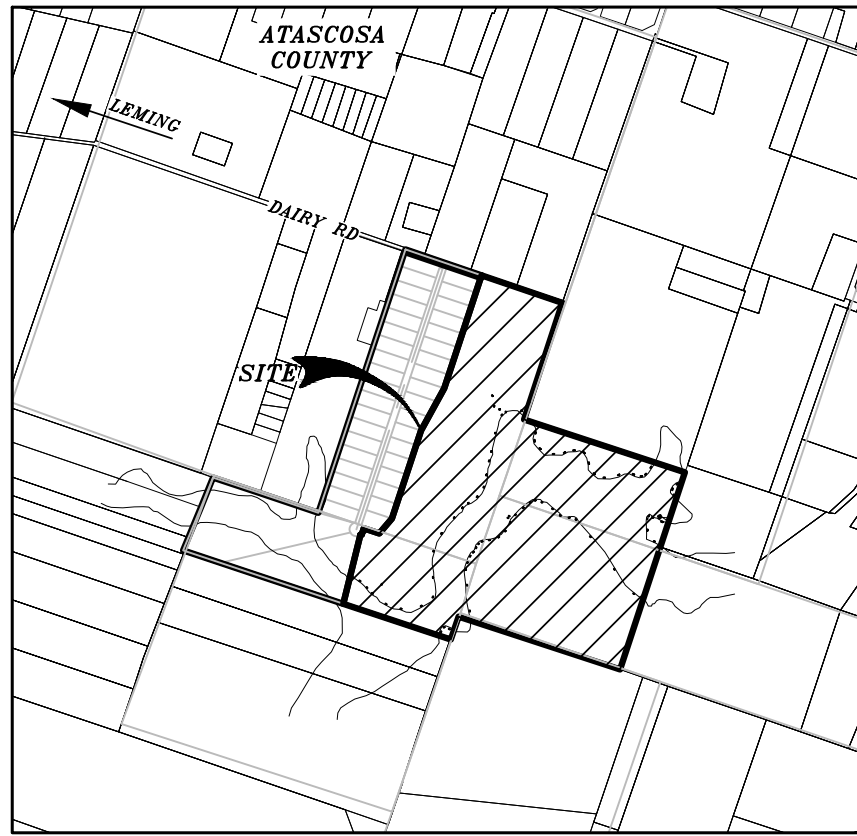


Date: Sep 03, 2026, 1:16pm, User ID: CAD1-2022
File: N:\Projects\2023\23-2979 TREF Land, LLC - Dairy Plt\Civil\UNIT 2 PLAT\23-2979B DAIRY ACRES U2 PLAT.dwg



LEGEND

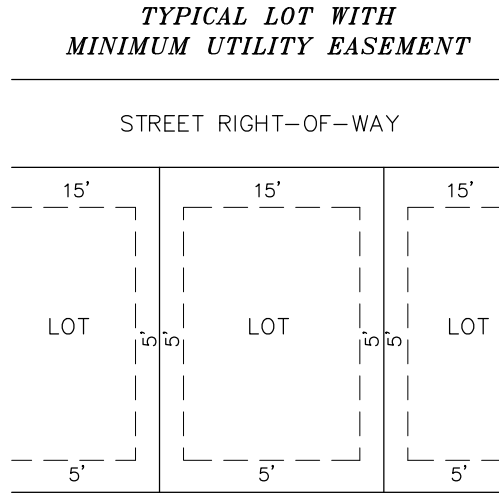
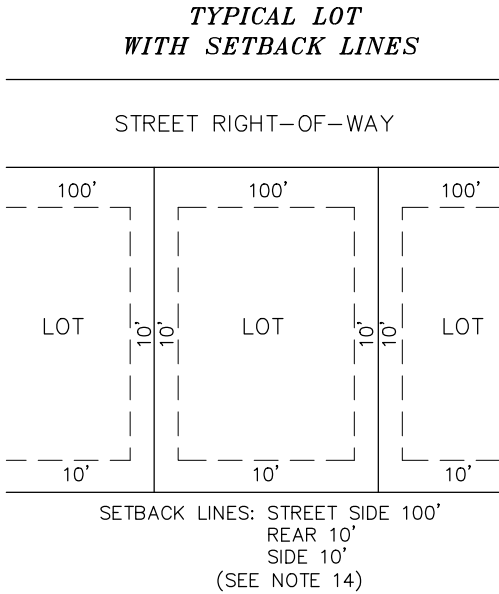
D.R. = DEED RECORDS OF ATASCOSA COUNTY, TEXAS
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A.C.A.D. = ATASCOSA COUNTY APPRAISAL DISTRICT
PGS. = PAGES
R.O.W. = RIGHT-OF-WAY
VOL. = VOLUME
VNAE = VEHICULAR NON-ACCESS EASEMENT

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

= PROPERTY LINE
= LOT LINE
= R.O.W.
= ADJOINER
= EXISTING CONTOUR
= BUILDING SET BACK EASEMENT
= DRAINAGE EASEMENT
= WATER WELL SETBACK
= 100-YEAR FLOODPLAIN
= APPROXIMATE 100-YEAR FLOOD AREA PER FEMA BFE VIEWER

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.

