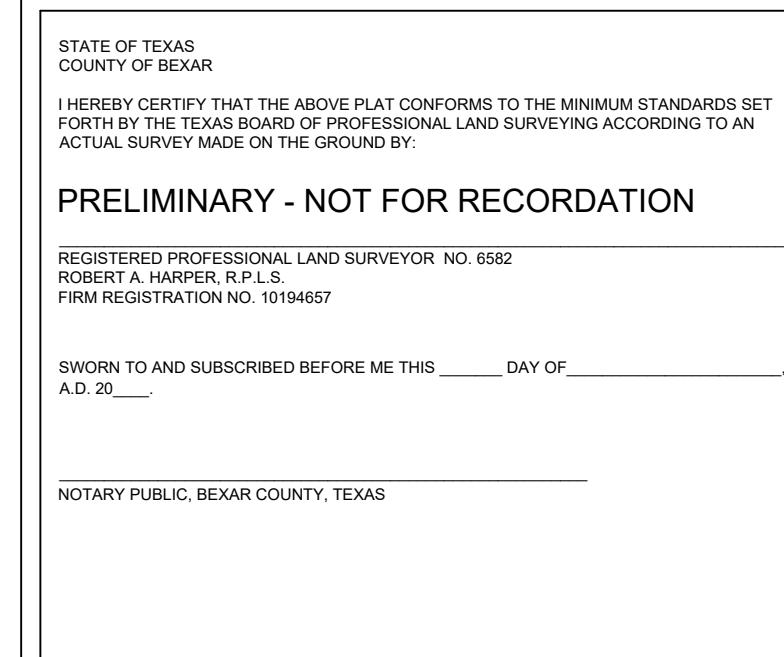
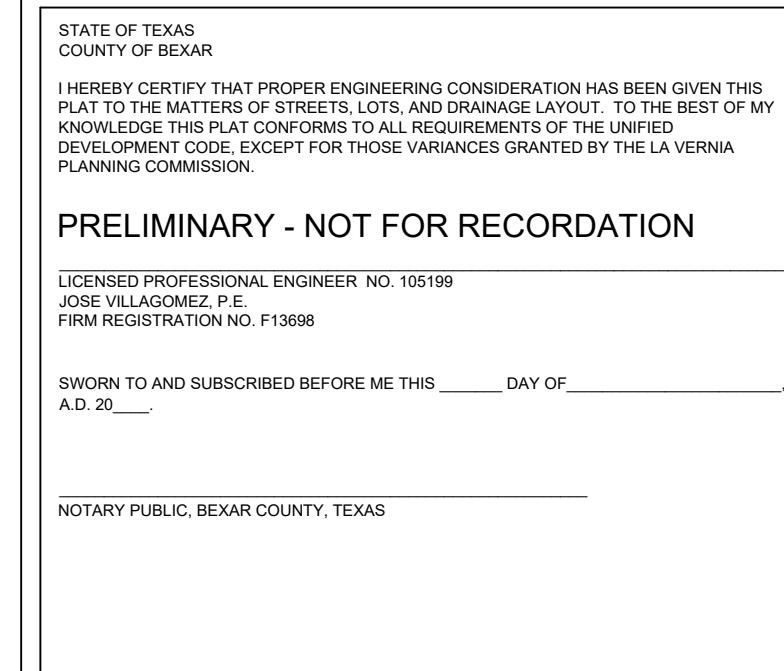
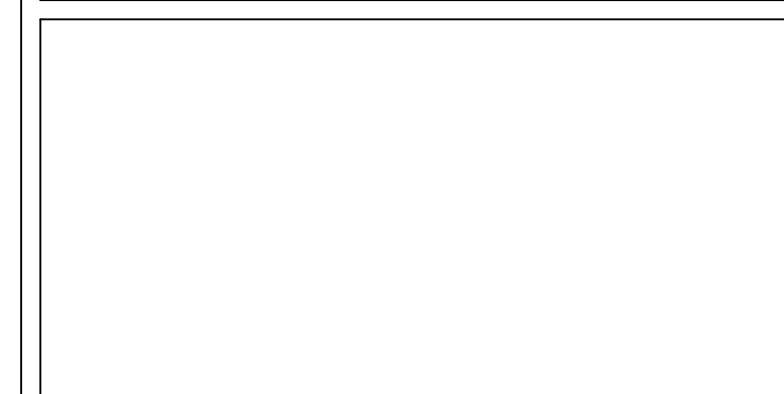


