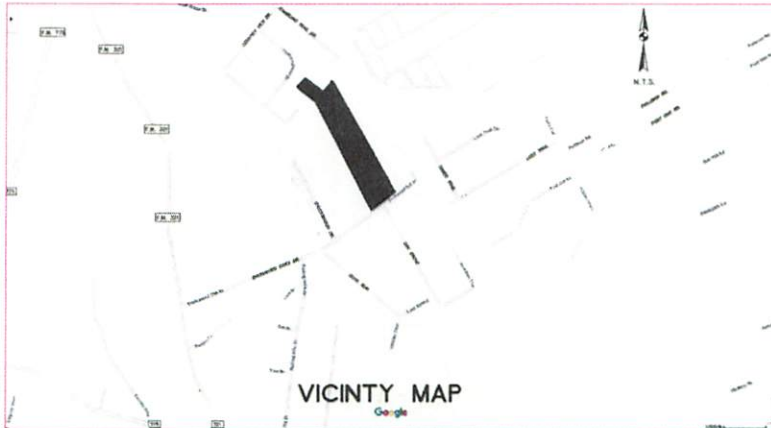


**SUBDIVISION PLAT ESTABLISHING
CHISUM TRAIL SUBDIVISION**

PLAT OF 45.48 ACRES OF LAND OUT OF THE WILLIAM HAWKINS SURVEY, ABSTRACT NO. 173 AND THE W. RILEY WOOD SURVEY, ABSTRACT NO. 351, WILSON COUNTY, TEXAS AND BEING THE LAND DESCRIBED IN A CONVEYANCE TO TRUE GRIT PARTNERS, LLC IN THE DEED OF RECORD IN VOLUME 2082, PAGE 316 OF THE OFFICIAL PUBLIC RECORDS OF WILSON COUNTY, TEXAS.



THIS SUBDIVISION CONTAINS
33 LOTS WITH A COMBINED TOTAL ACREAGE OF 40.94 ACRES
1 SIGNAGE LOT (LOT 15) WITH A TOTAL AREA OF 0.03 ACRES
2741.77 LINEAR FEET OF ROAD WITH AN AREA OF 4.51 ACRES

NOTES:

