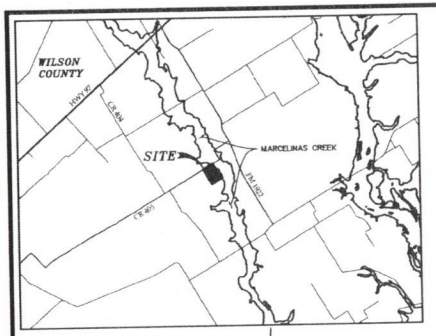


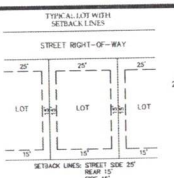
LEGEND

- = FOUND FENCE CORNER POST
- = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED "RAKOWITZ ENGINEERING & SURVEYING"
- = SET 5/8" STEEL ROD BENCHMARK WITH CAP STAMPED "RAKOWITZ ENGINEERING & SURVEYING" LAT: 29° 10' 18.98"N LONG: 98° 03' 00.99"W ELEV: 432.423'
- = PROPERTY LINE
- = BOUNDARY LINE
- = R.O.W. LINE
- = LOT LINE
- = ADJOINER
- = UTILITY EASEMENT
- = DRAINAGE EASEMENT
- 598 = EXISTING 2' CONTOUR
- 590 = EXISTING 10' CONTOUR
- = EXISTING FLOOD PLAIN
- (1) = 20' WATER EASEMENT

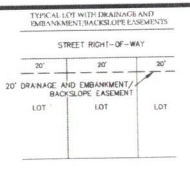
AC = ACRE
CMP. = CORRUGATED METAL PIPE CULVERT
ELEC. = ELECTRIC
R.O.W. = RIGHT-OF-WAY
D.R. = DEED RECORDS OF WILSON COUNTY, TEXAS
P.R. = PLAT RECORDS OF WILSON COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF WILSON COUNTY, TEXAS
ESM'T. = EASEMENT
MIN. F.F. = MINIMUM FINISHED FLOOR ELEVATION

= DRAINAGE EASEMENT
10 = LOT NUMBER
7.88 AC = GROSS LOT ACREAGE

TYPICAL LOT WITH SETBACK LINES



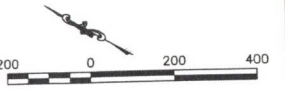
TYPICAL LOT WITH DRAINAGE AND EMBANKMENT/BACKSLOPE EASEMENTS



TYPICAL LOT WITH UTILITY EASEMENTS

THE LOTS IN THIS SUBDIVISION ARE NOT SUBJECT TO AN ASSESSMENT (FEE PAYABLE BY THE LOT OWNER) BY A PROPERTY OWNERS ASSOCIATION. THERE IS NO PROPERTY OWNERS ASSOCIATION WHICH MAY USE ASSESSMENTS TO ENFORCE THE RESTRICTIVE COVENANTS COVERING THIS SUBDIVISION. THE DUTY TO ENFORCE THE RESTRICTIVE COVENANTS IS THE RESPONSIBILITY OF EACH LOT OWNER.

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.



SCALE OF FEET
1" = 200'

