ATASCOSA COUNTY
COMMISSIONERS COURT
REGULAR MEETING
COMMISSIONERS COURTROOM, SUITE 203
October 13, 2026
9 a.m.

If after the commencement of the meeting covered by this Notice, the Commissioners Court should determine that a closed or executive meeting or session of the Court is required, then such closed or executive meeting or session as authorized by the Texas Open Meetings Act, Texas Government Code Section 551.001 et seq., will be held by the Court. Purposes for a closed or executive meeting or session permitted by the Act include the following:

551.071	**Consultation with Attorney.**
551.072	**Deliberation regarding real property.**
551.073	**Deliberation regarding prospective gifts.**
551.074	**Personnel Matters.**
551.076	**Deliberation regarding security devices or security audits.**
551.0785	**Deliberation involving medical or psychiatric records of individuals.**
551.084	**Investigation; exclusion of witness from hearing.**
551.087	**Deliberation regarding economic development negotiation.**
551.088	**Deliberation regarding test item.**

AGENDA

1. Judge Cude: Call to Order.

2. Judge Cude: Prayer; Pledge of Allegiance.

3. Public Comments: This is the opportunity for citizens and guests to address the Commissioners' Court on any issue or any item of the agenda, in compliance with Tex. Gov't Code § 551.007. Commissioners' Court may not discuss any presented issue, nor may any action be taken on any issue at this time. Comments to be heard are limited to five (5) minutes each. (Attorney General Opinion – JC-0169) (Comments made during this time shall follow the Commissioners' Court Rules of Procedure and Decorum) The Commissioners' Court may not deliberate on any item that is not on the agenda. For such an item, the Commissioners' Court may: (1) make a statement of fact regarding the item; (2) make a statement concerning the policy regarding the item; or (3) propose that the item be placed on a future agenda. Tex. Gov't Code § 551.042.

4. Stephanie Esparza: PDO: Discuss and/or take appropriate action concerning personnel:

Existing Employee:	Ryan Andy Carlton
Position:	Assistant Public Defender
Pay Rate:	$88,000.00 yearly
Salary Budget Area:	1000-0476-4001
Start Date:	October 13, 2026
Physical:	n/a
Drug Test:	n/a

5. Sarah Rihn: Animal Control: Discuss and/or take appropriate action to approve the renewal of the Interlocal Agreement for Animal Control Services with the City of Poteet.

6. Lisa Akers: IHC: Discuss and/or take appropriate action to accept County Indigent Health Care end of year report for the FY25-26.

7. Lisa Akers: IHC: Discuss and/or take appropriate action to approve the Indigent Health Care Optional Services for 2026-2027 FY.

8. Sheriff Guerra: Discuss and/or take appropriate action concerning personnel:

Existing Employee:	Rebecca Castillo
Position:	Jail Corporal
Pay Rate:	Tier 1: $25.7326 Hourly, 86 Hours Fluctuating, $200.00 Mo. Uniform, SB22 Eligible
Salary Budget Area:	1000-0512-4001
Start Date:	October 25,2026
Physical:	n/a
Drug Test:	n/a

Existing Employee:	Brandon Gonzales
Position:	Jail Sergeant
Pay Rate:	Tier 1: 27.6556 Hourly, 86 Hours Fluctuating, $200.00 Mo. Uniform, SB22 Eligible
Salary Budget Area:	1000-0512-4001
Start Date:	October 25,2026
Physical:	n/a
Drug Test:	n/a

Existing Employee:	Jussiah Lopez
Position:	Jail Lieutenant
Pay Rate:	Tier 1: $31.9230 Hourly, 80 Hours, $200.00 Mo. Uniform, SB22 Eligible
Salary Budget Area:	1000-0512-4001
Start Date:	October 25,2026
Physical:	n/a
Drug Test:	n/a

Existing Employee:	Laura Stafford
Position:	Jail Nurse
Pay Rate:	Move to Tier 1: $29.80 Hourly, 40 hours, 200.00 Mo. Uniform, Continue 1-Year Agency Probation
Salary Budget Area:	1000-0512-4001
Start Date:	October 25,2026
Physical:	n/a
Drug Test:	n/a

Existing Employee:	Javier Torres Martinez

Position:	Patrol Deputy
Pay Rate:	Move to Tier 1: $28.62 Hourly, 86 Hours Fluctuating, $200.00 Mo. Uniform, SB22 Eligible, Continue 1-Year Agency Probation
Salary Budget Area:	1000-0560-4001
Start Date:	October 25,2026
Physical:	n/a
Drug Test:	n/a

Existing Employee:	Mark Cerda
Position:	Corrections Officer
Pay Rate:	Move to Tier 1: $25.27 Hourly, 86 Hours Fluctuating, $200.00 Mo. Uniform, SB22 Eligible, Continue 1-Year Agency Probation
Salary Budget Area:	1000-0512-4001
Start Date:	October 25,2026
Physical:	n/a
Drug Test:	n/a

Existing Employee:	Christopher Keiser
Position:	Corrections Officer
Pay Rate:	Move to Tier 1: $25.27 Hourly, 86 Hours Fluctuating, $200.00 Mo. Uniform, SB22 Eligible, Continue 1-Year Agency Probation
Salary Budget Area:	1000-0512-4001
Start Date:	October 25,2026
Physical:	n/a
Drug Test:	n/a

Existing Employee:	Ashlee Martinez
Position:	Corrections Officer
Pay Rate:	Move to Tier 2: $24.36 Hourly, 86 Hours Fluctuating, 200.00 Mo. Uniform, SB22 Eligible, Continue 1-Year Agency Probation
Salary Budget Area:	1000-0512-4001
Start Date:	October 25,2026
Physical:	n/a
Drug Test:	n/a

Existing Employee:	Tyler Martinez
Position:	Corrections Officer
Pay Rate:	Move to Tier 2: $24.36 Hourly, 86 Hours Fluctuating, $200.00 Mo. Uniform, SB22 Eligible, Continue 1-Year Agency Probation

Salary Budget Area:	1000-0512-4001
Start Date:	October 25,2026
Physical:	n/a
Drug Test:	n/a

Existing Employee:	James Benavides
Position:	Corrections Officer
Pay Rate:	Move to Tier 2: $24.36 Hourly, 86 Hours Fluctuating, $200.00 Mo. Uniform, SB22 Eligible, Continue 1-Year Agency Probation
Salary Budget Area:	1000-0512-4001
Start Date:	October 25,2026
Physical:	n/a
Drug Test:	n/a

Existing Employee:	Chase Squires
Position:	Corrections Officer
Pay Rate:	Move to Tier 2: $24.36 Hourly, 86 Hours Fluctuating, $200.00 Mo. Uniform, SB22 Eligible, Continue 1-Year Agency Probation
Salary Budget Area:	1000-0512-4001
Start Date:	October 25,2026
Physical:	n/a
Drug Test:	n/a

9. Sheriff Guerra: Enter into the minutes the start date and salary:

New Employee:	Jacob Morin
Position:	Deputy Sheriff
Pay Rate:	Tier 1: $28.62 Hourly, 86 Hours Fluctuating, $200.00 Mo. Uniform, SB22 Eligible, Incentive Pay, 90-Day County Probation, 1-Year Agency Probation
Salary Budget Area:	1000-0560-4001
Start Date:	09/30/2026
Physical:	complete
Drug Test:	complete

10. Britni Van Curan: Rual Development: Discuss and/or take appropriate action concerning approval/denial of the Preliminary Plat for the Dairy Acres Unit 2 Subdivision on Dairy Rd in Precinct 1.

11. Britni Van Curan: Rural Development: Discuss and/or take appropriate action concerning approval/denial of the Certificate of Exception for the Martinez Family on Price Rd in Precinct 3.

12. Britni Van Curan: Rural Discuss and/or take appropriate action concerning approval/denial of the Certificate of Exception for Robert Brown on Brown Rd. in Precinct 3.

Development:

13. Comm. Pawelek: Discuss and/or take appropriate action concerning personnel:

Existing Employee:	Ruben Martinez
Position:	Road and Bridge
Pay Rate:	$24.23 hourly
Salary Budget Area:	2003.0613.4001
Start Date:	October 13, 2026
Physical:	n/a
Drug Test:	n/a

14. Kayla Fournier: H.R: Discuss and/or take appropriate action to implement the Atascosa County Wellness Incentive Program administered through Texas Association of Counties

15. Judge Cude: Tracy Barrera: County Auditor Discuss and/or take appropriate action to review, accept and approve the proposal for professional architectural services for the county maintenance building from RDG Architectural & Development.

16. Joe Eustace: Commissioner PCT4 Tracy Barrera: County Auditor: Discuss and/or take appropriate action to approve the agreement with McCoy Water to install a meter at the Road and Bridge Pct.4 yard and, if approved, allow the one-time payment for the meter to be installed.

17. Tracy Barrera: County Auditor: Discuss and/or take appropriate action to approve the proposal of $28,700.00 for a steel frame structure located at the Road and Bridge PCT 1 yard. This project is within the budgeted amount. If approved, allow the 50% initial payment of $14,350.00 to be released.

18. Judge Cude: Discuss and/or take appropriate action adopting a resolution for the Meals on Wheels County donation in relation to the Texas Department of Agriculture Texans Feeding Texans: Home Delivered Meal Grant Program and authorize the County Judge to sign. The resolution certifies that the county will make the 2027 budgeted donation of $15,000.00 to Meals On Wheels-San Antonio to be used in Atascosa County during the 2027 fiscal year to provide meals to home-bound elderly or disabled persons.

19. Judge Cude: Discuss and/or take appropriate action to approve the contract with C.M. Company for the auction for Atascosa County.

20. Judge Cude: Discuss and/or take appropriate action for vehicles/equipment marked as excess and approve them for auction.

Please see the listed Atascosa County vehicles below that are marked in excess and available for auction with approval.

Generac 2.2L Mod. 91A01688
Eng. Ser. 67057
Gen. Ser. 81404 995904
12.5 KW Engine Hrs. 765

Alanis Medsystem III IV Pump Model 2863	3239666
Alanis Medsystem III IV Pump Model 2863	3483878
Alanis Medsystem III IV Pump Model 2863	3363672
Alanis Medsystem III IV Pump Model 2863	3239681
Alanis Medsystem III IV Pump Model 2863	3237065
Alanis Medsystem III IV Pump Model 2863	3237111
Alanis Medsystem III IV Pump Model 2863	3402977
Ferno Pro-flexx Stretcher	
Welch Allyn Propaq Encore Monitor	3010019
Welch Allyn Propaq Encore Monitor	EC001552
Welch Allyn Propaq Encore Monitor	A10350024
Welch Allyn Propaq Encore Monitor	9211008
Welch Allyn Propaq Encore Monitor	A11196020
Welch Allyn Propaq Encore Monitor	EC001540
Oscillo-Mate 9002 NIBP/SP02 Monitor	101267
Zoll E Series Monitor	AB13F020718
Zoll E Series Monitor	AB12L020308
Zoll E Series Monitor	AB12L020309
Zoll M Series Monitor	T02C31457
Zoll M Series Monitor	T02C31451
Zoll Base Power Battery Charging Station	H96A00456
Zoll Base Power Battery Charging Station	H02C12232
Zoll Base Power Battery Charging Station	H04C18943

Generac 2.2L Mod. 91A01688
Eng. Ser. 67057
Gen. Ser. 81404 995904
12.5 KW Engine Hrs. 765

21. Judge Cude: Discuss and/or take appropriate action to approve the Interlocal Cooperative Agreement with DeWitt County on Legislative Consulting.

22. Judge Cude: Curtis Vickers: Discuss and/or take appropriate action to approve the County Infrastructure Project Monthly Report.

23. **EXECUTIVE SESSION**

The Regular Session of Atascosa County Commissioners Court will now recess in

order to convene in Executive Session according to Texas Government Code 551.071 and 551.074 to discuss personnel and other matters with the County Attorney's office.

A. Personnel Matters
B. Real Estate Matters

24. Judge Cude: Discuss and/or take appropriate action concerning item(s) discussed in executive session.

25. **OPEN SESSION**

A. Personnel Matters
B. Real Estate Matters

26. **Judge Cude:** **Tracy Barrera:** **Discuss, review and take action to accept and/or approve any invoices and payroll.**

27. **Judge Cude:** **Tracy Barrera:** **Discuss, review and take action on reports submitted.**

28. **COMMENTS FROM THE COMMISSIONERS COURT (No Action Can Be Taken).** The next Commissioners Court is set for Monday, October 26, 2026.

29. Judge Cude: Adjourn.

Weldon P. Cude, Atascosa County Judge

I, the undersigned, do hereby certify that this notice was posted by 9:00a.m., on Wednesday, October 7, 2026.

Jessica Kidd, Court Coordinator

PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation:*

Employment Type: Request for salary increase based on completion of probation period

Requested Action

Stephanie Esparza: PDO:

Discuss and/or take appropriate action concerning personnel:

Existing Employee:	Ryan Andy Carlton
Position:	Assistant Public Defender
Pay Rate:	$88,000.00 yearly
Salary Budget Area:	1000-0476-4001
Start Date:	October 13, 2026
Physical:	n/a
Drug Test:	n/a

AGENDA REQUEST
(GENERAL)

Agenda Item 5.

Meeting Date: 10/13/2026
Item Title:
Submitted For: Sarah Rihn, Shelter Facility Director

Discuss and/or take appropriate action concerning:

Sarah Rihn: Animal Control: Discuss and/or take appropriate action to approve the renewal of the Interlocal Agreement for Animal Control Services with the City of Poteet.

ATTACHMENTS

Animal Control ILA

AMENDED INTERLOCAL AGREEMENT FOR ANIMAL CONTROL SERVICES

THE STATE OF TEXAS

COUNTY OF ATASCOSA

THIS AMENDED AGREEMENT is made and entered into by and between **ATASCOSA COUNTY, TEXAS,** on behalf of the Atascosa County Animal Control Authority (hereinafter referred to as "County") and **the CITY OF POTEET, TEXAS,** a Texas Municipality (hereinafter referred to as "Client').

I. RECITALS

WHEREAS, CHAPTER 791 of the TEXAS GOVERNMENT CODE, also known as the INTERLOCAL COOPERATION ACT, authorizes all local governments to contract with each other to provide a governmental function or service that each party to the contract is authorized to perform individually and in which the contracting parties are mutually interested, such as animal control assistance and public health and welfare; and

WHEREAS, the City of POTEET is a municipality organized under the laws of Texas and is authorized to enter into this Agreement pursuant to the Texas Local Government Code; and

WHEREAS, Atascosa County is a political subdivision of the State of Texas, duly organized and functioning in accordance with the laws of the State of Texas; and

WHEREAS, the County and the Client represent that each is independently authorized to perform the functions contemplated by this Agreement; and

WHEREAS, the Atascosa County Animal Control Authority operates and performs Animal Control Services, as defined herein, for the purpose of reducing general animal control problems in the County, including, but not limited to, protecting its citizens from the dangers and problems associated with free roaming animals; and

WHEREAS, the Client currently has a need for such Animal Control Services and is not equipped to render such services; and

WHEREAS, each party has sufficient funds available from current revenues to perform the functions contemplated by this Agreement; and

WHEREAS, both the County and the Client find it mutually desirable to enter into this Agreement.

NOW, THEREFORE in consideration of the mutual benefits and promises each to the other made herein, the parties named above do hereby agree as follows:

II. DEFINITIONS

A. Animal: "Animal" shall mean domesticated dogs and cats.

B. Animal Control Authority: "Animal Control Authority" shall mean the Atascosa County Animal Control Department. The terms "Animal Control Authority" and "Animal Control Department" are synonymous.

C. Animal Control Personnel: "Animal Control Personnel" shall mean any employee of the Atascosa County Animal Control Department.

D. Animal Control Services: "Animal Control Services" shall mean the specific services provided by the Atascosa County Animal Control Authority in response to Client-Reported Animal Calls that are necessary to effectively carry out an animal control program for the Client.

Animal Control Services shall include: the housing and final, humane disposition of stray, unrestrained, homeless, abandoned, or unwanted Animals that are transported to the Atascosa County Animal Control Facility; providing a kennel for state-mandated rabies quarantine observation by the Local Rabies Control Authority; and submitting specimens to the Texas Department of Health for rabies testing.

Animal Control Services will not include acceptance feral ear-tipped cats, trapping nuisance animals, wild animals, horses, or livestock or removal of deceased animals from within the incorporated limits of POTEET, Texas.

E. Animal Shelter: "Animal Shelter" shall mean the facility known as the Atascosa County Animal Control Facility, currently located at 292 Spur 162 Jourdanton, Atascosa County, Texas, that keeps or legally impounds stray, homeless, abandoned, or unwanted Animals.

F. County: "County" shall mean Atascosa County, Texas and the Atascosa County Animal Control Department.

G. Client-Reported Animal Call: "Client-Reported Animal Call" shall mean calls made by the Client to the Atascosa County Animal Control Department or the Atascosa County Sheriff's Department dispatch to request Animal Control Services.

H. Local Rabies Control Authority: "Local Rabies Control Authority" shall mean the Animal Control Officer of the Atascosa County Animal Control Department, as authorized by section 826.017 of the Texas Health & Safety Code.

III. COUNTY'S OBLIGATIONS

A. County agrees to provide specific Animal Control Services to Client for all Client-Reported Animal Calls occurring within the incorporated limits of the City of POTEET, Atascosa County, Texas, defined as the geographical limits as recorded in the Atascosa County Appraisal District.

B. The County will confirm at least one (1) Animal Control Personnel in response to a Client request for Animal Control Services, so long as there is at least one (1) Animal Control Personnel "on duty". If there is no Animal Control Personnel on duty, the County dispatch will notify Client that there are no personnel available to accept the animal. In that event, Atascosa County dispatch may determine if the call is an emergency and notify the Animal Control supervisor of the emergency call. The Animal Control supervisor, at his/her sole discretion, will then provide at least one (1) Animal Control Personnel to respond to the emergency call. Only Client-Reported Animal Calls to report animal bites and scratches will be considered an emergency.

C. The County receiving time for animals is from 9:00am to 4:00pm Monday through Friday, 9:00am to 4:00pm on Saturday and Sunday for emergencies only. Emergencies are limited to aggressive animals, bite quarantines, sick or injured needing euthanasia, police/fire/EMS assistance.

D. County will respond only to calls directly reported by the Client to the County. The County will defer all other requests for Animal Control Services directly to the Client.

E. County agrees to accept, at its sole discretion, captured Animals transported to the Atascosa County Animal Control Facility by Client. Wild animals will not be accepted by the Animal Control Facility and should be released back into their natural habitat by Client if they have not caused a bite to a human.

F. To the extent permitted by law, and as provided by the Public Information Act, TEXAS GOVERNMENT CODE, Ch. 552, as amended, County agrees to keep confidential any Rabies Vaccination Certificate information provided by the Client.

IV. CLIENT'S OBLIGATIONS

A. Client agrees to receive all calls for Animal Control Services from citizens to determine if Animal Control Services are needed, and if so, to initiate Client-Reported Animal Calls. Client shall not direct or advise citizens to call the County for Animal Control Services.

B. Client shall fully cooperate with County in the provision of Animal Control Services, including but not limited to, furnishing: any and all information in its possession about the ownership of a suspected rabid Animal, including Rabies Vaccination Certificates maintained by any department of the Client; any history of the Animal; the name and address of any person reporting an Animal bite or scratch; the name and address of any possible victims of an Animal bite or scratch; and the name and address of any person believed to own an Animal which the Client has called the County to house. Client is responsible for ensuring pick up of owned quarantined animals in their jurisdiction after the 10-day hold period. There will be a daily boarding fee assessed to Client for animals not reclaimed or released by owner with signed documentation provided to County after the 10-day hold period.

C. Client agrees to furnish information to County in a timely and expeditious manner.

D. Client agrees to assist the citizens of POTEET, Texas with the apprehension of any Animal in appropriate situations.

E. Client agrees to provide live capture cages to the public for the purpose of catching and transporting any Animal to the Client, who agrees to then transport the Animal to the Animal Shelter. Client is responsible for their own housing or holding of captured animals during after-hours and emergencies outside of County receiving hours (as stated above) for vet care, quarantine, or euthanasia.

F. Client agrees to transport all Animals in an approved, properly functioning live animal cage prior to admittance into the Animal Shelter. Client will properly kennel animals to be transported. Proper kennel procedures include, kenneling unrelated animals or animals over 4 months individually (not together in the same kennel).

G. Client agrees to investigate all violations of the penal code or city ordinances and file all criminal or civil charges, in the appropriate court, for any violations of Client's rules and regulations or for any violations of state statutes, at the sole discretion of the Client.

H. Client agrees to pay all fees associated with the impoundment, testing, medical treatment or final disposition of any animal.

V. CONSIDERATION

A. In consideration for the County's performance of the duties listed herein, the Client agrees to pay the County an annual registration fee of $250.00. Additionally, the Client shall pay the County for the services, as delineated in this Agreement, according to the **amended fee schedule attached hereto as Exhibit A.** With regard to such fee schedule, all fees associated with requested services from Client will be assessed at intake and will reflect the specific services requested by Client.

B. Client will pay all additional, reasonable, posted incurred cost for the processing of any rabies related investigation which requires submission of a specimen to the Texas Department of Health or for the required 10-day quarantine of any animal no later than thirty (30) days after the Client's receipt of an invoice from the County.

C. The AMENDED fee schedule in Exhibit A only applies to requested services upon intake and does not reflect specific services required for the final disposition of any Animal after intake.

D. In the event that the parties agree to renew this Agreement as provided in Article VIII herein, amounts shall not change without entering into a new written agreement.

E. In the event that the County determines prior to renewal of this Agreement that the amounts listed in Exhibit A are insufficient to cover costs, the County and Client will meet no later than July 1st of the relevant year to determine the appropriate amount of consideration. The County shall provide to the Client a line-item presentation of the operating budget proposed by the County for the new period. A comparison of the actual revenues and expenses to the amounts budgeted and paid in the prior period will be included in determining the amount of consideration for the new period.

VI. REPORTS

A. County shall submit a comprehensive annual report of all Animal Control Services to Client within thirty (30) days of the close of Client's fiscal year, currently being September 30th. County shall provide to Client, upon request, a copy of any other report not confidential by law or contract, which it may be required to prepare and submit to any federal, state, or other jurisdiction in the course of its animal and rabies control activities. County shall also render to Client at reasonable intervals, such reports and accounting as Client from time to time may require; provided however, if such request becomes burdensome, County may invoice for the cost-of preparation of such reports.

B. County agrees to retain any records it makes in compliance with this Agreement for a period of three (3) years after the ultimate termination of the Contract, or the amount of time required under the State Records Retention Act, depending on the individual record.

VII. DEFAULT

In the event Client fails to: (i) pay all costs set forth in Article V above, or (ii) perform its obligations as set forth herein, the County shall give Client written notice of default with an opportunity to cure such default within thirty (30) days. If Client fails to cure such default during the 30-day cure period, the Agreement shall terminate, and Client shall assume responsibility for its own animal control operation.

VIII. TERMINATION AND RENEWAL

A. This Agreement shall be effective from October 1, 2026, through September 30, 2027. This Agreement may be renewed annually thereafter for additional one (1) year terms to run from October 1st to September 30th. The Agreement will be renewed only upon full review of the Services provided herein and upon written approval by both parties.
B. This Agreement may be terminated by either party upon sixty (60) days written notice to the other party. All costs and liabilities incurred by the County on behalf of the Client prior to the termination shall be the responsibility of the Client.

IX. INDEMNITY

Subject to the limitations as to liability and damages in the Texas Tort Claims Act and without waiving its governmental immunity, each Party agrees to hold harmless each other, its governing board, officers, agents and employees for any liability, loss, damages, claims or causes of action caused or asserted to have been caused directly or indirectly by any other Party to this Agreement, or any of its

officers, agents or employees, or as the result of its performance, or any of its officers, agents or employees, under this Agreement.

X. INDEPENDENT CONTRACTOR

A. The County shall be responsible for the Animal Control Services contemplated under this Agreement. The County shall supply materials, equipment, tools, transportation, and labor required for or reasonably incidental to the performance of Animal Control Services. The County shall have ultimate control over the execution of the work under this Agreement. The County shall have the sole obligation to employ, direct, control, supervise, manage, discharge and compensate all of its employees.

B. The County shall retain personal control and shall give its personal attention to the faithful prosecution and completion of its services and fulfillment of this Agreement.

C. The County shall have full authority for the final disposition of any animal submitted by Client.

XI. GENERAL PROVISIONS

A. The parties intend for the various provisions of this Agreement to be severable so that the invalidity, if any, of any one section (or more) shall not affect the validity of the remaining provisions or sections.

B. This document may be executed in any number of original signature counterparts, each of which shall for all purposes be deemed an original, and all such counterparts shall constitute one and the same document.

C. Each party has the full power and authority to enter into and perform this Agreement, and the person signing this Agreement on behalf of each party has been properly authorized and empowered to enter into this Agreement. The persons executing this Agreement hereby represent that they have authorization to sign on behalf of their respective entity.

D. This Agreement shall be interpreted in accordance with the laws of the State of Texas and venue shall be in Atascosa County, Texas.

E. Any notice required under the provisions of this Agreement shall be in writing and delivered in person or deposited in the United States Mail, registered or certified, return receipt requested. Any such notice must be addressed to the following addresses. Any notice shall be deemed received three days after the date of deposit in the United States Mail, unless proof is offered to the contrary. Unless otherwise provided in this Agreement, all notices shall be delivered to the following addresses:

Atascosa County, Texas:
The Hon. Weldon Cude, County Judge
#1 Courthouse Circle Drive, Suite 101
County Courthouse
Jourdanton, Texas 78026

POTEET, Texas:
City of Poteet
P.O. Box 378
Poteet TX 78065

With copy to:
County Attorney
1405 Campbell Ave Suite 103
Justice Center Annex
Jourdanton, Texas 78026

With copy to:
Abigayle Frautschi
City of Poteet
P.O. Box 378
Poteet TX 78065

F. Amendment: This Agreement may not be amended except in a written instrument specifically referring to this Agreement and signed by the parties hereto.

G. Binding Agreement: This Agreement has been duly executed and delivered by both parties and constitutes a legal, valid and binding obligation of the parties. Each person executing this Agreement on behalf of each party represents and warrants that they have full right and authority to enter into this Agreement.

H. Joint Venture and Agency: The relationship between the parties to this Agreement does not create a partnership or joint venture between the parties. This Agreement does not appoint any party as agent for the other party.

I. Approval by Governing Bodies. This Agreement has been approved by the governing bodies of the Client and of County.

J. Payment from Current Revenues. Each Party paying for the performance of governmental functions or services must make those payments from current revenues available to the paying Party.

K. Entire Agreement: This Agreement contains the entire agreement between the parties and correctly sets forth the rights, duties and obligations of each to the other as of the Effective Date. Any oral representations or modifications concerning this Agreement will be of no force or effect excepting a subsequent written modification executed by both parties.

EXECUTED TO BE EFFECTIVE this _____ day of _____, 2026.

EXHIBIT A

Atascosa County

Animal Control Authority

PROPOSED AMENDED 2025/2026 Interlocal Fee Schedule

All Cities and McMullen County

Animal Admission Fee:

Dog: $ 80.00

Cat: $ 60.00

Quarantine Fee: 10 days hold for rabies (includes Animal Admission Fee)

Dog: $225.00

Cat: $125.00

Euthanasia Fee:

Dog: $ 85.00

Cat: $45.00

Animal Disposal Fee (for DOA animals only):

Dog: $ 30.00

Cat: $30.00

Specimen Submission (Includes Euthanasia, Submission Prep, Transport, and State Testing fees):

Dog or Cat $150.00

Early/Late Arrival fees (before 9:00am or after 4:00pm)

$25.00 per animal

Owner surrender fee: Animals surrendered to a contract city by their owner and brought to the ACAC will be charged the ACAC owner surrender fee. Contract Cities

must also have all owner surrenders sign a release form stating they understand their pet may be transferred to ACAC and may be euthanized for any reason, including space and ACAC must receive a copy of that release form when the animal is received by ACAC.

Dog or Cat $150.00

In the event the ACAC locates an owner of a dog or cat (pet) that has been transferred by a City to the ACAC and the owner refuses to reclaim the pet or come in and pay the owner surrender fee, the owner surrender fee will be added to the City's bill in the which the owner resides.

Dog or Cat $150.00 per animal

ATASCOSA COUNTY

_____

Weldon P. Cude
Atascosa County Judge
Date: _____

Attest:

_____

Theresa Carrasco
County Clerk

CITY OF POTEET

Denise L. Sanchez

Denise L Sanchez
Mayor, City of POTEET
Date: September 17, 2026

Attest:

Abigayle Frautschi
City Secretary

CITY OF POTEET 1886 TEXAS

AGENDA REQUEST
(GENERAL)

Agenda Item 6.

Meeting Date:	10/13/2026
Item Title:	Present Year End Report
Submitted For:	Lisa Akers, Indigent Health Care Administrator

Discuss and/or take appropriate action concerning:

Lisa Akers: IHC:	Discuss and/or take appropriate action to accept County Indigent Health Care end of year report for the FY25-26.

ATTACHMENTS

End of Year Report SFY 25-26

TEXAS
Health and Human Services

County Indigent Health Care Program (CIHCP)

Form 3086
January 2020-E

End of Year Report

Entity Name: Atascosa IHC

State Fiscal Year (September 1 through August 31): 2025 - 2026

Type of Entity You Represent: (●) County ( ) Public Hospital ( ) Hospital District

I. Total Number of Unduplicated Clients Served: 323

To get the number of unduplicated clients, do not count the same individual more than once.

How many of these clients are Supplemental Security Income (SSI) appellants? 8

II. Total Expenditures: $716,962.17

Break the total expenditures down into the following categories:

1. Physician Services	$64,073.24
2. Prescription Drugs	$86,697.53
3. Hospital Inpatient Services	$236,958.02
4. Hospital Outpatient Services	$298,836.53
5. Laboratory/X-ray Services	$8,428.36
6. Skilled Nursing Facility Services	$0.00
7. Family Planning Services	$0.00
8. Rural Health Clinic Services	$0.00
9. State Hospital Contracts	$0.00
10. Optional Health Care Services	$23,481.84
11. Reimbursements/Errors	-$1,513.35

III. Totals

Delivery System Reform Incentive Payment (DSRIP) Projects:

Uncompensated Care:

Expenditures for 1115 Waiver: $0.00

IV. Diagnoses – List the five top diagnoses of your clients.

1. I10 Essential (Primary) Hypertension
2. E78.5 Hyperlipidemia, Unspecified
3. E11.9 Type 2 Diabetes Mellitus Without Complications
4. F17.200 Nicotine Dependence, Unspecified, Uncomplicated
5. E55.9 Vitamin D Deficiency, Unspecified

V. Federal Poverty Guideline Percent Used to Determine Eligibility: 21 **%**

Lisa Akers

Signature of Person Submitting Form

(830) 769-4174

Area Code and Phone No.

09/04/2026

Date

Fax completed form to CIHCP at 512-776-7203.

AGENDA REQUEST
(GENERAL)

Agenda Item 7.

Meeting Date:	10/13/2026
Item Title:	Approve IHC Optional Services for 2026-2027 Fiscal Year
Submitted For:	Lisa Akers, Indigent Health Care Administrator

Discuss and/or take appropriate action concerning:

Lisa Akers: IHC:	Discuss and/or take appropriate action to approve the Indigent Health Care Optional Services for 2026-2027 FY.

ATTACHMENTS

Optional Services

TEXAS
Health and Human Services

Form 3083
January 2020-E

County Indigent Health Care Program (CIHCP)

Optional Health Care Services Notification

Select the appropriate column to indicate each optional health care service the county chooses to provide or discontinue. **Submit completed form electronically to** CIHCP@hhsc.state.tx.us **or by fax to 512-776-7203.**

Provide	Discontinue	
◉	○	**1. Advanced Practice Nurse** (APN), specifically a nurse practitioner, clinical nurse specialist, Certified Nurse Midwife (CNM) and Certified Registered Nurse Anesthetist (CRNA).
◉	○	**2. Ambulatory Surgical Center** (ASC), Freestanding.
○	○	**3. Colostomy Medical Supplies and/or Equipment,** namely colostomy bags/pouches, cleansing irrigation kits, paste or powder, and skin barriers with flange/wafers.
○	○	**4. Counseling Services.** Check the box the county chooses to provide. ☐ A. Licensed Clinical Social Worker (LCSW) ☐ B. Licensed Marriage Family Therapist (LMFT) ☐ C. Licensed Professional Counselor (LPC) ☐ D. Ph.D. Clinical Psychologist
○	○	**5. Dental Care,** namely an annual routine dental exam, annual routine cleaning, one set of annual X- rays, and the least costly service for emergency dental conditions for the removal or filling of a tooth due to abscess, infection or extreme pain.
◉	○	**6. Diabetic Supplies and/or Equipment,** namely test strips, alcohol prep pads, lancets, glucometers, insulin syringes, humulin pens, and the needles required for the humulin pens.
○	○	**7. Durable Medical Equipment (DME).** Check the box(es) the county chooses to provide. ☐ A. Blood Pressure Measuring Appliances ☐ B. Canes ☐ C. Crutches ☐ D. Home Oxygen Equipment ☐ E. Hospital Beds ☐ F. Walkers ☐ G. Wheelchairs, Standard
◉	○	**8. Emergency Medical Services,** namely ground transportation only.
◉	○	**9. Federally Qualified Health Center** (FQHC)
◉	○	**10. Occupational Therapy**
◉	○	**11. Physical Therapy**
○	○	**12. Home and Community Health Care**
◉	○	**13. Physician Assistant** (PA)
○	○	**14. Vision Care,** namely one exam by refraction and one pair of prescription glasses every 24 months.
◉	○	**15. Other** medically necessary services or supplies determined to be cost effective by the entity.

Signature of County Judge/Designee

09/28/2026
Date

Printed Name and Title of County Judge/Designee Signing Form	County
Lisa Akers, IHC Program Coordinator	Atascosa IHC
Mailing Address, City, State and ZIP Code	Area Code and Phone No.
914 MAIN STREET, ROOM 116, JOURDANTON, TX 78026	(830) 769-4174

Definitions of CIHCP Optional Health Care Services

1. **Advanced Practice Nurse (APN)** services must be medically necessary and provided within the scope of practice of an APN and covered by the Texas Medicaid Program when provided by a licensed physician.

2. **Ambulatory Surgical Center (ASC)** services must be provided in a freestanding ASC and are limited to items and services furnished in reference to an ambulatory surgical procedure, including those services on the Center for Medicare and Medicaid Services (CMS)-approved list and selected Medicaid-only procedures.

3. **Colostomy Medical Supplies and/or Equipment** must be medically necessary and prescribed by a physician or an APN if within the scope of their practice, in accordance with the standards established by the Board of Nurse Examiners and published in 22 Texas Administrative Code (TAC) §221.13. Items covered are colostomy bags/ pouches, cleansing irrigation kits, paste or powder, and skin barriers with flange/wafers. The county may require the supplier to receive prior authorization.

4. **Counseling (psychotherapy) Services** must be medically necessary based on a referral from a physician or an APN if within the scope of their practice, in accordance with the standards established by the Board of Nurse Examiners and published in 22 TAC §221.13. Psychotherapy services must be provided by a Licensed Clinical Social Worker (LCSW), Licensed Marriage Family Therapist (LMFT), Licensed Professional Counselor (LPC) or Ph.D. Psychologist.

5. **Dental Care** must be medically necessary and provided by a Doctor of Dental Surgery (DDS), Doctor of Medicine (DMD) or Doctor of Dental Medicine (DDM). Items covered are an annual routine exam, annual routine cleaning, one set of annual X-rays, and the least costly service for emergency dental conditions for the removal or filling of a tooth due to abscess, infection or extreme pain. The county may require prior authorization.

6. **Diabetic Supplies and/or Equipment** must be medically necessary and prescribed by a physician or an APN if within the scope of their practice, in accordance with the standards established by the Board of Nurse Examiners and published in 22 TAC §221.13. Items covered are test strips, alcohol prep pads, lancets, glucometers, insulin syringes, humulin pens, and the needles required for the humulin pens. The county may require the supplier to receive prior authorization.

7. **Durable Medical Equipment (DME)** must be medically necessary, meet the Medicare/Medicaid requirements and be provided under a written, signed and dated prescription from a physician or an APN if within the scope of their practice, in accordance with the standards established by the Board of Nurse Examiners and published in 22 TAC §221.13. Items may be purchased or rented, whichever is least costly. Items covered are blood pressure measuring appliances that are reasonable and appropriate, canes, crutches, home oxygen equipment (including masks, oxygen hose and nebulizers), hospital beds, walkers and standard wheelchairs. The county may require the supplier to receive prior authorization.

8. **Emergency Medical Services** covers ground transportation only for medically necessary, life-threatening conditions.

9. **Federally Qualified Health Center (FQHC)** services must be provided in an approved FQHC by a physician, physician's assistant, nurse practitioner, clinical psychologist or clinical social worker.

10. **Occupational Therapy** services must be medically necessary and may be covered if provided in a physician's office, therapist's office, outpatient rehabilitation or free-standing rehabilitation facility, or licensed hospital. Services must be within the provider's scope of practice, as defined by Occupations Code, Chapter 454.

11. **Physical Therapy** services must be medically necessary and may be covered if provided in a physician's office, therapist's office, outpatient rehabilitation or free-standing rehabilitation facility, or licensed hospital. Services must be within the provider's scope of practice, as defined by Occupations Code, Chapter 453.

12. **Home and Community Health Care** must be medically necessary, meet the Medicare/Medicaid requirements and be provided by a certified home health agency. A plan of care must be recommended, signed and dated by the recipient's attending physician prior to care being given. Items covered are Registered Nurse (RN) visits for skilled nursing observation, assessment, evaluation and treatment provided by a physician who specifically requests the RN visit for this purpose. A home health aide to assist with administering medication is also covered. Visits made for performing housekeeping services are not covered. A county may require prior authorization.

13. **Physician Assistant (PA)** services must be medically necessary and provided by a PA under the direction of a Doctor of Medicine (MD) or Doctor of Osteopathic Medicine (DO) and must be billed by and paid to the supervising physician.

14. **Vision Care** covers one exam by refraction and one pair of prescribed glasses every 24 months that meet Medicaid criteria.

15. **Other** medically necessary services or supplies that the local governmental municipality/entity determines to be cost effective.

PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation:*

Employment Type: Existing Employee, new position or promotion

Requested Action

Sheriff Guerra: Discuss and/or take appropriate action concerning personnel:

Existing Employee:	Rebecca Castillo
Position:	Jail Corporal
Pay Rate:	Tier 1: $25.7326 Hourly, 86 Hours Fluctuating, $200.00 Mo. Uniform, SB22 Eligible
Salary Budget Area:	1000-0512-4001
Start Date:	October 25,2026
Physical:	n/a
Drug Test:	n/a

PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation:*

Employment Type: Existing Employee, new position or promotion

Requested Action

Existing Employee:	Brandon Gonzales
Position:	Jail Sergeant
Pay Rate:	Tier 1: 27.6556 Hourly, 86 Hours Fluctuating, $200.00 Mo. Uniform, SB22 Eligible
Salary Budget Area:	1000-0512-4001
Start Date:	October 25,2026
Physical:	n/a
Drug Test:	n/a

PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation:*

Employment Type: Existing Employee, new position or promotion

Requested Action

Existing Employee:	Jussiah Lopez
Position:	Jail Lieutenant
Pay Rate:	Tier 1: $31.9230 Hourly, 80 Hours, $200.00 Mo. Uniform, SB22 Eligible
Salary Budget Area:	1000-0512-4001
Start Date:	October 25,2026
Physical:	n/a
Drug Test:	n/a

PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation:*

Employment Type: Request for salary increase based on completion of probation period

Requested Action

Existing Employee:	Laura Stafford
Position:	Jail Nurse
Pay Rate:	Move to Tier 1: $29.80 Hourly, 40 hours, 200.00 Mo. Uniform, Continue 1-Year Agency Probation
Salary Budget Area:	1000-0512-4001
Start Date:	October 25,2026
Physical:	n/a
Drug Test:	n/a

PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation:*

Employment Type: Request for salary increase based on completion of probation period

Requested Action

Existing Employee:	Javier Torres Martinez
Position:	Patrol Deputy
Pay Rate:	Move to Tier 1: $28.62 Hourly, 86 Hours Fluctuating, $200.00 Mo. Uniform, SB22 Eligible, Continue 1-Year Agency Probation
Salary Budget Area:	1000-0560-4001
Start Date:	October 25,2026
Physical:	n/a
Drug Test:	n/a

PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation:*

Employment Type: Request for salary increase based on completion of probation period

Requested Action

Existing Employee:	Mark Cerda
Position:	Corrections Officer
Pay Rate:	Move to Tier 1: $25.27 Hourly, 86 Hours Fluctuating, $200.00 Mo. Uniform, SB22 Eligible, Continue 1-Year Agency Probation
Salary Budget Area:	1000-0512-4001
Start Date:	October 25,2026
Physical:	n/a
Drug Test:	n/a

PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation:*

Employment Type: Request for salary increase based on completion of probation period

Requested Action

Existing Employee:	Christopher Keiser
Position:	Corrections Officer
Pay Rate:	Move to Tier 1: $25.27 Hourly, 86 Hours Fluctuating, $200.00 Mo. Uniform, SB22 Eligible, Continue 1-Year Agency Probation
Salary Budget Area:	1000-0512-4001
Start Date:	October 25,2026
Physical:	n/a
Drug Test:	n/a

PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation:*

Employment Type: Request for salary increase based on completion of probation period

Requested Action

Existing Employee:	Ashlee Martinez
Position:	Corrections Officer
Pay Rate:	Move to Tier 2: $24.36 Hourly, 86 Hours Fluctuating, 200.00 Mo. Uniform, SB22 Eligible, Continue 1-Year Agency Probation
Salary Budget Area:	1000-0512-4001
Start Date:	October 25,2026
Physical:	n/a
Drug Test:	n/a

PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation:*

Employment Type: Request for salary increase based on completion of probation period

Requested Action

Existing Employee:	Tyler Martinez
Position:	Corrections Officer
Pay Rate:	Move to Tier 2: $24.36 Hourly, 86 Hours Fluctuating, $200.00 Mo. Uniform, SB22 Eligible, Continue 1-Year Agency Probation
Salary Budget Area:	1000-0512-4001
Start Date:	October 25,2026
Physical:	n/a
Drug Test:	n/a

PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation:*

Employment Type: Request for salary increase based on completion of probation period

Requested Action

Existing Employee:	James Benavides
Position:	Corrections Officer
Pay Rate:	Move to Tier 2: $24.36 Hourly, 86 Hours Fluctuating, $200.00 Mo. Uniform, SB22 Eligible, Continue 1-Year Agency Probation
Salary Budget Area:	1000-0512-4001
Start Date:	October 25,2026
Physical:	n/a
Drug Test:	n/a

PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation:*

Employment Type: Request for salary increase based on completion of probation period

Requested Action

Existing Employee:	Chase Squires
Position:	Corrections Officer
Pay Rate:	Move to Tier 2: $24.36 Hourly, 86 Hours Fluctuating, $200.00 Mo. Uniform, SB22 Eligible, Continue 1-Year Agency Probation
Salary Budget Area:	1000-0512-4001
Start Date:	October 25,2026
Physical:	n/a
Drug Test:	n/a

PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation:*

Employment Type: New employee

Requested Action

Sheriff Guerra: Enter into the minutes the start date and salary:

New Employee:	Jacob Morin
Position:	Deputy Sheriff
Pay Rate:	Tier 1: $28.62 Hourly, 86 Hours Fluctuating, $200.00 Mo. Uniform, SB22 Eligible, Incentive Pay, 90-Day County Probation, 1-Year Agency Probation
Salary Budget Area:	1000-0560-4001
Start Date:	09/30/2026
Physical:	complete
Drug Test:	complete

AGENDA REQUEST
(GENERAL)

Agenda Item 10.

Meeting Date:	10/13/2026
Item Title:	Subdivision - Dairy Acres U2 Preliminary Plat
Submitted For:	Britni Van Curan, Rural Development Director

Discuss and/or take appropriate action concerning:

Britni Van Curan: Rual Development:	Discuss and/or take appropriate action concerning approval/denial of the Preliminary Plat for the Dairy Acres Unit 2 Subdivision on Dairy Rd in Precinct 1.

ATTACHMENTS

Dairy Acres U2 Preliminary Plat
Dairy Acres U2 Construction Plans



LOCATION MAP
1:2000

LEGEND

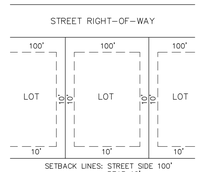
D.R.	= DEED RECORDS OF ATASCOSA COUNTY, TEXAS
ESMT	= EASEMENT
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF ATASCOSA COUNTY, TEXAS
A.C.A.D.	= ATASCOSA COUNTY APPRAISAL DISTRICT
PGS.	= PAGES
R.O.W.	= RIGHT-OF-WAY
VOL.	= VOLUME
VNAE	= VEHICULAR NON-ACCESS EASEMENT
4	LOT NUMBER
1.01 AC	GROSS LOT ACREAGE
FFE =	MIN. FINISHED FLOOR ELEVATION
BFE =	BASE FLOOD ELEVATION

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

= 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

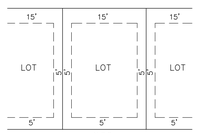
FINISHED FLOOR NOTE:
FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 2' ABOVE BASE FLOOD ELEVATIONS (BFE'S) SHOWN ON THE PLAT. BFE'S ARE BASED ON FEMA'S BFE ESTIMATOR AT THE TIME OF PLATTING AND ARE SUBJECT TO CHANGE.

TYPICAL LOT WITH SETBACK LINES



SETBACK LINES: STREET SIDE 100'
REAR 10'
SIDE 10'
(SEE NOTE 14)

TYPICAL LOT WITH MINIMUM UTILITY EASEMENT

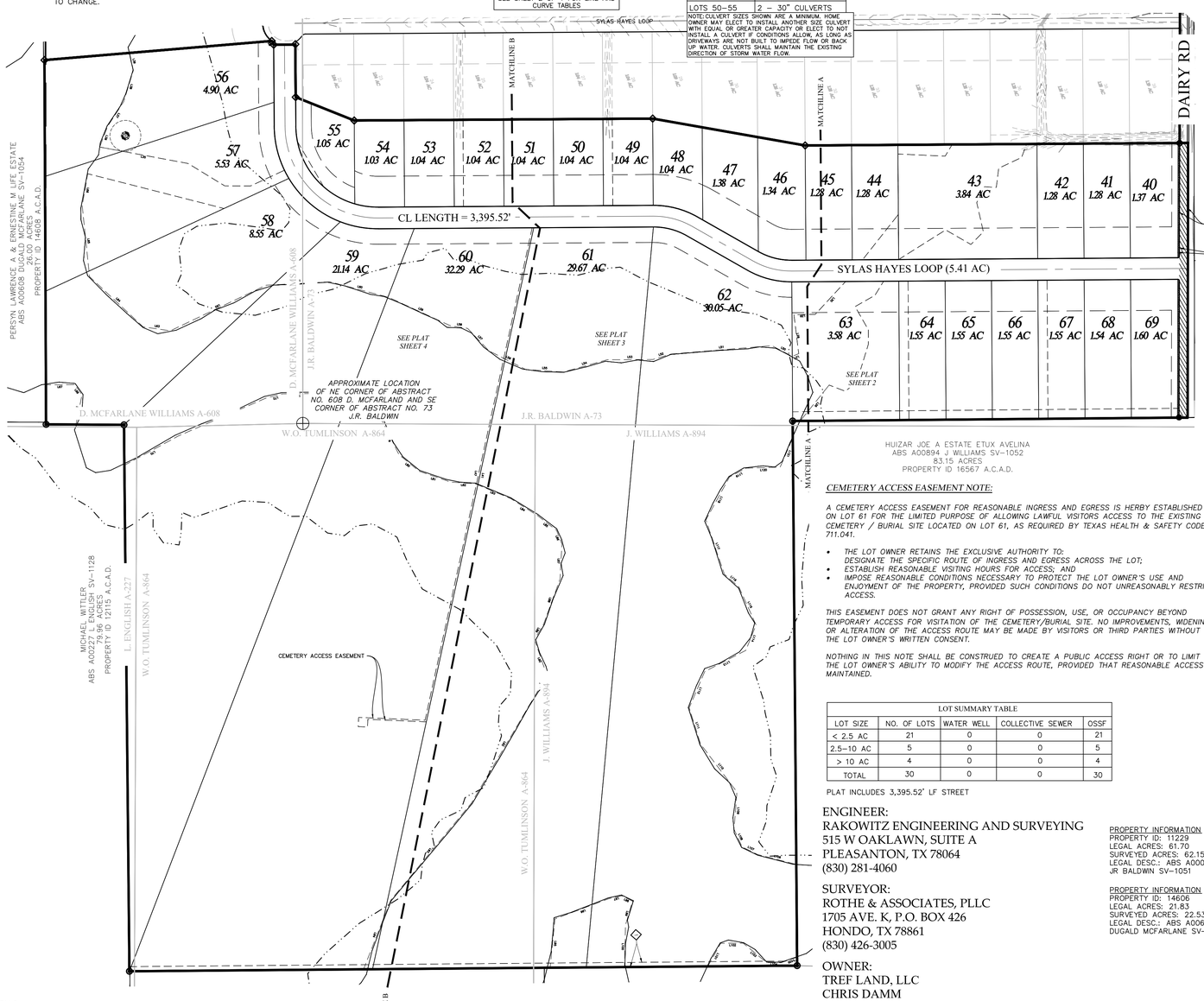


N.T.S.

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 IMPEDE 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



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, PO 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:

1. THE SUBDIVISION IS IN THE PLEASANTON 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. SEE TABLE LOCATED ON THIS SHEET FOR CULVERT DIMENSIONS FOR EACH LOT.
4. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM OR AN INDIVIDUAL 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. WATER SERVICE PROVIDED TO THIS SUBDIVISION BY MCCOY WSC.
10. ELECTRIC SERVICE PROVIDED TO THIS SUBDIVISION BY KARNES ELECTRIC COOPERATIVE, INC.
11. 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.
12. 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.
13. ALL LOTS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE RULES OF ATASCOSA COUNTY FOR ON-SITE SEWAGE FACILITIES.
14. EXISTING STRUCTURES ARE ALLOWED TO ENCROACH INTO UTILITY EASEMENTS AND SETBACK LINES.
15. LOTS 55-62 SHALL HAVE A 50' FRONT BUILDING SETBACK.
16. TOTAL AREA OF ALL RIGHTS-OF-WAY TO BE DEDICATED TO THE PUBLIC (SEE "SYLAS HAYES LOOP" TOTAL ACREAGE).
17. TREF LAND, LLC, SEEKS COUNTY MAINTAINENCE ON ALL ROADS WITHIN THE SUBDIVISION.
18. THIS SUBDIVISION IS LOCATED WITHIN THE ATASCOSA COUNTY EMERGENCY SERVICES DISTRICT NO. 2.

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

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

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

SURVEYOR NOTES:

1. THE BASIS OF BEARINGS FOR THIS PLAT ARE RELATIVE TO GEODETIC NORTH WGS84.
2. 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.

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. MCFARLAND, 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.

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

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 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

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Date: Sep 03, 2026, 1:18pm User ID: CATA
File: N:\Projects\2023\23-2979 TREF Land, LLC - Dairy Rd\Civil\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
PGS. = PAGES
R.O.W. = RIGHT-OF-WAY
VOL. = VOLUME
VNAE = VEHICULAR NON-ACCESS EASEMENT

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

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

○ = 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.
⬡ 2 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

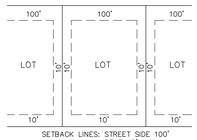
SEE THIS SHEET FOR LINE AND CURVE TABLES

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 IMPEDE FLOW OR BACK UP WATER. CULVERTS SHALL MAINTAIN THE EXISTING DIRECTION OF STORM WATER FLOW.

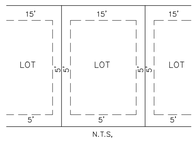
50 0 50 100
SCALE OF FEET
1" = 50'

TYPICAL LOT WITH SETBACK LINES



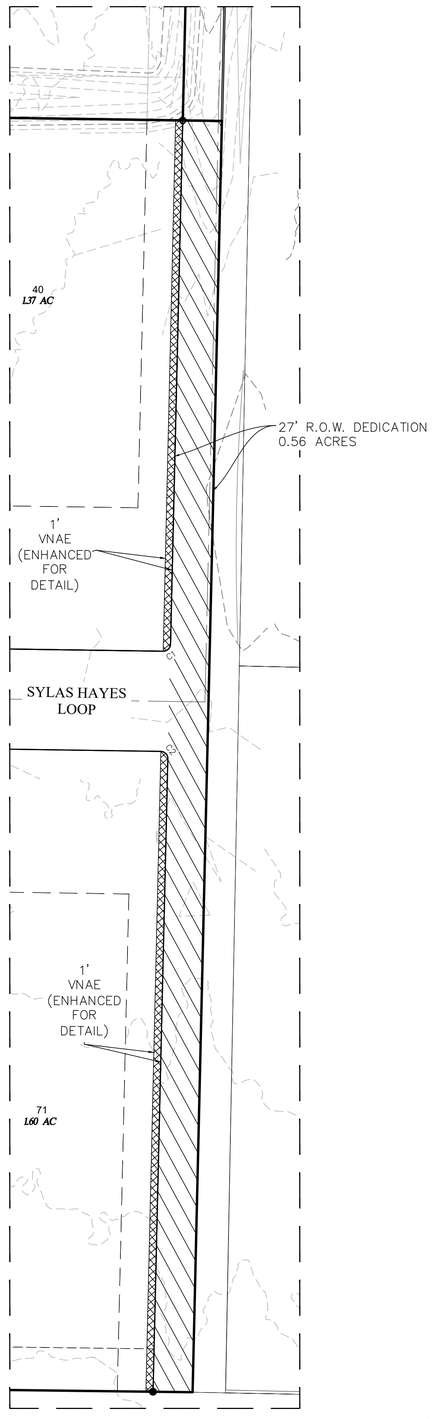
SETBACK LINES: STREET SIDE 100'
REAR 10'
SIDE 10'
(SEE NOTE 14)

TYPICAL LOT WITH MINIMUM UTILITY EASEMENT

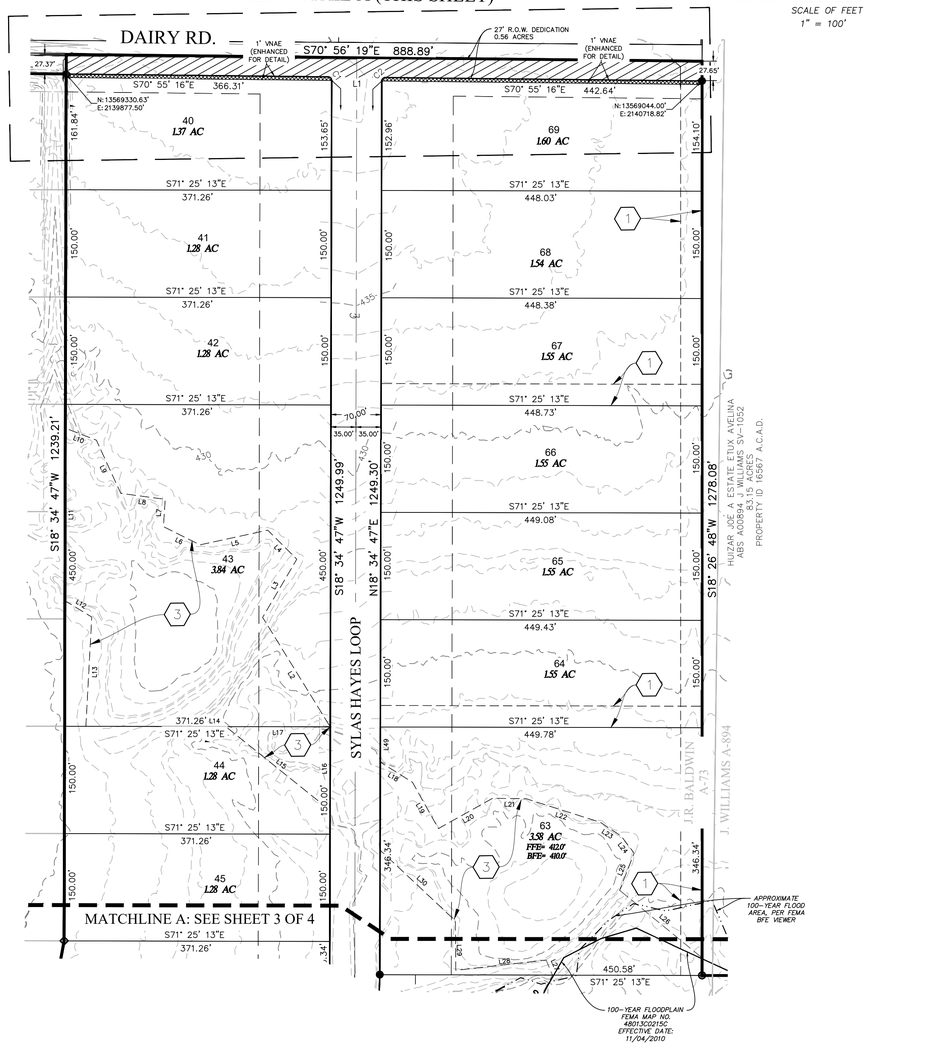


N.T.S.

DETAIL A



SEE DETAIL A (THIS SHEET)



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

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'

LINE	BEARING	DISTANCE
L1	S 70°55'16" E	80.00'
L2	N 13°14'07" W	179.86'
L3	N 48°53'11" 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°15'52" 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 17°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°25'26" 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" E	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" E	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	62.69'
L75	N 53°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'

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

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

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

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

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LEGAL DESC.: ABS A00073 JR BALDWIN SV-1051

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

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

LEGEND

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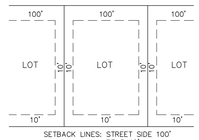
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RESIDENTIAL DRIVEWAY CULVERTS	
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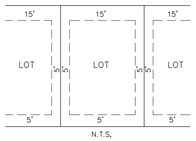
SEE SHEET 2 OF 4 FOR LINE AND CURVE TABLES

TYPICAL LOT WITH SETBACK LINES

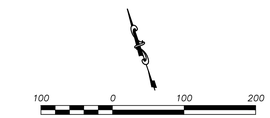


SETBACK LINES: STREET SIDE 100'
REAR 10'
SIDE 10'
(SEE NOTE 14)

TYPICAL LOT WITH MINIMUM UTILITY EASEMENT



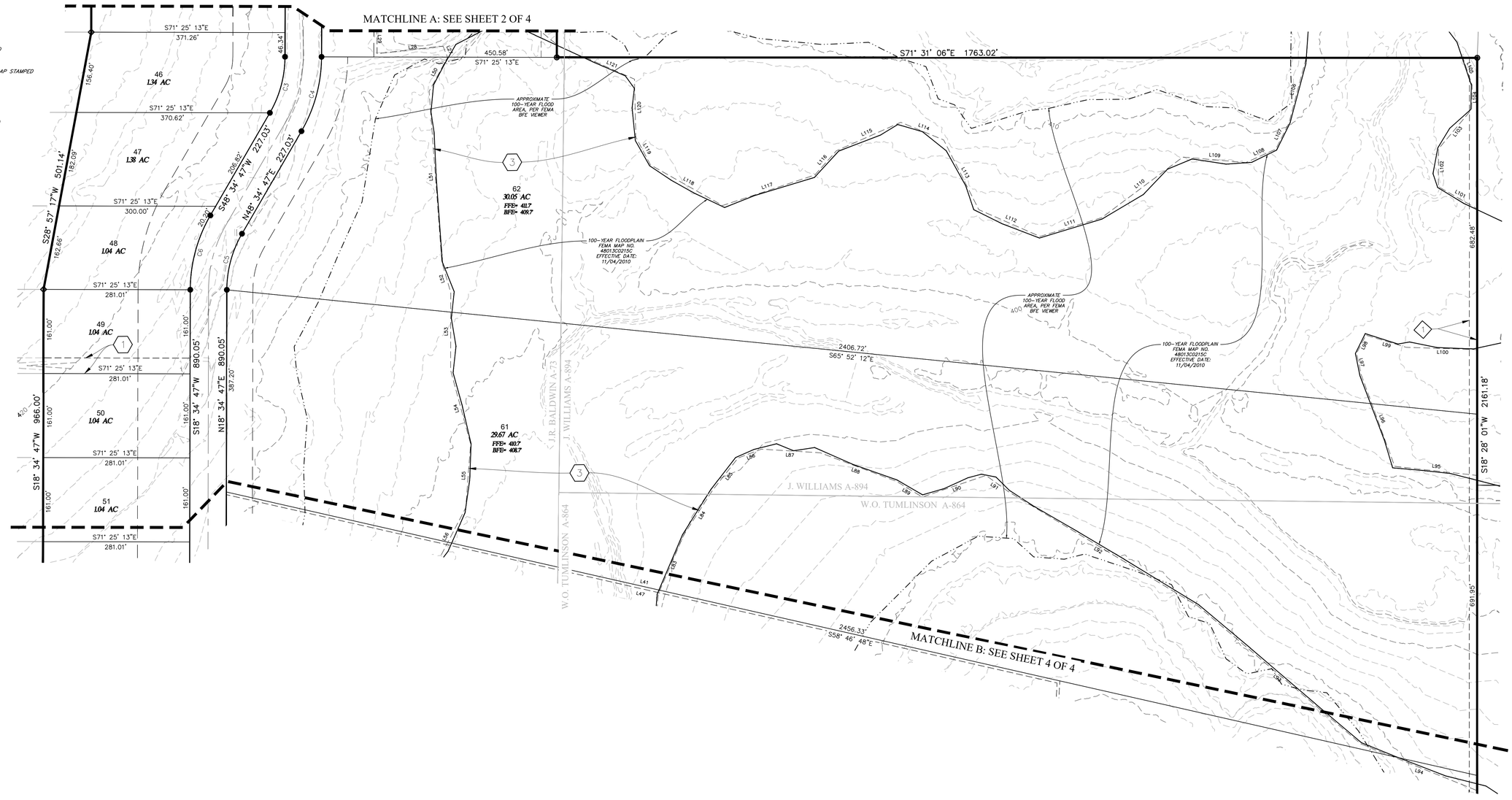
N.T.S.



SCALE OF FEET
1" = 100'

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MATCHLINE A: SEE SHEET 2 OF 4



MATCHLINE B: SEE SHEET 4 OF 4

PLAT OF
DAIRY ACRES - UNIT 2

RAKOWITZ
Engineering & Surveying
Texas Registered Engineering Firm F-9155
Texas Registered Surveying Firm 101812-00
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(830) 281-4060

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HONDO, TX 78861
(830) 426-3005

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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
VNAE = VEHICULAR NON-ACCESS EASEMENT

= PROPERTY LINE
= LOT LINE
= R.O.W.
= ADJOINER
650 = 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
1.01 AC GROSS LOT ACREAGE
FFE = MIN. FINISHED FLOOR ELEVATION
BFE = BASE FLOOD ELEVATION

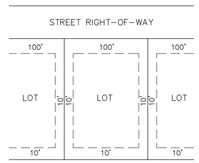
○ = FOUND STEEL ROD MONUMENT
◇ = FOUND PREVIOUSLY SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "ROTHE & ASSOC RPLS 6286"
● = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "ROTHE & ASSOC RPLS 6286"
◉ = FOUND CORNER POST
(1) 30' DRAINAGE EASEMENT
(2) 5' CEMETERY ACCESS EASEMENT (SEE CEMETERY ACCESS EASEMENT NOTE)
(3) VARIABLE WIDTH DRAINAGE EASEMENT
(4) EXISTING 15' ROADWAY EASEMENT VOL. 294 PG. 325

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 IMPEDE FLOW OR BACK UP WATER. CULVERTS SHALL MAINTAIN THE EXISTING DIRECTION OF STORM WATER FLOW.

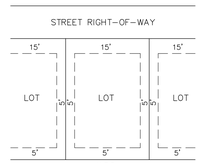
SEE SHEET 2 OF 4 FOR LINE AND CURVE TABLES

TYPICAL LOT WITH SETBACK LINES



SETBACK LINES: STREET SIDE 100'
REAR 10'
SIDE 10'
(SEE NOTE 14)

TYPICAL LOT WITH MINIMUM UTILITY EASEMENT



N.T.S.

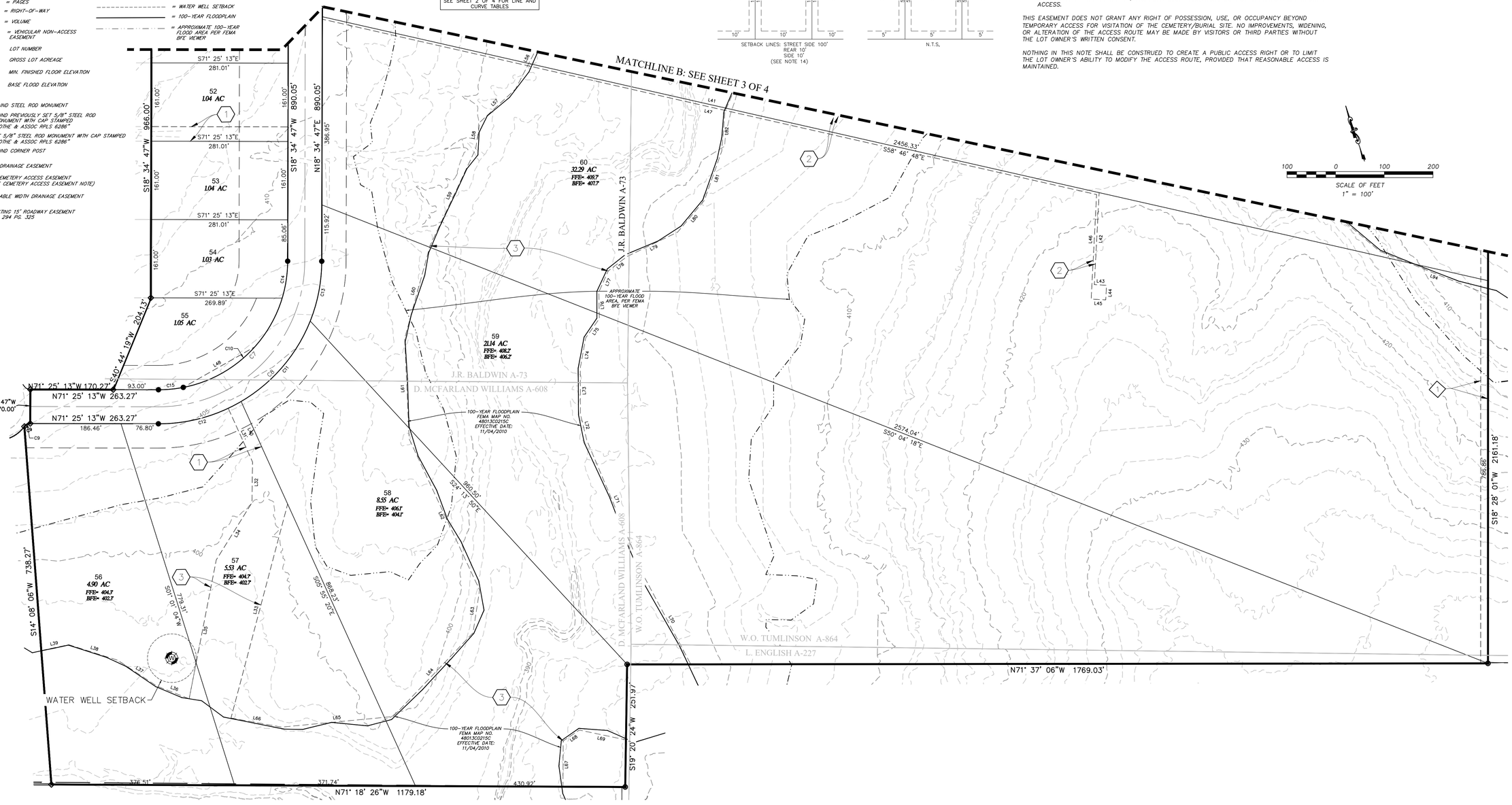
CEMETERY ACCESS EASEMENT NOTE:

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.



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

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

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

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

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

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

DAIRY ACRES - UNIT 2
CONSTRUCTION PLANS
ATASCOSA COUNTY, TEXAS



LOCATION MAP
1:2000

CIVIL SHEET INDEX

Description	Sheet No.
COVER SHEET	C0.0
OVERALL DRAINAGE CONDITIONS	C1.0
INTERNAL DRAINAGE CHANNELS AND CULVERTS	C1.1
INTERNAL DRAINAGE LOT INTERCEPTORS AND BAR DITCHES	C1.2
CULVERT CROSSING 1 PLAN AND PROFILE	C1.3
DRAIN D PLAN AND PROFILE	C1.4
DRAIN E AND CULVERT CROSSING 2 PLAN AND PROFILE	C1.5
LOT INTERCEPTOR PLAN AND PROFILE	C1.6
DRAINAGE DETAILS	C1.7
SYLAS HAYES LOOP STA 1+00 TO 13+00	C2.0
SYLAS HAYES LOOP STA 13+00 TO 27+00	C2.1
SYLAS HAYES LOOP STA 27+00 TO END	C2.2
GRADING PLAN	C3.0
EROSION CONTROL PLAN	C4.0
EROSION CONTROL DETAILS	C4.1
SIGNAGE PLAN	C5.0
SIGNAGE DETAILS	C5.1



LOCATION MAP
N. T. S.

WATER PLAN SHEET INDEX

Description	Sheet No.
WATER PLAN COVER SHEET	W0.0
WATER DISTRIBUTION PLAN	W1.0
WATER DETAILS (1 OF 2)	W2.0
WATER DETAILS (2 OF 2)	W2.1

OWNER:
TREF LAND, LLC
10223 MCALLISTER FWY #105
SAN ANTONIO, TX 78216
SEPTEMBER 2026

RAKOWITZ ENGINEERING, LLC
STATE OF TEXAS
BRADLEY A. KOETHER
105348
LICENSED
PROFESSIONAL ENGINEER
F-9155
9/29/2026

RAKOWITZ
Engineering & Surveying

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

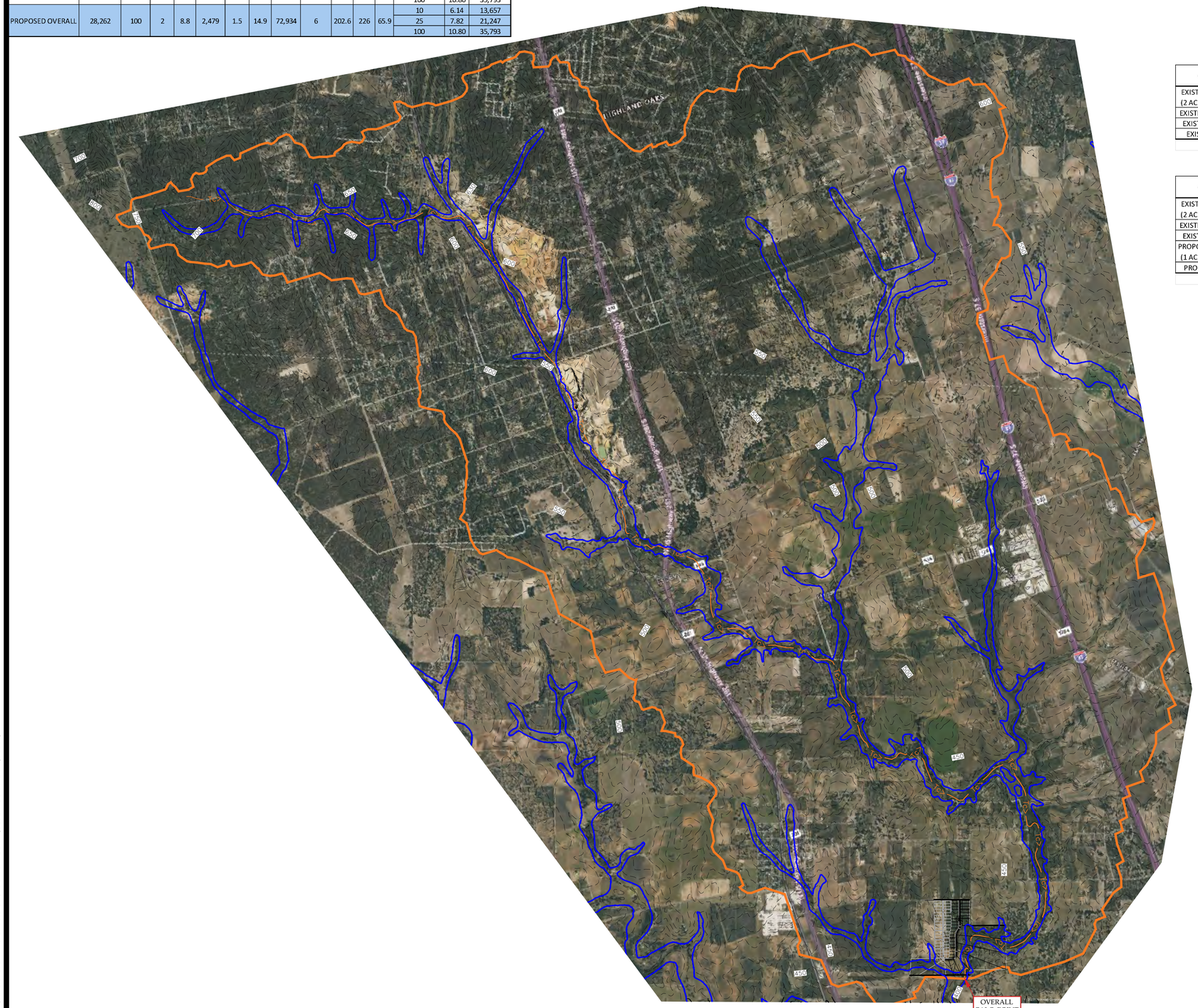
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Date: Sep 29, 2026, 3:56pm User ID: CAD1-2022
File: N:\Projects\2023\23-2979 TREF Land, LLC - Dairy Rd\Civil\UNIT 2\23-2979B COVER SHEET_U2.dwg

OVERALL DRAINAGE AREAS CALCULATION SUMMARY - SCS METHOD															
DRAINAGE AREA	ACRES	OVERLAND FLOW			SHALLOW CONCENTRATED			CHANNEL FLOW			OVERALL		STORM EVENT	P	Q
		LENGTH (ft)	SLOPE (%)	T_c (min)	LENGTH (ft)	SLOPE (%)	T_c (min)	LENGTH (ft)	VELOCITY (ft/s)	T_c (min)	T_c (min)	CN	(yrs)	(in)	(cfs)
EXISTING OVERALL	28,262	100	2	8.8	2,479	0.3	14.9	72,934	6	202.6	226	65.9	10	6.14	13,657
													25	7.82	21,247
													100	10.80	35,793
PROPOSED OVERALL	28,262	100	2	8.8	2,479	1.5	14.9	72,934	6	202.6	226	65.9	10	6.14	13,657
													25	7.82	21,247
													100	10.80	35,793

NOTES:
1) TIME OF CONCENTRATION (T_c) CALCULATED USING HYDRAFLOW HYDROGRAPHS TR-55 METHOD.
2) NRCS SOIL MAPS INDICATE PREDOMINATELY HSG A AND C SOIL TYPES. EFFECTIVE AND WEIGHTED CURVE NUMBERS WERE DETERMINED AS SHOWN ON THE TABLE (THIS SHEET)
3) TOPO SHOWN ON THIS DRAINAGE MAP ARE 10 FT USGS LIDAR CONTOURS AND ARE FOR REFERENCE ONLY.



2,500 0 2,500 5,000
SCALE OF FEET
1" = 2,500'

LEGEND
- OVERALL DRAINAGE AREA
- Tc> TIME OF CONCENTRATION PATH
- EXISTING 10' CONTOUR
- EXISTING 100-YR FLOODPLAIN

COVER TYPE	AREA (SQ FT)	AREA (ACRES)	AREA % OF OVERALL	CURVE NUMBERS A	B	C	D	EFFECTIVE CN
EXISTING RESIDENTIAL (2 ACRE HOMESTEADS)	410,025,707	9,412.9	33.31%	46	65	77	82	63.56
EXISTING COMMERCIAL	31,864,905	731.5	2.59%	89	92	94	95	91.84
EXISTING ROWCROPS	1,816,158	41.7	0.15%	76	85	90	93	83.97
EXISTING NATURAL	787,401,398	18,076.2	63.96%	49	69	79	84	66.01
						EXISTING CN:		65.9

COVER TYPE	AREA (SQ FT)	AREA (ACRES)	AREA % OF OVERALL	CURVE NUMBERS A	B	C	D	EFFECTIVE CN
EXISTING RESIDENTIAL (2 ACRE HOMESTEADS)	410,025,707	9,412.9	33.31%	46	65	77	82	63.56
EXISTING COMMERCIAL	31,864,905	731.5	2.59%	89	92	94	95	91.84
EXISTING ROWCROPS	1,816,158	41.7	0.15%	76	85	90	93	83.97
PROPOSED RESIDENTIAL (1 ACRE HOMESTEADS)	5,288,628	121.4	0.43%	51	68	79	84	66.88
PROPOSED NATURAL	782,112,770	17,954.8	63.53%	49	69	79	84	66.01
						PROPOSED CN:		65.9

SOIL CLASSIFICATION SUMMARY		
A	12360.3	43.7%
B	262.8	0.9%
C	14382.6	50.9%
D	1264.1	4.5%

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

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DAIRY ACRES - UNIT 2
OVERALL DRAINAGE CONDITIONS
ATASCOSA COUNTY, TEXAS

RAKOWITZ ENGINEERING, LLC
STATE OF TEXAS
BRADLEY A. KOETHER
105343
LICENSED
PROFESSIONAL ENGINEER
F-9155
7/29/2026

REV	DATE	DESCRIPTION	BY

JOB NO.	23-2979B
DATE	SEP. 2026
DESIGNER	CT
CHECKED	BK
DRAWN	CT

C1.0

Date: Sep 29, 2026, 3:56pm User ID: CAD1 2022
File: N:\Projects\2023\23-2979 FREF Land, LLC - Dairy Rd\Civil\UNIT 2\Drainage\23-2979B Overall Drainage_U2.dwg

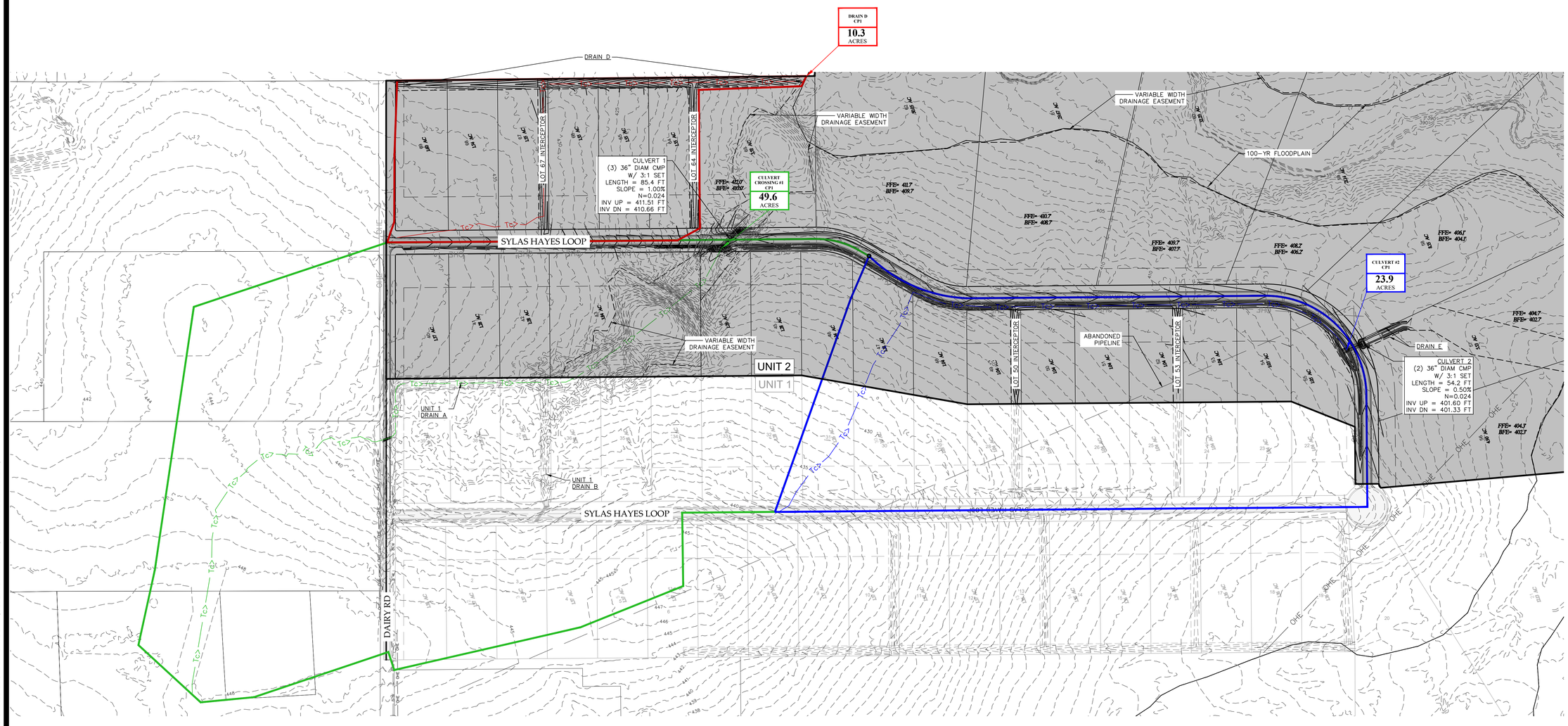
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PERMIT SET (NOT FOR CONSTRUCTION): 09/29/2026

INTERNAL DRAINAGE AREAS (CHANNELS AND CULVERTS) CALCULATION SUMMARY - RATIONAL METHOD

DRAINAGE AREA	ACRES	OVERLAND FLOW			SHALLOW CONCENTRATED FLOW			CHANNEL FLOW			OVERALL		STORM EVENT	i	Q
		LENGTH (ft)	SLOPE (%)	T_c (min)	LENGTH (ft)	SLOPE (%)	T_c (min)	LENGTH (ft)	VELOCITY (ft/s)	T_c (min)	T_c (min)	C_w	(yrs)	(in/hr)	(cfs)
DAIRY UNIT 2 CC#1 CP1	49.6	100	0.5	15.63	1100	1.26	10.12	1,361	6	3.8	30	0.35	10	4.36	75.66
													25	**5.26**	**91.33**
													100	6.65	115.36
DRAIN D CP1	10.3	100	1	11.85	349	1.7	2.76	1,173	6	3.3	17.9	0.43	10	5.66	25.08
													25	**6.80**	**30.10**
													100	8.52	37.72
DAIRY UNIT 2 CC#2 CP1	23.9	100	0.7	13.67	374	2.3	2.55	201	6	0.6	17	0.43	10	5.97	61.37
													25	**7.16**	**73.57**
													100	8.96	92.04

NOTES:
1) TIME OF CONCENTRATION (Tc) CALCULATED USING HYDRAFLOW HYDROGRAPHS TR-55 METHOD. DETAILED TR-55 CALCULATIONS CAN BE FOUND IN THE DRAINAGE REPORT.
2) RAINFALL INTENSITIES DERIVED FROM NOAA PRECIPITATION DATA FOR ATASCOSA COUNTY.
3) RUNOFF COEFFICIENTS TAKEN FROM TXDOT HYDRAULIC DESIGN MANUAL TABLE 4-10. PER TABLE 4-10, A RUNOFF COEFFICIENT EQUAL TO 0.20 WAS USED FOR ALL EXISTING/UNDEVELOPED AREAS. A PROPOSED WEIGHTED RUNOFF COEFFICIENT EQUAL TO 0.43 WAS USED FOR ONSITE. THIS COEFFICIENT WAS DETERMINED BY ASSUMING 0.25 ACRES OF IMPERVIOUS COVER WITH A MINIMUM LOT SIZE FOR THE DEVELOPMENT OF 1.00 ACRES.