○ = FOUND STEEL ROD MONUMENT
◇ = FOUND PREVIOUSLY SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "ROTHE & ASSOC RPLS 6286"
● = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "ROTHE & ASSOC RPLS 6286"
● = FOUND CORNER POST
③ = 30' DRAINAGE EASEMENT
⑤ = 5' CEMETERY ACCESS EASEMENT (SEE CEMETERY ACCESS EASEMENT NOTE)
③ = VARIABLE WIDTH DRAINAGE EASEMENT
◇ = EXISTING 15' ROADWAY EASEMENT VOL. 294 PG. 325
⊕ = APPROXIMATE ORIGINAL SURVEY CORNER
⊗ = EXISTING WATER WELL



SURVEYOR NOTES:

- THE BASIS OF BEARINGS FOR THIS PLAT ARE RELATIVE TO GEODETIC NORTH WGS84.
- 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "ROTHE & ASSOC RPLS 6286" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

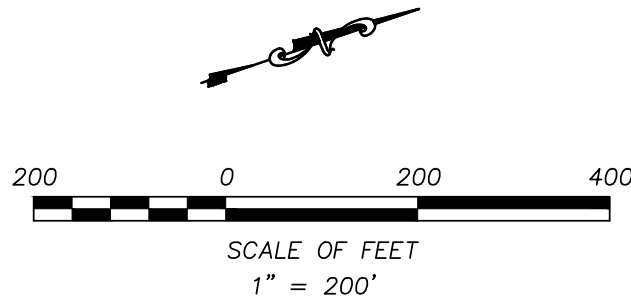
SETBACK NOTES:

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

LOTS WITHIN THE LIMITS OF FEMA FLOODPLAIN MAP FIRM NUMBER 48013C0215C INCLUDE LOTS 56 - 63.



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
CHRIS DAMM
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 THE 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

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 HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF ATASCOSA COUNTY, TEXAS.

JONATHAN H. ROTHE
FIRM NO. 10122200
1705 AVE. K, P.O. BOX 426
HONDO, TEXAS 78861
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.

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

ATASCOSA COUNTY SUBDIVISION REGULATION NOTES:

