

LOCATION MAP
1" = 10,000'

1. WATER IS TO BE SUPPLIED BY SUNKO WATER SUPPLY CORPORATION.
2. NO PORTIONS OF THIS PLAT HAVE BEEN DESIGNATED AS BEING IN A SPECIAL FLOOD HAZARD ZONE "A" AS DELINEATED ON COMMUNITY PANEL NO. 48493C0200C EFFECTIVE DATE: NOVEMBER 26, 2010.
3. ELECTRIC SERVICE IS TO BE PROVIDED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE INC. (GVEC).
- 3.1. ALL TRACTS ARE SUBJECT TO A 15' ELECTRIC AND COMMUNICATION EASEMENT ALONG ALL SIDE, FRONT AND REAR PROPERTY LINES.
- 3.2. WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
- 3.3. EACH LOT IS SUBJECT TO A FLOATING 20' WIDE BY 40' LONG GUY WIRE EASEMENT TO BE LOCATED BY GVEC.
- 3.4. ALL EXISTING GVEC OVERHEAD LINES POSSESS A 30' CENTERLINE EASEMENT, 15' EACH SIDE OF LINE.
- 3.5. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS WHICH IMPEDE ACCESS, ENDANGER, OR INTERFERE WITH USE OF EASEMENT), INSPECTING, PATROLLING, READING OF METERS, RECONSTRUCTION AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
- 3.6. NO BUILDINGS, WELLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT. GVEC SHALL HAVE THE RIGHT OF INGRESS & EGRESS OVER GRANTOR'S ADJACENT LANDS FOR ACCESS OF FACILITIES WHERE ACCESS WITHIN THE UTILITY EASEMENT IS OBSTRUCTED.
4. NO BUILDINGS, WELLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT.
5. THIS SUBDIVISION IS ENTIRELY WITHIN THE STOCKDALE INDEPENDENT SCHOOL DISTRICT.
6. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM THE SAN ANTONIO RIVER AUTHORITY HAVING A CONTOUR INTERVAL OF 1 FOOT.
7. 5/8" STEEL ROD MONUMENTS WERE SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
8. THERE IS HEREBY DEDICATED A FIFTEEN (15) FOOT WIDE PUBLIC UTILITY, AND A TWENTY (20) FOOT WIDE DRAINAGE, AND EMBANKMENT/BACKSLOPE EASEMENT ADJACENT TO ALL STREET RIGHT-OF-WAY LINES.
9. 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 HEALTH AND PUBLIC SAFETY OFFICER.
10. NO FENCING OR STRUCTURES THAT WILL INTERFERE WITH ADEQUATE DRAINAGE FLOW WILL BE ALLOWED ON OR ACROSS PROPERTY LINES.
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 SPECIFICATIONS STATED WITHIN THE PERMIT.
12. NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT UNTIL ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND APPLICATION FOR SEPTIC PERMIT IS SUBMITTED.
13. ALL ON-SITE SEWAGE DISPOSAL SYSTEMS ARE TO BE DESIGNED BY LICENSED PROFESSIONALS AND PERMITTED BY WILSON COUNTY PRIOR TO INSTALLATION.
14. 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 (I.E. NO FENCES, SHRUBBERY, STRUCTURES, OR ON-SITE SEWAGE FACILITIES). WILSON COUNTY RESERVES THE RIGHT OF ACCESS TO SUCH EASEMENTS.
15. ALL LOTS WITHIN THIS SUBDIVISION LIE WITHIN ESD #3. PROPERTY WITHIN THE EMERGENCY SERVICES DISTRICT IS SUBJECT TO TAXATION AND REGULATION BY ESD #3.
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 TELEPHONE 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. WHERE A WATER LINE OF SIX INCH (6") DIAMETER OR GREATER IS ALONG THE ROADWAY ADJACENT TO OR ACROSS FROM THE PROPOSED SUBDIVISION, AND IS AVAILABLE FOR SERVICE TO THE PROPOSED SUBDIVISION, THE DEVELOPER SHALL PLACE FIRE HYDRANTS TO THE SPECIFICATIONS OF THE STATE BOARD OF INSURANCE STANDARDS OR TO THE STANDARD OF ANY CITY WITH EXTRATERRITORIAL JURISDICTION. FIRE HYDRANTS PLACED IN THE SUBDIVISION SHALL HAVE AT LEAST TWO (2) TWO AND ONE-HALF INCH (2.5") OUTLETS WITH NATIONAL STANDARD THREADS (N.S.T.) AND ONE (1) LARGER OUTLET FOR LOCAL FIRE DEPARTMENT. (WILSON COUNTY FIRE DEPARTMENTS UTILIZE A FOUR AND ONE-HALF INCH (4.5") STEAMER CONNECTION)
18. 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.
19. RESIDENTIAL FINISHED FLOOR ELEVATIONS FOR LOTS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