1. WATER SERVICE TO BE PROVIDED BY S.S. WATER SUPPLY CORPORATION. THERE IS HEREBY DEDICATED A 20 (TWENTY) FOOT WIDE WATER DISTRIBUTION EASEMENT ALONG THE FRONT AND A 15 (FIFTEEN) FOOT WIDE WATER DISTRIBUTION EASEMENT ALONG THE SIDES AND REAR OF ALL PLATTED LOTS IN THE DRAW AT ROCK RIDGE FOR MAINTENANCE, INSTALLATION, REPLACEMENT, OR ENLARGEMENT OF WATER MAINS, VALVES, FLUSH ASSEMBLIES, FIRE HYDRANTS, SERVICE LINES, METERS, AND ALL OTHER COMPONENTS THAT ARE OR MAY BE NECESSARY FOR WATER DELIVERY. 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. PORTIONS OF LOT 1 HAVE BEEN DESIGNATED AS BEING IN A SPECIAL FLOOD HAZARD ZONE "A" AS DELINEATED ON COMMUNITY PANEL NO. 48493C0325C EFF. DATED: NOVEMBER 26, 2010.
3. ELECTRIC SERVICE IS TO BE PROVIDED BY FLORESVILLE ELECTRIC LIGHT & POWER SYSTEMS (FELPS).
   3.1. ALL TRACTS ARE SUBJECT TO A 15' ELECTRIC AND COMMUNICATION EASEMENT ALONG ALL SIDE, FRONT, & REAR PROPERTY LINES.
   3.2. EACH LOT IS SUBJECT TO A FLOATING 20' WIDE BY 40' LONG GUY WIRE EASEMENT TO BE LOCATED BY FELPS. ALL EXISTING FELPS OVERHEAD LINES POSSESS A 30' CENTERLINE EASEMENT, 15' EACH SIDE OF LINE.
   3.3. WHERE UNDERGROUND SERVICES ARE UTILIZED FELPS 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.
   3.4. FELPS SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITH IN A FENCED AREA.
   3.5. ANY EASEMENT DESIGNATED AS A FELPS 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
   3.6. ALL 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 UTILITIES.
4. NO BUILDINGS, WELLS, OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT.
5. THIS SUBDIVISION IS ENTIRELY WITHIN THE FLORESVILLE 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 DRIVEWAY AND FLOODPLAIN 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 AN EASEMENT.
15. ALL LOTS WITHIN THIS SUBDIVISION LIE WITHIN ESD #4 AND ESD #5. PROPERTY WITHIN THE EMERGENCY SERVICES DISTRICT IS SUBJECT TO TAXATION AND REGULATION BY ESD #4 AND ESD #5.
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). ENGINEER OF RECORD FOR THE PUBLIC WATER SYSTEM CERTIFIES THAT THE DESIGN CONFORMS TO ALL APPLICABLE WILSON COUNTY REQUIREMENTS FOR FIRE FLOW.
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 2–10 MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

FINISHED FLOOR NOTE:
LOT 1 FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 2' ABOVE BASE FLOOD ELEVATION (BFE) SHOWN ON THE PLAT. THE BFE WAS DELINEATED FROM THE 1% EFFECTIVE FLOOD PLAIN (ZONE A) PER FEMA FIRM MAP 48493C0325C, EFFECTIVE NOVEMBER 26, 2010.

LOT #	MIN. CULVERT DIAMETER
1–10	18 INCHES
TOTAL NUMBER OF LOTS	10

NO.	REVISION	DATE	BY
1	PRELIMINARY	7/26/2021	JMC
2	REVISED AS REQUESTED BY SS WATER SUPPLY CORPORATION	9/1/2021	JMC
3	REVISED AS REQUESTED BY WILSON COUNTY OEM AND CEC REVIEW	9/20/2021	CT

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 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 S.S WATER SUPPLY CORPORATION, AND DOES NOT TAKE INTO CONSIDERATION THE IMPACTS OF FUTURE DEVELOPMENT GROWTH.

