

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 PURPOSES 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.

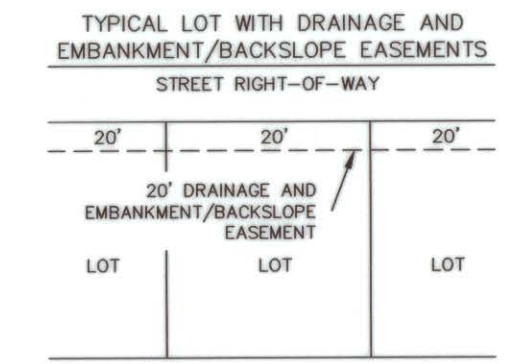
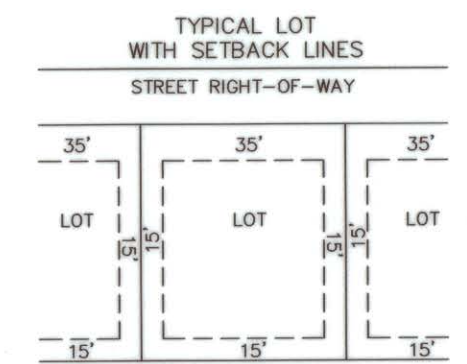
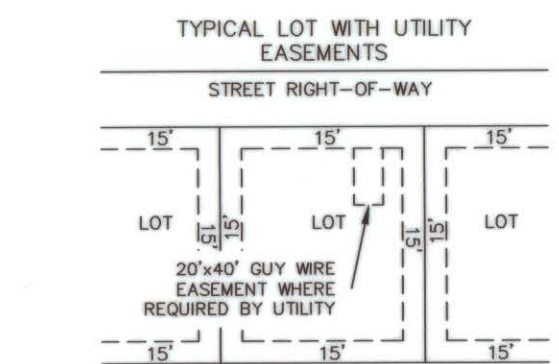
9. THERE IS A TOTAL OF SIXTY-ONE (61) LOTS BEING PLATTED WITH THIS UNIT.

10. THIS SUBDIVISION IS ENTIRELY WITHIN THE LA VERNIA 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. 4849300150C, 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 2018. 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.



**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 A 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 POND IS TO BE DEDICATED TO THE HOA AND COVERS A TOTAL AREA OF 118,261.62 SF (2.715 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. PROPERTY WITHIN THE EMERGENCY SERVICES DISTRICT IS SUBJECT TO TAXATION AND REGULATION BY THE EMERGENCY SERVICES DISTRICT.  
19. THERE IS HEREBY DEDICATED A "ONE FOOT NO ACCESS EASEMENT" ALONG THE ENTIRE NORTHEAST LINE OF THE PROPERTY, WITH BEARING S30°25'01"E BEING 2917.28'. THE "ONE FOOT NO ACCESS EASEMENT" MAY NOT BE CROSSED FOR THE PURPOSE OF ACCESSING ADJACENT PROPERTIES. BSR DEVELOPMENT, INC. OR ITS SUCCESSORS, HAS THE RIGHT TO RELEASE ALL OR ANY PORTION OF THE "ONE FOOT NO ACCESS EASEMENT".

**THIS PLAT CONTAINS A TOTAL OF:**  
LOTS: 61 LOTS CONSISTING OF A TOTAL OF 92.05 ACRES  
STREETS: 8.03 ACRES AND 4,657.72 LINEAR FOOTAGE

SETTLEMENT DR. - 1,725.23 LF  
SETTLEMENT PASS - 830.00 LF  
N. TRANQUILITY DR. - 1,560.99 LF  
S. TRANQUILITY DR. - 541.50 LF



# SUBDIVISION PLAT ESTABLISHING THE SETTLEMENT WILSON COUNTY, TEXAS

PLAT OF 100.080 ACRES OF LAND OUT OF THE MOSES MOORE SURVEY, ABSTRACT NO. 231 IN WILSON COUNTY, TEXAS, AND ALSO BEING THE SAME TRACT CONVEYED TO BSR DEVELOPMENT, INC. BY DEED RECORDED IN VOLUME 2048, PAGE 671 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.

