

LOCATION MAP
1"=1000'

- LEGEND**
- P.R. = PLAT RECORDS OF WILSON COUNTY, TEXAS
 - ESMT = EASEMENT
 - N.T.S. = NOT TO SCALE
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS
 - PGS. = PAGES
 - R.O.W. = RIGHT-OF-WAY
 - VOL. = VOLUME
 - W.C.A.D. = WILSON COUNTY APPRAISAL DISTRICT
 - LOT NUMBER
 - 4 = GROSS LOT ACREAGE
 - 101 AC = GROSS LOT ACREAGE
 - = FOUND STEEL ROD MONUMENT
 - = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING & SURVEYING"
 - △ = FOUND TADOT CONCRETE MONUMENT
 - = PROPERTY LINE
 - - - = LOT LINE
 - - - = FLOODPLAIN LINE
 - - - = ADJOINER
 - - - 650 = EXISTING CONTOUR
 - - - = EASEMENT

SURVEYOR NOTES:

- THE BASIS OF BEARING FOR THIS PLAT IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), SOUTH CENTRAL ZONE.
- 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING AND SURVEYING" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

UTILITIES:
 WATER - CITY OF LA VERNIA
 SEWER - COLLECTIVE SEWER BY CITY OF LA VERNIA
 ELECTRIC - GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.

GUADALUPE VALLEY ELECTRIC COOPERATIVE
 THIS SUBDIVISION REPLAT OF C & C CROSSING SUBDIVISION LOTS 3 & 4 HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.

FLOODPLAIN NOTE:
 THIS PROPERTY IS PARTIALLY LOCATED IN THE REGULATORY FLOODWAY AND PARTIALLY LOCATED IN THE 0.2% ANNUAL CHANCE FLOOD HAZARD ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ACCORDING TO DFIRM PANEL 48493C0175C DATED NOVEMBER 26, 2010.

GENERAL PLAT NOTES:

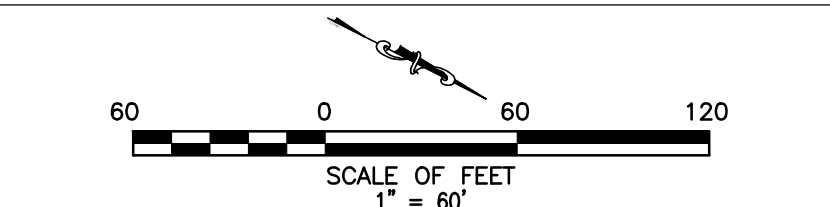
- THE ENTIRE SUBDIVISION IS WITHIN LA VERNIA INDEPENDENT SCHOOL DISTRICT.
- THE ENTIRE SUBDIVISION IS WITHIN THE CITY OF LA VERNIA.
- THE SUBDIVISION IS LOCATED IN PRECINCT 3 OF WILSON COUNTY.
- ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
- GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- ANY EASEMENT DESIGNATED AS A GVEC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
- ALL EXISTING GVEC OVERHEAD LINES POSSESS A 30-FT CENTERLINE EASEMENT, 15-FT EACH SIDE OF LINE.
- WHERE UNDERGROUND SERVICES ARE UTILIZED, GVEC WILL POSSESS A 5-FT WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
- NO BUILDINGS, WELLS OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT. DRAINAGE EASEMENTS SHALL BE FREE OF ANY STRUCTURES OR FENCING THAT OBSTRUCTS FLOW.
- THIS REPLAT DOES NOT ALTER OR VACATE ANY DEED RESTRICTIONS THAT ARE CURRENTLY IN PLACE FOR THE AREA BEING REPLATTED.

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 ALLEYS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION HEREIN EXPRESSED.

BRENTON WEAVER
 286 KIMBALL
 LA VERNIA, TEXAS 78121
 (210) 286-2252

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC _____



SUBDIVISION REPLAT OF C & C CROSSING SUBDIVISION LOTS 3 & 4

BEING 2.26 ACRES, ESTABLISHING LOTS 3A AND 4A, BEING ALL OF LOT 3 AND LOT 4, OF THE C&C CROSSING SUBDIVISION, DESCRIBED IN AN INSTRUMENT, RECORDED IN VOLUME 10, PAGE 92, PLAT RECORDS, WILSON COUNTY, TEXAS