PRELIMINARY

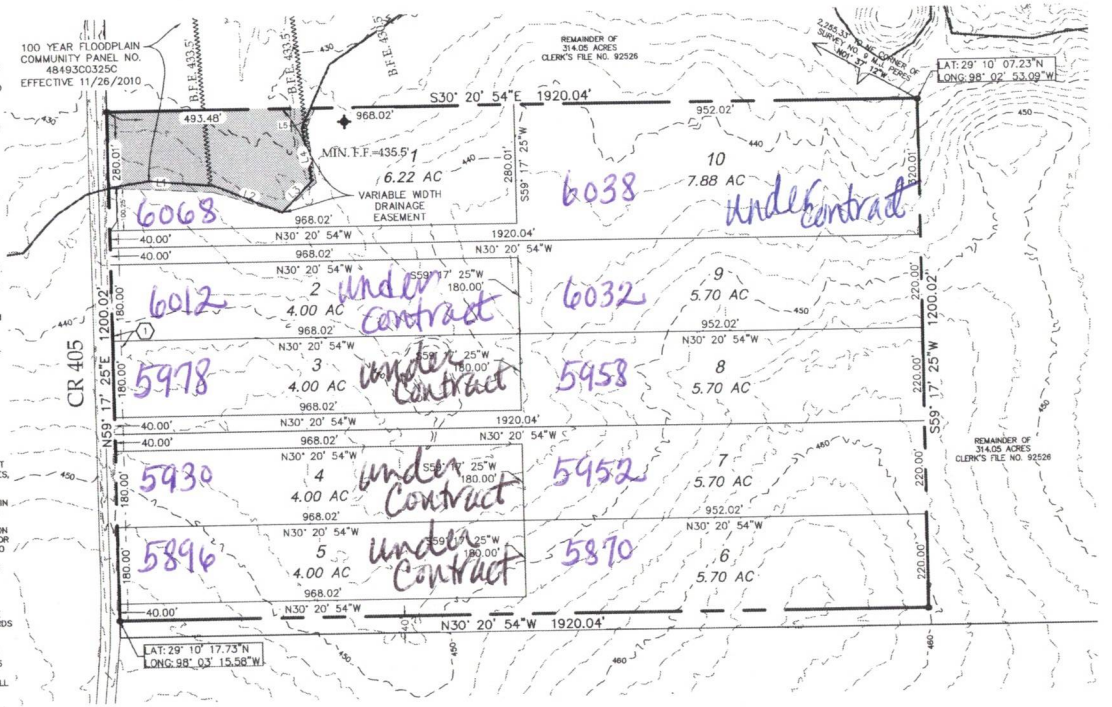
REGISTERED PROFESSIONAL ENGINEER
WALT RAKOWITZ, P.E. #96536
P.O. BOX 172, PLEASANTON, TX 78064
(830) 281-4060

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

NOTARY PUBLIC

LINE TABLE		
LINE NUMBER	LENGTH	BEARING
L1	248.63	S27° 13' 42"E
L2	170.20	S12° 57' 59"E
L3	107.05	S70° 38' 12"E
L4	130.14	N50° 10' 46"E
L5	51.26	N84° 17' 59"E

Exhibit "A"



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 DRAW AT ROCK RIDGE SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY FLORESVILLE ELECTRIC LIGHT & POWER SYSTEMS FOR EASEMENTS.

AGENT FOR FLORESVILLE ELECTRIC LIGHT & POWER SYSTEMS (FELPS)

THIS PLAT OF THE DRAW AT ROCK RIDGE SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY S.S. WATER SUPPLY CORPORATION FOR EASEMENTS.

AGENT FOR S.S. WATER SUPPLY CORPORATION

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

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 DRAW AT ROCK RIDGE

ESTABLISHING LOTS 1–10, OUT OF 52.89 ACRES BEING THE REMAINDER OF 314.05 ACRE TRACT OF LAND, LYING IN THE M. CURVIER SURVEY NO. 130, ABSTRACT NO. 73 AND THE M.J. PEREZ SURVEY NO. 9, ABSTRACT NO. 251, DESCRIBED IN INSTRUMENT, RECORDED AS DOC# 92526 OF THE WILSON COUNTY, TX.

Rakowitz
ENGINEERING & SURVEYING
TEXAS REGISTERED ENGINEERING FIRM F-9235
TEXAS LICENSED SURVEYING FIRM 101812-00
830.281.4060 515 W Oaklawn Rd Suite A PLEASANTON, TX 78064

SHEET 1 OF 1 21-2311