

SUBDIVISION PLAT ESTABLISHING
THE ESTATES AT
TRIPLE R RANCH,
UNIT 1
WILSON COUNTY, TEXAS

PLAT OF 100.600 ACRES OF LAND OUT OF THE THOMAS TOBY SURVEY 42, ABSTRACT NO. 328, THOMAS TOBY SURVEY, ABSTRACT NO. 328, T.H. CHANDLER SURVEY, ABSTRACT 556, WM. CALVIN SURVEY, ABSTRACT 83, IN WILSON COUNTY, TEXAS, AND ALSO BEING THE SAME TRACT CONVEYED TO LA VERNIA HOMES, LTD. BY DEED RECORDED IN VOLUME 1334, PAGE 769 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS

THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON ACKNOWLEDGED THAT THIS PLAT WAS MADE FROM AN ON THE GROUND SURVEY AND DEDICATES TO THE PUBLIC ALL STREETS, ALLEYS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

LA VERNIA HOMES, LTD.
RURAL MANAGEMENT, LLC, GP.
DUSTIN ROSE - VICE PRESIDENT
P.O. BOX 430
LA VERNIA TEXAS 78121

SWORN TO AND SUBSCRIBED BEFORE ME THIS
10th DAY OF February, 2021.

Madelyn Shurt
NOTARY PUBLIC
THIS PLAT OF THE ESTATES AT TRIPLE R RANCH, UNIT 1, HAS BEEN SUBMITTED TO AND APPROVED BY S.S. WATER SUPPLY CORPORATION FOR EASEMENTS.

CARLOS FEBUS
AGENT FOR S.S. WATER SUPPLY CORPORATION
THIS PLAT OF THE ESTATES AT TRIPLE R RANCH, UNIT 1, HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

STATE OF TEXAS)
COUNTY OF WILSON)

CHAIRMAN, WILSON COUNTY DEVELOPMENT REVIEW COMMITTEE

APPROVED BY THE COMMISSIONERS COURT OF THE COUNTY OF WILSON, TEXAS THIS THE
22 DAY OF February, 2021.

Richard L. Jackson
RICHARD L. JACKSON - COUNTY JUDGE

GARY MARTIN - PRECINCT 1 COMMISSIONER

PAUL W. PFEIL - PRECINCT 2 COMMISSIONER

JEFFERY BIERDOLLA - PRECINCT 3 COMMISSIONER

LARRY A. WILEY - PRECINCT 4 COMMISSIONER

I, Eva S. Martinez, COUNTY CLERK OF WILSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 23 DAY OF February, 2021 A.D. AT 2:00 O'CLOCK, P.M. AND DULY RECORDED IN VOLUME 12, PAGE(S) 97-99, PLAT RECORDS OF WILSON COUNTY, TEXAS.

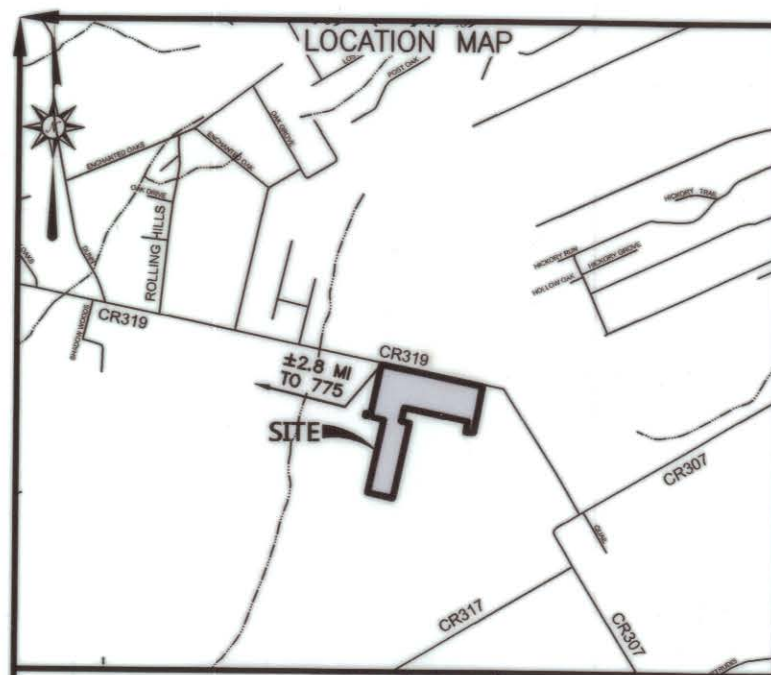
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 23rd DAY OF February, 2021 A.D.

EVA S. MARTINEZ, COUNTY CLERK

COUNTY CLERK, WILSON COUNTY, TEXAS
By: Gayle Richey, Deputy Clerk
GAYLE RICHEY

SHEET 1 OF 3

FILE: 2020/ENGINEERING/WILSON/20-0728 TRIPLE R RANCH



SCALE: 1"=5,000'

NOTES:
1. WATER TO BE SUPPLIED BY: S.S. WATER SUPPLY CORPORATION. THERE IS HEREBY DEDICATED A FIFTEEN (15) FOOT WIDE WATER DISTRIBUTION EASEMENT ALONG THE FRONT, SIDES, AND REAR OF ALL PLATTED LOTS FOR THE PURPOSE OF INSTALLATION, OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT OR ENLARGEMENT OF WATER MAIN(S), VALVES, FLUSH ASSEMBLIES, FIRE HYDRANTS, SERVICE LINES, METERS, AND ALL OTHER WATER DELIVERY COMPONENTS.

