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THERE IS HEREBY DEDICATED A TWENTY (20) FOOT WIDE PUBLIC UTILITY, DRAINAGE, AND EMBANKUBYT/BACKSLOPE EASEMENT ADJACENT TO ALL STREET RICHT—OF—WAYS.

LAP PROPERTIES (275.9340 ACRES) 1927/25 W.C.O.P.R.

(32.820 ACRES) -2076/655 W.C.O.P.R.

VALLEY VIEW DR.

INDER IS LECTORY REPORTATED. A MERTY (20) FOOT MEE DRAWAGE CASENS, OR SWALLS UNLESS NOTIO OMERANGE ON THIS PALL PROPERTY OWNERS ARE ANANSED HANT HEEY ARE RESPONSEDLE FOR JUNITURNACE OF DRAWHAGE LESSADITIS ON HIGH PROPERTY AND MAIN OF HULLE THOSE HEE MAINS ON HIGH PROPERTY AND MAIN OF HULLE THOSE HEE MAINS ON HIGH PROPERTY AND MAIN OF HULLE THOSE HE MAIN OWNERS HE RIGHT OF ACCESS TO SUCH L'ASCHEMIS. NO BUILDINGS, OR OTHER OBSTRUCTIONS OR WELL OF ANY KIND SHALL BE PLACED ON ANY ELECTRIC EASEMENTS, NOR SHALL ANY TREES BE PLANTED THEREON.

SHEET 2

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THE ESTATES AT TRIPLE R RANCH UNIT-1 (12/97) W.C.P.R.

SWITAKY SINER SERVER WILL BE BY. ON-SITE SERVER FACILITIS FERMITED BY WILSON COUNTY HEALTH AND PUBLIC SWIETTY OFFICE. NO STRUCTURE MAY BE OCCUPED, WHEES CONNECTED TO A PUBLIC SERVER STRUCK HEALTH AS SEPTION FERMIT, FOR THE ON-SITE SERVER FACILITY IS GOTHER.

IN ORDER TO PROMOTE SAFE USE DE ROADINANTS OM DRESSIRE THE TROCRUTIONS AND US THAN THE SERVICE SAFE US TO THE TROCRUTION SAFE US THAN THE SERVICE SAFE US TO A PREIDAY DEDO-AND ROADINAN USALUS SAFE ORSENSAFE PERMIT HAS BEEN ISSUED BY THE WASSIN COUNTY HEALTH AND NIBLE SAFETY PRIZE. THE ORDERON SHALL BE CONSTRUCTED ACCORDING TO SPECIFICATIONS STATES WHITHIN THE FEMALY.

NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT UNTIL DRINEWAY AND FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND APPLICATION FOR SEPTIC PERMIT IS SUBMITTED.

10. THIS SUBDIVISION IS ENTRELY MITHIN THE FLORESVILLE INDEPENDENT SCHOOL DISTRICT BOUNDARY. THERE ARE A TOTAL OF SEVENTY (70) LOIS BEING PLATTED WITH THIS UNIT.

SSWSC (1.03 ACRES) — 1508/159 W.C.O.P.R.

SSWSC (21.970 ACRES) 1976/553 W.C.O.P.R.

SUMMER MEADOW DR.

HE ESTATES AT TRIPLE
R RANCH UNIT-1
(12/97) W.C.P.R.

ESTATES DR.

II. HO PORTION OF THIS SUBDIVISION HAS BEEN DESCHAFED AS BEING IN A SPECIAL ROOD HAZARO ZONE "Y OR "KE SEE BEING IN A SPECIAL ROOD HAZARO ZONE "Y OR "A SPECIAL ROOD HAZARO ZONE "A GRASCOTISCO". AND GRASCOTISCO". AND HOSCHAFE IS. ZOID, AS PUBLISHED BY FRAK.

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ALL STREAMS, ROPES, LAKES, OTHER SHEFACE WATER
FEATURES OF HE WISSEN COUNTY SHERNING MAD CHECKHOPHIT RALLS
FERGULATIONS AND HE SHEFACY NETWORKING WE DESCRIBED HE REGULATIONS AND HE SHEFACY NETWORKING MAD SHEFACY OF HE WAS DEPROY FROM ACTION. FELL SHEFACE WAS DEPLOYED THE BEST OF MY MONECORE AND BELLET AT THE
MADE OF THIS SURVEY.