1. WATER SERVICE TO BE PROVIDED BY S.S. WATER SUPPLY CORPORATION. THERE IS HEREBY DEDICATED A 15 (FIFTEEN) FOOT WIDE WATER DISTRIBUTION EASEMENT ALONG THE FRONT, SIDE, AND REAR OF ALL PLATTED LOTS IN CHISUM TRAIL SUBDIVISION FOR THE ENLARGEMENT OF WATER MAINS, VALVES, FLOSH ASSEMBLIES, FIRE HYDRANTS, SERVICE LINES, METERS, AND ALL OTHER WATER DELIVERY COMPONENTS. THIS PLAT WILL BE REFERENCED IN THE NON-STANDARD SERVICE AGREEMENT (CONTRACT) TO BE EXECUTED BETWEEN THE DEVELOPER AND S.S. WATER SUPPLY CORPORATION AND FILED IN THE COUNTY OF WILSON, STATE OF TEXAS.
2. NO PORTION OF THIS SUBDIVISION HAS BEEN DESIGNATED AS BEING IN A SPECIAL FLOOD HAZARD ZONE "A" AS DELINEATED ON MAP NO. 4863030100C DATED NOVEMBER 30, 2010, AS PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION FOR UNINCORPORATED AREAS OF WILSON COUNTY, TEXAS.
3. 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 IMPACTED DURING CERTAIN STORM EVENTS HAVE BEEN PLACED WITHIN DRAINAGE EASEMENTS.
4. ELECTRIC SERVICE IS TO BE PROVIDED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE. THERE IS HEREBY DEDICATED A FIFTEEN (15) FOOT WIDE UTILITY EASEMENT ALONG ALL FRONT, SIDE, AND REAR LOT PROPERTY LINES. THERE IS HEREBY DEDICATED A THIRTY (30) FOOT EASEMENT CENTERED ON ALL EXISTING LINES. EACH LOT IS ALSO SUBJECT TO A FLOATING TWENTY (20) FOOT WIDE BY FORTY (40) FOOT LONG UTILITY GUY WIRE EASEMENT AS REQUIRED BY THE ELECTRIC UTILITY. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), REPAIRS OF METERS AND REPAIR OF ALL OVERHEAD AND UNDERGROUND ELECTRIC AND COMMUNICATION UTILITIES. NO BUILDINGS OR OTHER OBSTRUCTIONS, OR WELLS OF ANY KIND SHALL BE PLACED ON ANY UTILITY EASEMENTS, NOR SHALL ANY TREES BE PLANTED THEREON.
5. THIS SUBDIVISION IS ENTIRELY WITHIN THE LA VERNA INDEPENDENT SCHOOL DISTRICT.
6. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM A COMBINATION OF SAN ANTONIO RIVER AUTHORITY (SARA) LEAR AND AN ON THE GROUND SURVEY PERFORMED BY INTERPO SURVEYING & ENGINEERING SEPTEMBER 2018. CORNER INTERVALS ARE 1 FOOT FOR THIS PLAT.
7. 1/2" IRON RODS WERE SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
8. THERE IS HEREBY DEDICATED A TWENTY (20) FOOT WIDE PUBLIC UTILITY, DRAINAGE, AND EMBANKMENT BACK SLOPE EASEMENT ADJACENT TO ALL STREET RIGHT-OF-WAYS.
9. NO STRUCTURE MAY BE OCCUPIED, UNLESS CONNECTED TO A PUBLIC SEWAGE SYSTEM, UNTIL A SEPTIC POINT FOR THE ON SITE SEWAGE FACILITY IS OBTAINED FROM THE WILSON COUNTY HEALTH AND PUBLIC SAFETY OFFICE.
10. THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO AN ASSESSMENT (FEY PAYABLE BY THE LOT OWNER) BY A PROPERTY OWNERS ASSOCIATION. THE PROPERTY OWNERS ASSOCIATION MAY USE THE ASSESSMENTS COLLECTED TO ENFORCE THE RESTRICTIVE COVENANTS; FILED OF RECORD FOR THIS SUBDIVISION, TO MAINTAIN DETENTION PONDS SHOWN ON THIS PLAT; AND FOR OTHER PURPOSES AUTHORIZED BY THE ASSOCIATION'S GOVERNING DOCUMENTS FOR THIS SUBDIVISION.
11. 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 DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE WILSON COUNTY HEALTH AND PUBLIC SAFETY OFFICE. THE DRIVEWAY SHALL BE CONSTRUCTED ACCORDING TO THE SPECIFICATIONS STATED WITHIN THE PERMIT.
12. NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT UNTIL DRIVEWAY AND FLOODPLAIN PERMITS HAVE BEEN OBTAINED AND APPLICATION FOR SEPTIC PERMIT IS SUBMITTED.
13. WILSON COUNTY IS A BENEFICIARY OF EACH DRAINAGE EASEMENT, AND HAS THE RIGHT, BUT NOT THE DUTY, TO ENFORCE DRAINAGE EASEMENTS. NO DRAINAGE EASEMENT MAY BE UTILIZED FOR ANY PURPOSE DETRIMENTAL TO ITS INTENDED USE (IE, NO FENCES, SHRUBBERY, STRUCTURES, OR ON SITE SEWAGE FACILITY). WILSON COUNTY RESERVES THE RIGHT OF ACCESS TO SUCH EASEMENTS. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE EASEMENTS ON THEIR PROPERTY.
14. AN ON SITE SEWAGE FACILITY (OSSF) SUITABILITY ANALYSIS HAS BEEN COMPLETED FOR THIS PLAT AND IS AVAILABLE FOR REVIEW AT THE WILSON COUNTY EMERGENCY MANAGEMENT OFFICE. BASED ON THAT ANALYSIS THE LOTS ON THIS PLAT ARE SUITABLE FOR AN OSSF. HOWEVER, DUE TO SOIL CONDITIONS, CERTAIN LOTS MAY REQUIRE A NON-CONVENTIONAL (IE, AEROBIC) OSSF.
15. ALL OF THIS SUBDIVISION LIES WITHIN WILSON COUNTY EMERGENCY SERVICES DISTRICT NO. ONE. THE PROPERTY WITHIN THE EMERGENCY SERVICES DISTRICT IS SUBJECT TO TAXATION AND REGULATION BY THE EMERGENCY SERVICES DISTRICT.
16. TRADITIONAL LANDLINE TELEPHONE SERVICE IS AVAILABLE FOR LOTS REPRESENTED ON THIS PLAT. HOWEVER LOT OWNERS REQUESTING SUCH SERVICE MAY BE RESPONSIBLE FOR THE COST OF THE SERVICE INFRASTRUCTURE CONSTRUCTION. WIRELESS ALTERNATIVES TO LANDLINE SERVICE ARE AVAILABLE. HOWEVER ACCESS TO 911 EMERGENCY SERVICES MAY BE LIMITED DEPENDING ON SIGNAL STRENGTH. PROSPECTIVE LOT OWNERS THAT ARE CONCERNED WITH THIS MATTER ARE ADVISED TO CONTACT THE CURRENT LANDLINE TELEPHONE SERVICE PROVIDER TO DISCUSS SERVICE AVAILABILITY AND COST.
17. DRAINAGE EASEMENTS, NO FENCES OR STRUCTURES THAT WILL INTERFERE WITH ADEQUATE DRAINAGE FLOW WILL BE ALLOWED ON OR ACROSS SUCH LINES.
18. DRAINAGE EASEMENT: 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)

