

LOCATION MAP

N.T.S.

LEGEND

- N.T.S. = NOT TO SCALE
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEE COUNTY, TEXAS
D.R. = DEED RECORDS OF BEE COUNTY, TEXAS
VOL. = VOLUME
PG. = PAGE
- = FOUND CONCRETE MONUMENT
○ = SET 5/8" IRON ROD MARKED WITH CAP STAMPED "RPLS 6198"
● = FOUND 5/8" IRON ROD
○ = FOUND 3/4" IRON PIPE IN CONCRETE
● = FOUND 1/2" IRON ROD IN CONCRETE
- = PROPERTY BOUNDARY
— = TRACT LINE
- - - = EASEMENT LINE
- - - = ADJOINING PROPERTY LINE
- - - -450- - - = 5' LIDAR CONTOUR

LINE TABLE		
LINE NUMBER	LENGTH	BEARING
L1	35.36	S64° 28' 58"E
L2	111.69	S19° 28' 58"E
L3	111.69	S19° 28' 58"E
L5	20.00	N00° 40' 48"W
L6	94.86	N89° 19' 20"E
L7	86.40	S89° 18' 45"W
L8	597.30	N44° 54' 53"W
L9	100.01	N70° 31' 01"E

PLAT NOTES APPLY TO EVERY PAGE OF THIS
MULTIPLE PAGE SURVEY PLAT

SURVEYOR NOTES

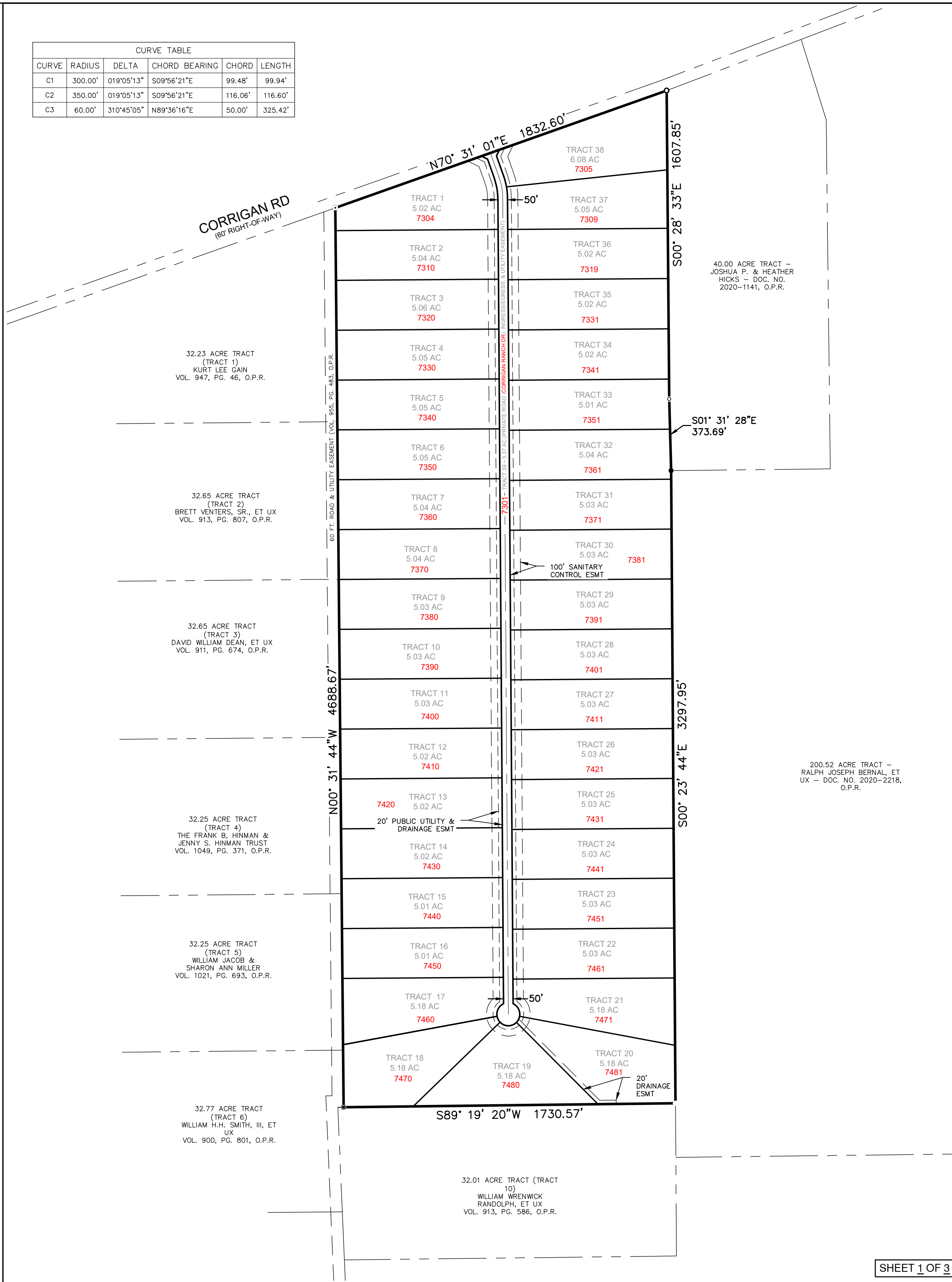
- ALL COORDINATES AND BEARINGS CONTAINED HEREIN ARE GRID, BASED UPON THE TEXAS STATE PLANE COORDINATES SYSTEM, NORTH AMERICAN DATUM 83, SOUTH CENTRAL ZONE (4204) BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAVD 88.
- 1/2" IRON RODS WITH PLASTIC CAP STAMPED "RPLS 6198" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- DISTANCES SHOWN HEREON ARE GRID.
- A METES AND BOUNDS DESCRIPTION ACCOMPANIES THIS PLAT.

