

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"



P.O. Box 1209 • 109 DILWORTH PLAZA
POTH, TX 78147
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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.

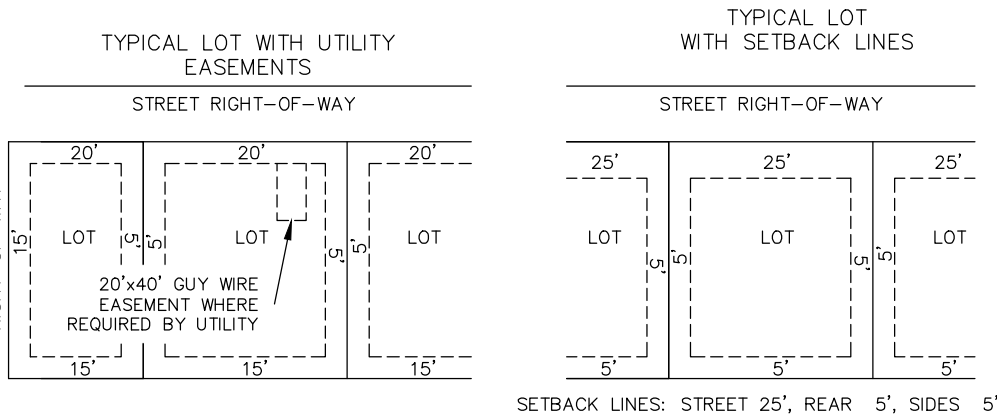
THIS PLAN IS RELEASED FOR INTERIM
REVIEW ONLY AND IS NOT TO BE USED AS
THE FINAL DOCUMENT UNTIL ALL REVIEWS
HAVE BEEN COMPLETED.