150 0 150 300
SCALE OF FEET
1" = 150'

LEGEND

- PROPERTY BOUNDARY
- 650 EXISTING 5' CONTOUR
- 651 EXISTING 1' CONTOUR
- 654 PROPOSED 5' CONTOUR
- 655 PROPOSED 1' CONTOUR
- CULVERT CROSSING #1 DRAINAGE BOUNDARY
- Tc> CULVERT CROSSING #1 Tc PATH
- CULVERT CROSSING #2 DRAINAGE BOUNDARY
- Tc> CULVERT CROSSING #2 Tc PATH
- DRAIN D DRAINAGE BOUNDARY
- Tc> DRAIN D Tc PATH
- 100-YR FLOODPLAIN PER FEMA MAP #48013C0215C, DATED NOV. 4, 2010
- DRAINAGE EASEMENT BOUNDARY (SEE PLAT)

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

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DAIRY ACRES - UNIT 2
INTERNAL DRAINAGE CHANNELS AND CULVERTS
ATASCOSA COUNTY, TEXAS

RAKOWITZ ENGINEERING, LLC
STATE OF TEXAS
BRADLEY A. KOETHER
105343
LICENSED
PROFESSIONAL ENGINEER
F-9155
9/29/2026

REV	DATE	DESCRIPTION	BY

JOB NO.	23-2979B
DATE	SEP. 2026
DESIGNER	CT
CHECKED	BK
DRAWN	CT

C1.1

Date: Sep 29, 2026, 3:59pm User ID: CAD1-2022
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PERMIT SET (NOT FOR CONSTRUCTION): 09/29/2026

INTERNAL DRAINAGE AREAS (BAR DITCHES AND LOT INTERCEPTORS) CALCULATION SUMMARY - RATIONAL METHOD

DRAINAGE AREA	ACRES	OVERLAND FLOW			SHALLOW CONCENTRATED FLOW			CHANNEL FLOW			OVERALL		STORM EVENT	i	Q
		LENGTH (ft)	SLOPE (%)	T_c (min)	LENGTH (ft)	SLOPE (%)	T_c (min)	LENGTH (ft)	VELOCITY (ft/s)	T_c (min)	T_c (min)	C_w	(yrs)	(in/hr)	(cfs)
LOT 67 INTERCEPTOR CP1	5.05	100	2.00	8.98	350	2.00	2.56	394	6.00	1.09	13	0.43	10	6.51	14.15
													25	**7.79**	**16.92**
													100	9.72	21.12
LOT 64 INTERCEPTOR CP1	5.02	100	2.90	7.74	321	2.90	1.95	376	6.00	1.04	11	0.43	10	6.94	14.99
													25	**8.29**	**17.90**
													100	10.33	22.29
LOT 49 INTERCEPTOR CP1	4.03	100	2.02	8.94	482	2.30	3.28	315	6.00	0.88	13	0.43	10	6.51	11.29
													25	**7.79**	**13.51**
													100	9.72	16.85
LOT 52 INTERCEPTOR CP1	3.95	100	3.12	7.52	408	1.70	3.23	299	6.00	0.83	12	0.43	10	6.72	11.41
													25	**8.04**	**13.65**
													100	10.02	17.01
BAR DITCH CP1	2.18	100	1.32	10.60	127	1.32	1.14	753	6.00	2.09	14	0.43	10	6.32	5.93
													25	**7.57**	**7.09**
													100	9.45	8.86
BAR DITCH CP2	6.02	100	2.90	7.74	732	2.90	4.44	366	6.00	1.02	13	0.43	10	6.51	16.86
													25	**7.79**	**20.17**
													100	9.72	25.17
BAR DITCH CP3	9.38	100	2.80	7.85	677	2.80	4.17	312	6.00	0.87	13	0.43	10	6.51	26.27
													25	**7.79**	**31.43**
													100	9.72	39.22
BAR DITCH CP4	16.40	100	2.80	7.85	677	2.8	4.18	795	6.00	2.21	14	0.43	10	6.32	44.58
													25	**7.57**	**53.37**
													100	9.45	66.65
BAR DITCH CP5	20.00	100	2.80	7.85	677	2.8	4.18	1,348	6.00	3.74	16	0.43	10	5.97	51.36
													25	**7.16**	**61.56**
													100	8.96	77.02
BAR DITCH CP6	3.86	100	1.40	10.36	414	1.4	3.61	259	6.00	0.72	15	0.43	10	6.14	10.19
													25	**7.36**	**12.21**
													100	9.20	15.26

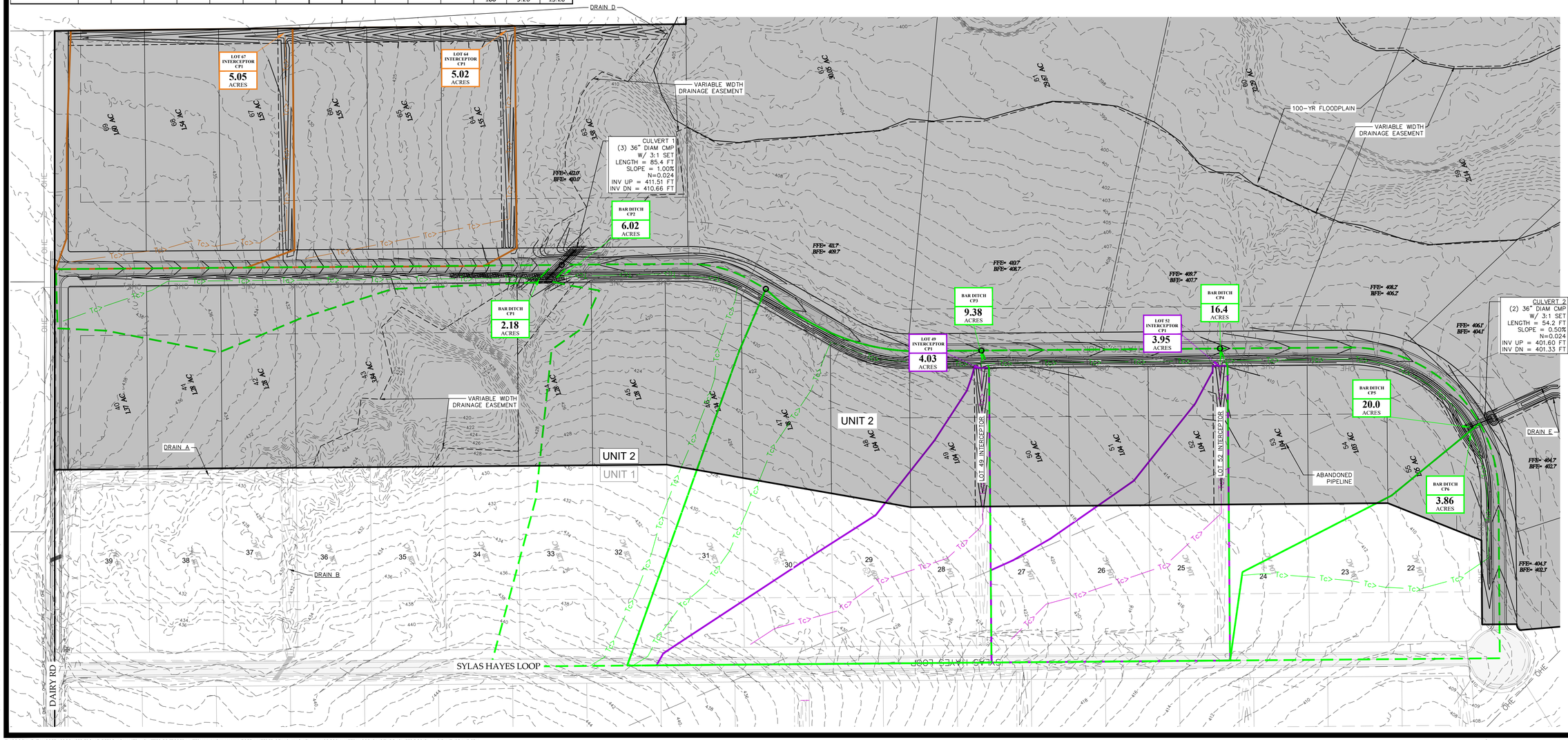
NOTES:
1) TIME OF CONCENTRATION (T_c) CALCULATED USING HYDRAFLOW HYDROGRAPHS TR-55 METHOD. DETAILED TR-55 CALCULATIONS CAN BE FOUND IN THE DRAINAGE REPORT.
2) RAINFALL INTENSITIES DERIVED FROM NOAA PRECIPITATION DATA FOR ATASCOSA COUNTY.
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LEGEND

- PROPERTY BOUNDARY
- 650 EXISTING 5' CONTOUR
- 651 EXISTING 1' CONTOUR
- 654 PROPOSED 5' CONTOUR
- 659 PROPOSED 1' CONTOUR
- BAR DITCH DRAINAGE BOUNDARY
- Tc> BAR DITCH Tc PATH
- LOT INTERCEPTORS DRAINAGE BOUNDARY 1
- Tc> LOT INTERCEPTORS BOUNDARY 1 Tc PATH
- LOT INTERCEPTORS DRAINAGE BOUNDARY 2
- Tc> LOT INTERCEPTORS BOUNDARY 2 Tc PATH
- 100-YR FLOODPLAIN PER FEMA MAP #48013C0215C, DATED NOV. 4, 2010
- DRAINAGE EASEMENT BOUNDARY (SEE PLAT)

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

Most Relevant Drainage Calc. Point	*~Q25 (cfs)*	*MIN SLOPE*	*MAX SLOPE*	V-CHANNEL w/ 3:1 SS D_N MAX	WITH FREEBOARD	MAX. VELOCITY (ft/s)	CHANNEL DEPTH CHOSEN	START ROAD STATION	END ROAD STATION
BD CP1	*7.09*	*1.75%*	*3.75%*	0.88	1.38	4.09	**1.5**	01+00.00	11+26.45
BD CP2	*20.17*	*0.50%*	*0.50%*	1.64	2.14	2.50	**2.25**	11+26.45	15+50.00
BD CP3	*31.43*	*0.80%*	*0.80%*	1.77	2.27	3.34	**2.50**	15+50.00	20+16.65
BD CP4	*53.37*	*0.80%*	*0.80%*	2.16	2.66	3.81	**2.80**	20+16.65	24.99.57
BD CP5	*61.56*	*0.80%*	*0.80%*	2.27	2.77	3.98	**2.80**	24.99.57	30+81.48
BD CP6	*12.21*	*0.75%*	*0.75%*	1.26	1.76	2.56	**2.00**	30+81.48	END



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

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DAIRY ACRES - UNIT 2
INTERNAL DRAINAGE
LOT INTERCEPTORS AND BAR DITCHES
ATASCOSA COUNTY, TEXAS

RAKOWITZ ENGINEERING, LLC
STATE OF TEXAS
BRADLEY A. KOETHER
105343
LICENSED
PROFESSIONAL ENGINEER
F-9155
9/29/2026

REV	DATE	DESCRIPTION	BY

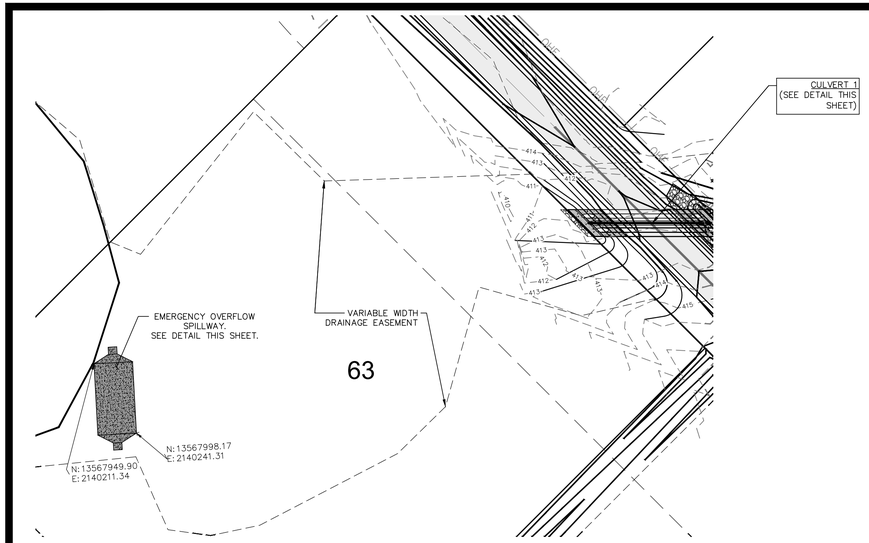
JOB NO.	23-2979B
DATE	SEP. 2026
DESIGNER	CT
CHECKED	BK
DRAWN	CT

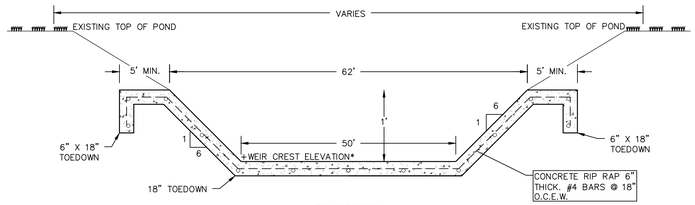
C1.2

Date: Sep 29, 2026, 4:02pm User ID: CAD1.2022
File: N:\Projects\2023\23-2979 TREF Land, LLC - Dairy Rd\Civil\UNIT 2\Drainage\23-2979B Internal_Interceptors and Bar Ditches U2.dwg

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PERMIT SET (NOT FOR CONSTRUCTION): 09/29/2026





FRONT VIEW

EMERGENCY SPILLWAY DETAIL

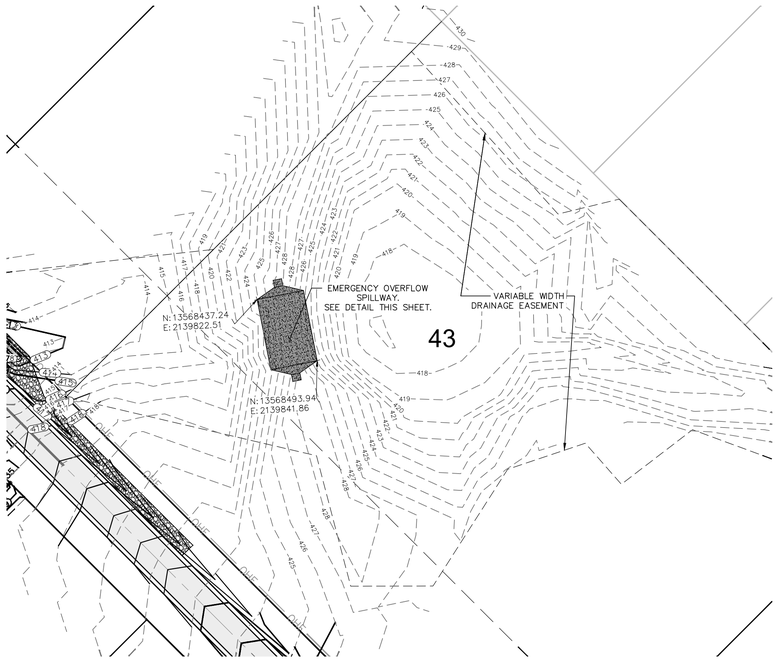
N.T.S.

*LOT 63 POND WEIR CREST ELEVATION: 411.00'
*LOT 43 POND WEIR CREST ELEVATION: 424.00'

EMERGENCY SPILLWAY CALCULATIONS

N.T.S.

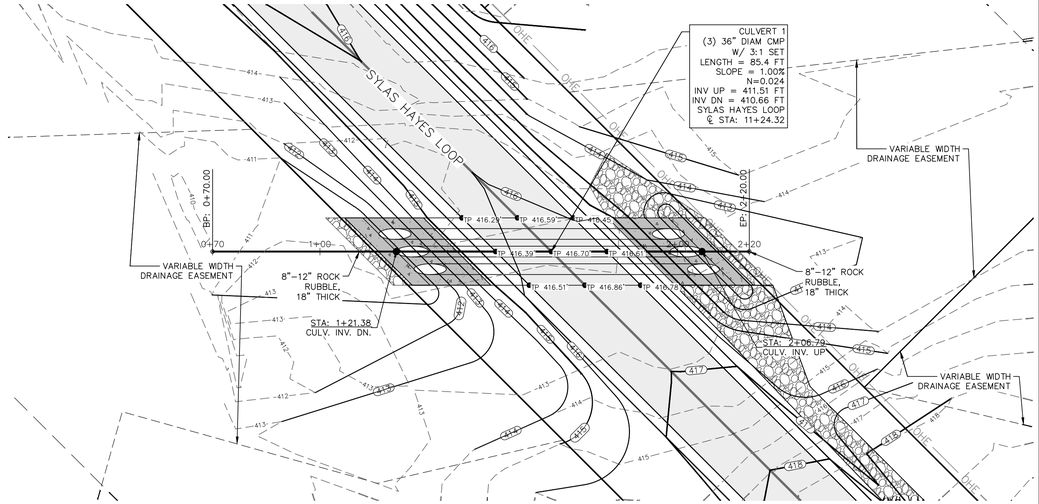
$Q_{weir} = CLH^{1.5} = 3.09*50*1.00^{1.5} = 154.5$ CFS
$Q_{100} = 115.4$ CFS
$Q_{weir} > Q_{100}$ (OK)





LEGEND

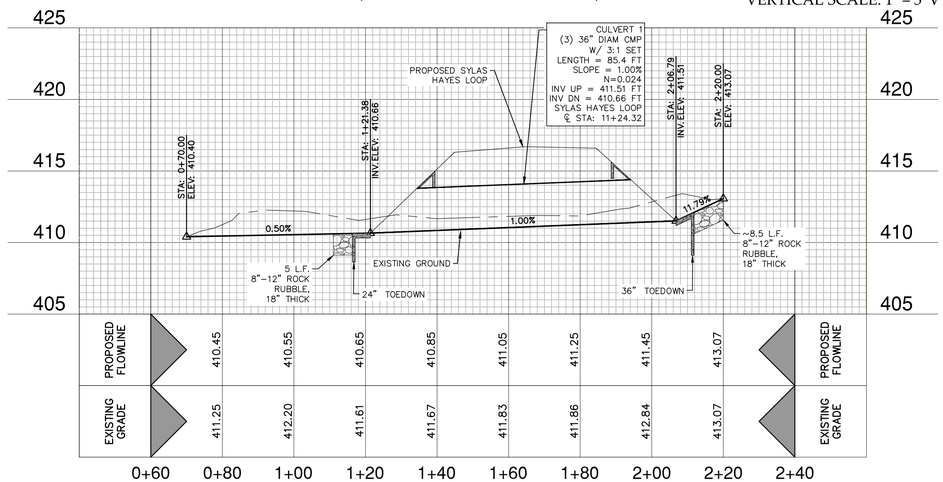
	PROPERTY BOUNDARY
650	EXISTING 5' CONTOUR
651	EXISTING 1' CONTOUR
654	PROPOSED 5' CONTOUR
655	PROPOSED 1' CONTOUR



NOTE:
CONTRACTOR SHALL BEGIN MEASURES TO ESTABLISH VEGETATION IMMEDIATELY AFTER CONSTRUCTION OF EARTHEN DRAIN SECTIONS TO MITIGATE CHANNEL EROSION. CONTRACTOR SHALL USE HYDRO–MULCH SEEDING, SOD LINING, OR OTHER APPROVED METHODS.

CULVERT CROSSING 1
(STA. 1 + 00 TO END)

HORIZONTAL SCALE: 1" = 50' H
VERTICAL SCALE: 1" = 5' V



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

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DAIRY ACRES - UNIT 2
CULVERT CROSSING 1 P&P
AND EXISTING POND
EMERGENCY OVERFLOWS
ATASCOSA COUNTY, TEXAS

RAKOWITZ ENGINEERING, LLC
STATE OF TEXAS
SHADLEYA KOETHER
105043
LICENSED
PROFESSIONAL ENGINEER
F-9155
7/29/2026

REV	DATE	DESCRIPTION	BY

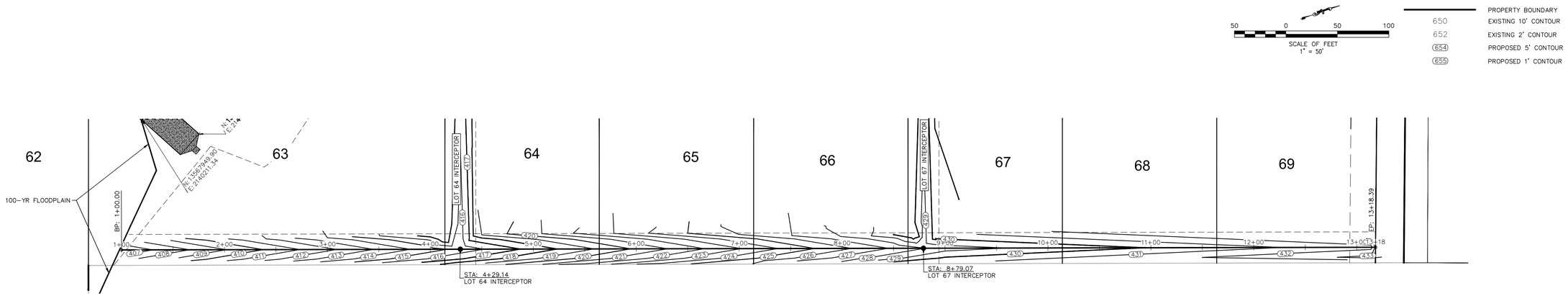
JOB NO.	23-2979B
DATE	SEP. 2026
DESIGNER	CT
CHECKED	BK
DRAWN	CT

C1.3

Date: Sep 29, 2026, 3:59pm User ID: CAD1-2022
File N:\Projects\2023\23-2979 TREF Land, LLC - Dairy Rd\CIVIL\UNIT 2\23-2979B Drainage P&P_U2.dwg

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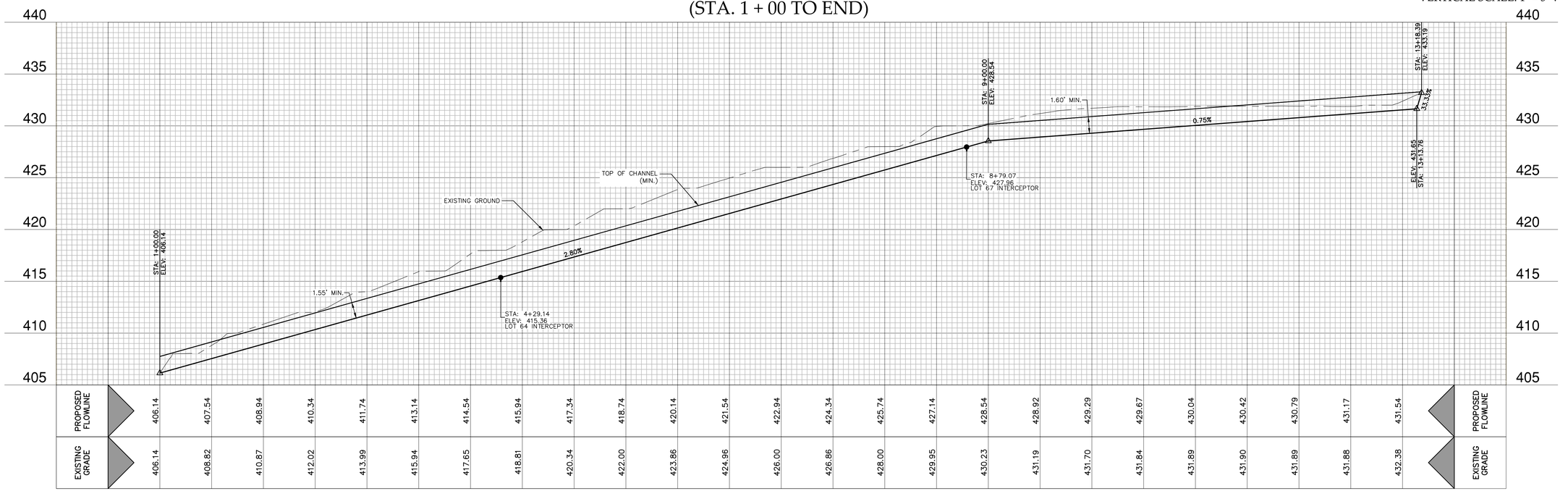
PERMIT SET (NOT FOR CONSTRUCTION): 09/29/2026

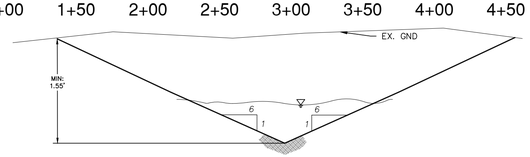


NOTE:
CONTRACTOR SHALL BEGIN MEASURES TO ESTABLISH VEGETATION IMMEDIATELY AFTER CONSTRUCTION OF EARTHEN DRAIN SECTIONS TO MITIGATE CHANNEL EROSION. CONTRACTOR SHALL USE HYDRO-MULCH SEEDING, SOD LINING, OR OTHER APPROVED METHODS.

DRAIN D
(STA. 1 + 00 TO END)

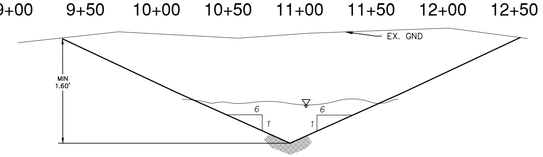
HORIZONTAL SCALE: 1" = 50' H
VERTICAL SCALE: 1" = 5' V





DRAIN D - V-CHANNEL
TYPICAL SECTION STA. 1+00 TO 9+00
NOT-TO-SCALE

NAME	Q25 (cfs)	SLOPE	D_N (ft)	VELOCITY (ft/s)	N-VALUE	CHANNEL DEPTH (ft)
DRAIN D V-CHANNEL	30.10	2.80%	1.05	4.55	0.035	**1.55**
	16.92	0.75%	1.09	2.37	0.035	**1.60**



DRAIN C - V-CHANNEL
TYPICAL SECTION STA. 9+00 TO END
NOT-TO-SCALE

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DAIRY ACRES - UNIT 2
DRAIN D
PLAN AND PROFILE
ATASCOSA COUNTY, TEXAS

RAKOWITZ ENGINEERING, LLC
STATE OF TEXAS
BRADLEY A. KOETHER
105343
LICENSED
PROFESSIONAL ENGINEER
F-9155
7/29/2026

REV	DATE	DESCRIPTION	BY

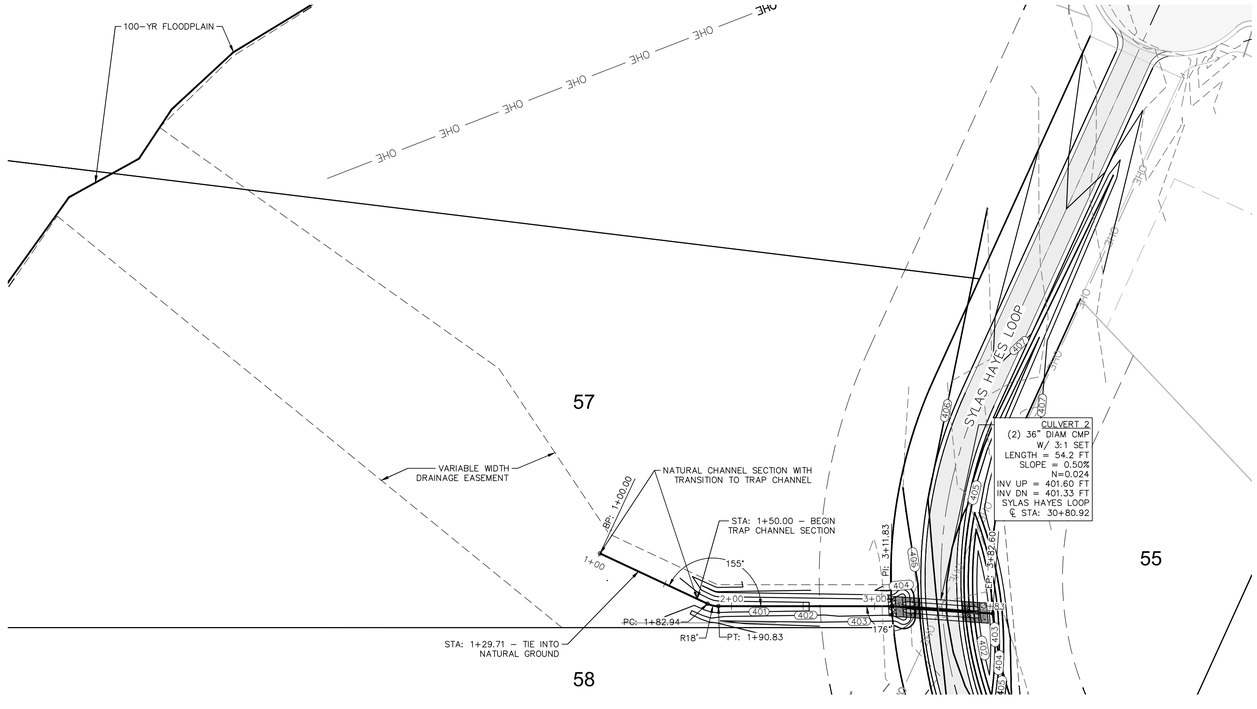
JOB NO.	23-2979B
DATE	SEP. 2026
DESIGNER	CT
CHECKED	BK
DRAWN	CT

C1.4

Date: Sep 29, 2026, 3:38pm User ID: CAD1-2022
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PERMIT SET (NOT FOR CONSTRUCTION): 09/29/2026



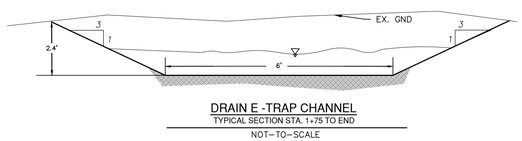
50 0 50 100

SCALE OF FEET
1" = 50'

LEGEND

———	PROPERTY BOUNDARY
650	EXISTING 5' CONTOUR
651	EXISTING 1' CONTOUR
654	PROPOSED 5' CONTOUR
655	PROPOSED 1' CONTOUR

NOTE:
CONTRACTOR SHALL BEGIN MEASURES TO ESTABLISH VEGETATION IMMEDIATELY AFTER CONSTRUCTION OF EARTHEN DRAIN SECTIONS TO MITIGATE CHANNEL EROSION. CONTRACTOR SHALL USE HYDRO-MULCH SEEDING, SOD LINING, OR OTHER APPROVED METHODS.

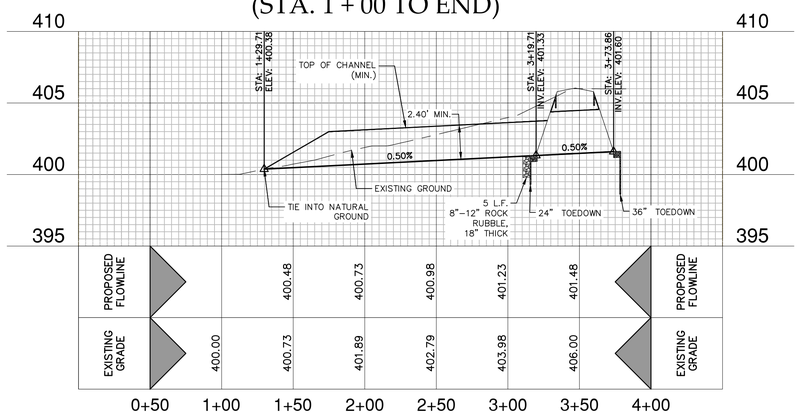


DRAIN E -TRAP CHANNEL
TYPICAL SECTION STA. 1+75 TO END
NOT-TO-SCALE

NAME	Q25 (cfs)	SLOPE	BOTTOM WIDTH (ft)	D_N (ft)	VELOCITY (ft/s)	N-VALUE	CHANNEL DEPTH (ft)
DRAIN E TRAP CHANNEL	73.57	0.50%	6.00	1.87	3.39	0.035	**2.40**

DRAIN E / CULVERT CROSSING 2
(STA. 1 + 00 TO END)

HORIZONTAL SCALE: 1" = 50' H
VERTICAL SCALE: 1" = 5' V



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

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DAIRY ACRES - UNIT 2
DRAIN E AND CULVERT CROSSING 2 PLAN AND PROFILE
ATASCOSA COUNTY, TEXAS

RAKOWITZ ENGINEERING LLC
STATE OF TEXAS
BRADLEY A. KOETHER
105343
LICENSED
PROFESSIONAL ENGINEER
F-9155
9/29/2026

REV	DATE	DESCRIPTION	BY

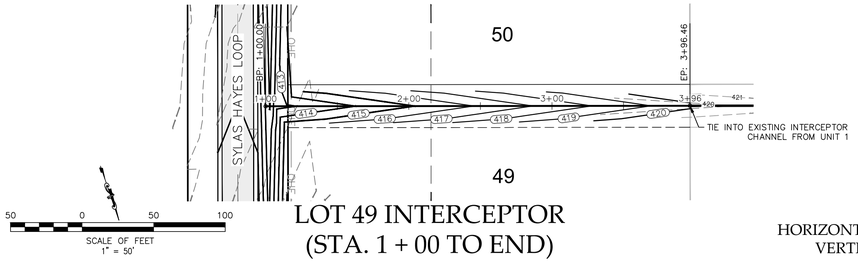
JOB NO.	23-2979B
DATE	SEP. 2026
DESIGNER	CT
CHECKED	BK
DRAWN	CT

C1.5

Date: Sep 29, 2026, 3:56pm User ID: CAD1-2022
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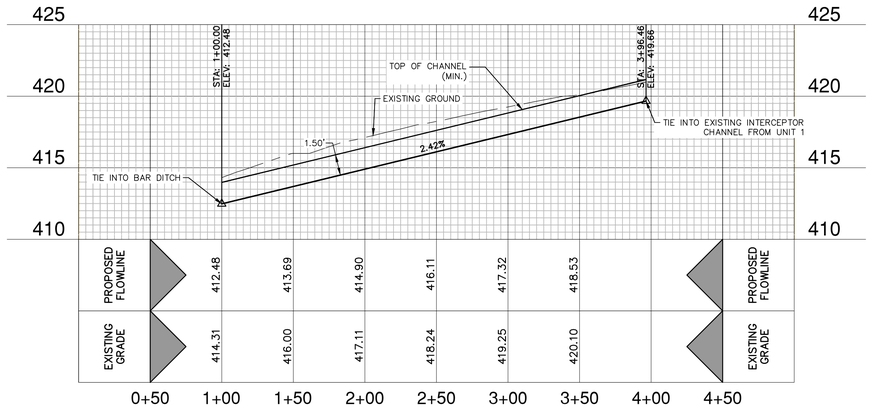
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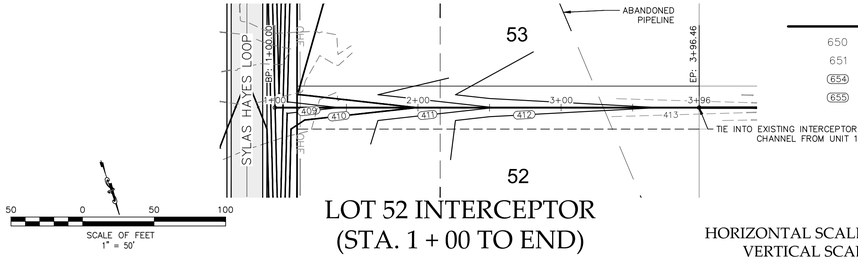
PERMIT SET (NOT FOR CONSTRUCTION): 09/29/2026



LOT 49 INTERCEPTOR (STA. 1 + 00 TO END)

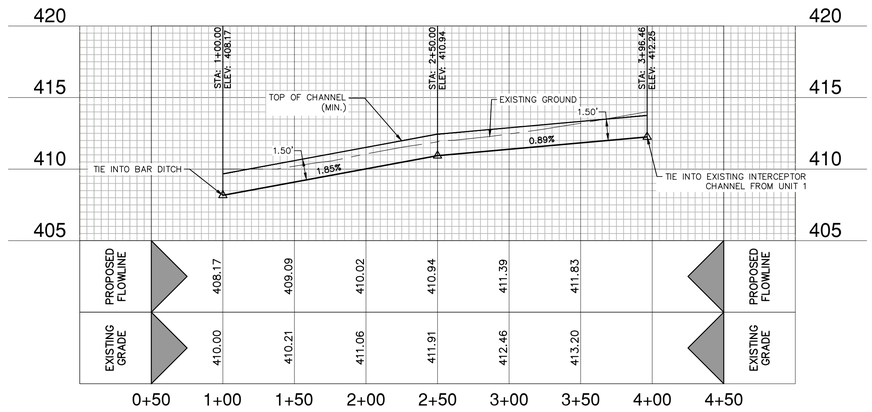
HORIZONTAL SCALE: 1" = 50' H
VERTICAL SCALE: 1" = 5' V





LOT 52 INTERCEPTOR (STA. 1 + 00 TO END)

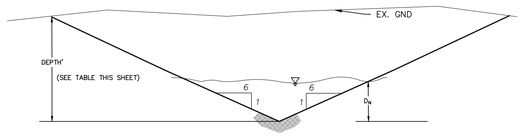
HORIZONTAL SCALE: 1" = 50' H
VERTICAL SCALE: 1" = 5' V



LEGEND

	PROPERTY BOUNDARY
650	EXISTING 5' CONTOUR
651	EXISTING 1' CONTOUR
654	PROPOSED 5' CONTOUR
655	PROPOSED 1' CONTOUR

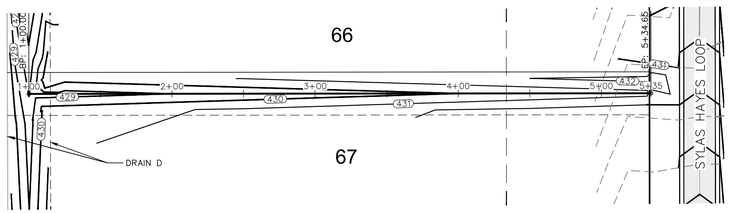
NOTE:
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LOT INTERCEPTOR - V-CHANNEL
TYPICAL SECTION STA. 1+00 TO END

