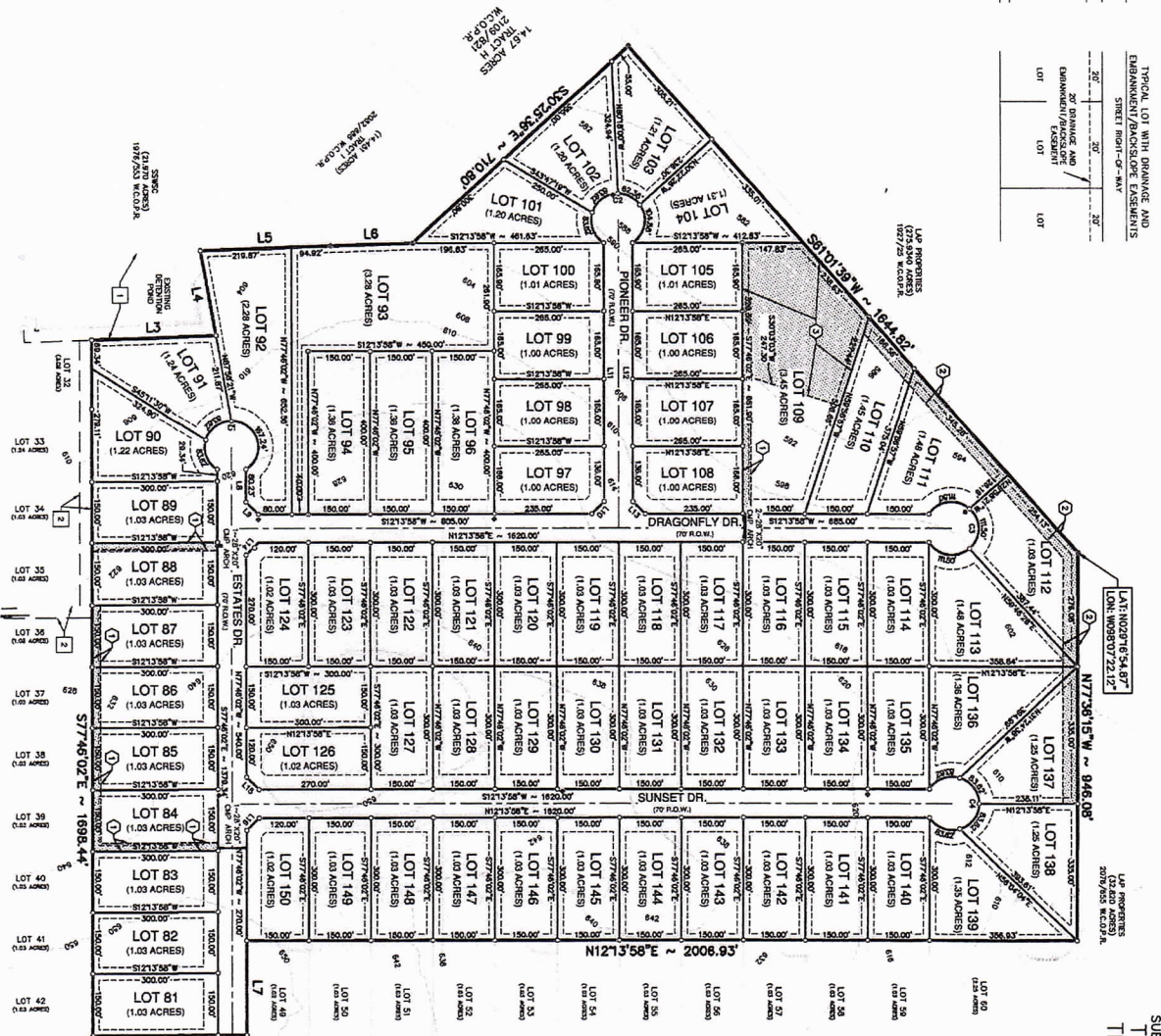


LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
11	N12°15'00"W	200.00'	11	N12°15'00"W	200.00'
12	N12°15'00"W	200.00'	12	N12°15'00"W	200.00'
13	S87°15'00"W	200.00'	13	S87°15'00"W	200.00'
14	S87°15'00"W	200.00'	14	S87°15'00"W	200.00'
15	S87°15'00"W	200.00'	15	S87°15'00"W	200.00'
16	S87°15'00"W	200.00'	16	S87°15'00"W	200.00'
17	S87°15'00"W	200.00'	17	S87°15'00"W	200.00'
18	S87°15'00"W	200.00'	18	S87°15'00"W	200.00'
19	S87°15'00"W	200.00'	19	S87°15'00"W	200.00'
20	S87°15'00"W	200.00'	20	S87°15'00"W	200.00'
21	S87°15'00"W	200.00'	21	S87°15'00"W	200.00'
22	S87°15'00"W	200.00'	22	S87°15'00"W	200.00'
23	S87°15'00"W	200.00'	23	S87°15'00"W	200.00'
24	S87°15'00"W	200.00'	24	S87°15'00"W	200.00'
25	S87°15'00"W	200.00'	25	S87°15'00"W	200.00'
26	S87°15'00"W	200.00'	26	S87°15'00"W	200.00'
27	S87°15'00"W	200.00'	27	S87°15'00"W	200.00'
28	S87°15'00"W	200.00'	28	S87°15'00"W	200.00'
29	S87°15'00"W	200.00'	29	S87°15'00"W	200.00'
30	S87°15'00"W	200.00'	30	S87°15'00"W	200.00'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	65.00'	284°52'21"	S12°15'00"W	70.00'
C2	65.00'	284°52'21"	S12°15'00"W	70.00'
C3	65.00'	284°52'21"	S12°15'00"W	70.00'
C4	65.00'	284°52'21"	S12°15'00"W	70.00'