2. ELECTRIC SERVICE IS TO BE PROVIDED BY: GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. THERE IS HEREBY DEDICATED A FIFTEEN (15) FOOT WIDE ELECTRIC DISTRIBUTION LINE AND COMMUNICATION EASEMENT ALONG ALL FRONT, SIDE AND REAR LOT PROPERTY LINES. THERE IS HEREBY DEDICATED A THIRTY (30) FOOT EASEMENT CENTERED ON ALL EXISTING LINES. ALL ELECTRIC AND COMMUNICATION UTILITY EASEMENTS ARE FOR THE CONSTRUCTION MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS AND REPAIR OF ALL OVERHEAD AND UNDERGROUND ELECTRIC AND COMMUNICATION UTILITIES. EACH LOT IS ALSO SUBJECT TO A FLOATING TWENTY (20) FOOT WIDE BY FORTY (40) FOOT LONG GUY WIRE EASEMENT AS REQUIRED BY THE ELECTRIC AND/OR COMMUNICATION UTILITY.

3. THERE IS HEREBY DEDICATED A TWENTY (20) FOOT WIDE PUBLIC UTILITY, DRAINAGE, AND EMBANKMENT/BACKSLOPE EASEMENT ADJACENT TO ALL STREET RIGHT-OF-WAYS.

4. THERE IS HEREBY DEDICATED A THIRTY (30) FOOT WIDE DRAINAGE EASEMENT CENTERED ON ALL NATURAL RUNOFF CHANNELS, CREEKS, OR SWALES UNLESS NOTED OTHERWISE ON THIS PLAT. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DRAINAGE EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE. WILSON COUNTY RESERVES THE RIGHT OF ACCESS TO SUCH EASEMENTS.

5. NO BUILDINGS, OR OTHER OBSTRUCTIONS OR WELL OF ANY KIND SHALL BE PLACED ON ANY ELECTRIC EASEMENTS, NOR SHALL ANY TREES BE PLANTED THEREON.

6. SANITARY SEWER SERVICE WILL BE BY: ON-SITE SEWAGE FACILITIES PERMITTED BY WILSON COUNTY HEALTH AND PUBLIC SAFETY OFFICE. NO STRUCTURE MAY BE OCCUPIED, UNLESS CONNECTED TO A PUBLIC SEWAGE SYSTEM, UNTIL A SEPTIC PERMIT, FOR THE ON-SITE SEWAGE FACILITY, IS OBTAINED FROM THE WILSON COUNTY HEALTH AND PUBLIC SAFETY OFFICER.

7. 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 ISSUED BY THE WILSON COUNTY HEALTH AND PUBLIC SAFETY OFFICE. THE DRIVEWAY SHALL BE CONSTRUCTED ACCORDING TO SPECIFICATIONS STATED WITHIN THE PERMIT.

8. NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT UNTIL DRIVEWAY AND FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND APPLICATION FOR SEPTIC PERMIT IS SUBMITTED.

9. THERE ARE A TOTAL OF EIGHTY (80) LOTS BEING PLATTED WITH THIS UNIT.

10. THIS SUBDIVISION IS ENTIRELY WITHIN THE FLORESVILLE INDEPENDENT SCHOOL DISTRICT BOUNDARY.

11. NO PORTION OF THIS SUBDIVISION HAS BEEN DESIGNATED AS BEING IN A SPECIAL FLOOD HAZARD ZONE "A" OR "AE" AS DELINEATED ON COMMUNITY-PANEL NO. 48493C0150C AND 48493C0175C, DATED NOVEMBER 26, 2010, AS PUBLISHED BY FEMA.

12. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM A COMBINATION OF SAN ANTONIO RIVER AUTHORITY (SARA) LIDAR AND AN ON THE GROUND SURVEY PERFORMED BY INTREPID SURVEYING & ENGINEERING AUGUST 2020. CONTOUR INTERVALS ARE 2 FEET FOR THIS PLAT.

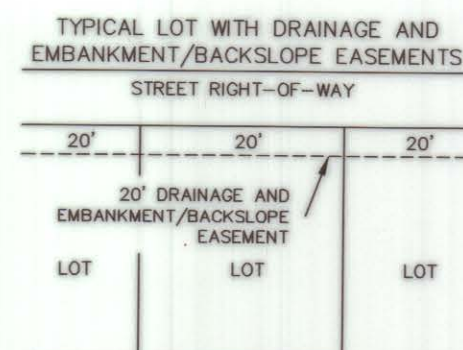
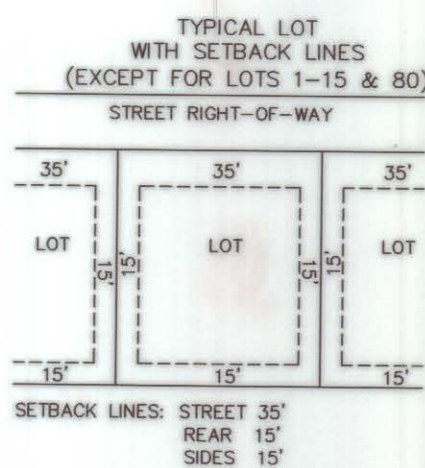
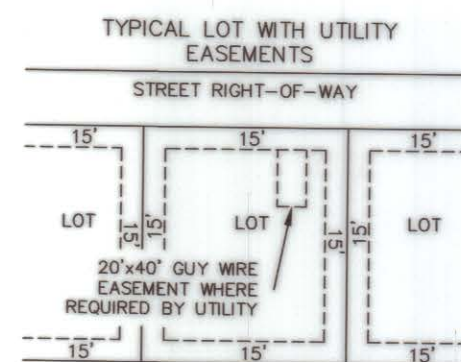
13. DRAINAGE STUDY: A DRAINAGE STUDY HAS BEEN COMPLETED FOR THIS PLAT AND IS AVAILABLE FOR REVIEW AT THE WILSON COUNTY EMERGENCY MANAGEMENT OFFICE. AREAS IDENTIFIED BY THE STUDY AS BEING INUNDATED DURING CERTAIN STORM EVENTS HAVE BEEN PLACED WITHIN DRAINAGE EASEMENTS.