OWNER'S CERTIFICATE

THE STATE OF TEXAS §
 COUNTY OF WILSON §

I, THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS C & C CROSSING SUBDIVISION REPLAT, TO THE CITY OF LA VERNIA, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN, EXCEPT FOR THOSE AREAS INDICATED AS PRIVATE OR CREATED BY SEPARATE INSTRUMENT, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

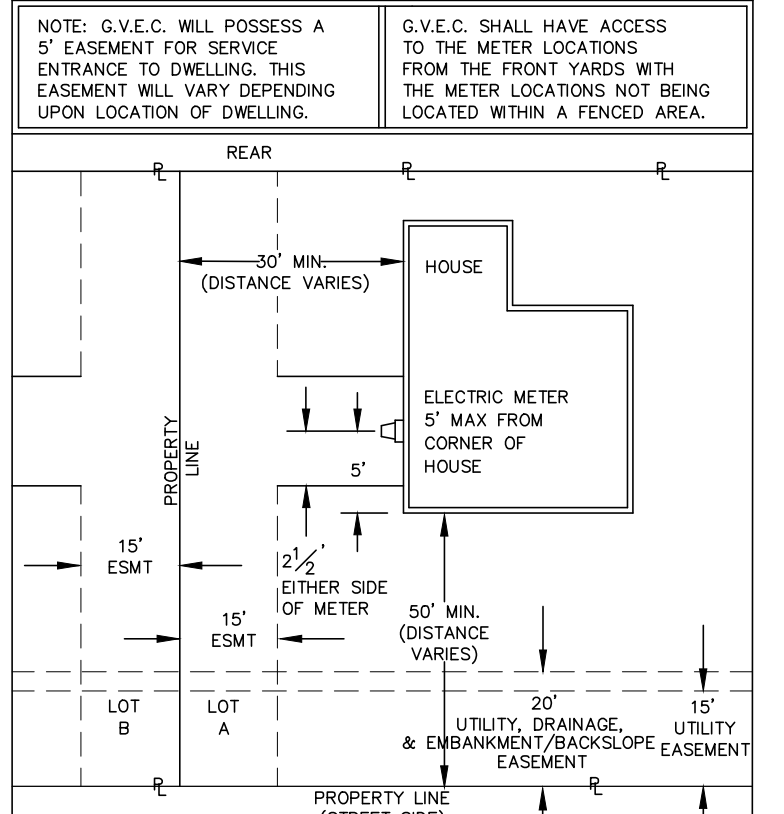
OWNER _____

STATE OF TEXAS §
 COUNTY OF WILSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE 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 IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__ A.D.

NOTARY PUBLIC _____



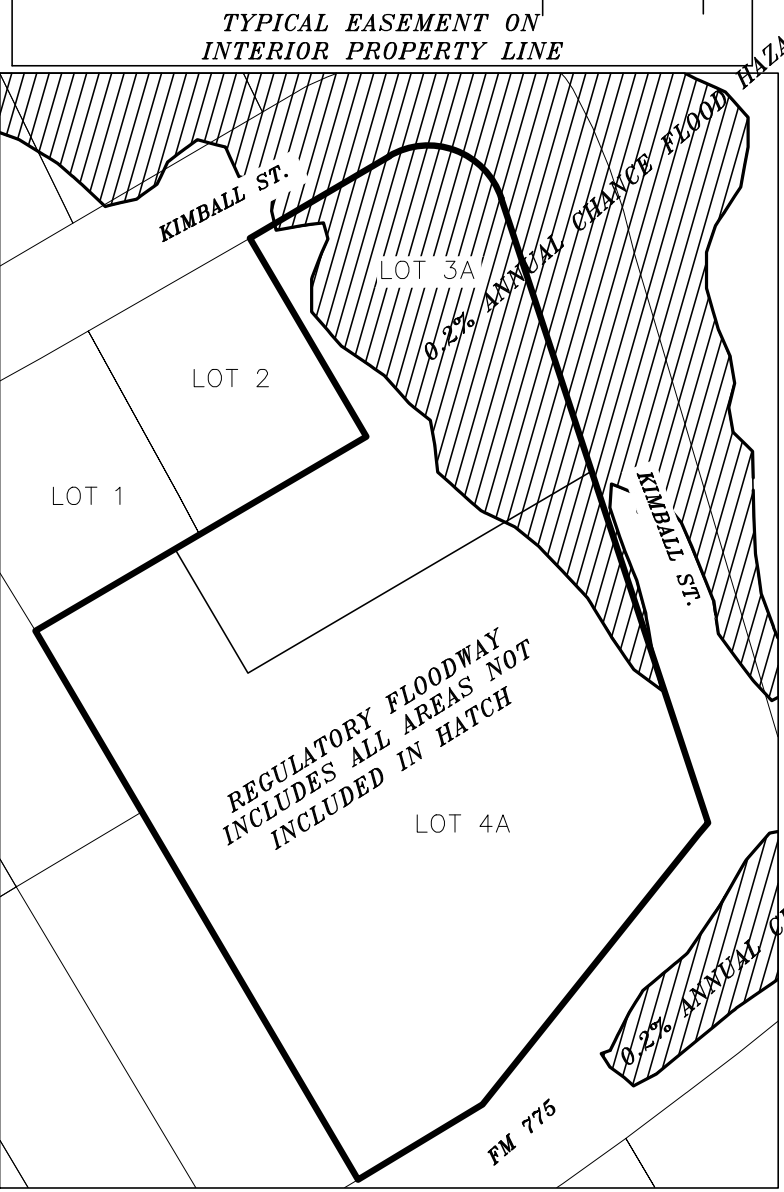
AREA BEING REPLATTED
1"=200'

