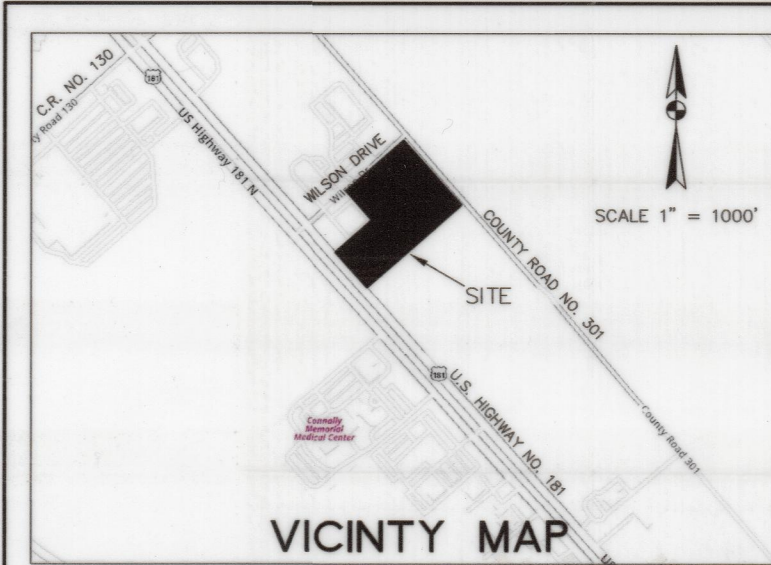




S. & J. AROCHA GRANT
ABSTRACT NO. 1
CITY OF FLORESVILLE

SUBDIVISION PLAT ESTABLISHING LIVE OAK PLAZA

BEING 10.16 ACRES OF LAND OUT OF THE S. & J. AROCHA GRANT, ABSTRACT NO. 1, WILSON COUNTY, TEXAS AND BEING A PART OR PORTION OF THE LAND DESCRIBED IN A CONVEYANCE TO TEXAS L&L PROPERTIES, LLC - WITTEN SERIES IN THE DEED OF RECORD IN DOCUMENT 2022-128342 AND IN DOCUMENT 2022-126282, OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.

THIS PLAT CONTAINS A TOTAL OF 5 LOTS CONSISTING OF A TOTAL OF 10.16 ACRES OF LAND AND 848.80' LINEAR FEET OF LIVE OAK DRIVE WITH AN AREA OF 0.81 ACRES AND 678 LINEAR FEET OF HARTMAN LANE AND AREA OF 0.75 ACRES IN WILSON COUNTY, TEXAS.

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

TEXAS L & L PROPERTIES, LLC - WITTEN SERIES OWNER
PO BOX 786
FLORESVILLE, TEXAS 78114

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

NOTARY PUBLIC

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY MANAGER OF THE CITY OF FLORESVILLE, WILSON COUNTY, TEXAS AND HEREBY APPROVED.

CITY MANAGER

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF FLORESVILLE, WILSON COUNTY, TEXAS AND HEREBY APPROVED.

CHAIRMAN

THIS SUBDIVISION HAS BEEN SUBMITTED AND CONSIDERED BY THE CITY COUNCIL OF FLORESVILLE, WILSON COUNTY, TEXAS AND APPROVED BY SAID COUNCIL THIS _____ DAY OF _____, 2023.

MAYOR

COUNCILMAN #1

COUNCILMAN #2

COUNCILMAN #3

COUNCILMAN #4

COUNCILMAN #5

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ON THE GROUND SURVEY, MADE UNDER MY SUPERVISION, ON THE 19TH DAY OF JANUARY, 2023 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LARRY J. POLLOK, R.P.L.S. #5186
P.O. BOX 475, FLORESVILLE, TEXAS 78114
(830) 393-4770

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 12th DAY OF July, 2023.

