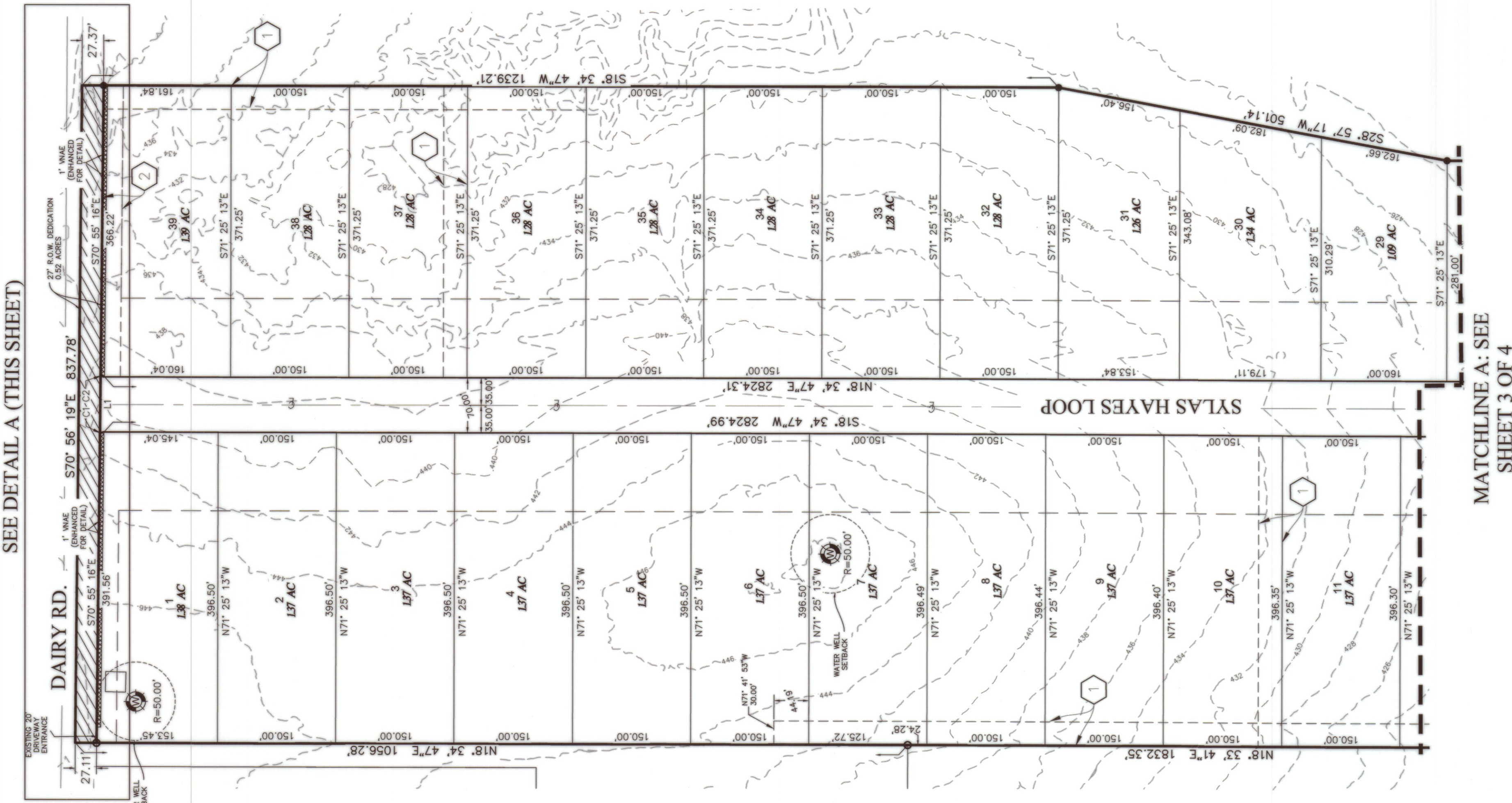
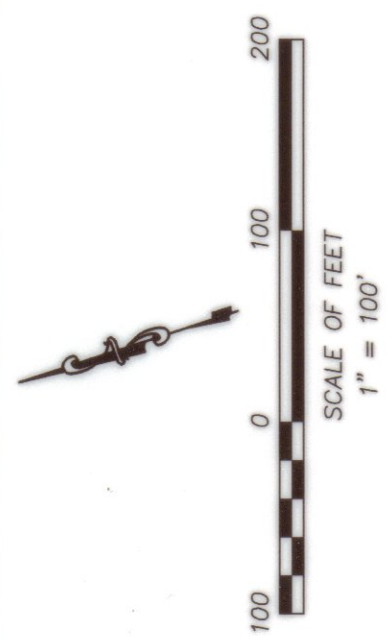