*Brandon Rose*  
BSR DEVELOPMENT, INC.  
BRANDON ROSE - PRESIDENT  
P.O. BOX 1179  
LA VERNIA TEXAS 78121

SWORN TO AND SUBSCRIBED BEFORE ME THIS  
12th DAY OF February, 2019.  
*Madylyn Fluit*  
NOTARY PUBLIC

THIS PLAT OF THE SETTLEMENT, HAS BEEN SUBMITTED TO AND APPROVED BY S.S. WATER SUPPLY CORPORATION. FOR EASEMENTS.

*Herb Williams*  
HERB WILLIAMS  
AGENT FOR S.S. WATER SUPPLY CORPORATION

THIS PLAT OF THE SETTLEMENT, HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. (GVEC) FOR EASEMENTS.

*Paul Stock*  
PAUL STOCK  
AGENT FOR G.V.E.C.

STATE OF TEXAS  
COUNTY OF WILSON  
*Richard L. Jackson*  
CHAIRMAN, WILSON COUNTY DEVELOPMENT REVIEW COMMITTEE

APPROVED BY THE COMMISSIONERS COURT OF THE COUNTY OF WILSON, TEXAS THIS  
25th DAY OF February, 2019

*Richard L. Jackson*  
RICHARD L. JACKSON - COUNTY JUDGE

*Albert Gamez Jr.*  
ALBERT GAMEZ, JR. - PRECINCT 1 COMMISSIONER

*Paul W. Pfeil*  
PAUL W. PFEIL - PRECINCT 2 COMMISSIONER

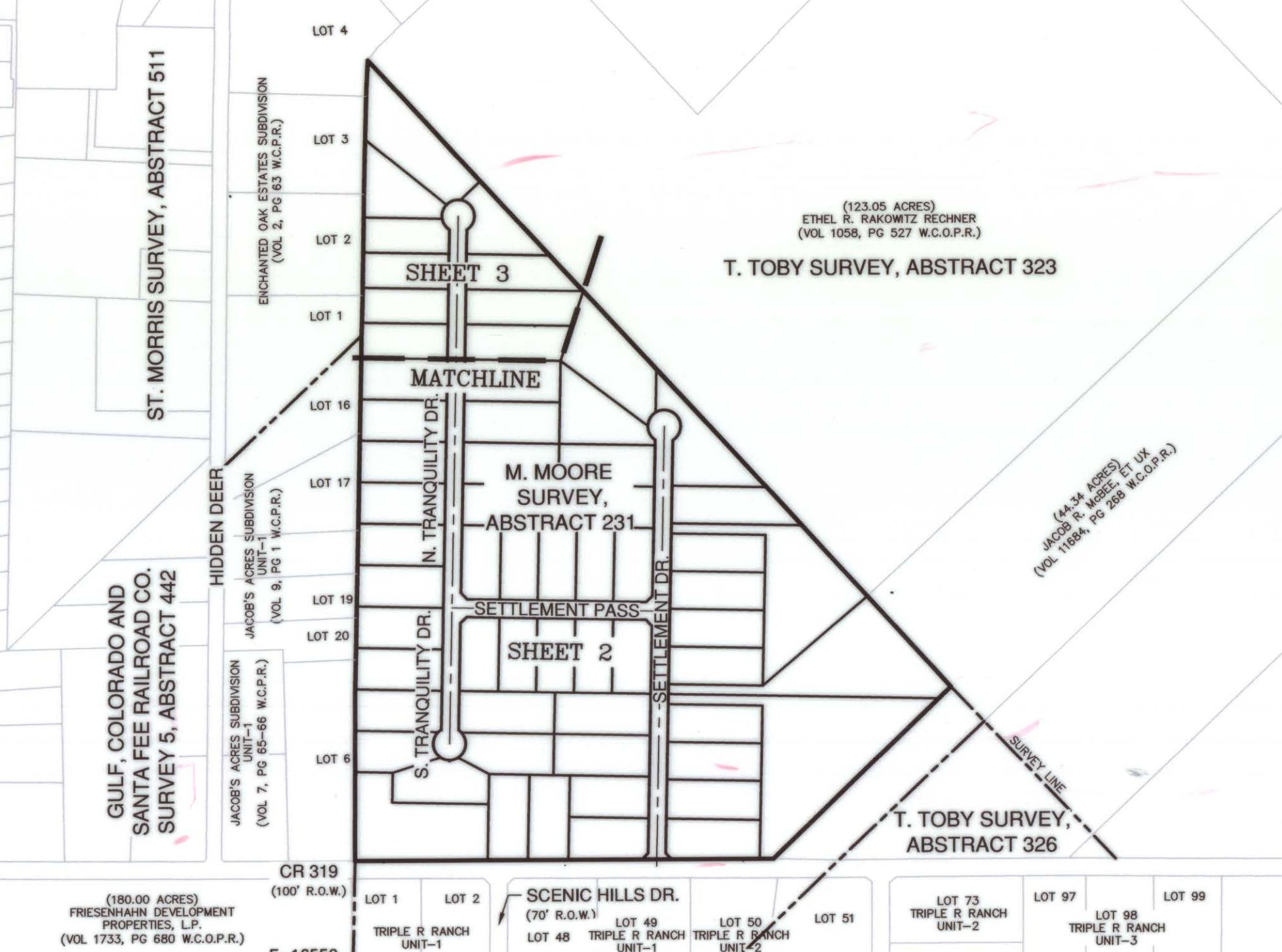
*Ernest "Skip" Hajek*  
ERNEST "SKIP" HAJEK - PRECINCT 3 COMMISSIONER

