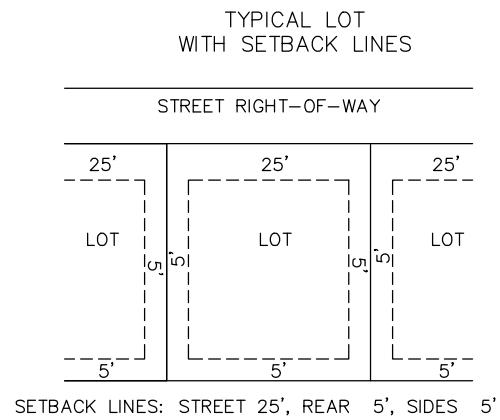
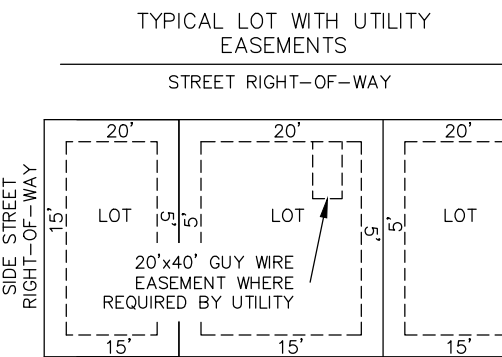


SUBDIVISION PLAT ESTABLISHING
THE HEIGHTS AT
LA VERNIA
WILSON COUNTY, TEXAS

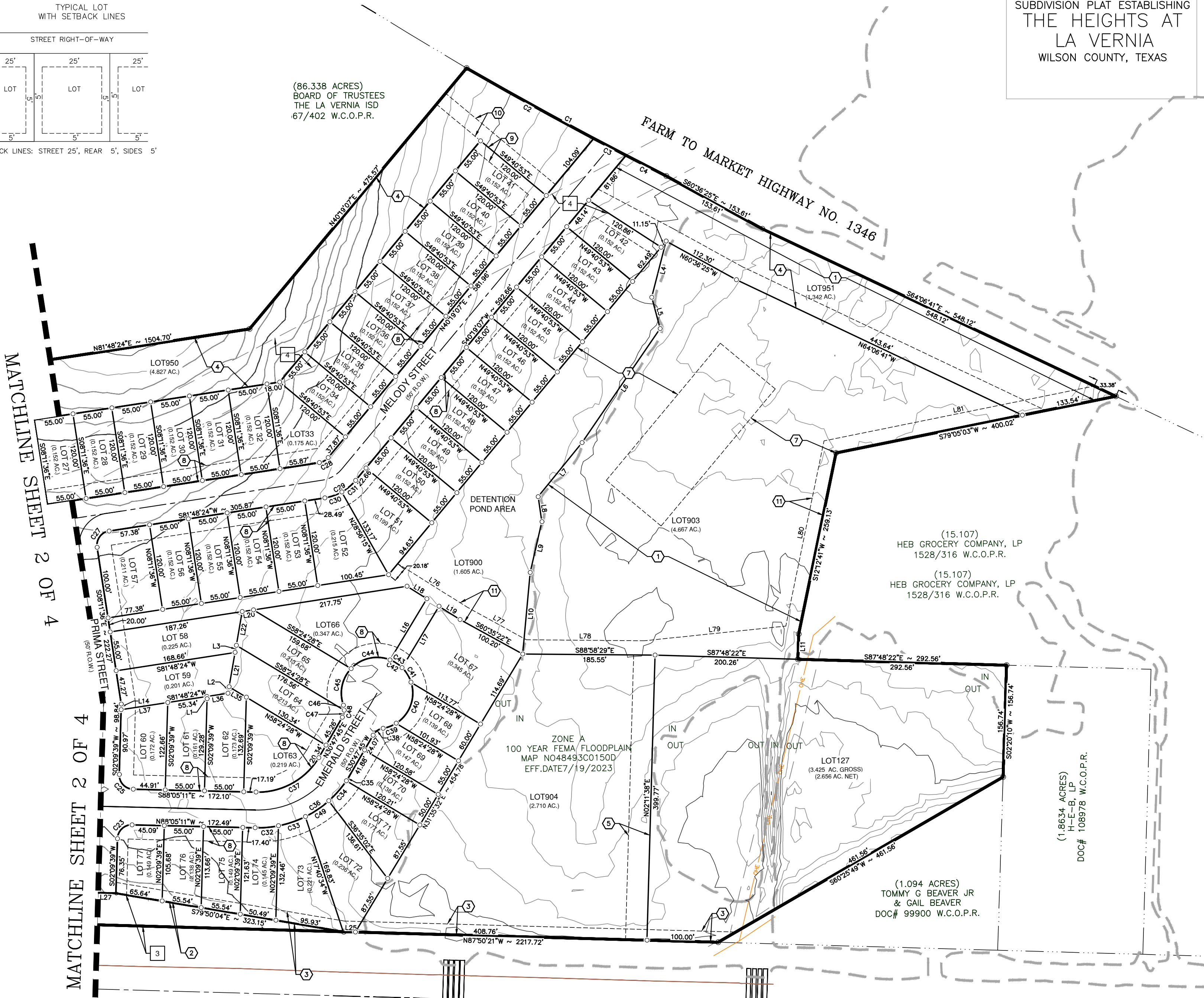


(86.338 ACRES)
BOARD OF TRUSTEES
THE LA VERNIA ISD
67/402 W.C.O.P.R.

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.

INTREPID
SURVEYING & ENGINEERING

P.O. Box 519 • 1004 C STREET
FLORESVILLE, TX 78114
O. 830.393.8833 • F. 830.393.3388
WWW.INTREPIDTX.COM
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

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 3 OF 4