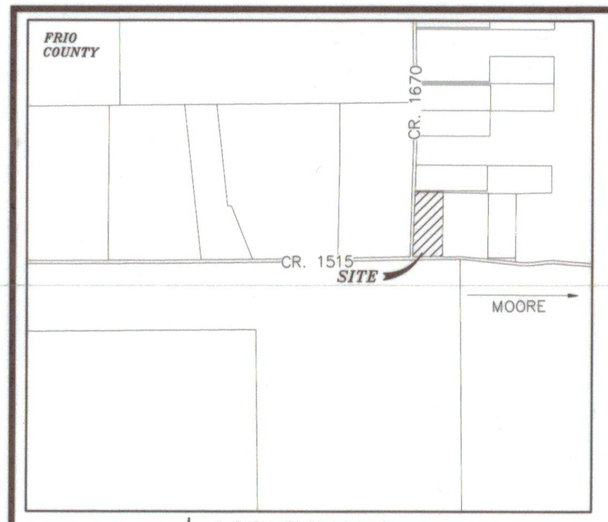


LOCATION MAP

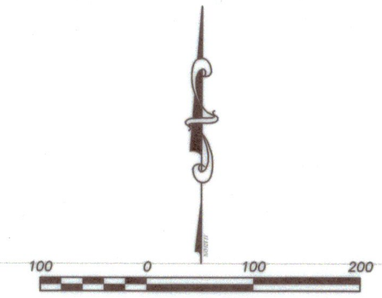
SCALE: 1" = 2000'

LEGEND

D.R.	= DEED RECORDS OF FRIO COUNTY, TEXAS		= FOUND STEEL ROD MONUMENT
ESMT	= EASEMENT		= CORNER POST
N.T.S.	= NOT TO SCALE		= SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING & SURVEYING"
O.P.R.	= OFFICIAL PUBLIC RECORDS		
PGS.	= PAGES		= APPROXIMATE LOCATION OF ORIGINAL SURVEY CORNER
R.O.W.	= RIGHT-OF-WAY		= PROPERTY LINE
VOL.	= VOLUME		= LOT LINE
F.C.A.D.	= FRIO COUNTY APPRAISAL DISTRICT		= ADJOINER
		650	= EXISTING CONTOUR
1	LOT NUMBER		= CENTER LINE
1.01 AC	GROSS LOT ACREAGE	OHE OHE	= OVERHEAD ELECTRIC

FRIO COUNTY SUBDIVISION REGULATION NOTES:

1. THE SUBDIVISION IS IN THE PEARSALL ISD.
2. CONVEYANCE OF LOTS SHALL NOT BE PERMITTED UNTIL THE FINAL PLAT HAS BEEN APPROVED BY THE FRIO COUNTY COMMISSIONERS COURT, AND THE RECORDED PLAT FILED WITH THE COUNTY CLERK.
3. 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 FRIO COUNTY OR HIS OR HER DESIGNATED REPRESENTATIVE, OR TXDOT FOR DRIVEWAYS ENTERING ONTO STATE ROADS, AND THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE FRIO COUNTY ROAD STANDARDS OR TXDOT STANDARDS, AS APPLICABLE.
4. THE MINIMUM DRIVEWAY CULVERT SIZE FOR EACH LOT SHALL NOT BE LESS THAN 18 INCHES.
5. 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 FRIO COUNTY TO QUESTION THE SELLER CONCERNING GROUNDWATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
6. 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 FRIO COUNTY HEALTH INSPECTOR.
7. NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL FINAL APPROVAL OF THE PLAT BY FRIO COUNTY COMMISSIONERS COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.
8. 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 FRIO COUNTY, TEXAS.
9. 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.
10. WATER SERVICE PROVIDED TO THIS SUBDIVISION BY INDIVIDUAL WELLS.
11. ELECTRIC SERVICE PROVIDED TO THIS SUBDIVISION BY MEDINA ELECTRIC COOPERATIVE.
12. THIS SUBDIVISION WILL BE SERVED BY INDIVIDUAL, PRIVATELY-OWNED GROUNDWATER WELLS. INFORMATION ON THE AVAILABLE SUPPLY OF GROUNDWATER AND ITS QUALITY IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THE OFFICE OF THE COUNTY CLERK OF FRIO COUNTY, TEXAS.
13. BASED ON PUBLICALLY AVAILABLE DATA PROVIDED BY THE TEXAS WATER DEVELOPMENT BOARD, IT IS REASONABLE TO CONCLUDE THAT GROUNDWATER IS AVAILABLE TO PROVIDE DOMESTIC WATER TO THIS DEVELOPMENT.
14. 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 FRIO 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 FRIO COUNTY ROAD STANDARDS OR TXDOT STANDARDS, AS APPLICABLE.
15. ALL LOTS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE RULES OF FRIO COUNTY FOR ON-SITE SEWAGE FACILITIES.
16. TEXAS COMMISSION ON ENVIRONMENTAL QUALITY REGULATED DEVELOPMENT, AS DEFINED IN ARTICLE II OF THE FRIO COUNTY SUBDIVISION REGULATIONS, ARE PROHIBITED WITHIN THIS SUBDIVISION.
17. ANY CHANGE IN LAND USE FROM SINGLE FAMILY RESIDENTIAL WILL REQUIRE THE SUBMITTAL OF AN ENGINEERING ANALYSIS TO FRIO COUNTY FOR REVIEW AND APPROVAL.
18. ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS.



