

LOCATION MAP
NOT-TO-SCALE

LEGEND

- SET 1/2" IRON ROD WITH A GCS MERRY YELLOW CAP
- FOUND 1/2" IRON ROD
- FOUND 1/2" IRON PIN WITH A GCS MERRY YELLOW CAP
- FOUND 1/2" IRON PIN WITH CAP STAMPED RPLS 5058
- FOUND 1/2" IRON PIN WITH CAP STAMPED RPLS 4711
- FOUND TPOOT MONUMENT
- FOUND MAG NAIL

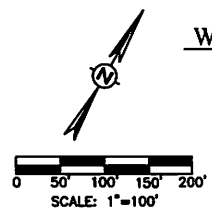
KEYED NOTES

- ① 28" INGRESS-EGRESS EASEMENT FOR THE BENEFIT OF LOTS 3 AND 4, BLOCK 1
- ② 15" UTILITY EASEMENT (VOLUME C, PAGE 256, O.P.A.M.C.T.)
- ③ VARIABLE-WIDTH UTILITY EASEMENT (VOLUME C, PAGE 256, O.P.A.M.C.T.)
- ④ 15" DRAINAGE EASEMENT (VOLUME C, PAGE 256, O.P.A.M.C.T.)
- ⑤ 25" UTILITY EASEMENT (VOLUME C, PAGE 256, O.P.A.M.C.T.)
- ⑥ 15" UTILITY EASEMENT (VOLUME C, PAGE 256, O.P.A.M.C.T.)
- ⑦ 5" UTILITY EASEMENT (VOL. 1028, PG. 256, O.P.A.M.C.T.)

SHOWN ACCESS LINES

1. THERE SHALL BE SHOWN ACCESS BETWEEN THE GRADSH LOT LINES OF LOTS 3, 4, 5, AND 6, BLOCK 1, WHERE PARKING/DRIVE AREAS ALLOW AS APPROVED BY BOTH LOT OWNERS. LOTS 3 AND 4, BLOCK 1, SHALL RECEIVE SURFACE DRAINAGE RUNOFF BY WAY OF DRAINAGE FROM LOTS 4 AND 5, BLOCK 1. SHOWN ACCESS IS PROPOSED TO BE MAINTAINED FOR PERPETUITY OR AS LONG AS ALL LOT OWNERS AGREE TO TERMINATE AGREEMENT.

2. LOTS 1 AND 2, BLOCK 1 HAVE AN EGRESS AGREEMENT FOR RECREATIONAL ACCESS AS RECORDED IN INSTRUMENT NUMBER 127948, DECEMBER 1, 2022, ON THE OLD RECORDS OF WILSON COUNTY, TEXAS. SAME EGRESS AGREEMENT FOR RECREATIONAL ACCESS SHALL APPLY TO LOTS 3, 4, 5, AND 6, BLOCK 1 FOR PERPETUITY OR AS LONG AS ALL LOT OWNERS AGREE TO TERMINATE AGREEMENT.



**REPLAT ESTABLISHING
WOODBRIDGE COMMERCIAL REPLAT**

BEING THE REPLAT OF LOTS 1 AND 2, BLOCK 1, OF THE WOODBRIDGE COMMERCIAL SUBDIVISION, AS RECORDED IN VOLUME C, PAGE 256, PLAT RECORDS OF WILSON COUNTY, TEXAS, INTO LOTS 3, 4, 5, AND 6, BLOCK 1.