LINE TABLE

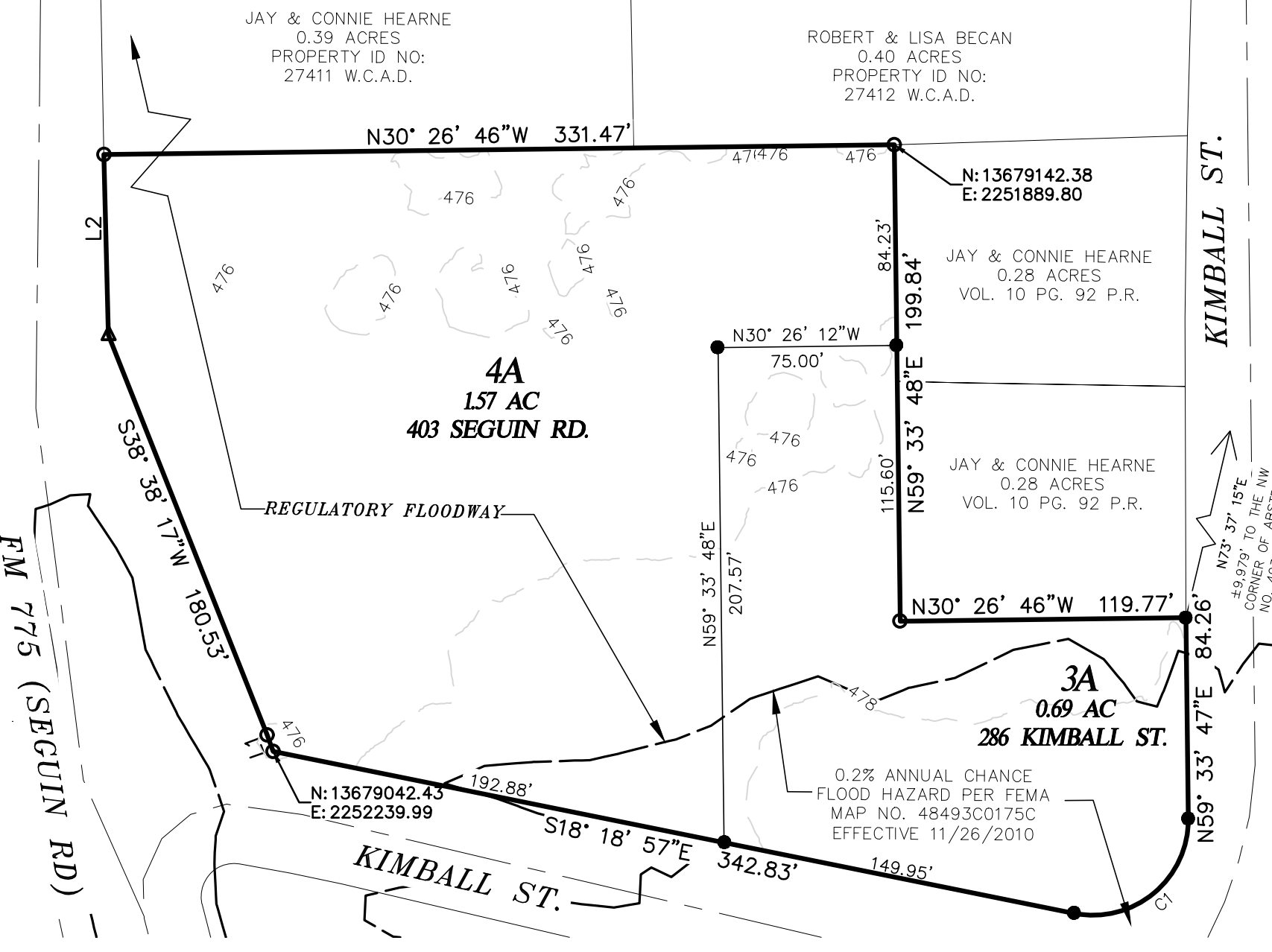
| LINE NUMBER | LENGTH | BEARING |
|-------------|--------|---------------|
| L1 | 7.34 | S40° 18' 18"W |
| L2 | 75.70 | S58° 48' 47"W |