© COPYRIGHT RAKOWITZ ENGINEERING 2023

MEDINA ELECTRIC COOPERATIVE NOTE:

MEDINA ELECTRIC COOPERATIVE, INC. IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "UTILITY EASEMENT", "ANCHOR EASEMENT", "OVERHANG EASEMENT", "AERIAL EASEMENT", "SERVICE EASEMENT", "TRANSFORMER EASEMENT", FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, REPHASING, REPAIRING, OPERATING, MAINTAINING, RELOCATING AND REPLACING SAID INFRASTRUCTURE, WITHIN SAID EASEMENT AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SAID INFRASTRUCTURE AND SERVICE FACILITIES, ALONG WITH THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR INTERFERE WITH THE EFFICIENCY OF SAID ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS OR PERMANENT STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS

SURVEYOR NOTES:

1. THE BASIS OF BEARING FOR THIS PLAT IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), SOUTH CENTRAL ZONE.
2. 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING AND SURVEYING" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

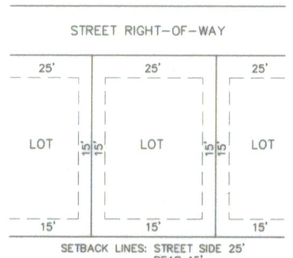
FLOODPLAIN NOTE:

ACCORDING TO FEMA, THE ENTIRETY OF THIS PLAT AND SURROUNDING ADJOINERS REMAINS UNMAPPED OR NO DIGITAL DATA IS AVAILABLE.

OWNERS' RESPONSIBILITIES

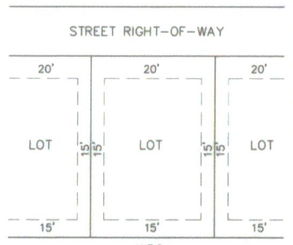
IN APPROVING THIS PLAT BY THE COMMISSIONERS' COURT OF FRIO COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL ROADS/STREETS, OTHER PUBLIC THOROUGHFARES, AND ANY BRIDGES OR CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IS THE RESPONSIBILITY OF THE OWNERS OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS SUBMITTED TO THE COMMISSIONERS' COURT OF FRIO COUNTY. SAID COMMISSIONERS' COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE ROADS/STREETS SHOWN ON THIS PLAT OR CONSTRUCTING ANY OF THE BRIDGES OR DRAINAGE IMPROVEMENTS IN CONNECTION THEREWITH. THE COUNTY WILL ASSUME NO RESPONSIBILITY FOR DRAINAGE WAYS OR EASEMENTS IN THE SUBDIVISION, OTHER THAN THOSE DRAINING ROAD/STREET EASEMENTS SHOWN FOR PUBLIC USE. THE COUNTY ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF REPRESENTATION BY OTHER PARTIES IN THIS PLAT. FLOOD PLAIN DATA, IN PARTICULAR, MAY CHANGE DEPENDING ON SUBSEQUENT DEVELOPMENT.

