

AMENDING  
SUBDIVISION PLAT ESTABLISHING  
THE ESTATES AT  
TRIPLE R RANCH,  
UNIT 2  
WILSON COUNTY, TEXAS

AMENDING PLAT OF 12.01 ACRES, APPROXIMATELY 4.24 ACRES OF LAND OUT OF THE WM CALVIN SURVEY, ABSTRACT 83, APPROXIMATELY 7.77 ACRES OUT OF THE THOMAS TOBY SURVEY, ABSTRACT NO. 328, IN WILSON COUNTY, TEXAS, AND PREVIOUSLY PLATTED IN THE ESTATES AT TRIPLE R RANCH, UNIT-2 RECORDED IN VOLUME C, PAGE 250-251, 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

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

THIS PLAT CONTAINS A TOTAL OF:

LOTS: 8 LOTS CONSISTING OF A TOTAL OF 12.01 ACRES  
STREETS: NONE

REVISION	DATE	DESCRIPTION
1	6/15/2022	PLAT WAS AMENDED TO REFLECT THE CORRECT BEARING AND DISTANCE OF THE SOUTHEASTERN BOUNDARY LINE

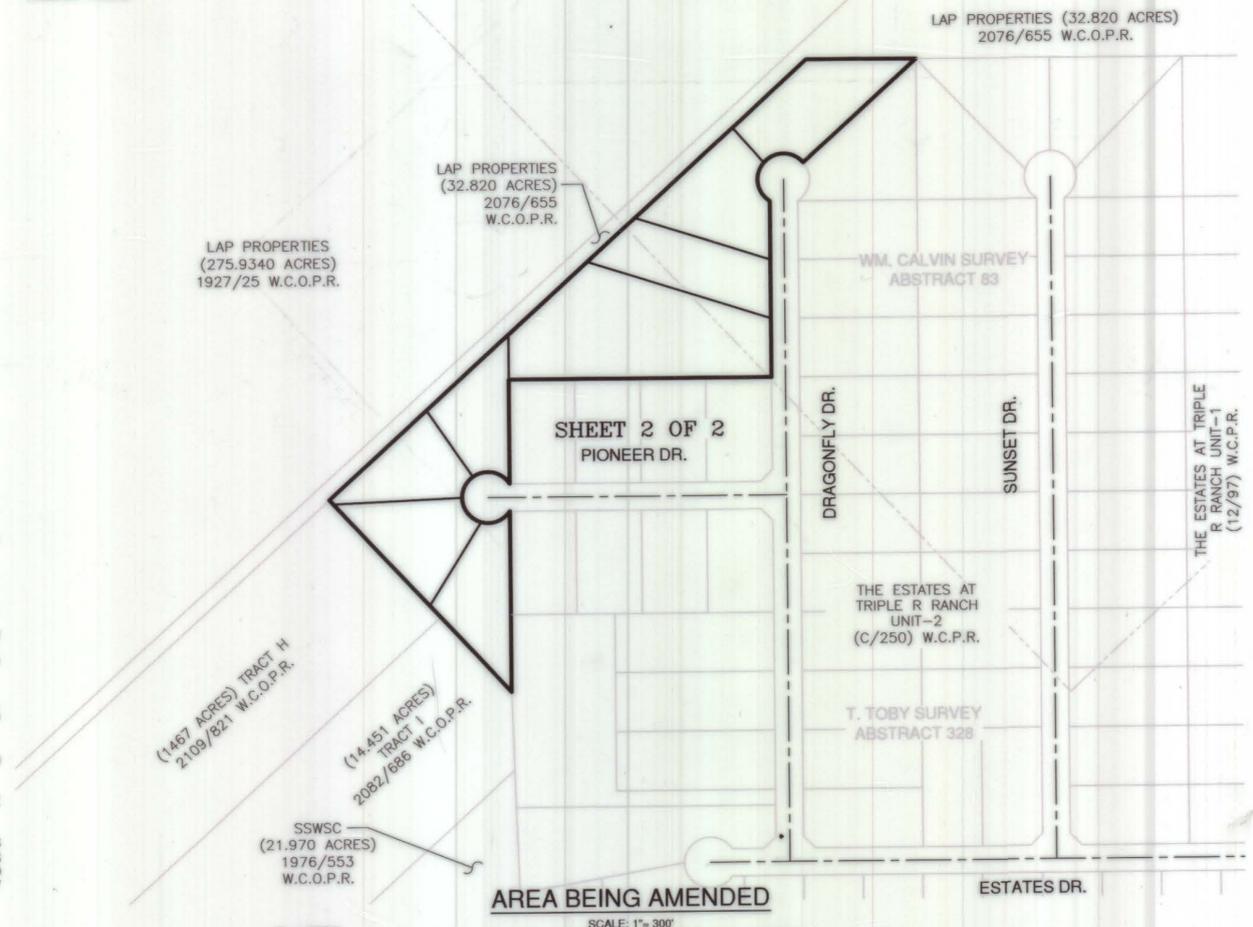
- NOTES:**
- WATER TO BE SUPPLIED BY: S.S. WATER SUPPLY CORPORATION. THERE IS HEREBY DEDICATED A FIFTEEN (15) FOOT WIDE WATER DISTRIBUTION EASEMENT ALONG THE FRONT, SIDES, AND REAR OF ALL PLATTED LOTS FOR THE PURPOSES OF INSTALLATION, OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT OR ENLARGEMENT OF WATER MAIN(S), VALVES, FLUSH ASSEMBLIES, FIRE HYDRANTS, SERVICE LINES, METERS, AND ALL OTHER WATER DELIVERY COMPONENTS.
  - 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.
  - THERE IS HEREBY DEDICATED A TWENTY (20) FOOT WIDE PUBLIC UTILITY, DRAINAGE, AND EMBANKMENT/BACKSLOPE EASEMENT ADJACENT TO ALL STREET RIGHT-OF-WAYS.
  - 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.
  - NO BUILDINGS, OR OTHER OBSTRUCTIONS OR WELL OF ANY KIND SHALL BE PLACED ON ANY ELECTRIC EASEMENTS, NOR SHALL ANY TREES BE PLANTED THEREON.
  - 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.
  - 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.
  - 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.
  - THERE ARE A TOTAL OF EIGHT (8) LOTS BEING AMENDED WITH THIS AMENDING PLAT.
  - THIS SUBDIVISION IS ENTIRELY WITHIN THE FLORESVILLE INDEPENDENT SCHOOL DISTRICT BOUNDARY.
  - 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.
  - 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.
  - 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:**

