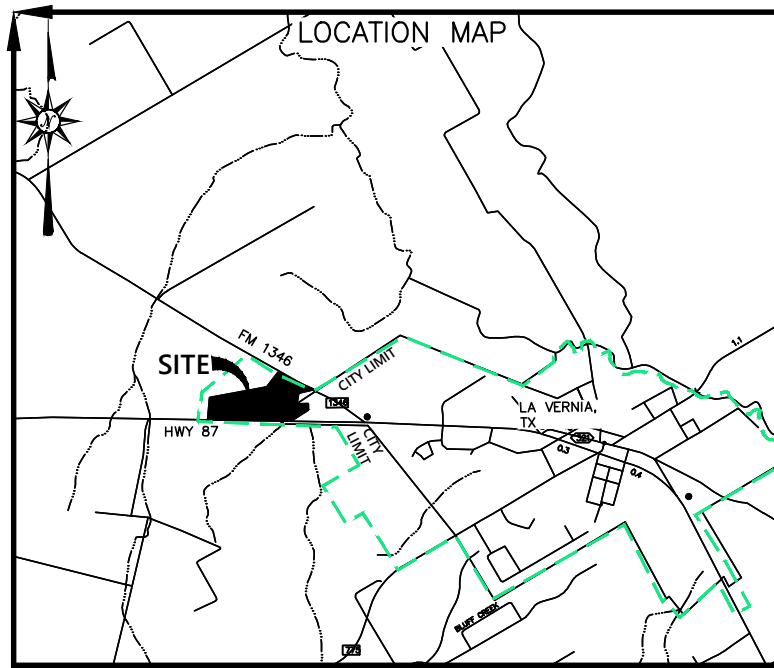




NOTES:

- ELECTRIC SERVICE IS TO BE PROVIDED BY: GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
- WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION. TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
- GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- ANY EASEMENT DESIGNED AS A GVEC 20'X20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
- ALL 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 UTILITIES.
- WATER SERVICES IS TO BE PROVIDED BY: CITY OF LA VERNIA.
- SEWER SERVICES IS TO BE PROVIDED BY: CITY OF LA VERNIA. NO STRUCTURE MAY BE OCCUPIED, UNLESS CONNECTED TO A PUBLIC SEWAGE SYSTEM.
- NO BUILDINGS, OR OTHER OBSTRUCTIONS OR WELL OF ANY KIND SHALL BE PLACED ON ANY ELECTRIC EASEMENTS, NOR SHALL ANY TREES BE PLANTED THEREON.
- THERE ARE A TOTAL OF ONE HUNDRED TWENTY-SIX (126) RESIDENTIAL, ONE (1) COMMERCIAL, NINE (9) OPEN SPACE AND/OR DRAINAGE LOTS.
- THIS SUBDIVISION IS ENTIRELY WITHIN THE LA VERNIA INDEPENDENT SCHOOL DISTRICT BOUNDARY.
- A PORTION OF THIS SUBDIVISION HAS BEEN DESIGNATED AS BEING IN A SPECIAL FLOOD HAZARD ZONE "A" OR "AE" AS DELINEATED ON COMMUNITY-PANEL NO. 48493C0150D, DATED JULY 19, 2023, 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 JUNE 2023. 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 CITY OF LA VERNIA CITY HALL. AREAS IDENTIFIED BY THE STUDY AS BEING INUNDATED DURING CERTAIN STORM EVENTS HAVE BEEN PLACED WITHIN DRAINAGE EASEMENTS.
- DRAINAGE EASEMENT: CITY OF LA VERNIA 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). CITY OF LA VERNIA 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 LOCATED IN LOT 900 IS TO BE DEDICATED TO THE HOA AND COVERS A TOTAL AREA OF 69931.89 SF (1.605 ACRES). THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF ANY DETENTION PONDS OR COMMON AREAS.
- ALL OF THIS SUBDIVISION LIES WITHIN WILSON COUNTY EMERGENCY SERVICES DISTRICT NO. 1 AND IS SUBJECT TO TAXATION AND REGULATION BY THE EMERGENCY SERVICES DISTRICT.
- LOTS 900, 901, 902, 903, 950, 951, 952, 953, AND 954 ARE INTENDED AS OPEN SPACE AND/OR DRAINAGE LOTS THAT WILL BE OWNED AND MAINTAINED BY THE HOA OR ITS SUCCESSORS AND/OR ASSIGNS, AND ARE NOT INTENDED FOR DEVELOPMENT.
- LOTS 950, 951, 952, 953, AND 954 CONTAIN EASEMENTS FOR THE USE OF GVEC.
- ACCESS TO LOT 950 IS PROVIDED FROM MELODY STREET, LOT 901 AND LOT 952.
- THE COMMERCIAL LOTS IN THIS SUBDIVISION CONSIST OF LOTS: 127 CONSISTING OF A TOTAL OF 3.425 ACRES.
- THE 60' GVEC EASEMENT RECORDED IN VOLUME 2014 PAGE 290 OF THE WILSON COUNTY OFFICIAL PUBLIC RECORDS WILL BE RELEASED BY SEPARATE INSTRUMENT AFTER THE RELOCATION OF GVEC'S TRANSMISSION LINE FACILITIES ARE COMPLETE.
- THE 60' TXDOT CHANNEL EASEMENT IS TO BE RELEASED UPON COMPLETION OF THE GRADING IMPROVEMENTS SHOWN ON THE GRADING PLAN.