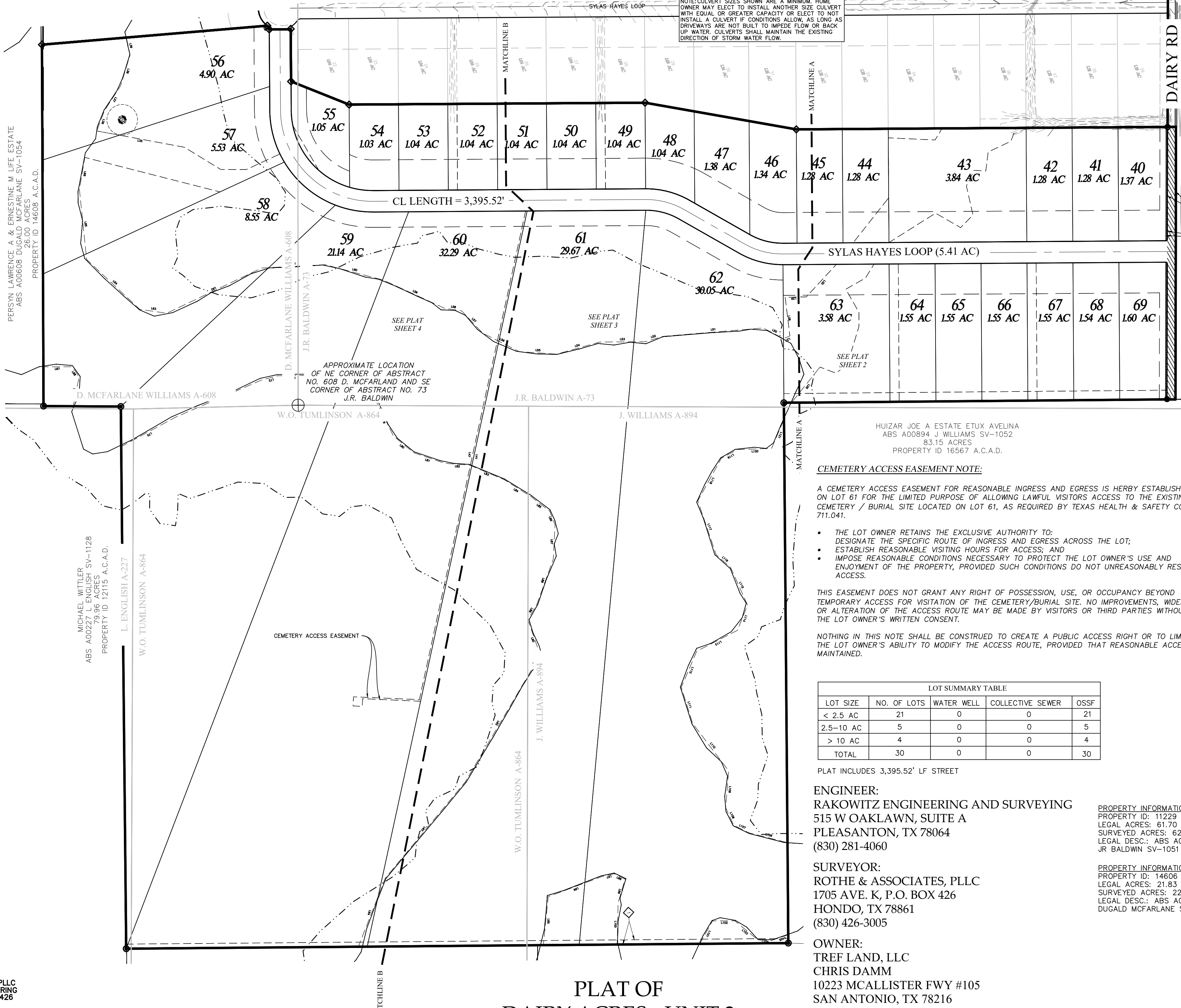
- THE SUBDIVISION IS IN THE PLEASANTON ISD.
- CONVEYANCE OF LOTS SHALL NOT BE PERMITTED UNTIL THE FINAL PLAT HAS BEEN APPROVED BY THE ATASCOSA COUNTY COMMISSIONERS COURT, AND THE RECORDED PLAT FILED WITH THE COUNTY CLERK.
- SEE TABLE LOCATED ON THIS SHEET FOR CULVERT DIMENSIONS FOR EACH LOT.
- NO STRUCTURE 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, 65 PARKFIELD, PLEASANTON, TX 78064. 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.
- ALL LOTS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE RULES OF ATASCOSA COUNTY FOR ON-SITE SEWAGE FACILITIES.
- EXISTING STRUCTURES ARE ALLOWED TO ENROACH INTO UTILITY EASEMENTS AND SETBACK LINES.
- LOTS 55-62 SHALL HAVE A 50' FRONT BUILDING SETBACK.
- 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.
- THIS SUBDIVISION IS LOCATED WITHIN THE ATASCOSA COUNTY EMERGENCY SERVICES DISTRICT NO. 2.



Texas Registered Engineering Firm F-9155
Texas Registered Surveying Firm 101812-00
830-281-4060

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

NO.	REVISION	DATE	BY
1	INITIAL PLAT	06/24/2026	CTA
2	PLAT RESUBMITTAL	09/03/2026	CTA



HUIZAR JOE A ESTATE ETUX AVELINA
ABS A00894 J WILLIAMS SV-1052
83.15 ACRES
PROPERTY ID 16567 A.C.A.D.

CEMETERY ACCESS EASEMENT NOTE:

A CEMETERY ACCESS EASEMENT FOR REASONABLE INGRESS AND EGRESS IS HERBY ESTABLISHED ON LOT 61 FOR THE LIMITED PURPOSE OF ALLOWING LAWFUL VISITORS ACCESS TO THE EXISTING CEMETERY / BURIAL SITE LOCATED ON LOT 61, AS REQUIRED BY TEXAS HEALTH & SAFETY CODE § 711.041.

- THE LOT OWNER RETAINS THE EXCLUSIVE AUTHORITY TO:
 - DESIGNATE THE SPECIFIC ROUTE OF INGRESS AND EGRESS ACROSS THE LOT;
 - ESTABLISH REASONABLE VISITING HOURS FOR ACCESS; AND
 - IMPOSE REASONABLE CONDITIONS NECESSARY TO PROTECT THE LOT OWNER'S USE AND ENJOYMENT OF THE PROPERTY, PROVIDED SUCH CONDITIONS DO NOT UNREASONABLY RESTRICT ACCESS.

THIS EASEMENT DOES NOT GRANT ANY RIGHT OF POSSESSION, USE, OR OCCUPANCY BEYOND TEMPORARY ACCESS FOR VISITATION OF THE CEMETERY/BURIAL SITE. NO IMPROVEMENTS, WIDENING, OR ALTERATION OF THE ACCESS ROUTE MAY BE MADE BY VISITORS OR THIRD PARTIES WITHOUT THE LOT OWNER'S WRITTEN CONSENT.