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

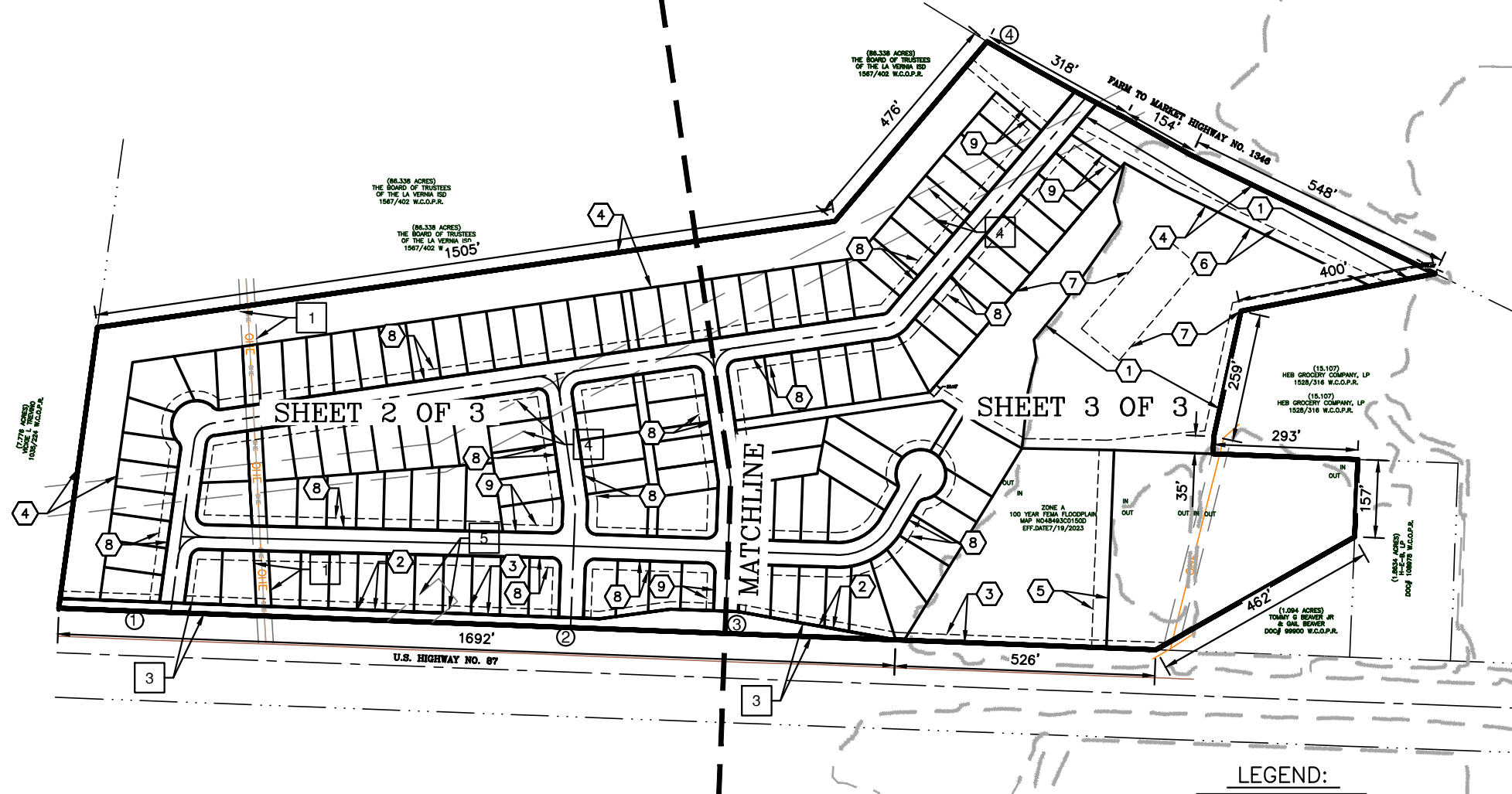


TXDOT NOTES:

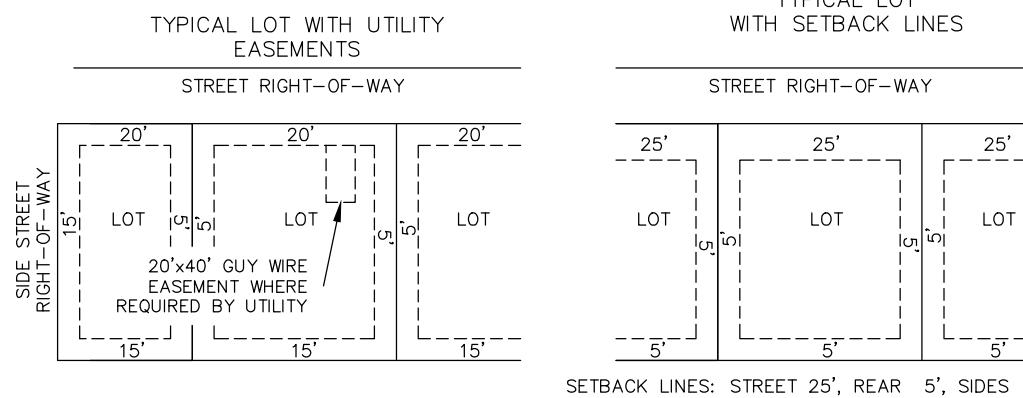
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE 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 ENCRANCH 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.