*Larry A. Wiley*  
LARRY A. WILEY - PRECINCT 4 COMMISSIONER

*Eva S. Martinez*  
COUNTY CLERK OF WILSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 26th DAY OF February, 2019 A.D. AT 8:45 O'CLOCK A.M. AND DUPLICATED IN VOLUME 12, PAGE(S) 44-46, PLAT RECORDS OF WILSON COUNTY, TEXAS.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 26th DAY OF February, 2019 A.D.

EVA S. MARTINEZ, COUNTY CLERK  
COUNTY CLERK, WILSON COUNTY, TEXAS  
*Gayle Richey*  
SHEET 1 OF 3



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 VIII.B.2. IN THE WILSON COUNTY SUBDIVISION AND DEVELOPMENT RULES AND REGULATIONS, DATED 3/22/2010 AND LAST REVISED 3/13/2017. 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  
— ADJOINER LINE  
— EASEMENT LINE  
— EASEMENT LINE  
— SURVEY LINE  
— OVERHEAD ELECTRIC EXISTING  
\* FIRE HYDRANTS  
o 1/2" IRON ROD FOUND (BRG.-DIST.) RECORD CALL  
o 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

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

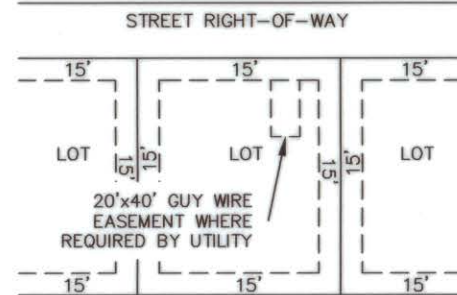
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT ACCURATELY REFLECTS THE GENERAL LOCATION (OR ABSENCE) OF ALL STREAMS, RIVERS, PONDS, LAKES, OTHER SURFACE WATER FEATURES OR ANY SENSITIVE FEATURES IN ACCORDANCE WITH THE TERMS OF THE WILSON COUNTY SUBDIVISION & DEVELOPMENT RULES & REGULATIONS AND THE SURVEY INFORMATION FOUND ON THIS PLAT WAS DERIVED FROM ACTUAL FIELD NOTES OF ON-THE-GROUND SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AT THE TIME OF THIS SURVEY.  
*Sherman L. Posey*  
SHERMAN L. POSEY, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
DATE 2-12-19