NOTHING IN THIS NOTE SHALL BE CONSTRUED TO CREATE A PUBLIC ACCESS RIGHT OR TO LIMIT THE LOT OWNER'S ABILITY TO MODIFY THE ACCESS ROUTE, PROVIDED THAT REASONABLE ACCESS IS MAINTAINED.

LOT SUMMARY TABLE				
LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSSF
< 2.5 AC	21	0	0	21
2.5-10 AC	5	0	0	5
> 10 AC	4	0	0	4
TOTAL	30	0	0	30

PLAT INCLUDES 3,395.52' LF STREET

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

PROPERTY INFORMATION
PROPERTY ID: 11229
LEGAL ACRES: 61.70
SURVEYED ACRES: 62.15
LEGAL DESC.: ABS A00073
JR BALDWIN SV-1051

PROPERTY INFORMATION
PROPERTY ID: 16563
LEGAL ACRES: 33.15
SURVEYED ACRES: 35.40
LEGAL DESC.: ABS A00894
J WILLIAMS SV-1052

PROPERTY INFORMATION
PROPERTY ID: 14606
LEGAL ACRES: 21.83
SURVEYED ACRES: 22.53
LEGAL DESC.: ABS A00608
DUGALD MCFARLANE SV-1054

PROPERTY INFORMATION
PROPERTY ID: 16342
LEGAL ACRES: 54.00
SURVEYED ACRES: 52.28
LEGAL DESC.: ABS A00864
W TUMLINSON SV-1129

**PLAT OF
DAIRY ACRES - UNIT 2**

BEING 172.36 ACRES IN ATASCOSA COUNTY, TEXAS, ESTABLISHING LOTS 40-69, BEING 62.15 ACRES OUT OF SURVEY NO. 1051, ABSTRACT 73, J.R. BALDWIN, ORIGINAL GRANTEE, 35.40 ACRES OUT OF SURVEY NO. 1052, ABSTRACT 894, J. WILLIAMS, ORIGINAL GRANTEE, 52.28 ACRES OUT OF SURVEY NO. 1127, ABSTRACT 864, W.O. TUMLINSON, ORIGINAL GRANTEE, AND 22.53 ACRES OUT OF SURVEY NO. 1054, ABSTRACT 608, D. MCFARLANE, ORIGINAL GRANTEE, BEING A PORTION OF THAT CERTAIN 256.715 ACRES OF LAND DESCRIBED IN AN INSTRUMENT RECORDED IN CLERK'S FILE NO. 231209, OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS.

Date: Sep 03, 2026, 1:16pm User ID: CAD1-2022
File: N:\Projects\2023\23-2979B Dairies Unit 2 PLAT.dwg

LEGEND

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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

P.G.S. = PAGES

R.O.W. = RIGHT-OF-WAY

VOL. = VOLUME

VNAE = VEHICULAR NON-ACCESS EASEMENT

= PROPERTY LINE

= LOT LINE

= R.O.W.

= ADJOINER

= EXISTING CONTOUR

= BUILDING SET BACK EASEMENT

= DRAINAGE EASEMENT

= WATER WELL SETBACK

= 100-YEAR FLOODPLAIN

= APPROXIMATE 100-YEAR FLOOD AREA PER FEMA BFE VIEWER

4 LOT NUMBER

LOI AC GROSS LOT ACREAGE

FFE = MIN. FINISHED FLOOR ELEVATION

BFE = BASE FLOOD ELEVATION

○ = FOUND STEEL ROD MONUMENT

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

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

● = FOUND CORNER POST

○ = 30' DRAINAGE EASEMENT

◇ = 5' CEMETERY ACCESS EASEMENT (SEE CEMETERY ACCESS EASEMENT NOTE)

◇ = VARIABLE WIDTH DRAINAGE EASEMENT

◇ = EXISTING 15' ROADWAY EASEMENT VOL. 294 PG. 325

⊕ = APPROXIMATE ORIGINAL SURVEY CORNER

● = EXISTING WATER WELL

RESIDENTIAL DRIVEWAY CULVERTS

LOTS 40-43 1 - 18" CULVERT

LOTS 44-46 1 - 24" CULVERT

LOTS 47-49 1 - 30" CULVERT

LOTS 50-55 2 - 30" CULVERTS

NOTE: CULVERT SIZES SHOWN ARE A MINIMUM. HOME OWNER MAY ELECT TO INSTALL ANOTHER SIZE CULVERT WITH EQUAL OR GREATER CAPACITY OR ELECT TO NOT INSTALL A CULVERT IF CONDITIONS ALLOW, AS LONG AS DRIVEWAYS ARE NOT BUILT TO IMPED FLOW OR BACK UP WATER. CULVERTS SHALL MAINTAIN THE EXISTING DIRECTION OF STORM WATER FLOW.