TYPICAL LOT WITH SETBACK LINES

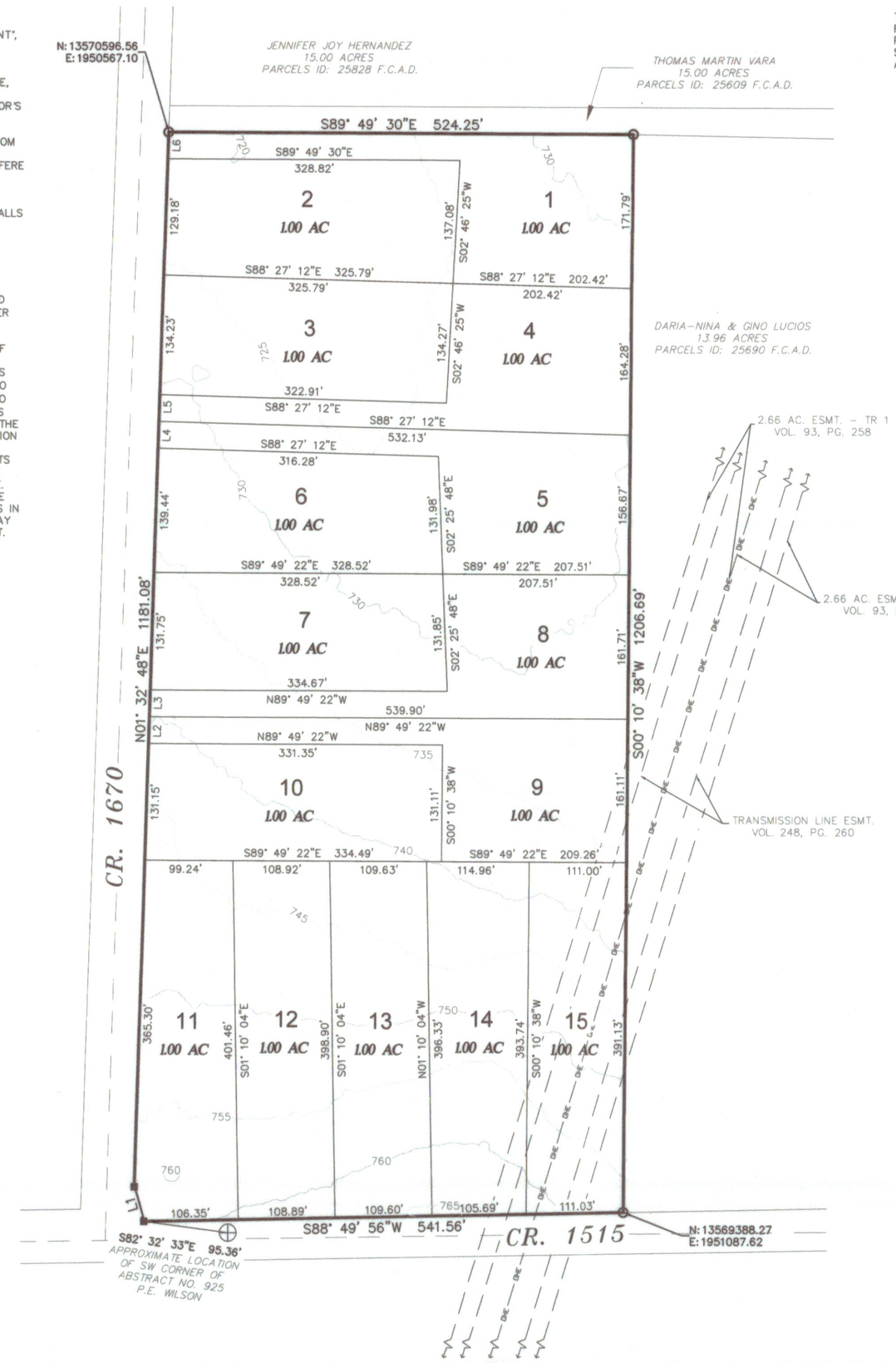


SETBACK LINES: STREET SIDE 25'
REAR 15'
SIDE 15'

TYPICAL LOT WITH MINIMUM UTILITY EASEMENT



N.T.S.