*Russell J. Jaskinja*  
RUSSELL J. JASKINJA, PE, CFM  
LICENSED PROFESSIONAL ENGINEER  
DATE 2-12-19

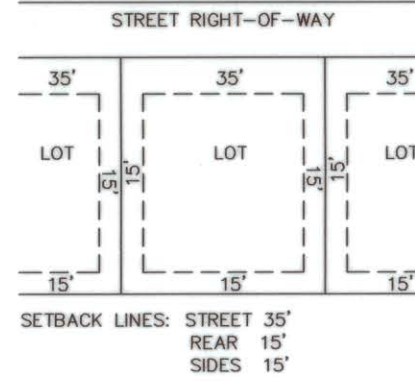


SUBDIVISION PLAT ESTABLISHING  
THE SETTLEMENT  
WILSON COUNTY, TEXAS

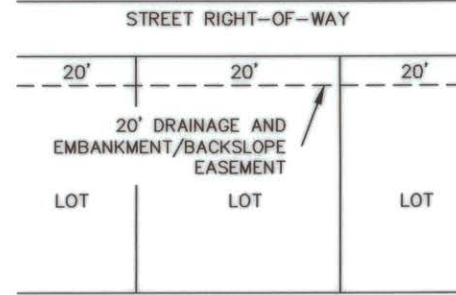
TYPICAL LOT WITH UTILITY  
EASEMENTS



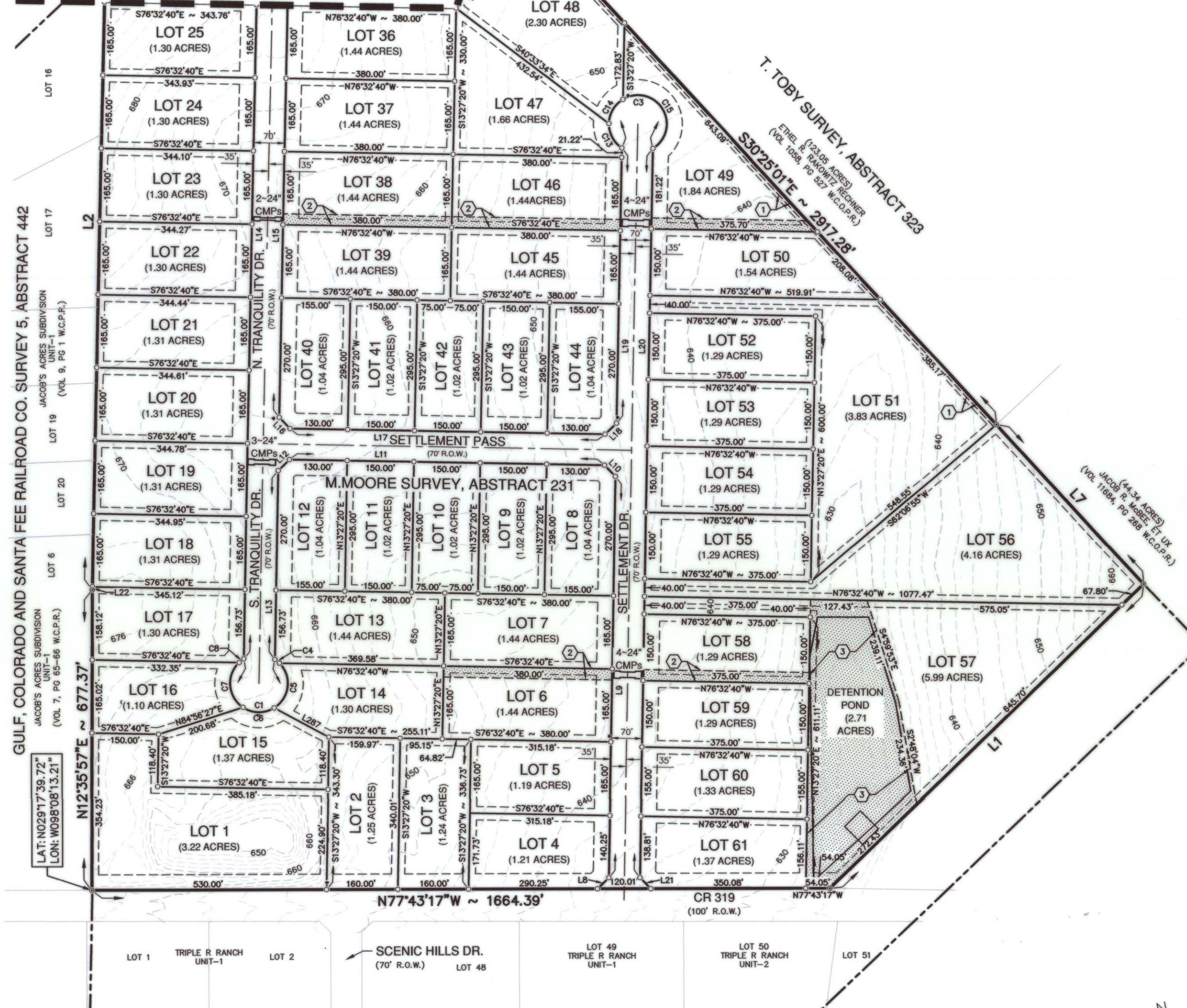
TYPICAL LOT  
WITH SETBACK LINES



TYPICAL LOT WITH DRAINAGE AND  
EMBANKMENT/BACKSLOPE EASEMENTS



MATCHLINE SHEET 3



CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	65.00'	294°50'31"	N76°32'40"W	70.00'	334.49'
C2	65.00'	294°50'31"	S76°32'40"E	70.00'	334.49'
C3	65.00'	294°50'31"	S76°32'40"E	70.00'	334.49'
C4	65.00'	11°44'42"	N38°05'35"W	13.30'	13.32'
C5	65.00'	103°05'50"	N19°19'41"E	101.81'	116.96'
C6	65.00'	85°09'29"	S76°32'40"E	70.00'	73.92'
C7	65.00'	103°05'50"	S7°34'59"W	101.81'	116.96'
C8	65.00'	11°44'42"	S65°00'15"W	13.30'	13.32'
C9	65.00'	47°41'02"	S20°07'25"E	52.55'	54.10'
