

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. 323, THOMAS TOBY SURVEY, ABSTRACT NO. 328, E.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 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

MADYLYN FLUIT NOTARY PUBLIC STATE OF TEXAS 01/12/2023

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 S.S. WATER SUPPLY CORPORATION FOR EASEMENTS.

K. Shupe 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 22nd DAY OF February, 2021

Richard L. Jackson RICHARD L. JACKSON - COUNTY JUDGE

GARY MARTIN - PRECINCT 1 COMMISSIONER

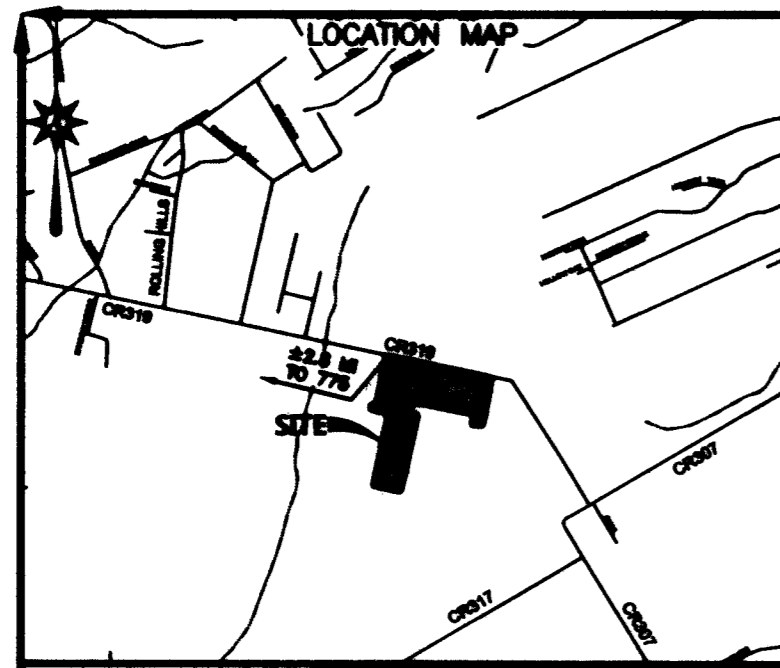
Paul W. Pfeil PAUL W. PFEL - PRECINCT 2 COMMISSIONER

JERRY PIERDOLLA - PRECINCT 3 COMMISSIONER

LARRY A. WILEY - PRECINCT 4 COMMISSIONER

103433 Eva S. Martinez, COUNTY CLERK OF WILSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 23rd 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.

TESTIMONY WHEREOF, WITH MY HAND AND OFFICIAL SEAL OF OFFICE THIS 23rd DAY OF February, 2021 A.D. EVA S. MARTINEZ, COUNTY CLERK



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

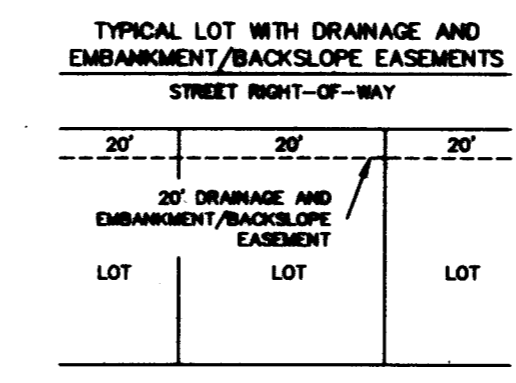
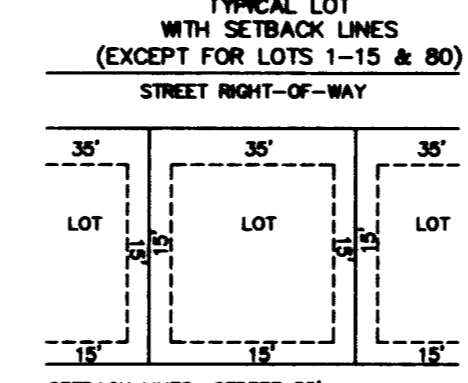
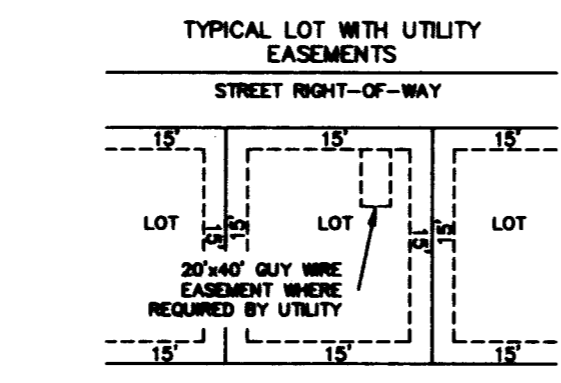
10. THIS SUBDIVISION IS ENTIRELY WITHIN THE FLORESVILLE INDEPENDENT SCHOOL DISTRICT BOUNDARY.