INTREPID
SURVEYING & ENGINEERING

P.O. Box 519 1004 C STREET
FLORESVILLE, TX 78114
D. 830.393.8833 • F. 830.393.3388
WWW.INTREPIDTX.COM
TBPLS #10193936 • TBPE #16550

SHERMAN L. POSEY, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE 2-8-2021



SCALE: 1" = 500'
PLAT DATE: 9/16/2020
REVISED PLAT DATE: 12/29/2020

CURRENT DEED: VOL. 1334, PG. 769

ALL NOTES, SIGNATURE BLOCK AND DETAILS ON THIS PAGE APPLY TO EVERY PAGE OF THIS PLAT

THIS PLAT CONTAINS A TOTAL OF:

LOTS: 80 LOTS CONSISTING OF A TOTAL OF 91.13 ACRES
STREETS: 9.47 ACRES AND 5,599.54 LINEAR FOOTAGE

ESTATES DR. - 1,790.00 LF
SUMMER MEADOW DR. - 2,069.77 LF
VALLEY VIEW DR. - 1,739.77 LF

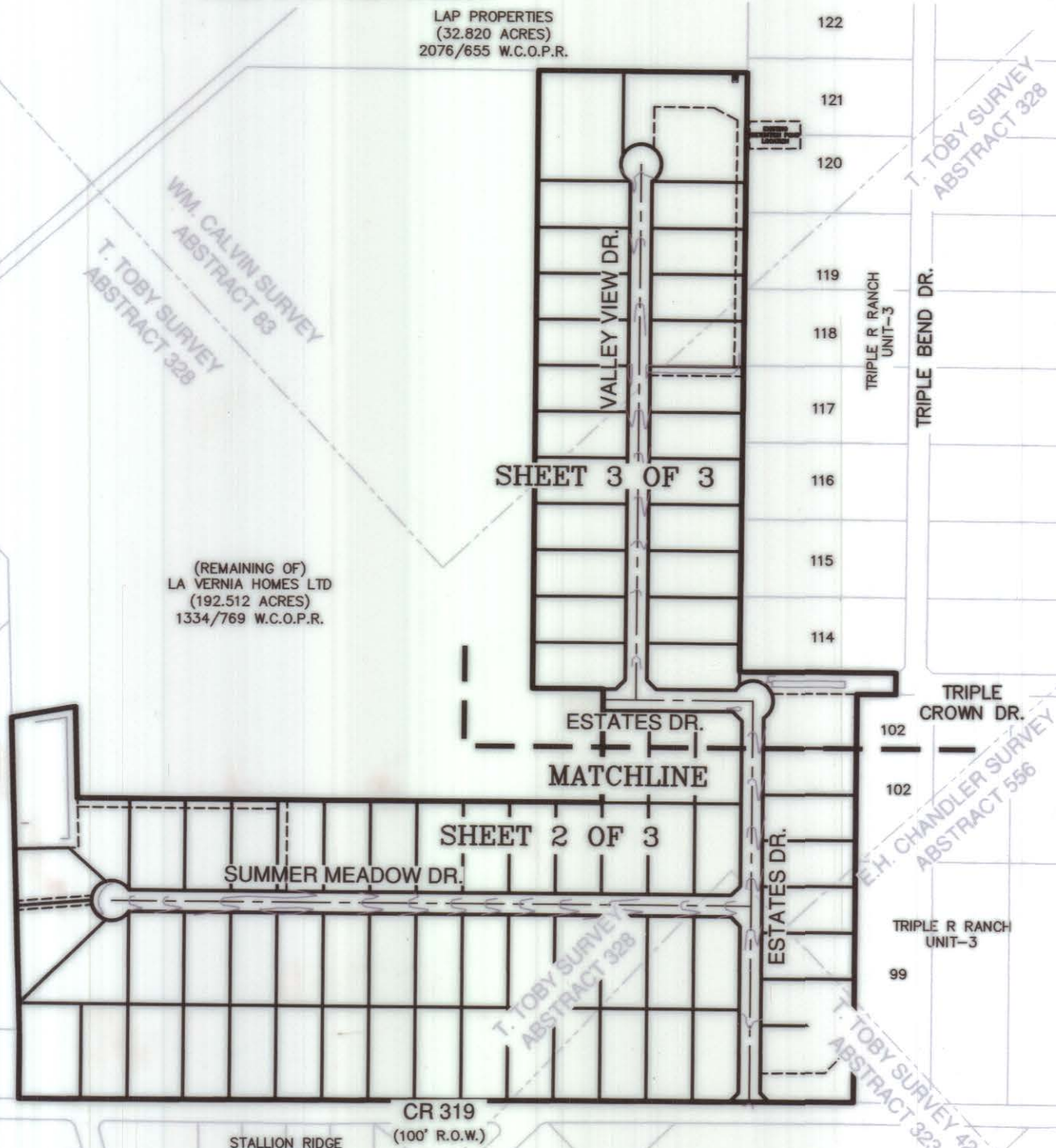
NOTES CONTINUED:

14. DRAINAGE EASEMENT: WILSON COUNTY IS A BENEFICIARY OF EACH DRAINAGE EASEMENT, AND HAS THE RIGHT, BUT NOT THE DUTY, TO ENFORCE DRAINAGE EASEMENTS.
15. DRAINAGE EASEMENTS: NO FENCING OR STRUCTURES THAT WILL INTERFERE WITH ADEQUATE DRAINAGE FLOW WILL BE ALLOWED ON OR ACROSS SUCH LINES.
16. THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO AN ASSESSMENT (FEE PAYABLE BY THE LOT OWNER) BY AN HOA (HOME OWNERS ASSOCIATION). THE HOME OWNERS ASSOCIATION MAY USE ASSESSMENTS TO ENFORCE THE RESTRICTIVE COVENANTS COVERING THIS SUBDIVISION. NO STATE OR LOCAL GOVERNMENT ENFORCES THE RESTRICTIVE COVENANTS COVERING THIS SUBDIVISION. THE DUTY TO ENFORCE THE RESTRICTIVE COVENANTS IS THE RESPONSIBILITY OF THE HOA.

NOTES CONTINUED:

17. THE DETENTION PONDS ARE TO BE DEDICATED TO THE HOA AND COVERS A TOTAL AREA OF 122,150.38 SF (2,804 ACRES). THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION PONDS OR COMMON AREAS.
18. ALL OF THIS SUBDIVISION LIES WITHIN WILSON COUNTY EMERGENCY SERVICES DISTRICT NO. 1 AND A PORTION OF WILSON COUNTY EMERGENCY SERVICES DISTRICT NO. 3. PROPERTY WITHIN THE EMERGENCY SERVICES DISTRICT IS SUBJECT TO TAXATION AND REGULATION BY THE EMERGENCY SERVICES DISTRICT.
19. WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
20. NO BUILDINGS, WELLS OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT.

LAP PROPERTIES
(32,820 ACRES)
2076/655 W.C.O.P.R.



I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE WILSON COUNTY SUBDIVISION & DEVELOPMENT RULES & REGULATIONS.

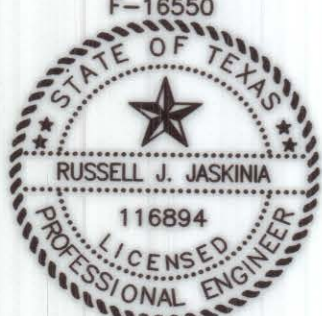
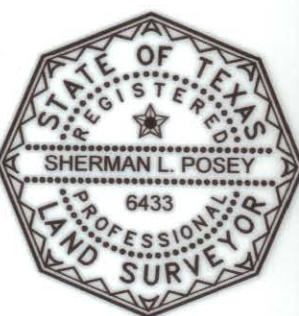
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE FIRE PROTECTION SYSTEM DESIGNED TO FLOW 250 GPM FOR 2 HOURS SUSTAINED, MEETING THE FLOW REQUIREMENTS OF ARTICLE VII.B.2. IN THE WILSON COUNTY SUBDIVISION AND DEVELOPMENT RULES AND REGULATIONS DATED 3/22/2010 AND LAST REVISED 5/13/2019. FIRE HYDRANTS ARE TO BE LOCATED ONE PER 1,000 FT OF ROAD FRONTAGE. THE DESIGN WAS BASED ON CURRENT FLOW CAPACITIES PROVIDED BY SUTHERLAND SPRINGS WSC, AND DOES NOT TAKE INTO CONSIDERATION THE IMPACTS OF FUTURE DEVELOPMENT AND GROWTH.

SURVEY NOTES:

1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX SOUTH CENTRAL ZONE AND ARE DERIVED FROM NORMAL GPS TECHNIQUES.
2. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "INTREPID"

LEGEND:

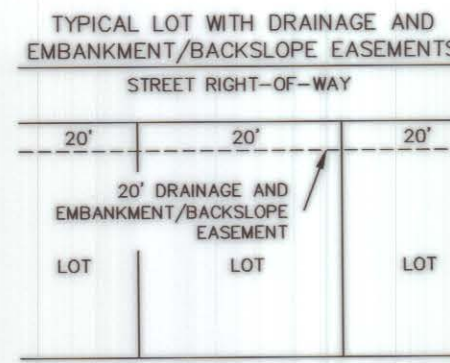
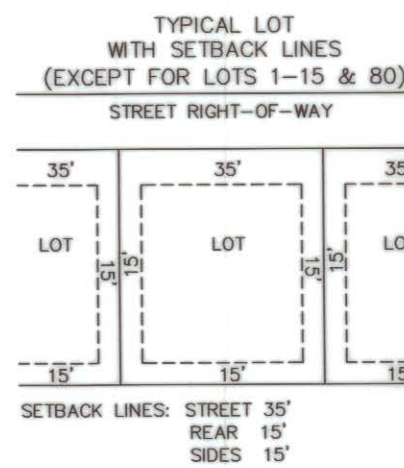
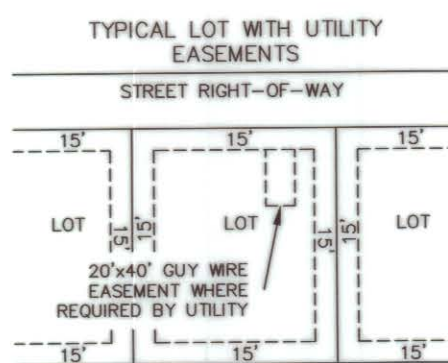
- | | | | |
|--------------|---------------------------------------|---|--|
| — | BOUNDARY LINE | 1 | 50' GVEC EASEMENT 1487/835 W.C.O.P.R. |
| - - - | ADJOINER LINE | 2 | 0.018 ACRES UTILITY ESMT. GVEC 2003/756 W.C.O.P.R. |
| - . - . - | EASEMENT LINE-EXISTING | 3 | VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT |
| - . - . - | EASEMENT LINE-PROPOSED | 4 | 75' BUILDING SETBACK |
| — | SURVEY LINE | 5 | 30' DRAINAGE EASEMENT |
| — | OVERHEAD ELECTRIC EXISTING | 6 | 15' DRAINAGE EASEMENT |
| (BRG.-DIST.) | RECORD CALL | | |
| ⊙ | FIRE HYDRANTS | | |
| ⊙ | 1/2" IRON ROD FOUND | | |
| ⊙ | 1/2" IRON ROD SET | | |
| W.C.P.R. | WILSON COUNTY PLAT RECORDS | | |
| W.C.O.P.R. | WILSON COUNTY OFFICIAL PUBLIC RECORDS | | |
| W.C.D.R. | WILSON COUNTY DEED RECORDS | | |