LOCATION MAP

NOT TO SCALE

LEGEND

O.R.W.C.T.	OFFICIAL RECORDS WILSON COUNTY, TEXAS
M.P.R.W.C.T.	MAP PLAT RECORDS WILSON COUNTY, TEXAS
D.R.W.C.T.	DEED RECORDS WILSON COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
TEL.	TELEPHONE
ELEC.	ELECTRIC
CA.TV.	CABLE TELEVISION
O	1/2" IRON ROD SET
—	1/2" IRON ROD FOUND
—	STREET CENTERLINE
—	PROPERTY LINE
—	ADJACENT PROPERTY LINE
—	FLOOD ZONE AREA LINE
—	SETBACK LINE
—	LANDSCAPE BUFFER LINE
—	EASEMENT LINE
—	MINOR CONTOUR
—	MAJOR CONTOUR



SURVEYOR NOTES:

1. BEARING ORIENTATION IS BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, EPOCH 2010.00. MEASUREMENTS ARE IN U.S. SURVEY FEET.
2. MEASUREMENTS ARE IN U.S. SURVEY FEET. DISTANCES AND COORDINATES SHOWN HEREON ARE IN GRAD AND MAY BE CONVERTED TO SURFACE BY USING THE COMBINED ADJUSTMENT FACTOR OF 0.99983.
3. PROPERTY LIES IN ZONE "AE", SPECIAL FLOOD HAZARD AREAS (SFHA's) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ZONE "X" SHADED, AREAS OF 0.2% ANNUAL CHANCE FLOOD: AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WILSON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48493C0175C, MAP REVISED NOVEMBER 26, 2010.

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF ONE (1) EXISTING ACCESS POINT ALONG US HIGHWAY 87, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 409.18 FEET. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCAL HIGHWAY REGULATIONS SHALL OVERIDE THE STATE HIGHWAY. DUE TO THE 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.
4. 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 DIRECTED BY TXDOT.
5. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.

FIRE ACCESS NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF LA VERNIA FIRE CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF LA VERNIA DIRECTOR OF DEVELOPMENT SERVICES AND THE LA VERNIA FIRE DEPARTMENT FIRE MARSHAL.

MINOR PLAT ESTABLISHING

LA VERNIA RETAIL

BEING A TOTAL OF 2.190 ACRES, OUT OF A CALLED 2.10 ACRES
TRACT 1 AND OUT OF A CALLED 0.09 ACRE TRACT, RECORDED IN
DOCUMENT NO. 2020-96383, O.R.W.C.T.
ESTABLISHING LOTS _____ AND _____, BLOCK _____.

SCALE: 1" = 60'

0 60 120



VILLAGOMEZ ENGINEERING CO.
24165 IH-10W, SUITE 217-708
SAN ANTONIO, TEXAS 78257
PH. (210) 724-0816
FAX (210) 853-0232
TBPE FIRM REGISTRATION
NO. F13698
VEC JOB NO: 25-027
PREPARATION DATE: November 24, 2025

STATE OF TEXAS
COUNTY OF WILSON

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:

STATE OF TEXAS
COUNTY OF WILSON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED 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

STATE OF TEXAS
COUNTY OF WILSON

CHAIRPERSON, WILSON CO. DEVELOPMENT REVIEW COMMITTEE
APPROVED BY THE COMMISSIONERS COURT OF THE COUNTY OF WILSON, TEXAS THIS THE DAY OF _____, 20____.

HENRY L. WHITMAN JR., COUNTY JUDGE

GARY MARTIN, COMMISSIONER, PCT. NO. 1

RUSSEL KING, COMMISSIONER, PCT. NO. 2

JEFFERY PIERDOLA, COMMISSIONER, PCT. NO. 3

JOHN " SCOTT" AKIN, COMMISSIONER, PCT. NO. 4

STATE OF TEXAS
COUNTY OF WILSON

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF LA VERNIA, TEXAS, HAS APPROVED THE PLAT AND SUBDIVISION OF _____ AS SHOWN HEREON.

IN TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURES OF THE CHAIRMAN AND SECRETARY OF THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF LA VERNIA, TEXAS, THIS ____ DAY OF _____, A.D. 20____.

BY: CHAIRMAN
BY: SECRETARY

STATE OF TEXAS
COUNTY OF WILSON

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 CABINET _____, PAGE(S) _____, 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