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. 48493CD150C AND 48493CD175C, DATED NOVEMBER 28, 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 TRIPLE #10199936 • TRPE #16550

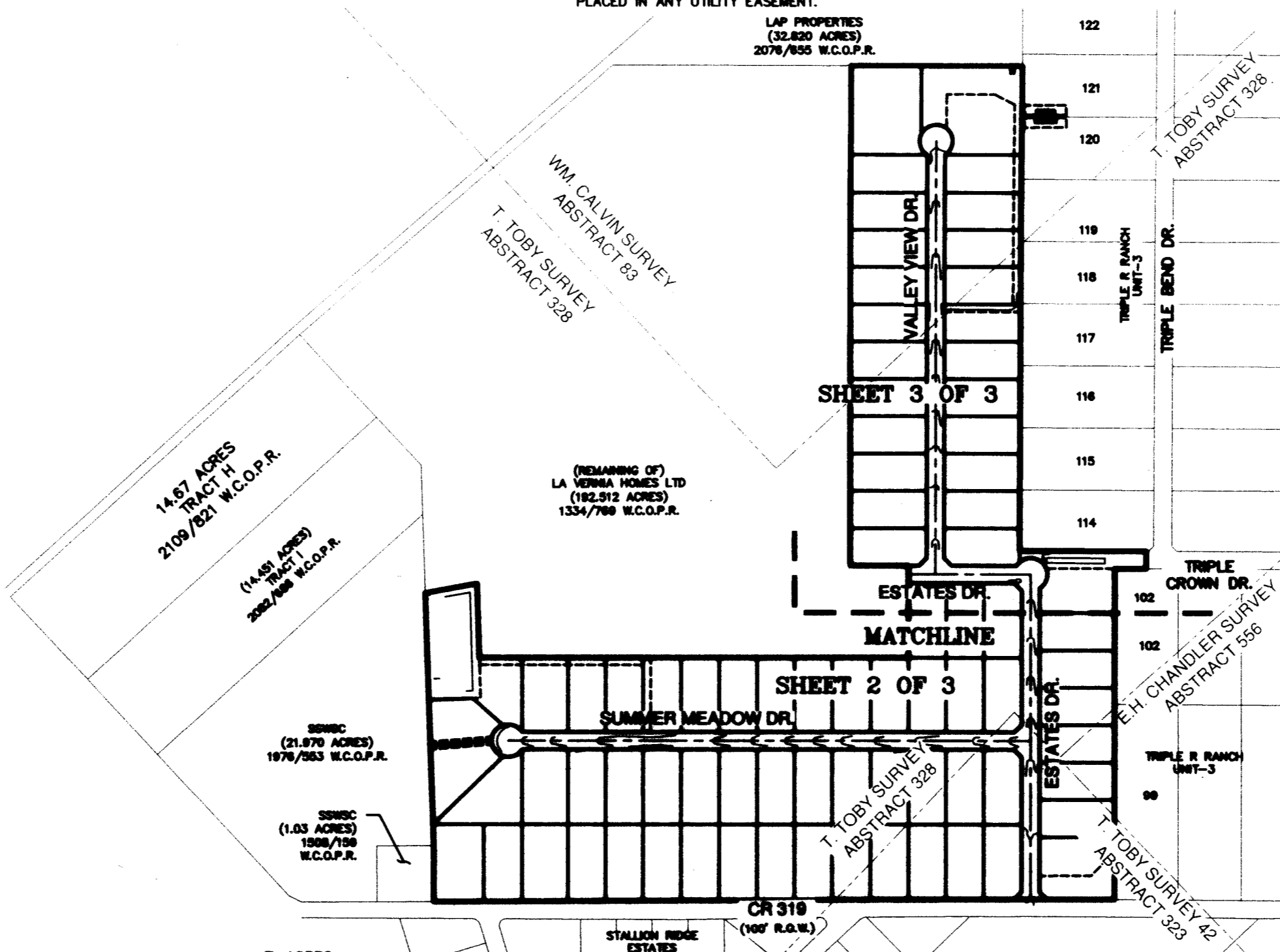


NOTES CONTINUED: 14. DRAINAGE EASEMENT: WILSON COUNTY IS A BENEFICIARY OF EACH DRAINAGE EASEMENT, AND HAS THE RIGHT, BUT NOT THE DUTY, TO ENFORCE DRAINAGE EASEMENTS. 15. DRAINAGE EASEMENTS: NO FENCING OR STRUCTURES THAT WILL INTERFERE WITH ADEQUATE DRAINAGE FLOW WILL BE ALLOWED ON OR ACROSS SUCH LINES. 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.

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



STATE OF TEXAS PROFESSIONAL LAND SURVEYOR SHERMAN L. POSEY 6433 STATE OF TEXAS PROFESSIONAL ENGINEER RUSSELL J. JASKINA 116804