RUSSELL J. JASKINIA, PE, CFM
LICENSED PROFESSIONAL ENGINEER

DATE 2-8-2021

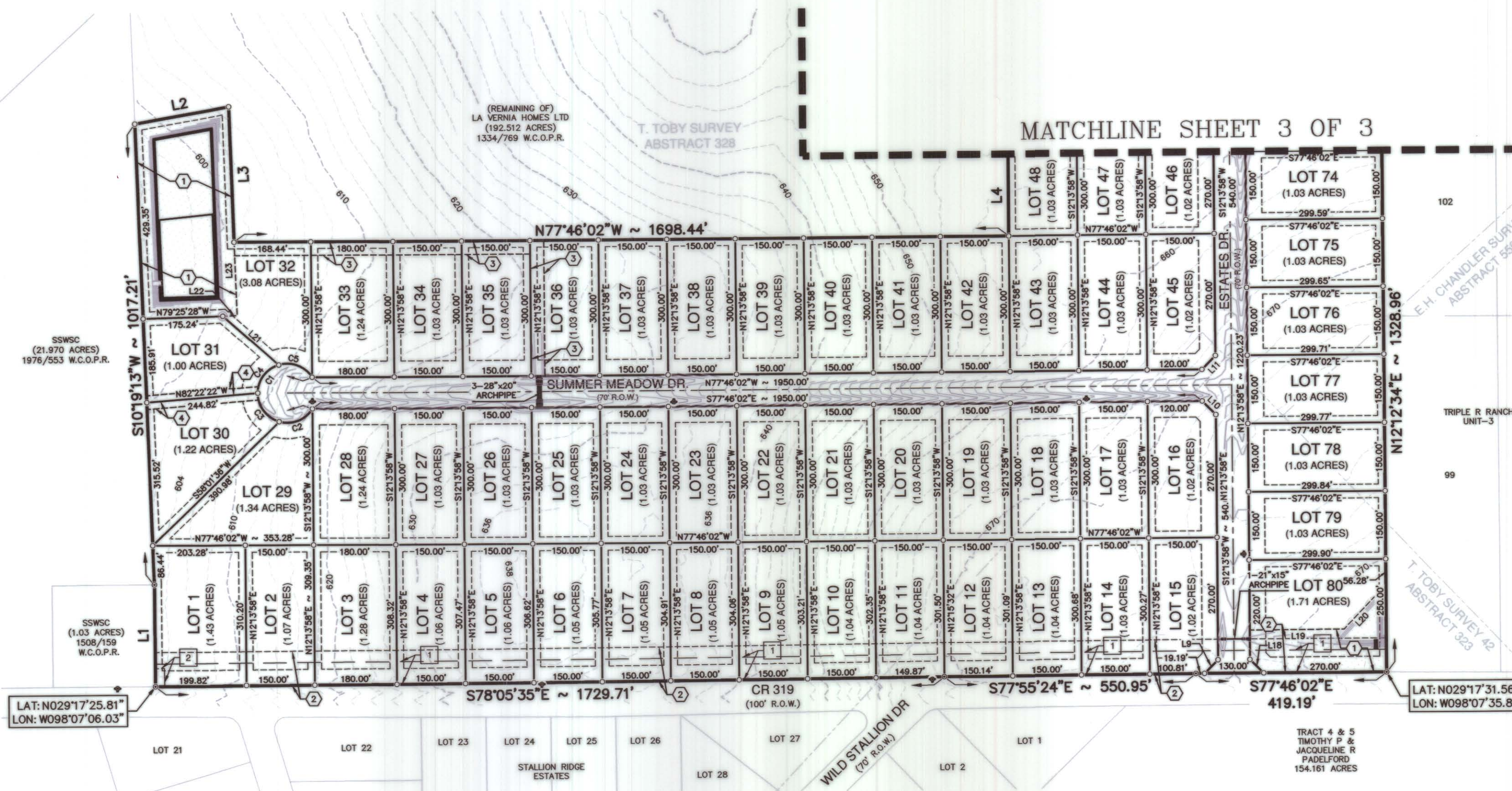
SUBDIVISION PLAT ESTABLISHING
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UNIT 1
WILSON COUNTY, TEXAS



CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	65.00'	294°50'31"	N12°13'58"E	70.00'	334.49'
C2	65.00'	73°42'38"	S81°40'01"W	77.97'	83.62'
C3	65.00'	73°42'38"	N24°37'21"W	77.97'	83.62'
C4	65.00'	73°42'38"	N49°05'17"E	77.97'	83.62'
C5	65.00'	73°42'38"	S57°12'05"E	77.97'	83.62'
C6	65.00'	294°50'31"	N77°46'02"W	70.00'	334.49'
C7	65.00'	80°02'27"	N51°04'04"W	83.60'	90.80'
C8	65.00'	214°48'04"	S37°44'48"E	124.05'	243.68'
C9	65.00'	204°50'31"	N32°46'02"W	126.96'	232.39'
C10	65.00'	14°40'38"	N52°09'02"E	16.61'	16.65'
C11	65.00'	190°09'53"	S25°25'43"E	129.49'	215.74'

LINE #	BEARING	LENGTH
L1	S12°05'13"W	224.95'
L2	N87°58'21"W	210.03'
L3	N10°27'47"E	297.60'
L4	S12°13'58"W	300.00'
L5	S12°13'58"W	70.00'
L6	S77°46'02"E	229.12'
L7	N12°06'06"E	70.11'
L8	S77°34'44"E	126.41'
L9	S57°13'58"W	42.43'
L10	S32°46'02"E	42.43'
L11	S57°13'58"W	42.43'
L12	S32°46'02"E	42.43'
L13	S77°46'02"E	420.00'
L14	N77°46'02"W	40.88'
L15	S57°13'58"W	42.43'

LINE #	BEARING	LENGTH
L16	N32°46'02"W	42.43'
L17	N12°13'58"E	47.69'
L18	N32°46'02"W	42.43'
L19	S77°57'16"E	207.42'
L20	N55°20'10"E	135.38'
L21	N35°59'46"W	163.36'
L22	N79°25'28"W	31.44'
L23	S10°27'47"W	162.95'
L24	S12°13'58"W	135.58'
L25	N77°36'15"W	193.14'
L26	N50°19'02"W	86.85'
L27	N12°23'58"E	201.28'



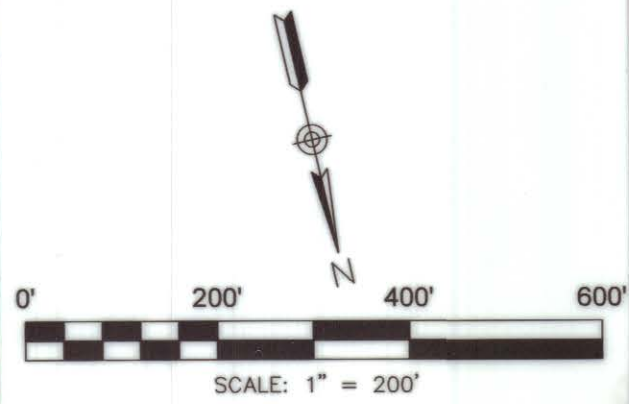
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LEGEND:
— BOUNDARY LINE
— ADJOINER LINE
- - - EASEMENT LINE—EXISTING
- - - EASEMENT LINE—PROPOSED
— SURVEY LINE
— OVERHEAD ELECTRIC EXISTING

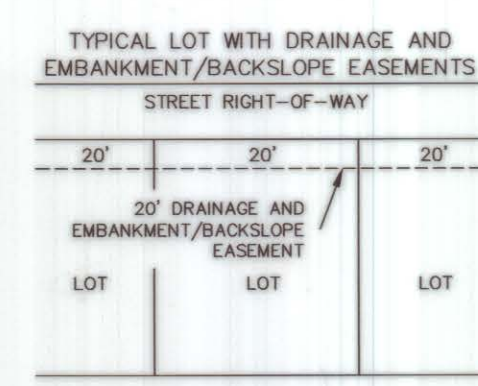
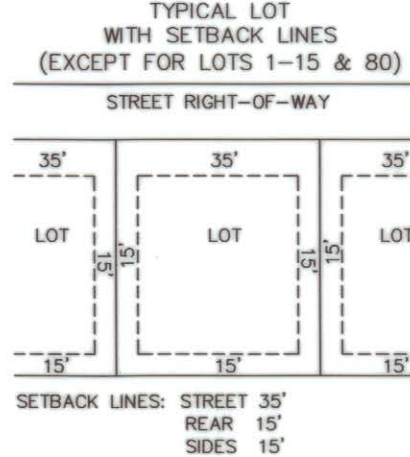
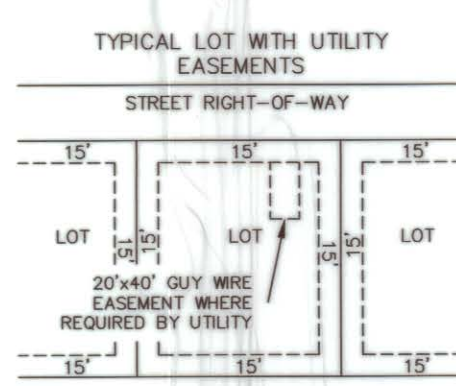
KEY NOTES:
EXISTING
1 50' GVEC EASEMENT 1487/835 W.C.O.P.R.
2 0.018 ACRES UTILITY ESMT. GVEC 2003/756 W.C.O.P.R.
3 1/2" IRON ROD FOUND (BRG.—DIST.) RECORD CALL
4 1/2" IRON ROD SET FIRE HYDRANTS
W.C.P.R. WILSON COUNTY PLAT RECORDS
W.C.O.P.R. WILSON COUNTY OFFICIAL PUBLIC RECORDS
W.C.D.R. WILSON COUNTY DEED RECORDS