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"

INTREPID
SURVEYING & ENGINEERING
P.O. Box 1209 • 109 DILWORTH PLAZA
POTH, TX 78147
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.

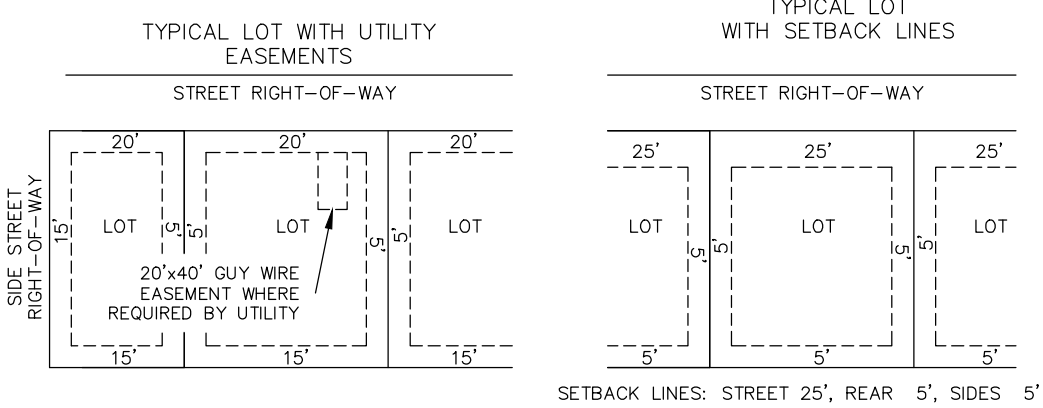
THIS PLAN IS RELEASED FOR INTERIM
REVIEW ONLY AND IS NOT TO BE USED AS
THE FINAL DOCUMENT UNTIL ALL REVIEWS
HAVE BEEN COMPLETED.

SHERMAN L. POSEY, RPLS DATE
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 CITY OF LA VERNIA SUBDIVISION & DEVELOPMENT RULES & REGULATIONS.

THIS PLAN IS RELEASED FOR INTERIM
REVIEW ONLY AND IS NOT TO BE USED AS
THE FINAL DOCUMENT UNTIL ALL REVIEWS
HAVE BEEN COMPLETED.