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.

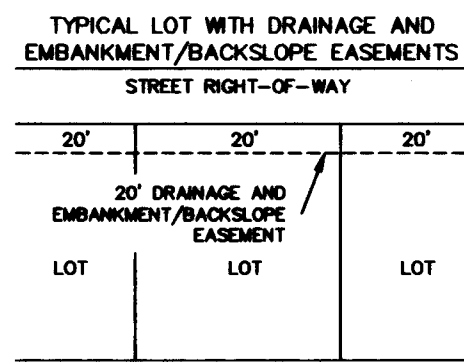
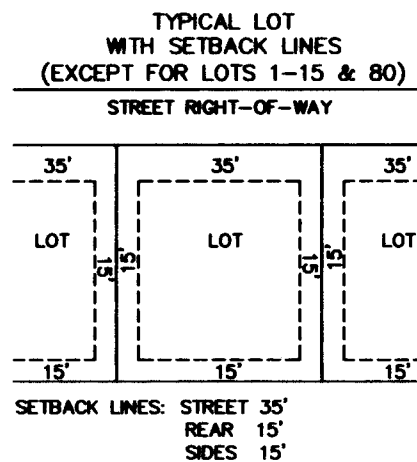
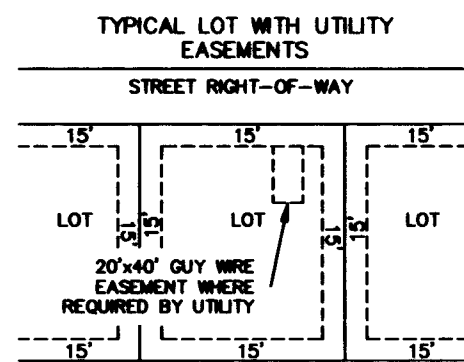
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE FIRE PROTECTION SYSTEM DESIGNED TO FLOW 250 GPM FOR 2 HOURS SUSTAINED, MEETING THE FLOW REQUIREMENTS OF ARTICLE VII.B.2. IN THE WILSON COUNTY SUBDIVISION AND DEVELOPMENT RULES AND REGULATIONS DATED 3/22/2010 AND LAST REVISED 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 ADJOURNER LINE EASEMENT LINE-EXISTING EASEMENT LINE-PROPOSED SURVEY LINE OVERHEAD ELECTRIC EXISTING RECORD-CALL (BRG.-DIST.) 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