PROPOSED
1 VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT
2 75' BUILDING SETBACK
3 30' DRAINAGE EASEMENT
4 15' DRAINAGE EASEMENT

LOT NUMBER	RECOMMENDED DRIVEWAY CULVERT	CL OF DITCH FLOWLINE ELEV. (HIGH SIDE)	LOT NUMBER	RECOMMENDED DRIVEWAY CULVERT	CL OF DITCH FLOWLINE ELEV. (HIGH SIDE)
1-16	NOT REQUIRED	-	31	NOT REQUIRED	-
17	1-18" CMP	662.0	32-56	NOT REQUIRED	-
18	2-18" CMP	659.0	57	1-18" CMP	616.0
19	2-18" CMP	655.0	58	1-18" CMP	611.0
20	2-18" CMP	650.0	59	1-18" CMP	609.0
21	2-18" CMP	643.0	60-64	NOT REQUIRED	-
22	2-18" CMP	637.0	65	2-18" CMP	621.0
23	3-18" CMP	631.0	66	2-24" CMP	626.0
24	3-18" CMP	628.0	67	1-18" CMP	631.0
25	3-18" CMP	625.0	68	1-18" CMP	638.0
26	NOT REQUIRED	-	69-72	NOT REQUIRED	-
27	1-18" CMP	623.0	73	1-18" CMP	652.0
28	1-18" CMP	618.0	74	1-18" CMP	657.0
29	1-18" CMP	611.0	75	1-18" CMP	662.0
30	1-18" CMP	610.0	76-80	NOT REQUIRED	-



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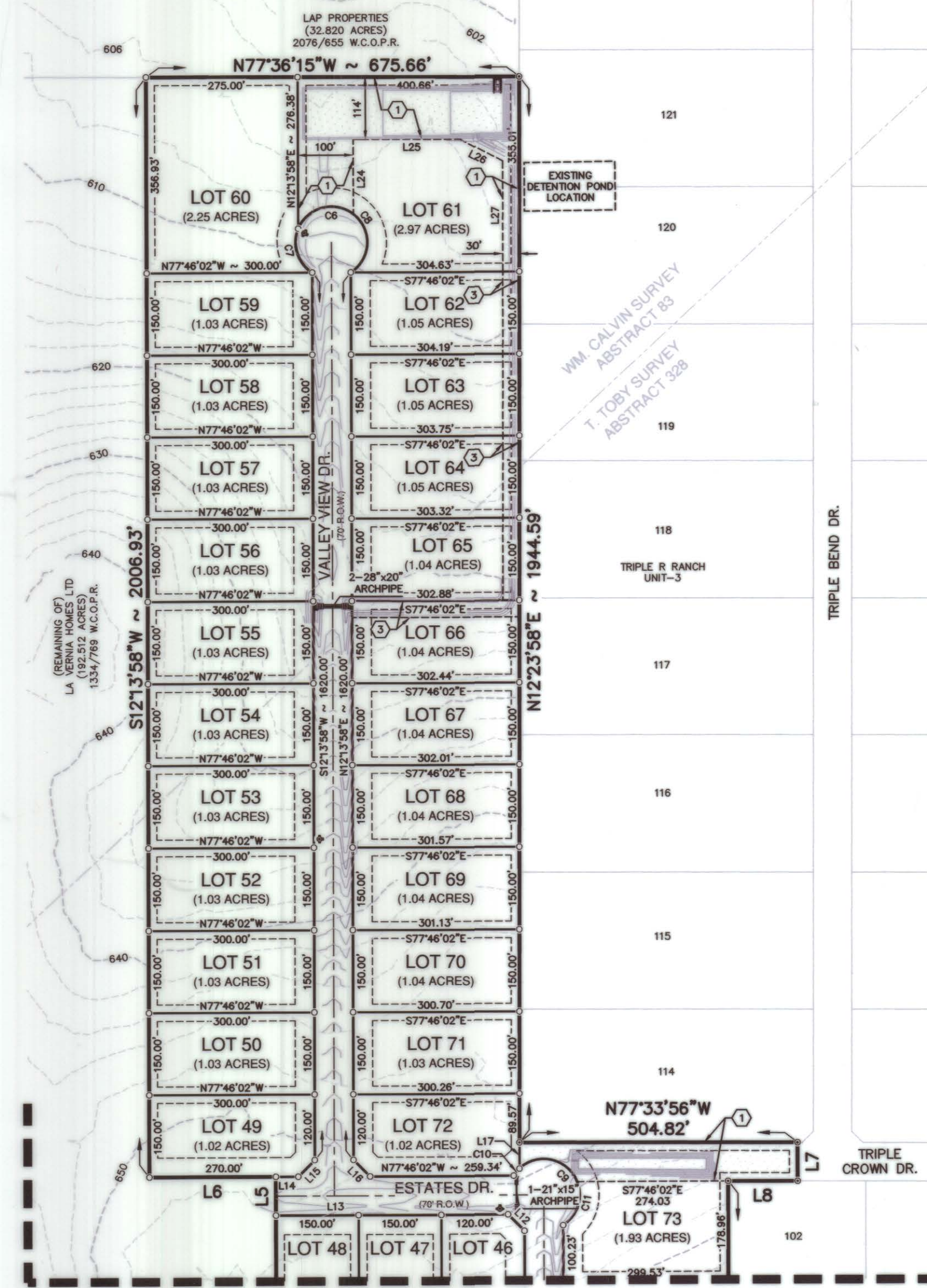