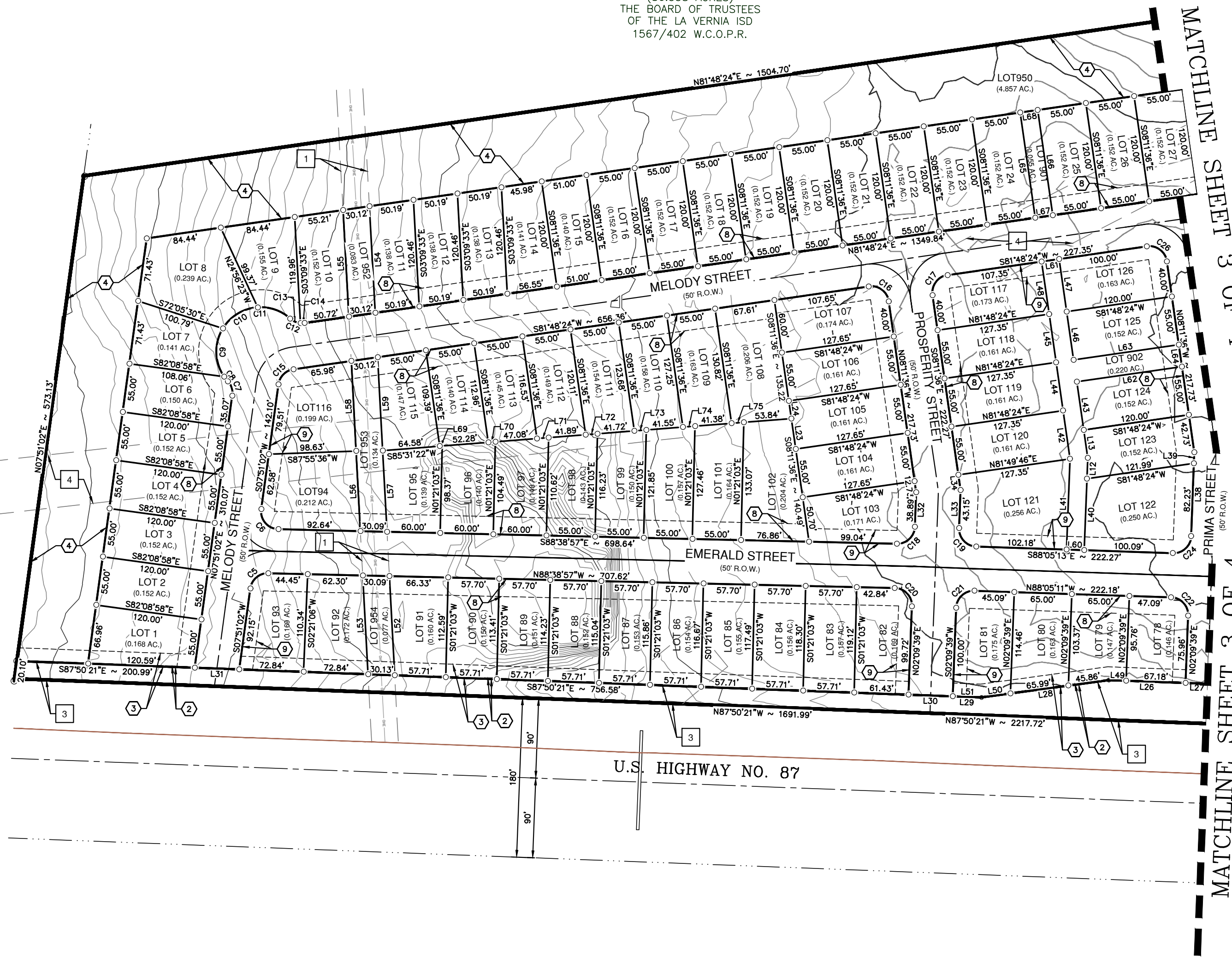


SUBDIVISION PLAT ESTABLISHING
THE HEIGHTS AT
LA VERNIA
WILSON COUNTY, TEXAS



(86.338 ACRES)
THE BOARD OF TRUSTEES
OF THE LA VERNIA ISD
1567/402 W.C.O.P.R.

(7.776 ACRES)
VICKIE L. TREVINO
1035/224 W.C.O.P.R.



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TBPLS #10193936 • TBPE #16550

LEGEND:

- BOUNDARY LINE
- ADJOINER LINE
- EASEMENT LINE-EXISTING
- EASEMENT LINE-PROPOSED
- SURVEY LINE
- 2' CONTOUR EXISTING
- 10' CONTOUR EXISTING

- 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
- TXDOT TYPE II MONUMENT FOUND

KEY NOTES:

EXISTING

- 1 GVEC 30' EASEMENT (2014/290) W.C.O.P.R.
- 2 GVEC 30' EASEMENT (2014/290) W.C.O.P.R.
- 3 TXDOT ROW DEED(0.9147 ACRES PARCEL 54/P00064387.001
- 4 GVEC 60' EASEMENT (2014/290) W.C.O.P.R.
- 5 60' TXDOT CHANNEL EASEMENT PER TXDOT ROW MAP