NOTARY PUBLIC

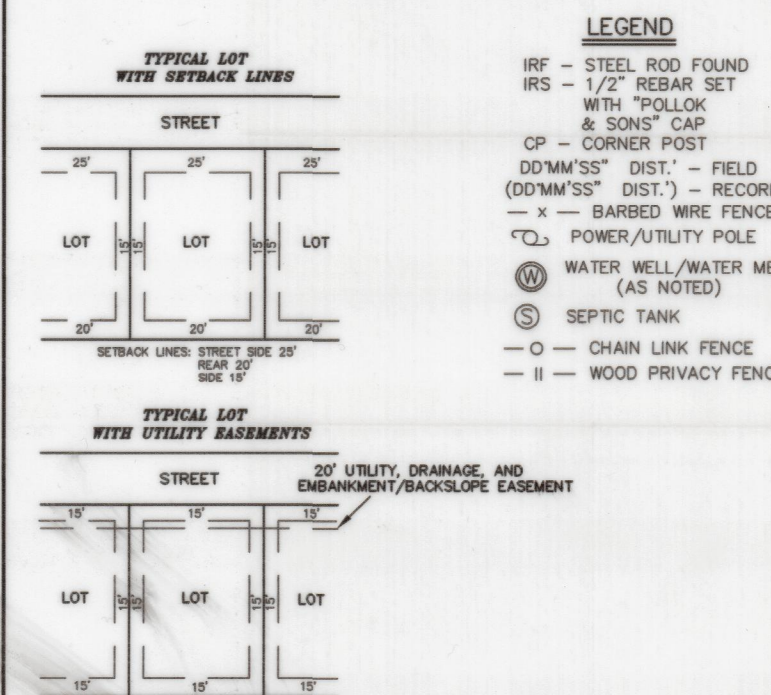
THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DOES HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE CITY OF FLORESVILLE SUBDIVISION CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF FLORESVILLE PLANNING COMMISSION.

SIGNATURE
JOE CANTU
TYPE-F-18435
8405 COUGHRAN RD.
PLEASANTON, TEXAS 78064
(830) 570-3220

PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, _____ 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 _____, _____ A.D.

COUNTY CLERK, WILSON COUNTY, TEXAS



- NOTES:
1. WATER SERVICE IS TO BE PROVIDED BY THE OAK HILLS WATER.
 2. ELECTRIC SERVICE IS TO BE PROVIDED BY FLORESVILLE ELECTRIC LIGHT AND POWER SYSTEM. THERE IS HEREBY DEDICATED A FIFTEEN (15) FOOT ALONG THE SIDE, AND A TWENTY FIVE (25) FOOT WIDE BY FORTY (40) FOOT LONG ELECTRIC GUY WIRE EASEMENT AS REQUIRED BY THE ELECTRIC UTILITY. ALL ELECTRIC 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 ELECTRIC UTILITIES. NO BUILDINGS, OR OTHER OBSTRUCTIONS, OR WELLS OF ANY KIND SHALL BE PLACED ON ANY ELECTRIC EASEMENTS, NOR SHALL ANY TREES BE PLANTED THEREON.
 3. THIS SUBDIVISION IS ENTIRELY WITHIN THE FLORESVILLE INDEPENDENT SCHOOL DISTRICT.
 4. NO PORTION OF THIS SUBDIVISION HAS BEEN DESIGNATED AS BEING IN A SPECIAL FLOOD HAZARD ZONE "A" AS DELINEATED ON COMMUNITY-PANEL NO. 484930 0285C, DATED NOVEMBER 26TH, 2010, AS PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION FOR INCORPORATED AREAS OF WILSON COUNTY, TEXAS.
 5. THERE IS HEREBY DEDICATED A TWENTY (20) FOOT WIDE PUBLIC UTILITY, DRAINAGE, AND EMBANKMENT BACK SLOPE EASEMENT ADJACENT TO ALL STREET RIGHT-OF-WAYS.
 6. SANITARY SEWER IS TO PROVIDED BY THE CITY OF FLORESVILLE. NO STRUCTURE SHALL BE OCCUPIED UNTIL CONNECTED TO CITY SEWER SYSTEM AND APPROVED BY THE CITY OF FLORESVILLE.
 7. NO STRUCTURE SHALL BE CONSTRUCTED WITHOUT AN APPROVED PERMIT BY THE CITY OF FLORESVILLE.
 8. THIS PROPERTY IS CURRENTLY ZONED B, BUSINESS.
 9. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 10. THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT AND STRUCTURES FOR REDUCTION OF DISCHARGE VELOCITY WILL NOT ENROACH BY STRUCTURE OR GRADING INTO STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE, TRANSITION OR CONTRIBUTING ZONES, PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION WILL NOT BE ALLOWED. NO NEW EASEMENTS OF ANY TYPE SHOULD BE LOCATED IN AREAS OF ROW RESERVATION OR DEDICATION.
 11. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOT'S, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 1 (ONE) RIGHT-IN, RIGHT OUT ONLY ACCESS POINT, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 481 FEET. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT APPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO 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.
 12. 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 AS DIRECTED BY TxDOT.
 13. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

THIS PLAT OF LIVE OAK PLAZA SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY FELPS FOR EASEMENTS.

THIS PLAT OF LIVE OAK PLAZA SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY CITY OF FLORESVILLE FOR EASEMENTS.

AGENT FOR FLORESVILLE ELECTRIC LIGHT & POWER

AGENT FOR CITY OF FLORESVILLE

**POLLOK & SONS
SURVEYING, INC.**
FIRM NO. 10052700
FLORESVILLE, TEXAS
(830) 393-4770
JOB# 22-0003

