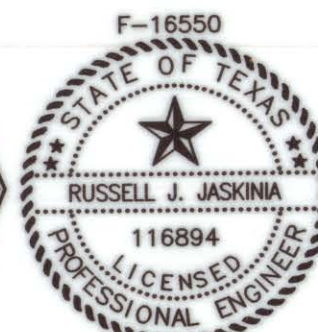
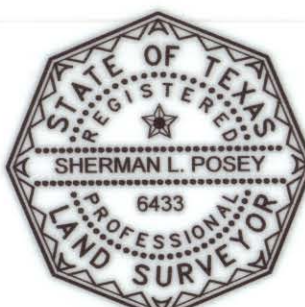


NOTES:

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 OFFICE.
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 SEVENTY (70) 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.

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FLORESVILLE, TX 78114
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WWW.INTREPIDTX.COM
TBPLS #10193936 • TBPE #16550



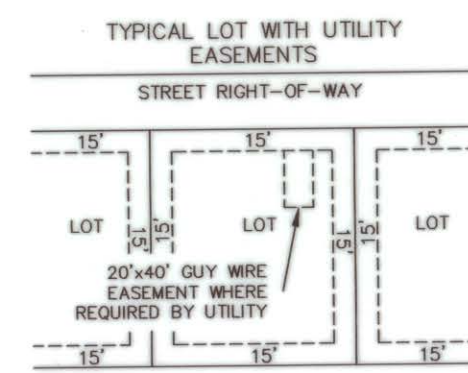
I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE PLAT ACCURATELY REFLECTS THE GENERAL LOCATION (OR ABSENCE) OF ALL STREAMS, RIVERS, PONDS, LAKES, OTHER SURFACE WATER FEATURES OR ANY SENSITIVE FEATURES IN ACCORDANCE WITH THE TERMS OF THE WILSON COUNTY SUBDIVISION & DEVELOPMENT RULES & REGULATIONS AND THE 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, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR

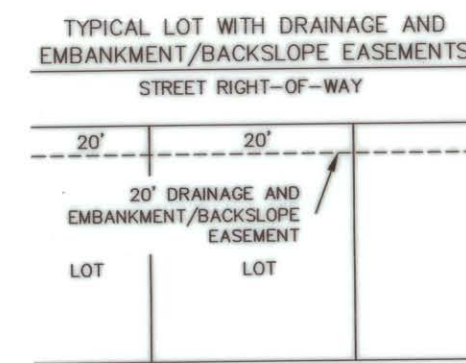
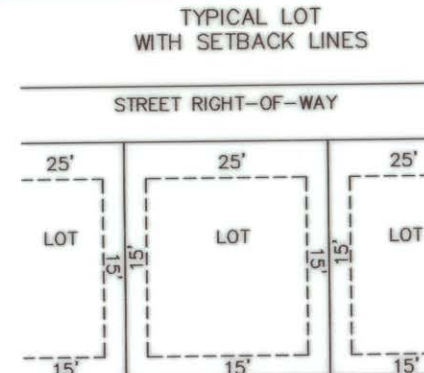
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE WILSON COUNTY SUBDIVISION & DEVELOPMENT RULES & REGULATIONS.

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 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.

RUSSELL J. JASKINA, PE, CFM
LICENSED PROFESSIONAL ENGINEER

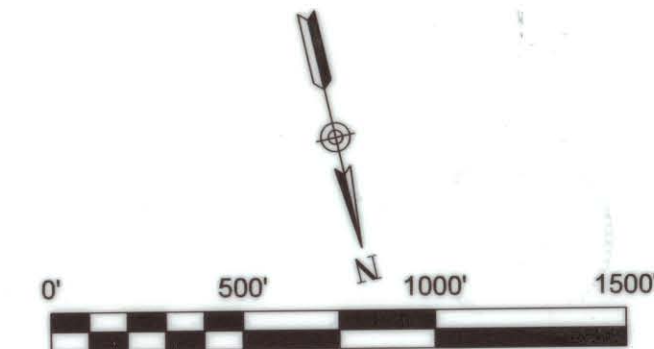


SETBACK LINES: STREET 25', REAR 15', SIDES 15'



NOTES: CONTINUED

17. 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.
18. 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.



SCALE: 1" = 500'
PLAT DATE: 3/10/2022
REVISED PLAT DATE: 4/6/2022

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: 70 LOTS CONSISTING OF A TOTAL OF 82,999 ACRES
STREETS: 9,820 ACRES AND 5,665.33 LINEAR FOOTAGE

ESTATES DR. - 1,434.12 LF
SUNSET DR. - 1,739.77 LF
DRAGONFLY DR. - 1,739.77 LF
PIONEER DR. - 751.67 LF



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

PLAT OF 92.819 ACRES, APPROXIMATELY 33.928 ACRES OF LAND OUT OF THE WM CALVIN SURVEY, ABSTRACT 83, APPROXIMATELY 58.891 ACRES OUT OF THE THOMAS TOBY SURVEY, ABSTRACT NO. 328, 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 May, 2022

