H.A. KUEHLEM SURVEY COMPANY LAWRENCE FRIESENHAHN, JR. ET UX 2772 50.000 ACRES V. 1623, P. 356 14350 NORTHBROOK DRIVE SUITE 130 SAN ANTONIO, TEXAS 78232 PHONE (210) 490-7847 FAX (210) 490-7857 STATE OF TEXAS: SCALE: 1" = 200' 775 COUNTY OF WILSON NOTE: LATITUDE AND LONGITUDE BASED ON NAD 83 (COORS) 3432 BEARING SOURCE COPPER CREEK UNIT 1 NOTE: 1/2" IRON PINS WITH CAP STAMPED RPLS 4020 SET AT ALL CORNERS SULPHUR SPRINGS ROAL Findurd 6 TOM SMITH SITE CURVE DATA A B''

A = 38'42'44'' A = 39'12'52''

R = 319.66' R = 308.64'

L = 215.98' L = 211.38'

T = 112.29' T = 110.02'

CH = N 52°51'56''W 211.90' CH = N 53°07'00''W 207.28' STATE OF TEXAS: BLDG SETBACK LINE 21 ACRES ACRES LOCATION MAP (PRIVATE STREET) 370.81 "C" DAY OF MAY A.D. 2020 $A = 08^{\circ}13'04'$ BRIDGE WATER R = 308.84' L = 44.30' 1. WATER SERVICE TO BE PROVIDED BY S.S. WATER SUPPLY CORPORATION.
THERE IS HEREBY DEDICATED A 16 (FIFTEN) FOOT WIDE MATER DISTRIBUTION
EASEMENT ALONG THE FRONT, SIDES AND REAR OF ALL PLATTED LOTS IN BERIDGE WHER RANCH FOR
THE PURPOSE OF INSTALLATION, OPERATION, MAINTENANCE, REPRAISE CHARGE TO REPRESENT OR
FINARGEMENT OF WATER MAINS, VALUES, FULSH ASSEMBLIES, FIRE PURPOSE, SEDERIOR
AND ALL OTHER WATER DELIVERY COMPONENTS. THIS PLAT WILL BE REFRENCED IN THE
MON-STANDARD SERVICE AGREEMENT (CONTRACT) TO BE EXECUTED BEYEVER THE DEVELOPER
AND S.S. WATER SUPPLY CORPORATION AND FILED IN THE COUNTY OF WILSON, STATE OF TEXAS. and Hawkins 35 BLDG SETBACK LINE CANDI L. HAWKINS T = 110.02'CH = N 76°49'58''W 44.26' NOTARY PUBLIC, WILSON COUNTY, TEXAS Expires April 11, 2024 MY COMMISSION EXPIRES: 2. NO STRUCTURE MAY BE OCCUPIED, UNLESS CONNECTED TO A PUBLIC SEWAGE SYSTEM, UNTIL A SEPTIC PERMIT, FOR THE ON SITE SEWAGE FACILITY, IS OBTAINED FROM THE WILSON COUNTY PUBLIC HEALTH OFFICER. 23 ACRES STATE OF TEXAS: NOTE: REASON FOR REPLAT IS OWNER OF LOT 3 WANTING TO PURCHASE MORE LAND THEREFORE THE DIVISION LINE AREA BEING REPLATTED BETWEEN LOTS 3 AND 4 WAS MOVED EAST TO ACCOMMODATE THE AREA BEING REPLATED HAS PREVIOUSLY PLATTED ON A SUBDIVISION PLAT KNOWN AS BRIDGE WATER RANCH, AS RECORDED IN VOLUME 11, PAGE 14
BEING LOTS 3 AND 4, OUT OF THE SUSANNAH LARRISON SURVEY109, ABSTRACT 196, WILSON COUNTY, TEXAS. ZOME "A" AS DELINIATED ON COMMUNITY PANEL NO.40230 0002 B, DATED NOVEMERS 26, 2010 AS PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION FOR UNINCORPORATED AREAS OF WILSON COUNTY, EXAS. 4. THERE IS HEREBY DEDICATED A THIRTY (30) FOOT WIDE DRAINAGE EASEMENT CENTERED ON ALL NATURAL RUMOFF CLAIMANELS, CREEKS, OR SMALES UNLESS NOTED OTHERWISE ON THIS PLAT. PROPERTY PROPERTY AND AND AND AND THILD THESE ASSEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE ASSEMENTS TO MAINTENANCE OF DRAINAGE EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE ASSEMENTS OF SETTION THE THREAD DETAILED THE REPORT OF THE REP STATE OF TEXAS: COUNTY OF WILSON LAWRENCE FRIESENHAHN, JR. ET UX 5. THERE IS HEREBY DEDICATED A FIFTEEN (16) FOOT WIDE PUBLIC UTILITY AND DRAIMAGE EASEMENT ALONG ALL LOT LINES, AND A FLOATING FORTY BY TWENTY (40 X 20) FOOT GUY WIRE EASEMENT AS REQUIRED BY GUADALUPE VALLEY ELECTRIC CO-O-P. ALL ELECTRIC UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTION EADING OF MATERS AND REPAIR OF ALL OVERREAD AND UNDERGROUND ELECTRIC UTILITIES. NO BUILDINGS, OR OTHER OBSTRUCTIONS, OR WILLS OF ANY KIND SHALL BY TREES BE PLANTED THEREON. BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAMA SHAY CLEVELAND AND CHONOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORECOMEN INSTRUMENT, AND CKNOWLEDGED TO ME HAN HE EXCUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. 50.000 ACRES V. 1623, P. 356 EXPRESSED AND IN THE CAPACITY THEREIN STATED.

