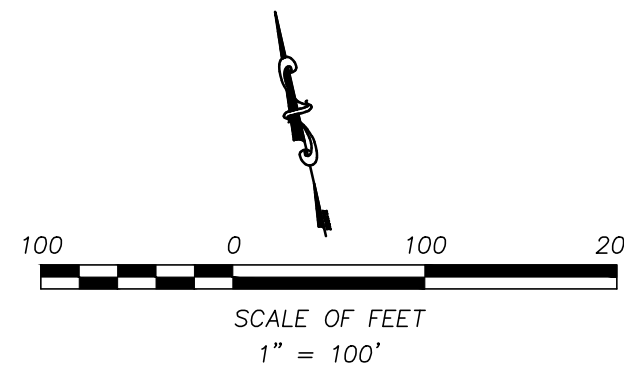
OWNER:
TREF LAND, LLC
10223 MCALLISTER FWY #105
SAN ANTONIO, TX 78216
(210)687-5734

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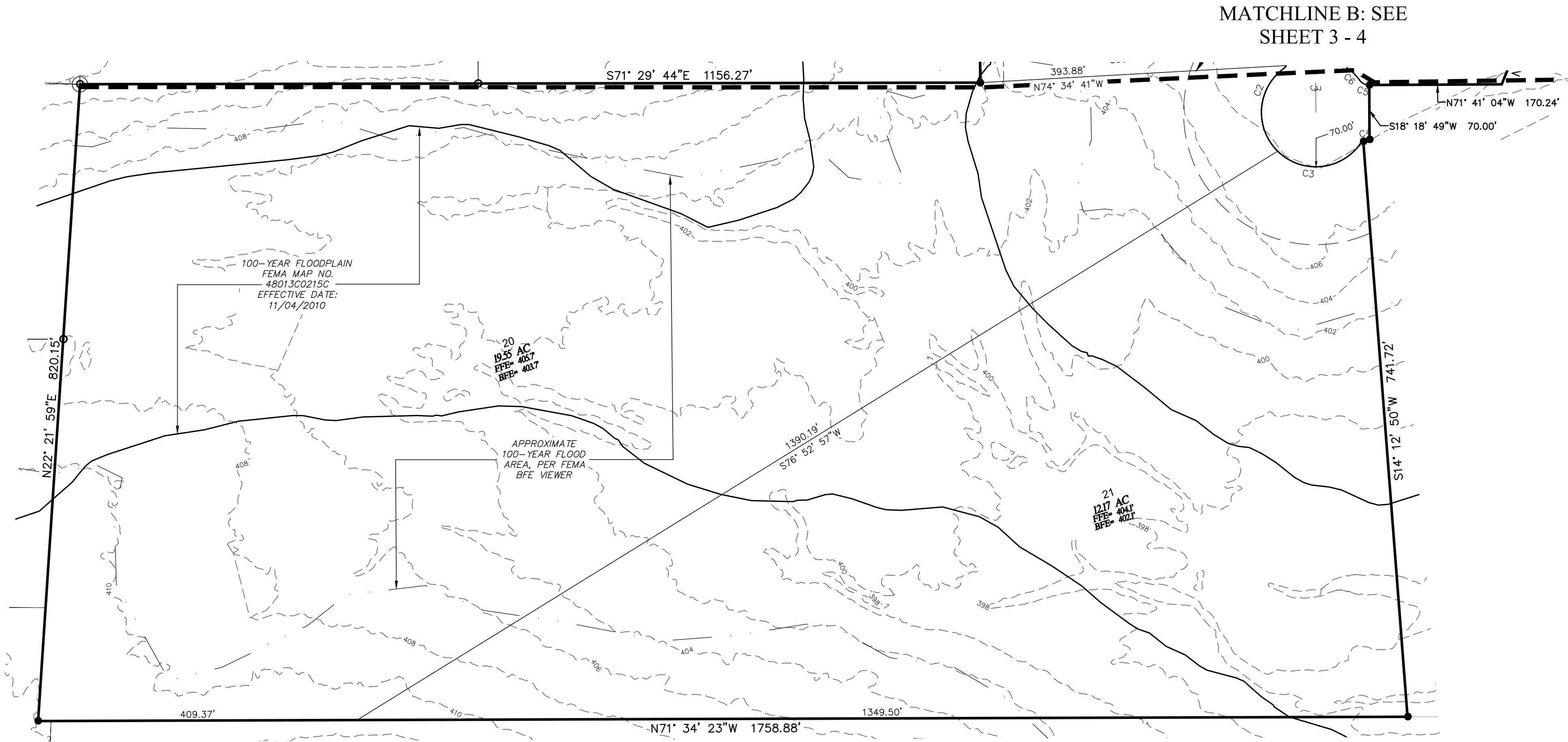
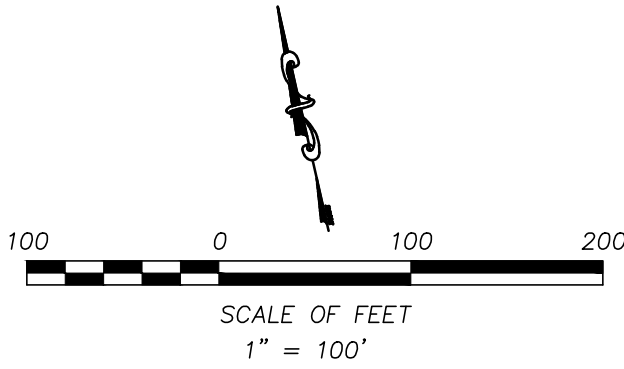
ROTHE & ASSOCIATES, PLLC
SURVEYING AND ENGINEERING
1705 AVE. K, PO BOX 426
HONDO, TX 78861

830.281.4060		515 W Oaklawn Rd Suite A		PLEASANTON, TX 78064		1705 AVE K, PO BOX 426 HONOLULU, HI 96811	
NO.		REVISION				DATE	BY
1		PRELIMINARY PLAT				08/17/2023	RLT

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