P.O. BOX 519 1004 0 STREET FLD968VILE, TX 78114 O. 830.393.8833 • F. 830.393.3388 TBPLS \$10193936 . TBPE \$16550

> MERGEY CERTY THAT PROPEY ENGNETERING CONSIGNATION HAS BEEN OWN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS AND BRAINGE LAYOUT. TO THE BEST OF MY KNOWLIGHE THIS PLAT CORFORNS TO ALL REQUIREMENTS OF THE MASSIN COUNTY SUBDIVISION & ECULUMENTS. 2. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH PLASTIC CAPS MARKED "NITREPID" SURVEY NOTES.
>
> 1. BEARINGS, DISTANCES & ACREAGE ARE GRID, NAD 83 US TX
> SOUTH CENTRAL ZONE AND ARE DERIVED FROM NOTIONAL GPS
> TECHNIQUES

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CRESHART LINE-PARTOSED (12/97) W.C.P.R.

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CRESHART LINE-PARTOSED (12/97) W.C.P.R.

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CRESHART LINE-PARTOSED (12/97) W.C.P.R.

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25-22

W.C.P.R. W.C.O.P.R. W.C.D.R.

WILSON COUNTY PLAT RECORDS
WILSON COUNTY OFFICIAL PUBLIC
WILSON COUNTY DEED RECORDS

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FIRE HYDRANTS 1/2" IRON ROD FOUND 1/2" IRON ROD SET

0

(3) 20' WIDTH DRAINAGE EASEMENT
(2) 35' WIDTH DRAINAGE EASEMENT

VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT (12/97) W.C.P.R.

20'x40' GJY WIFE | EASEJENT WHERE REQUIRED BY UTILITY TYPICAL LOT WITH UTILITY EASEMENTS
SIREET RIGHT-OF-WAY 501 BACK LINES: STREET 25 5 STREET RIGHT-OF-WAY 25'

TYPICAL LOT WITH SETBACK LINES

NOTES COMMUNED.

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TYPICAL LOT WITH DRAINAGE AND EMBANKMENT/BACKSLOPE EASEMENTS
STREET RIGHT-OF-WAY

ALL NOTES, SIGNATURE BLOCK AND DETAILS ON THIS PAGE APPLY TO EVERY PAGE OF THIS PLAT

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CURRENT DEED: VOL. 1334, PG. 769

SCALE: 1" = 500'
PLAT DATE: 3/10/2022
REVISED PLAT DATE: 4/6/2022

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SUBDIMISION PLAT ESTABLISHING THE ESTATES AT TRIPLE R RANCH,

WILSON COUNTY, TEXAS

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IHIS PLAT CONTAINS A TOTAL OF:
LOTS: 70 LOTS CONSISTING OF A TOTAL OF 82.999 ACRES STREETS: 9.820 ACRES AND 5,685.33 LINEAR FOOTAGE ESTATES OR.
SUNSET DR.
DRAGONFLY DR.
PIONEER DR.

- 1,434.12 UF - 1,739.77 UF - 1,739.77 UF - 751.67 UF

DUSTIN ROSE - VICE PRI P.O. BOX 430 LA VERNIA TEXAS 78121

NAGEMENT, LLC, GP.
SSE - VICE PRESIDENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS

NOTARY PUBLIC IN ESTATES AT INDUSTRIBUTION OF THE ESTATES AT INDUSTRIBUTION OF THE PUBLIC PROPERTY AND PROPERTY OF PUBLIC PROPE

CARLOS FEBUS
ADRIT FOR S.S. WAIER SUPPLY CORPORATION
THIS PLAT OF THE ESTATES AT TREPIE B.
RANGIL-IURIT 2. HAS BEEN SUBMITID TO AND
APPROVED BY CAUDAQUIPE VALLEY ELECTRIC
COOPERATIVE, INC. FOR ENSDIRITS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC

LAP PROPERTIES (32.820 ACRES) 2076/655 W.C.O.P.R.



STATE OF TEXAS X
COUNTY OF MILSON X
COUNTY OF MILSON COUNTY DEVELOPMENT REVIEW
COMMITTEE THE COUNTY OF WHOM TEXASO HIS 류유