**OWNER'S CERTIFICATE
(LOTS 3 AND 4, BLOCK 1)**

STATE OF TEXAS
COUNTY OF WILSON

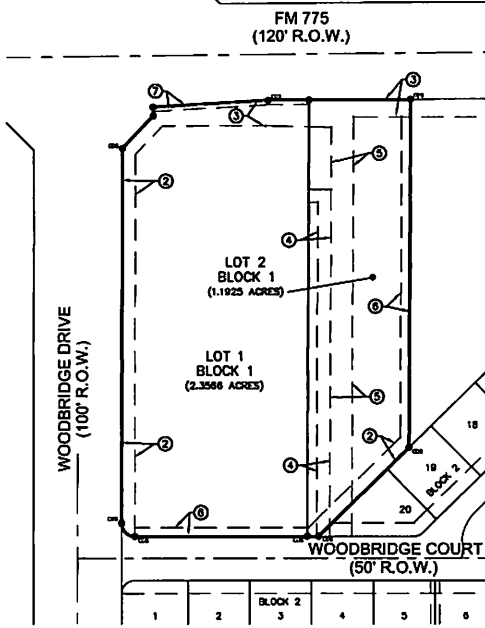
I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS RECREATION, TO THE CITY OF LA VERNA, TEXAS AND WHOSE NAME IS SUGGESTED HEREIN, HEREBY CERTIFY FOR THE USE OF THE PUBLIC FOR ALL STREETS, ALLEYS, PARKS, WATER COURSES, CANALS, EGRESSWAYS AND PUBLIC PLACES THEREON SHOWN, EXCEPT FOR THOSE AREAS INDICATED AS PRIVATE OR CREATED BY SEPARATE INSTRUMENT, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

**OWNER'S CERTIFICATE
(LOTS 5 AND 6, BLOCK 1)**

STATE OF TEXAS
COUNTY OF WILSON

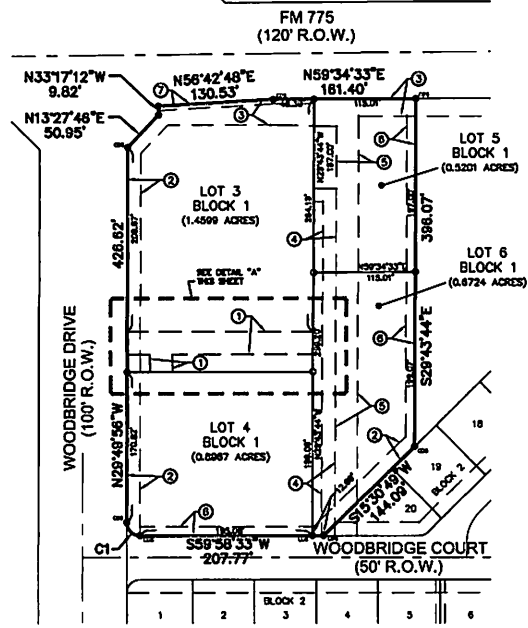
I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS RECREATION, TO THE CITY OF LA VERNA, TEXAS AND WHOSE NAME IS SUGGESTED HEREIN, HEREBY CERTIFY FOR THE USE OF THE PUBLIC FOR ALL STREETS, ALLEYS, PARKS, WATER COURSES, CANALS, EGRESSWAYS AND PUBLIC PLACES THEREON SHOWN, EXCEPT FOR THOSE AREAS INDICATED AS PRIVATE OR CREATED BY SEPARATE INSTRUMENT, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD LENGTH	CHORD DIRECTION
C1	23.61'	18.00'	18.00'	90°11'31"	31.73'	R74°55'41"W



AREA BEING REPLATTED
SCALE: 1"=100'

THE AREA BEING REPLATTED IS LOTS 1 AND 2, BLOCK 1, WOODBRIDGE COMMERCIAL, RECORDED IN VOLUME C, PAGE 256.



DETAIL "A"
SCALE: 1"=50'

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUGGESTED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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 ____ DAY OF _____ A.D., 20__

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUGGESTED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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 ____ DAY OF _____ A.D., 20__

NOTARY PUBLIC
WILSON COUNTY, TEXAS

NOTARY PUBLIC
WILSON COUNTY, TEXAS

ENGINEER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF BECOM

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN 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 VERNA SUBDIVISION ORDINANCE.



SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF BECOM

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE UNIFORM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: 222 WEST PINEBROOK & SURVEYORS.



PLANNING AND ZONING COMMISSION
CERTIFICATE OF ACCEPTANCE

ACCEPTED THIS ____ DAY OF _____ 2021
BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF LA VERNA, TEXAS.