SEE DETAIL A (THIS SHEET)

MATCHLINE A: SEE
SHEET 3 OF 4

PLAT OF

DAIRY ACRES SUBDIVISION

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

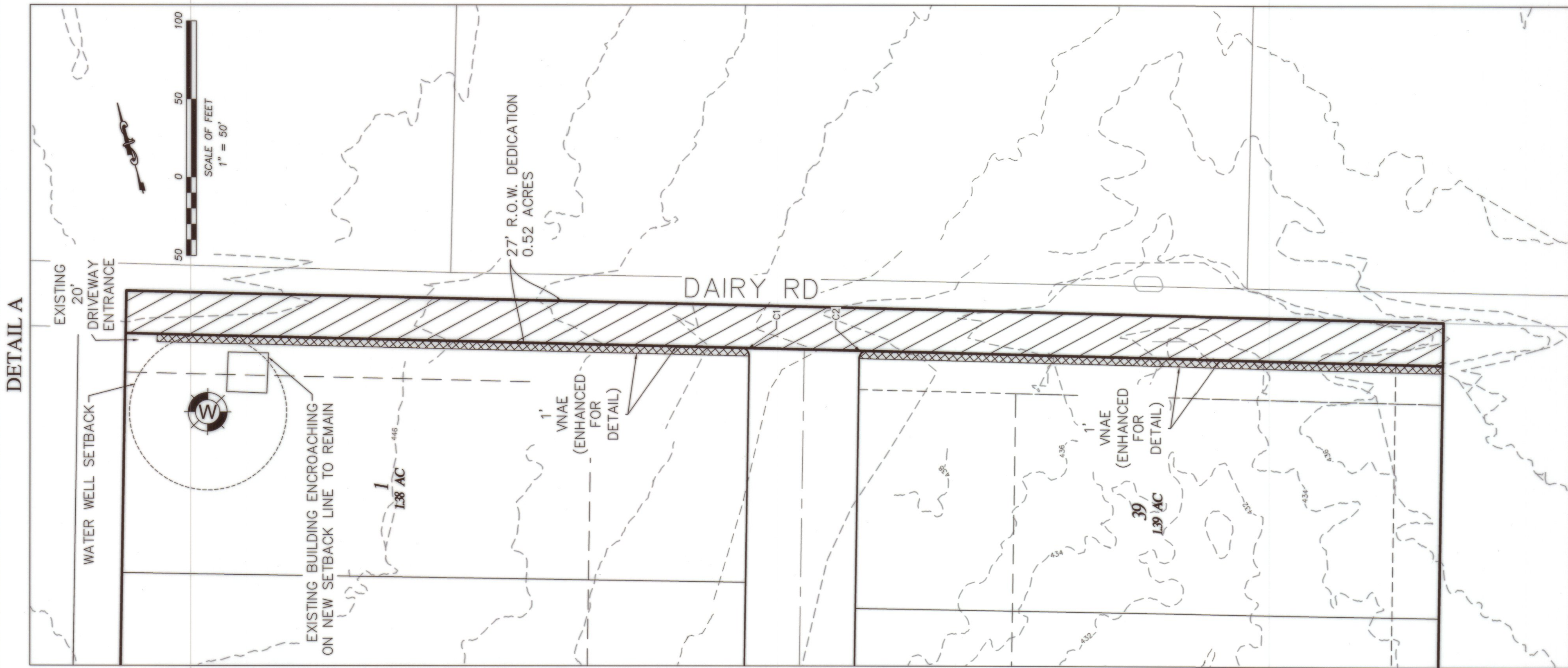
<u>PROPERTY INFORMATION</u> PROPERTY ID: 112439 LEGAL ACRES: 33.15 LEGAL DESC.: AHS A00073 JR BALDWIN SV-1051	<u>PROPERTY INFORMATION</u> PROPERTY ID: 15653 LEGAL ACRES: 33.15 LEGAL DESC.: AHS A00894 J WILLIAMS SV-1052
<u>PROPERTY INFORMATION</u> PROPERTY ID: 14060 LEGAL ACRES: 53.50 LEGAL DESC.: AHS A00608 DUGALD MCGRAL SV-1054	<u>PROPERTY INFORMATION</u> PROPERTY ID: 16342 LEGAL ACRES: 54.00 LEGAL DESC.: AHS A00864 W TUMLINSON SV-1129

