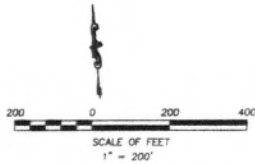


LOCATION MAP
N.T.S.



SURVEYOR NOTES:

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

SETBACK NOTES:

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

FLOODPLAIN NOTE:

THE LIMITS OF THIS PLAT DO NOT CONTAIN ZONE A FEMA FLOODPLAIN AS SHOWN ON FIRM MAP NUMBER 48325C0829C EFFECTIVE APRIL 3, 2012.

WATERS OF THE U.S. NOTE:

BASED ON USGS TOPOGRAPHIC MAPS, THE SITE DOES NOT CONTAIN ANY BLUE LINE DRAINAGES WHICH INDICATES WATERS OF THE U.S.

THE STATE OF TEXAS
COUNTY OF ATASCOSA

KNOW ALL MEN BY THESE PRESENTS:

THAT 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 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 MEDINA COUNTY, TEXAS.

Walt F. Rakowitz 7/15/20

REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 8435, 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, COMPLIES WITH THE SUBDIVISION AND FLOODPLAIN MANAGEMENT ORDINANCES ADOPTED BY MEDINA COUNTY, TEXAS.

Walt F. Rakowitz 7/15/20

LICENSED PROFESSIONAL ENGINEER
NO. 98536, STATE OF TEXAS



LINE	BEARING	DISTANCE
L1	S 84°56'13" E	88.29'
L2	N 05°03'37" E	117.95'
L3	N 05°03'37" E	60.00'
L4	N 05°03'37" E	60.00'
L5	N 05°03'37" E	60.00'
L6	N 05°03'37" E	60.00'
L7	S 85°00'25" E	62.36'

ENGINEER/SURVEYOR:
RAKOWITZ ENGINEERING, LLC
PO BOX 172
PLEASANTON, TX 78064
(830) 281-4060

OWNER:
SOUTHWEST TEXAS LAND HOLDING, LLC
P.O. BOX 50262
AUSTIN, TEXAS 78763-0260

NO.	REVISION	DATE	BY
1	PLAT (PRELIMINARY)	7/22/19	DM
2	PLAT	6/18/20	DM
3	PLAT (FINAL)	7/14/20	DM



LEGEND

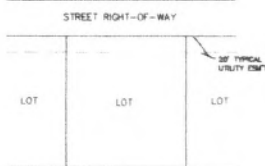
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF MEDINA COUNTY, TEXAS
D.R. = DEED RECORDS OF MEDINA COUNTY, TEXAS
P.R. = PLAT RECORDS OF MEDINA COUNTY, TEXAS
ESMT = EASEMENT
SB = STRUCTURE SET BACKING
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY

- = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING & SURVEYING"
- = FOUND STEEL ROD MONUMENT
- = PROPERTY LINE
- = LOT LINE
- = ADJOINER
- = EASEMENT
- G — G — = OIL/GAS PIPELINE
- 450 — = EXISTING 10 FT CONTOUR
- X — = EXISTING FENCE

PLAT
OF
DEVINE RANCH ESTATES

BEING 47.33 ACRES, OUT OF A 85.99 ACRE TRACT OF LAND, CALLED 86.11 ACRES, LYING IN THE J. SCHERER SURVEY NO. 39, ABSTRACT NO. 884 AND THE A. TREVINO SURVEY NO. 41, ABSTRACT NO. 958, DESCRIBED IN INSTRUMENT RECORDED AS CLERK'S FILE NO. 2019001395, OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS, AND FURTHER BEING A CONGLOMERATION OF A 26.00 ACRE TRACT OF LAND, A 20.029 ACRE TRACT OF LAND, A 19.569 ACRE TRACT OF LAND, ALL DESCRIBED IN INSTRUMENT RECORDED IN BOOK 214, PAGE 776 IN THE DEED RECORDS OF MEDINA COUNTY, TEXAS, AND A 20.515 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED AS CLERK'S FILE NO. 2018005537 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.