PROPOSED

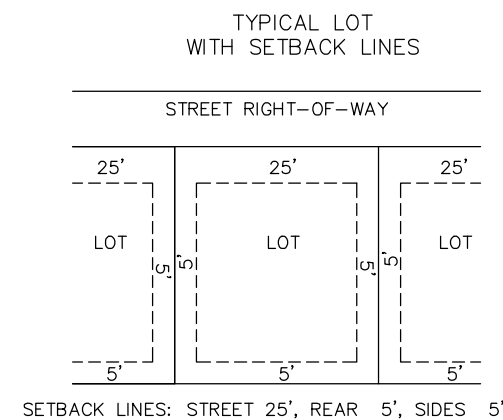
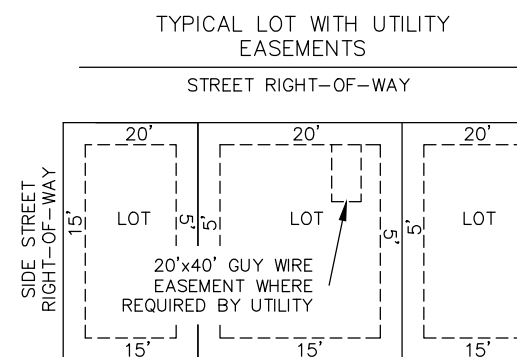
- 1 VARIABLE WIDTH DRAINAGE EASEMENT
- 2 1' NON-VEHICULAR ACCESS
- 3 15' UTILITY EASEMENT
- 4 80' GVEC EASEMENT
- 5 30' UTILITY EASEMENT
- 6 20' INGRESS/EGRESS EASEMENT
- 7 150' WW BUFFER ZONE EASEMENT
- 8 20' FRONT UTILITY EASEMENT
- 9 15' SIDE UTILITY EASEMENT
- 10 20' UTILITY EASEMENT
- 11 VARIABLE WIDTH UTILITY EASEMENT



SCALE: 1" = 100'