SWORN TO AND SUBCRIBED BEFORE ME THIS THE ADAY OF THE DAY OF TH 6. ALL OF THIS SUBDIVISION LIES WITHIN THE LA VERNIA INDEPENTENT SCHOOL DISTRICT. PROPERTY WITHIN THE EMERGENCY SERVICES DISTRICT IS SUBJECT TO TAXATION AND REGULATION BY THE EMERGENCY SERVICES DISTRICT. 2 ACRES 2.629 ACRES TRUCK DANN FF. INERICK My Note: D # 129394629 Expires July 15, 2022 Mary James Resident 7. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PROVIDED BY TOPOGRAPHIC SURVEY MADE ON THE GROUND. CONTOUR INTERVALS 5 FEET. (NAVD89) NOTARY PUBLIC, WILSON 8. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEMOCATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE WILSON COUNTY HEALTH AND PUBLIC SAFETY OFFICE. THE DRIVEWAY SHALL BE CONSTRUCTED ACCORDING TO SPECIFICATIONS STATED WITHIN THE PERMIT. MY COMMISSION EXPIRES: 3 8 6.378 ACRES THIS PLAT SUBMITTED TO REVIEW AND APPROVED BY WILSON COUNTY DEVELOPMENT REVIEW COMMITTEE 9. BRIDGE WATER RANCH SUBDIVISION, CONTAINS 2990.00' L.F. OF NEW ROAD. (PRIVATE STREET) 10. 1/2" IRON PINS SET AT ALL CORNERS, ANGLE POINTS AND POINTS OF CURVES, UNLESS OTHERWISE NOTED. 4.136 ACRES 11. THERE IS HEREHY DEDICATED A FIFTEEN (16) FOOT WIDE PUBLIC UTILITY, DRAINAGE, AND A (20) FOOT EMBANKMENT/BACKSLOPE EASEMENT ADJACENT TO ALL STREET RIGHT OF WAY LINES. 6 THIS PLAT MEETS ALL REQUIREMENTS OF THE WILSON COUNTY SUBDIVISION & DEVELOPMENT OF THE WILSON COUNTY SUBDIVISION OF THE WILSON COUNTY SUBDIVI 12. LOTS ON DOWNSTREAM SIDE OF CULVERTS TO BE GRADED TO CONTAIN STORMWATER DISCHARGE FROM CULVERTS WITHIN PROPOSED 15' DRAINAGE EASEMENTS LOCATED ALLOUTS. THE FRONT AND SIDE OF ALL LOTS. RULES & REGULATIONS AND IS HEREBY APPROVED THIS 11 + LATITUDE-29°16'33.8" NORTH LONGITUDE-98°10'43.5" WEST 13. THE OWNER/DEVELOPER IS RESPONSIBLE FOR THE EXISTING AND PROPOSED DRAINAGE CHARACTERISTICS, INCLUDING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY. THE RELEASE OF CONCENTRATES STORM WATER ONTO THE HIGHWAY/ROADWAY SURFACE VIA A PROPOSED STREET OR DRIVEWAY WILL NOT BE PERMITTED. 2 14. NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT UNTIL DRIVEWAY AND DEVELOPMENT PERMITS HAVE BEEN ORGANIED. BRIDGE WATER 15. THERE IS A 1' VEHICULAR NON ACCESS EASEMENT ALONG F.M. ROAD 775 FOR LOTS 1 AND 29. 