WILSON COUNTY CLERK'S OFFICE EVA S. MARTINEZ, COUNTY CLERK

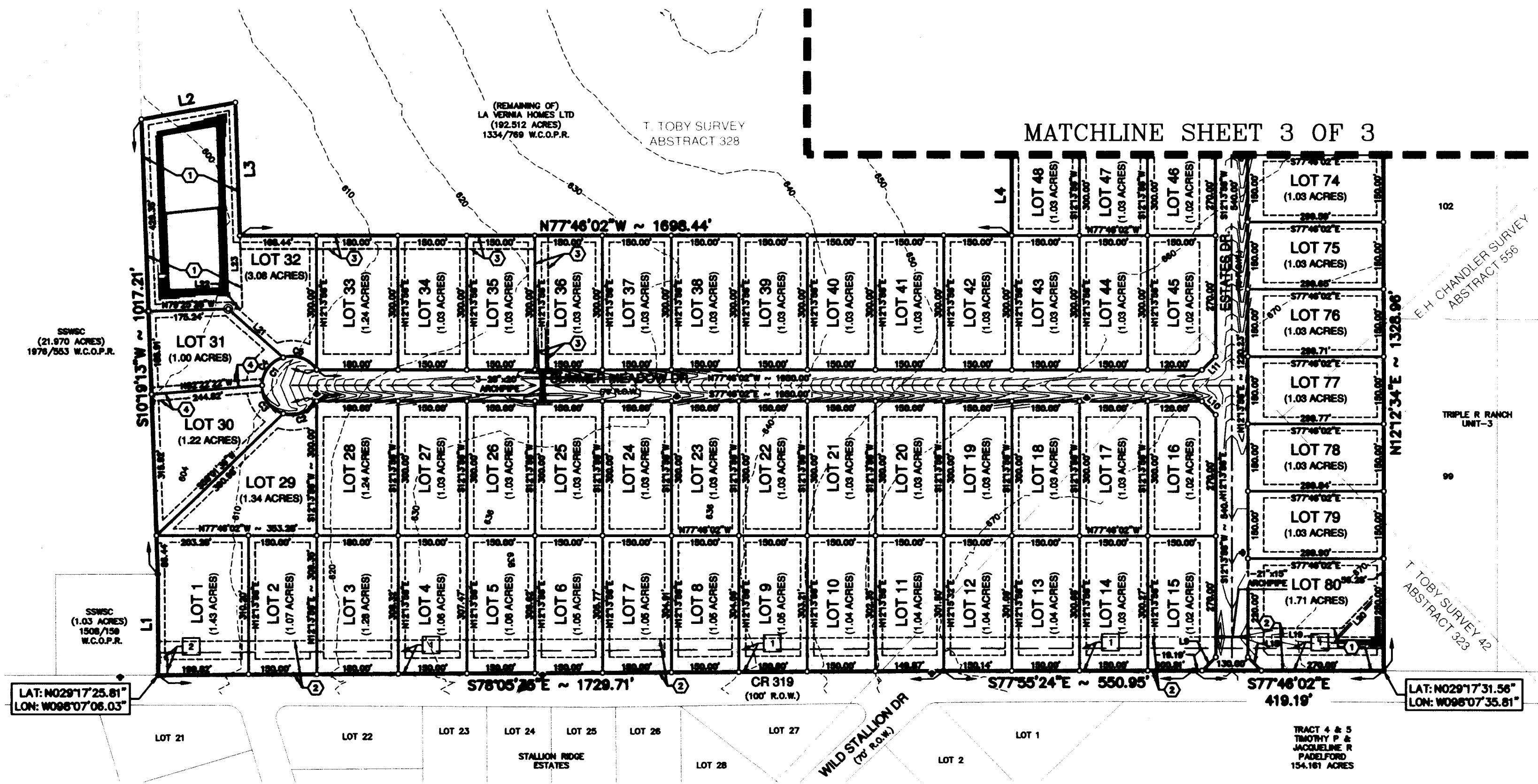
C219



CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	65.00'	294°30'31"	N121°3'38"E	70.00'	334.48'
C2	65.00'	73°42'38"	S81°40'01"W	77.97'	83.82'
C3	65.00'	73°42'38"	N24°37'21"W	77.97'	83.82'
C4	65.00'	73°42'38"	N48°05'17"E	77.97'	83.82'
C5	65.00'	73°42'38"	S57°12'05"E	77.97'	83.82'
C6	65.00'	294°30'31"	N77°48'02"W	70.00'	334.48'
C7	65.00'	80°02'27"	N51°0'04"W	83.80'	90.80'
C8	65.00'	214°48'04"	S37°44'48"E	124.00'	243.68'
C9	65.00'	204°50'31"	N32°46'02"W	128.96'	232.36'
C10	65.00'	14°40'38"	N52°08'02"E	16.61'	16.65'
C11	65.00'	180°08'53"	S25°25'43"E	129.48'	215.74'