TYPICAL LOT WITH UTILITY EASEMENTS



TYPICAL LOT WITH SETBACK LINES



LOT SUMMARY TABLE				
LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSFS
1-2 AC	0			
2-5 AC	9			X
5-10 AC	3			X
TOTAL	12			
AVG. LOT	47.33 AC/ 12 LOTS = 3.94 AC AVG. LOT			
MIN. LOT SIZE	= 80% * 1.50 AC AVG. MIN. = 1.20 AC LOT MINIMUM			

PLAT INCLUDES 0 LF STREET

1. THE LIMITS OF THIS PLAT DOES NOT CONTAIN FEMA FLOODPLAIN AS SHOWN ON FIRM MAP NUMBER 48325C0825C EFFECTIVE APRIL 3, 2012.
2. THE ENTIRE SUBDIVISION IS WITHIN DEVINE ISD.
3. CONVEYANCE OF LOTS SHALL NOT BE PERMITTED UNTIL THE FINAL PLAT HAS BEEN APPROVED BY THE MEDINA COUNTY COMMISSIONERS COURT, AND THE RECORDED PLAT FILED WITH THE COUNTY CLERK.
4. 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 MEDINA COUNTY OR HIS OR HER DESIGNATED REPRESENTATIVE, OR TxDOT.
5. THE MINIMUM DRIVEWAY CULVERT SIZE FOR EACH LOT SHALL NOT BE LESS THAN 18 INCHES OR A LOW WATER CROSSING.
6. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM OR AN INDIVIDUAL WATER SYSTEM. DUE TO DECLINING WATER SUPPLY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY MEDINA COUNTY TO QUESTION THE SELLER CONCERNING GROUNDWATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
7. 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 MEDINA COUNTY HEALTH INSPECTOR.
8. NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL FINAL APPROVAL OF THE PLAT BY MEDINA COUNTY COMMISSIONERS COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.

UTILITIES:
 WATER - INDIVIDUAL WELLS
 ELECTRIC - MEDINA ELECTRIC COOPERATIVE, INC.
 SEWER - OSSF APPROVED BY MEDINA COUNTY

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.

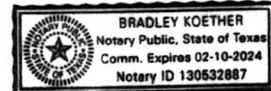
[Signature]
 OWNER

STATE OF TEXAS §
 COUNTY OF ATASCOSA §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

MARK CONNALLY, 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 14 DAY OF JULY, 2020 A.D.

[Signature]
 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 MEDINA COUNTY FOR THE PRESENTATION OF THE PLAT FOR FINAL APPROVAL HAVE BEEN FULLY MET TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
 COMMISSIONER

CERTIFICATE OF COUNTY JUDGE

APPROVED BY THE COMMISSIONERS COURT OF MEDINA COUNTY, TEXAS, THIS 16 DAY OF JULY, 2020 A.D.
[Signature]
 MEDINA COUNTY JUDGE

2020006334 PLAT
 07/22/2020 09:28:59 AM Total Pages: 2 Fee: 73.00
 Gina Champion, County Clerk - Medina County, TX

I, Gina Champion, Medina County Clerk, hereby certify that this plat is in compliance with Vernon's Texas Codes Annotated, Property Code, Section 12.002.

THE STATE OF TEXAS §
 COUNTY OF MEDINA §

I, **Gina Champion**, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATION OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 22 DAY OF JULY, 2020 A.D. AT 1:30 O'CLOCK, A. M. AND DULY RECORDED THIS DAY OF JULY, 2020 A.D. AT 1:30 O'CLOCK, A. M. IN THE PLAT RECORDS OF SAID COUNTY IN CABINET 3 SLIDE 919

TO CERTIFY WHICH, I WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN HONDO, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

[Signature]
 GINA CHAMPION, CLERK
 COUNTY COURT OF MEDINA COUNTY, TEXAS