SCALE OF FEET

1" = 50'

DETAIL A

27' R.O.W. DEDICATION
0.56 ACRES

1' VNAE
(ENHANCED FOR
DETAIL)

SYLAS HAYES
LOOP

1' VNAE
(ENHANCED FOR
DETAIL)

71
1.60 AC

PLAT OF
DAIRY ACRES - UNIT 2

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

SEE DETAIL A (THIS SHEET)

DAIRY RD.

SYLAS HAYES LOOP

MATCHLINE A: SEE SHEET 3 OF 4

100-YEAR FLOODPLAIN
FEMA MAP NO. 460130010C
EFFECTIVE DATE: 11/04/2010

CURVE	RADIUS	DELTA ANGLE	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5.00'	89°30'03"	4.96'	7.81'	S 26°10'14" E	7.04'
C2	5.00'	90°29'57"	5.04'	7.90'	N 63°49'46" E	7.10'
C3	215.00'	30°00'00"	57.61'	112.57'	S 33°34'47" W	111.29'
C4	285.00'	30°00'00"	76.37'	149.23'	N 33°34'47" E	147.53'
C5	215.00'	30°00'00"	57.61'	112.57'	N 33°34'47" E	111.29'
C6	285.00'	30°00'00"	76.37'	149.23'	S 33°34'47" W	147.53'
C7	265.00'	90°00'00"	265.00'	416.26'	S 63°34'47" W	374.77'
C8	335.00'	90°00'00"	335.00'	526.22'	S 63°34'47" W	473.76'
C9	15.00'	53°58'05"	7.64'	14.13'	N 81°35'45" E	13.61'
C10	265.00'	73°20'47"	197.33'	339.24'	S 71°54'24" W	316.54'
C11	335.00'	37°58'06"	115.25'	222.00'	N 59°06'03" E	217.96'
C12	335.00'	30°29'41"	91.32'	178.30'	S 86°40'03" E	176.20'
C13	335.00'	21°32'13"	63.71'	125.92'	N 29°20'54" E	125.18'
C14	265.00'	16°39'13"	38.79'	77.03'	S 26°54'24" W	76.75'
C15	265.00'	11°05'59"	25.75'	51.34'	S 76°58'12" E	51.26'

PROPERTY INFORMATION
PROPERTY ID: 11229
LEGAL ACRES: 61.70
SURVEYED ACRES: 62.15
LEGAL DESC.: ABS A00073
JR BALDWIN SV-1051

PROPERTY INFORMATION
PROPERTY ID: 14606
LEGAL ACRES: 21.83
SURVEYED ACRES: 22.53
LEGAL DESC.: ABS A00608
DUGALD MCFARLANE SV-1054

PROPERTY INFORMATION
PROPERTY ID: 16563
LEGAL ACRES: 33.15
SURVEYED ACRES: 35.40
LEGAL DESC.: ABS A00894
J WILLIAMS SV-1052

PROPERTY INFORMATION
PROPERTY ID: 16342
LEGAL ACRES: 54.00
SURVEYED ACRES: 52.28
LEGAL DESC.: ABS A00864
W TUMLINSON SV-1129