LINE #	BEARING	LENGTH
L1	S12°06'13"W	224.95'
L2	N87°38'21"W	210.03'
L3	N10°27'47"E	287.60'
L4	S121°3'38"W	300.00'
L5	S121°3'38"W	70.00'
L6	S77°48'02"E	229.12'
L7	N12°06'08"E	70.11'
L8	S77°34'44"E	126.41'
L9	S57°13'38"W	42.43'
L10	S32°46'02"E	42.43'
L11	S57°13'38"W	42.43'
L12	S32°46'02"E	42.43'
L13	S77°48'02"E	420.00'
L14	N77°48'02"W	40.88'
L15	S57°13'38"W	42.43'

LINE #	BEARING	LENGTH
L16	N32°46'02"W	42.43'
L17	N121°3'38"E	47.89'
L18	N32°46'02"W	42.43'
L19	S77°57'16"E	207.42'
L20	N55°20'10"E	135.38'
L21	N35°39'46"W	163.38'
L22	N78°25'28"W	31.44'
L23	S10°27'47"W	162.95'
L24	S121°3'38"W	135.58'
L25	N77°36'15"W	193.14'
L26	N50°19'02"W	88.85'
L27	N12°23'58"E	201.28'



C220

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SURVEYING & ENGINEERING
P.O. BOX 519 • 1004 C STREET
FLORESVILLE, TX 78114
O. 830.393.8833 • F. 830.393.3388
WWW.INTRAPIDTX.COM
TBLPS #10193936 • TBPPE #16550

LEGEND:

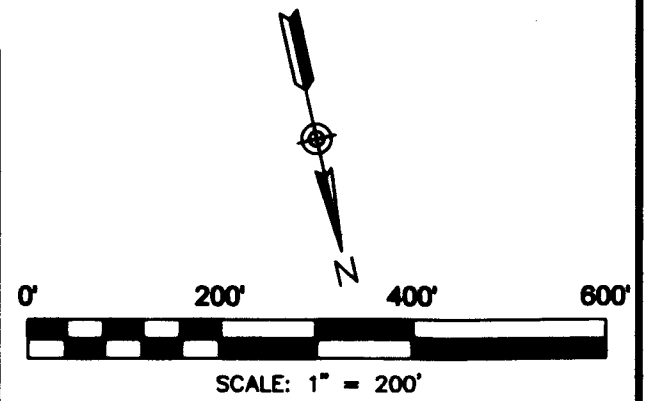
- BOUNDARY LINE
- ADJOINER LINE
- EASEMENT LINE-EXISTING
- EASEMENT LINE-PROPOSED
- SURVEY LINE
- OVERHEAD ELECTRIC EXISTING
- 1/2" IRON ROD FOUND (BRG.-DIST.)
- 1/2" IRON ROD SET
- W.C.P.R. WILSON COUNTY PLAT RECORDS
- W.C.O.P.R. WILSON COUNTY OFFICIAL PUBLIC RECORDS
- W.C.D.R. WILSON COUNTY DEED RECORDS

KEY NOTES:

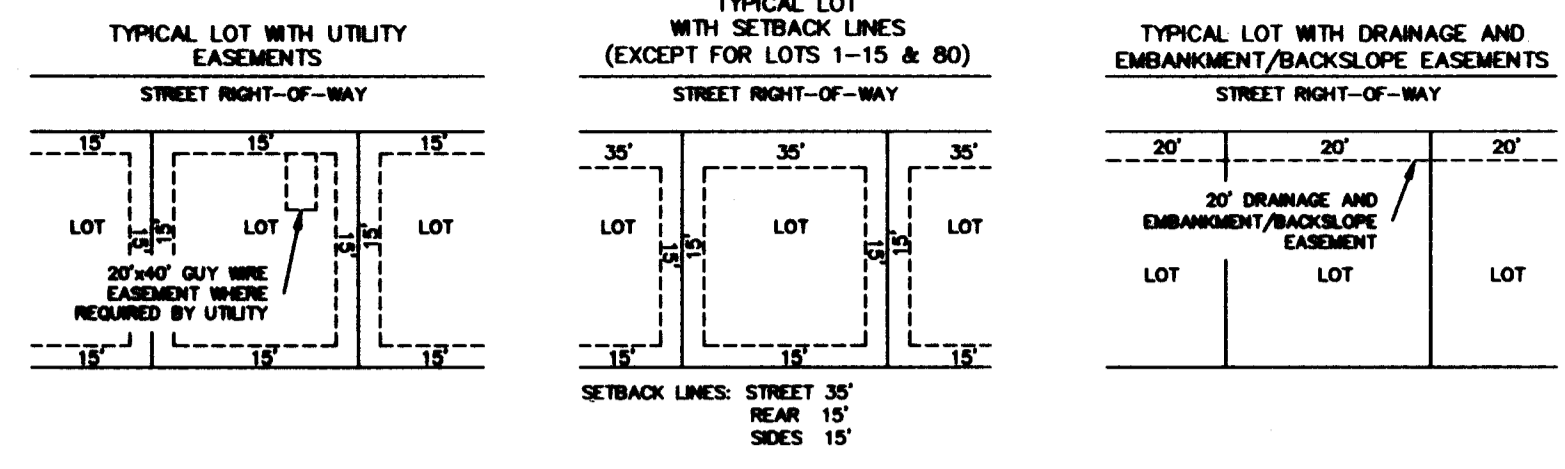
- EXISTING
 - 1 50' GVEC EASEMENT 1487/835 W.C.O.P.R.
 - 2 0.018 ACRES UTILITY ESMT. GVEC 2003/756 W.C.O.P.R.
- PROPOSED
 - 1 VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT
 - 2 75' BUILDING SETBACK
 - 3 30' DRAINAGE EASEMENT
 - 4 15' DRAINAGE EASEMENT