35' BLDG. SETBACK LINE 16. NO FENCING OR STRUCTURES THAT WILL INTERFERE WITH ADEQUATE DRAINAGE FLOW WILL BE ALLOWED ON OR ACOSS ANY LOT WITH DRAINAGE EASEMENTS THAT ARE CENTERED ALONG OR CROSS, LOT LINES Pulan/ Yenh 1.454 ACRES () 17. ALL LOTS IN BRIDGE WATER SUBDIVISION HAVE THEIR SEWAGE DISPOSAL HANDLED BY SEPTIC TANK SYSTEMS. / 23 ACRES . COUNTY JUDGE WILSON COUNTY, TEXAS. 18. ALL LOTS IN BRIDGE WATER SUBDIVISION HAVE THEIR WATER SUPPLIED BY S.S. WATER SUPPLY COMPANY RICHARD L. JACKSON 19. A DRAINAGE STUDY HAS BEEN COMPLETED FOR THIS PLAT AND IS AVAILABLE FOR REVIEW AT THE WILSON COUNTY EMERGENCY MANAGEMENT OFFICE. AREAS IDENTIFIED BY THE STUDY AS BEING INUNDATED DURING CERTAIN STORM EVENTS HAVE BEEN PLACED WITHIN DRAINAGE EASEMENTS. REPLAT OF BRIDGE WATER RANCH I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREFARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE CROUND. BEING LOTS 3 AND 4 CONTAINING A TOTAL OF 10.514 ACRES,
OUT OF THE SUSANNAH LARRISON SURVEY109,
ABSTRACT 196, WILSON COUNTY, TEXAS. THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO AN
ASSESSMENT: (FEE PAYABLE BY THE LOT OWNER) BY A
PROPERTY OWNERS ASSOCIATION. THERE IS A
PROPERTY OWNERS ASSOCIATION WHICH USES MOMEY COLLECTED FROM
ASSESSMENTS TO EMPORCE THE RESTRICTIVE COVENANT COVERING
THIS SUBDIVISION. THERE IS NO STATE OR LOCAL GOVERNMENT ORGANIZATION
WHOSE JOB IT IS TO ENFORCE THE RESTRICTIVE COVENANTS
COVERING THIS SUBDIVISION. ALLISON ASKEW ID #132365206 y Commission Expires ALL,SON ASKEW ID #192365206 My Commission Expires February 19, 2024 G.V.E.C. METER TYPICAL THE TH DAY OF MAY A.D. 2020 NOTARY PUBLIC, WILSON COUNTY, TEXAS MY COMMISSION EXPIRES: TYPICAL DRAINAGE AND UTILITY EASEMENT NOTE: WILSON COUNTY IS A BENEFICIARY OF EACH DRAINAGE EASEMENT, AND HAS THE RIGHT, BUT NOT THE DUTY, TO ENFORCE DRAINAGE EASEMENTS STATE OF TEXAS. COUNTY OF WILSON NOT TO SCALE # 4 3 7 5 A COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS · Eva S. Madis FILED FOR RECORD IN MY OFFICE, ON THE A DAY OF MEM . A.D. 2020 AT 1:25 M. AND TOTAL AND TO LOT LOT LOT LOT LOI 20'X40' GUY WIRE ESMIT. WHERE REQUIRED BY ELECTRICAL UTILITY 2 1/2' EITHER SIDE OF METER IN TESTIMONY WHEREO L SEAL OF OFFICE, THIS 12 DAY OF MEN, 15' UTILITY, DRAINAGE THIS PLAT OF SRIDGE WATER RANCH, HAS BEEN SUBMITTED TO AND APPROVED BY GUADALOFE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS

AGENT FOR G.VIEC. 15' T-A.D., 2005 COUNTY CLERK, WILSON COUNTY, TEXAS.

BY: Alman, DEPUTY ROAD STREET SIDE