CURVE TABLE

| CURVE | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
|-------|--------|------------|---------------|--------|--------|
| C1 | 40.00' | 101°51'29" | S69°34'45"E | 62.11' | 71.11' |



FLOODPLAIN MAP
1"=100'



| NO. | REVISION | DATE | BY |
|-----|----------|------------|-----|
| 1 | REPLAT | 08/29/2023 | RLT |
| 2 | REPLAT | 09/21/2023 | LDH |

Rakowitz
ENGINEERING & SURVEYING
 TBPELS No. F-9155 & No. 101812-00
 515 W OAKLAWN, SUITE A, PLEASANTON, TX 78064
 830.281.4060 www.rak-eng.com

PROPERTY INFORMATION
 PROPERTY ID: 65106
 LEGAL ACRES: 1.94
 LEGAL DESC.: C & C CROSSING, LOT 4, ACRES 1.94

PROPERTY INFORMATION
 PROPERTY ID: 65105
 LEGAL ACRES: 0.40
 LEGAL DESC.: C & C CROSSING, LOT 3, ACRES .4

ENGINEER & SURVEYOR:
 RAKOWITZ ENGINEERING AND SURVEYING
 515 W OAKLAWN, SUITE A
 PLEASANTON, TX 78064
 (830) 281-4060

OWNER:
 BRENTON WEAVER
 286 KIMBALL
 LA VERNIA, TEXAS 78121
 (210) 286-2252

LOT SUMMARY TABLE

| LOT SIZE | NO. OF LOTS | QTY WATER | COLLECTIVE SEWER | OSSF |
|-----------|-------------|-----------|------------------|------|
| < 2.5 AC | 2 | 0 | 2 | 0 |
| 2.5-10 AC | 0 | 0 | 0 | 0 |
| > 10 AC | 0 | 0 | 0 | 0 |
| TOTAL | 2 | 0 | 2 | 0 |

PLAT INCLUDES 0 LF OF STREET

PLANNING AND ZONING COMMISSION
 CERTIFICATE OF ACCEPTANCE

THIS IS TO CERTIFY THAT THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF LA VERNIA, TEXAS, HAS APPROVED THIS REPLAT OF C & C CROSSING SUBDIVISION LOTS 3 & 4 AS SHOWN HEREON.

AS TESTIMONY WHEREOF, WITNESS THE OFFICIAL SIGNATURES OF THE CHAIRMAN AND SECRETARY OF THE PLANNING ZONING COMMISSION OF THE CITY OF LA VERNIA, TEXAS, THIS _____ DAY OF _____, 20__.

CHAIRMAN _____

SECRETARY _____

THE STATE OF TEXAS
 COUNTY OF ATASCOSA

KNOW ALL MEN BY THESE PRESENTS:

THAT I, WALT F. RAKOWITZ, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND SHOWN HEREON, AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF WILSON COUNTY, TEXAS.

PRELIMINARY
 REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 6435, STATE OF TEXAS

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

NOTARY PUBLIC _____

I, _____, COUNTY CLERK OF WILSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20__ A.D. AT _____ O'CLOCK _____ M AND DULY RECORDED IN VOLUME _____ PAGE _____, PLAT RECORDS OF WILSON COUNTY, TEXAS.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____, 2023 A.D.

COUNTY CLERK, WILSON COUNTY, TEXAS