C10	65.00'	52°53'18"	S30°09'45"W	57.89'	60.00'
C11	65.00'	52°53'18"	S83°03'04"W	57.89'	60.00'
C12	65.00'	141°22'53"	N01°11'09"E	122.69'	160.39'
C13	65.00'	57°17'39"	S15°19'06"E	62.32'	65.00'
C14	65.00'	57°32'52"	S42°06'10"W	62.58'	65.29'
C15	65.00'	180°00'00"	N19°07'24"W	130.00'	204.20'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S58°23'12"W	985.93'
L2	N13°30'52"E	1416.48'
L3	N13°59'37"E	159.28'
L4	N13°20'32"E	404.15'
L5	N13°48'46"E	398.77'
L6	N15°48'55"E	133.69'
L7	S30°14'04"E	490.04'
L8	N57°52'02"E	35.72'
L9	N13°27'20"E	905.25'
L10	N31°32'40"W	35.36'
L11	N76°32'40"W	710.00'
L12	S58°27'20"W	35.36'

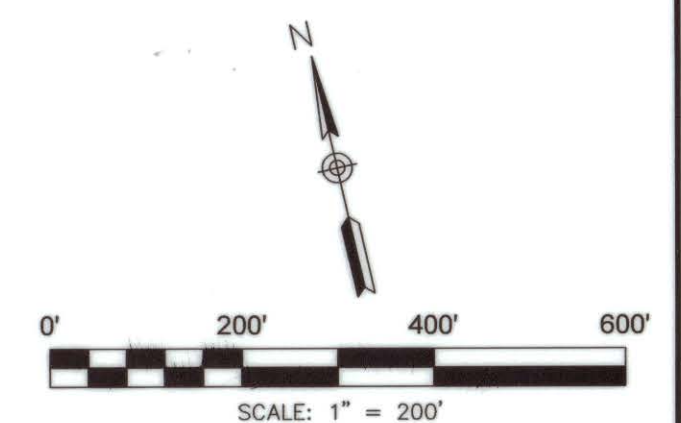
LINE TABLE		
LINE #	BEARING	LENGTH
L13	S13°27'20"W	428.73'
L14	N13°27'20"E	1992.95'
L15	S13°27'20"W	1446.22'
L16	S31°32'40"E	35.36'
L17	S76°32'40"E	710.00'
L18	N58°27'20"E	35.36'
L19	N13°27'20"E	621.22'
L20	S13°27'20"W	1645.04'
L21	S32°07'58"E	34.99'
L22	N13°30'52"E	6.89'
L23	S59°34'59"W	109.34'