LOT #	MIN. CULVERT DIAMETER
3-6, 8-10	18 INCHES
1, 2, 7	24 INCHES
TOTAL NUMBER OF LOTS	10

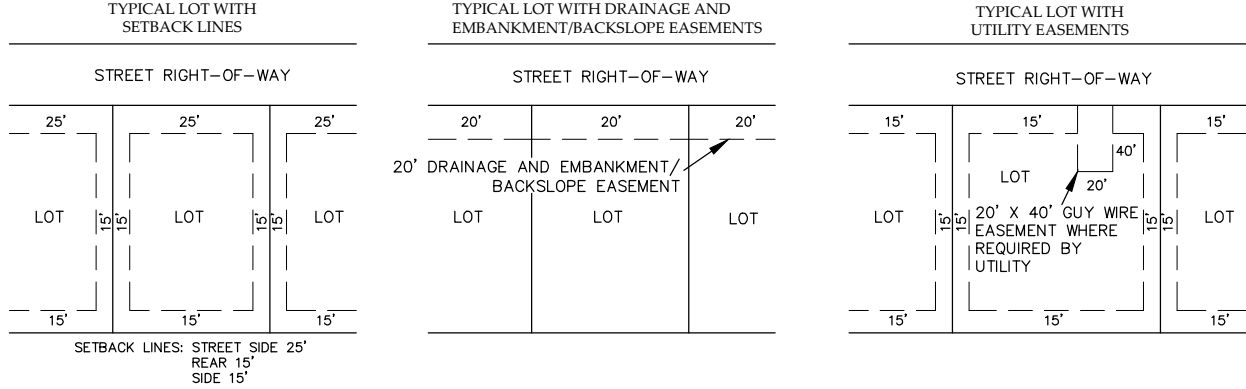
LINE TABLE		
LINE NUMBER	LENGTH	BEARING
L1	321.21	S30° 23' 11"E
L2	209.84	S59° 23' 01"W
L3	300.35	S30° 31' 51"E
L4	108.99	S59° 36' 25"W
L5	267.50	S30° 32' 54"E
L6	267.28	N59° 29' 54"E
L7	267.20	N30° 31' 26"W
L8	108.53	S59° 33' 28"W
L9	299.85	N30° 31' 23"W

- LEGEND**
- = FOUND 1/2" STEEL ROD
- = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING & SURVEYING"
- ⊙ = FOUND 1/2" STEEL ROD & 6" FENCE CORNER POST
- = BOUNDARY LINE
- = R.O.W. LINE
- = LOT LINE
- = ADJOINER
- = UTILITY EASEMENT
- = DRAINAGE EASEMENT
- = EXISTING 2' CONTOUR
- = EXISTING 10' CONTOUR

AC = ACRE(S)
ELEC. = ELECTRIC
R.O.W. = RIGHT-OF-WAY
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF WILSON COUNTY, TEXAS
D.R. = DEED RECORDS OF WILSON COUNTY, TEXAS
P.R. = PLAT RECORDS OF WILSON COUNTY, TEXAS
ESMT. = EASEMENT