LINE TABLE		
LINE NUMBER	LENGTH	BEARING
L1	40.20	N15° 48' 30"W
L2	30.01	S01° 32' 48"W
L3	30.01	S01° 32' 48"W
L4	30.00	S01° 32' 48"W
L5	30.00	S01° 32' 48"W
L6	30.01	S01° 32' 48"W

LOT SUMMARY TABLE				
LOT SIZE	NO. OF LOTS	WATER WELL	COLLECTIVE SEWER	OSSF
< 2.5 AC	15	15	0	15
2.5-10 AC	0	0	0	0
> 10 AC	0	0	0	0
TOTAL	15	15	0	15

PLAT INCLUDES 0 LF OF STREET

PROPERTY INFORMATION
PARCEL ID: 25214
LEGAL ACRES: 15.00
LEGAL DESC.: 925 2 WILSON P.E. TRACT 17
DEED: VOL 0346 PG 0930, OPR

ENGINEER & SURVEYOR:
RAKOWITZ ENGINEERING, LLC
515 W. OAKLAWN, SUITE A
PLEASANTON, TX 78064
(830) 281-4060

OWNER:
FLYING AW, LLC
ANDREW J. WERNER
219 CR 4581
HONDO, TEXAS 78861
(830) 931-7775

Rakowitz
ENGINEERING & SURVEYING
TBPELS No. F-9155 & No. 101812-00
515 W OAKLAWN, SUITE A, PLEASANTON, TX 78064
830.281.4060 www.rak-eng.com

NO.	REVISION	DATE	BY
1	PLAT SUBMITTAL	04/20/2023	RLT
2	NOTE REVISION PER REQUEST OF MEDINA ELECTRIC COOPERATIVE	07/12/2023	RLT
3	NOTE REVISION	09/12/2023	LDH

PLAT OF MOORE HILLS SUBDIVISION

ESTABLISHING LOTS 1-15, BEING ALL OF A 15.00 ACRE TRACT OF LAND, DESCRIBED IN AN INSTRUMENT, RECORDED IN VOLUME 346, PAGE 930, OFFICIAL PUBLIC RECORDS, FRIO COUNTY, TEXAS, AND LYING IN SURVEY NO. 2, ABSTRACT NO. 925, P.E. WILSON, ORIGINAL GRANTEE, FRIO COUNTY, TEXAS

THE STATE OF TEXAS
COUNTY OF ATASCOSA

KNOW ALL MEN BY THESE PRESENTS:

THAT I, RICHARD POLLOCK, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY I PREPARED THIS PLAT FROM AN ON THE GROUND SURVEY OF THE LAND AND THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED, UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE FRIO COUNTY SUBDIVISION REGULATIONS

STATE OF TEXAS REGISTERED RICHARD POLLOCK 5825 PROFESSIONAL LAND SURVEYOR

9-19-23
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5825, STATE OF TEXAS

THE STATE OF TEXAS
COUNTY OF ATASCOSA

KNOW ALL MEN BY THESE PRESENTS:

THAT I, CHARLES GRADY KOEHL, DO HEREBY CERTIFY I PREPARED ALL DRAINAGE CALCULATIONS AND DESIGNED ALL DRAINS, STREETS/ROADS AND APPURTENANCES IN ACCORDANCE WITH THE FRIO COUNTY SUBDIVISION REGULATIONS.