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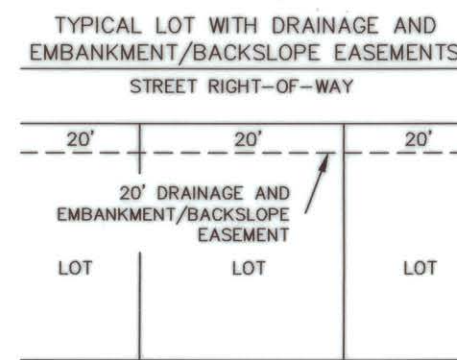
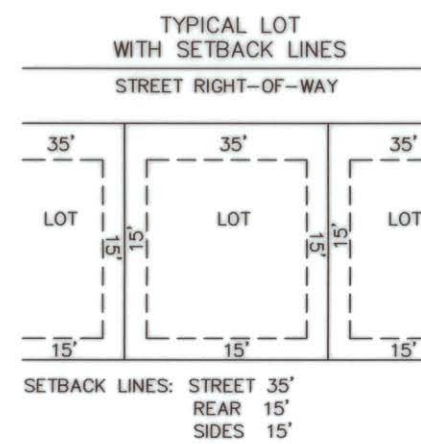
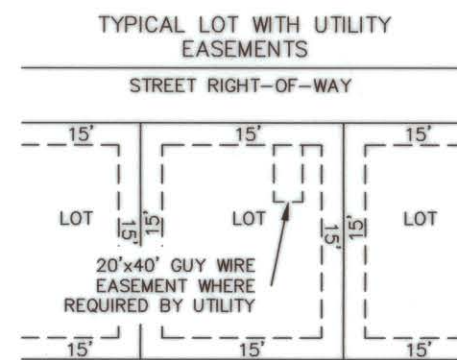
LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- EASEMENT LINE
- EASEMENT LINE
- SURVEY LINE
- OVERHEAD ELECTRIC EXISTING
- ① "ONE FOOT NO ACCESS EASEMENT"
- ② 25' DRAINAGE EASEMENT
- ③ VARIABLE WIDTH DRAINAGE EASEMENT
- (BRG.-DIST.) RECORD CALL
- 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
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- FIRE HYDRANTS