MARTIN L PRECINCT 1 COMMISSIONER L. JACKSON - COUNTY JUDGE

PAUL W. PFEIL - PRECINCT 2 COMMISSIONER JEFFERY PJERDOLLA - PRECINCT 3 COMMISSIONER

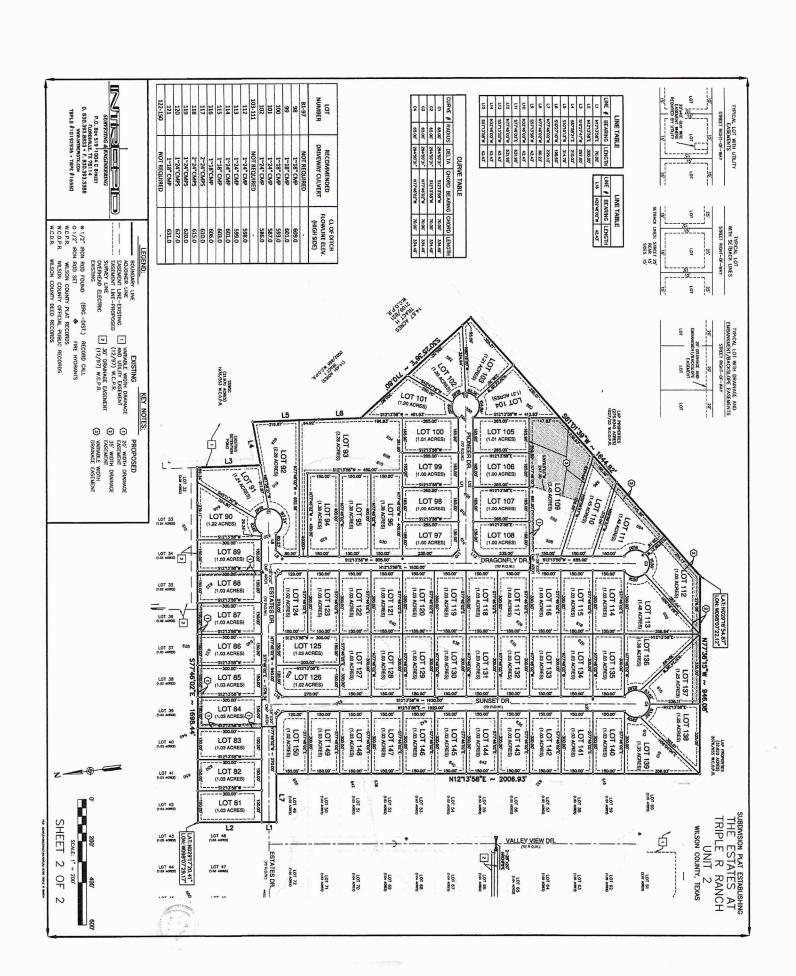
LARRY A. WILEY - PRECINCT 4 COMMISSIONER

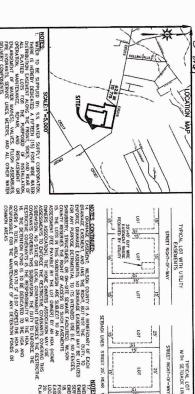
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SHEET 유 2

DRAINAGE EASEMENT RECORDS MINTE C. HOMES COUNTY CLERK, MILSON COUNTY, TEXAS





(MODES).

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THERE IS HEREBY DEDICATED A TWENTY (20) FOOT WIDE PUBLIC UTILITY, DRAINAGE, AND EMBANKMENT/BACKSLOPE EASEMENT ADJACENT TO ALL STREET RIGHT-OF-WAYS.

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NA GODEN IO PROMOTE SAFE USE OF ROLAWAYS AND PRECENSE.
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NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT UNTIL DRIVEWAY AND FLOCOPILAIN PERMITS HAVE BEEN OBTAINED AND APPLICATION FOR SEPTIC PERMIT IS SUBMITTED.

THIS SUBDIVISION IS ENTRELY WITHIN THE FLORESVILLE INDEPENDENT SCHOOL DISTRICT BOUNDARY. THERE ARE A TOTAL OF EIGHT (8) LOTS BEING AMENDED WITH THIS AMENDING PLAT.

NO PORTION OF THIS SUBDIVISION HAS BEDY DESIGNATED AS BERNE IN A SPECIAL FLOOD HAZARD ZONE W OR NE SO DELIHEATED ON COMMUNITY-MEREL HO ARRECULOSC AND HASARD TONE. AND THE HOUSEBER 28, 2010, AS FRIGUSSED BY TEAM.

UPPOGRAPHIC INFORMATION SUODN HEEFCON WAS GETANED FROM A COMBANTON OF SUM MATIONIO REFER MITHEORY (SARA) UPPOR MATIONIO SURRET PERFORMED EN MITTERO SURVET PERFORMED SURVETANO E ENGINEERY AUGUST 2070 CONTOUR MITERIALS ARE 2 FEET FOR THIS PLAT.

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(12/97) W.C.P.R.

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P.O. BOX 519 1004 D STREET FLORESVILLE, TX 78114

0. 630.393.8833 • F. 830.393.3388 T8PL6 #10193936 • TBPE \$16550

8-9-22

W.C.O.P.R.