SHEET 2 OF 4

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

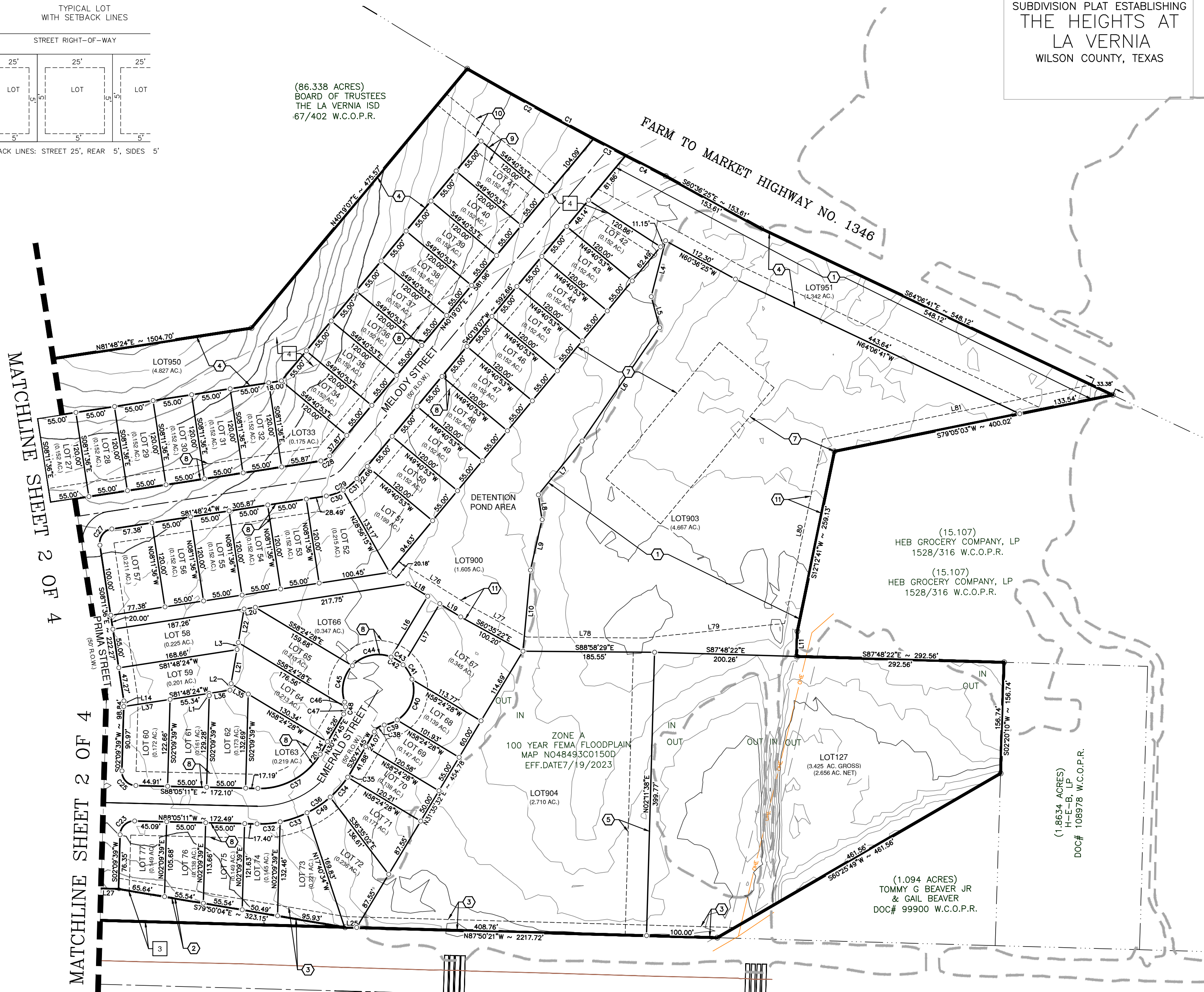


(86.338 ACRES)
BOARD OF TRUSTEES
THE LA VERNIA ISD
67/402 W.C.O.P.R.

MATCHLINE SHEET 2 OF 4

MATCHLINE SHEET 2 OF 4

FARM TO MARKET HIGHWAY NO. 1346



(15.107)
HEB GROCERY COMPANY, LP
1528/316 W.C.O.P.R.

(15.107)
HEB GROCERY COMPANY, LP
1528/316 W.C.O.P.R.

(1.8634 ACRES)
H-E-B, LP
DOC# 108978 W.C.O.P.R.

(1.094 ACRES)
TOMMY G BEAVER JR
& GAIL BEAVER
DOC# 99900 W.C.O.P.R.

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SURVEYING & ENGINEERING

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LEGEND:	
	BOUNDARY LINE
	JOINER LINE
	EASEMENT LINE-EXISTING
	EASEMENT LINE-PROPOSED
	SURVEY LINE
	2' CONTOUR EXISTING
	10' CONTOUR EXISTING
	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

KEY NOTES:

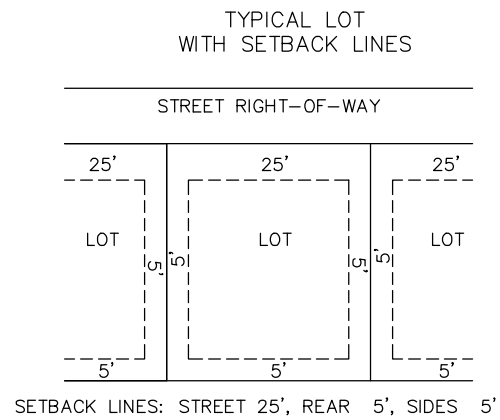
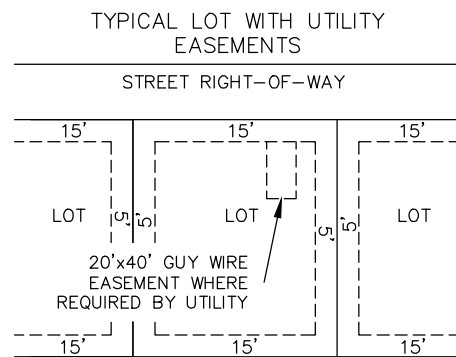
EXISTING	PROPOSED
1 GVEC 30' EASEMENT (2014/290) W.C.O.P.R.	1 VARIABLE WIDTH DRAINAGE EASEMENT
2 GVEC 30' EASEMENT (2014/290) W.C.O.P.R.	2 1' NON-VEHICULAR ACCESS
3 TXDOT ROW DEED(0.9147 ACRES) PARCEL 54/P00064387.001	3 15' UTILITY EASEMENT
4 GVEC 60' EASEMENT (2014/290) W.C.O.P.R.	4 80' GVEC EASEMENT
5 60' TXDOT CHANNEL EASEMENT PER TXDOT ROW MAP	5 30' UTILITY EASEMENT
	6 20' INGRESS/EGRESS EASEMENT
	7 150' WW BUFFER ZONE EASEMENT
	8 20' FRONT UTILITY EASEMENT
	9 15' SIDE UTILITY EASEMENT
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	11 VARIABLE WIDTH UTILITY EASEMENT



SCALE: 1" = 100'