CONFIRMED COPY
OFFICIAL PUBLIC RECORDS

Theresa Carrasco, County Clerk
Atascosa County, Texas

December 06, 2023 02:13:49 PM
FEE: \$396.00 LCASTANEDA
PLAT 202300043

SHEET 2 OF 4 23-2979



DETAIL A

SURVEYOR:
ROTHER & ASSOCIATES
1705 AVE. K,
HONDO, TX
(830) 426-3005

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

830.281.4060 515 W Oaklawn Rd Suite A 78064
SURVEYING AND ENGINEERING
1705 AVE. K, PO BOX 426
HONDO, TX 78861

NO.	REASON	DATE	BY
1	PREMIARY PLAT	09/13/2023	RLT
2	PLAT REVISION	10/25/2023	RLT
3	PLAT REVISION	11/08/2023	RLT

LEGEND

[illegible]

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

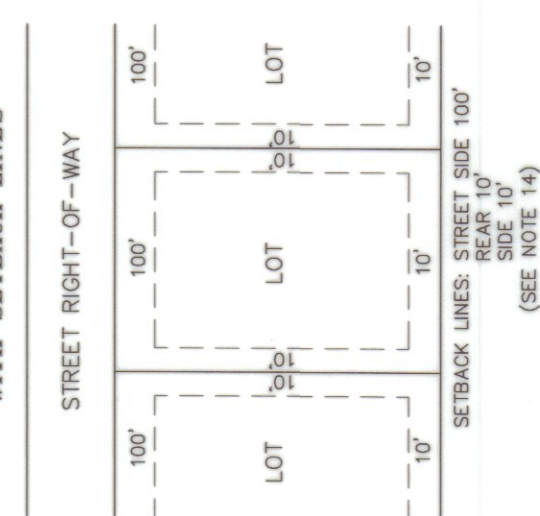
= FOUND STEEL ROD MONUMENT
 = SET 3/8" STEEL ROD MONUMENT WITH CAP STAMPED
 "FOHNE & ASSOC P/L'S 6286"
 1 30' DRAINAGE EASEMENT
 2 35' DRAINAGE EASEMENT
 APPROXIMATE ORIGINAL SURVEY CORNER
 EXISTING WATER WELL

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

CURVE	CURVE TABLE				
	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	5.00'	089°30'33"	S26°10'14"E	7.04'	7.81'
C2	5.00'	090°29'57"	S89°43'46"E	7.10'	7.80'
C3	15.00'	092°30'25"	N62°41'15"W	13.61'	14.13'
C4	15.00'	071°59'10"	S29°21'13"W	21.82'	21.91'
C5	15.00'	03°35'00"	N44°20'13"W	13.81'	14.13'
C6	15.00'	05°35'00"	S81°35'45"W	13.61'	14.13'
C7	70.00'	17°59'10"	S26°23'15"E	13.82'	241.82'
C8	15.00'	05°35'00"	S43°33'50"W	13.61'	14.13'
C9	70.00'	06°35'00"	S79°54'10"E	106.43'	120.91'
C10	70.00'	06°35'00"	S79°54'10"E	106.43'	120.91'

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

TYPICAL LOT
WITH SETBACK LINES

TYPICAL LOT WITH
MINIMUM UTILITY EASEMENT

SIDE 10'
(SEE NOTE 14)



Rakowitz
ENGINEERING & SURVEYING

ROTHE & ASSOCIATES, PLLC

- LEGEND**
- = PROPERTY LINE
 - = EASEMENT
 - = LOT LINE
 - = R.O.W.
 - = ADJOINER
 - = EXISTING CONTOUR
 - = BUILDING SET BACK EASEMENT
 - = DRAINAGE EASEMENT
 - = WATER WELL SETBACK
 - = 100-YEAR FLOODPLAIN
 - = VEHICLE NON-ACCESS EASEMENT
 - = FOUND STEEL ROD MONUMENT
 - = SET 3/8" STEEL ROD MONUMENT WITH CAP STAMPED
 - = 30' DRAINAGE EASEMENT