1/2" IRON ROD SET

WILSON COUNTY PLAT RECORDS

WILSON COUNTY OFFICIAL PUBLIC RECORDS

WILSON COUNTY DEED RECORDS

VARIABLE WIDTH DRAINAGE EASEMENT

FIRE HYDRANIS
1/2" IRON ROD FOUND
1/2" IRON ROD SET

5 LOT LINES: STREET 25, HEAR 15', SOES STREET RICHT-OF-WAY WITH SETBACK LINES 25' 101

20' 20' 20' DRAINAGE AND /
EMBANAMENT/BACKSLOPE
EASCHENT TYPICAL LOT WITH DRAINAGE AND EMBANKMENT/BACKSLOPE EASCMENTS STREET RIGHT-OF-WAY

LOT 20

THIS PLAT CONTAINS A TOTAL OF:

OTS: B LOTS CONSISTING OF A TOTAL OF 12.01 ACRES
STREETS: NONE SHI PAGE APPLY TO EVERY PAGE OF THIS PLAT

CURRENT DEED: VOL. 1334, PG. 769

SCALE: 1" = 300 PLAT DATE: 6/15/2022

DATE

DATE DESCRIPTION
PLAT WAS ANWENDED TO REFLECT
6/15/2022 THE CORRECT BEARING AND DISTANCE
OF THE SOUTHEASTERN BOUNDARY UNE

LAP PROPERTIES (275.9340 ACRES) 1927/25 W.C.O.P.R. SSWSC (21.970 ACRES) 1976/553 W.C.O.P.R. (32.820 ACRES) -2076/655 W.C.O.P.R. AREA BEING AMENDED SHEET 2 OF PIONEER DR. N DRAGONFLY DR. THE ESTATES AT TRIPLE R RANCH UNIT-2 (C/250) W.C.P.R. Ę PROPERTIES (32.820 ACRES) 2076/655 W.C.O.P.R. ESTATES DR. SUNSET DR THE ESTATES AT TRIPLE R RANCH UNIT-1 (12/97) W.C.P.R.



CARLOS TEBUS

AGENT FOR S.S. WATER SUPPLY CORPORATION

THIS AMEXINING PLAT OF THE ESTATES, AT

THIS AMEXINING PLAT 2, HAS BEEN SUBMITTED

TIBUBLE REMAICH. UNIT 2, HAS BEEN SUBMITTED

TO AND APPROXID BY CHADALUPE MARCH

TO AND APPROXID BY CHADALUPE THEM

TO AND APPROXIMENT BY

COOP., INC un.

GUADALUPE VALLEY ELECTRIC

CHAIRMAN, WILSON STATE OF TEXAS MISON COUNTY DEVELOPMENT REVIEW

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PAUL W. PFEIL - PRECINCY COMMISSIONER CARY MARTIN - PRECINCT

SEPPER PIEROGILA LARRY A. WILEY - PRECINCT 4 COMMISSIONER PRECINCT 3 COMMISSIONER

SURVEY MOTES:
1. BEARNOS, DISTANCES & ACREAGE ARE GRID, NAD &N US TX
SOUTH CENTRAL ZONE AND ARE DERVED FROM NORMAL GPS
TECHNIQUES. IRON ROD SET ARE 1/2 INCH IRON REBAR WITH FLASTIC S MARKED "INTREPID"

LEGEND:

THE PART OF THE PARTY OF THE PA OF WILSON COUNTY, TEXAS.

OFFICIAL SEAL OF OFFICE THIS A3 C DAY

SHEET 1 OF 2

SUBDIVISION PLAT ESTABLISHING THE ESTATES AT TRIPLE R RANCH,

WILSON COUNTY, TEXAS

AMERIONG PLAT OF 12:00 AORES,
APPROXIMATELY 4:24 AORES OF LAND COIT OF
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LA VERNIA HOMES, UTD.
RURAL MANAGEMENT, LLC, GP.
DUSTIN ROSE – WCE PRESIDENT
P.O. BOX 430
LA VERNIA TEXAS 78121

MOTARY PUBLIC St. P. SWORN TO AND SUBSCRIBED BEFORE ME 1

THIS AMENDING PLAT OF THE ESTATES AT IRIPLE R RANCH, UNIT 2, HAS BEEN SUBMITTED TO AND APPROVED BY S.S. WATER SUPPLY

APPROVED BY THE COMMISSIONERS COURT THE ADUNTY MUSCON, TEXAS THIS DAY OF THE PROPERTY OF THE COMMISSIONERS COURT THE COURT THE COMMISSIONERS COURT THE COURT