CHAIRMAN, WILSON COUNTY DEVELOPMENT REVIEW COMMITTEE

APPROVED BY THE COMMISSIONERS COURT OF THE COUNTY OF WILSON, TEXAS THIS THE 21st DAY OF JULY, A. D. 2019.

Richard L. Jaskina, County Judge

Albert Gomez, Jr., Commissioner, Pct. No. 1

Paul Pitts, Commissioner, Pct. No. 2

Ernest "Skip" Hedges, Commissioner, Pct. No. 3

Larry Wiley, Commissioner, Pct. No. 4

THIS PLAT OF CHISUM TRAIL SUBDIVISION, HAS BEEN SUBMITTED TO AND APPROVED BY SS WATER SUPPLY CORPORATION FOR EASEMENTS.

Herb Williams
HERB WILLIAMS - GENERAL MANAGER
AGENT FOR SS WATER SUPPLY CORPORATION

THIS PLAT OF CHISUM TRAIL SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE FOR EASEMENTS.

Paul Stock
PAUL STOCK - PROJECT COORDINATOR
AGENT FOR GUADALUPE VALLEY ELECTRIC COOPERATIVE

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.

Donald W. Rackler
TRUE GRIT PARTNERS LLC
DONALD W. RACKLER - MANAGER
6391 F.M. 775
LAVERNA, TEXAS 78121

SWORN TO AND SUBSCRIBED BEFORE ME THIS 21st DAY OF JULY, 2019.

NOTARY PUBLIC



I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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 WILSON COUNTY SUBDIVISION & DEVELOPMENT RULES & REGULATIONS; THAT SUFFICIENT STUDIES HAVE BEEN MADE TO ENSURE THAT THE 100 YEAR FLOODPLAINS, THE EXTENSIONS THEREOF AND AREAS OF SHALLOW FLOODING ARE CONTAINED WITHIN THE DRAINAGE EASEMENTS AND SETBACK LINES SHOWN ON THE PLAT; AND THAT TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE WILSON COUNTY SUBDIVISION AND DEVELOPMENT RULES AND REGULATIONS; THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE FIRE PROTECTION SYSTEM DESIGNED TO FLOW 250 GPM FOR 2 HOURS SUSTAINED. THE FLOW REQUIREMENTS OF ARTICLE VIII.2. IN THE WILSON COUNTY SUBDIVISION AND DEVELOPMENT RULES AND REGULATIONS DATED 3/22/2010 AND LAST REVISED 3/13/2017. FIRE HYDRANTS ARE TO BE LOCATED ONE PER 1,000 FT OF ROAD FRONTAGE. THE DESIGN WAS BASED ON CURRENT FLOW CAPACITIES PROVIDED BY SUTHERLAND SPRINGS WSC, AND DOES NOT TAKE INTO CONSIDERATION THE IMPACTS OF FUTURE DEVELOPMENT AND GROWTH.