RECORD CALL
FIRE HYDRANTS

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	-



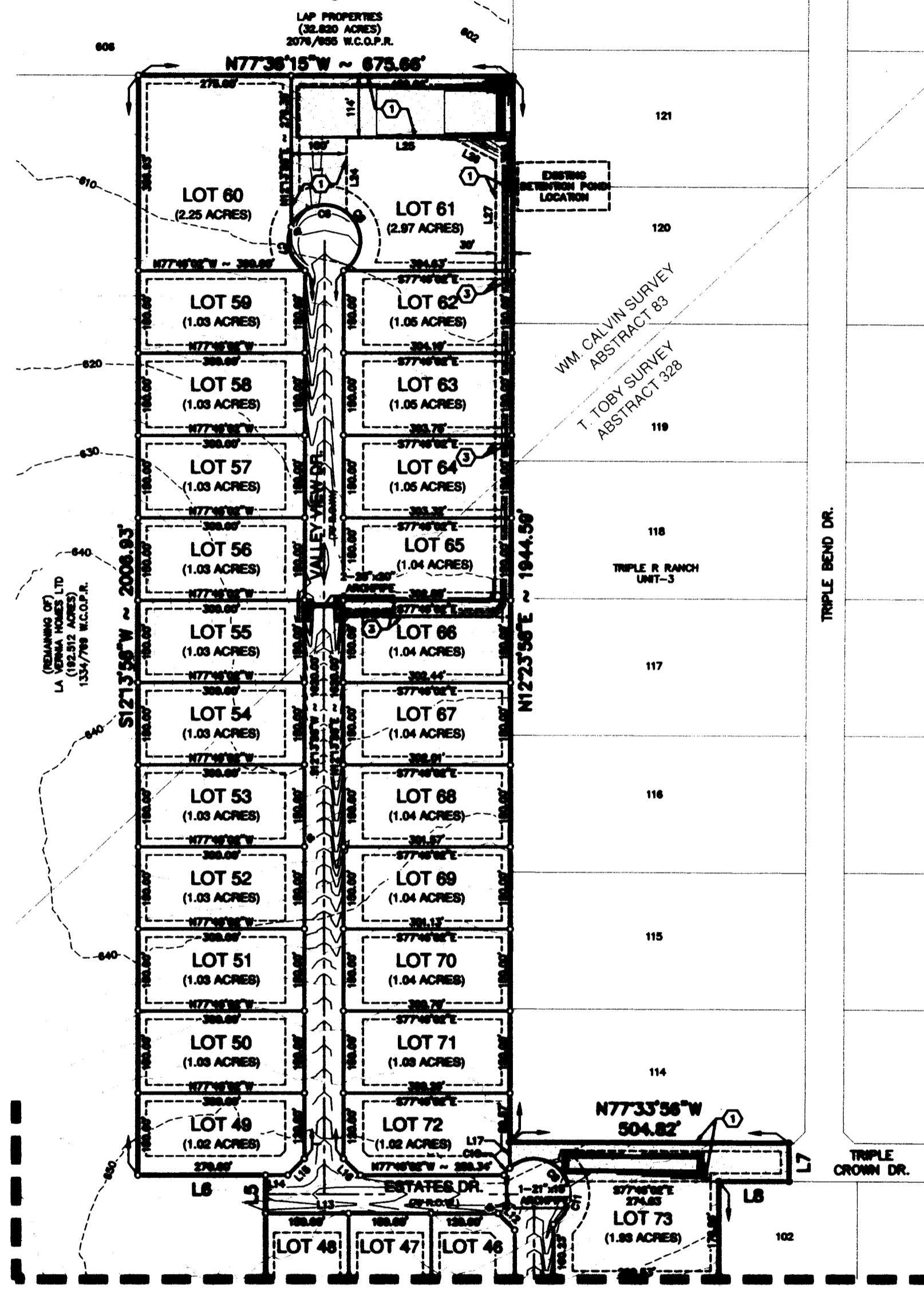
SUBMISSION PLAT ESTABLISHING
THE ESTATES AT
TRIPLE R RANCH
UNIT 1
WILSON COUNTY, TEXAS



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
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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 TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S120°13'W	224.85'	L16	N32°46'02"W	42.43'
L2	N87°36'21"W	210.03'	L17	N121°3'58"E	47.88'
L3	N107°27'47"E	287.80'	L18	N32°46'02"W	42.43'
L4	S121°3'58"W	308.00'	L19	S77°57'16"E	287.42'
L5	S121°3'58"W	70.00'	L20	N85°20'10"E	136.38'
L6	S77°46'02"E	228.12'	L21	N35°58'46"W	163.38'
L7	N120°08'06"E	70.11'	L22	N78°28'28"W	31.44'
L8	S77°34'44"E	128.41'	L23	S107°27'47"W	162.85'
L9	S57°13'58"W	42.43'	L24	S121°3'58"W	136.88'
L10	S32°46'02"E	42.43'	L25	N77°36'15"W	183.14'
L11	S57°13'58"W	42.43'	L26	N80°19'02"W	88.85'
L12	S32°46'02"E	42.43'	L27	N122°3'58"E	201.28'
L13	S77°46'02"E	420.00'			
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CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	LENGTH
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C8	65.00'	214°48'04"	S37°44'48"E	124.05'	243.88'
C9	65.00'	204°50'31"	N32°46'02"W	128.88'	232.38'
C10	65.00'	14°40'38"	N52°08'02"E	16.81'	16.85'
C11	65.00'	180°08'53"	S25°25'43"E	128.48'	215.74'



MATCHLINE SHEET 2 OF 3

C221

INTREPID
SURVEYING & ENGINEERING
P.O. Box 919-1004 G STREET
FLORISSVILLE, TX 78114
D. 830.393.8833 - F. 830.393.3388
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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.
- PROPOSED
 - 1 VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT
 - 2 75' BUILDING SETBACK
 - 3 30' DRAINAGE EASEMENT
 - 4 15' DRAINAGE EASEMENT

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

0' 200' 400' 600'
SCALE: 1" = 200'
SHEET 3 OF 3