LOT NUMBER	RECOMMENDED DRIVEWAY CURVE	CL OF RICH ROW/LINE ELEV. (HIGH SIDE)
81-97	NOT REQUIRED	
98	1-18" CMP	609.0
99	1-18" CMP	601.0
100	1-18" CMP	593.0
101	1-24" CMP	587.0
102	1-24" CMP	586.0
103-111	NOT REQUIRED	
112	1-24" CMP	588.0
113	1-24" CMP	589.0
114	1-24" CMP	601.0
115	1-18" CMP	603.0
116	1-18" CMP	606.0
117	2-24" CMPS	610.0
118	2-24" CMPS	615.0
119	1-24" CMPS	620.0
120	1-24" CMPS	627.0
121	1-18" CMP	631.0
122-150	NOT REQUIRED	

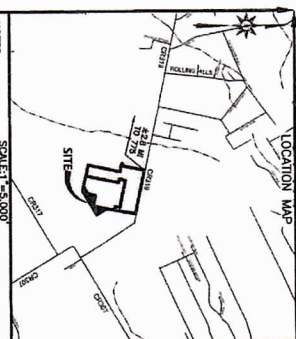


SUBDIVISION PLAT ESTABLISHING
 THE ESTATES AT
 TRIPLE R RANCH
 UNIT 2
 WILSON COUNTY, TEXAS

0' 200' 400' 600'
 SCALE: 1" = 200'
 SHEET 2 OF 2

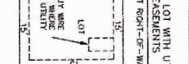
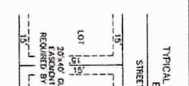
NOTES
 SURVEYING & ENGINEERING
 P.O. Box 519 | DALLAS, TX 75211
 0.880.880.8808
 WWW.WILSONCOUNTYTX.COM
 TRIPLE R # 10 93958 • TRIPLE R # 16350

LEGEND:
 EXISTING: BOUNDARY LINE, ADJOINER LINE, EASEMENT LINE-EXISTING, SURVEY LINE, EMBANKMENT, RECORD CALL, WILSON COUNTY PLAT RECORDS, WILSON COUNTY OFFICIAL PUBLIC RECORDS, WILSON COUNTY DEED RECORDS.
 PROPOSED: VARIABLE WIDTH DRAINAGE, EASEMENT (12/97) W.C.P.R., 30' DRAINAGE EASEMENT (12/97) W.C.P.R., VARIABLE WIDTH DRAINAGE EASEMENT.

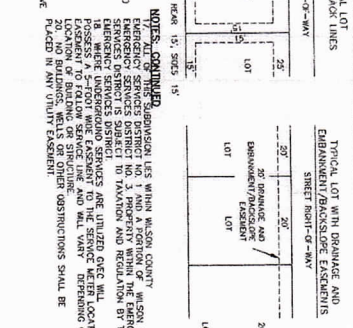


SCALE: 1"=500'