Russell J. Jaskina
RUSSELL J. JASKINA - REGISTERED PROFESSIONAL ENGINEER
INTERPO SURVEYING & ENGINEERING CORP. - TDRP, Firm #16550
1004 C STREET, FLORESVILLE, TEXAS 78114

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 6th DAY OF JUNE, 2019.

NOTARY PUBLIC



I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ON THE GROUND SURVEY, MADE UNDER MY SUPERVISION, ON THE 27TH DAY OF SEPTEMBER, 2018 AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Larry J. Pollok
LARRY J. POLLOK, R.P.L.S., #5186
P.O. BOX 478, FLORESVILLE, TEXAS 78114
(850) 393-4770

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 11 DAY OF JUNE, 2019.

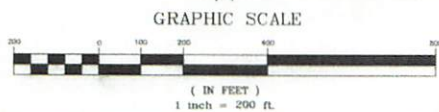
NOTARY PUBLIC

Eva S. Martinez #84666

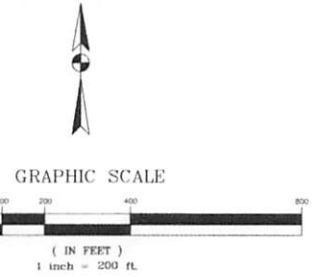
I, *Eva S. Martinez*, COUNTY CLERK OF WILSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 28th DAY OF JUNE, 2019, A.D. AT 10:54 O'CLOCK AM AND DULY RECORDED IN VOLUME 12, PAGE 51, PLAT RECORDS OF WILSON COUNTY, TEXAS.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 28th DAY OF JUNE, 2019, A.D.