LINE	BEARING	DISTANCE
L1	S 70°55'16" E	80.00'
L2	N 13°14'07" W	179.86'
L3	N 48°31'11" E	94.27'
L4	N 26°32'52" W	57.55'
L5	N 83°50'22" W	96.83'
L6	N 44°57'46" W	57.23'
L7	N 22°17'07" E	38.18'
L8	N 63°54'05" W	62.69'
L9	N 06°12'17" W	81.77'
L10	N 50°19'18" W	46.59'
L11	S 18°34'47" W	241.18'
L12	S 40°08'26" E	44.01'
L13	S 21°32'50" W	152.98'
L14	S 71°25'13" E	195.60'
L15	S 32°46'15" E	186.88'
L16	N 18°34'47" E	116.72'
L17	N 71°25'13" W	145.95'
L18	S 39°30'35" E	53.20'
L19	S 10°45'50" E	74.10'
L20	N 79°16'06" E	86.78'
L21	S 70°51'23" E	46.78'
L22	S 53°55'04" E	108.67'
L23	S 38°15'32" E	35.06'
L24	S 18°39'10" E	30.08'
L25	S 39°48'27" W	55.71'
L26	S 32°12'45" E	149.16'
L27	N 04°11'44" W	22.78'
L28	N 78°01'23" W	127.10'
L29	N 75°57'33" E	69.15'
L30	N 28°19'23" W	144.54'
L31	S 05°55'20" E	121.11'
L32	S 19°11'26" W	83.63'
L33	S 33°16'21" W	455.15'
L34	S 50°23'55" W	138.84'
L35	S 29°29'29" W	290.94'
L36	N 50°05'55" W	71.55'
L37	N 38°03'08" W	95.98'
L38	N 53°54'04" W	105.73'
L39	N 83°30'19" W	57.74'
L40	S 05°55'20" E	231.56'
L41	S 58°46'48" E	1636.81'
L42	S 21°26'26" W	189.47'
L43	S 68°34'34" E	25.00'
L44	S 21°25'26" W	30.00'
L45	N 68°34'34" W	30.00'
L46	N 21°25'26" E	215.26'
L47	N 58°46'48" W	1631.47'
L48	N 78°50'57" W	169.32'
L49	S 18°34'47" W	49.13'
L50	S 46°51'43" W	74.42'
L51	S 14°11'47" W	327.87'
L52	S 02°07'56" W	61.26'
L53	S 18°34'52" W	148.32'
L54	S 03°19'19" W	146.60'
L55	S 22°50'05" W	122.31'
L56	S 45°51'36" W	133.65'
L57	S 65°29'43" W	100.08'
L58	S 27°19'06" W	55.57'
L59	S 43°39'50" W	220.49'
L60	S 33°45'17" W	196.96'
L61	S 15°54'29" W	206.71'
L62	S 06°30'33" W	343.18'
L63	S 27°12'58" W	89.00'
L64	S 62°04'22" W	237.67'
L65	N 76°57'26" W	230.37'
L66	N 61°22'30" W	105.63'
L67	N 18°46'16" E	94.05'
L68	N 74°29'03" E	40.02'
L69	S 59°40'46" E	97.82'
L70	N 09°32'25" W	200.13'
L71	N 04°24'04" W	308.67'
L72	N 04°39'55" E	54.46'
L73	N 18°18'53" E	95.45'
L74	N 28°34'55" E	62.89'
L75	N 63°46'16" E	48.53'
L76	N 17°28'23" E	55.02'
L77	N 42°28'56" E	47.18'
L78	N 70°54'59" E	48.70'
L79	N 82°40'39" E	115.49'
L80	N 58°31'07" E	85.12'
L81	N 37°54'27" E	107.53'
L82	N 23°03'27" E	81.21'
L83	N 41°45'49" E	123.42'
L84	N 51°16'19" E	102.13'
L85	N 56°49'02" E	78.22'
L86	N 87°36'34" E	47.76'
L87	S 68°01'39" E	112.95'
L88	S 51°00'34" E	156.51'
L89	S 40°09'41" E	57.25'
L90	N 89°44'54" E	128.93'
L91	S 35°37'36" E	52.68'
L92	S 40°26'06" E	424.60'
L93	S 31°18'46" E	408.09'
L94	S 49°37'05" E	240.28'
L95	N 65°15'46" W	158.91'
L96	N 01°37'57" W	186.95'
L97	N 06°27'22" E	41.79'
L98	N 45°26'49" E	39.06'
L99	S 54°45'36" E	80.69'
L100	S 69°41'14" E	135.99'
L101	N 41°52'13" W	85.70'
L102	N 18°42'30" E	72.41'
L103	N 58°28'58" E	98.55'
L104	N 20°01'07" E	46.04'
L105	N 00°10'30" W	55.72'
L106	S 33°16'25" W	129.98'
L107	S 45°22'05" W	55.48'
L108	S 84°26'04" W	62.65'
L109	N 66°34'02" W	120.97'
L110	S 71°42'16" W	193.99'
L111	N 88°28'09" W	123.72'
L112	N 47°54'21" W	127.83'
L113	N 08°16'32" W	149.49'
L114	N 49°09'07" W	88.84'
L115	S 84°36'33" W	134.74'
L116	S 60°16'08" W	62.48'
L117	N 89°50'19" W	185.92'
L118	N 42°10'16" W	158.48'
L119	N 09°17'42" W	60.48'
L120	N 17°11'59" E	110.67'
L121	N 47°41'21" W	103.20'