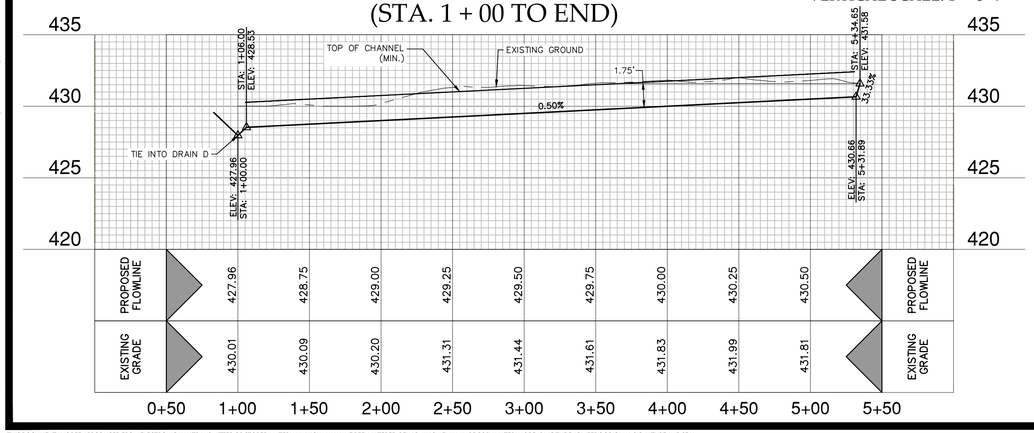
NOT-TO-SCALE

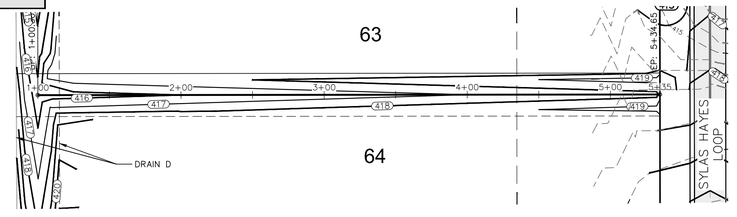
NAME	Q25 (cfs)	MIN SLOPE	D_N (ft)	VELOCITY (ft/s)	N-VALUE	CHANNEL DEPTH (ft)
LOT67 INTERCEPTOR	16.92	0.50%	1.17	2.06	0.035	1.75
LOT64 INTERCEPTOR	17.90	0.50%	1.20	2.07	0.035	1.75
LOT49 INTERCEPTOR	13.51	2.42%	0.80	3.52	0.035	1.5
LOT52 INTERCEPTOR	13.65	1.85%	0.85	3.15	0.035	1.5
		0.89%	0.97	2.42		



LOT 67 INTERCEPTOR (STA. 1 + 00 TO END)

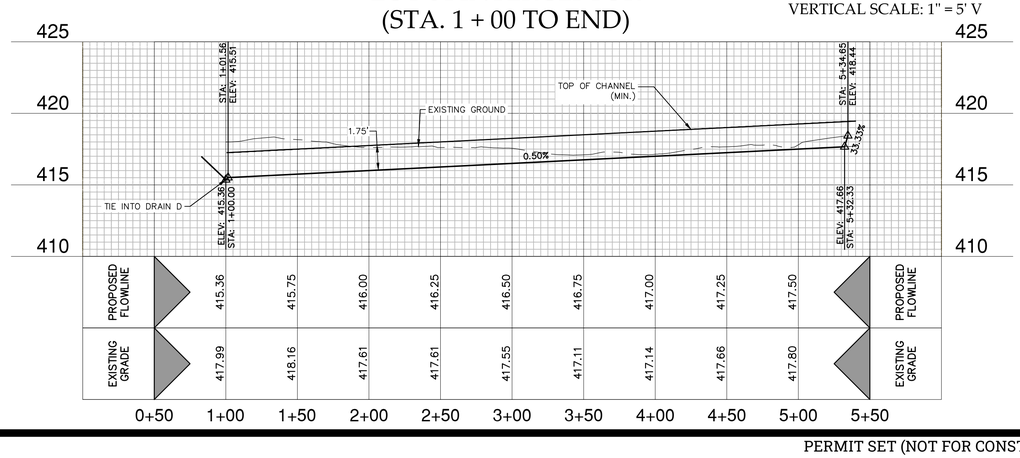
HORIZONTAL SCALE: 1" = 50' H
VERTICAL SCALE: 1" = 5' V





LOT 64 INTERCEPTOR (STA. 1 + 00 TO END)

HORIZONTAL SCALE: 1" = 50' H
VERTICAL SCALE: 1" = 5' V



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Texas Registered Engineering Firm F-9155
Texas Registered Surveying Firm 101812-00
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DAIRY ACRES - UNIT 2
LOT INTERCEPTORS
PLAN AND PROFILE
ATASCOSA COUNTY, TEXAS

RAKOWITZ ENGINEERING, LLC
STATE OF TEXAS
BRADLEY A. KOETHER
105343
LICENSED
PROFESSIONAL ENGINEER
F-9155
7/29/2026

REV	DATE	DESCRIPTION	BY

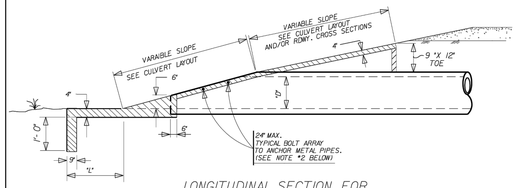
JOB NO.	23-2979B
DATE	SEP. 2026
DESIGNER	CT
CHECKED	BK
DRAWN	CT

C1.6

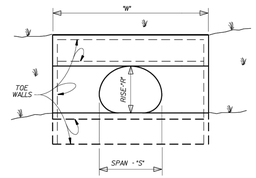
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Date: Sep 29, 2026, 3:37pm User ID: CAD1-2022
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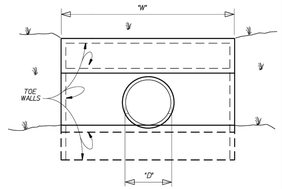
PERMIT SET (NOT FOR CONSTRUCTION): 09/29/2026



LONGITUDINAL SECTION FOR
CIRCULAR & ARCH PIPES



SINGLE C.M.P. ARCH PIPE CULVERT



SINGLE CIRCULAR PIPE CULVERT
(CMP or RCP)

DIMENSIONS FOR CIRCULAR (CMP and RCP) PIPE CULVERTS

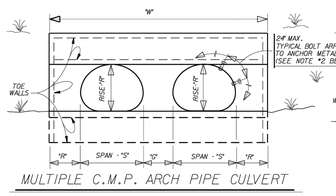
"D" INSIDE DIA. of PIPE	"L"	"S"		SINGLE	DOUBLE	TRIPLE	QUADRUPLE
		CGM	RCP	"W"			
18"	2'-0"	1'-2"	0'-9"	4'-6"	7'-2"	9'-10"	12'-6"
21"	2'-6"	1'-3"	0'-10"	5'-3"	8'-4"	11'-4"	13'-4"
24"	3'-0"	1'-5"	0'-11"	6'-0"	9'-5"	12'-10"	16'-3"
30"	4'-0"	1'-8"	1'-1"	7'-6"	11'-8"	15'-10"	20'-0"
36"	5'-0"	1'-11"	1'-3"	9'-0"	13'-11"	18'-10"	23'-9"
42"	6'-0"	2'-2"	1'-5"	10'-6"	16'-2"	21'-10"	27'-6"
48"	7'-0"	2'-5"	1'-7"	12'-0"	18'-5"	24'-10"	31'-3"
54"	8'-0"	2'-10"	1'-11"	13'-6"	20'-10"	28'-2"	35'-6"
60"	9'-0"	3'-2"	2'-0"	15'-0"	23'-2"	31'-4"	39'-6"

"D" IS MEASURED BETWEEN THE OUTER SURFACES OF THE PIPES.

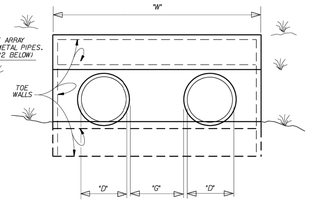
DIMENSIONS FOR C.M.P. ARCH PIPE CULVERTS

DESIGN SIZE	APPROX. ARCH DIM.		"L"	"S"	SINGLE	DOUBLE	TRIPLE	QUADRUPLE
	SPAN "S"	RISE "R"			"W"			
2	23"	15"	2'-0"	1'-2"	4'-3"	7'-2"	10"-1"	13'-0"
3	28"	20"	3'-0"	1'-5"	5'-8"	9'-5"	13'-2"	16'-11"
4	35"	24"	4'-0"	1'-8"	6'-11"	11'-6"	16'-1"	20'-8"
5	42"	29"	5'-0"	1'-11"	8'-4"	13'-9"	19'-2"	24'-7"
6	49"	33"	6'-0"	2'-2"	9'-7"	15'-10"	22'-1"	28'-4"
7	57"	38"	7'-0"	2'-5"	11'-1"	18'-3"	25'-5"	32'-7"
8	64"	43"	8'-0"	2'-10"	12'-5"	20'-8"	28'-10"	37'-0"
9	71"	47"	9'-0"	3'-2"	13'-9"	22'-10"	31'-11"	41'-0"

BASED ON 2-2/3" X 1/2" CORRUGATION
"D" IS MEASURED BETWEEN THE OUTER SURFACES OF THE PIPES.



MULTIPLE C.M.P. ARCH PIPE CULVERT



MULTIPLE CIRCULAR PIPE CULVERT
(CMP or RCP)

NOTES:

1.) FOR RIPRAP QUANTITIES AND SLOPES, SEE CULVERT LAYOUT SHEET. CONCRETE SHALL BE CLASS B UNLESS OTHERWISE SHOWN IN THE PLANS.

2.) ALL METAL PIPES (CIRCULAR AND/OR ARCH) SHALL HAVE 5/8"X 6" GALVANIZED BOLTS WITH 2 HEX NUTS AT 24" CENTERS TO ANCHOR THE PIPE TO THE CONCRETE. THIS WORK WILL BE SUBSIDIARY TO THE RIPRAP HEADWALL.

3.) FOR CONCRETE ARCH PIPES, THE CMP ARCH PIPE CULVERT DIMENSIONS WILL HAVE TO BE ADJUSTED FOR THE PIPE WALL THICKNESS.

4.) FOR PIPES LARGER THAN SHOWN, USE THE CLEAR DISTANCE BETWEEN PIPES SHOWN IN ITEMS 460 AND/OR 464.

5.) IF THE SIDES OF THE HEADWALL IS ADJACENT TO A RIPRAP SLOPE AND IF THE TOP OF THE HEADWALL IS ADJACENT TO THE ROADWAY FOUNDATION OR RIPRAP SLOPE, THE SIDE AND TOP TOE WALLS MAY BE ELIMINATED IF APPROVED BY THE ENGINEER.

SAN ANTONIO
DISTRICT STANDARD
RIPRAP HEADWALL

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FED.RD. DIV.NO.	PROJECT NO.		SHEET NO.
6			
STATE	STATE DIST.	COUNTY	
TEXAS	SAT		
CONT.	SECT.	JOB	HIGHWAY NO.

10/95

ULTRA FLO®

Heights of Cover

Galvanized, ALUMINIZED STEEL Type 2 or Polymer-Coated Steel ULTRA FLO® H 20 and H 25 Live Load**

Diameter (in.)	Minimum/Maximum Cover (ft.) Specified Thickness (in.) and Gage (0.064) 16	(0.079) 14	(0.109) 12	(0.138) 10
18	1.0 / 108	1.0 / 151		
21	1.0 / 93	1.0 / 130	1.0 / 216	
24	1.0 / 81	1.0 / 113	1.0 / 189	
30	1.0 / 65	1.0 / 91	1.0 / 151	
36	1.0 / 54	1.0 / 75	1.0 / 126	
42	1.0 / 46	1.0 / 65	1.0 / 108	
48	1.0 / 40	1.0 / 56	1.0 / 94	1.0 / 137
54	1.25 / 36	1.25 / 50	1.0 / 84	1.0 / 122
60	1.25*/32**	1.25 / 45	1.0 / 75	1.0 / 109
66		1.5 / 41	1.25 / 68	1.25 / 99
72		1.5*/37*	1.25 / 63	1.25 / 91
78		1.75*/34*	1.5 / 58	1.5 / 84
84			1.75 / 54	1.75 / 78
90			2.0*/50*	2.0 / 73
96			2.0*/47*	2.0 / 68
102			2.5*/43*	2.5 / 61
108				2.5*/54*
114				2.5*/49*
120				2.5*/43*

Galvanized, ALUMINIZED STEEL Type 2 or Polymer-Coated Steel ULTRA FLO® E 80 Live Load**

Diameter (in.)	Minimum/Maximum Cover (ft.) Specified Thickness (in.) and Gage (0.064) 16	(0.079) 14	(0.109) 12	(0.138) 10
18	1.0 / 93	1.0 / 130		
21	1.0 / 79	1.0 / 111	1.0 / 186	
24	1.0 / 69	1.0 / 97	1.0 / 162	
30	1.0 / 55	1.0 / 78	1.0 / 130	
36	1.5 / 46	1.25 / 65	1.0 / 108	
42	1.5 / 39	1.5 / 55	1.25 / 93	
48	2.0 / 34	1.75 / 48	1.5 / 81	1.5 / 118
54	3.0*/ 28*	2.0 / 43	1.5 / 72	1.5 / 104
60		2.0 / 39	1.75 / 65	1.75 / 94
66		2.5* / 35*	2.0 / 58	2.0 / 85
72			2.0 / 49	2.0 / 78
78			2.5 / 42	2.5 / 72
84			2.75* / 36*	2.5 / 67
90				2.5 / 62
96				2.5* / 58*
102				3.0* / 52*

Notes

1. *The tables for Steel H 20 and H 25 loading are based on the NCSPA Design Manual, 2018 and were calculated using a load factor of K=0.86. The tables for Steel E 80 loading are based on the AREMA Manual. The tables for Aluminum HL 93 loading are based on AASHTO LRFD Design Criteria.*
2. *The haunch areas of a pipe-arch are the most critical zone for backfilling. Extra care should be taken to provide good material and compaction to a point above the spring line.*
3. *E 80 minimum cover is measured from top of pipe to bottom of tie.*
4. *H 20, H 25 and HL 93 minimum cover is measured from top of pipe to bottom of flexible pavement or top of rigid pavement.*
5. *The pipe-arch tables are based on the corner bearing pressures as shown. These values may increase or decrease with changes in allowable corner bearing pressures. Consider the use of a round pipe in cases where the height of cover exceeds 8'.*
6. *Larger size pipe-arches may be available on special order.*
7. *M.L. (Heavier gage is required to prevent crimping at the haunches.)*
8. *For construction loads, see Page 15.*
9. *Sewer gage (trench conditions) tables for corrugated steel pipe can be found in the AISI book "Modern Sewer Design," 4th Edition, 1999. These tables may reduce the minimum gage (GA) due to a higher flexibility factor allowed for a trench condition.*

Galvanized, ALUMINIZED STEEL Type 2 or Polymer-Coated Steel ULTRA FLO® Pipe-Arch H 20 and H 25 Live Load**

Round Equivalent (in.)	Size Span x Rise (in.)	Minimum/Maximum Cover (ft.) Specified Thickness (in.) and Gage (0.064) 16	(0.079) 14	(0.109) 12
18	20 x 16	1.0 / 16		
21	23 x 19	1.0 / 15		
24	27 x 21	1.0 / 13		
30	33 x 26	1.0 / 13	1.0 / 13	
36	40 x 31	1.0 / 13	1.0 / 13	
42	46 x 36	M.L.*	M.L.*	1.0 / 13
48	53 x 41	M.L.*	M.L.*	1.25 / 13
54	60 x 46	M.L.*	M.L.*	1.25 / 13
60	66 x 51	M.L.*	M.L.*	1.25 / 13

Galvanized, ALUMINIZED STEEL Type 2 or Polymer-Coated Steel ULTRA FLO® Pipe-Arch E 80 Live Load**

Round Equivalent (in.)	Size Span x Rise (in.)	Minimum/Maximum Cover (ft.) Specified Thickness (in.) and Gage (0.064) 16	(0.109) 12
18	20 x 16	2.0 / 22	
21	23 x 19	2.0 / 21	
24	27 x 21	2.0 / 18	
30	33 x 26	2.0 / 18	
36	40 x 31	2.0 / 17	
42	46 x 36		2.0 / 18
48	53 x 41		2.0 / 18
54	60 x 46		2.0 / 18
60	66 x 51		2.0 / 18



Polymer-coated ULTRA FLO® provides added durability.

10. All heights of cover are based on trench conditions. If embankment conditions exist, there may be restriction on gages for the large diameters. Your Contech Sales Representative can provide further guidance for a project in embankment conditions.

11. All steel ULTRA FLO® is installed in accordance with ASTM A798 "Installing Factory-Made Corrugated Steel Pipe for Sewers and Other Applications."

** These sizes and gage combinations are installed in accordance with ASTM A796 paragraphs 18.2.3 and ASTM A798. For aluminum ULTRA FLO® refer to ASTM B790 and B788.*

*** Contact your local Contech representative for more specific information on Polymer-Coated ULTRA FLO® for 12 GA and 10 GA.*

****Consult your Contech Sales Representative for E 80 Live Loads for Aluminum ULTRA FLO®.*

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DAIRY ACRES - UNIT 2
DRAINAGE DETAILS

ATASCOSA COUNTY, TEXAS

RAKOWITZ ENGINEERING LLC
STATE OF TEXAS
BRADLEY A. KOETHER
105343
LICENSED
PROFESSIONAL ENGINEER
F-9155
7/29/2026

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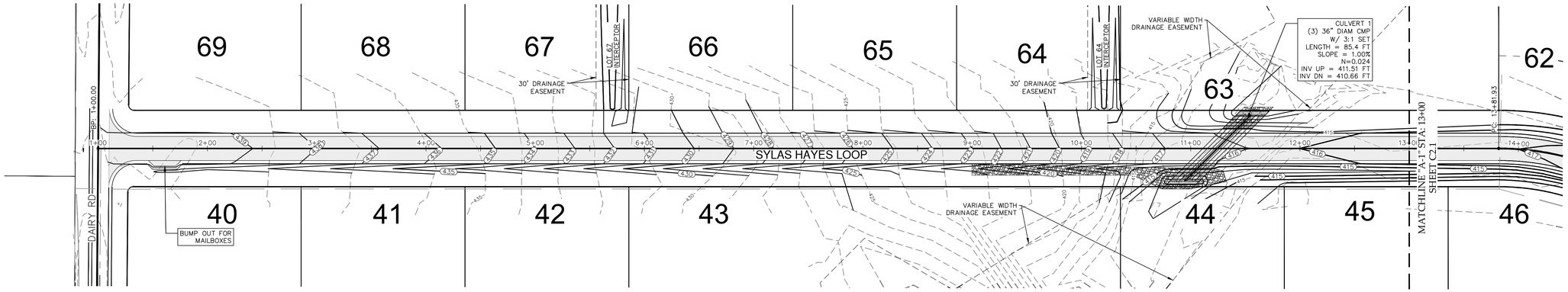
JOB NO.	23-2979B
DATE	SEP. 2026
DESIGNER	CT
CHECKED	BK
DRAWN	CT

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Date: Sep 29, 2026, 4:00pm User ID: CAD1-2022
File: N:\Projects\2023\23-2979 TREF Land, LLC - Dairy Ranch\Civil\UNIT 2\23-2979B Drainage Details_U2.dwg

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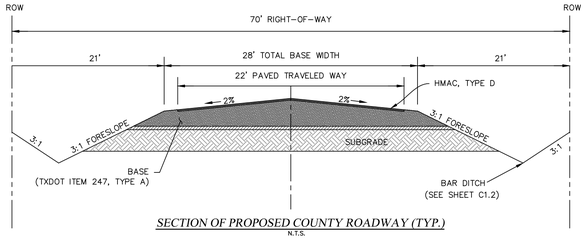


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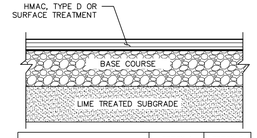
1. EXISTING TOPOGRAPHIC CONTOURS DERIVED FROM ON THE GROUND SURVEY DATA WITHIN THE LIMITS OF THE PROPOSED ROADWAY CONSTRUCTION. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL REVEGETATE RIGHT-OF-WAY TO REDUCE EROSION AS SPECIFIED IN ATASCOSA COUNTY CODE. REFER TO TXDOT ITEM 164 FOR APPROPRIATE SEED MIX.
3. CONTRACTOR TO SALVAGE & STOCKPILE 4 INCHES OF EXISTING TOPSOIL FOR FINAL DRESSING OF RIGHT-OF-WAY PRIOR TO SEEDING.
4. CONTRACTOR TO GRADE BAR DITCHES ALONG ROADWAY TO CONVEY RIGHT-OF-WAY DRAINAGE. REFER TO BAR DITCH CALCULATIONS FOR DEPTH.
5. CONTRACTOR TO FOLLOW GEOTECH REPORT FOR PROPER PAVEMENT CONSTRUCTION.
6. TESTING TO BE PROVIDED BY OWNER'S QUALIFIED AGENT TO ASSURE COMPLIANCE TO SPECIFICATIONS OUTLINED IN GEOTECH REPORT.

- SUBGRADE TO BE TESTED PER ASTM D698 @ 95% DENSITY, 1 PER 500 FT OF STREET
- BASE TO BE PLACED IN MAXIMUM 8" THICK LOOSE LIFTS, COMPACTED, & TESTED PER ASTM D1557 @ 95% DENSITY, 1 PER 500 FT OF STREET

NOTE:
EROSION CONTROL MEASURES SUCH AS FLAT BOTTOM DITCHES, GRASS RETARDS, ROCK FILTER DAMS, AND SILT SCREENS SHALL BE UTILIZED AS NEEDED TO CONTROL SOIL EROSION IN BAR DITCHES.



SECTION OF PROPOSED COUNTY ROADWAY (TYP.)
N.T.S.



PAVEMENT MATERIAL	OPTION 1	OPTION 2
HMAC, TYPE D	2"	----
2 COURSE SURFACE TREATMENT	----	YES
CRUSHED LIMESTONE BASE MATERIAL	8.5"	9.0"
LIME TREATED SUBGRADE	6"	6"

PROPOSED PAVEMENT SECTION

REFERENCE GEOTECH REPORT PREPARED BY InTEC DATED JULY 27, 2023 AND ADDENDUMS DATED OCTOBER 27, 2023 AND MARCH 16, 2026, RESPECTIVELY, FOR PAVEMENT MATERIALS AND CONSTRUCTION REQUIREMENTS. CONTRACTOR SHALL MEET OR EXCEED ALL PAVING RECOMMENDATIONS. ADDITIONAL PAVEMENT SECTIONS ARE AVAILABLE IN THE GEOTECH REPORT.

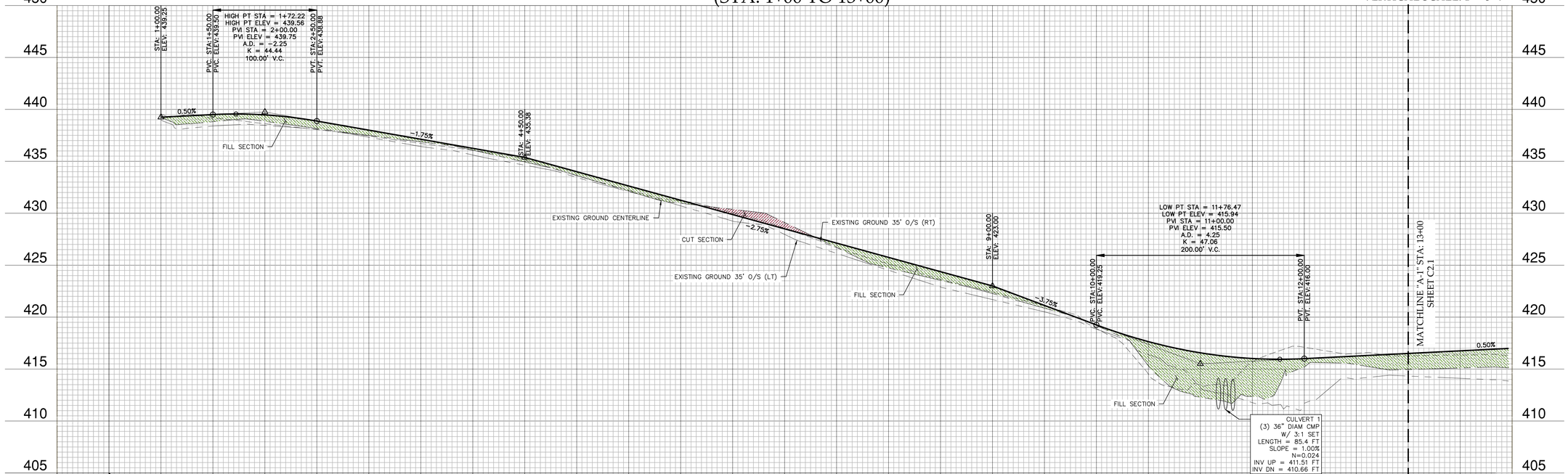
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SCALE OF FEET
1" = 50'

LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- ROAD CENTERLINE
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- 650 EXISTING 1' CONTOUR
- 650 PROPOSED 1' CONTOUR

SYLAS HAYES LOOP - UNIT 2
(STA. 1+00 TO 13+00)

HORIZONTAL SCALE: 1" = 50' H
VERTICAL SCALE: 1" = 5' V



	0+50	1+00	1+50	2+00	2+50	3+00	3+50	4+00	4+50	5+00	5+50	6+00	6+50	7+00	7+50	8+00	8+50	9+00	9+50	10+00	10+50	11+00	11+50	12+00	12+50	13+00	13+50
PROPOSED ℄ GRADE		439.25	439.50	439.47	438.88	438.00	437.13	436.25	435.38	434.00	432.63	431.25	429.88	428.50	427.13	425.75	424.38	423.00	421.13	419.25	417.64	416.56	416.02	416.00	416.25	416.50	416.75
EXISTING ℄ GRADE		439.25	438.81	438.85	438.17	437.49	436.88	436.08	434.94	433.64	432.13	430.96	430.38	429.11	426.71	424.74	423.54	422.27	420.87	419.19	415.31	412.29	412.36	415.18	415.43	414.96	415.10

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DAIRY ACRES - UNIT 2
SYLAS HAYES LOOP
STA. 1+00 TO STA. 13+00
ATASCOSA COUNTY, TEXAS

RAKOWITZ ENGINEERING, LLC
STATE OF TEXAS
BRADLEY A. KOETHER
105340
LICENSED
PROFESSIONAL ENGINEER
F-9155
7/29/2026

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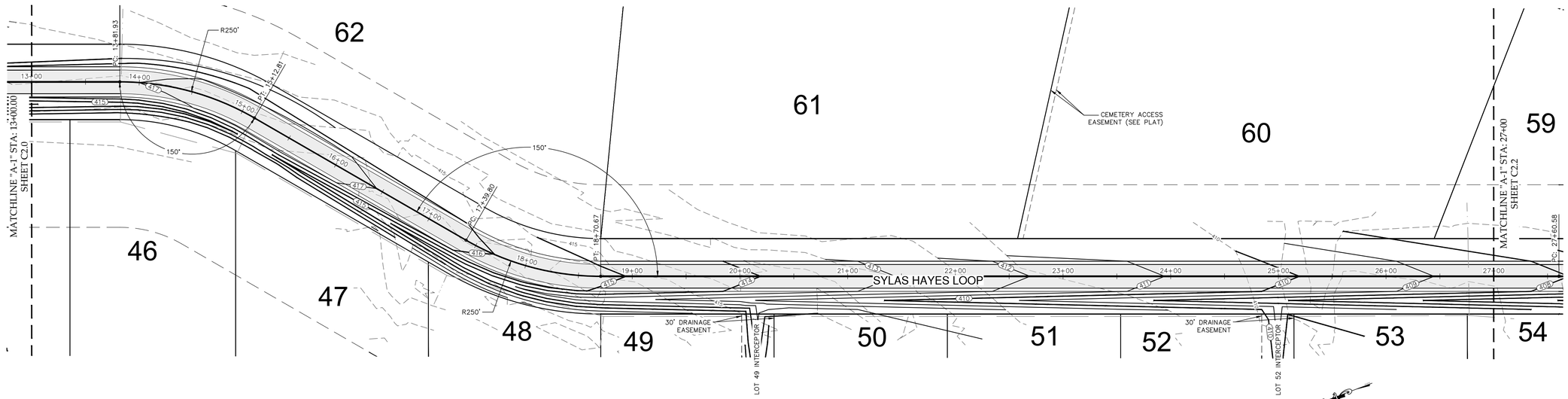
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DATE	SEP. 2026
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CHECKED	BK
DRAWN	CT

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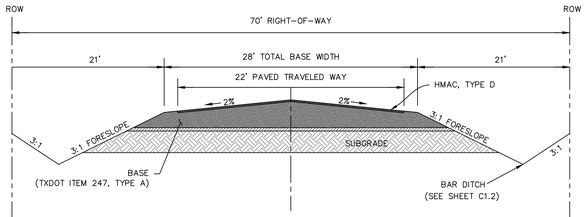
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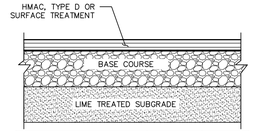


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NOTE:
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SECTION OF PROPOSED COUNTY ROADWAY (TYP.)
N.T.S.



PAVEMENT MATERIAL	OPTION 1	OPTION 2
HMAC, TYPE D	2"	-----
2 COURSE SURFACE TREATMENT	----	YES
CRUSHED LIMESTONE BASE MATERIAL	8.5"	9.0"
LIME TREATED SUBGRADE	6"	6"

PROPOSED PAVEMENT SECTION

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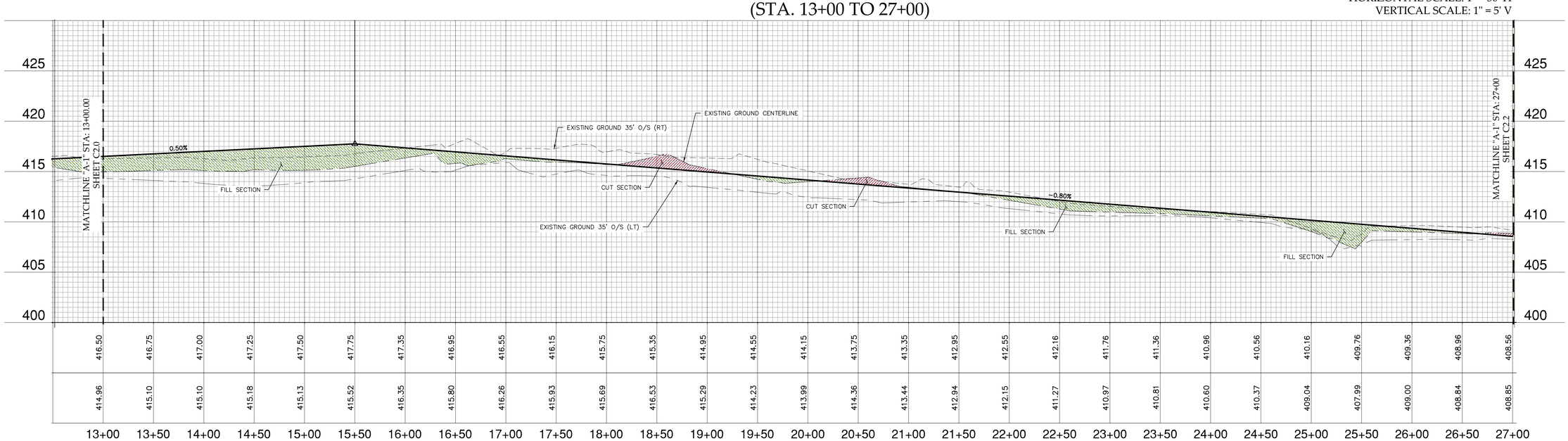
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SCALE OF FEET
1" = 50'

LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- ROAD CENTERLINE
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- 650 EXISTING 1' CONTOUR
- 650 PROPOSED 1' CONTOUR

SYLAS HAYES LOOP - UNIT 2
(STA. 13+00 TO 27+00)

HORIZONTAL SCALE: 1" = 50' H
VERTICAL SCALE: 1" = 5' V



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RAKOWITZ ENGINEERING, LLC
STATE OF TEXAS
BRADLEY A. KOETHER
105343
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F-9155
7/29/2026

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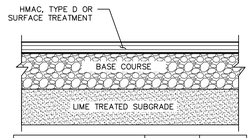
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DATE	SEP. 2026
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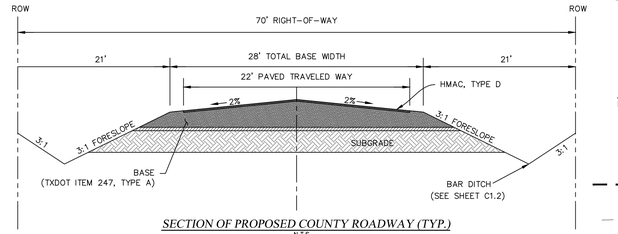
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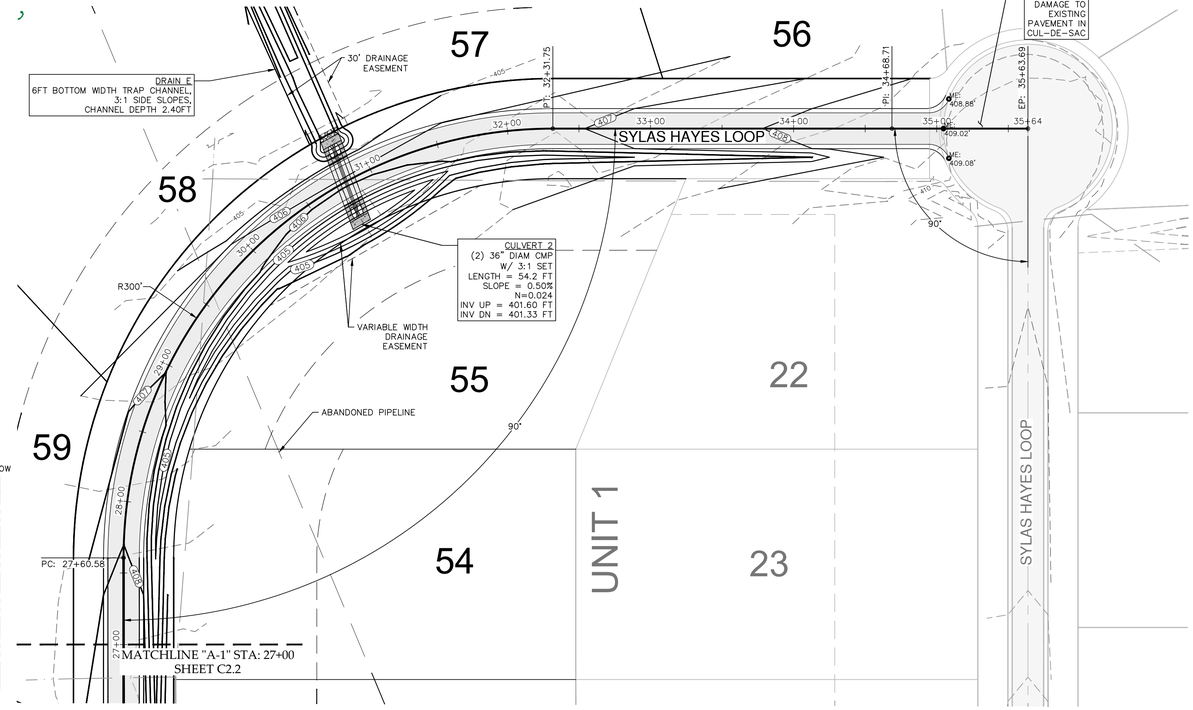
PAVEMENT MATERIAL	OPTION 1	OPTION 2
HMAC, TYPE D	2"	----
2 COURSE SURFACE TREATMENT	----	YES
CRUSHED LIMESTONE BASE MATERIAL	8.5"	9.0"
LIME TREATED SUBGRADE	6"	6"

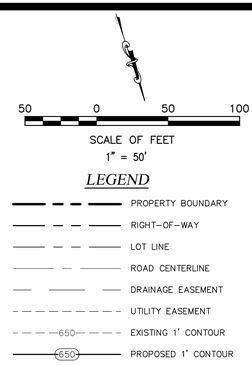
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SECTION OF PROPOSED COUNTY ROADWAY (TYP.)
N.T.S.



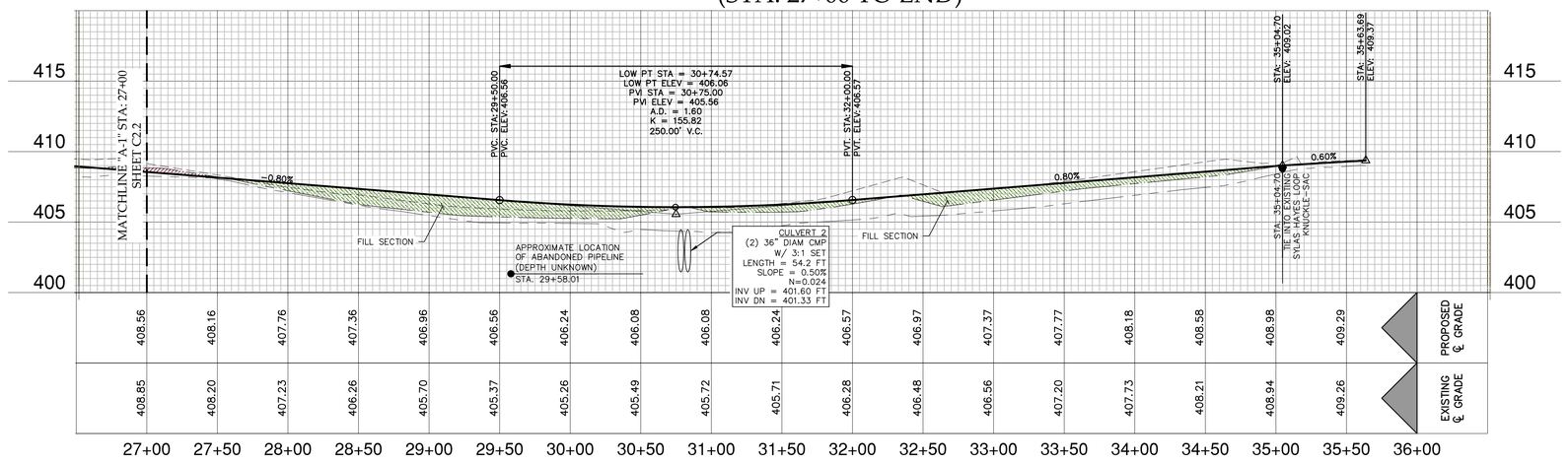


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SYLAS HAYES LOOP - UNIT 2
(STA. 27+00 TO END)



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Texas Registered Engineering Firm F-9155
Texas Registered Surveying Firm 101812-00
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DAIRY ACRES - UNIT 2
SYLAS HAYES LOOP
STA. 27+00 TO END
ATASCOSA COUNTY, TEXAS

RAKOWITZ ENGINEERING LLC
STATE OF TEXAS
BRADLEY A. KOETHER
105343
LICENSED
PROFESSIONAL ENGINEER
F-9155
7/29/2026

REV	DATE	DESCRIPTION	BY

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DATE	SEP. 2026
DESIGNER	CT
CHECKED	BK
DRAWN	CT

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Date: Sep 29, 2026, 3:59pm User ID: CAD1-2022
File: N:\Projects\2023\23-2979 TREF Land, LLC - Dairy Ranch\UNIT 2\23-2979B ROAD PLAN, Unit 2.dwg

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PERMIT SET (NOT FOR CONSTRUCTION): 09/29/2026

NOTE:
CONTRACTOR SHALL BEGIN MEASURES TO ESTABLISH VEGETATION IMMEDIATELY AFTER CONSTRUCTION OF EARTHEN DRAIN SECTIONS, BAR DITCHES AND DETENTION PONDS TO MITIGATE CHANNEL EROSION. CONTRACTOR SHALL USE HYDRO-MULCH SEEDING, SOD LINING, OR OTHER APPROVED METHODS.