- DRAINAGE EASEMENT: WILSON COUNTY IS A BENEFICIARY OF EACH DRAINAGE EASEMENT, AND HAS THE RIGHT, BUT NOT THE DUTY, TO ENFORCE DRAINAGE EASEMENTS. NO DRAINAGE EASEMENT MAY BE UTILIZED FOR ANY PURPOSE DETRIMENTAL TO ITS INTENDED USE (I.E. NO FENCES, SHRUBBERY, STRUCTURES, OR ON-SITE SEWAGE FACILITIES). WILSON COUNTY RESERVES THE RIGHT OF ACCESS TO SUCH EASEMENTS.
- 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.
- THE DETENTION POND IS TO BE DEDICATED TO THE HOA AND COVERS A TOTAL AREA OF 90,170 SF (2.07 ACRES). THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION PONDS OR COMMON AREAS.

**NOTES CONTINUED:**

- 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.
- WHERE UNDERGROUND SERVICES ARE UTILIZED GVCC 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.
- NO BUILDINGS, WELLS OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT.



*David Rose*  
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 August, 2022

*Madlyn Fluit*  
NOTARY PUBLIC  
THIS AMENDING PLAT OF THE ESTATES AT TRIPLE R RANCH, UNIT 2, HAS BEEN SUBMITTED TO AND APPROVED BY S.S. WATER SUPPLY CORPORATION FOR EASEMENTS.

*Carlos Febus*  
AGENT FOR S.S. WATER SUPPLY CORPORATION  
THIS AMENDING PLAT OF THE ESTATES AT TRIPLE R RANCH, UNIT 2, HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

*M.A.*  
AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC

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 THE 22 DAY OF July, 2022

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

*Gary Martin*  
GARY MARTIN - PRECINCT 1 COMMISSIONER

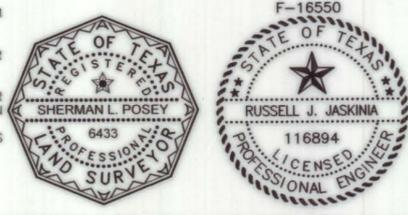
*Paul W. Pfeil*  
PAUL W. PFEIL - PRECINCT 7 COMMISSIONER

*Jeffery Pierdolla*  
JEFFERY PIERDOLLA - PRECINCT 3 COMMISSIONER

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

# 124916  
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 August, 2022 A.D. AT 3:22 O'CLOCK, PM AND DULY RECORDED IN VOLUME C, PAGE(S) 241-242 PLAT RECORDS OF WILSON COUNTY, TEXAS.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 23 DAY OF August, 2022 A.D.  
*Eva S. Martinez*  
EVA S. MARTINEZ, COUNTY CLERK  
COUNTY CLERK, WILSON COUNTY, TEXAS  
*Deputy Clerk*



12.01 ACRES BEING AMENDED, TO REFLECT THE CORRECT BEARING OF THE SOUTHEASTERN BOUNDARY AND ACREAGE OF THE LOTS, WAS PREVIOUSLY PLATTED AS LOTS 101-104 & 109-112 OF THE ESTATES AT TRIPLE R RANCH, UNIT 2 RECORDED IN VOLUME C, PAGES 250-251 OF THE PLAT RECORDS OF WILSON COUNTY, TEXAS.

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 1,000FT 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:**

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

**LEGEND:**

—	BOUNDARY LINE	1	VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT (12/97) W.C.P.R.
- - -	ADJOINER LINE	2	30' DRAINAGE EASEMENT (12/97) W.C.P.R.
- · - · -	EASEMENT LINE-EXISTING	3	20' DRAINAGE EASEMENT (C/250) W.C.P.R.
- · - · -	EASEMENT LINE-PROPOSED	4	35' DRAINAGE EASEMENT (C/250) W.C.P.R.
- · - · -	SURVEY LINE	1	35' WIDTH DRAINAGE EASEMENT
- · - · -	OVERHEAD ELECTRIC EXISTING	2	VARIABLE WIDTH 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		

**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

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 8/9/2022

*Russell J. Jaskinia*  
RUSSELL J. JASKINIA, PE, CFM  
LICENSED PROFESSIONAL ENGINEER  
DATE 8-9-22