Judy Fleming
JUDY FLEMING
CLERK, WILSON COUNTY, TEXAS



vol. 12 Pg. 1



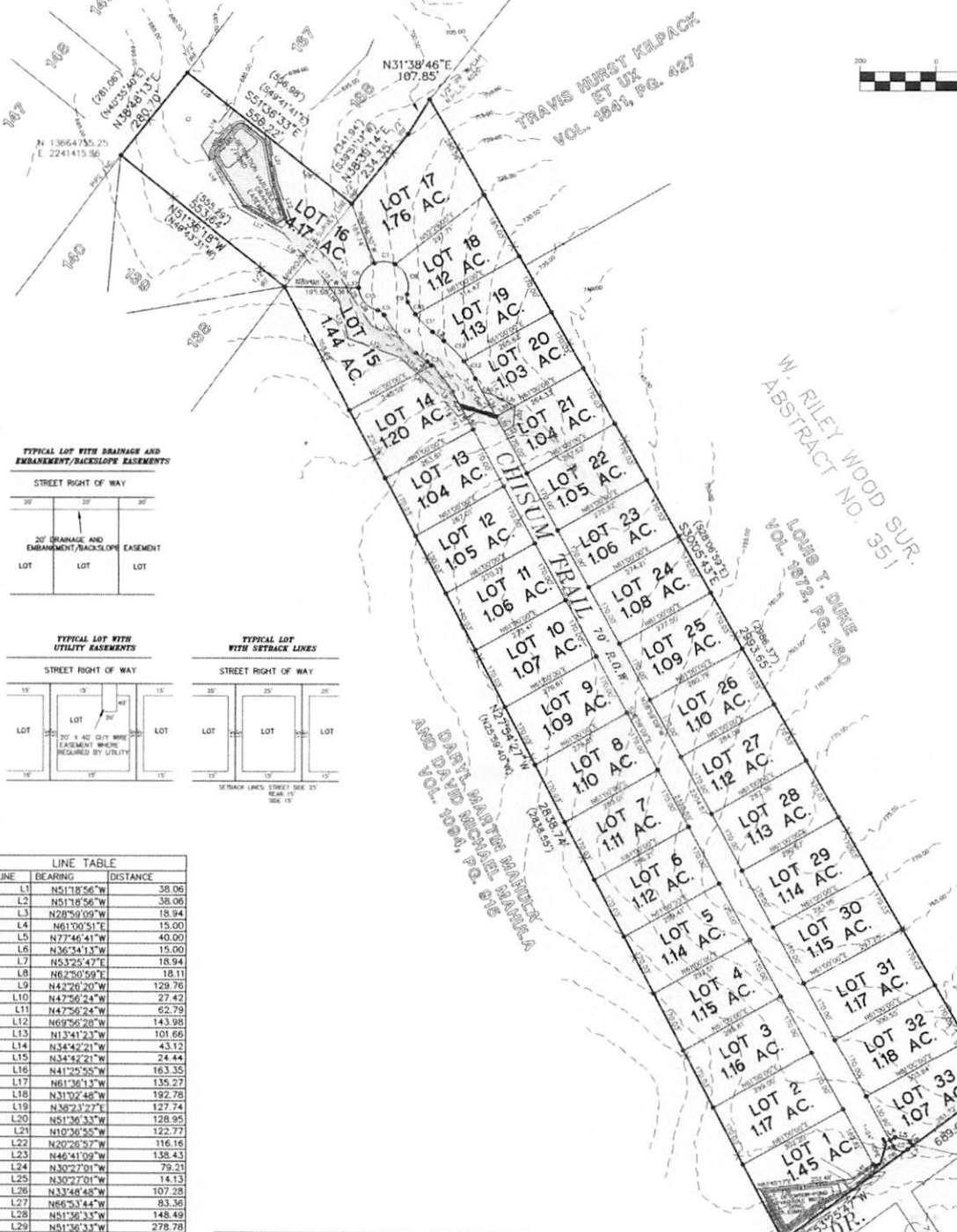
LEGEND

- RF - STEEL ROD FOUND
- RS - 1/2" REBAR SET WITH "X" MARK & 500# CAP
- CP - CORNER POLE
- DOMESTIC DIST. - FIELD (DOMESTIC DIST.) - RECORDED
- X - DAMAGED WIRE FENCE
- (P) - POWER/UTILITY POLE
- ⊗ - WATER WELL/WATER METER (AS NOTED)
- ⊙ - SEPTIC TANK
- - - CHAIN LINK FENCE
- - - WOOD PRIVACY FENCE

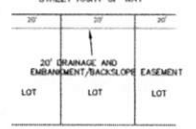
DRIVEWAY CULVERT SUMMARY TABLE

LOT NUMBER	RECOMMENDED DRIVEWAY CULVERT	CL OF DITCH FLOWLINE ELEV. (HIGH SIDE)
1	NOT REQUIRED	—
2	NOT REQUIRED	—
3	NOT REQUIRED	—
4	NOT REQUIRED	—
5	NOT REQUIRED	—
6	NOT REQUIRED	—
7	NOT REQUIRED	—
8	NOT REQUIRED	—
9	NOT REQUIRED	—
10	NOT REQUIRED	—
11	NOT REQUIRED	—
12	NOT REQUIRED	—
13	NOT REQUIRED	—
14	NOT REQUIRED	—
15	3'-24" CMP	708.0
16	1'-18" CMP	705.0
17	1'-18" CMP	706.0
18	1'-18" CMP	709.1
19	1'-18" CMP	718.3
20	1'-18" CMP	720.0
21	3'-18" CMP	732.7
22	3'-18" CMP	738.0
23	3'-18" CMP	743.0
24	2'-18" CMP	746.0
25	2'-18" CMP	748.0
26	1'-18" CMP	753.5
27	1'-18" CMP	759.0
28	1'-18" CMP	765.0
29	NOT REQUIRED	—
30	1'-18" CMP	764.0
31	1'-18" CMP	758.5
32	1'-18" CMP	753.0
33	1'-24" CMP	748.0

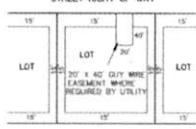
NOTES:
A. WHERE CULVERTS ARE NOT REQUIRED, CONTRACTORS SHOULD MATCH GROUND.
B. FLOWLINE ELEVATIONS ARE ESTIMATED AT THE HOUSESIDE OF LOT FRONTAGE.