LOT NUMBER	RECOMMENDED DRIVEWAY CULVERT	CL OF DITCH FLOWLINE ELEV. (HIGH SIDE)
1-16	NOT REQUIRED	-
17	1 - 18" CMP	662.0
18	2 - 18" CMP	659.0
19	2 - 18" CMP	655.0
20	2 - 18" CMP	650.0
21	2 - 18" CMP	643.0
22	2 - 18" CMP	637.0
23	3 - 18" CMP	631.0
24	3 - 18" CMP	628.0
25	3 - 18" CMP	625.0
26	NOT REQUIRED	-
27	1 - 18" CMP	623.0
28	1 - 18" CMP	618.0
29	1 - 18" CMP	611.0
30	1 - 18" CMP	610.0
31	NOT REQUIRED	-
32-56	NOT REQUIRED	-
57	1 - 18" CMP	616.0
58	1 - 18" CMP	611.0
59	1 - 18" CMP	609.0
60-64	NOT REQUIRED	-
65	2 - 18" CMP	621.0
66	2 - 24" CMP	626.0
67	1 - 18" CMP	631.0
68	1 - 18" CMP	638.0
69-72	NOT REQUIRED	-
73	1 - 18" CMP	652.0
74	1 - 18" CMP	657.0
75	1 - 18" CMP	662.0
76-80	NOT REQUIRED	-

LINE #	BEARING	LENGTH
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L3	N10°27'47"E	297.60'
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L12	S32°46'02"E	42.43'
L13	S77°46'02"E	420.00'
L14	N77°46'02"W	40.88'
L15	S57°13'58"W	42.43'
















LINE #	BEARING	LENGTH
L16	N32°46'02"W	42.43'
L17	N12°13'58"E	47.69'
L18	N32°46'02"W	42.43'
L19	S77°57'16"E	207.42'
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L25	N77°36'15"W	193.14'
L26	N50°19'02"W	86.85'
L27	N12°23'58"E	201.28'

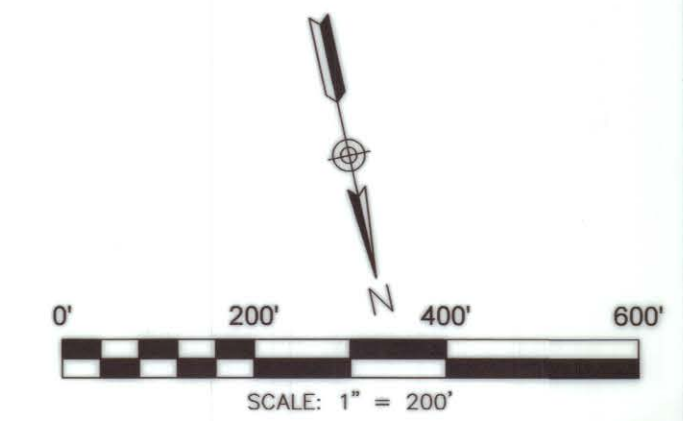
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C2	65.00'	73°42'38"	S81°40'01"W	77.97'	83.62'
C3	65.00'	73°42'38"	N24°37'21"W	77.97'	83.62'
C4	65.00'	73°42'38"	N49°05'17"E	77.97'	83.62'
C5	65.00'	73°42'38"	S57°12'05"E	77.97'	83.62'
C6	65.00'	294°50'31"	N77°46'02"W	70.00'	334.49'
C7	65.00'	80°02'27"	N5°10'04"W	83.60'	90.80'
C8	65.00'	214°48'04"	S37°44'48"E	124.05'	243.68'
C9	65.00'	204°50'31"	N32°46'02"W	126.96'	232.39'
C10	65.00'	14°40'38"	N52°09'02"E	16.61'	16.65'
C11	65.00'	190°09'53"	S25°25'43"E	129.49'	215.74'



MATCHLINE SHEET 2 OF 3

INTREPID
SURVEYING & ENGINEERING
P.O. Box 519 • 1004 G STREET
FLORESVILLE, TX 78114
O. 830.393.8833 • F. 830.393.3388
WWW.INTREPIDTX.COM
TBPLS #10193936 • TBPE #16550

LEGEND:		KEY NOTES:	
	BOUNDARY LINE	EXISTING	PROPOSED
	ADJOINER LINE		
	EASEMENT LINE-EXISTING	 50' GVEC EASEMENT	 VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT
	EASEMENT LINE-PROPOSED	1487/835 W.C.O.P.R.	
	SURVEY LINE	 0.018 ACRES UTILITY	 75' BUILDING SETBACK
	OVERHEAD ELECTRIC	ESMT. GVEC 2003/756	
	EXISTING	W.C.O.P.R.	 30' DRAINAGE EASEMENT
	⊙ 1/2" IRON ROD FOUND (BRG.-DIST.)	RECORD CALL	 15' DRAINAGE EASEMENT
	○ 1/2" IRON ROD SET	 FIRE HYDRANTS	
W.C.P.R.	WILSON COUNTY PLAT RECORDS		
W.C.O.P.R.	WILSON COUNTY OFFICIAL PUBLIC RECORDS		
W.C.D.R.	WILSON COUNTY DEED RECORDS		



SHEET 3 OF 3