RUSSELL J. JASKINIA, PE, CFM DATE
LICENSED PROFESSIONAL ENGINEER

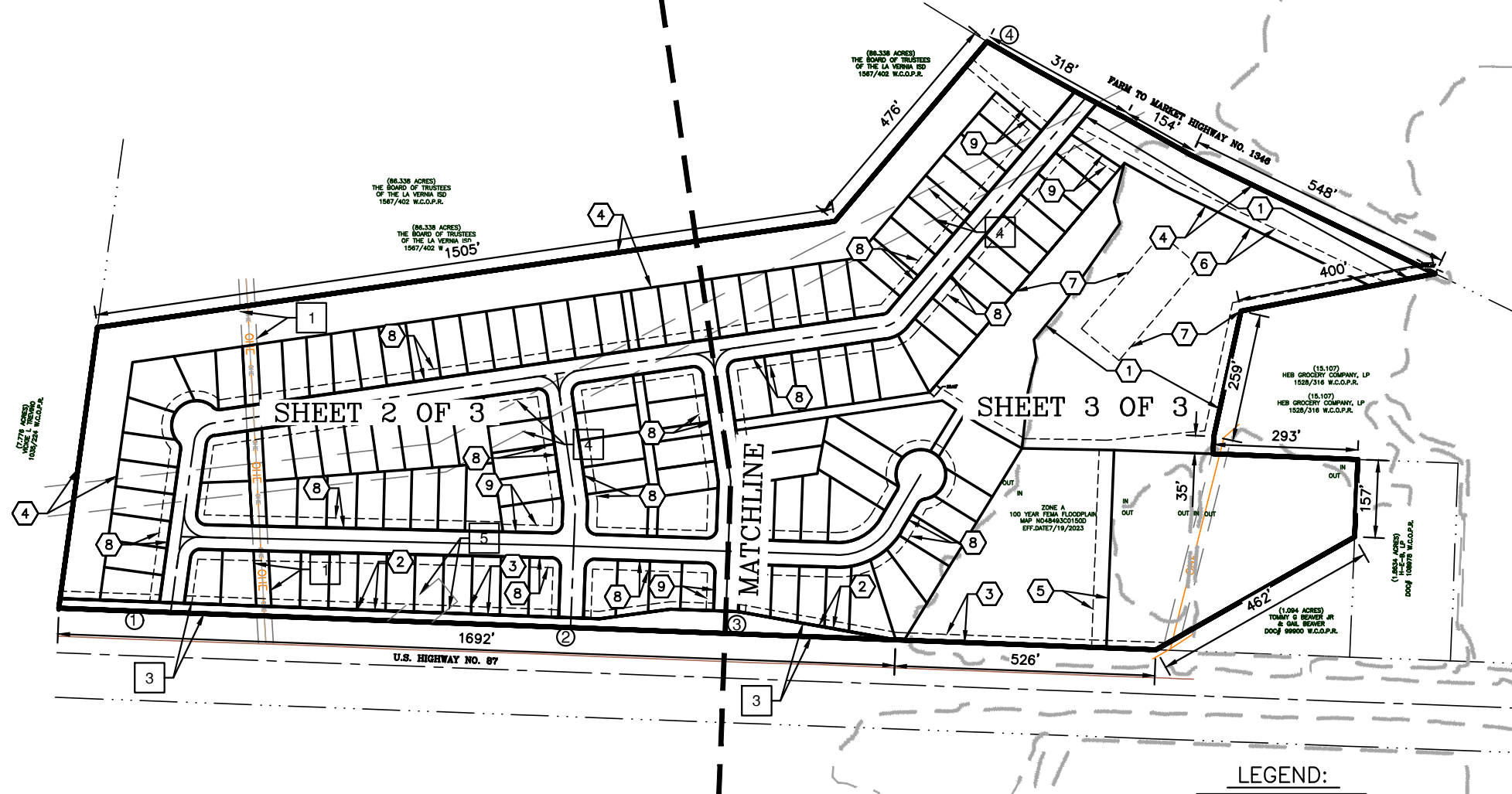


TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT AND STRUCTURES FOR REDUCTION OF DISCHARGE VELOCITY WILL NOT ENCR OACH BY STRUCTURE OR GRADING INTO STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE, TRANSITION OR CONTRIBUTING ZONES, PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION WILL NOT BE ALLOWED. NO NEW EASEMENTS OF ANY TYPE SHOULD BE LOCATED IN AREAS OF ROW RESERVATION OR DEDICATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF **FOUR (4)** ACCESS POINTS: **THREE (3)** ACCESS POINTS TO US87 AND **ONE (1)** ACCESS POINT TO FM1346. BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY **3240.92 FEET**. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

GVEC UTILITY EASEMENT NOTES:

- GRANTOR SHALL NOT PLACE OR CONSTRUCT ANY STRUCTURE OR IMPROVEMENT, NOR RETAIN OR IMPOUND ANY WATER, NOR PLANT ANY TREES OR SHRUBS, NOR PLACE ANY TEMPORARY OR PERMANENT IMPROVEMENT, EQUIPMENT OR APPURTENANCES INCLUDING ANY MAST-TYPE EQUIPMENT WITHIN THE EASEMENT NOR MAY GRANTOR DO ANYTHING WITHIN THE EASEMENT THAT CONFLICTS WITH THE NATIONAL ELECTRICAL SAFETY CODE OR ANY APPLICABLE LAW, AS EITHER OF THE SAME NOW EXISTS OR MAY BE AMENDED IN THE FUTURE, AND THIS SHALL BE A COVENANT RUNNING WITH THE LAND. SUCH PROHIBITED CONSTRUCTION AND ACTIVITIES WITHIN THE EASEMENT SHALL INCLUDE, BUT NOT BE LIMITED TO, NEW CONSTRUCTION OR MAJOR MODIFICATION TO A PREEXISTING HABITABLE STRUCTURE, AS WELL AS, STOCK TANKS, SWIMMING POOLS, SPAS, WATER WELLS OR OIL WELLS INCLUDING CONSTRUCTION BOTH ABOVE AND BELOW EXISTING GRADE OR CONSTRUCTION OF ANY SORT THAT CAUSES A CHANGE IN GRADE WITHIN THE EASEMENT.
- THE RIGHT IS RESERVED BY GRANTOR TO USE THE LAND WITHIN THE EASEMENT FOR GENERAL AGRICULTURAL AND GRAZING PURPOSES, STREETS, DRIVEWAYS, AND PARKING AREAS PROVIDED SUCH USES SHALL NOT VIOLATE ANY PROVISION OF THIS EASEMENT AND RIGHT-OF-WAY AGREEMENT, INCLUDING THE GROWING OF TREES THEREON, OR MAKE ANY OTHER USE WHICH MIGHT INTERFERE WITH THE EXERCISE OF THE RIGHTS HEREIN GRANTED. GRANTOR EXPRESSLY RESERVES ALL OIL, GAS, AND OTHER MINERALS OWNED BY GRANTOR IN, ON, AND UNDER THE EASEMENT, PROVIDED THAT GRANTOR SHALL NOT BE PERMITTED TO DRILL OR EXCAVATE FOR MINERALS ON THE SURFACE OF THE EASEMENT, BUT GRANTOR MAY EXTRACT OIL, GAS, OR OTHER MINERALS FROM AND UNDER THE EASEMENT BY DIRECTIONAL DRILLING OR OTHER MEANS WHICH DO NOT INTERFERE WITH OR DISTURB THE COOPERATIVE'S USE OF THE EASEMENT.