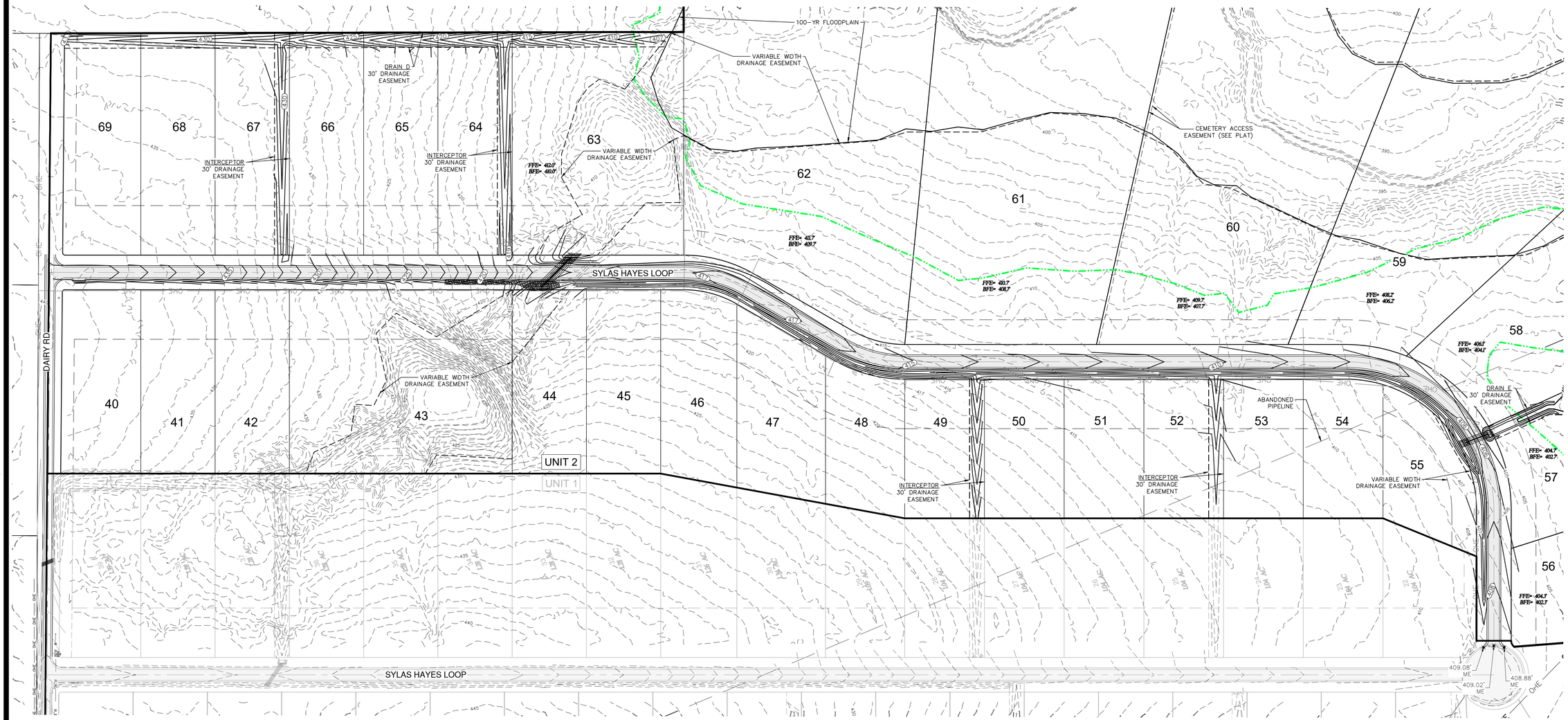
GENERAL NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND CABLES AND UTILITIES PRIOR TO EXCAVATION. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING UTILITIES.
2. LOCATION OF ALL EXISTING UTILITIES IS BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

FILL COMPACTION NOTE:

FILL MATERIAL REQUIRED TO ACHIEVE SPECIFIED GRADES FOR DETENTION POND EMBANKMENT, DRAINAGE CHANNEL EMBANKMENT AND/OR BAR DITCH EMBANKMENT SHALL BE COMPACTED IN PLACE IN 6" LIFTS AT 95% MAXIMUM DENSITY.

FILL MATERIAL UTILIZED TO DRESS AND FINISH GRADE LOTS SHALL BE PLACED IN 12" LIFTS AT 90% MAXIMUM DENSITY.

GRADING NOTES:
1. ALL MATERIALS AND PROCEDURES WITHIN THIS SCOPE OF WORK WHERE NOTE SPECIFICALLY COVERED IN THE SPECIFICATIONS OR GEOTECHNICAL REPORT SHALL CONFORM TO ALL APPLICABLE CITY, COUNTY, AND TXDOT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
2. SITE PREPARATION, GRADING, EXCAVATION, AND FILL SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT AND SPECIFICATIONS.
3. ALL SELECT FILL MATERIAL PROVIDED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACING AND COMPACTING.
4. ALL ELEVATIONS AND PROPOSED CONTOUR SHOWN ON THIS GRADING PLAN REFLECT FINISHED GRADES. THE THICKNESS OF PAVING, BASE, GRASS, TOPSOIL, AND MULCH IS TO BE SUBTRACTED TO OBTAIN SUBGRADE ELEVATIONS.
5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT, OR LIMITS OF DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
6. THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS, TESTS, APPROVALS, AND ACCEPTANCES REQUIRED TO COMPLETE CONSTRUCTION OF THIS PROJECT.
8. THE CONTRACTOR SHALL REMOVE TOP SOIL, GRASS, ROOTS, DEBRIS, ETC. AND DISPOSE OFF SITE THOSE MATERIALS NOT SUITABLE FOR EMBANKMENT AND TOPSOIL. CLEAN STRIPPINGS AND TOPSOIL MAY BE STOCKPILED ON SITE FOR REUSE IN A LOCATION SPECIFIED BY THE OWNER.
9. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE STABILIZATION. ALL DISTURBED AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND TPDES/SWPPP REQUIREMENTS. REFERENCE THE LANDSCAPE ARCHITECTS PLAN IF APPLICABLE. AT A MINIMUM, CONTRACTOR SHALL HYDROMULCH DISTURBED AREAS AND SOD DRAINAGE SWALES.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS (USE OF SILT FENCES, ETC.) TO KEEP DRAINAGE AND SILT FROM WASHING ONTO ADJACENT PROPERTY, STREETS, OR DRAINAGE WAYS. CONTRACTOR SHALL IMMEDIATELY REMOVE SILT/DEBRIS WHICH WASHED OFFSITE OR INTO EXISTING DRAINAGE SYSTEMS. (SEE SWPPP PLANS & TPDES BOOK).
11. THE CONTRACTOR SHALL OBTAIN GRADES SHOWN HEREON WITHIN +/- ONE-TENTH FOOT (0.10').
12. IN PROPOSED PAVING AREAS, IT IS INTENDED THAT THE MINIMUM GRADE IS 1%. ALL EARTHEN SLOPES SHALL BE A MAXIMUM OF 3:1 AND A MINIMUM OF 1% UNLESS SHOWN OTHERWISE.
13. THE CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING SITE AND PROPOSED IMPROVEMENTS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL, OR BETTER, CONDITION OF ANY DAMAGE DONE TO EXISTING TREES, BUILDING, UTILITIES, FENCES, PAVEMENT, CURBS, OR DRIVEWAYS. (NO SEPARATE PAY ITEMS)
15. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR UTILITIES, GAS LINES, SEWER, OR EXISTING APPURTENANCES. PRIOR TO PERFORMING ANY EXCAVATION, THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND ASSURE HIMSELF THAT ALL UTILITIES HAVE BEEN ADEQUATELY LOCATED AND IDENTIFIED. THE ENGINEER SHALL BE NOTIFIED IF ANY UTILITY CONFLICTS ARE DISCOVERED.
16. UTILITIES SHOWN ON THE PLANS ARE FROM INFORMATION SOURCES AVAILABLE AT THE TIME OF DESIGN BUT MAY NOT REPRESENT ALL EXISTING UTILITIES ON SITE. THE CONTRACTOR WILL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL UNCOVER EXISTING UTILITIES PRIOR TO CONSTRUCTION AND VERIFY SIZE, GRADE, AND LOCATION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY DEVIATIONS FROM PLANS PRIOR TO THE BEGINNING CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AT HIS OWN EXPENSE.
17. POSITIVE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE THE SCOPE OF THE PROJECT. DRAINAGE SHALL BE DIRECTED AWAY FROM BUILDING FOUNDATIONS. THE CONTRACTOR SHOULD TAKE PRECAUTIONS NOT TO ALLOW ANY PONDING OF WATER.
18. FOR FILL PLACEMENT ON HILL SIDES OR STEEP SLOPE AREAS, THE CONTRACTOR SHALL REFERENCE THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT FOR SPECIAL INSTRUCTIONS REGARDING BENCHING.
19. NO WORK SHALL BE PERFORMED IN A PUBLIC RIGHT-OF-WAY WITHOUT PROPER PERMIT.
20. CONTRACTOR IS CAUTIONED THAT ROCK BOULDERS MAY BE ENCOUNTERED AS EXPERIENCED ON OTHER PROJECTS IN THE AREA AND CONTRACTOR IS RESPONSIBLE FOR EXCAVATION/REMOVAL AT THEIR EXPENSE.



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

LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- ROAD CENTERLINE
- DRAINAGE EASEMENT
- UTILITY EASEMENT
- 650 EXISTING 5' CONTOUR
- 650 PROPOSED 5' CONTOUR
- 100-YR FLOODPLAIN PER FEMA MAP #48013C0215C, DATED NOV. 4, 2010
- APPROXIMATE 100-YR FLOOD AREA PER FEMA BFE VIEWER
- DRAINAGE EASEMENT BOUNDARY (SEE PLAT)

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

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DAIRY ACRES - UNIT 2
GRADING PLAN

ATASCOSA COUNTY, TEXAS

RAKOWITZ ENGINEERING, LLC
STATE OF TEXAS
BRADLEY A. KOETHER
103249
LICENSED
PROFESSIONAL ENGINEER
F-9155
7/29/2026

REV	DATE	DESCRIPTION	BY

JOB NO.	23-2979B
DATE	SEP. 2026
DESIGNER	CT
CHECKED	BK
DRAWN	CT

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Date: Sep 29, 2026, 3:39pm User ID: CAD1.2022
File: N:\Projects\2023\23-2979 FIEF Land, LLC - Dairy Rd\Civil\UNIT 2\23-2979B C3.0 GRADING PLAN_U2.dwg

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PERMIT SET (NOT FOR CONSTRUCTION): 09/29/2026

GENERAL NOTES:

1. DO NOT DISTURB VEGETATED AREAS (TREES, GRASS, WEEDS, BRUSH, ETC.) ANY MORE THAN NECESSARY FOR CONSTRUCTION.
2. CONSTRUCTION ENTRANCE/EXIT LOCATION, CONCRETE WASH-OUT PIT, AND CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD TO BE DETERMINED IN THE FIELD.
3. STORM WATER POLLUTION PREVENTION CONTROLS MAY NEED TO BE MODIFIED IN THE FIELD TO ACCOMPLISH THE DESIRED EFFECT. ALL MODIFICATIONS ARE TO BE NOTED ON THIS EXHIBIT AND SIGNED AND DATED BY THE RESPONSIBLE PARTY.
4. RESTRICT ENTRY/EXIT TO THE PROJECT SITE TO DESIGNATED LOCATIONS BY USE OF ADEQUATE FENCING, IF NECESSARY.
5. ALL STORM WATER POLLUTION PREVENTION CONTROLS ARE TO BE MAINTAINED AND IN WORKING CONDITIONS AT ALL TIMES.
6. STORM WATER POLLUTION PREVETION STRUCTURES SHOULD BE CONSTRUCTED WITHIN THE SITE BOUNDARIES. SOME OF THESE FEATURES MAY BE SHOWN OUTSIDE THE SITE BOUNDARIES FOR VISUAL CLARITY.
7. AS SOON AS PRACTICAL, ALL DISTURBED SOIL THAT WILL NOT BE COVERED BY IMPERVIOUS COVER SUCH AS PARKWAY AREAS, EASEMENTS, EMBANKMENT SLOPES, ETC WILL BE STABILIZED PER APPLICABLE PROJECT SPECIFICATIONS.
8. BEST MANAGEMENT PRACTICES MAY BE INSTALLED IN STAGES TO COINCIDE WITH THE DISTURBANCE OF UPGRADIENT AREAS.
9. BEST MANAGEMENT PRACTICES MAY BE REMOVED IN STAGED ONCE THE WATERSHED FOR THAT PORTION CONTROLLED BY THE BEST MANAGEMENT PRACTICES HAS BEEN STABILIZED IN ACCORDANCE WITH TPDES REQUIREMENTS.
10. UPON COMPLETION OF THE PROJECT, INCLUDING SITE STABILIZATION, AND BEFORE FINAL PAYMENT IS ISSUED, CONTRACTOR SHALL REMOVE ALL SEDIMENT AND EROSION CONTROL MEASURES, PAYING SPECIAL ATTENTION TO ROCK BERMS IN DRAINAGE FEATURES.
11. WHERE VEGETATED FILTER STRIPS ARE INDICATED, CONTRACTOR SHALL VERIFY THAT SUFFICIENT VEGETATION EXISTS, OTHERWISE CONTRACTOR SHALL PLACE SILT FENCING IN LIEU OF VEGETATED FILTER STRIP.
12. SHADED AREA DENOTED LIMITS OF DISTURBED AREAS. OTHER AREAS WITHIN THE PROJECT LIMITS, WITH THE EXCEPTION OF A CONSTRUCTION EQUIPMENT AND MATERIAL STORAGE YARD, ARE NOT PART OF THIS TPDES STORM WATER POLLUTION PREVENTION PLAN (SWP3) AND WILL NOT BE DISTURBED BY CIVIL CONSTRUCTION ACTIVITIES.
13. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL COORDINATE PLACEMENT OF TEMPORARY BEST MANAGEMENT PRACTICES WITHIN TXDOT RIGHT-OF-WAY WITH TXDOT.

TRENCH SAFETY NOTE:
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATIONS.

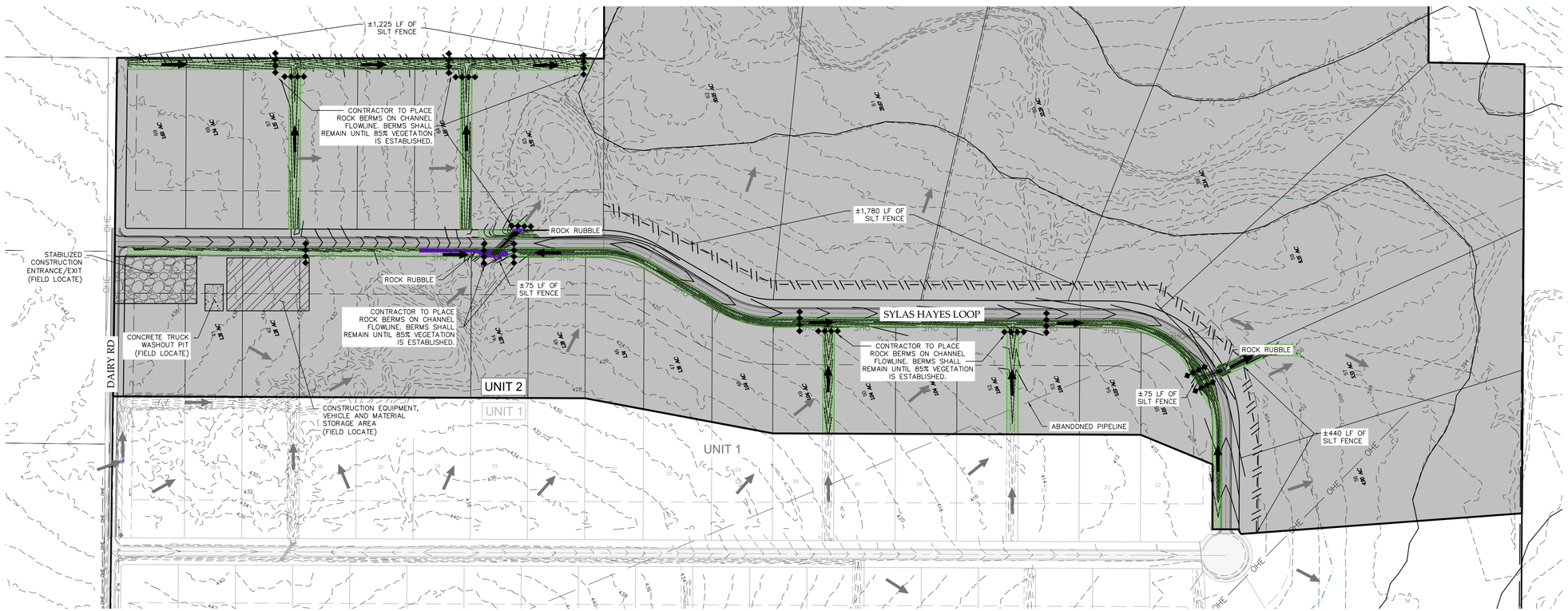
NOTE: STATE LAW REQUIRES THE SUBMITTAL OF A NOTICE OF INTENT (NOI) TO TCEQ FOR FOR ALL CONSTRUCTION DISTURBANCES GREATER THAN 1 ACRE, AND ADDITIONAL MEASURES FOR PROJECT DISTURBANCES GREATER THAN 5 ACRES. THIS IS THE RESPONSIBILITY OF THE CONTRACTOR.

THE ENGINEER'S SEAL HAS BEEN FIXED TO THIS SHEET ONLY FOR THE PURPOSE OF DEMONSTRATING COMPLIANCE WITH THE TPDES-STORM WATER POLLUTION PREVENTION PLAN (SW3P) REGULATIONS.

THIS SHEET HAS BEEN PREPARED FOR PURPOSES OF THE SW3P ONLY. ALL OTHER CIVIL ENGINEERING RELATED INFORMATION SHOULD BE ACQUIRED FROM THE APPROPRIATE SHEET IN THE CIVIL IMPROVEMENT PLANS.

NOTE:
EROSION CONTROL MEASURES SUCH AS FLAT BOTTOM DITCHES, GRASS RETARDS, ROCK FILTER DAMS, AND SILT SCREENS SHALL BE UTILIZED AS NEEDED TO CONTROL SOIL EROSION ON ROAD GRADES GREATER THAN TWO (2) PERCENT.

NOTE:
CONTRACTOR SHALL BEGIN MEASURES TO ESTABLISH VEGETATION IMMEDIATELY AFTER CONSTRUCTION OF EARTHEN DRAIN SECTIONS AND DETENTION PONDS TO MITIGATE CHANNEL EROSION. CONTRACTOR SHALL USE HYDRO-MULCH SEEDING, SOD LINING, OR OTHER APPROVED METHODS.



150 0 150 300

SCALE OF FEET
1" = 150'

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- 100-YR FLOODPLAIN PER FEMA MAP #48013C0215C, DATED NOV. 4, 2010
- APPROXIMATE 100-YR FLOOD AREA PER FEMA BFE VIEWER
- EXISTING FLOW ARROW
- PROPOSED FLOW ARROW
- SILT FENCE (±3,595 LF)
- ROCK BERM
- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- CONSTRUCTION EQUIPMENT, VEHICLE & MATERIAL STORAGE
- CONCRETE WASH-OUT PIT
- 8"-12" ROCK RUBBLE
- SLOPE STABILIZATION

NOTE: AREAS SPECIFICALLY INDICATED ON THIS PLAN BY THIS HATCH MUST BE REVEGETATED EITHER BY SOD LINING OR HYDROMULCH TO STABILIZE EARTHEN EMBANKMENTS AND PREVENT EROSION AND/OR SEDIMENTATION. CONTRACTOR TO HAVE 70% VEGETATIVE COVER ESTABLISHED IN THESE AREAS FOR SUBSTANTIAL COMPLETION.

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

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DAIRY ACRES - UNIT 2
EROSION CONTROL PLAN
ATASCOSA COUNTY, TEXAS

RAKOWITZ ENGINEERING, LLC
STATE OF TEXAS
BRADLEY A. KOETHER
105343
LICENSED
PROFESSIONAL ENGINEER
F-9155
7/29/2026

REV	DATE	DESCRIPTION	BY

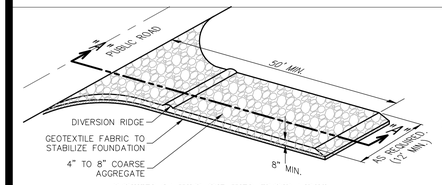
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DATE	SEP. 2026
DESIGNER	CT
CHECKED	BK
DRAWN	CT

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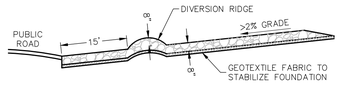
Date: Sep 29, 2026, 3:38pm User ID: CAD1-2022
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PERMIT SET (NOT FOR CONSTRUCTION): 09/29/2026



SCHEMATIC OF TEMPORARY CONSTRUCTION ENTRANCE/EXIT



SECTION "A-A" OF A CONSTRUCTION ENTRANCE/EXIT

MATERIALS

1. THE AGGREGATE SHOULD CONSIST OF 4–INCH TO 8–INCH WASHED STONE OVER A STABLE FOUNDATION AS SPECIFIED IN THE PLAN.

2. THE AGGREGATE SHOULD BE PLACED WITH A MINIMUM THICKNESS OF 8–INCHES.

3. THE GEOTEXTILE FABRIC SHOULD BE DESIGNED SPECIFICALLY FOR USE AS A SOIL FILTRATION MEDIA WITH AN APPROXIMATE WEIGHT OF 6 OZ/YD^2, A MULLEN BURST RATING OF 140 LB/IN^2, AND AN EQUIVALENT OPENING SIZE GREATER THAN A NUMBER 50 SIEVE.

4. IF A WASHING FACILITY IS REQUIRED, A LEVEL AREA WITH A MINIMUM OF 4–INCH DIAMETER WASHED STONE OR COMMERCIAL ROCK SHOULD BE INCLUDED IN THE PLANS. DIVERT WASTEWATER TO A SEDIMENT TRAP OR BASIN.

INSTALLATION

1. AVOID CURVES ON PUBLIC ROADS AND STEEP SLOPES. REMOVE VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA. GRADE CROWN FOUNDATION FOR POSITIVE DRAINAGE.

2. THE MINIMUM WIDTH OF THE ENTRANCE/EXIT SHOULD BE 12 FEET OR THE FULL WIDTH OF EXIT ROADWAY, WHICHEVER IS GREATER.

3. THE CONSTRUCTION ENTRANCE SHOULD BE AT LEAST 50 FEET LONG.

4. IF THE SLOPE TOWARD THE ROAD EXCEEDS 2%, CONSTRUCT A RIDGE, 6–INCHES TO 8–INCHES HIGH WITH 3:1 (H:V) SIDE SLOPES, ACROSS THE FOUNDATION APPROXIMATELY 15 FEET FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE PUBLIC ROAD.

5. PLACE GEOTEXTILE FABRIC AND GRADE FOUNDATION TO IMPROVE STABILITY, ESPECIALLY WHERE WET CONDITIONS ARE ANTICIPATED.

6. PLACE STONE TO DIMENSIONS AND GRADE SHOWN ON PLANS. LEAVE SURFACE SMOOTH AND SLOPE FOR DRAINAGE.

7. DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN.

8. INSTALL PIPE UNDER PAD AS NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE.

COMMON TROUBLE POINTS

1. INADEQUATE RUNOFF CONTROL–SEDIMENT WASHES ONTO PUBLIC ROAD.

2. STONE TOO SMALL OR GEOTEXTILE FABRIC ABSENT, RESULTS IN MUDDY CONDITION AS STONE IS PRESSED INTO SOIL.

3. PAD TOO SHORT FOR HEAVY CONSTRUCTION TRAFFIC–EXTEND PAD BEYOND THE MINIMUM 50–FOOT LENGTH AS NECESSARY.

4. PAD NOT FLARED SUFFICIENTLY AT ROAD SURFACE, RESULTS IN MUD BEING TRACKED ON TO ROAD AND POSSIBLE DAMAGE TO ROAD.

5. UNSTABLE FOUNDATION – USE GEOTEXTILE FABRIC UNDER PAD AND/OR IMPROVE FOUNDATION DRAINAGE.

INSPECTION AND MAINTENANCE GUIDELINES

1. THE ENTRANCE SHOULD BE MAINTAINED IN A CONDITION, WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY SHOULD BE REMOVED IMMEDIATELY BY CONTRACTOR.

3. WHEN NECESSARY, WHEELS SHOULD BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAY.

4. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

5. ALL SEDIMENT SHOULD BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE BY USING APPROVED METHODS.

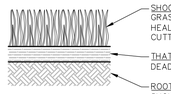
STABILIZED CONSTRUCTION ENTRANCE/EXIT DETAIL

NOT–TO–SCALE

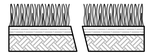


LAY SOD IN A STAGGERED PATTERN. BUTT THE STRIPS TIGHTLY AGAINST EACH OTHER. DO NOT LEAVE SPACES AND DO NOT OVERLAP. A SHARPENED MASON'S TROWEL IS A HANDY TOOL FOR TUCKING DOWN THE ENDS AND TRIMMING PIECES.

BUTTING – ANGLED ENDS CAUSED BY THE AUTOMATIC SOD CUTTER MUST BE MATCHED CORRECTLY.



APPEARANCE OF GOOD SOD

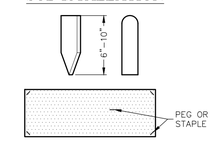


NOTES:
1. ROLL SOD IMMEDIATELY TO ACHIEVE FIRM CONTACT WITH THE SOIL.

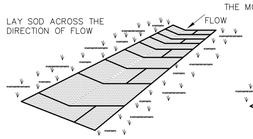
2. WATER TO A DEPTH OF 4" AS NEEDED. WATER WELL AS SOON AS THE SOD IS LAID.

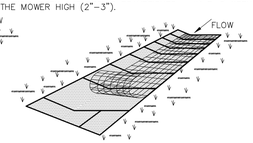
3. MOW WHEN THE SOD IS ESTABLISHED – IN 2–3 WEEKS. SET THE MOWER HIGH (2"–3").

SOD ISTALLATION



USE PEGS OR STAPLES TO FASTEN SOD FIRMLY – AT THE ENDS OF STRIPS AND IN THE CENTER, OR EVERY 3–4 FEET IF THE STRIPS ARE LONG. WHEN READY TO MOW, DRIVE PEGS OR STAPLES FLUSH WITH THE GROUND.





IN CRITICAL AREAS, SECURE SOD WITH NETTING. USE STAPLES.

MATERIALS

1. SOD SHOULD BE MACHINE CUT AT A UNIFORM SOIL THICKNESS OF 3/4" INCH (± 1/4" INCH) AT THE TIME OF CUTTING. THIS THICKNESS SHOULD EXCLUDE SHOOT GROWTH AND THATCH.

2. PIECES OF SOD SHOULD BE CUT TO THE SUPPLIER'S STANDARD WIDTH AND LENGTH, WITH A MAXIMUM ALLOWABLE DEVIATION IN ANY DIMENSION OF 5%. TORN OR UNEVEN PADS SHOULD NOT BE ACCEPTABLE.

3. STANDARD SIZE SECTIONS OF SOD SHOULD BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE WHEN SUSPENDED FROM A FIRM GRASP ON ONE END OF THE SECTION.

4. SOD SHOULD BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 36 HOURS.

SITE PREPARATION

1. PRIOR TO SOIL PREPARATION, AREAS TO BE SODDED SHOULD BE BROUGHT TO FINAL GRADE IN ACCORDANCE WITH THE APPROVED PLAN.

2. THE SURFACE SHOULD BE CLEARED OF ALL TRASH, DEBRIS AND OF ALL ROOTS, BRUSH, WIRE, GRADE STAKES AND OTHER OBJECTS THAT WOULD INTERFERE WITH PLANTING, FERTILIZING OR MAINTENANCE OPERATIONS.

3. FERTILIZE ACCORDING TO SOIL TESTS. FERTILIZER NEEDS CAN BE DETERMINED BY A SOIL TESTING LABORATORY OR REGIONAL RECOMMENDATIONS CAN BE MADE BY COUNTY AGRICULTURAL EXTENSION AGENTS. FERTILIZER SHOULD BE WORKED INTO THE SOIL TO A DEPTH OF 3 INCHES WITH A DISC, SPRINGTOOTH HARROW OR OTHER SUITABLE EQUIPMENT. ON SLOPING LAND, THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON THE CONTOUR.

INSTALLATION IN CHANNELS

1. SOD STRIPS IN WATERWAYS SHOULD BE LAID PERPENDICULAR TO THE DIRECTION OF FLOW. CARE SHOULD BE TAKEN TO BUTT ENDS OF STRIPS TIGHTLY (SEE FIGURE ABOVE).

2. AFTER ROLLING OR TAMPING, SOD SHOULD BE PEGGED OR STAPLED TO RESIST WASHOUT DURING THE ESTABLISHMENT PERIOD. MESH OR OTHER NETTING MAY BE PEGGED OVER THE SOD FOR EXTRA PROTECTION IN CRITICAL AREAS.

GENERAL INSTALLATION (VA. DEPT. OF CONSERVATION, 1992)

1. SOD SHOULD NOT BE CUT OR LAID IN EXCESSIVELY WET OR DRY WEATHER. SOD ALSO SHOULD NOT BE LAID ON SOIL SURFACES THAT ARE FROZEN.

2. DURING PERIODS OF HIGH TEMPERATURE, THE SOIL SHOULD BE LIGHTLY IRRIGATED IMMEDIATELY PRIOR TO LAYING THE SOD, TO COOL THE SOIL AND REDUCE ROOT BURNING AND DIEBACK.

3. THE FIRST ROW OF SOD SHOULD BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PLACED PARALLEL TO AND BUTTING TIGHTLY AGAINST EACH OTHER. LATERAL JOINTS SHOULD BE STAGGERED TO PROMOTE MORE UNIFORM GROWTH AND STRENGTH. CARE SHOULD BE EXERCISED TO ENSURE THAT SOD IS NOT STRETCHED OR OVERLAPPED AND THAT ALL JOINTS ARE BUTTED TIGHT IN ORDER TO PREVENT VOIDS WHICH WOULD CAUSE DRYING OF THE ROOTS (SEE FIGURE ABOVE).

4. ON SLOPES 3:1 OR GREATER, OR WHEREVER EROSION MAY BE A PROBLEM, SOD SHOULD BE LAID WITH STAGGERED JOINTS AND SECURED BY STAPLING OR OTHER APPROVED METHODS. SOD SHOULD BE INSTALLED WITH THE LENGTH PERPENDICULAR TO THE SLOPE (ON CONTOUR).

5. AS SODDING OF CLEARLY DEFINED AREAS IS COMPLETED, SOD SHOULD BE ROLLED OR TAMPED TO PROVIDE FIRM CONTACT BETWEEN ROOTS AND SOIL.

6. AFTER ROLLING, SOD SHOULD BE IRRIGATED TO A DEPTH SUFFICIENT THAT THE UNDERSIDE OF THE SOD PAD AND THE SOIL 4 INCHES BELOW THE SOD IS THOROUGHLY WET.

7. UNTIL SUCH TIME A GOOD ROOT SYSTEM BECOMES DEVELOPED, IN THE ABSENCE OF ADEQUATE RAINFALL, WATERING SHOULD BE PERFORMED AS OFTEN AS NECESSARY TO MAINTAIN MOIST SOIL TO A DEPTH OF AT LEAST 4 INCHES.

8. THE FIRST MOWING SHOULD NOT BE ATTEMPTED UNTIL THE SOD IS FIRMLY ROOTED, USUALLY 2–3 WEEKS. NOT MORE THAN ONE THIRD OF THE GRASS LEAF SHOULD BE REMOVED AT ANY ONE CUTTING.

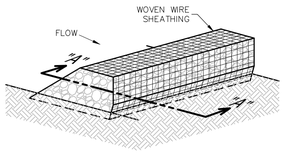
INSPECTION AND MAINTENANCE GUIDELINES

1. SOD SHOULD BE INSPECTED WEEKLY AND AFTER EACH RAIN EVENT TO LOCATE AND REPAIR ANY DAMAGE.

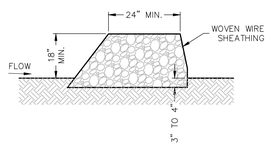
2. DAMAGE FROM STORMS OR NORMAL CONSTRUCTION ACTIVITIES SUCH AS TIRE RUTS OR DISTURBANCE OF SWALE STABILIZATION SHOULD BE REPAIRED AS SOON AS PRACTICAL.

SOD INSTALLATION DETAIL

NOT–TO–SCALE



ISOMETRIC PLAN VIEW



SECTION "A-A"

ROCK BERMS

THE PURPOSE OF A ROCK BERM IS TO SERVE AS A CHECK DAM IN AREAS OF CONCENTRATED FLOW, TO INTERCEPT SEDIMENT–LADEN RUNOFF, DETAIN THE SEDIMENT AND RELEASE THE WATER IN SHEET FLOW. THE ROCK BERM SHOULD BE USED WHEN THE CONTRIBUTING DRAINAGE AREA IS LESS THAN 5 ACRES. ROCK BERMS ARE USED IN AREAS WHERE THE VOLUME OF RUNOFF IS TOO GREAT FOR A SILT FENCE TO CONTAIN. THEY ARE LESS EFFECTIVE FOR SEDIMENT REMOVAL THAN SILT FENCES, PARTICULARLY FOR FINE PARTICLES, BUT ARE ABLE TO WITHSTAND HIGHER FLOWS THAN A SILT FENCE, AS SUCH, ROCK BERMS ARE OFTEN USED IN AREAS OF CHANNEL FLOWS (DITCHES, GULLIES, ETC.). ROCK BERMS ARE MOST EFFECTIVE AT REDUCING BED LOAD IN CHANNELS AND SHOULD NOT BE SUBSTITUTED FOR OTHER EROSION AND SEDIMENT CONTROL MEASURES FARTHER UP THE WATERSHED.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL BY THE RESPONSIBLE PARTY. FOR INSTALLATIONS IN STREAMBEDS, ADDITIONAL DAILY INSPECTIONS SHOULD BE MADE.

2. REMOVE SEDIMENT AND OTHER DEBRIS WHEN BUILDUP REACHES 6 INCHES AND DISPOSE OF THE ACCUMULATED SILT IN AN APPROVED MANNER THAT WILL NOT CAUSE ANY ADDITIONAL SILTATION.

3. REPAIR ANY LOOSE WIRE SHEATHING.

4. THE BERM SHOULD BE RESHAPED AS NEEDED DURING INSPECTION.

5. THE BERM SHOULD BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.

6. THE ROCK BERM SHOULD BE LEFT IN PLACE UNTIL ALL UPSTREAM AREAS ARE STABILIZED AND ACCUMULATED SILT REMOVED.

MATERIALS

1. THE BERM STRUCTURE SHOULD BE SECURED WITH A WOVEN WIRE SHEATHING HAVING MAXIMUM OPENING OF 1 INCH AND A MINIMUM WIRE DIAMETER OF 20 GAUGE GALVANIZED AND SHOULD BE SECURED WITH SHOAT RINGS.

2. CLEAN, OPEN GRADED 3–INCH TO 5–INCH DIAMETER ROCK SHOULD BE USED, EXCEPT IN AREAS WHERE HIGH VELOCITIES OR LARGE VOLUMES OF FLOW ARE EXPECTED, WHERE 5–INCH TO 8–INCH DIAMETER ROCKS MAY BE USED.

INSTALLATION

1. LAY OUT THE WOVEN WIRE SHEATHING PERPENDICULAR TO THE FLOW LINE. THE SHEATHING SHOULD BE 20 GAUGE WOVEN WIRE MESH WITH 1 INCH OPENINGS.

2. BERM SHOULD HAVE A TOP WIDTH OF 2 FEET MINIMUM WITH SIDE SLOPES BEING 2:1 (H:V) OR FLATTER.

3. PLACE THE ROCK ALONG THE SHEATHING AS SHOWN IN THE DIAGRAM TO A HEIGHT NOT LESS THAN 18".

4. WRAP THE WIRE SHEATHING AROUND THE ROCK AND SECURE WITH TIE WIRE SO THAT THE ENDS OF THE SHEATHING OVERLAP AT LEAST 2 INCHES, AND THE BERM RETAINS ITS SHAPE WHEN WALKED UPON.

5. BERM SHOULD BE BUILT ALONG THE CONTOUR AT ZERO PERCENT GRADE OR AS NEAR AS POSSIBLE.

6. THE ENDS OF THE BERM SHOULD BE TIED INTO EXISTING UPSLOPE GRADE AND THE BERM SHOULD BE BURIED IN A TRENCH APPROXIMATELY 3 TO 4 INCHES DEEP TO PREVENT FAILURE OF THE CONTROL.

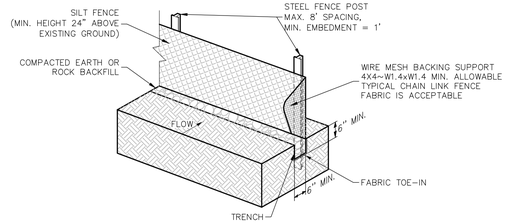
COMMON TROUBLE POINTS

1. INSUFFICIENT BERM HEIGHT OR LENGTH (RUNOFF QUICKLY ESCAPES OVER THE TOP OR AROUND THE SIDES OF BERM).

2. BERM NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND ONE SIDE).

ROCK BERM DETAIL

NOT–TO–SCALE



ISOMETRIC PLAN VIEW

SILT FENCE

A SILT FENCE IS A BARRIER CONSISTING OF GEOTEXTILE FABRIC SUPPORTED BY METAL POSTS TO PREVENT SOIL AND SEDIMENT LOSS FROM A SITE. WHEN PROPERLY USED, SILT FENCES CAN BE HIGHLY EFFECTIVE AT CONTROLLING SEDIMENT FROM DISTURBED AREAS. THEY CAUSE RUNOFF TO POND, ALLOWING HEAVIER SOLIDS TO SETTLE OUT, IF NOT PROPERLY INSTALLED, SILT FENCES ARE NOT LIKELY TO BE EFFECTIVE.

THE PURPOSE OF A SILT FENCE IS TO INTERCEPT AND DETAIN WATER–BORN SEDIMENT FROM UNPROTECTED AREAS OF A LIMITED EXTENT. SILT FENCE IS USED DURING THE PERIOD OF CONSTRUCTION NEAR THE PERIMETER OF A DISTURBED AREA TO INTERCEPT SEDIMENT WHILE ALLOWING WATER TO PERCOLATE THROUGH. THIS FENCE SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. SILT FENCE SHOULD NOT BE USED WHERE THERE IS A CONCENTRATION OF WATER IN A CHANNEL OR DRAINAGE WAY. IF CONCENTRATED FLOW OCCURS AFTER INSTALLATION, CORRECTIVE ACTION MUST BE TAKEN SUCH AS PLACING A ROCK BERM IN THE AREAS OF CONCENTRATED FLOW.

SILT FENCING WITHIN THE SITE MAY BE TEMPORARILY MOVED DURING THE DAY TO ALLOW CONSTRUCTION ACTIVITY PROVIDED IT IS REPLACED AND PROPERLY ANCHORED TO THE GROUND AT THE END OF THE DAY. SILT FENCES ON THE PERIMETER OF THE SITE OR AROUND DRAINAGE WAYS SHOULD NOT BE MOVED AT ANY TIME.

MATERIALS

1. SILT FENCE MATERIAL SHOULD BE POLYPROPYLENE, POLYETHYLENE, OR POLYAMIDE WOVEN OR NON–WOVEN FABRIC. THE FABRIC SHOULD BE 36 INCHES, WITH A MINIMUM UNIT WEIGHT OF 4.5 OZ/YD, MULLEN BURST STRENGTH EXCEEDING 190 LB/IN2, ULTRAVIOLET STABILITY EXCEEDING 70%, AND MINIMUM APPARENT OPENING SIZE OF U.S. SIEVE NUMBER 30.

2. FENCE POSTS SHOULD BE MADE OF HOT ROLLED STEEL, AT LEAST 4 FEET LONG WITH TEE OR Y–BAR CROSS SECTION, SURFACE PAINTED OR GALVANIZED, MINIMUM WEIGHT 1.25 LB/FT, AND BRINDELL HARDNESS EXCEEDING 140.

3. WOVEN WIRE BACKING TO SUPPORT THE FABRIC SHOULD BE GALVANIZED 2" X 4" WELDED WIRE, 12 GAUGE MINIMUM.

INSTALLATION

1. STEEL POSTS, WHICH SUPPORT THE SILT FENCE, SHOULD BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POSTS MUST BE EMBEDDED A MINIMUM OF 1–FOOT DEEP AND SPACED NOT MORE THAN 8 FEET ON CENTER. WHERE WATER CONCENTRATES, THE MAXIMUM SPACING SHOULD BE 6 FEET.

2. LAY OUT FENCING DOWN–SLOPE OF DISTURBED AREA, FOLLOWING THE CONTOUR AS CLOSELY AS POSSIBLE. THE FENCE SHOULD BE SITED SO THAT THE MAXIMUM DRAINAGE AREA IS ¼ ACRE/100 FEET OF FENCE.