NOTES:
 1. WATER TO BE SUPPLIED BY: 6" WATER SUPPLY CORPORATION. THERE IS HEREBY DEDICATED THE FROM SEVERAL ACRES OF ALL PLATTED LOTS FOR THE PURPOSE OF INSTALLING A WATER MAIN AND SEWER MAIN LINES, FIRE HYDRANTS, AND OTHER WATER FACILITIES. SERVICE LINES, METERS, AND ALL OTHER WATER FACILITIES TO BE PROVIDED BY: SUBMITTEE.
 2. ELECTRIC SERVICE TO BE PROVIDED BY: SUBMITTEE. USUALLY A 120V (120) FOOT WIDE ELECTRIC DISTRIBUTION LINE WITH ONE 120V (120) FOOT WIDE SERVICE LINES. THERE IS HEREBY DEDICATED A 120V (120) FOOT WIDE ELECTRIC SERVICE LINES TO BE PROVIDED BY THE SUBMITTEE FOR ALL PLATTED LOTS. CONSTRUCTION MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS AND COMMUNICATION UTILITIES EACH LOT IS ALSO SUBJECT TO A FLOWING DEEDY COVENANT RECORDED BY THE ELECTRIC AND/OR COMMUNICATION UTILITY.



NOTES CONTINUED:
 1. IN EXERCISE OF PUBLIC POWER, WISCONSIN COUNTY IS A SUBMITTEE OF THE PROPOSED DRAINAGE EXHIBITS. NO DRAINAGE EXHIBIT MAY BE UTILIZED FOR ANY PURPOSE UNLESS IT IS APPROVED BY THE WISCONSIN COUNTY ENGINEER. THE WISCONSIN COUNTY ENGINEER RESERVES THE RIGHT OF ACCESS TO EACH EXHIBITS' ASSESSMENT (SEE POWER BY THE LOT OWNERS) BY AN AIA (HOME OWNERS ASSOCIATION), THE HOME OWNERS ASSOCIATION MAY USE THIS SUBMISSION AS EVIDENCE TO SUPPORT A LITIGATION TO ENFORCE THE COVENANTS COVERING THIS SUBMISSION. THE RIGHT TO ENFORCE THE COVENANTS COVERING THIS SUBMISSION IS TO BE DEDICATED TO THE AIA AND CONVEYED TO THE WISCONSIN COUNTY ENGINEER. THE WISCONSIN COUNTY ENGINEER SHALL BE THE OWNER OF ANY DEDICATION PLOTS ON CROWN AREAS.

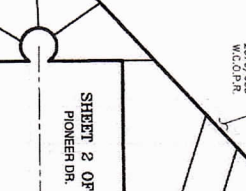
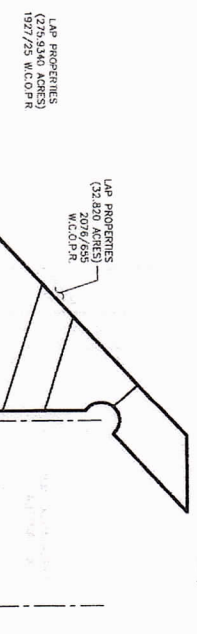


NOTES CONTINUED:
 1. IN EXERCISE OF PUBLIC POWER, WISCONSIN COUNTY IS A SUBMITTEE OF THE PROPOSED DRAINAGE EXHIBITS. NO DRAINAGE EXHIBIT MAY BE UTILIZED FOR ANY PURPOSE UNLESS IT IS APPROVED BY THE WISCONSIN COUNTY ENGINEER. THE WISCONSIN COUNTY ENGINEER RESERVES THE RIGHT OF ACCESS TO EACH EXHIBITS' ASSESSMENT (SEE POWER BY THE LOT OWNERS) BY AN AIA (HOME OWNERS ASSOCIATION), THE HOME OWNERS ASSOCIATION MAY USE THIS SUBMISSION AS EVIDENCE TO SUPPORT A LITIGATION TO ENFORCE THE COVENANTS COVERING THIS SUBMISSION. THE RIGHT TO ENFORCE THE COVENANTS COVERING THIS SUBMISSION IS TO BE DEDICATED TO THE AIA AND CONVEYED TO THE WISCONSIN COUNTY ENGINEER. THE WISCONSIN COUNTY ENGINEER SHALL BE THE OWNER OF ANY DEDICATION PLOTS ON CROWN AREAS.