4 LOT NUMBER
101 AC GROSS LOT AREA
FTE = MIN. FINISHED FLOOR ELEVATION
BFE = BASE FLOOD ELEVATION

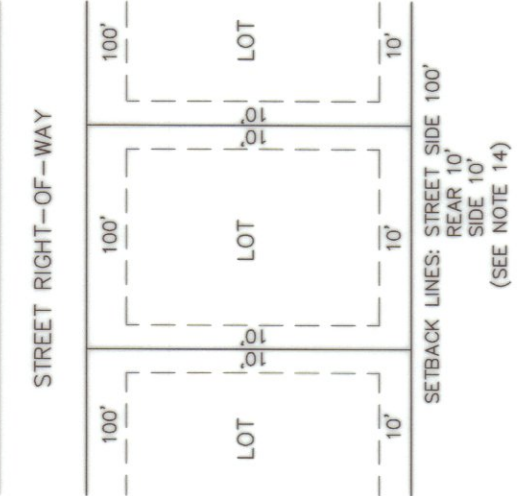
- = FOUND STEEL ROD MONUMENT
- = SET 3/8" STEEL ROD MONUMENT WITH CAP STAMPED
- = 30' DRAINAGE EASEMENT

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

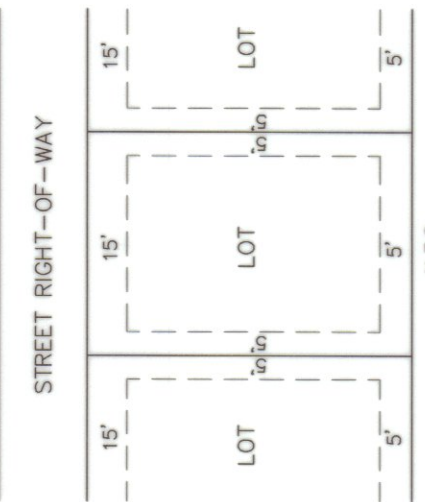
CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	5.00'	089°20'03"	S20°10'14"E	7.81'
C2	5.00'	090°29'57"	N63°49'46"E	7.10'
C3	15.00'	053°38'05"	N09°24'15"W	14.13'
C4	70.00'	017°56'10"	N20°25'13"W	21.82'
C5	15.00'	053°38'05"	N44°29'13"W	14.13'
C6	15.00'	053°38'05"	S81°25'45"W	13.81'
C7	70.00'	197°56'10"	S20°25'13"E	138.29'
C8	15.00'	053°38'05"	S43°33'50"W	14.13'
C9	70.00'	088°58'05"	S75°54'15"E	106.43'
C10	70.00'	088°58'05"	S20°03'50"W	106.43'

LINE TABLE		
LINE NUMBER	LENGTH	BEARING
L1	80.00	S70°59'18"E

TYPICAL LOT WITH SETBACK LINES



TYPICAL LOT WITH MINIMUM UTILITY EASEMENT



830.281-4080 515 W Oaklawn Rd Suite A PLEASANTON, TX 78064

NO.	REVISION	DATE	BY
1	PRELIMINARY PLAT	09/13/2023	RLT
2	PLAT REVISION	10/25/2023	RLT
3	PLAT REVISION	11/08/2023	RLT

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

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
SUBDIVISION: TREF LAND, LLC
LEGAL ACRES: 114.39
LEGAL DESC.: ABS A00073
JR BALDWIN SV-1051

PROPERTY INFORMATION
SUBDIVISION: TREF LAND, LLC
LEGAL ACRES: 53.50
LEGAL DESC.: ABS A00073
JR BALDWIN SV-1051

CONFORMED COPY
OFFICIAL PUBLIC RECORDS
Anita Carter 451-A
Theresa Carrasco, County Clerk
Atascosa County, Texas
December 06, 2023 02:13:49 PM
FEE: \$386.00 LCASTANEDA
PLAT