3. THE TOE OF THE SILT FENCE SHOULD BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWN–SLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G., PAVEMENT OR ROCK OUTCROP), WEIGHT FABRIC FLAP WITH 3 INCHES OF PEA GRAVEL ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.

4. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.

5. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL FENCE POST. THERE SHOULD BE A 3–FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

6. SILT FENCE SHOULD BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

COMMON TROUBLE POINTS

1. FENCE NOT INSTALLED ALONG THE CONTOUR CAUSING WATER TO CONCENTRATE AND FLOW OVER THE FENCE.

2. FABRIC NOT SEATED SECURELY TO GROUND (RUNOFF PASSING UNDER FENCE).

3. FENCE NOT INSTALLED PERPENDICULAR TO FLOW LINE (RUNOFF ESCAPING AROUND SIDES).

4. FENCE TREATING TOO LARGE AN AREA, OR EXCESSIVE CHANNEL FLOW (RUNOFF OVERTOPS OR COLLAPSES FENCE).

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECT ALL FENCING WEEKLY, AND AFTER RAINFALL.

2. REMOVE SEDIMENT WHEN BUILDUP REACHES 6 INCHES.

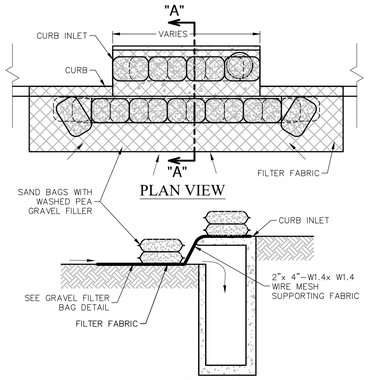
3. REPLACE TORN FABRIC OR INSTALL A SECOND LINE OF FENCING PARALLEL TO THE TORN SECTION.

4. REPLACE OR REPAIR SECTIONS CRUSHED OR COLLAPSED IN THE COURSE OF CONSTRUCTION ACTIVITY. IF A SECTION OF FENCE IS OBSTRUCTING VEHICULAR ACCESS, CONSIDER RELOCATING IT TO A SPOT WHERE IT WILL PROVIDE EQUAL PROTECTION, BUT WILL NOT OBSTRUCT VEHICLES. A TRIANGULAR FILTER DIKE MAY BE PREFERABLE TO A SILT FENCE AT COMMON VEHICLE ACCESS POINTS.

5. WHEN CONSTRUCTION IS COMPLETE, THE SEDIMENT SHOULD BE DISPOSED OF IN A MANNER THAT WILL NOT CAUSE ADDITIONAL SILTATION AND THE PRIOR LOCATION OF THE SILT FENCE SHOULD BE REVEGETATED. THE FENCE ITSELF SHOULD BE DISPOSED OF IN AN APPROVED LANDFILL.

SILT FENCE DETAIL

NOT–TO–SCALE



SECTION "A-A"

GENERAL NOTES

1. CONTRACTOR TO INSTALL 2"x4"–W1.4xW1.4 WIRE MESH SUPPORTING FILTER FABRIC OVER THE INLET OPENING. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR WIRE TIES AT THIS LOCATION. SAND BAGS FILLED WITH WASHED PEA GRAVEL SHOULD BE PLACED ON TOP OF WIRE MESH ON TOP OF THE INLET AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SANDBAGS FILLED WITH WASHED PEA GRAVEL SHOULD ALSO BE PLACED ALONG THE GUTTER AS SHOWN ON THIS DETAIL TO HOLD WIRE MESH IN PLACE. SAND BAGS TO BE STACKED TO FORM A CONTINUOUS BARRIER AROUND INLETS.

2. THE BAGS SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING BETWEEN THE BAGS.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.

2. REMOVE SEDIMENT WHEN BUILDUP REACHES A DEPTH OF 3 INCHES. REMOVED SEDIMENT SHOULD BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.

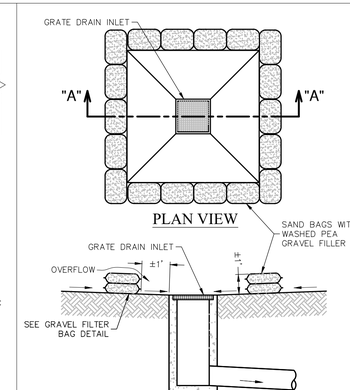
3. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND CURB.

4. INSPECT FILTER FABRIC AND PATCH OR REPLACE IF TORN OR MISSING.

5. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

BAGGED GRAVEL CURB INLET PROTECTION DETAIL

NOT–TO–SCALE



SECTION "A-A"

GENERAL NOTES

1. THE SANDBAGS SHOULD BE FILLED WITH WASHED PEA GRAVEL AND STACKED TO FORM A CONTINUOUS BARRIER ABOUT 1 FOOT HIGH AROUND INLETS.

2. THE BAGS SHOULD BE TIGHTLY ABUTTED AGAINST EACH OTHER TO PREVENT RUNOFF FROM FLOWING BETWEEN THE BAGS.

INSPECTION AND MAINTENANCE GUIDELINES

1. INSPECTION SHOULD BE MADE WEEKLY AND AFTER EACH RAINFALL. REPAIR OR REPLACEMENT SHOULD BE MADE PROMPTLY AS NEEDED BY THE CONTRACTOR.

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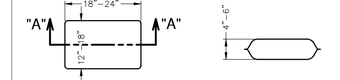
3. CHECK PLACEMENT OF DEVICE TO PREVENT GAPS BETWEEN DEVICE AND CURB.

4. INSPECT FILTER FABRIC AND PATCH OR REPLACE IF TORN OR MISSING.

5. STRUCTURES SHOULD BE REMOVED AND THE AREA STABILIZED ONLY AFTER THE REMAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.

BAGGED GRATE INLET PROTECTION DETAIL

NOT–TO–SCALE



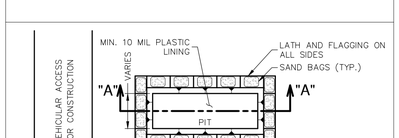
NOTES:
1. THE FILTER BAG MATERIAL SHALL BE MADE OF POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE WOVEN FABRIC, MIN. UNIT WEIGHT OF 4 OUNCES/SY, HAVE A MULLEN BURST STRENGTH EXCEEDING 300 PSI AND ULTRAVIOLET STABILITY EXCEEDING 70%.

2. THE FILTER BAG SHALL BE FILLED WITH CLEAN, MEDIUM WASHED PEA GRAVEL TO COARSE GRAVEL (0.31 TO 0.75 INCH DIAMETER).

3. SAND SHALL NOT BE USED TO FILL THE FILTER BAGS.

GRAVEL FILTER BAG DETAIL

NOT–TO–SCALE



SECTION "A-A"

GENERAL NOTES

1. DETAIL ABOVE ILLUSTRATES MINIMUM DIMENSIONS. PIT CAN BE INCREASED IN SIZE DEPENDING ON EXPECTED FREQUENCY OF USE.

2. WASHOUT PIT SHALL BE LOCATED IN AN AREA EASILY ACCESSIBLE TO CONSTRUCTION TRAFFIC.

3. WASHOUT PIT SHALL NOT BE LOCATED IN AREAS SUBJECT TO INUNDATION FROM STORM WATER RUNOFF.

4. LOCATE WASHOUT AREA AT LEAST 50 FEET FROM SENSITIVE FEATURES, STORM DRAINS, OPEN DITCHES OR WATER BODIES.

5. TEMPORARY CONCRETE WASHOUT FACILITY SHOULD BE CONSTRUCTED WITH SUFFICIENT QUANTITY AND VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

MATERIALS

PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 10 MIL IN POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

MAINTENANCE

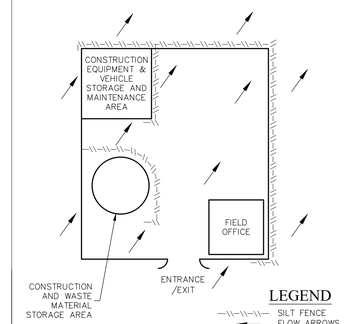
1. WHEN TEMPORARY CONCRETE WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, THE HARDENED CONCRETE SHOULD BE REMOVED AND DISPOSED OF.

2. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF.

3. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCES CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHOULD BE BACKFILLED AND REPAIRED.

CONCRETE TRUCK WASHOUT PIT DETAIL

NOT–TO–SCALE



CONSTRUCTION STAGING AREA

NOT–TO–SCALE

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

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DAIRY ACRES - UNIT 2
EROSION CONTROL DETAILS

ATASCOSA COUNTY, TEXAS

RAKOWITZ ENGINEERING, LLC
STATE OF TEXAS
BRADLEY A. KOETHER
105343
LICENSED PROFESSIONAL ENGINEER
F-9155
9/29/2026

REV	DATE	DESCRIPTION	BY

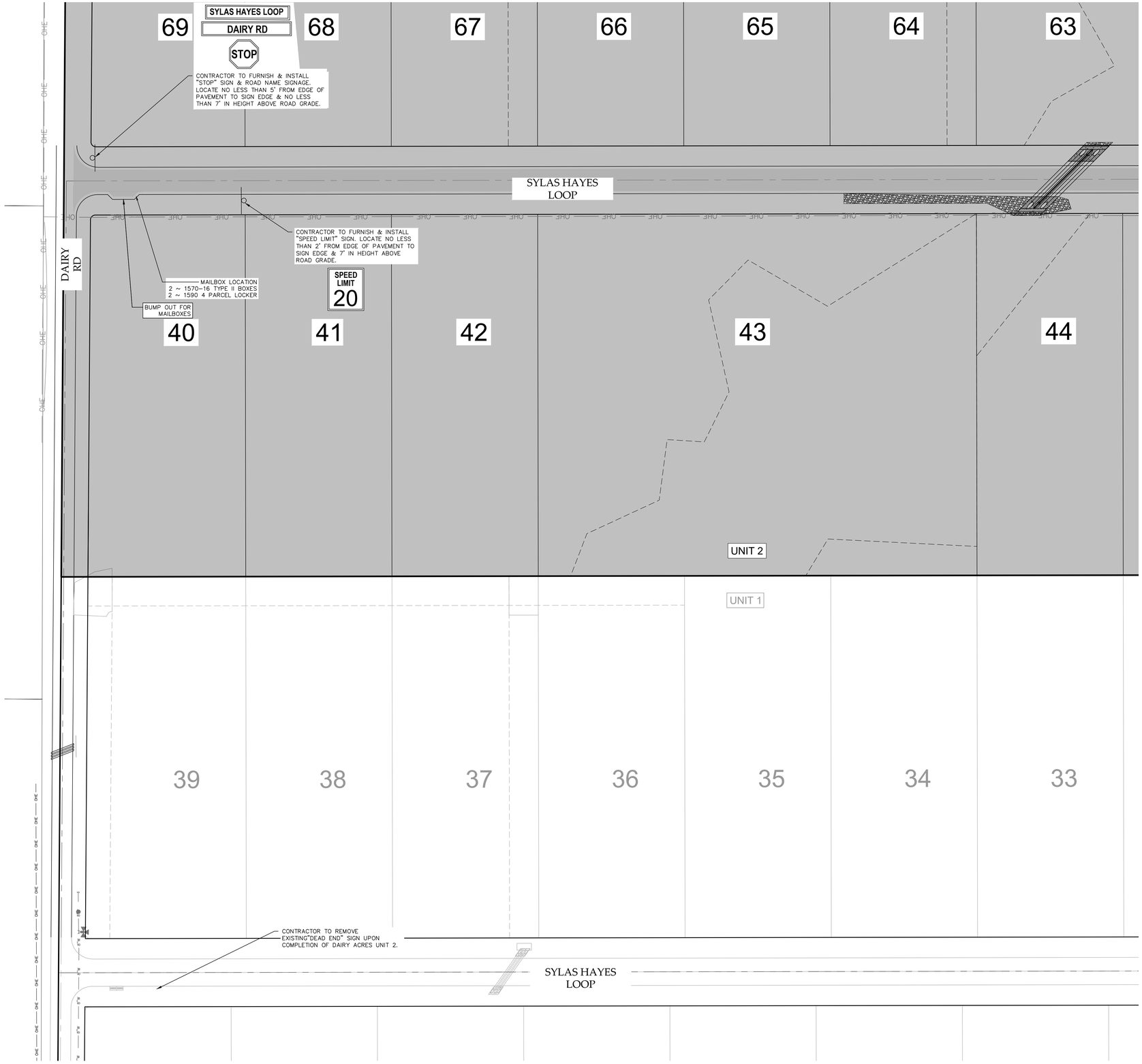
JOB NO.	23-2979B
DATE	SEP. 2026
DESIGNER	CT
CHECKED	BK
DRAWN	CT

C4.1

Date: Sep 29, 2026, 4:00pm User ID: CAD1.2022
File: N:\Projects\2023\23-2979 TREF Land LLC - Dairy Rd\Civil\UNIT 2\23-2979B EROSION CONTROL U2.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM ELECTRONICALLY TRANSMITTED OR STORED MATERIAL WHICH MAY HAVE BEEN ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE ENGINEER'S ORIGINAL SIGNATURE AND SEAL.

PERMIT SET (NOT FOR CONSTRUCTION): 09/29/2026



50 0 50 100

SCALE OF FEET
1" = 50'

LEGEND

- RIGHT-OF-WAY
- LOT LINE
- PAVEMENT LIMITS
- STOP — STOP SIGN R1-1, 30" X 30"
- SPEED LIMIT 20 — SPEED LIMIT SIGN R2-1, 18" X 24"
- Street Name — STANDARD COUNTY ROAD NAME SIGN D3-4T

SIGNAGE NOTES:

1. CONTACT COUNTY ROAD ADMINISTRATOR FOR APPROVAL OF SIGNAGE.
2. UNDERGROUND UTILITIES EXIST WITHIN THE PROJECT. CONTRACTOR SHALL HAVE THE UTILITIES MARKED PRIOR TO INSTALLATION OF THE SIGN POSTS. SIGN LOCATIONS ILLUSTRATED ON THE PLANS ARE APPROXIMATE. CONTRACTOR SHALL LOCATE SIGNS TO AVOID UTILITIES. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES BEFORE COMMENCING WORK.
3. IN ACCORDANCE WITH THE UNDERGROUND FACILITY DAMAGE PREVENTION ACT, THE TELEPHONE NUMBER FOR A UTILITY LOCATOR IS 1-800-545-6005. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS FOR UTILITY LOCATORS, AS NEEDED.
4. WHEN PREPARING HOLES FOR POSTS, CARE SHALL BE TAKEN SO AS NOT TO RUPTURE EXISTING DRAINAGE STRUCTURES, TELECOMMUNICATION FACILITIES, ELECTRICAL CONDUITS, & PUBLIC UTILITIES.
5. ALL SIGNS SHALL COMPLY WITH THE SIGN DESIGNS PRESENTED IN STANDARD HIGHWAY SIGN DESIGNS FOR TEXAS.
6. LOCATIONS ILLUSTRATED ON THE PLANS ARE APPROXIMATE. PLACEMENT OF SIGNS SHALL BE AT PROPERTY LINES AND SHALL BE LOCATED IN THE FIELD TO PROVIDE APPROPRIATE FUNCTIONALITY. SIGN LOCATIONS SHALL COMPLY WITH THE GUIDELINES AND REQUIREMENTS PRESENTED IN THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
7. CONTRACTOR SHALL FURNISH AND MAINTAIN ALL TRAFFIC CONTROL DEVICES, LIGHTING, OR WARNING DEVICES REQUIRED TO COMPLETE THE WORK. ALL CONSTRUCTION SIGNS AND TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
8. ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT SHALL CONFORM TO APPLICABLE COUNTY STANDARDS FOR PUBLIC WORKS CONSTRUCTION, TXDOT SPECIFICATIONS AS WELL AS PROVISIONS APPLICABLE TO THE PROJECT AND AS OTHER SAFETY CODES AND INSPECTION REQUIREMENTS OF THE FIRE DEPARTMENT.
9. MATERIALS FURNISHED BY THE CONTRACTOR SHALL BE NEW, UN-DEPRECIATED STOCK. ALL EQUIPMENT SHALL BE NEW, UNLESS NOTED OTHERWISE ON THE PLANS.
10. CONTRACTOR SHALL FURNISH AND INSTALL ALL PERMANENT SIGNS ILLUSTRATED ON THE PLANS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY HARDWARE FOR MOUNTING. ALL SIGNS WITH A WHITE BACKGROUND SHALL BE FABRICATED WITH ENGINEER GRADE REFLECTIVE SHEETING (TXDOT TYPE A). ALL SIGNS WITH NON-WHITE BACKGROUNDS SHALL BE FABRICATED WITH HIGH SPECIFIC INTENSITY REFLECTIVE SHEETING (TXDOT TYPE C).
11. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION, OR BETTER, ANY DAMAGE DONE TO EXISTING UTILITIES, FENCES, DRIVEWAYS, PAVEMENT (NO SEPARATE PAY ITEM). CONTRACTOR SHALL RESTORE CONSTRUCTION AREA TO ORIGINAL CONDITION, OR BETTER, PRIOR TO FINAL INSPECTION.

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

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DAIRY ACRES - UNIT 2
SIGNAGE PLAN

ATASCOSA COUNTY, TEXAS

RAKOWITZ ENGINEERING, LLC
STATE OF TEXAS
BRADLEY A. KOETHER
105343
LICENSED
PROFESSIONAL ENGINEER
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9/29/2026

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JOB NO.	23-2979B
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DESIGNER	CT
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C5.0

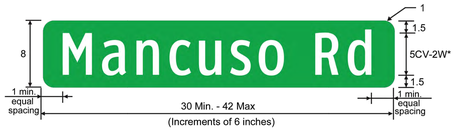
Date: Sep 29, 2026, 4:01am User ID: CAD1 2022
File: N:\Projects\2023\23-2979 TREP Land, LLC - Dairy Rd\Civil\UNIT 2\23-2979B SIGNAGE PLAN, Unit 2.dwg

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PERMIT SET (NOT FOR CONSTRUCTION): 09/29/2026



D3-4T

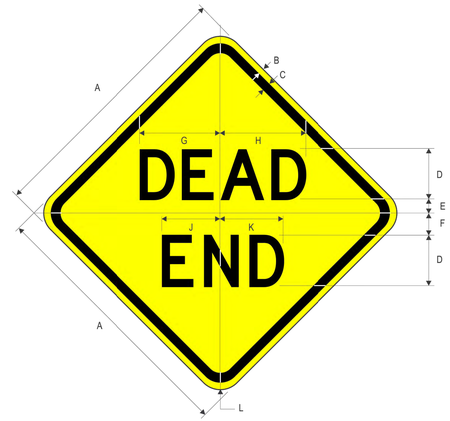


D3-4aT

* Reduce spacing to fit.

NOTE
Vertical spacing can be adjusted when there is a conflict with descenders and ascenders.

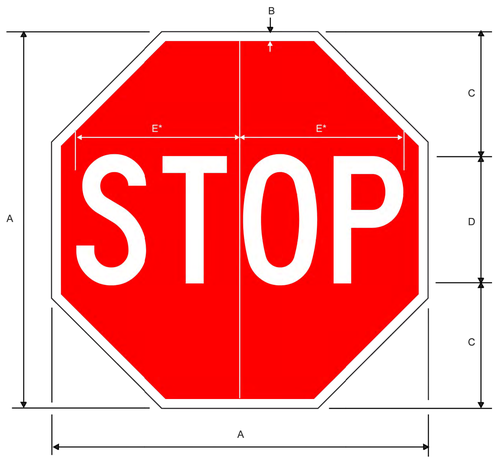
COLORS: LEGEND - WHITE
BACKGROUND - GREEN



W14-1

A	B	C	D	E	F	G	H	J	K	L
24	.375	.625	5 D	1	2	8.25	8.563	5.625	6.25	1.5
30	.5	.75	6 D	1.5	2.5	9.75	10.25	6.75	7.5	1.875
36	.625	.875	7 D	2	3	11.375	11.938	7.875	8.75	2.25
48	.75	1.25	10 D	2	4	16.5	17.126	11.25	12.5	3

COLORS: LEGEND - BLACK
BACKGROUND - YELLOW



R1-1

* Reduce spacing 40%

A	B	C	D	E
18	.375	6	6C	7.75
30	.75	10	10C	12.5
36	.875	12	12C	15
48	1.25	16	16C	20

COLORS: LEGEND - WHITE
BACKGROUND - RED



R2-1

* Optically space numerals about centerline.

A	B	C	D	E	F	G	H	J	K	L
18	24	0.375	0.625	3	3 E	2	8 E	7.052	5.491	1.5
24	30	0.375	0.625	4	4 E	2	10 E	9.403	7.321	1.5
30	36	0.5	0.75	4.5	5 E	2.5	12 E	11.754	9.151	1.875
36	48	0.625	0.875	6	6 E	5	14 E	14.105	10.981	2.25
48	60	0.75	1.25	8	8 E	6	16 E	18.806	14.642	3

COLORS: LEGEND - BLACK
BACKGROUND - WHITE

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

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DAIRY ACRES - UNIT 2
SIGNAGE PLAN DETAILS
ATASCOSA COUNTY, TEXAS

RAKOWITZ ENGINEERING, LLC
STATE OF TEXAS
BRADLEY A. KOETHER
105343
LICENSED
PROFESSIONAL ENGINEER
F-9155
7/29/2026

REV	DATE	DESCRIPTION	BY

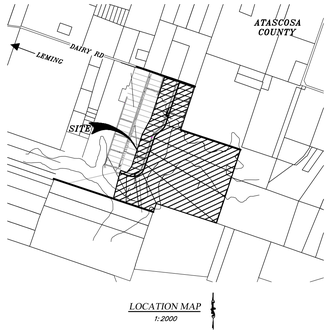
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DATE	SEP. 2026
DESIGNER	CT
CHECKED	BK
DRAWN	CT

C5.1

Date: Sep 29, 2026, 3:57pm User ID: CAD1 2022
File: N:\Projects\2023\23-2979 TREF Land, LLC - Dairy Rd\Civil\UNIT 2\23-2979B SIGNAGE PLAN, Unit 2.dwg
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PERMIT SET (NOT FOR CONSTRUCTION): 09/29/2026

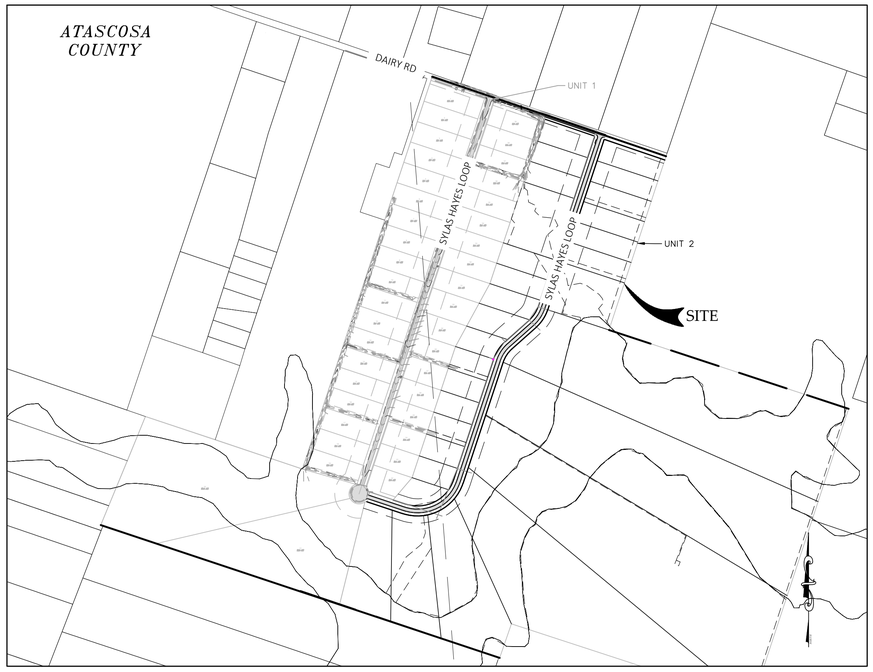
DAIRY ACRES - UNIT 2
WATER DISTRIBUTION PLANS
ATASCOSA COUNTY, TEXAS



LOCATION MAP
1:2000

SHEET INDEX

Description	Sheet No.
COVER SHEET	W0.0
WATER DISTRIBUTION PLAN	W1.0
WATER DETAILS (1 OF 2)	W2.0
WATER DETAILS (2 OF 2)	W2.1



LOCATION MAP
N.T.S.

RAKOWITZ ENGINEERING LLC
STATE OF TEXAS
BRADLEY A. KOETHER
105043
LICENSED
PROFESSIONAL ENGINEER
F-9155
7/29/2026

RAKOWITZ
Engineering & Surveying

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File N:\Projects\2023\23-2979 TREF Land, LLC - Dairy Rd\Civil\UNIT 2\23-2979B WATER PLAN_U2.dwg

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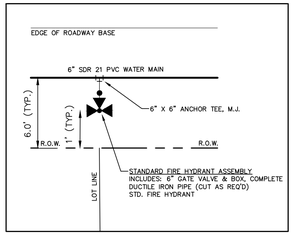
UNDERGROUND UTILITIES
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION & ELEVATION OF EXISTING UTILITIES SHOWN ON THE PLANS ARE OBTAINED FROM UTILITY COMPANY RECORDS AND WHERE POSSIBLE, FIELD MEASUREMENTS. THE PROVIDED INFORMATION IS NOT TO BE RELIED ON AS EXACT OR COMPLETE. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES & SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO ANY EXCAVATION AND REQUEST EXACT FIELD LOCATIONS OF UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY RELOCATION OR DAMAGE TO UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT.

TRENCH SAFETY NOTE:
CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY/EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITE(S) WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLY WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATIONS. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATIONS.

UNDERGROUND UTILITIES
USE CAUTION WHEN EXCAVATING NEAR OR ABOVE EXISTING GAS UTILITY LINE DUE TO POSSIBILITY OF LINE CONTAINING RESIDUALS FROM PRIOR USE.

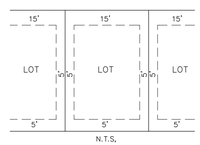
NOTE
THE WATER DISTRIBUTION SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, MCCOY WSC, AND RULES OF THE TEXAS INSURANCE COMMISSION.

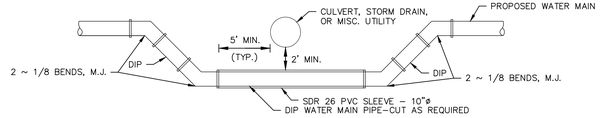
NOTES:
1. LOCATION OF EXISTING UTILITIES BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR TO VERIFY HORIZONTAL AND VERTICAL LOCATION PRIOR TO INSTALLING ONSITE FACILITIES. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN SHOWN AND ACTUAL LOCATIONS.
2. CONTRACTOR TO USE MCCOY WSC SPECIFICATIONS UNLESS DIRECTED OTHERWISE BY MCCOY WSC. CONTRACTOR TO VERIFY SPECIFICATIONS WITH MCCOY WSC PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR TAPPING PUBLIC WATER MAINS. CONTACT MCCOY CITY WSC FOR DETAILS.
4. ALL WATER MAINS ARE ASTM D2214 – SDR=21 PVC IN SIZE SHOWN. ALL WATER SERVICES ARE POLY, OR AS SHOWN ON SERVICE DETAIL, TO METER BOX.
5. ALL ROAD CROSSINGS (INCLUDING SERVICES) SHALL BE ENCASED IN PVC PIPE. SLEEVE TO EXTEND 10' BEYOND EDGE OF ROAD.
6. ALL TRENCHES SHALL BE BACKFILLED AND COMPACTED TO 95% MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 1157 AT A MOISTURE CONTENT OF –2% TO 3% OF THE OPTIMUM MOISTURE CONTENT.
7. MINIMUM 3' OF COVER ON ALL MAINS AND SERVICES.
8. CONTRACTOR TO VERIFY LOCATION OF ALL METERS PRIOR TO ACCEPTANCE BY MCCOY WSC.



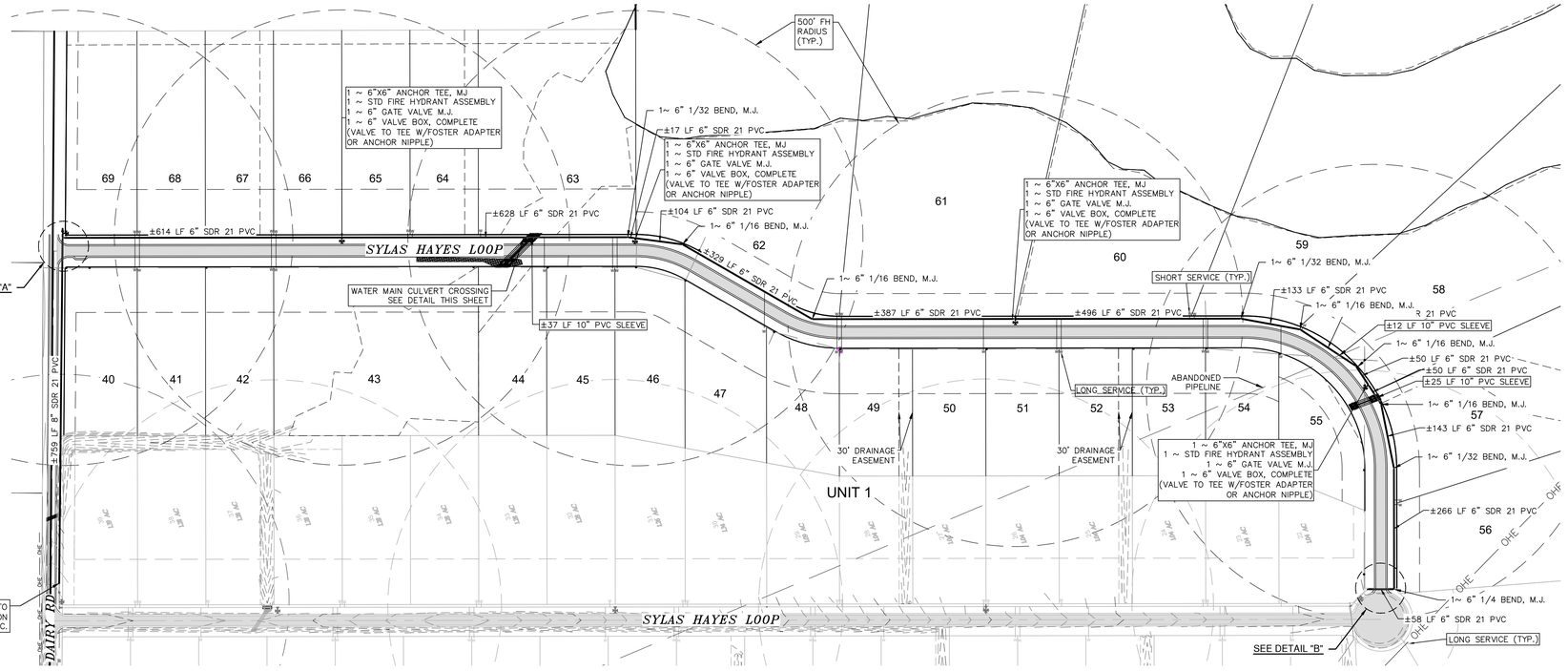
FIRE HYDRANT DETAIL
NOT-TO-SCALE

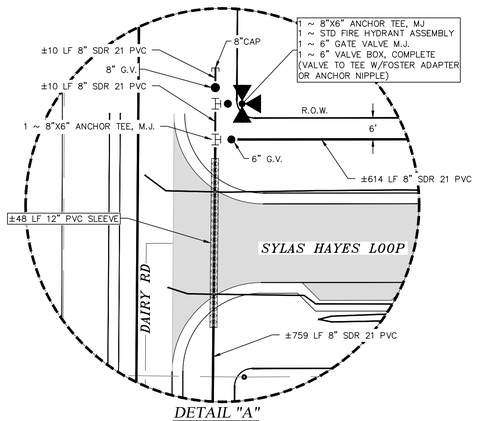
TYPICAL LOT WITH MINIMUM UTILITY EASEMENT



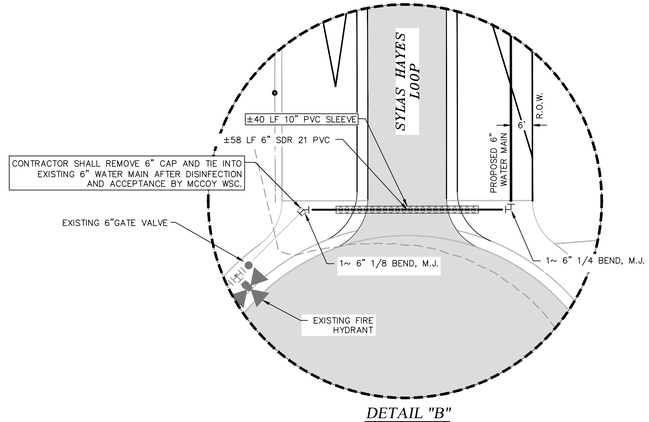


WATER MAIN CROSSING UNDER CULVERT
N.T.S.





DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



LEGEND
- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- LOT LINE
- UTILITY EASMENT
- PROPOSED 8" WATER MAIN
- FLOODLINE PER FEMA BFE VIEWER
- FLOODLINE PER FEMA MAP 48013C0215C, DATED NOVEMBER 4, 2010
- FIRE HYDRANT
- WATER SERVICES
  - LONG SERVICES ENCASED IN 2" PVC SCH. 40
- PP = PROPERTY LINE
- 8"W — EXISTING 8" WATER MAIN

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DAIRY ACRES - UNIT 2
WATER DISTRIBUTION PLAN
ATASCOSA COUNTY, TEXAS

RAKOWITZ ENGINEERING, LLC
STATE OF TEXAS
BRADLEY A. KOETHER
105343
LICENSED
PROFESSIONAL ENGINEER
F-9155
7/29/2026

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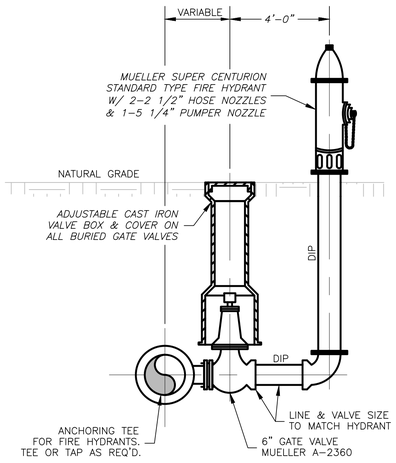
JOB NO.	23-2979B
DATE	SEP. 2026
DESIGNER	CT
CHECKED	BK
DRAWN	CT

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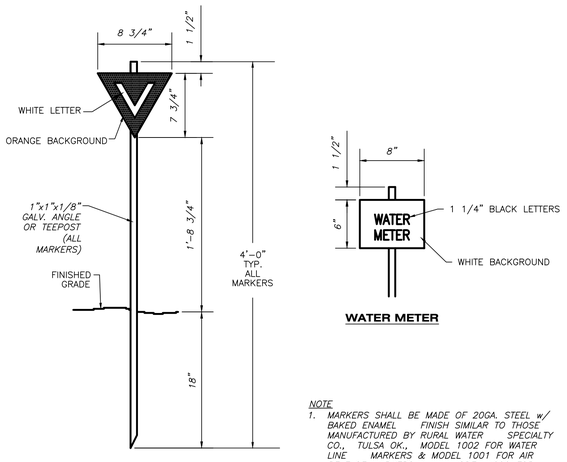
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FIRE HYDRANT DETAIL

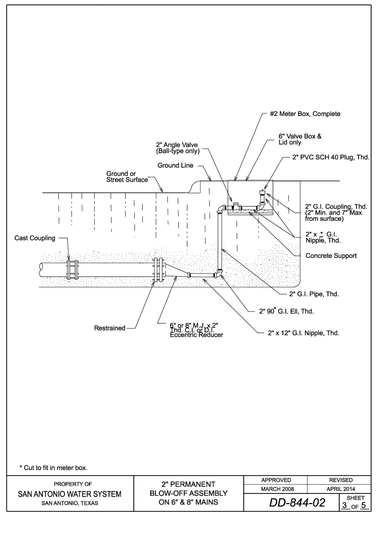


VALVE

WATER METER

NOTE
1. MARKERS SHALL BE MADE OF 20GA. STEEL w/ BAKED ENAMEL FINISH SIMILAR TO THOSE MANUFACTURED BY RURAL WATER SPECIALTY CO., TULSA OK., MODEL 1002 FOR WATER LINE MARKERS & MODEL 1001 FOR AIR RELEASE MARKERS & MODEL 1000 FOR VALVE MARKERS.
2. MARKERS SHALL BE PLACED AT ALL GATE VALVES, FLUSHING VALVES, AIR RELEASE VALVES, & WATER METERS.
3. PLASTIC OR PLEXIGLASS MARKERS MAY NOT BE SUBSTITUTED FOR STEEL.

MARKER DETAIL



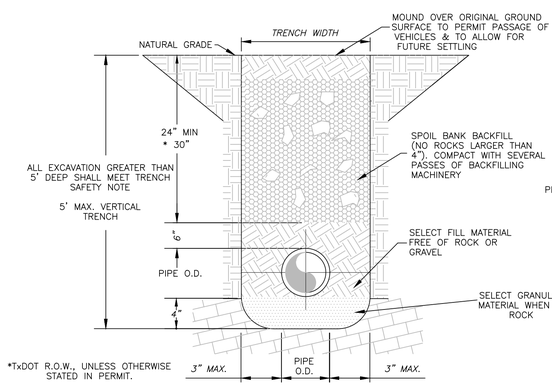
PROPERTY OF		APPROVED	REVISED
SAN ANTONIO WATER SYSTEM SAN ANTONIO, TEXAS	2" PERMANENT BLOW-OFF ASSEMBLY ON 6" & 8" MAINS	MARCH 2008	APRIL 2014
		DD-844-02	SHEET 3 OF 5

TRENCHING NOTES

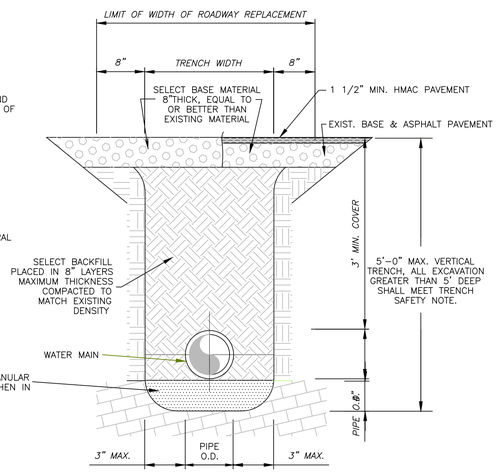
1. ADEQUATE BARRICADES & WARNING SIGNS SHALL BE ERECTED BEFORE ANY WORK IS STARTED IN PUBLIC RIGHT-OF-WAY.
2. THE ROADWAY SHALL BE CUT ONLY WHERE REQUIRED BY THE ENGINEER.
3. NO MORE THAN HALF OF THE WIDTH OF THE ROAD SHALL BE CUT & OPENED AT ONE TIME.
4. REFER TO SPECIFICATIONS FOR ANY SPECIAL REQUIREMENTS OR CONDITIONS.
5. BACKFILL SHALL BE COMPLETED IMMEDIATELY AFTER PIPELINE LAYING WITHIN PUBLIC RIGHT-OF-WAYS OR CROSSING PUBLIC RIGHT-OF-WAYS & PRIVATE DRIVEWAYS.

TRENCH SAFETY NOTE

1. TRENCH SAFETY SYSTEM, SHORING OR SIDE SLOPE TO BE IN ACCORDANCE WITH OSHA STANDARDS.
2. TRENCH SAFETY SYSTEM PLAN TO BE PROVIDED BY CONTRACTOR PRIOR TO CONSTRUCTION.