NOTARY PUBLIC
THIS 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 PLAT OF THE ESTATES AT TRIPLE R RANCH, UNIT 2, HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC

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 23rd DAY OF May, 2022

RICHARD L. JACKSON - COUNTY JUDGE

GARY MARTIN - PRECINCT 1 COMMISSIONER

PAUL W. PFEL - PRECINCT 2 COMMISSIONER

JEFFERY PIERDOLLA - PRECINCT 3 COMMISSIONER

ABSENT
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 24th DAY OF MAY, 2022 A.D. AT 9:00 O'CLOCK, AM AND DULY RECORDED IN VOLUME C, PAGE(S) 250-251 PLAT RECORDS OF WILSON COUNTY, TEXAS.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 24th DAY OF MAY, 2022 A.D.



KRYSTLE C. HIDALGO
KRYSTLE C. HIDALGO
EVA S. MARTINEZ, COUNTY CLERK
COUNTY CLERK, WILSON COUNTY, TEXAS

SHEET 1 OF 2

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

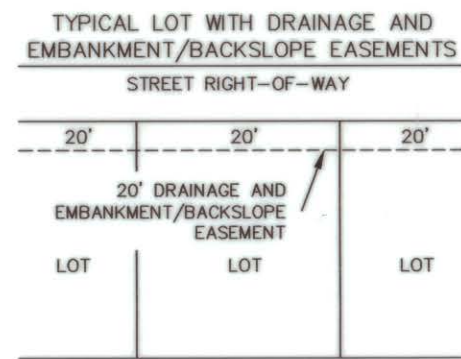
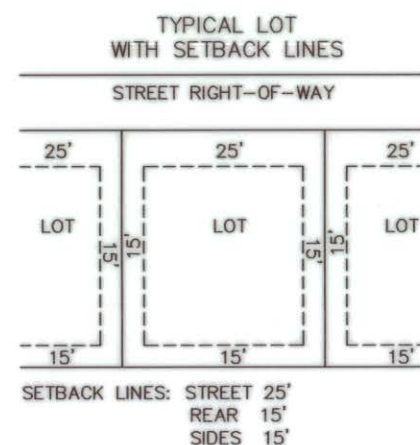
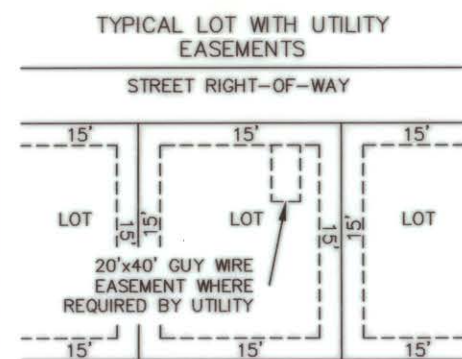
SURVEY NOTES:

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 | 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 | 1 | 20' WIDTH DRAINAGE EASEMENT |
| - - - | EASEMENT LINE-PROPOSED | 2 | 35' WIDTH DRAINAGE EASEMENT |
| — | SURVEY LINE | 3 | VARIABLE WIDTH DRAINAGE EASEMENT |
| — | OVERHEAD ELECTRIC EXISTING | | |
| — | 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 | | |



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

LINE #	BEARING	LENGTH
L1	N12°13'58"E	70.00'
L2	N12°13'58"E	300.00'
L3	S10°27'47"W	297.60'
L4	S87°58'21"E	210.03'
L5	S10°19'13"W	314.79'
L6	S10°27'10"W	198.60'
L7	N77°46'02"W	229.12'
L8	N77°46'02"W	80.23'
L9	S57°13'58"W	42.43'
L10	N32°46'02"W	42.43'
L11	S77°46'02"E	631.90'
L12	N77°46'02"W	631.90'
L13	S57°13'58"W	42.43'
L14	N32°46'02"W	42.43'
L15	S57°13'58"W	42.43'

LINE #	BEARING	LENGTH
L16	N32°46'02"W	42.43'