SHEET 3 OF 4

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



CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	5764.70'	003°09'45"	S61°04'09"E	318.14'	318.18'
C2	5764.70'	002°01'28"	S60°30'00"E	203.62'	203.63'
C3	5764.70'	000°30'30"	S61°45'57"E	51.13'	51.13'
C4	5764.70'	000°37'49"	S62°20'07"E	63.41'	63.41'
C5	20.00'	083°30'01"	N49°36'03"E	26.84'	29.15'
C6	20.00'	096°29'59"	N40°23'57"W	29.84'	33.68'
C7	20.00'	049°59'41"	S17°08'49"E	16.90'	17.45'
C8	50.00'	007°37'52"	S38°19'43"E	6.65'	6.66'
C9	50.00'	066°07'10"	S01°27'12"E	54.55'	57.70'
C10	50.00'	173°56'45"	N44°49'43"E	99.86'	151.80'
C11	50.00'	045°31'57"	N70°57'53"W	38.70'	39.73'
C12	20.00'	049°59'41"	S73°11'45"E	16.90'	17.45'
C13	20.00'	037°08'36"	N66°46'13"W	12.74'	12.97'
C14	20.00'	012°51'05"	S88°13'56"W	4.48'	4.49'
C15	20.00'	073°57'22"	S44°49'43"W	24.06'	25.82'
C16	20.00'	090°00'00"	S53°11'36"E	28.28'	31.42'
C17	20.00'	090°00'00"	N36°48'24"E	28.28'	31.42'
C18	20.00'	089°11'24"	S46°45'21"W	28.08'	31.13'
C19	20.00'	090°00'00"	N42°50'21"W	28.28'	31.42'
C20	20.00'	090°48'36"	S43°14'39"E	28.48'	31.70'
C21	20.00'	089°45'10"	N47°02'14"E	28.22'	31.33'
C22	20.00'	090°14'50"	N42°57'46"W	28.35'	31.50'
C23	20.00'	089°45'10"	S47°02'14"W	28.22'	31.33'
C24	20.00'	089°45'10"	N47°02'14"E	28.22'	31.33'
C25	20.00'	090°14'50"	S42°57'46"E	28.35'	31.50'
C26	20.00'	090°00'00"	N53°11'36"W	28.28'	31.42'
C27	20.00'	090°00'00"	S36°48'24"W	28.28'	31.42'
C28	20.00'	041°29'17"	S61°03'45"W	14.17'	14.48'
C29	70.00'	041°29'17"	S61°03'45"W	49.59'	50.69'
C30	70.00'	020°44'39"	N71°26'05"E	25.21'	25.34'
C31	70.00'	020°44'39"	N50°41'26"E	25.21'	25.34'
C32	150.00'	012°33'26"	N85°38'06"E	32.81'	32.87'
C33	150.00'	015°16'44"	N71°43'01"E	39.88'	40.00'
C34	150.00'	014°18'16"	N41°46'51"E	37.35'	37.45'
C35	150.00'	003°06'21"	N33°04'33"E	8.13'	8.13'
C36	150.00'	060°23'27"	S61°43'06"W	150.89'	158.10'
C37	100.00'	060°13'38"	N61°48'00"E	100.34'	105.12'
C38	20.00'	049°59'41"	S55°47'35"W	16.90'	17.45'
C39	50.00'	022°39'47"	N69°27'32"E	19.65'	19.78'
C40	50.00'	075°24'29"	N20°25'24"E	61.16'	65.81'
C41	50.00'	027°38'30"	N31°06'05"W	23.89'	24.12'
C42	50.00'	279°59'23"	S59°12'15"E	64.29'	244.34'
C43	50.00'	023°05'14"	N56°27'57"W	20.01'	20.15'
C44	50.00'	067°56'42"	S78°01'04"W	55.88'	59.29'
C45	50.00'	063°14'39"	S12°25'23"W	52.43'	55.19'
C46	20.00'	020°43'15"	S08°50'19"E	7.19'	7.23'
C47	20.00'	029°16'27"	S16°09'32"W	10.11'	10.22'
C48	20.00'	049°59'41"	N05°47'54"E	16.90'	17.45'

