

LOCATION MAP 1"=2000'

DRAINAGE EASEMENT:

Drainage, water diversion, and sanitary control, including without limitation, walls, beds, embankments, spillways, appurtenances, and other engineered devices (the "Drainage System")

Together with the right of ingress and egress over the adjacent land to or from the Easement for the purpose of constructing, reconstructing, inspecting, patrolling, operating, maintaining, repairing, and removing the Drainage System; the right to change the size thereof; the right to relocate along the same general direction of the Drainage System; the right to create and/or dredge a stream course, refill, or dig out such stream course, establish or change stream embankments within the Easement, install storm sewer systems, culverts, water gaps, and protecting rails, the right to remove from the Easement all trees and parts thereof, or other obstructions, which reasonably endanger or may reasonably interfere with the efficiency of the Drainage System; and the right to place temporary structures for use in constructing or repairing the Drainage System.

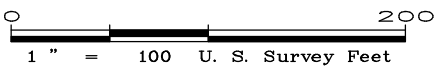
With respect to the Drainage System, it is expressly agreed and understood by all parties hereto, that the intention is to improve conditions of sanitation and water drainage control on the Property for the benefit of the Property, adjacent property, and the community, but the City does not guarantee or warrant that such control work will be effective, nor does the City assume any additional liability whatsoever for the effects of flood, standing water, or drainage on or to the Property, or any other property or persons that might be affected by said stream, wash, or gully in its natural state or as changed by the City.

UTILITY EASEMENT:

Utilities, including, without limitation, sewer, water, gas, electricity, telephone, and cable television, with all necessary and/or desirable lines, laterals and/or appurtenances thereto (the "Utilities")

Together with the right of ingress and egress over the adjacent land to or from the Easement for the purpose of constructing, reconstructing, inspecting, patrolling, operating, maintaining, repairing, and removing the Utilities; the right to place new or additional Utilities in the Easement and to change the size thereof; the right to relocate along the same general direction of the Utilities; the right to remove from the Easement all trees and parts thereof, or other obstructions, which reasonably endanger or may reasonably interfere with the efficiency or operation of the Utilities; and the right to place temporary structures for use in constructing or repairing the Utilities.

- The property owner retains the right to use all or any part of the Easement for any purpose which does not damage, destroy, injure, and/or unreasonably interfere with the use of the Easement. However, the easement shall be kept clear of all structures or other improvements.
- The City shall make commercially reasonable efforts to ensure that damage to the Property is minimized and the City will at all times, after doing any work in connection with the System, restore the Property to the condition in which the Property was found before such work was undertaken to the extent that such restoration is reasonable in accordance with the City's usual and customary practices.



Double swing gates shall be installed wherever fences cross Utility Easements.

Adequate structures shall be provided to allow the unhindered passage of all storm and drainage flows wherever fences cross Drainage Easements.

Assessment and collection of the City of Castroville Water and Wastewater Utilities' capital recovery fees shall be the amount per lot as set forth in City Ordinance No. 239.

A #4 rebar is set at each corner except as noted.

Elevations datum is NAVD '88 related to NGS CORS station TXAN.

Bearings based on Grid North according to the Texas Coordinates System, South Central Zone, NAD'83.

According to the F. E. M. A., Flood Insurance rate map 48325C 0510C, this property is in Zone AE with a published Base Flood Elevation, and Zone X, an "Area of Minimal Flooding."