TYPICAL LOT WITH DRAINAGE AND EMBANKMENT/RACKSLOPE BASEMENTS



TYPICAL LOT WITH UTILITY BASEMENTS



TYPICAL LOT WITH SEPTIC LINES



LINE	BEARING	DISTANCE
L1	N51°18'56"W	38.06
L2	N51°18'56"W	38.06
L3	N28°59'09"W	18.94
L4	N61°00'51"E	15.00
L5	N77°46'41"W	40.00
L6	N36°34'13"W	15.00
L7	N53°25'47"E	18.94
L8	N6°25'03"E	18.11
L9	N42°26'20"W	129.76
L10	N47°56'24"W	27.42
L11	N47°56'24"W	62.79
L12	N69°56'28"W	143.98
L13	N13°41'23"W	101.66
L14	N34°42'21"W	43.33
L15	N34°42'21"W	24.44
L16	N41°25'55"W	163.35
L17	N61°36'13"W	135.27
L18	N31°02'48"W	192.78
L19	N38°37'27"E	127.74
L20	N51°36'33"W	128.95
L21	N10°36'55"W	122.77
L22	N30°25'37"W	116.16
L23	N46°41'09"W	138.43
L24	N30°27'01"W	79.21
L25	N30°27'01"W	14.13
L26	N33°48'48"W	107.28
L27	N66°53'44"W	83.56
L28	N51°36'33"W	148.49
L29	N51°36'33"W	278.78
L30	N75°23'02"W	29.68
L31	N62°30'52"W	64.97
L32	N04°00'44"E	53.38
L33	N61°00'51"E	28.31
L34	N28°59'09"W	74.64
L35	N28°59'09"W	44.76
L36	N89°08'39"W	44.04
L37	N89°08'39"W	32.08
L38	N61°00'00"E	42.70
L39	N61°00'00"E	57.38
L40	N28°59'09"W	48.47
L41	N53°25'47"E	71.38

CURVE	RADIUS	LENGTH	DELTA	CHORD	DISTANCE
C1	25.00	35.96	82°24'56"	N12°13'19"E	32.94
C2	25.00	42.58	97°35'04"	N77°46'41"W	37.62
C3	265.00	15.21	31°7'18"	N49°40'17"W	15.21
C4	335.00	130.56	2°19'47"	N40°09'03"W	129.73
C5	25.00	21.03	48°12'10"	N53°05'14"W	20.42
C6	65.00	82.96	73°07'25"	N32°29'48"E	77.44
C7	65.00	55.00	48°28'56"	N86°42'02"W	53.37
C8	65.00	92.63	81°39'01"	N21°38'04"W	84.99
C9	25.00	21.02	48°10'17"	N04°53'39"W	20.40
C10	265.00	36.10	81°4'17"	N33°05'54"W	36.07
C11	265.00	65.21	14°05'24"	N44°15'59"W	65.04
C12	335.00	75.03	12°49'58"	N44°43'57"W	74.88
C13	335.00	55.53	9°29'49"	N33°44'03"W	55.46
C14	265.00	88.07	19°02'29"	N38°30'24"W	87.66
C15	65.00	82.96	73°07'25"	N46°37'37"W	77.44

NO.	DATE	DESCRIPTION	BY
3	5/24/19	ADDITIONAL COMMENTS ADDRESSED	
2	4/23/19	ADDITIONAL COMMENTS ADDRESSED	
1	4/15/19	COMMENTS ADDRESSED	