LEGEND

- D.R. = DEED RECORDS OF
ATASCOSA COUNTY, TEXAS
E.S.M.T. = 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
ADJACENT
P.S. = PHASE
R.O.W. = RIGHT-OF-WAY
VOL. = VOLUME
N.A.E. = VEHICULAR NON-ACCESS
EASEMENT
- = PROPERTY LINE
— = LOT LINE
— = EASEMENT
— = R.O.W.
— = ADJACENT
--- 650' --- = EXISTING CONTOUR
--- BUILDING SET BACK EASEMENT
--- DRAINAGE EASEMENT
--- WATER WELL SETBACK
--- 100-YEAR FLOODPLAIN
--- APPROXIMATE 100-YEAR
FLOOD ELEVATION PER FEMA
FIRM NUMBER

4

LOT NUMBER

GROSS LOT AREA

FFE = MIN. FINISHED FLOOR ELEVATION

BFE = BASE FLOOD ELEVATION

○ = FOUND STEEL ROD MONUMENT

● = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED
"ROTHE & ASSOC. RPLS 6288"

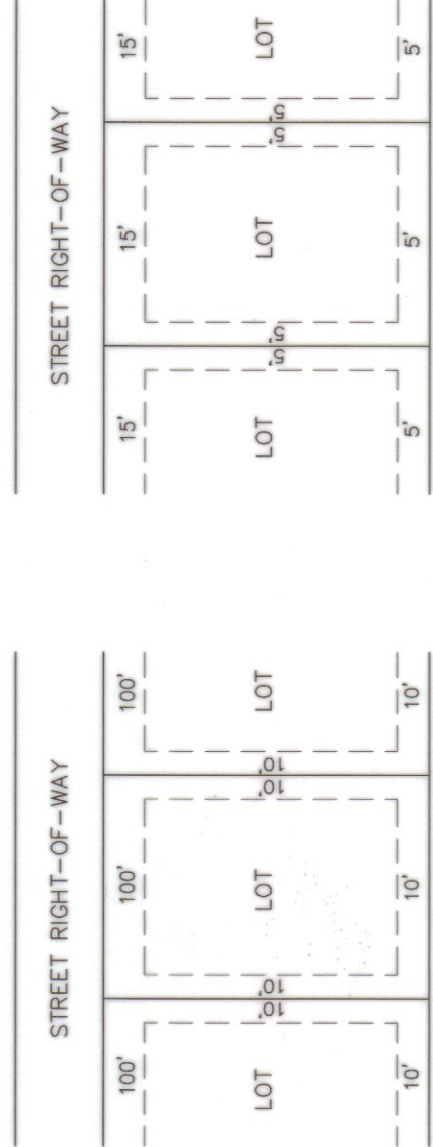
⊕ = APPROXIMATE ORIGINAL SURVEY CORNER

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

CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	5.00'	089°00'00"	S89°04°E	7.04'
C2	5.00'	089°00'00"	N89°04°E	7.04'
C3	5.00'	089°00'00"	N89°04°E	7.04'
C4	5.00'	089°00'00"	N89°04°E	7.04'
C5	5.00'	089°00'00"	N89°04°E	7.04'
C6	5.00'	089°00'00"	N89°04°E	7.04'
C7	5.00'	089°00'00"	N89°04°E	7.04'
C8	5.00'	089°00'00"	N89°04°E	7.04'
C9	5.00'	089°00'00"	N89°04°E	7.04'
C10	5.00'	089°00'00"	N89°04°E	7.04'