TYPICAL TRENCH BACKFILL



TYPICAL ROAD & DRIVEWAY BACKFILL

TRENCH DETAILS

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DAIRY ACRES - UNIT 2
WATER DETAILS (1 OF 2)

ATASCOSA COUNTY, TEXAS

RAKOWITZ ENGINEERING, LLC
STATE OF TEXAS
BRADLEY A. KOETHER
105343
LICENSED
PROFESSIONAL ENGINEER
F-9155
7/29/2026

REV	DATE	DESCRIPTION	BY

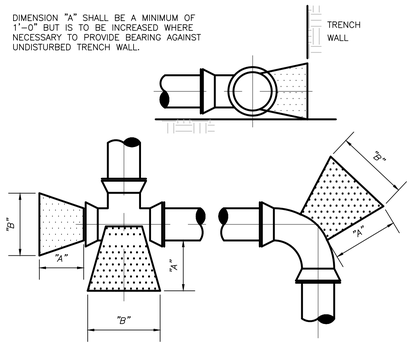
JOB NO.	23-2979B
DATE	SEP. 2026
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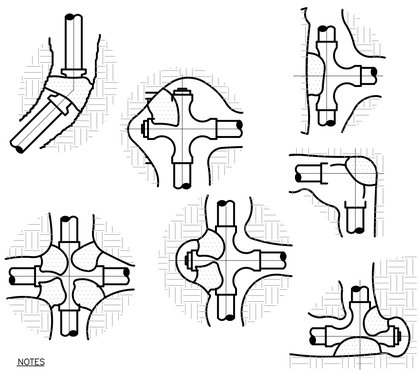
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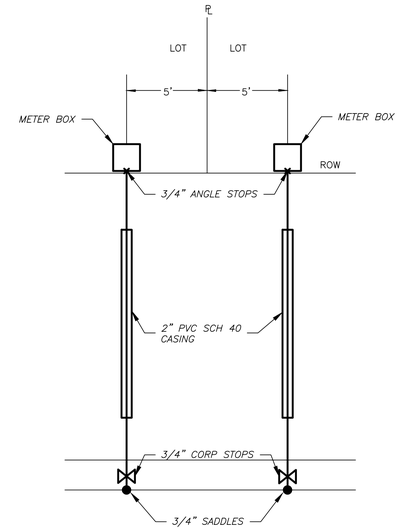
PIPE SIZE	DIMENSION "B" (SQUARE)				
	PLUGS & TEES	90° BENDS	45° BENDS	22 1/2° BENDS	VALVES
4"&6"	1'-3"	1'-6"	1'-0"	9"	1'-3"
8"	1'-9"	2'-0"	1'-6"	1'-0"	1'-6"
10"	2'-0"	2'-0"	1'-9"	1'-3"	2'-0"
12"	2'-6"	3'-0"	2'-3"	1'-6"	2'-3"
16"	3'-3"	4'-0"	2'-9"	2'-0"	2'-9"
20"	3'-9"	4'-6"	3'-3"	2'-3"	3'-3"



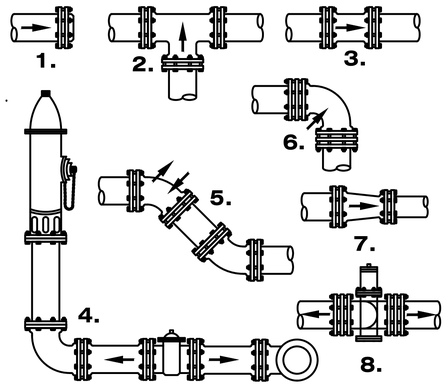
NOTES

1. THE EARTH BEARING SURFACE SHALL BE THE UNDISTURBED TRENCH WALL.
2. ALL PIPE JOINTS SHALL BE KEPT FREE FROM CONCRETE.
3. ALL THRUST BLOCKS SHALL CONTAIN A MINIMUM OF 1 1/2 CUBIC FEET OF CONCRETE.
4. CONCRETE SHALL BE 2000 p.s.i. AT 28 DAYS MINIMUM.

CONCRETE THRUST BLOCKS



ROAD CROSSING SERVICE DETAIL



TYPES OF THRUST RESTRAINT

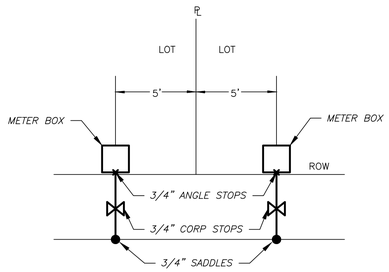
1. DEAD-END (CAP/PLUG)
2. TEES
3. THRU LINE CONNECTION (SLEEVE)
4. HYDRANT STUB-OUT
5. VERTICAL OFFSET
6. HORIZONTAL BEND
7. REDUCER
8. VALVE

PIPE SIZE	RESTRAINED LENGTH					
	PLUGS & VALVES	90° ELLS	45° ELLS	22 1/2° ELLS	12" X __ REDUCERS	16" X __ REDUCERS
4"	65.3'	36.1'	14.9'	7.2'	145.1'	197.8'
6"	92.2'	50.6'	20.9'	10.1'	121.6'	180.5'
8"	118.8'	64.7'	26.8'	12.9'	88.6'	156.2'
12"	167.3'	90.2'	37.4'	17.9'	–	90.9'
16"	214.1'	114.1'	47.3'	22.7'	–	–

NOTES

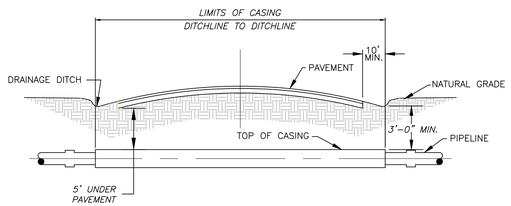
1. THE ASSUMED DEPTH OF COVER IS 2.5 FEET.
2. SOIL TYPE IS INORGANIC CLAYS OF HIGH PLASTICITY, FAT CLAYS.
3. PIPE BEDDED IN 4" MINIMUM LOOSE SOIL.
4. BACKFILL LIGHTLY CONSOLIDATED TO TOP OF PIPE.
5. TEST PRESSURE OF 150 PSI.

RESTRAINED LENGTHS



SAME SIDE SERVICE DETAIL

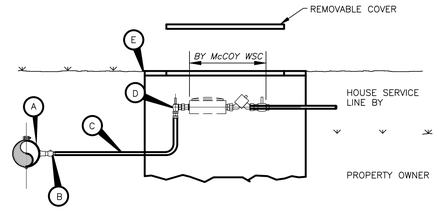
CASING SCHEDULE	
CARRIER SIZE	CASING SIZE
3/4"	2"
1"	2"
1 1/2"	4"
2"	4"
2 1/2"	6"
3"	6"
4"	8"
6"	10"
8"	12"
10"	14"
12"	18"
14"	20"
16"	24"
18"	–
24"	–



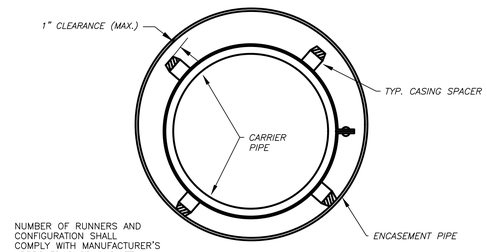
PAVEMENT CROSSING BORING & ENCASEMENT DETAIL

MATERIAL LIST

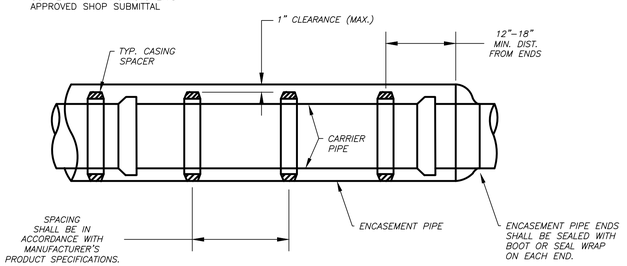
A. 3/4" SERVICE SADDLE, FORD S71 OR S91 W/ FEMALE I.P. THREAD
B. 3/4" CORP. STOP, FORD F1101 W/ MALE I.P. THREAD x PE PIPE PACK JOINT
C. 3/4" POLYETHYLENE C901 SERVICE LINE, SDR 9, 200 PSI
D. 3/4" LOCK WING ANGLE STOP, FORD BA63 W/ PE PIPE PACK JOINT x METER SWIVEL NUT
E. METER BOX, PLASTIC, DFW MODEL D-1300



METER SERVICE DETAIL



NUMBER OF RUNNERS AND CONFIGURATION SHALL COMPLY WITH MANUFACTURER'S APPROVED SHOP SUBMITTAL



CASING SPACER DETAIL

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JOB NO.	23-2979B
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DRAWN	CT

W2.1

Date: Sep 29, 2026, 4:09am User ID: CAD1 2022
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PERMIT SET (NOT FOR CONSTRUCTION): 09/29/2026

AGENDA REQUEST
(GENERAL)

Agenda Item 11.

Meeting Date:	10/13/2026
Item Title:	Exception - Severo Martinez Jr. Price Rd
Submitted For:	Britni Van Curan, Rural Development Director

Discuss and/or take appropriate action concerning:

Britni Van Curan: Rural Development:	Discuss and/or take appropriate action concerning approval/denial of the Certificate of Exception for the Martinez Family on Price Rd in Precinct 3.

ATTACHMENTS

Martinez - Registration Packet
Martinez - Certificate of Exception

Registration for Division of Land in Atascosa County

I Severo Martinez Jr., am the owner of the attached filed division of land located at 205 Price Rd. Poteet, TX 78065 (legal description). I have had the division of land reviewed by the Rural Development Office and they have determined the division of land is excepted from the platting requirements of Atascosa County, Texas. I acknowledge that the property as described in the filed plat description are subject to all on-site wastewater permit requirements and other development permit requirements of Atascosa County and further division of the land will need to be submitted to the Atascosa County Attorney's office for review. I acknowledge that I may apply for a Certificate of Exemption through the Atascosa County Commissioners Court.

Exception Type (see attachment for definitions of each type):

☐ Agricultural Use ☒ Family ☐ 10+ Acres

☐ Veterans Land Board ☐ State Agency ☐ Political Subdivision

☐ Divided into two parts ☐ All parts to original owner

Adopted 6/27/2022

Date: 6/9/2026

Signature: Severo Martinez Jr.

Printed Name: Severo Martinez Jr.

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Atascoa

BEFORE ME, the undersigned Notary Public, on this day personally appeared Severo Martinez Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same has been executed for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this June 9th, 2026.

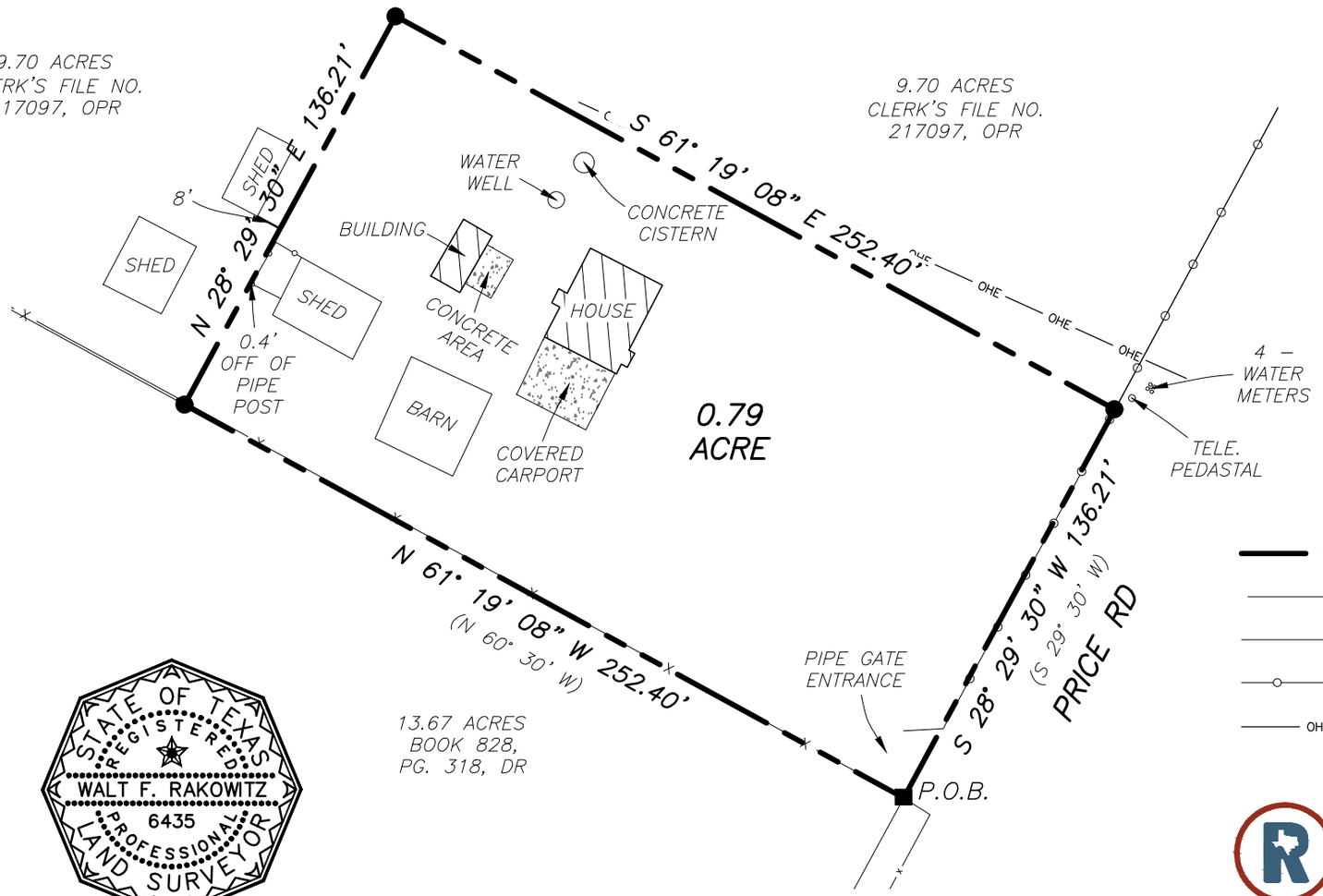
Natalie Lozano

Notary Public, in and for
State of Texas

NATALIE LOZANO
Notary Public, State of Texas
Comm. Expires 07-23-2028
Notary ID 132585246

EXHIBIT OF SURVEY

OF
0.79 ACRE, OUT OF A 9.70 ACRE TRACT OF LAND, LYING IN THE RAFAEL HERRERA SURVEY NO. 44, ABSTRACT NO. 347, ATASCOSA COUNTY, TEXAS



1" = 50'

THE BASIS OF BEARING ON THIS PLAT IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), SOUTH CENTRAL ZONE

LEGEND

- Set 5/8 inch steel rod monument with cap stamped Rakowitz Engineering & Surveying
- Fence corner post
- Boundary line
- Adjoiner
- Barbed wire fence
- Pipe fence
- Overhead electric
- (S 29° 30' W) Record bearings

Prepared for:
Catarina Martinez

REFERENCES:

DEED: Clerk's File No. 217097, OPR

THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT, VISIBLE ENCROACHMENTS ARE SHOWN

I, Walt F. Rakowitz, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that this plat was prepared from an actual survey done by me or under my direct supervision, and that to the best of my knowledge and belief it is a true and correct representation of said survey.

STATE OF TEXAS
REGISTERED
WALT F. RAKOWITZ
6435
PROFESSIONAL
LAND SURVEYOR

Walt F Rakowitz

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

Date of survey: May 21, 2026

Job No. 26-3865

State of Texas
County of Atascosa

Field notes for a tract of land containing 0.79 acres, being out of a 9.70 acre tract of land, lying in the Rafael Herrera Survey No. 44, Abstract No. 347, Atascosa County, Texas, as shown on the accompanying Exhibit of Survey, prepared for Catarina Martinez, on May 21, 2026, and under Job No. 26-3865.

A tract of land containing 0.79 acres, being out of a 9.70 acre tract of land, described in an instrument, recorded in Clerk's File No. 217097, Official Public Records, Atascosa County, Texas, and lying in the Rafael Herrera Survey No. 44, Abstract No. 347, Atascosa County, Texas, said tract of land being more particularly described by metes and bounds as follows:

Beginning at a point marked by a fence corner post, found for the South corner of said 9.70 acre tract of land, being the East corner of a 13.67 acre tract of land, described in an instrument, recorded in Book 828, Page 318, Deed Records, Atascosa County, Texas, and lying on the Northwest line of Price Road, said point of beginning being the South corner of this tract of land;

Thence North 61° 19' 08" West, 252.40 feet, along the Southwest line of said 9.70 acre tract of land, being the Northeast line of said 13.67 acre tract of land, to a set point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, said point being the West corner of this tract of land;

Thence across said 9.70 acre tract of land the following bearings and distances;

> North 28° 29' 30" East, 136.21 feet, to a set point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, said point being the North corner of this tract of land;
>
> South 61° 19' 08" East, 252.40 feet, to a set point marked by a 5/8 inch steel rod monument with a cap stamped Rakowitz Engineering and Surveying, lying on the Southeast line of said 9.70 acre tract of land, being the Northwest line of Price Road, said point being the East corner of this tract of land;

Thence South 28° 29' 30" West, 136.21 feet, along the Southeast line of said 9.70 acre tract of land, being the Northwest line of Price Road, to the point of beginning;

The basis of bearing for this survey is Grid North, Texas State Plane Coordinate System, NAD 83 (2011), South Central Zone.

I, Walt F. Rakowitz, being a Registered Professional Land Surveyor, registered in the State of Texas, do hereby certify that the foregoing field notes for 0.79 acres, as shown on the accompanying Exhibit of Survey prepared for Catarina Martinez, dated May 21, 2026, were prepared from an actual survey done under my supervision and that to the best of my knowledge and belief they are a true and correct representation of said survey.

Walt F Rakowitz

Walt F. Rakowitz R.P.L.S. 6435
Rakowitz Engineering and Surveying
515 W. Oaklawn Ste. A
Pleasanton, Texas 78064
830-281-4060



6143

STATE OF TEXAS §
COUNTY OF ATASCOSA §

GIFT DEED

In consideration of love and affection borne by us for SERVERO E. MARTINEZ, JR., the undersigned, SERVERO MARTINEZ AND WIFE, LUCIA MARTINEZ, of the County of Atascosa, State of Texas, hereby give, assign, and transfer to SERVERO E. MARTINEZ, JR., as his sole and separate property, of Star Route Box 43AC, Poteet, Atascosa County, Texas 78065, all their right, title, and interest in and to the following described property owned by the undersigned, to-wit:

Being 9.70 acres out of the Rafael Herrera Survey No. 44, Abstract No. 347, Atascosa County, Texas; beginning at 1/2" steel pin in the NW ROW at a county road, from whence the SW corner of the Rafael Herrera Survey, above cited, bears S. 29° 30' W, 980'; THENCE, N 60° 30' W, 1,385' to a 1/2" steel pin in the NW fence line; THENCE, N 29° 30' E, 305' to a 1/2" steel pin; THENCE, S 60° 30' E, 1,385' to a 1/2" steel pin in the NW ROW of a county road; THENCE, S 29° 30' W, with road ROW, 305' to the point of beginning, and being part of the land recorded in Deed Records, Atascosa County, Texas in Volume 287, Page 588.

Grantors, SERVERO MARTINEZ AND WIFE, LUCIA MARTINEZ, hereby reserve a life estate for the life of each of them in the house and yard only, located on the Southeast corner of the above-described property.

BOOK 24 PAGE 735

TO HAVE AND TO HOLD the above described premises together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee, his heirs and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 2 day of March, 1995.

Servero M. Martinez
SERVERO MARTINEZ

Lucia Martinez
LUCIA MARTINEZ

STATE OF TEXAS §
COUNTY OF ATASCOSA §

This instrument was acknowledged before me on this 2 day of March, 1995 by SERVERO MARTINEZ and LUCIA MARTINEZ.

RHEA N. ROGERS
Notary Public, State of Texas
My Commission Expires 06-17-1996

Rhea N. Rogers
Notary Public in and for the State of Texas

ACCEPTANCE

I hereby accept the above described Gift dated this 2 day of March, 1995.

After recording, please return to
Servero E. Martinez Jr.
Star Rt Box 43 AC
Poteet TX 78065

Servero E. Martinez Jr.
SERVERO E. MARTINEZ, JR.

6143

FILED FOR RECORD

95 MAR -6 PM 4:21

LAQUITA HAYDEN
ATASCOSA COUNTY CLERK
BY [illegible] DEPUTY
pd 8.00

Put to:
Alice Shot

735

STATE OF TEXAS COUNTY OF ATASCOSA
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the OPR records of Atascosa County, Texas stamped hereon by me.
RECORDING DATE
March 7, 1995
LAQUITA HAYDEN
COUNTY CLERK Atascosa County, Texas
By J. Barrera Deputy

CERTIFICATE OF PLAT EXCEPTION

THE STATE OF TEXAS

COUNTY OF ATASCOSA

It is the order of the Commissioners Court of Atascosa County, Texas that the tract of land shown on the survey attached hereto as Exhibit A as being approximately one tract out of 9.70 acres, more or less, described in a Warranty Deed, Book Number 24, Page Number 735, Official Public Records, Atascosa County, Texas, and being currently owned by Severo E. Martinez Jr. is excepted from platting requirements. This exception is based on Article IV of the Atascosa County Subdivision Regulations and based on the fact that the lot is being divided for family only. Owners acknowledge and agree that all the lot shall remain subject to on-site wastewater rules and development permit requirements of the County and acknowledge and agree that should further subdivision occur or additional roads servicing more than one tract constructed, a new application for subdivision must be filed.

This certificate of exception shall be recorded with a duplicate copy of the conveyance instrument with a legible metes and bounds description attached thereto; and a survey or sketch showing the boundaries of the lot, adjacent roads and adjacent property owners.

It is therefore ORDERED that this certificate of exception be issued and presented to the County Clerk for certifying that the division of land mentioned above is excepted from platting requirements, by Commissioners Court on this the ____ day of _____, 2026.

_____
County Judge, Atascosa County, Texas

_____
Commissioner Precinct No. 1

_____
Commissioner Precinct No. 2

_____
Commissioner Precinct No. 3

_____
Commissioner Precinct No. 4

Attest: _____
Theresa Carrasco, County Clerk
Atascosa County, Texas

AGENDA REQUEST
(GENERAL)

Agenda Item 12.

Meeting Date:	10/13/2026
Item Title:	Exception - Brown Brown Rd.
Submitted For:	Britni Van Curan, Rural Development Director

Discuss and/or take appropriate action concerning:

Britni Van Curan: Rural Development:	Discuss and/or take appropriate action concerning approval/denial of the Certificate of Exception for Robert Brown on Brown Rd. in Precinct 3.

ATTACHMENTS

Brown Certificate of Exception
Brown - Registration Packet

1

CERTIFICATE OF PLAT EXCEPTION

THE STATE OF TEXAS

COUNTY OF ATASCOSA

1It is the order of the Commissioners Court of Atascosa County, Texas that the tract of land shown on the surveys attached hereto as Exhibit A as being approximately 1 tract of land out of an original 135 acres, more or less, described in a Deed, Book Number 285, Page Number 506, Official Public Records, Atascosa County, Texas, and being currently owned by Robert Brown is excepted from platting requirements. This exception is based on Article IV of the Atascosa County Subdivision Regulations and based on the fact that all tracts are being divided as 10+ acre tracts. Owners acknowledge and agree that all the lot shall remain subject to on-site wastewater rules and development permit requirements of the County and acknowledge and agree that should further subdivision occur or additional roads servicing more than one tract constructed, a new application for subdivision must be filed.

This certificate of exception shall be recorded with a duplicate copy of the conveyance instrument with a legible metes and bounds description attached thereto; and a survey or sketch showing the boundaries of the lot, adjacent roads and adjacent property owners.

It is therefore ORDERED that this certificate of exception be issued and presented to the County Clerk for certifying that the division of land mentioned above is excepted from platting requirements, by Commissioners Court on this the ____ day of _____, 2026.

_____
County Judge, Atascosa County, Texas

_____
Commissioner Precinct No. 1

_____
Commissioner Precinct No. 2

_____
Commissioner Precinct No. 3

_____
Commissioner Precinct No. 4

Attest: _____
Theresa Carrasco, County Clerk
Atascosa County, Texas

Registration for Division of Land in Atascosa County

I Robert Chaan Brown, am the owner of the attached filed division of land located at 4531 Brown Rd Poteet, TX 78065 (legal description). I have had the division of land reviewed by the Rural Development Office and they have determined the division of land is excepted from the platting requirements of Atascosa County, Texas. I acknowledge that the property as described in the filed plat description are subject to all on-site wastewater permit requirements and other development permit requirements of Atascosa County and further division of the land will need to be submitted to the Atascosa County Attorney's office for review. I acknowledge that I may apply for a Certificate of Exemption through the Atascosa County Commissioners Court.

Exception Type (see attachment for definitions of each type):

☐ Agricultural Use	☐ Family	☑ 10+ Acres
☐ Veterans Land Board	☐ State Agency	☐ Political Subdivision
☐ Divided into two parts	☐ All parts to original owner	

Adopted 6/27/2022

Date: 9/29/2026

Signature: Robert Brown

Printed Name: Robert Brown

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF Atascosa

BEFORE ME, the undersigned Notary Public, on this day personally appeared Robert Brown, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the same has been executed for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this September 29, 2026.

APRIL A JAMES
My Notary ID # 129751204
Expires March 21, 2030

April James

Notary Public, in and for
State of Texas

CDR

68559

BOOK 285 PAGE 506

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REVOKE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

FILED FOR RECORD

2004 SEP -1 AM 10:48 (3)

LAQUITA HAYDEN
ATASCOSA COUNTY CLERK
BY [signature] DEPUTY
$13.00 Pd

Gift Warranty Deed

Date: August 31, 2004

Grantor: PAULINE C. BROWN, a widow

Grantor's Mailing Address:

P.O. Box 164
Poteet, Atascosa County, Texas 78065

Grantee: ROBERT BROWN, as his sole and separate property

Grantee's Mailing Address:

P.O. Box 568
Poteet, Atascosa County, Texas 78065

Consideration: Love and affection.

Property (including any improvements):

TRACT I:

Being fifty-three (53) acres, out of the M. Garcia Survey No. 906, Abstract No. 308, in Atascosa County, Texas and being the same property described in a oil, gas and mineral lease from George C. Brown to L. W. Stieren dated May 18, 1936 and recorded in Vol. 134, Page 549 of the Deed Records of Atascosa County, Texas.

TRACT II:

Being Fifty (50) acres of land, more or less, out of the M. Garcia Survey No. 906, Abstract 308 and being the same land that was conveyed to Manuel C. Brown by deed of record in Vol. 127, Page 615 of the Deed Records of Atascosa County, Texas.

TRACT III:

All that tract or parcel of land lying and being situated in the County of Atascosa, State of Texas, and described as being an undivided 16 acres out of the M. Garsia Survey No. 906, Abstract No. 308, said sixteen (16) acres being a part of the undivided interest which Tony C. Brown inherited from his

Unofficial Document

father George Brown, Deceased.

LESS AND EXCEPT however and it is hereby specifically agreed that there is excepted from this conveyance, the 7½ acre tract originally in the name of James Brown, the father of the said Manuel C. Brown, which said 7½ acre tract contains the homestead of the said Manuel C. Brown, deceased, and the family cemetery located thereon.

Reservations from Conveyance: EXCEPT, however, that the Grantor hereby reserves, and it is expressly agreed that she should have for herself, the full possession, benefit and use of the above described premises, as well as the rents, revenues and profits thereof, for and during her natural life.

It is my desire that this property remain in my family.

Exceptions to Conveyance and Warranty:

1. Easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded instruments, other than liens and conveyances, that affect the property; taxes for the current year, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

Pauline C. Brown

PAULINE C. BROWN

Unofficial Document

STATE OF TEXAS)

COUNTY OF FRIO)

This instrument was acknowledged before me on August 31, 2004, by PAULINE C. BROWN.

VANESSA MTZ-FRAUSTO
MY COMMISSION EXPIRES
May 6, 2007

Vanessa Mtz.-Frausto
Notary Public, State of Texas

PREPARED IN THE OFFICE OF:

Law Office of Grady L. Roberts, Jr.
409 S. Walnut
P. O. Box AA
Pearsall, Texas 78061
Telephone: (830) 334-9461
Facsimile: (830) 334-3022

AFTER RECORDING RETURN TO:

Paul C. Brown
P.O. Box 1164
Poteet, Texas 78065

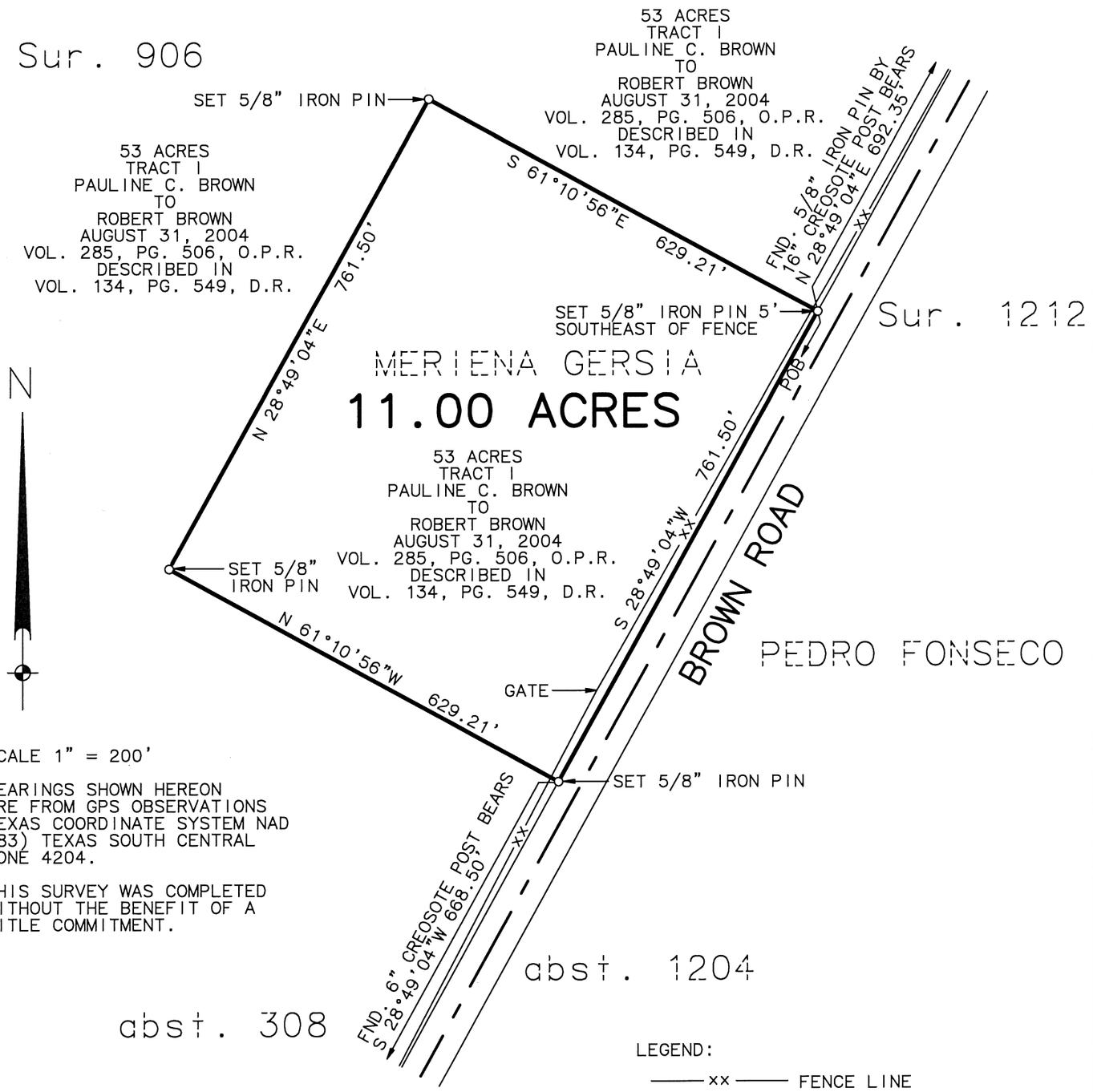
STATE OF TEXAS COUNTY OF ATASCOSA

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the OPR records of Atascosa County, Texas stamped hereon by me.

RECORDING DATE
SEP - 2 2004
LAQUITA HAYDEN
COUNTY CLERK Atascosa County, Texas
By _____ Deputy

UNOFFICIAL DOCUMENT

ATASCOSA COUNTY, TEXAS



SCALE 1" = 200'

BEARINGS SHOWN HEREON ARE FROM GPS OBSERVATIONS TEXAS COORDINATE SYSTEM NAD (83) TEXAS SOUTH CENTRAL ZONE 4204.

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

LEGEND:

——xx——	FENCE LINE
—— - ——	ORIGINAL SURVEY LINE
POB	POINT OF BEGINNING
D.R.	DEED RECORDS ATASCOSA COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS ATASCOSA COUNTY, TEXAS

PREPARED FOR: ROBERT BROWN

SURVEYED ON THE GROUND: APRIL 14, 2026

A PLAT OF A 11.00 ACRE TRACT OF LAND SITUATED ABOUT 14.9 MILES N 47° W OF JOURDANTON IN ATASCOSA COUNTY, TEXAS.

I HEREBY CERTIFY THAT THE FOREGOING PLAT AND ACCOMPANYING FIELD NOTE DESCRIPTION WERE PREPARED FROM AN ACTUAL SURVEY PERFORMED ON THE GROUND, UNDER MY SUPERVISION, AND THAT THEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. HOWARD SURVEYING ACCEPTS RESPONSIBILITY FOR THIS PLAT ONLY TO THE ORIGINAL CLIENTS FOR WHOM IT WAS PREPARED.

THIS THE 20TH DAY OF MAY 2026.

STATE OF TEXAS
REGISTERED
KEITH HOWARD
5949
PROFESSIONAL
LAND SURVEYOR

KEITH HOWARD, R.P.L.S. NO. 5949
HOWARD SURVEYING
TBPELS FIRM NO. 10125700
402 STATE HWY 173 SOUTH
HONDO, TEXAS 78861
830-426-4776

STATE OF TEXAS
COUNTY OF ATASCOSA

PREPARED FOR: Robert Brown

FIELD NOTES TO DESCRIBE

An 11.00 Acre Tract of land being situated about 14.9 miles N 47° W of Jourdanton in Atascosa County, Texas, out of Survey No. 906, Abstract No. 308, Meriena Gersia, original grantee, and being out of a 53 Acre Tract as referenced as Tract I from Pauline C. Brown to Robert Brown in deed dated August 31, 2004 and recorded in Volume 285, Page 506 of the Official Public Records of Atascosa County, Texas and described in Volume 134, Page 549, of the Deed Records of Atascosa County, Texas, and being more particularly described as follows:

BEGINNING: At a 5/8" iron pin set 5 feet Southeast of a fence in the Northwest line of Brown Road and the Southeast line of said 53 Acre Tract for the East corner of this tract from which a 5/8" iron pin found by 16" creosote post bears N 28° 49' 04" E 692.35 feet;

THENCE: S 28° 49' 04" W 761.50 feet with the Northwest line of said road and the Southeast line of said 53 Acre Tract to a 5/8" iron pin set for the South corner of this tract from which a found 6" creosote post bears S 28° 49' 04" W 668.50 feet;

THENCE: N 61° 10' 56" W 629.21 feet into said 53 Acre Tract to a 5/8" iron pin set for the West corner of this tract;

THENCE: N 28° 49' 04" E 761.50 feet to a 5/8" iron pin set for the North corner of this tract;

THENCE: S 61° 10' 56" E 629.21 feet to the POINT OF BEGINNING.

Bearings shown herein are from GPS observations Texas Coordinate System NAD (83) Texas South Central Zone 4204.

I hereby certify that the foregoing field note description and accompanying plat were prepared from an actual survey performed on the ground, under my supervision, and that to the best of my belief and knowledge they are true and correct.

This the 20th day of May 2026.

Keith Howard, R.P.L.S. No. 5949
Howard Surveying
TBPELS Firm No. 10125700
402 State Hwy 173 South
Hondo, Texas 78861
(830) 426-4776



PERSONNEL ACTION FORM

Please indicate if action to be taken is regarding *new employment or completion of probation:*

Employment Type: Request for salary increase based on completion of probation period

Requested Action

Comm. Pawelek: Discuss and/or take appropriate action concerning personnel:

Existing Employee:	Ruben Martinez
Position:	Road and Bridge
Pay Rate:	$24.23 hourly
Salary Budget Area:	2003.0613.4001
Start Date:	October 13, 2026
Physical:	n/a
Drug Test:	n/a

AGENDA REQUEST
(GENERAL)

Agenda Item 14.

Meeting Date:	10/13/2026
Item Title:	Atascosa County Wellness Incentive Program
Submitted For:	Kayla Fournier, HR

Discuss and/or take appropriate action concerning:

Kayla Fournier: H.R:	Discuss and/or take appropriate action to implement the Atascosa County Wellness Incentive Program administered through Texas Association of Counties

ATTACHMENTS

Wellness Incentive Program

Healthy County *Healthy You*

Atascosa County
Wellness Incentive Program



2027 Plan Year

Texas Association of Counties
Health and Employee Benefits Pool

Atascosa Wellness Incentive Program

The Atascosa County Wellness Incentive Program is available to employees enrolled in the county's health benefit plan. From Oct. 1, 2026, to July 31, 2027, benefit-eligible employees have an opportunity to qualify for a wellness incentive.

The Wellness Incentive Program is voluntary, and employees are not required to participate in order to be covered under the Atascosa County health benefit plan. However, employees who opt out of the Wellness Incentive Program will not be eligible to earn the reward listed in chart below.

Employees who complete the wellness activity in the chart below will receive the corresponding wellness incentive.

WELLNESS ACTIVITIES: Oct. 1, 2026 – July 31, 2027	WELLNESS PROGRAM INCENTIVE
Annual Physical Exam: Obtain an annual physical with a network provider by July 31, 2027	1/2 Paid Time Off (PTO) Day

Take Action! — Oct. 1, 2026 to July 31, 2027

Get an Annual Physical Exam (or Well-Woman Exam)

Rather than treat a condition after it has progressed, preventive care aims to prevent disease. Getting a preventive screening is important to maintaining good health and preventing disease.

Obtain an annual physical exam by July 31, 2027, to receive a 1/2 PTO Day. Physician visits for only lab work do not meet the requirements for the Wellness Incentive Program.

Preventive Exam Cost

Preventive exams are covered at 100% and are not subject to a copay unless additional health concerns are addressed during the visit, which may prompt an office visit copay.

Annual Physical Exam Verification

Employees can complete the Annual Exam online verification on your WebMD ONE Rewards page.

1. Log into the WebMD ONE portal at www.county.org/webmdone or mybenefits.county.org.
2. Click the Rewards tab in the middle of the page.
3. Select Atascosa Incentive program.
4. Click Annual Physical.
5. Select Report Completion.
6. Enter exam date and click Save.

New Hires

Employees are eligible to participate in Atascosa County's incentive program once their health benefits become active.

Healthy County How-To Guide

Please follow the instructions in our **How-To Guide** inserted in this brochure to set up your WebMD ONE account, purchase your activity tracker and sync it to the portal.

How can I check if I've completed the wellness incentive requirements?

1. Log in to the **Healthy County WebMD ONE portal at www.county.org/webmdone** or **mybenefits.county.org**.
2. Click on the **Rewards** tab at the top of the page.
3. Select **Atascosa Incentive Program** in the drop-down list underneath Rewards.

Tips for Scheduling Your Annual Physical Exam

- Schedule your appointment with a network provider early so you don't risk missing the July 31, 2027 deadline.
- Ensure your selected provider is a network provider under the **Blue Cross and Blue Shield of Texas (BCBSTX) Blue Choice PPO network**.
- Use the **Provider Finder** at **www.bcbstx.com** or log in to **mybenefits.county.org** and select **Find a Provider** under the **BCBS Featured Card**.
- Inform the doctor's office appointment staff that you are scheduling your annual wellness checkup and biometric screening.

Resources

- For questions about your benefits or to find an in-network provider, please contact or access: **Blue Cross and Blue Shield of Texas Customer Service**: (855) 357-5228
- **Healthy County Portal Energized by WebMD ONE**: www.county.org/webmdone
- **Employee Single Sign-On Website**: mybenefits.county.org
- **Healthy County Website**: www.county.org/healthycounty

Are there other options?

If it is unreasonably difficult for you to complete any of the wellness activities in the Wellness Incentive Program due to a medical condition, or if it is medically inadvisable for you to complete such requirements, please email **healthycounty@county.org** no later than **July 31 2027,** for a reasonable alternative.

Notice Regarding Wellness Program

Atascosa County's Incentive Program is a voluntary wellness program available to all employees. The program is administered according to federal rules permitting employer-sponsored wellness programs that seek to improve employee health or prevent disease, including the Americans with Disabilities Act of 1990, the Genetic Information Nondiscrimination Act of 2008, and the Health Insurance Portability and Accountability Act, as applicable, among others. If you choose to participate in the wellness program you may be asked to complete a voluntary health risk assessment or "HRA" that asks a series of questions about your health-related activities and behaviors and whether you have or had certain medical conditions (e.g., cancer, diabetes, or heart disease). You will also be asked to complete an annual physical or biometric screening, which will include a blood test for cholesterol, HDL, cholesterol ratio, LDL, triglycerides, and glucose. You are not required to complete the HRA or to participate in the blood test or other medical examinations. However, employees who choose to participate in the wellness program will receive an incentive of half of a PTO day for completing an annual exam. Although you are not required to participate in the annual physical or biometric screening, only employees who do so will receive half of a PTO day.