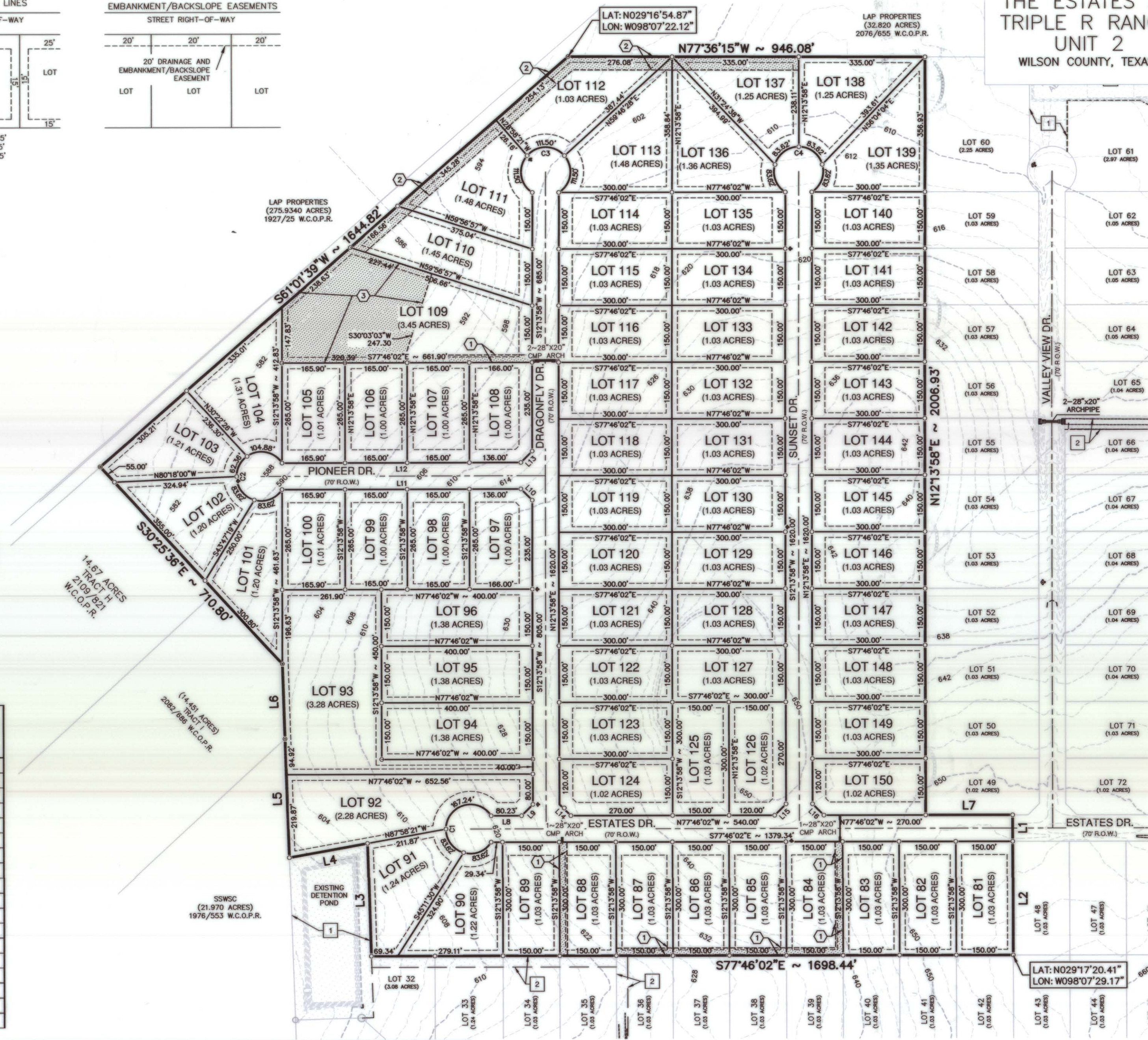
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	65.00'	294°50'31"	S12°13'58"W	70.00'	334.49'
C2	65.00'	294°50'31"	S12°13'58"W	70.00'	334.49'
C3	65.00'	294°50'31"	N77°46'02"W	70.00'	334.49'
C4	65.00'	294°50'31"	N77°46'02"W	70.00'	334.49'

LOT NUMBER	RECOMMENDED DRIVEWAY CULVERT	CL OF DITCH FLOWLINE ELEV. (HIGH SIDE)
81-97	NOT REQUIRED	-
98	1~18" CMP	609.0
99	1~18" CMP	601.0
100	1~18" CMP	593.0
101	1~24" CMP	587.0
102	1~24" CMP	586.0
103-111	NOT REQUIRED	-
112	1~24" CMP	598.0
113	1~24" CMP	599.0
114	1~24" CMP	601.0
115	1~18" CMP	603.0
116	1~18" CMP	606.0
117	2~24" CMPS	610.0
118	2~24" CMPS	615.0
119	1~24" CMPS	620.0
120	1~24" CMPS	627.0
121	1~18" CMP	631.0
122-150	NOT REQUIRED	-

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TBPLS #10193936 • TBPE #16550

LEGEND:	KEY NOTES:
BOUNDARY LINE	EXISTING
ADJOINER LINE	1 VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT (12/97) W.C.P.R.
EASEMENT LINE-EXISTING	2 30' DRAINAGE EASEMENT (12/97) W.C.P.R.
EASEMENT LINE-PROPOSED	
SURVEY LINE	
OVERHEAD ELECTRIC	
EXISTING	
PROPOSED	
20' WIDTH DRAINAGE EASEMENT	
35' WIDTH DRAINAGE EASEMENT	
VARIABLE WIDTH DRAINAGE EASEMENT	

● 1/2" IRON ROD FOUND (BRG.-DIST.) RECORD CALL
○ 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



0' 200' 400' 600'

SCALE: 1" = 200'

SHEET 2 OF 2

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