THIS PLAT CONTAINS A TOTAL OF 1201 ACRES
 LOTS: NONE

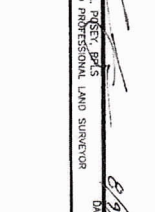
REVISION	DATE	DESCRIPTION
1	8/19/2022	PLAT WAS PREPARED SUBJECT TO THE WISCONSIN COUNTY ENGINEER'S REVIEW AND APPROVAL OF THE SUBMITTEE'S RECORDATION

SCALE: 1" = 300'



1. THERE IS HEREBY DEDICATED A TWENTY (20) FOOT WIDE PUBLIC UTILITY, SEWER, AND DRAINAGE/BACKFLOW EXHIBIT ADJACENT TO ALL STREET FRONT-YARDS.
2. THERE IS HEREBY DEDICATED A TWENTY (20) FOOT WIDE DRAINAGE EXHIBIT ADJACENT TO ALL STREET FRONT-YARDS.
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11. THERE IS HEREBY DEDICATED A TWENTY (20) FOOT WIDE DRAINAGE EXHIBIT ADJACENT TO ALL STREET FRONT-YARDS.
12. THERE IS HEREBY DEDICATED A TWENTY (20) FOOT WIDE DRAINAGE EXHIBIT ADJACENT TO ALL STREET FRONT-YARDS.

INTEGRATED ENGINEERING
 P.O. Box 1011, Room 4B
 P.O. Box 202, Room 3B
 P.O. Box 101, Room 1A
 D. 820.262.8833 • F. 820.383.2888
 WWW.INTEGRATEDENR.COM
 TOLLS 810.952.8382 • TOLLS 810.650



THE UNDERSIGNED, ROBERT L. ROSS, COUNTY CLERK OF MADISON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE PLAT ACCURATELY REFLECTS THE GENERAL LOCATION OF THE PLAT, ALL SHEDS, BARRIERS, RAINWATER, OTHER SERVICE LINES, DRAINAGE, SEWER, AND ALL OTHER PUBLIC UTILITIES, AND THE WISCONSIN COUNTY ENGINEER'S REVIEW AND APPROVAL OF THIS PLAT. THE UNDERSIGNED DO NOT GUARANTEE THE ACCURACY OF THE SURVEY, AND IS NOT TO BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAT.

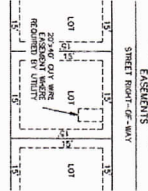
ROBERT L. ROSS, CLERK
 MADISON COUNTY, TEXAS
 8/19/2022

ROBERT L. ROSS, CLERK
 MADISON COUNTY, TEXAS
 8/19/2022

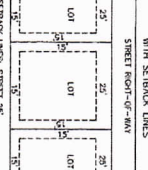
LEGEND:
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APPROVED BY THE COMMISSIONERS COURT OF THE COUNTY OF MADISON, TEXAS
 COUNTY CLERK: Robert L. Ross
 COUNTY ENGINEER: [Signature]
 COUNTY ATTORNEY: [Signature]
 COUNTY CLERK: Robert L. Ross
 COUNTY ENGINEER: [Signature]
 COUNTY ATTORNEY: [Signature]
 COUNTY CLERK: Robert L. Ross
 COUNTY ENGINEER: [Signature]
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 COUNTY ATTORNEY: [Signature]

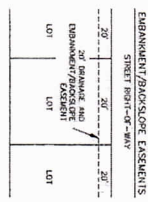
TYPICAL LOT WITH UTILITY



TYPICAL LOT WITH SETBACK LINES



TYPICAL LOT WITH DRAINAGE AND EMBANKMENT/ROCK-SLOPE EASEMENTS



LINE #	BEARING	LENGTH
L1	N103°02'00" E	100.00
L2	N103°02'00" E	100.00
L3	N103°02'00" E	100.00
L4	N103°02'00" E	100.00
L5	S77°00'00" E	100.00
L6	N103°02'00" E	100.00

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	80.00'	180°00'	N103°02'00" E	100.00'
C2	80.00'	180°00'	N103°02'00" E	100.00'

REVISION	DATE	DESCRIPTION
1	6/15/2023	PLAT WAS AMENDED TO REFLECT THE CORRECT BEARING AND DISTANCE OF THE SOUTHWESTERN BOUNDARY LINE