SHEET 2 OF 3



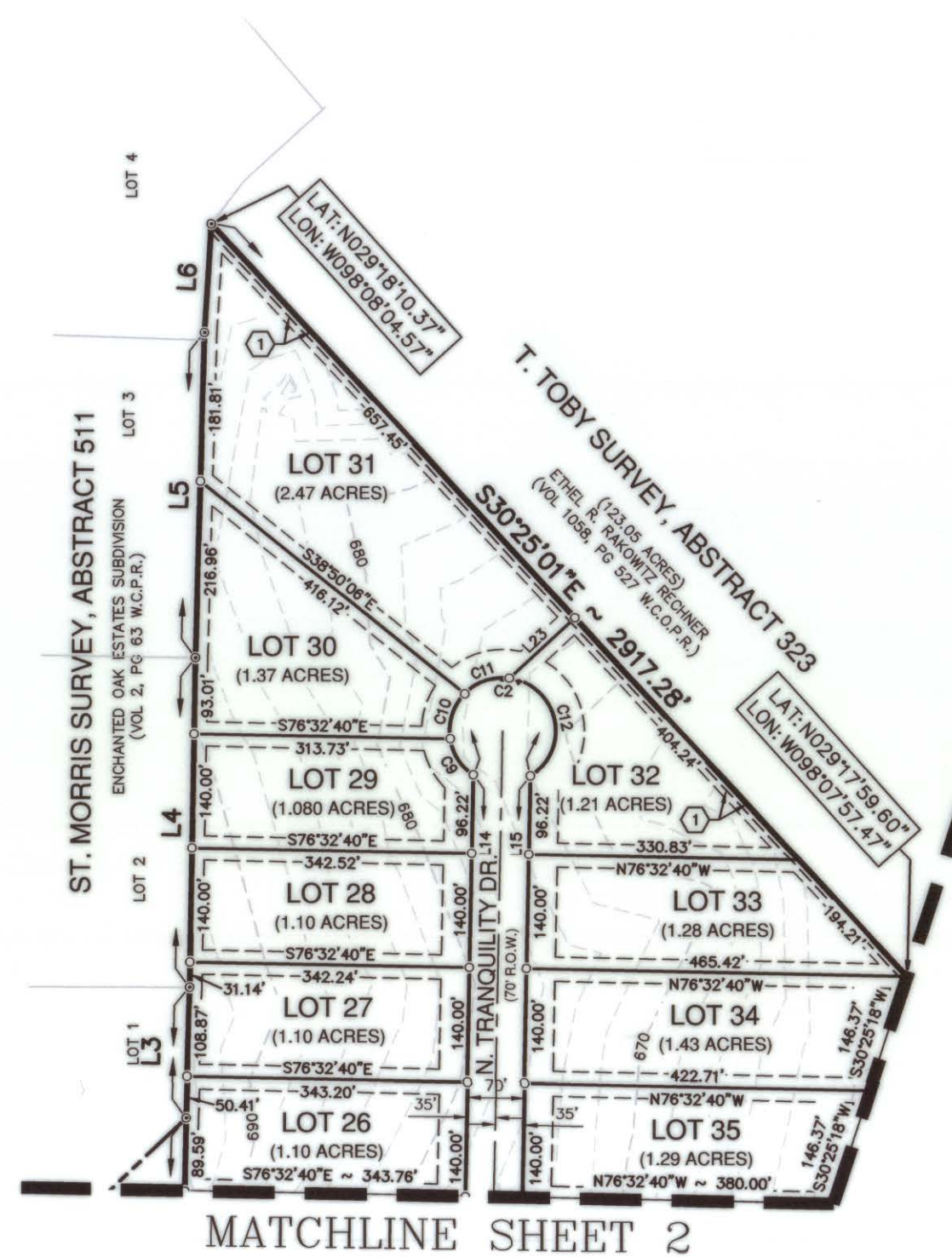


SUBDIVISION PLAT ESTABLISHING  
THE SETTLEMENT  
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CURVE TABLE					
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L21	S32°07'58"E	34.99'
L22	N13°30'52"E	6.89'
L23	S59°34'59"W	109.34'



LOT NUMBER	RECOMMENDED DRIVEWAY CULVERT
1	3 - 18" CMP
2	1 - 18" CMP
3	1 - 18" CMP
4	2 - 18" CMP
5	1 - 18" CMP
6	1 - 18" CMP
7	2 - 24" CMP
8	2 - 18" CMP
9	NOT REQUIRED
10	NOT REQUIRED
11	NOT REQUIRED
12	NOT REQUIRED
13	NOT REQUIRED
14	NOT REQUIRED
15	NOT REQUIRED
16	1 - 18" CMP
17	2 - 24" CMP
18	3 - 18" CMP
19	2 - 18" CMP
20	2 - 24" CMP
21	3 - 18" CMP
22	1 - 18" CMP
23	1 - 18" CMP
24	2 - 18" CMP
25	2 - 18" CMP
26	1 - 18" CMP
27	1 - 18" CMP
28	1 - 18" CMP
29	2 - 18" CMP
30	2 - 18" CMP
31	2 - 18" CMP
32	NOT REQUIRED
33	NOT REQUIRED
34	NOT REQUIRED
35	NOT REQUIRED
36	NOT REQUIRED
37	NOT REQUIRED
38	NOT REQUIRED
39	NOT REQUIRED
40	1 - 18" CMP
41	1 - 18" CMP
42	1 - 18" CMP
43	1 - 18" CMP
44	2 - 18" CMP
45	3 - 18" CMP
46	4 - 18" CMP
47	3 - 18" CMP
48	1 - 18" CMP
49	NOT REQUIRED
50	NOT REQUIRED
51	CULVERTS NOT APPLICABLE CONCRETE LOW WATER CROSSING APPROXIMATELY 500 FT FROM LOT ENTRANCE AT NATURAL LOW
52	NOT REQUIRED
53	NOT REQUIRED
54	NOT REQUIRED
55	NOT REQUIRED
56	CULVERTS NOT APPLICABLE CONCRETE LOW WATER CROSSING APPROXIMATELY 500 FT FROM LOT ENTRANCE AT NATURAL LOW
57	CULVERTS NOT APPLICABLE CONCRETE LOW WATER CROSSING APPROXIMATELY 500 FT FROM LOT ENTRANCE AT NATURAL LOW
58	NOT REQUIRED
59	NOT REQUIRED
60	NOT REQUIRED
61	NOT REQUIRED

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- LEGEND:**
- BOUNDARY LINE
  - ADJOINER LINE
  - EASEMENT LINE
  - EASEMENT LINE
  - SURVEY LINE
  - OVERHEAD ELECTRIC EXISTING
  - 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
  - ONE FOOT NO ACCESS EASEMENT SHOWN NOT TO SCALE
  - 25' DRAINAGE EASEMENT
  - VARIABLE WIDTH DRAINAGE EASEMENT
  - (BRG.-DIST.) RECORD CALL