LEGEND:

- | | |
|------------------------|--|
| BOUNDARY LINE | EXISTING |
| ADJOINER LINE | GVEC 30' EASEMENT (2014/290) W.C.O.P.R. |
| EASEMENT LINE-EXISTING | GVEC 30' EASEMENT (2014/290) W.C.O.P.R. |
| EASEMENT LINE-PROPOSED | TXDOT ROW DEED(0.9147 ACRES) PARCEL 54/P00064387.001 |
| SURVEY LINE | GVEC 60' EASEMENT (2014/290) W.C.O.P.R. |
| 2' CONTOUR EXISTING | 60' TXDOT CHANNEL EASEMENT PER TXDOT ROW MAP |
| 10' CONTOUR EXISTING | |
| RECORD CALL | |
| 1/2" IRON ROD FOUND | |
| 1/2" IRON ROD SET | |

PROPOSED

- | | |
|---|--|
| 1 | 150' WW BUFFER ZONE EASEMENT |
| 2 | 20' FRONT UTILITY EASEMENT |
| 3 | 15' SIDE UTILITY EASEMENT |
| 4 | 20' UTILITY EASEMENT |
| 5 | VARIABLE WIDTH UTILITY EASEMENT |
| 6 | TXDOT ACCESS POINT |
| 7 | W.C.P.R. WILSON COUNTY PLAT RECORDS |
| 8 | W.C.O.P.R. WILSON COUNTY OFFICIAL PUBLIC RECORDS |
| 9 | W.C.D.R. WILSON COUNTY DEED RECORDS |

SUBDIVISION PLAT ESTABLISHING
THE HEIGHTS AT
LA VERNIA
WILSON COUNTY, TEXAS

PLAT OF 45.75 ACRES OF LAND OUT OF THE FRANCISCO HERRERA SURVEY NO.6, ABSTRACT NO 15, IN WILSON COUNTY, TEXAS, AND ALSO BEING A PORTION OF THE RESIDUAL OF THAT CERTAIN 52.404 ACRE TRACT DESCRIBED IN VOLUME 985, PAGE 738 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY; THE SAME TRACT CONVEYED TO N.P.HOMES, BY DEED RECORDED IN DOCUMENT #134040 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.

N.P. HOMES, LLC
21911 RANIER LANE
SAN ANTONIO, TEXAS 78260

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

NOTARY PUBLIC

THIS PLAT OF THE HEIGHTS AT LA VERNIA, HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC

CERTIFICATION BY CITY OF LA VERNIA

THIS PLAT OF THE HEIGHTS AT LA VERNIA HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LA VERNIA AND IS HEREBY APPROVED THIS THE ____ DAY OF _____, 2024.

BY: _____
COMMISSIONER

BY: _____
SECRETARY

THIS PLAT OF THE HEIGHTS AT LA VERNIA HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF LA VERNIA AND IS HEREBY APPROVED THIS THE ____ DAY OF _____, 2024.

BY: _____
MAYOR

BY: _____
SECRETARY

I, _____, COUNTY CLERK OF WILSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____ A.D. AT ____ O'CLOCK, ____ M AND DULY RECORDED IN DOCUMENT #_____, PLAT RECORDS OF WILSON COUNTY, TEXAS.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS ____ DAY OF _____, A.D.

COUNTY CLERK, WILSON COUNTY, TEXAS

SHEET 1 OF 4