SHEET 2 OF 4 23-2979B

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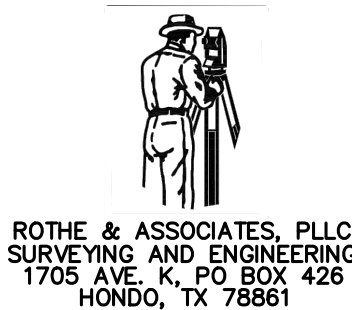
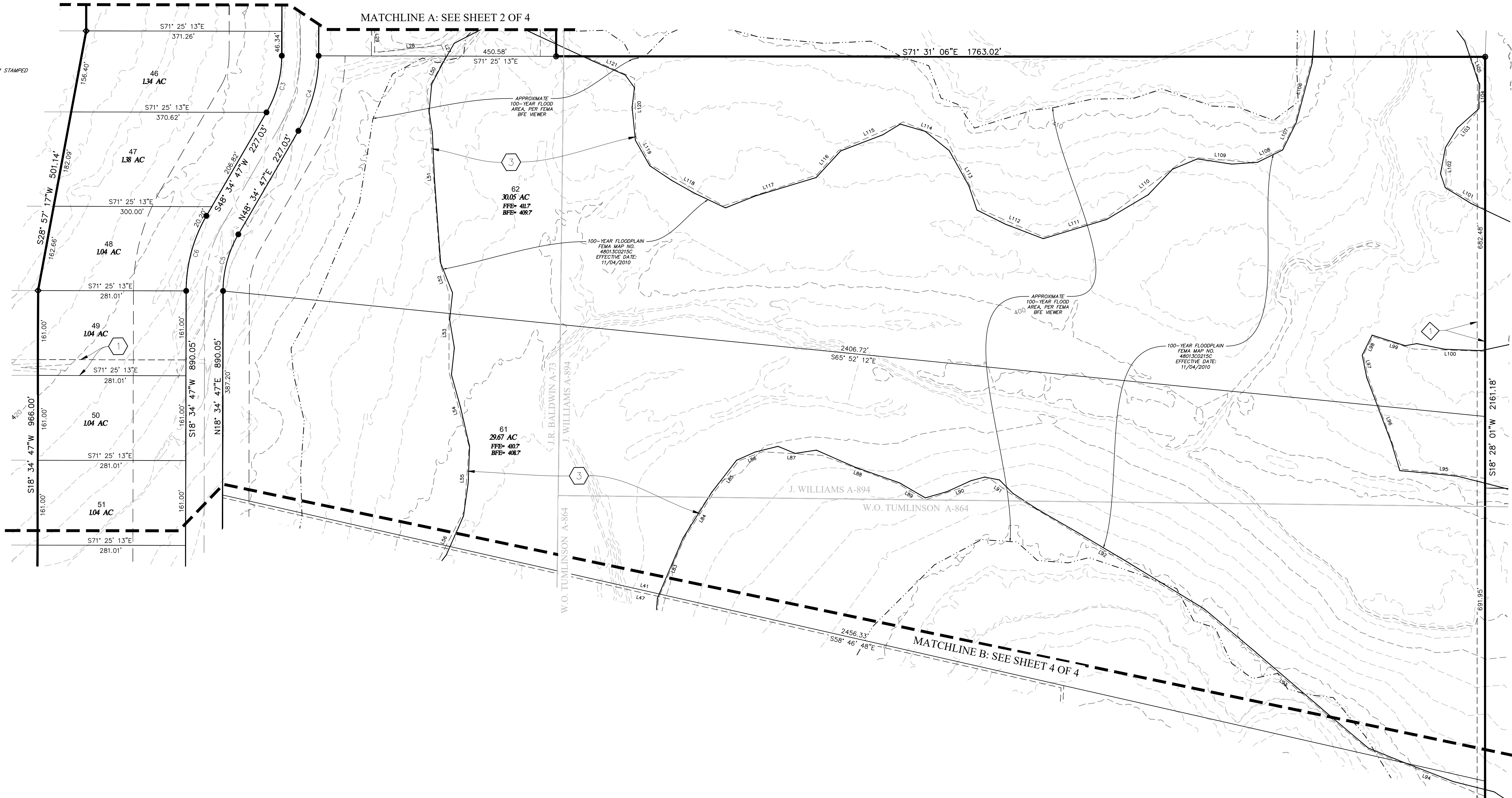
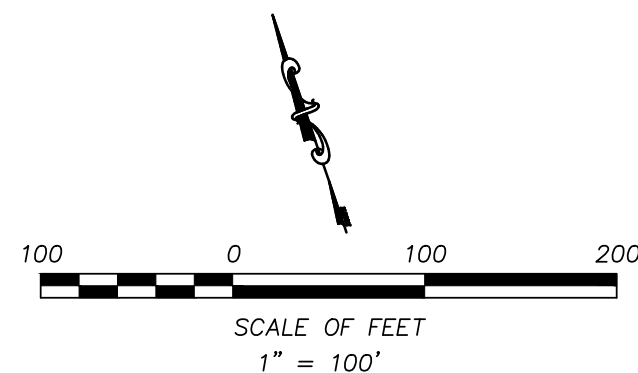
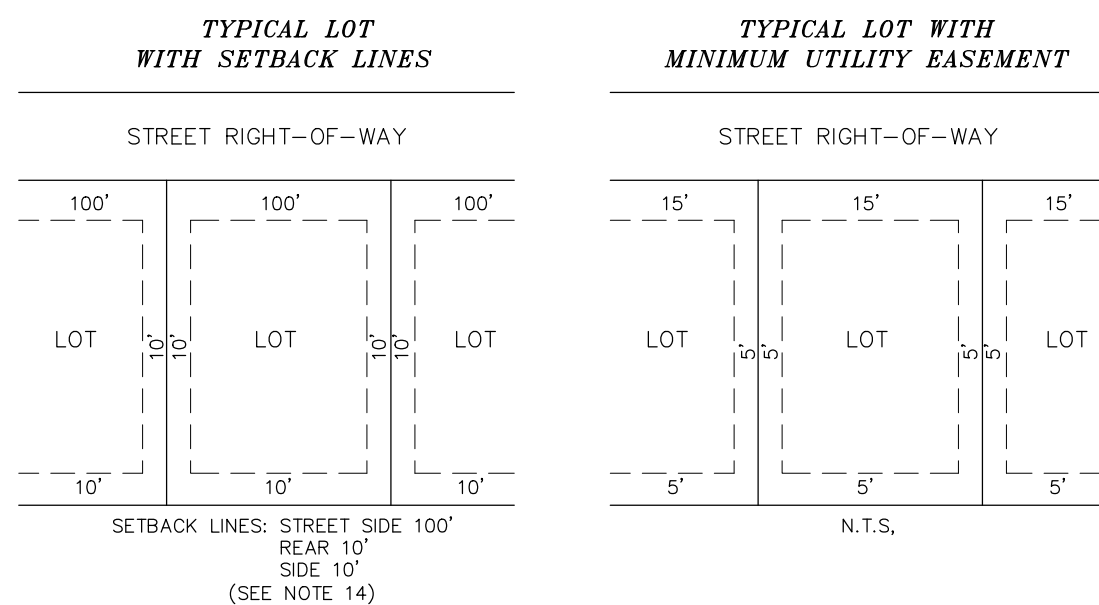
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File: N:\Projects\2023\23-2979\REF Units, LLC - Dairy Plats\UNIT 2\PLAT\23-2979B DAIRY ACRES U2 PLAT.dwg