QUADALUPE VALLEY ELECTRIC COOPERATIVE (QVEC) NOTES FOR RECREATION LOTS

1. ALL TRACTS ARE SUBJECT TO A 15-FT EGRESS AND COMMUNICATION EASEMENT ALONG ALL SIDE, FRONT AND REAR PROPERTY LINES.
2. WHERE UNDERGROUND SERVICES ARE UTILIZED QVEC WILL PROVIDE A 6-1/2" WIDE EGRESS TO THE SERVICE METER LOCATION, EGRESS TO FOLLOW SERVICE LINE AND SHALL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
3. EACH LOT IS SUBJECT TO A FLOATING 10-FT WIDE BY 4-1/2" HIGH GUY WIRE EGRESS TO BE LOCATED BY QVEC.
4. ALL EXISTING OVERHEAD OVERHEAD LINES POSSESS A 30-FT CENTERLINE EASEMENT, 15-FT EACH SIDE OF LINE.
5. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS WHICH IMPROVE ACCESS, DEMOLISH, OR RESTORE WITH USE OF EASEMENT), INSPECTION, INSTALLING, READING OF METERS, RECONSTRUCTION AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
6. NO BUILDINGS, WELLS OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT. QVEC SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT LANDS FOR ACCESS OF FACILITIES WHERE ACCESS WITHIN THE UTILITY EASEMENT IS OBSTRUCTED.
7. THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRASS, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EROSION BY OR ON BEHALF OF THE COOPERATIVE.

THIS SUBDIVISION PLAT OF WOODBRIDGE COMMERCIAL HAS BEEN SUBMITTED TO AND APPROVED BY QUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

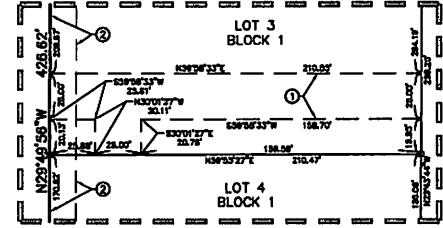
AGENT FOR QUADALUPE VALLEY ELECTRIC COOP., INC.

SUBDIVISION NOTES

THE BEARINGS FOR THIS SURVEY IS GRID NORTH, TEXAS STATE PLAIN COORDINATE SYSTEM, W83 (2011), TEXAS SOUTH ZONE, ZONE (4204).

GH CAMACHO-HERNANDEZ & ASSOCIATES, L.L.C.
Engineering - Planning - Transportation - Related Services
5710 University Heights Blvd., Suite 102
San Antonio, Texas 78249
Phone: (210) 341-8200, Fax: (210) 341-8300
TBPE Firm No. F-8478

CDS MUERY ENGINEERS & SURVEYORS
100 NE LOOP 401, STE. 300, SAN ANTONIO, TEXAS 78210
TBPE NO. F-1733
TBPLS NO. 100495-00



QUADALUPE VALLEY ELECTRIC COOPERATIVE (QVEC) NOTES FOR RECREATION LOTS

1. WHERE UNDERGROUND SERVICES ARE UTILIZED QVEC WILL PROVIDE A 6-1/2" WIDE EGRESS TO THE SERVICE METER LOCATION, EGRESS TO FOLLOW SERVICE LINE AND SHALL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
2. QVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
3. ANY EASEMENT DESIGNATED AS A QVEC 20'x20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
4. 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.
5. ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACCESS, DEMOLISH, OR RESTORE WITH USE OF EASEMENT), INSPECTION, INSTALLING, READING OF METERS, RECONSTRUCTION AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
6. ANY REQUEST TO SUBVOLUNTARILY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.
7. THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRASS, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EROSION BY OR ON BEHALF OF THE COOPERATIVE.

THIS SUBDIVISION PLAT OF WOODBRIDGE COMMERCIAL HAS BEEN SUBMITTED TO AND APPROVED BY QUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR QUADALUPE VALLEY ELECTRIC COOP., INC.

CHAIRMAN _____

STATE OF TEXAS
COUNTY OF WILSON

SUBDIVISION NAME: _____
DATE PLAT FILED: _____
MAP AND PLAT RECORDED VOLUME: _____ PAGE(S) _____

DR. S. MARTINEZ, COUNTY CLERK _____

DUPLY _____

PREPARED: 12/21/23 SHEET 1 OF 1