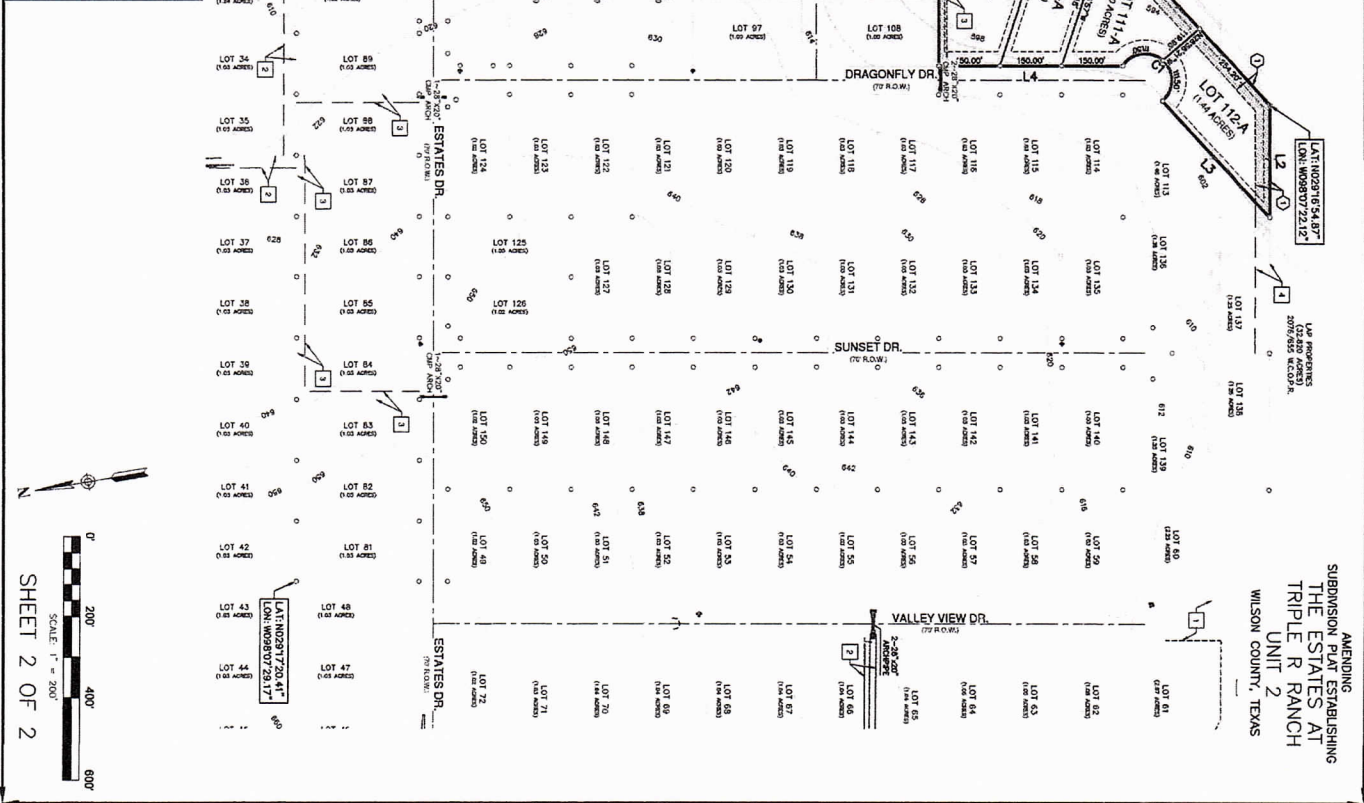
INTERSERVO
 SURVEYING & ENGINEERING
 P.O. BOX 519 | HOOD C SPRING
 ROBERTSVILLE, TX 78014
 O. BOB BOWEN | 979.293.2888
 bowen@interservo.com
 TABLE #10193926 - TYPE #14550

LEGEND:

BOUNDARY LINE
 EXISTING LINE - EXISTING
 PROPOSED LINE - PROPOSED
 SURVEY LINE
 OVERHEAD ELECTRIC
 EASING

KEY NOTES:

EXISTING
 1 VARIABLE WIDTH DRAINAGE (12/97) W.C.P.R.
 2 30' DRAINAGE EASEMENT (12/97) W.C.P.R.
 3 30' DRAINAGE EASEMENT (12/97) W.C.P.R.
 4 30' DRAINAGE EASEMENT (12/97) W.C.P.R.
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 97 30' DRAINAGE EASEMENT (12/97) W.C.P.R.
 98 30' DRAINAGE EASEMENT (12/97) W.C.P.R.
 99 30' DRAINAGE EASEMENT (12/97) W.C.P.R.
 100 30' DRAINAGE EASEMENT (12/97) W.C.P.R.



SCALE: 1" = 200'

SHEET 2 OF 2

APPENDING
 SUBMISSION PLAT ESTABLISHING
 THE ESTATES AT
 TRIPLE R RANCH
 UNIT 2
 WILSON COUNTY, TEXAS