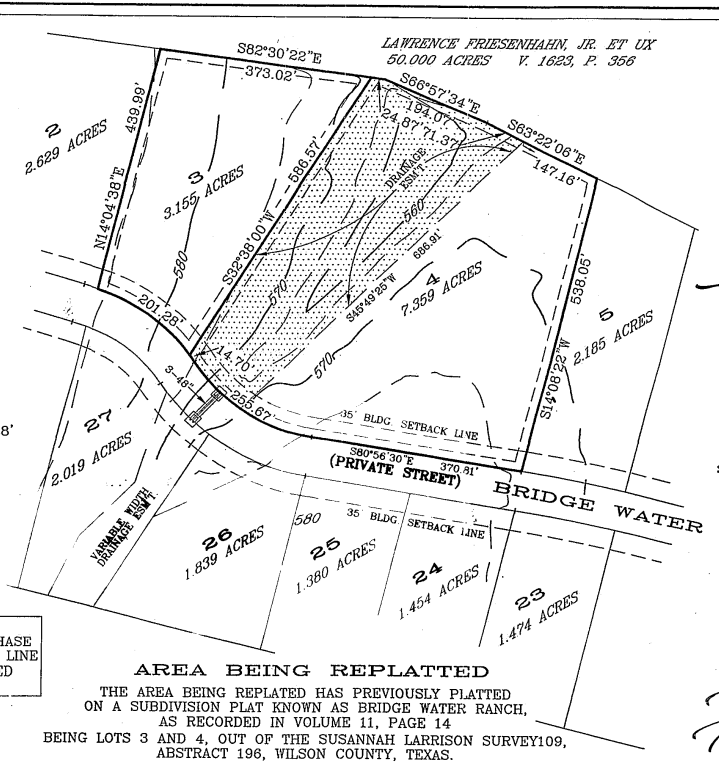


SCALE: 1" = 200'
NOTE: LATITUDE AND LONGITUDE BASED ON NAD 83 (COORS)
BEARING SOURCE COPPER CREEK UNIT 1
NOTE: 1/2" IRON PINS WITH CAP STAMPED RPLS 4020 SET AT ALL CORNERS

CURVE DATA table with columns for 'A' and 'B' curves, listing radius (R), length (L), tangent (T), and chord (CH) measurements.

NOTE: REASON FOR REPLAT IS OWNER OF LOT 3 WANTING TO PURCHASE MORE LAND THEREFORE THE DIVISION LINE BETWEEN LOTS 3 AND 4 WAS MOVED EAST TO ACCOMMODATE



AREA BEING REPLATED
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.

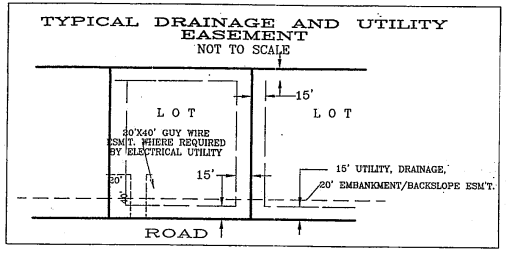
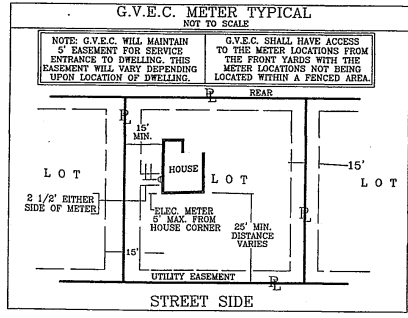
- 1. WATER SERVICE TO BE PROVIDED BY S.S. WATER SUPPLY CORPORATION. THERE IS HEREBY DEDICATED A 15 (FIFTEEN) FOOT WIDE WATER DISTRIBUTION EASEMENT...
2. NO STRUCTURE MAY BE OCCUPIED, UNLESS CONNECTED TO A PUBLIC SEWAGE SYSTEM...
3. NO PORTION OF THIS SUBDIVISION HAS BEEN DESIGNATED AS BEING IN A SPECIAL FLOOD HAZARD ZONE...
4. THERE IS HEREBY DEDICATED A THIRTY (30) FOOT WIDE DRAINAGE EASEMENT...
5. THERE IS HEREBY DEDICATED A FIFTEEN (15) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT...
6. ALL OF THIS SUBDIVISION LIES WITHIN THE LA VERNA INDEPENDENT SCHOOL DISTRICT...
7. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PROVIDED BY TOPOGRAPHIC SURVEY MADE ON THE GROUND...
8. IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS...
9. BRIDGE WATER RANCH SUBDIVISION, CONTAINS 2990.00' L.F. OF NEW ROAD.
10. 1/2" IRON PINS SET AT ALL CORNERS, ANGLE POINTS AND POINTS OF CURVES...
11. THERE IS HEREBY DEDICATED A FIFTEEN (15) FOOT WIDE PUBLIC UTILITY, DRAINAGE, AND A (20) FOOT EMBANKMENT/BACKSLOPE EASEMENT...
12. LOTS ON DOWNSTREAM SIDE OF CULVERTS TO BE GRADED TO CONTAIN STORMWATER DISCHARGE...
13. THE OWNER/DEVELOPER IS RESPONSIBLE FOR THE EXISTING AND PROPOSED DRAINAGE CHARACTERISTICS...
14. NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT UNTIL DRIVEWAY AND DEVELOPMENT PERMITS HAVE BEEN OBTAINED.
15. THERE IS A 1' VEHICULAR NON ACCESS EASEMENT ALONG F.M. ROAD 775 FOR LOTS 1 AND 29.
16. NO FENCING OR STRUCTURES THAT WILL INTERFERE WITH ADEQUATE DRAINAGE FLOW WILL BE ALLOWED...
17. ALL LOTS IN BRIDGE WATER SUBDIVISION HAVE THEIR SEWAGE DISPOSAL HANDLED BY SEPTIC TANK SYSTEMS.
18. ALL LOTS IN BRIDGE WATER SUBDIVISION HAVE THEIR WATER SUPPLIED BY S.S. WATER SUPPLY COMPANY.
19. A DRAINAGE STUDY HAS BEEN COMPLETED FOR THIS PLAT AND IS AVAILABLE FOR REVIEW AT THE WILSON COUNTY EMERGENCY MANAGEMENT OFFICE...