STATE OF TEXAS CHARLES GRADY KOEHL 83945 LICENSED PROFESSIONAL ENGINEER

9-19-23
LICENSED PROFESSIONAL ENGINEER
NO. 83945, STATE OF TEXAS

THE STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS;
COUNTY OF FRIO §

THAT I, ANDREW J. WERNER, SOLE OWNER (OR CO-OWNER) OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN VOL. 346, PG. 930, OF THE OFFICIAL PUBLIC RECORDS OF FRIO COUNTY, TEXAS, DO HEREBY JOIN, APPROVE, AND CONSENT TO ALL DEDICATIONS AND PLAT NOTE REQUIREMENTS SHOWN HEREON. I DO HEREBY APPROVE THE RECORDATION OF THIS SUBDIVISION PLAT AND DEDICATE TO PUBLIC USE FOREVER ANY EASEMENTS AND ROADS THAT ARE SHOWN HEREON. THIS SUBDIVISION IS TO BE KNOWN AS MOORE HILLS SUBDIVISION. I HEREBY ACKNOWLEDGE THAT I AM THE SOLE (OR CO-OWNER) OWNER OF THIS PROPERTY AND DO HEREBY STATE THAT THERE ARE NO LIENHOLDERS OR ANY UNPAID DEBT FOR WHICH THIS PROPERTY REPRESENTS COLLATERAL ON ANY LOAN.

OWNER'S SIGNATURE

ANDREW J. WERNER
219 CR 4581
HONDO, TEXAS 78861

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANDREW J. WERNER KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE FOREGOING INSTUMENT AS THE OWNER OF THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF THE NOTARY AND NOTARY STAMP
07-03-2027
DATE NOTARY COMMISSION EXPIRES

BONNIE GARCIA Notary Public, State of Texas Comm. Expires 07-03-2027 Notary ID 134436092

TAX CERTIFICATE

THE FRIO COUNTY TAX APPRAISAL DISTRICT, A TAXING AUTHORITY FOR THE TAXING ENTITIES IN FRIO COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OR OWING ON THE PROPERTY DESCRIBED FOR THE TAXING ENTITIES FOR WHOM IT ACTS AS A COLLECTOR.

DATED THIS THE 19 DAY OF October A.D. 2023

FRIO COUNTY TAX APPRAISAL DISTRICT
BY:

THE FRIO COUNTY TAX COLLECTOR, A TAXING AUTHORITY FOR THE TAXING ENTITIES IN FRIO COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THERE ARE CURRENTLY NO DELINQUENT TAXES DUE OR OWING ON THE PROPERTY DESCRIBED BY THIS PLAT FOR THE TAXING ENTITIES FOR WHOM IT ACTS AS A COLLECTOR.

DATED THIS THE 19 DAY OF October A.D. 2023

FRIO COUNTY TAX COLLECTOR
BY:

CERTIFICATE OF FINAL APPROVAL

I HEREBY CERTIFY THAT THIS PLAT WAS APPROVED THIS 19 DAY OF October, 2023 A.D., BY THE FRIO COUNTY COMMISSIONERS' COURT AND MAY BE FILED FOR RECORD IN THE DEED RECORDS OF FRIO COUNTY BY THE COUNTY CLERK.

COUNTY JUDGE

WITNESS MY HAND THIS 18th DAY OF October 2023

NOTARY PUBLIC

DELMA AGUIRE NOTARY PUBLIC STATE OF TEXAS ID # 126296-9 EXPIRES JUNE 12, 2026

CERTIFICATE OF COUNTY CLERK

FILED FOR RECORD THIS 19 DAY OF October, A.D. 2023, IN CABINET 1 SLIDE 104 A, PLAT RECORDS OF FRIO COUNTY, TEXAS.

COUNTY CLERK

COUNTY COURT FRIO COUNTY TEXAS

Date: Sep 19, 2023, 3:25pm User ID: CADD-2022
File: N:\Projects\2023\23-2988 - Flying AW LLC (Andy Werner) - 15 Acre Tract\Civil\plat\23-2988 PLAT.dwg