LINE TABLE		
LINE NUMBER	LENGTH	BEARING
L1	80.00	S71° 05' 40"E

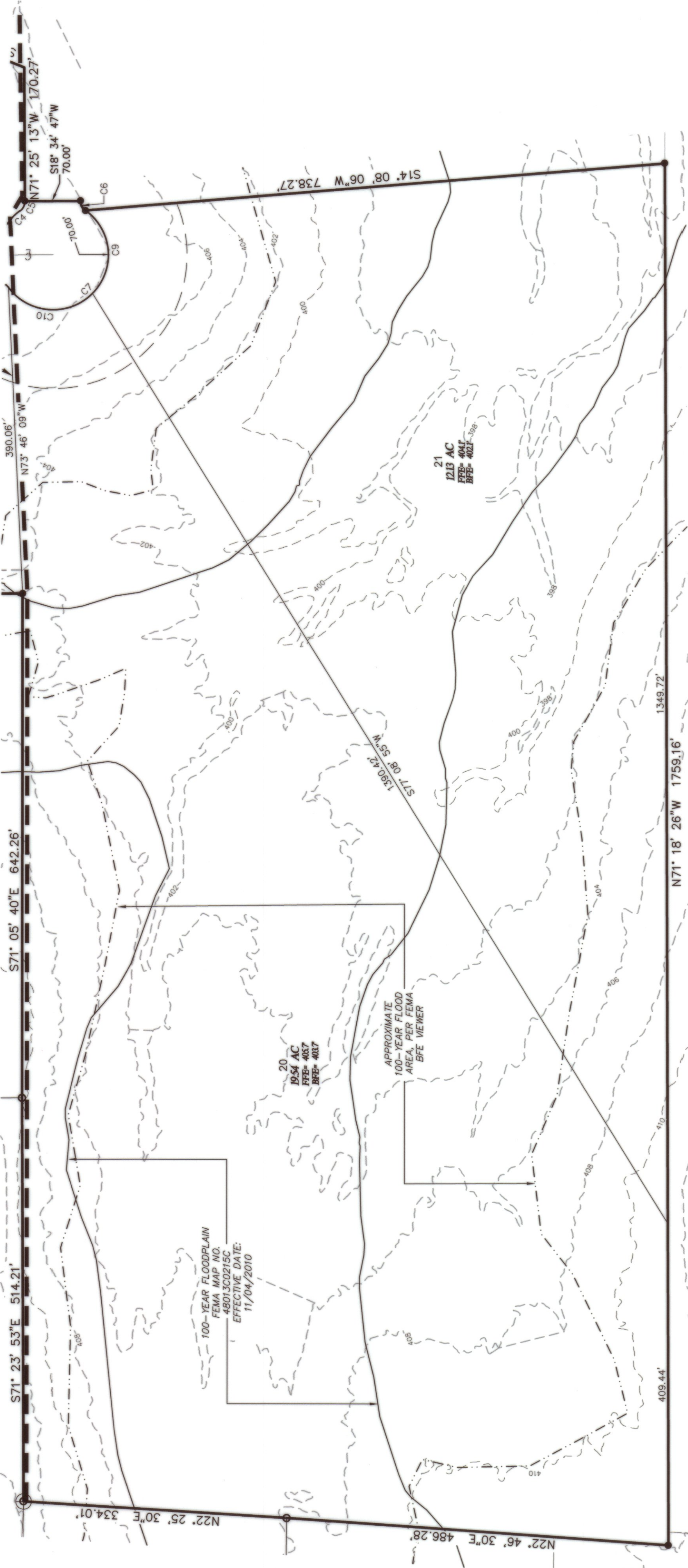
TYPICAL LOT WITH
MINIMUM UTILITY EASEMENT



TYPICAL LOT WITH
MINIMUM UTILITY EASEMENT



MATCHLINE B: SEE
SHEET 3 OF 4



Rakowitz
ENGINEERING & SURVEYING
1000 W. OAKLAWN RD. SUITE A
PLEASANTON, TX 78064
(830) 281-4060



830.281.4060 515 W Oaklawn Rd Suite A PLEASANTON, TX 78064
ROTHE & ASSOCIATES, PLLC
1705 AVE. K, P.O. BOX 426
HONDO, TX 78861

NO.	REVISION	DATE	BY
1	PRELIMINARY PLAT	09/13/2023	RLT
2	PLAT REVISION	10/25/2023	RLT
3	PLAT REVISION	11/09/2023	RLT

PLAT
OF
DAIRY ACRES SUBDIVISION

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:
COUNTY: BEXAR
LEGAL ACRES: 114.39
LEGAL DESC: ABS A00073
J.R. BALDWIN SV-1051

PROPERTY INFORMATION:
COUNTY: BEXAR
LEGAL ACRES: 33.15
LEGAL DESC: ABS A00894
J. WILLIAMS SV-1052

PROPERTY INFORMATION:
COUNTY: BEXAR
LEGAL ACRES: 54.00
LEGAL DESC: ABS A00864
DUGALD MCFARLANE SV-1054

CONFORMED COPY
OFFICIAL PUBLIC RECORDS

Shirley L. Lammert 431-B
NPC

Theresa Carrasco, County Clerk
Atascosa County, Texas
December 06, 2023 02:13:49 PM

PLAT
FEE \$396.00 LCASTANEDA
202300043