If you are unable to participate in any of the health-related activities or achieve any of the health outcomes required to earn an incentive, you may be entitled to a reasonable accommodation or an alternative standard. You may request a reasonable accommodation or an alternative standard by contacting Healthy County at **healthycounty@county.org**.

The information from your HRA and the results from your annual physical or biometric screening will be used to provide you with information to help you understand your current health and potential risks, and may also be used to offer you services through the Healthy County wellness program. You also are encouraged to share your results or concerns with your own doctor.

Protections from Disclosure of Medical Information

We are required by law to maintain the privacy and security of your personally identifiable health information. Although the wellness program and Atascosa County may use aggregate information it collects to design a program based on identified health risks in the workplace, Healthy County will never disclose any of your personal information either publicly or to the employer, except as necessary to respond to a request from you for a reasonable accommodation needed to participate in the wellness program, or as expressly permitted by law. Medical information that personally identifies you that is provided in connection with the wellness program will not be provided to your supervisors or managers and may never be used to make decisions regarding your employment.

Your health information will not be sold, exchanged, transferred, or otherwise disclosed except to the extent permitted by law to carry out specific activities related to the wellness program, and you will not be asked or required to waive the confidentiality of your health information as a condition of participating in the wellness program or receiving an incentive. Anyone who receives your information for purposes of providing you services as part of the wellness program will abide by the same confidentiality requirements. The only individual(s) who will receive your personally identifiable health information are health and wellness professionals associated with the Healthy County program to provide you with services under the wellness program.

In addition, all medical information obtained through the wellness program will be maintained separate from your personnel records, information stored electronically will be encrypted, and no information you provide as part of the wellness program will be used in making any employment decision. Appropriate precautions will be taken to avoid any data breach, and in the event a data breach occurs involving information you provide in connection with the wellness program, we will notify you immediately.

You may not be discriminated against in employment because of the medical information you provide as part of participating in the wellness program, nor may you be subjected to retaliation if you choose not to participate.

If you have questions or concerns regarding this notice, or about protections against discrimination and retaliation, please contact the Texas Association of Counties Health Benefits Services' wellness team at **healthycounty@county.org** or **(512) 478-8753**.

NOTES

NOTES

NOTES



Texas Association *of* Counties
Health and Employee Benefits Pool

AGENDA REQUEST
(GENERAL)

Agenda Item 15.

Meeting Date:	10/13/2026
Item Title:	Construction of Maintenance Building
Submitted For:	Tracy Barrera, County Auditor

Discuss and/or take appropriate action concerning:

Judge Cude: Tracy Barrera: County Auditor	Discuss and/or take appropriate action to review, accept and approve the proposal for professional architectural services for the county maintenance building from RDG Architectural & Development.

AGENDA REQUEST
(GENERAL)

Agenda Item 16.

Meeting Date:	10/13/2026
Item Title:	McCoy Water - PCT4
Submitted For:	Tracy Barrera, County Auditor

Discuss and/or take appropriate action concerning:

Joe Eustace: Commissioner PCT4 Tracy Barrera: County Auditor:	Discuss and/or take appropriate action to approve the agreement with McCoy Water to install a meter at the Road and Bridge Pct.4 yard and, if approved, allow the one-time payment for the meter to be installed.

ATTACHMENTS

McCoy 1
McCoy 2

New Service Requirements Checklist

____ Proof of ownership such as Recorded Deed, Recorded Warranty Deed, or Will

____ Completed Customer Application

____ Completed Right of Way Easement

____ Payment in full. For New Accounts McCoy only accepts Checks, Money Orders, Cashier's Check, Cash. We do not accept Credit Cards at our office.

____ Completed Customer Service Inspection (CSI)* scheduled after the customer-side plumbing is installed. This plumbing includes a cut-off valve set within two feet from the meter as well as hose bibb vacuum breakers on every outdoor faucet

*McCoy WSC requires that a CSI be completed prior to providing continuous water service to new construction and for all new members as part of the activation of standard and non-standard service. This inspection is limited to the identification and prevention of cross connections, potential contaminant hazards, pressure regulation, and illegal lead materials.

MCCOY WATER SUPPLY CORPORATION

65 Parkfield Dr Pleasanton, Texas 78064

Jim Sartwelle III General Manager
Annabel Salinas, Office Manager

Phone (830)569-5575

INFORMATION SHEET FOR NEW MEMBERS

Welcome to the McCoy Water Supply Corporation.
The information on this sheet will be helpful to you in the future.

Office Hours – Monday through Friday, 8:00 AM to 4:30 PM
Closed on Holidays and Weekends (Check with office for a complete list of holiday closings)

Bills are Due on the 15th of each month to avoid the $15.00 late charge.

Payment Options – Mail, Website (www.mccoywsc.com), Automatic Bank Draft (ACH), HEB, Walmart, Drop Box in the UPS Store Lobby at 1240 W Oaklawn Suite 101 in Pleasanton, Texas, in person at the McCoy Office, and the Drop Box at the McCoy Office outside the gate entrance. Please, no cash through mail or in drop boxes.

Charges and Fees
Minimum monthly charge for residential meter is $45.00. For all other meter sizes, the monthly charge varies by meter size; call us with any questions.

Water is billed at the following rates per each 1,000 gallons:

1 to 10,000 gallons	$2.50
10,001 to 20,000 gallons	$3.10
20,001 to 50,000 gallons	$4.25
Over 50,000 gallons	$5.00

Customer Service Inspection Fee ---------- $75.00
Reconnect Fee ---------- $75.00
Service Trip Fee ---------- $55.00
Meter Read Fee Per Month ---------- $7.50
Spot Fee (When McCoy must read your meter when no meter readings are turned in for two consecutive months) ---------- $55.00
Return Check Fee ---------- $35.00
Customer History Report Fee ---------- $2.50
Transfer Fee ---------- $25.00
Voluntary Disconnect Fee ---------- $15.00
Membership Fee for residential meter ---------- $100.00
** Membership fee varies according to meter size for commercial meters.
Meter Install Fee ---------- $1250.00
Buy-In Fee for residential ---------- $2,493.00
**Buy-In fee varies according to meter size for commercial meters.
Construction costs are quoted on per application basis. Construction will not begin until full payment is made.

Please report all leaks, vandalism, or suspicious actions to our office.

Thank you for allowing us to serve you.

RUS-TX Bulletin 1780-9
(Rev. 5/2017)

McCoy Water Supply
65 Parkfield Dr
Pleasanton, Texas 78064

CORPORATION USE ONLY
Date Approved: _____
Service Classification: _____
Cost: _____
Work Order Number: _____
Eng. Update: _____
Account Number: _____
Service Inspection Date: _____

SERVICE APPLICATION AND AGREEMENT

Please Print: DATE _____ Email address _____

APPLICANT'S NAME _____

CO APPLICANT'S NAME _____

CURRENT BILLING ADDRESS: FUTURE BILLING ADDRESS:

_____

_____

PHONE NUMBER Home (_____) _____ - _____ Work (_____) _____ - _____

PROOF OF OWNERSHIP PROVIDED BY _____

DRIVER'S LICENSE NUMBER OF APPLICANT _____

LEGAL DESCRIPTION OF PROPERTY (Include name of road, subdivision with lot and block number)

_____

PREVIOUS OWNER'S NAME AND ADDRESS (if transferring Membership)

_____

_____

ACREAGE _____ HOUSEHOLD SIZE _____ Please Provide Info:

NUMBER IN FAMILY _____ LIVESTOCK & NUMBER _____ Year Built: _____

SPECIAL SERVICE NEEDS OF APPLICANT

_____

_____

Service Line on Customer Side:
- ☐ Plastic or PVC or PEX
- ☐ Lead Pipe
- ☐ Galvanized Iron
- ☐ Copper Pipe/ with Lead Solder
- ☐ Cast Iron
- ☐ Steel
- ☐ Other

NOTE: FORM MUST BE COMPLETED BY APPLICANT ONLY. A MAP OF SERVICE LOCATION REQUEST MUST BE ATTACHED.

The following information is requested by the Federal Government in order to monitor compliance with Federal laws prohibiting discrimination against applicants seeking to participate in this program. You are not required to furnish this information, but are encouraged to do so. This information will not be used in evaluating your application or to discriminate against you in any way. However, if you choose not to furnish it, we are required to note the race/national origin of individual applicants on the basis of visual observation or surname.

Ethnicity: ☐ Hispanic or Latino ☐ Not of Hispanic or Latino

Race: ☐ White ☐ Black or African American ☐ American Indian/Alaska Native ☐ Asian ☐ Native Hawaiian or Other Pacific Islander

Gender: ☐ Male ☐ Female

Year Home Built:_____

AGREEMENT made this _____ day of _____, _____, between

_____ Water Supply Corporation,

a corporation organized under the laws of the State of Texas (hereinafter called the Corporation) and

_____ (hereinafter called the Applicant and/or Member),

Witnesseth:

The Corporation shall sell and deliver water and/or wastewater service to the Applicant and the Applicant shall purchase, receive, and/or reserve service from the Corporation in accordance with the bylaws and tariff of the Corporation as amended from time to time by the Board of Directors of the Corporation. Upon compliance with said policies, including payment of a Membership Fee, the Applicant qualifies for Membership as a new applicant or continued Membership as a transferee and thereby may hereinafter be called a Member.

The Member shall pay the Corporation for service hereunder as determined by the Corporation's tariff and upon the terms and conditions set forth therein. The Applicant may request a copy of the Corporation's tariff. A copy of this agreement shall be executed before service will be provided to the Applicant.

The Board of Directors shall have the authority to discontinue service and cancel the Membership of any Member not complying with any policy or not paying any utility fees or charges as required by the Corporation's published rates, fees, and conditions of service. At any time service is discontinued, terminated or suspended, the Corporation shall not re-establish service unless it has a current, signed copy of this agreement, and the member/applicant has complied with all terms and conditions that caused the service discontinuance.

If this agreement is completed for the purpose of assigning utility service as a part of a rural domestic water and/or wastewater system loan project contemplated with the Rural Development, an Applicant shall pay an Indication of Interest Fee in lieu of a Membership Fee for the purposes of determining:

a. The number of taps to be considered in the design and

b. The number of potential ratepayers considered in determining the financial feasibility of constructing
   1) a new water system or
   2) expanding the facilities of an existing water system.

The Applicant hereby agrees to obtain, utilize, and/or reserve service as soon as it is available. Applicant, upon qualification for service under the terms of the Corporation's policies, shall further qualify as a Member and the Indication of Interest Fee shall then be converted by the Corporation to a Membership Fee. Applicant further agrees to pay, upon becoming a Member, the monthly charges for such service as prescribed in the Corporation's tariff. Any breach of this agreement shall give cause for the Corporation to liquidate, as damages, the fees previously paid as an indication of interest. In addition to any Indication of Interest Fees forfeited, the Corporation may assess a lump sum of $300.00 as liquidated damages to defray any losses incurred by the Corporation. If delivery of service to said location is deemed infeasible by the Corporation as a part of this project, the Applicant shall be denied Membership in the Corporation and the Indication of Interest Fee, less expenses, shall be refunded. The Applicant may re-apply for service at a later date under the terms and conditions of the Corporation's policies. For the purposes of this agreement, an Indication of Interest Fee shall be of an amount equal to the Corporation's Membership Fees.

All water shall be metered by meters to be furnished and installed by the Corporation. The meter and/or wastewater connection is for the sole use of the Member or customer and is to provide service to only one (1) dwelling or one (1) business. Extension of pipe(s) to transfer utility service from one property to another, to share, resell, or submeter water to any other persons, dwellings, businesses, or property, etc., is prohibited.

The Corporation shall have the right to locate a water service meter and the pipe necessary to connect the meter on the Member's property at a point to be chosen by the Corporation, and shall have access to its property and equipment located upon Member's premises at all reasonable and necessary times for any purpose connected with or in the furtherance of its business operations, and upon discontinuance of service the Corporation shall have the right to remove any of its equipment from the Member's property. The Member shall install, at their own expense, any necessary service lines from the Corporation's facilities and equipment to the point of use, including any customer service isolation valves, backflow prevention devices, clean-outs, and other equipment as may be specified by the Corporation. The Corporation shall also have access to the Member's property for the purpose of inspecting for possible cross-connections, potential contamination hazards, illegal lead materials, and any other violations or possible violations of state and federal statutes and regulations relating to the federal Safe Drinking Water Act or Chapter 341 of the Texas Health & Safety Code or and the corporation's tariff and service policies.

The Corporation is responsible for protecting the drinking water supply from contamination or pollution which could result from improper practices. This service agreement serves as notice to each customer of the restrictions which are in place to provide this protection. The Corporation shall enforce these restrictions to ensure the public health and welfare. The following undesirable practices are prohibited by state regulations:

a. No direct connection between the public drinking water supply and a potential source of contamination is permitted. Potential sources of contamination shall be isolated from the public water system by an airgap or an appropriate backflow prevention assembly in accordance with state regulations.

b. No cross-connection between the public drinking water supply and a private water system is permitted. These potential threats to the public drinking water supply shall be eliminated at the service connection by the proper installation of an airgap or a reduced pressure-zone backflow prevention assembly and a service agreement must exist for annual inspection and testing by a certified backflow prevention device tester.

c. No connection which allows condensing, cooling, or industrial process water to be returned to the public drinking water supply is permitted.

d. No pipe or pipe fitting which contains more than 0.25% lead may be used for the installation or repair of any public water supply.

e. No solder or flux which contains more than 0.2% lead may be used for the installation or repair of any plumbing in a residential or nonresidential facility providing water for human consumption and connected to a public drinking water supply system.

The Corporation shall maintain a copy of this agreement as long as the Member and/or premises is connected to the public water system. The Member shall allow their property to be inspected for possible cross-connections, potential contamination hazards, and illegal lead materials. These inspections shall be conducted by the Corporation or its designated agent prior to initiating service and periodically thereafter. The inspections shall be conducted during the Corporation's normal business hours.

The Corporation shall notify the Member in writing of any cross-connections or other undesirable practices which have been identified during the initial or subsequent inspection. The Member shall immediately correct any undesirable practice on their premises. The Member shall, at their expense, properly install, test, and maintain any backflow prevention device required by the Corporation. Copies of all testing and maintenance records shall be provided to the Corporation as required. Failure to comply with the terms of this service agreement shall cause the Corporation to either terminate service or properly install, test, and maintain an appropriate backflow prevention device at the service connection. Any expenses associated with the enforcement of this agreement shall be billed to the Member.

In the event the total water supply is insufficient to meet all of the Members, or in the event there is a shortage of water, the Corporation may initiate the Emergency Rationing Program as specified in the Corporation's Tariff. By execution of this agreement, the Applicant hereby shall comply with the terms of said program.

By execution hereof, the Applicant shall hold the Corporation harmless from any and all claims for damages caused by service interruptions due to waterline breaks by utility or like contractors, tampering by other Member/users of the Corporation, normal failures of the system, or other events beyond the Corporation's control.

The Applicant shall grant to the Corporation permanent recorded easement(s) dedicated to the Corporation for the purpose of providing reasonable rights of access and use to allow the Corporation to construct, maintain, replace, upgrade, parallel, inspect, test and operate any facilities necessary to serve that Applicant as well as the Corporation's purposes in providing system-wide service for existing or future members.

By execution hereof, the Applicant shall guarantee payment of all other rates, fees, and charges due on any account for which said Applicant owns a Membership Certificate. Said guarantee shall pledge any and all Membership Fees against any balance due the Corporation. Liquidation of said Membership Fees shall give rise to discontinuance of service under the terms and conditions of the Corporation's tariff.

By execution hereof, the Applicant agrees that non-compliance with the terms of this agreement by said Applicant shall constitute denial or discontinuance of service until such time as the violation is corrected to the satisfaction of the Corporation.

Any misrepresentation of the facts by the Applicant on any of the pages of this agreement shall result in discontinuance of service pursuant to the terms and conditions of the Corporation's tariff.

X

Witnesseth	Applicant Member
Approved and Accepted	Date Approved

"This institution is an equal opportunity provider and employer.
If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form (PDF, found online at http:/www.ascr. usda.gov/complaintfillingscust.htm, or at any USDA office, or call (866)632-9992 to request the form. You may also write a letter containing all the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442, or email at program.intake@usda.gov."

MCCOY WATER SUPPLY CORP.

65 Parkfield Dr
Pleasanton Texas 78064
Phone 830-569-5575

YOU CAN NOW REQUEST THAT PERSONAL INFORMATION CONTAINED IN OUR UTILITY RECORDS NOT BE RELEASED TO UNAUTHORIZED PERSONS

The Texas Legislature has enacted a bill, which was effective September 1, 1993, allowing publicly owned utilities to give their customers the option of making the customer's address, telephone number, and social security number confidential.

IS THERE A CHARGE FOR THIS SERVICE?
No. There is no charge for this service.

HOW CAN YOU REQUEST THIS?
Simply complete the form at the bottom of this page and return it to:

McCoy WSC
65 Parkfield Dr
Pleasanton, Texas 78064

Your response is not necessary if you do not want this service.

WE MUST STILL PROVIDE THIS INFORMATION UNDER LAW TO CERTAIN PERSONS.

We must still provide this information to (1) an official or employee of the state or a political subdivision of the state, or the federal government acting in an official capacity; (2) an employee of a utility acting in connection with the employee's duties; (3) a consumer reporting agency; (4) a contractor or subcontractor approved by and. providing services to the utility or to the state, a political subdivision of the state, the federal government, or an agency of the state or federal government; (5) a person for whom the customer has contractually waived confidentiality for personal information; or (6) another entity that provides water, wastewater, sewer, gas, garbage, electricity, or drainage service for compensation.

Detach And Return This Section

I want you to make my personal information (address, telephone number, and social security number) confidential.

Name of Account Holder _____ Account Number _____

Address _____ Area Code/ Telephone Number _____

City, State, Zip Code _____ Signature _____

MCCOY WATER SUPPLY CORPORATION

65 Parkfield Dr Pleasanton, Texas 78064

Jim Sartwelle III General Manager
Annabel Salinas, Office Manager

Phone (830)569-5575
Website: www.mccoywsc.com

We'd like to take this opportunity to welcome you as a Member of McCoy Water Supply Corporation. We are a Member-owned, Nonprofit Corporation under the direction of a seven-member Board of Directors. Regular Board of Directors Meetings are conducted the second Thursday of every month at 6:00 p.m. @ the McCoy WSC Business Office and are open to the public. This is some of the pertinent information contained in Our State-Filed Water Tariff that will be of immediate value to you.

1. **Water Meter Assemblies**: McCoy WSC maintains a cut-off valve on our side of the water meter. **Do not** use this valve to turn your water on and off. For all new meters, the member must install their own cut-off valve on their side and within two feet of the meter. Please note that some existing meter assemblies may not have a cut-off valve. If your property's assembly is not equipped with a cut-off valve, we strongly encourage you to have one installed before you have a major leak and subsequent large water loss on your side of the line. McCoy's responsibility for service ends at the water meter. All fittings and assemblies (pressure regulators, home filters, etc.) on the customer's side of the meter are the customer's responsibility. Finally, we know the leaks can happen at the most inopportune times. If you are not familiar with performing water line repairs on your property, we recommend that you choose a plumber that will respond to your property on evenings or weekends **before** you have a problem.

2. **One Meter Rule:** State law allows one residential, business or industrial connection to one water meter. If you have moved or built an additional residence or business on your property you must obtain a second water meter. Violation of this rule will result in temporary disconnection of water service to the property until the violation is corrected.

3. **Monthly Bills:** Bills are mailed by 1st of every month and are due on the 15th of every month. After the due date, a $15 late fee will be charged to the account and Shut-Off Notices are mailed out. Delinquent accounts will be charged an automatic delinquent fee on or about the 28th of each month if payment has not been received by the last day to pay indicated on the Shut-Off Notice. The $75 fee will be charged and must be paid along with the outstanding balance before service is restored. Please read the dates on your bill carefully to avoid late or disconnection charges. The minimum monthly bill is $45.00. For usage of 1 to 10,000 gallons, the charge is $2.50 per thousand gallons; usage from 10,001 to 20,000 gallons results in a charge of $3.10 per thousand gallons; usage from 20,001 to 50,000 is billed at $4.25 per thousand gallons; and $5.00 per thousand is charged for usage exceeding 50,000 gallons.

4. **Payment Options** – Mail, Website (www.mccoywsc.com), Automatic Bank Draft (ACH), HEB, Walmart, Drop Box in the UPS Store Lobby at 1240 W Oaklawn Suite 101 in Pleasanton, Texas, in person at the McCoy Office, and the Drop Box at the McCoy Office outside the gate entrance. Please, no cash through mail or in drop boxes

5. **Returned Check Fee:** Accounts will be charged an additional $35.00 for a returned check. If three returned checks are received within a 12-month period, payment privileges by check will be terminated and payment will only be accepted if made with cash, money order or cashier checks. We do not accept credit card payments unless made through www.mccoywsc.com. If payment is made by returned check following receipt of a Shut-Off Notice by the Member, the service shall be disconnected immediately after McCoy WSC receives notice of insufficient funds or a closed account.

6. **Reconnect Fee.** The Corporation shall charge a fee of $75 for reconnection of service following disconnection of water service for any reason as provided for in our Tariff.

7. **Payment Arrangements:** Payment Arrangements may be made for large water bills that result from leaks or exceptionally high usage.

8. **Meter Reading Fee:** State law requires monthly meter readings. As a member of McCoy WSC, you are responsible to read your meter every month and the reading is DUE BY THE DUE DATE OF THE BILL. The reading can be written on your payment stub, called in the office at 830-569-5575, or entered through the McCoy WSC website using the red button on the homepage. If you fail to report a reading after two consecutive months, one of our operators will read the meter and a $55.00 service fee will be charged to your account. Members have the option of requesting McCoy's monthly meter reading program for $7.50 a month.
9. **Disabled and Social Security Recipients**: If you are over the age of 60 and receiving Social Security benefits or disabled and receiving supplemental Social Security benefits, you may complete an application that will allow additional time to pay your bill without incurring a monthly $15 late charge. This program also provides eligible members with free monthly meter readings. You must provide proof of eligibility to the McCoy WSC office.

10. **Leaks:** A one-time leak adjustment is available to customers who experience high water loss in excess of 50,000 gallons. The customer must demonstrate through repair bills or other means that they had a leak on their property.

11. **Membership Fee:** A Membership Fee of $100 must be paid for each new meter service and is refundable at the time of a Voluntary Disconnect. When terminating an account, Members have two options: if you have sold your property, you may transfer Membership to the new owner, or you may sign a Voluntary Disconnect form to have your Membership Fee refunded. The Voluntary Disconnect Fee is $15, and this service charge will be applied to the account along with any usage.

12. **Call before you dig:** As a property owner, Texas law requires residents to call 811 for locates BEFORE digging or excavating property; such as building a fence, grading the land, putting in a culvert, etc. Texas law allows up to 48 hours for utility companies to locate lines. Any damages incurred due to failure to call for a locate will be property owners' responsibility.

I acknowledge receipt and understanding of these rules as provided herein.

X _____Customer Signature

_____Employee Signature

McCoy WSC

Work Order

WO Number 000000040915 **WO Code & Description: EST ESTIMATES-NEW**

INFORMATION ASSIGNED BY OFFICE

NAME: MCCOY
SERVICE ID: 3921
ACCOUNT NO: 0006
ROUTE NO: 04 READ SEQ:
ADDRESS: 65 PARKFIELD DRIVE
METER NUMBER: 15688089

PHONE NO.: ()-
ISSUE DATE: 09/14/2026
PROCESS DATE: 09/14/2026
PROCESS TIME: 11:00 AM
REQUESTED BY: JT
ASSIGNED TO: MS

Comments:

ESTIMATE- ATASCOSA COUNTY PRECINCT #4
384 SHALE RD PLEASANTON
MARKED WITH ORANGE PAINT
830-569-1147

INFORMATION FROM THE FIELD

OLD METER READING: OLD METER #: 15688089 LATITUDE #: N29'00.159
NEW METER READING: NEW METER #: LONGITUDE #: W98'24.851

Comments:

Boer- Total Length is 88 feet
The road boer will be 43 feet

REMOTE LOCATION:
PREVIOUS READ: 80.00000 DATE: 07/22/2026
WORK DONE BY: Elijah

TIME COMPLETED: 2:20
DATE COMPLETED: 9-15-26

Outside Vendor Charges			
Name	PO Number	Job Date	Amount
Total Vendor Charges			

Charge Summary	
Labor Charges	
Equipment Charges	
Material Charges	
Vendor Charges	
Total	

McCoy Water Supply Corporation Standard Service Estimate Worksheet

Type of Service Request: ***New Meter*** x ***Reconnect (SID)***_____

Applicants Name: Atascosa County Precinct # 4

Mailing Address: _____

Phone # 830-569-1147 Alternate #_____

Meter Location (Service Address) : 384 Shale Rd.

Membership Fee	100.00
Install Fee	1250.00
Buy In Fee	2493.00
Customer Service Inspection	75.00
Easement	50.00
Extra Construction	3500.00
Parts	60.75
State Bore Permit	
Total Cost	7,528.75

Need State Permit: _____ *Need Count Permit:* _____

Estimate Prepared By: Elijah / Mike Date: 9/24/26

Note: This estimate is provided based on the results from the Engineering Service Investigation/Feasibility Study. The above fees and charges will be valid for a period of 45 days from the date of notification. Applicant(s) must execute the Standard Service Agreement, Right-of-Way Easement, provide proof of ownership (Deed) to the said property and pay monies owed.

McCoy WSC Notification:

Date_____, Time_____, By_____

Comments_____

Date_____, Time_____, By_____

AGENDA REQUEST
(GENERAL)

Agenda Item 17.

Meeting Date:	10/13/2026
Item Title:	Steel Frame Structure PCT1
Submitted For:	Tracy Barrera, County Auditor

Discuss and/or take appropriate action concerning:

Tracy Barrera: County Auditor:	Discuss and/or take appropriate action to approve the proposal of $28,700.00 for a steel frame structure located at the Road and Bridge PCT 1 yard. This project is within the budgeted amount. If approved, allow the 50% initial payment of $14,350.00 to be released.

ATTACHMENTS

PCT1 Steel Frame Quote

OH INDUSTRIES, LLC

2902 Stevens Road
Somerset, Texas 78069

Date: October 5, 2026

Submitted To:

Commissioner Mark Gillespie
Atascosa County
commissioner1@atascosacounty.texas.gov

BID PROPOSAL

STEEL FRAME STRUCTURE

OH Industries, LLC respectfully submits this lump-sum proposal to furnish and install a freestanding structural-steel frame for Atascosa County.

PROJECT DIMENSIONS

- Overall width: **38 feet**
- Overall length: **50 feet**
- Sidewall/eave height: **12 feet**
- Roof peak height: **15 feet**
- Total footprint: **1,900 square feet**

SCOPE OF WORK

OH Industries will provide all labor, materials, equipment, fabrication and installation necessary to complete the following:

- Furnish and install **eight structural I-beam posts**, with four posts on each side
- Provide posts approximately **16 feet long**, allowing 12 feet above grade and 4 feet below grade
- Excavate post locations to approximately **4 feet below grade**

- Set and align all structural posts
- Place concrete around embedded posts for structural support
- Fabricate and install **four complete A-frame assemblies**
- Furnish and install **8-inch Z-purlins** across the steel-frame structure
- Furnish and install required structural cross-bracing
- Furnish connection plates, bolts, fasteners and welded connections
- Perform all required cutting, fitting, fabrication and field welding
- Provide lifting and erection equipment required for installation
- Clean and prepare all exposed steel surfaces
- Apply one coat of metal primer
- Apply one exterior-grade finish coat of paint to the complete structure, including:
    - I-beam posts
    - A-frame members
    - 8-inch Z-purlins
    - Structural bracing
    - Connection plates
    - Welded and field-modified areas
- Remove construction debris and clean the work area upon completion

INCLUDED

- Structural I-beams
- A-frame structural members
- 8-inch Z-purlins
- Structural bracing and connection materials
- Concrete for embedded posts
- Fabrication and welding
- Installation and erection equipment
- Primer and finish painting of the entire steel frame and Z-purlins
- Labor, supervision and jobsite cleanup

EXCLUSIONS

- Metal roof panels or roofing installation
- Wall panels, siding or exterior enclosure
- Concrete floor slab
- Gutters and downspouts
- Electrical work
- Plumbing work
- Engineering or stamped structural drawings

- Permits, inspections and associated fees
- Licensed surveying
- Major site grading
- Rock excavation
- Unsuitable soil remediation
- Work resulting from concealed or unforeseen site conditions

Final structural-member sizes, steel gauges, bracing requirements, connections and concrete requirements shall comply with approved structural requirements.

TOTAL PROPOSAL

$28,700.00

Respectfully submitted,

OSCAR M. HERNANDEZ JR.
Owner
OH Industries, LLC
oscar@oh-industries.com
(210) 844-0742

HERNANDEZ INDUSTRIES LLC
PROTECT THE BRAND

AGENDA REQUEST
(GENERAL)

Agenda Item 18.

Meeting Date: 10/13/2026
Item Title:
Submitted For: Weldon Cude, County Judge

Discuss and/or take appropriate action concerning:

Judge Cude: Discuss and/or take appropriate action adopting a resolution for the Meals on Wheels County donation in relation to the Texas Department of Agriculture Texans Feeding Texans: Home Delivered Meal Grant Program and authorize the County Judge to sign. The resolution certifies that the county will make the 2027 budgeted donation of $15,000.00 to Meals On Wheels-San Antonio to be used in Atascosa County during the 2027 fiscal year to provide meals to home-bound elderly or disabled persons.

AGENDA REQUEST
(GENERAL)

Agenda Item 19.

Meeting Date: 10/13/2026
Item Title:
Submitted For: Weldon Cude, County Judge

Discuss and/or take appropriate action concerning:

Judge Cude: Discuss and/or take appropriate action to approve the contract with C.M. Company for the auction for Atascosa County.

AGENDA REQUEST
(GENERAL)

Agenda Item 20.

Meeting Date: 10/13/2026
Item Title:
Submitted For: Weldon Cude, County Judge

Discuss and/or take appropriate action concerning:

Judge Cude: Discuss and/or take appropriate action for vehicles/equipment marked as excess and approve them for auction.

Please see the listed Atascosa County vehicles below that are marked in excess and available for auction with approval.

Generac 2.2L Mod. 91A01688
Eng. Ser. 67057
Gen. Ser. 81404 995904
12.5 KW Engine Hrs. 765

Alanis Medsystem III IV Pump Model 2863	3239666
Alanis Medsystem III IV Pump Model 2863	3483878
Alanis Medsystem III IV Pump Model 2863	3363672
Alanis Medsystem III IV Pump Model 2863	3239681
Alanis Medsystem III IV Pump Model 2863	3237065
Alanis Medsystem III IV Pump Model 2863	3237111
Alanis Medsystem III IV Pump Model 2863	3402977
Ferno Pro-flexx Stretcher	
Welch Allyn Propaq Encore Monitor	3010019
Welch Allyn Propaq Encore Monitor	EC001552
Welch Allyn Propaq Encore Monitor	A10350024
Welch Allyn Propaq Encore Monitor	9211008
Welch Allyn Propaq Encore Monitor	A11196020
Welch Allyn Propaq Encore Monitor	EC001540
Oscillo-Mate 9002 NIBP/SP02 Monitor	101267
Zoll E Series Monitor	AB13F020718
Zoll E Series Monitor	AB12L020308

Zoll E Series Monitor	AB12L020309
Zoll M Series Monitor	T02C31457
Zoll M Series Monitor	T02C31451
Zoll Base Power Battery Charging Station	H96A00456
Zoll Base Power Battery Charging Station	H02C12232
Zoll Base Power Battery Charging Station	H04C18943

Generac 2.2L Mod. 91A01688
Eng. Ser. 67057
Gen. Ser. 81404 995904
12.5 KW Engine Hrs. 765

AGENDA REQUEST
(GENERAL)

Agenda Item 21.

Meeting Date: 10/13/2026
Item Title:
Submitted For: Weldon Cude, County Judge

Discuss and/or take appropriate action concerning:

Judge Cude: Discuss and/or take appropriate action to approve the Interlocal Cooperative Agreement with DeWitt County on Legislative Consulting.

ATTACHMENTS
information

Commissioners Court Order No. 2026 -_____

INTERLOCAL COOPERATIVE AGREEMENT FOR THE COST SHARING OF LEGISLATIVE CONSULTING SERVICES BETWEEN THE COUNTY OF ATASCOSA AND THE COUNTY OF DeWITT

WHEREAS, the County of Atascosa, Texas (hereinafter referred to as: Atascosa County) and the County of DeWitt, Texas (hereinafter referred to as: DeWitt County) enter into this Interlocal Cooperative Agreement (hereinafter referred to as: Interlocal Agreement) for the sharing of costs associated with legislative consulting services; and

WHEREAS, DeWitt County has entered into a one-year Service Agreement for Professional Services with Cornerstone Government Affairs, Inc. for legislative consulting services for $90,000 which is payable in monthly installments of $7,500 per month effective October 1, 2026; and

WHEREAS, Atascosa County's legislative interests are aligned with those of DeWitt County in that each county is confronted with financial challenges to the delivery of public services; and threats to public safety created by the ongoing, development of oil and gas in the Eagle Ford Shale; and that these challenges and threats compel county officials to seek statutory solutions and enactment of law through the Texas Legislature; and

WHEREAS, Atascosa County and DeWitt County officials believe that their respective taxpayers benefit by sharing the costs of this legislative endeavor among each other and among other similarly situated counties; and

WHEREAS, the Commissioner's Courts of Atascosa County and DeWitt County will respectively adopt budgets for Fiscal Year 2027 pursuant to Chapter 111 of the Local Government Code; and the Commissioner's Courts of Atascosa County and DeWitt County propose to appropriate funds therein to share the cost of legislative consulting services pursuant to the one-year Service Agreement for Professional Services between Cornerstone Government Affairs, Inc. and DeWitt County which becomes effective on October 1, 2026;

NOW, THEREFORE, BE IT AGREED AS FOLLOWS:

Section 1. Mutual Covenants

A. DeWitt County agrees to:

1. Amend its Service Agreement for Professional Services with Cornerstone Government Affairs, Inc. to name Atascosa County as an additional "Client" thereby establishing a formal relationship between Cornerstone Government Affairs, Inc. and Atascosa County within five (5) days of the execution of this agreement.
2. Provide the Atascosa County Judge at least 72-hours' notice of the intent of the DeWitt County Commissioners Court to take a formal position favoring or opposing legislative or administrative action.

3. Provide the Atascosa County Judge notice of and the opportunity to participate in any meetings held between DeWitt County officials and Cornerstone Government Affairs, Inc.
4. Share any periodic communications from Cornerstone Government Affairs, Inc. to DeWitt County officials concerning matters subject to the Service Agreement for Professional Services, and do the same in a timely manner with the Atascosa County Judge.

B. Atascosa County agrees to:

1. Partially reimburse DeWitt County for the cost of the Service Agreement for Professional Services with Cornerstone Government Affairs, Inc. according to the following schedule:

1.1. Atascosa County will pay an equal share of the cost at a rate to be determined each year per month (not to exceed $2,500) to DeWitt County during the term of the Service Agreement for Professional Services with Cornerstone Government Affairs, Inc. effective October 1, 2026. Atascosa's pro rata share shall not be retroactive.

1.2. Atascosa County will remit its share of cost on a timely basis following the receipt of a monthly invoice from DeWitt County for the duration of the Service Agreement for Professional Services with Cornerstone Government Affairs, Inc.

1.3. In the event more than three (3) counties execute an Interlocal Agreement to share cost with DeWitt County, then the share of cost attributable to Atascosa County will be reduced accordingly. (Example: One-fourth (1/4) of the cost if four (4) counties execute an Interlocal Agreement for legislative consulting services; one-fifth (1/5) of the cost of five (5) counties execute an Interlocal Agreement. Atascosa County's proportionate share of cost will be reduced as additional counties execute an Interlocal Agreement with DeWitt County for the sharing of cost.)

Section 2. Term

The term of this Interlocal Agreement runs concurrent with the Service Agreement for Professional Services between Cornerstone Government Affairs, Inc. and DeWitt County as described in Exhibit A attached hereto and will end on September 30, 2027.

Section 3. Miscellaneous Provisions

A. Interlocal Cooperation: Atascosa County and DeWitt County agree to cooperate with each other in good faith at all times during the term of this Interlocal Agreement in order to achieve the purposes and intent of this agreement. Each party to this agreement acknowledges and represents that its duly authorized representative has executed the agreement.

B. Entire Agreement: This Interlocal Agreement contains the entire agreement between the parties and supersedes all prior understandings and agreements between the parties regarding such matters. This agreement may not be modified or amended except by mutual consent expressed in written form and executed by both parties. Neither party may assign this agreement without the written consent of the other party.

C. Interpretation: The parties acknowledge and confirm that this Interlocal Agreement has been entered into pursuant to the authority granted under Title 7 of the Texas Government Code, and more specifically by Chapter 791, otherwise known as the Interlocal Cooperative Act. All terms and conditions are to be construed and interpreted consistently with the Act.

D. Invalid Provisions/Severability: Should any provision in this Interlocal Agreement be found or deemed to be invalid this agreement will be construed as not containing the provision and all other provisions which are otherwise lawful will remain in full force and effect, and to this end the provisions of this Interlocal Agreement are declared to be severable.

E. Applicable Law: the laws of the State of Texas govern this Interlocal Agreement.

F. Termination: Either party may terminate by giving ten (10) days' written notice to the other party at the addresses noted below in the event that the interests of either party become conflicted with one another pursuant to the conflict of interest provisions found in Government Code Chapter 305.

This Interlocal Agreement was considered by the Commissioners Court of each county that is a party hereto while said court was convened in a public meeting held in compliance with Government Code § 551, the Texas Open Meetings Act; and the same is agreed to in all respects and accepted on this 1st day of October, 2026.

For:
County of Atascosa
1 Courthouse Circle Drive
Jourdanton, TX 78026

By its authorized representative:

_____
Weldon Cude (date)
Atascosa County Judge

Attest:

_____
County Clerk in and for the County of Atascosa

By: _____ Deputy

For:
County of DeWitt
307 N. Gonzales St.
Cuero, TX 77954

By its authorized representative:

_____
Daryl L. Fowler (date)
DeWitt County Judge

Attest:

_____
County Clerk in and for the County of DeWitt

By: _____ Deputy

Exhibit A

AMENDMENT VIII TO SERVICE AGREEMENT

This Amendment (the "*Amendment VIII*"), effective as October 1, 2026, is made by and between the County of DeWitt, Texas (hereinafter referred to as "*The County*"), with its principal place of business at 307 North Gonzales Street, Cuero, TX 77954 and Cornerstone Government Affairs, Inc. (hereinafter referred to as "*Cornerstone*"), a sub-chapter S corporation duly organized under the laws of the District of Columbia, with its principal place of business at 800 Maine Avenue, SW, 7th Floor, Washington, D.C. 20024.

WHEREAS, The County and Cornerstone are Parties to Service Agreement with an effective date of October 1, 2018 (the "*Agreement*"); an Amendment with an effective date of October 1, 2019 (the "*Amendment I*"); an Amendment with an effective date of October 1, 2020 (the "*Amendment II*"); an Amendment with an effective date of October 1, 2021 (the "*Amendment III*"); an Amendment with an effective date of October 1, 2022 (the "*Amendment IV*"); an Amendment with an effective date of October 1, 2023 (the "*Amendment V*"), an Amendment with an effective date of October 1, 2024 (the "*Amendment VI*"), an Amendment with an effective date of October 1, 2025 (the "*Amendment VII*"); and,

WHEREAS, the Parties desire to amend the Agreement as set forth herein;

NOW, THEREFORE, the Parties hereby agree as follows:

1. The term of the Agreement shall be extended for twelve (12) months, commencing on October 1, 2026 through September 30, 2027 (the "*Term*").

2. Payment for the additional twelve (12) months shall be made to Cornerstone in twelve (12) payments of seven thousand five hundred dollars ($7,500.00) through the Term of the Agreement (the "*Fee*").

3. Except as amended herein, all other terms and conditions of the Agreement remain in full force and effect.

The Parties hereby accept and agree to the terms and conditions of this Amendment VIII.

[Signature Page to Follow]

IN WITNESS WHEREOF, the Parties hereby execute this Amendment VIII and acknowledge that they are authorized to execute same.

County of DeWitt, Texas

By: _____

Name: DARYL L. FOWLER

Title: COUNTY JUDGE

Date: August 24, 2026

Cornerstone Government Affairs, Inc.

By: _____

Name: Campbell Kaufman

Title: President

Date: 7/23/2026

AGENDA REQUEST
(GENERAL)

Agenda Item 22.

Meeting Date: 10/13/2026
Item Title:
Submitted For: Weldon Cude, County Judge

Discuss and/or take appropriate action concerning:

Judge Cude: Discuss and/or take appropriate action to approve the County Infrastructure
Curtis Vickers: Project Monthly Report.