10 = LOT NUMBER

7.88 AC = GROSS LOT ACREAGE



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

DOS MAVERICKS, LLC
CHAD FOSTER, JR.
106 N. EAST STREET
UVALDE, TEXAS 78801

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC

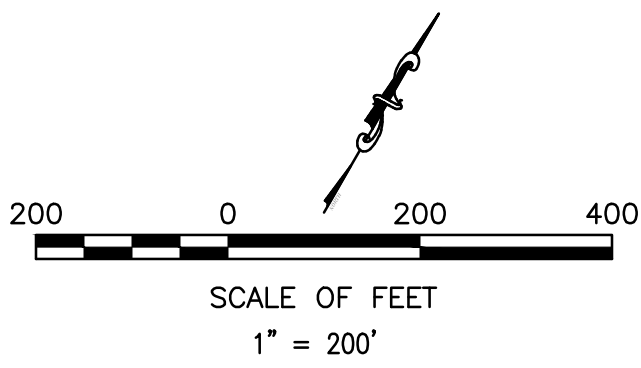
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

PRELIMINARY

REGISTERED PROFESSIONAL LAND SURVEYOR
WALT F. RAKOWITZ, R.P.L.S. #6435
P.O. BOX 172, PLEASANTON, TX 78064
(830) 281-4060

SWORN TO AND SUBSCRIBED BEFORE ME, THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC



I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

I FURTHER CERTIFY THAT THE FIRE PROTECTION SYSTEM HAS BEEN DESIGNED TO FLOW 250 GPM FOR 2 HOURS SUSTAINED, MEETING THE FLOW REQUIREMENTS OF ARTICLE VIII.B.2 IN THE WILSON COUNTY SUBDIVISION AND DEVELOPMENT RULES AND REGULATIONS DATED 3-22-2010 AND LAST REVISED 05-13-2019. THIS DESIGN WAS BASED ON CURRENT FLOW CAPACITIES PROVIDED BY SUNKO WATER SUPPLY CORPORATION, AND DOES NOT TAKE INTO CONSIDERATION THE IMPACTS OF FUTURE DEVELOPMENT GROWTH.

PRELIMINARY

REGISTERED PROFESSIONAL ENGINEER
WALT RAKOWITZ, P.E. #96536
P.O. BOX 172, PLEASANTON, TX 78064
(830) 281-4060

SWORN TO AND SUBSCRIBED BEFORE ME, THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC

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 _____ DAY OF _____ A. D. 2021.

Richard L. Jackson, County Judge

Gary Martin, Commissioner, Pct. No. 1

Paul Pfeil, Commissioner, Pct. No. 2

Jeffery Pierdolla, Commissioner, Pct. No. 3

Larry Wiley, Commissioner, Pct. No. 4

THIS PLAT OF THE CROSSROADS SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY SUNKO WATER SUPPLY CORPORATION FOR EASEMENTS.

AGENT FOR SUNKO WATER SUPPLY CORPORATION

GUADALUPE VALLEY ELECTRIC COOPERATIVE

THIS SUBDIVISION PLAT OF THE CROSSROADS HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.

OWNER:
DOS MAVERICKS, LLC
CHAD FOSTER, JR.
106 N. EAST STREET
UVALDE, TX 78801

ENGINEER & SURVEYOR:
RAKOWITZ ENGINEERING AND SURVEYING
515 W OAKLAWN, SUITE A
PLEASANTON, TX 78064
(830) 281-4060

SUBDIVISION PLAT OF THE CROSSROADS

ESTABLISHING LOTS 1-10, BEING 30.65 ACRES, BEING ALL OF AN 83.34 ACRE TRACT OF LAND, CALLED TRACT ONE. LYING IN THE A. TREVINO SURVEY NO. 11, ABSTRACT 20, WILSON COUNTY, TEXAS, DESCRIBED IN INSTRUMENT RECORDED AS DOCUMENT NO. 106682, OF THE OFFICIAL RECORDS OF WILSON COUNTY, TEXAS.

Rakowitz
ENGINEERING & SURVEYING
TEXAS REGISTERED ENGINEERING FIRM E-9155
TEXAS LICENSED SURVEYING FIRM 101812-00

830.281.4060 515 W Oaklawn Rd Suite A PLEASANTON, TX 78064

I, _____, COUNTY CLERK OF WILSON COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS 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 _____, 2021 A.D.

COUNTY CLERK, WILSON COUNTY, TEXAS

SHEET 1 OF 1 21-2342