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 MONEY COLLECTED FROM ASSESSMENTS TO ENFORCE 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.

NOTE: WILSON COUNTY IS A BENEFICIARY OF EACH DRAINAGE EASEMENT, AND HAS THE RIGHT, BUT NOT THE DUTY, TO ENFORCE DRAINAGE EASEMENTS.

THIS PLAT OF BRIDGE WATER RANCH, HAS BEEN SUBMITTED TO AND APPROVED BY S.S. WATER SUPPLY CORPORATION FOR EASEMENTS.
AGENT FOR S.S. WATER SUPPLY CORPORATION

THIS PLAT OF BRIDGE WATER RANCH, HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.
AGENT FOR G.V.E.C.



H.A. KUEHLEM SURVEY COMPANY
14350 NORTHBROOK DRIVE
SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE (210) 490-7847
FAX (210) 490-7857

STATE OF TEXAS:
COUNTY OF WILSON
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
Tom Smith, Barbara Smith
TOM SMITH OWNER LOT 3, BARBARA SMITH OWNER LOT 3

STATE OF TEXAS:
COUNTY OF WILSON
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TOM SMITH AND BARBARA SMITH, KNOWN TO ME TO BE THE 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 AND IN THE CAPACITY THEREIN STATED.
SWORN TO AND SUBSCRIBED BEFORE ME THIS 11th DAY OF May A.D. 2020
Candi L. Hawkins
NOTARY PUBLIC, WILSON COUNTY, TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS:
COUNTY OF WILSON
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
Paul Cleveland, Dana Shay Cleveland
PAUL CLEVELAND DEVELOPER/AGENT, DANA SHAY CLEVELAND OWNER LOT 4

STATE OF TEXAS:
COUNTY OF WILSON
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAUL CLEVELAND AND DANA SHAY CLEVELAND, KNOWN TO ME TO BE THE 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 AND IN THE CAPACITY THEREIN STATED.
SWORN TO AND SUBSCRIBED BEFORE ME THIS 11th DAY OF May A.D. 2020
Troy Lynn Frederick
NOTARY PUBLIC, WILSON COUNTY, TEXAS
MY COMMISSION EXPIRES:

THIS PLAT SUBMITTED TO REVIEW AND APPROVED BY WILSON COUNTY DEVELOPMENT REVIEW COMMITTEE
CHAIRMAN

THIS PLAT MEETS ALL REQUIREMENTS OF THE WILSON COUNTY SUBDIVISION & DEVELOPMENT RULES & REGULATIONS AND IS HEREBY APPROVED THIS 11th DAY OF May 2020.

Commissioners: Albert Gomez, Jr., Paul Beall, Skip Hajek, Larry Wiley
County Judge: Richard L. Jackson

STATE OF TEXAS:
COUNTY OF WILSON
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.
Allison Askew
REGISTERED PROFESSIONAL LAND SURVEYOR
SWORN TO AND SUBSCRIBED BEFORE ME THIS 11th DAY OF May A.D. 2020

STATE OF TEXAS:
COUNTY OF WILSON
Eva S. Martinez
FILED FOR RECORD IN MY OFFICE, ON THE 12th DAY OF May A.D. 2020 AT 1:25 P.M.
COUNTY CLERK
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 12th DAY OF May A.D. 2020
Eva S. Martinez, COUNTY CLERK, WILSON COUNTY, TEXAS
Deputy: July Fleming