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S08°11'36"E	3.14'	L42	S08°11'36"E	55.05'
L2	S10°29'45"W	9.18'	L43	N08°11'36"W	55.00'
L3	S10°29'45"W	10.07'	L44	S08°11'36"E	55.00'
L4	S14°56'29"W	81.30'	L45	S08°11'36"E	55.00'
L5	S14°27'35"E	45.37'	L46	N08°11'36"W	55.00'
L6	S34°57'24"W	193.73'	L47	N08°11'36"W	60.00'
L7	S39°37'44"W	97.62'	L48	S08°11'36"E	60.00'
L8	S08°02'49"E	35.53'	L49	N87°50'21"W	19.82'
L9	S13°33'25"W	72.98'	L50	S82°14'40"W	33.32'
L10	S05°48'06"W	114.78'	L51	N87°50'21"W	32.18'
L11	S02°26'10"W	35.24'	L52	S03°03'51"E	112.11'
L12	N02°09'39"E	23.52'	L53	S03°03'51"E	111.68'
L13	N08°11'36"W	31.86'	L54	S03°09'33"E	120.46'
L14	N02°09'39"E	7.86'	L55	S03°09'33"E	120.46'
L16	S31°35'32"W	100.23'	L56	S03°03'51"E	90.60'
L17	N31°35'32"E	100.55'	L57	N03°03'51"W	91.80'
L18	S57°22'18"E	32.84'	L58	S03°03'51"E	101.81'
L19	S57°22'18"E	34.88'	L59	N03°03'51"W	105.63'
L20	N81°48'24"E	15.97'	L60	N88°05'13"W	20.00'
L21	S10°29'45"W	48.88'	L61	N81°48'24"E	20.00'
L22	S10°29'45"W	47.99'	L62	N81°48'24"E	120.00'
L23	S08°11'36"E	34.78'	L63	S81°48'24"W	120.00'
L24	S08°11'36"E	20.22'	L64	S08°11'36"E	25.00'
L25	N87°50'21"W	16.97'	L65	S08°11'36"E	120.00'
L26	S87°50'21"E	87.00'	L66	S08°11'36"E	120.00'
L27	N87°50'21"W	50.00'	L67	S81°48'24"W	20.00'
L28	N82°14'40"E	145.17'	L68	N81°48'24"E	20.00'
L29	S87°50'21"E	32.18'	L69	N85°31'22"E	2.84'
L30	N87°50'21"W	50.00'	L70	N85°31'22"E	8.03'
L31	N87°50'21"W	50.25'	L71	N85°31'22"E	13.23'
L32	N02°09'39"E	38.89'	L72	N85°31'22"E	13.40'
L33	S02°09'39"W	43.15'	L73	N85°31'22"E	13.57'
L34	N08°11'36"W	17.27'	L74	N85°31'22"E	13.74'
L35	N58°24'28"W	28.33'	L75	N85°31'22"E	13.91'
L36	S81°48'24"W	30.05'	L76	S57°22'18"E	115.06'
L37	S81°48'24"W	66.08'	L77	S60°35'22"E	94.58'
L38	N02°09'39"E	94.70'	L78	S88°58'29"E	165.14'
L39	S02°09'39"W	12.47'	L79	N84°37'59"E	199.48'
L40	N02°09'39"E	80.73'	L80	N12°12'41"E	265.02'
L41	S02°09'39"W	102.53'	L81	N79°05'03"E	386.49'

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LEGEND:

———— BOUNDARY LINE
- - - - - ADJOINER LINE
- - - - - EASEMENT LINE-EXISTING
- - - - - EASEMENT LINE-PROPOSED
- - - - - SURVEY LINE
———— 2' CONTOUR EXISTING
———— 10' CONTOUR EXISTING
⊙ 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
———— 100 YEAR FEMA FLOODPLAIN

KEY NOTES:

EXISTING

1 GVEC 30' EASEMENT (2014/290) W.C.O.P.R.

2 GVEC 30' EASEMENT (2014/290) W.C.O.P.R.

3 TXDOT ROW DEED(0.9147 ACRES PARCEL 54/P00064387.001

4 GVEC 60' EASEMENT (2014/290) W.C.O.P.R.

5 60' TXDOT CHANNEL EASEMENT PER TXDOT ROW MAP

PROPOSED

1 VARIABLE WIDTH DRAINAGE EASEMENT

2 1' NON-VEHICULAR ACCESS

3 15' UTILITY EASEMENT

4 80' GVEC EASEMENT

5 30' UTILITY EASEMENT

6 20' INGRESS/EGRESS EASEMENT

7 150' WW BUFFER ZONE EASEMENT

8 20' FRONT UTILITY EASEMENT

9 15' SIDE UTILITY EASEMENT

10 20' UTILITY EASEMENT

11 VARIABLE WIDTH UTILITY EASEMENT



SCALE: 1" = 100'

SHEET 4 OF 4