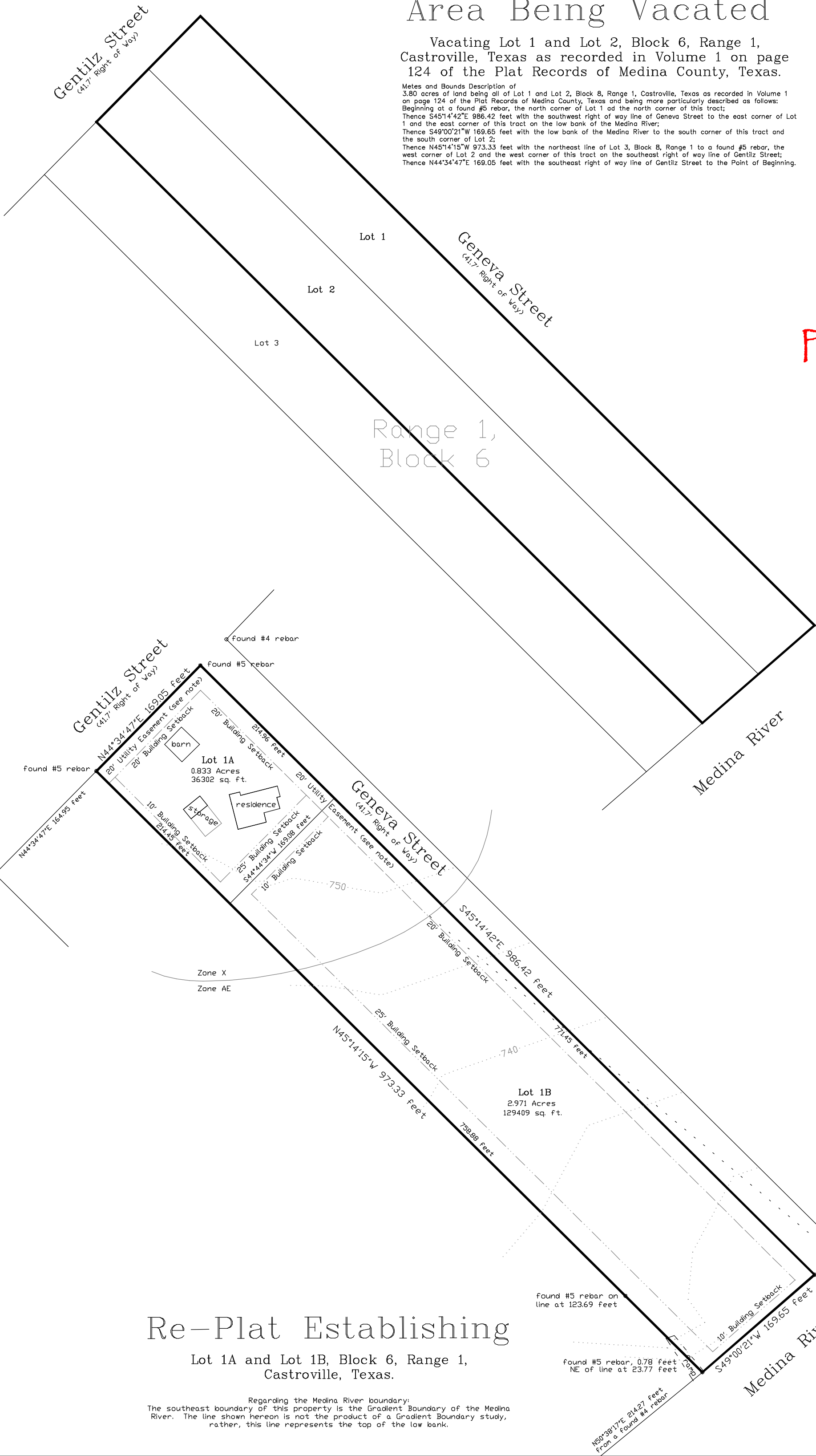
PROPOSED USE: Two Residential Lots

A 20' All Purpose Telephone, Gas, Postal and Utility Easement is dedicated along all street frontage as shown hereon.

Area Being Vacated

Vacating Lot 1 and Lot 2, Block 6, Range 1, Castroville, Texas as recorded in Volume 1 on page 124 of the Plat Records of Medina County, Texas.

Metes and Bounds Description of 3.80 acres of land being all of Lot 1 and Lot 2, Block 6, Range 1, Castroville, Texas as recorded in Volume 1 on page 124 of the Plat Records of Medina County, Texas and being more particularly described as follows: Beginning at a found #5 rebar, the north corner of Lot 1 and the north corner of this tract; Thence S45°14'42"E 986.42 feet with the southwest right of way line of Geneva Street to the east corner of Lot 1 and the east corner of this tract on the low bank of the Medina River; Thence S49°00'21"W 169.65 feet with the low bank of the Medina River to the south corner of this tract and the south corner of Lot 2; Thence N45°14'15"W 973.33 feet with the northeast line of Lot 3, Block 6, Range 1 to a found #5 rebar, the west corner of Lot 2 and the west corner of this tract on the southeast right of way line of Gentilz Street; Thence N44°34'47"E 169.05 feet with the southeast right of way line of Gentilz Street to the Point of Beginning.



Document # _____

Vacate and Re-Plat of Castroville, Texas

Vacating Lot 1 and Lot 2, Block 6, Range 1, Castroville, Texas as recorded in Volume 1 on page 124 of the Plat Records of Medina County, Texas and establishing Lot 1A and Lot 1B, Block 6, Range 1, Castroville, Texas.

STATE OF TEXAS
COUNTY OF MEDINA

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE OF THE PROPERTY ON THE GROUND UNDER MY SUPERVISION ON DECEMBER 5, 2019.

PAUL T. CAREY, RPLS 4454



Preliminary Preliminary

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Medina Valley Surveys, Inc.
Paul T. Carey, RPLS, LSLS
P.O. Box 1189, Castroville, Texas 78009
830.931.9783 tx.830.538.9783

Project Number 12108

STATE OF TEXAS
COUNTY OF MEDINA

THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREON EXPRESSED.

ANTHONY AND MEGAN DYBOWSKI: OWNERS
1306 GENTILZ STREET
CASTROVILLE, TX 78009

STATE OF TEXAS
COUNTY OF MEDINA

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ANTHONY AND MEGAN DYBOWSKI KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE OR SHE HAS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS VACATE AND RE-PLAT OF Castroville, Texas HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY ADMINISTRATOR, AND IS HEREBY APPROVED.

DATED THIS _____ DAY OF _____, 20____.

BY: _____
CITY ADMINISTRATOR

I, GINA CHAMPION, COUNTY CLERK OF MEDINA COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D. AT _____ M. IN THE PLAT RECORDS OF MEDINA COUNTY IN BOOK VOLUME _____ ON PAGE(S) _____. IN TESTIMONY WHEREOF, WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

GINA CHAMPION, COUNTY CLERK, MEDINA COUNTY, TEXAS.

Deputy Clerk

Re-Plat Establishing

Lot 1A and Lot 1B, Block 6, Range 1, Castroville, Texas.

Regarding the Medina River boundary: The southeast boundary of this property is the Gradient Boundary of the Medina River. The line shown hereon is not the product of a Gradient Boundary study, rather, this line represents the top of the low bank.