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
P.G.S.	= PAGES
R.O.W.	= RIGHT-OF-WAY
VOL.	= VOLUME
VNAE	= 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
◇	= FOUND PREVIOUSLY SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "ROTHE & ASSOC RPLS 6286"
●	= SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "ROTHE & ASSOC RPLS 6286"
●	= FOUND CORNER POST
○	= 30' DRAINAGE EASEMENT
○	= 5' CEMETERY ACCESS EASEMENT (SEE CEMETERY ACCESS EASEMENT NOTE)
○	= VARIABLE WIDTH DRAINAGE EASEMENT
◇	= EXISTING 15' ROADWAY EASEMENT VOL. 294 PG. 325
---	= PROPERTY LINE
---	= LOT LINE
---	= R.O.W.
---	= ADJOINER
---	= EXISTING CONTOUR
---	= BUILDING SET BACK EASEMENT
---	= DRAINAGE EASEMENT
---	= WATER WELL SETBACK
---	= 100-YEAR FLOODPLAIN
---	= APPROXIMATE 100-YEAR FLOOD AREA PER FEMA BFE VIEWER

RESIDENTIAL DRIVEWAY CULVERTS	
LOTS 40-43	1 - 18" CULVERT
LOTS 44-46	1 - 24" CULVERT
LOTS 47-49	1 - 30" CULVERT
LOTS 50-55	2 - 30" CULVERTS

NOTE: CULVERT SIZES SHOWN ARE A MINIMUM. HOME OWNER MAY ELECT TO INSTALL ANOTHER SIZE CULVERT WITH EQUAL OR GREATER CAPACITY OR ELECT TO NOT INSTALL A CULVERT IF CONDITIONS ALLOW. AS LONG AS DRIVEWAYS ARE NOT BUILT TO IMPIDE FLOW OR BACK UP WATER, CULVERTS SHALL MAINTAIN THE EXISTING DIRECTION OF STORM WATER FLOW.

SEE SHEET 2 OF 4 FOR LINE AND CURVE TABLES



PLAT OF DAIRY ACRES - UNIT 2

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

SURVEYOR:
ROTHER & 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: 61.70
SURVEYED ACRES: 62.15
LEGAL DESC.: ABS A00073
JR BALDWIN SV-1051

PROPERTY INFORMATION
PROPERTY ID: 14606
LEGAL ACRES: 21.83
SURVEYED ACRES: 22.53
LEGAL DESC.: ABS A00608
DUGALD MCFARLANE SV-1054

PROPERTY INFORMATION
PROPERTY ID: 16563
LEGAL ACRES: 33.15
SURVEYED ACRES: 35.40
LEGAL DESC.: ABS A00894
J WILLIAMS SV-1052

PROPERTY INFORMATION
PROPERTY ID: 16342
LEGAL ACRES: 54.00
SURVEYED ACRES: 52.28
LEGAL DESC.: ABS A00864
W TUMLINSON SV-1129