STATE OF TEXAS
COUNTY OF BEE

I, NATHAN J. EBY, REGISTERED PROFESSIONAL LAND SURVEYOR OF TEXAS, DO HEREBY STATE THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE UNDER MY DIRECTION, TO THE BEST OF MY KNOWLEDGE AND ABILITY THIS 29TH DAY OF AUGUST 2022.

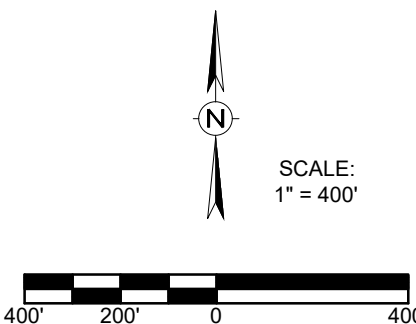
REGISTERED PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 6198

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	300.00'	019°05'13"	S09°56'21"E	99.48'	99.94'
C2	350.00'	019°05'13"	S09°56'21"E	116.06'	116.60'
C3	60.00'	31°04'50"	N89°36'16"E	50.00'	325.42'



ADDRESS PLAT OF CORRIGAN RANCH SUBDIVISION

BEING A TOTAL OF 198.39 ACRES OF LAND, LYING IN THE
THOMAS HOLDEN SURVEY, ABSTRACT NO. 32, BEE
COUNTY, TEXAS, BEING THE SAME 198.00 TRACT OF LAND
DESCRIBED IN INSTRUMENT NO. 2022-1983, OFFICIAL
PUBLIC RECORDS OF BEE COUNTY, TEXAS.



RL BACA

ENGINEERING

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RL BACA PROJECT NO.: 22-110

CORRIGAN RANCH SUBDIVISION LAND USE RESTRICTIONS

- ALL TRACTS IN THE CORRIGAN RANCH SUBDIVISION ARE SUBJECT TO DEED RESTRICTIONS RECORDED IN VOLUME XX, PG. XX, O.P.R..
- FURTHER SUBDIVISION OF TRACTS IS NOT PROHIBITED. SUBDIVISIONS OF LAND LESS THAN 5 ACRES MUST BE PLATTED WITH BEE COUNTY.
- FINISHED FLOOR ELEVATIONS OF ALL RESIDENTIAL STRUCTURES SHALL BE 1-FT MINIMUM ABOVE ADJACENT GRADE.
- THE MINIMUM DRIVEWAY CULVERT SIZE FOR EACH LOT IS 12 INCHES.
- DRIVEWAYS CONSTRUCTION WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER.
- NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM OR A PRIVATE WATER WELL.
- PRIVATE STREETS AND PUBLIC EASEMENTS WILL BE CONSTRUCTED BY THE DEVELOPER AND MAINTAINED BY THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS.

UTILITY NOTES

- ELECTRIC SERVICE TO BE PROVIDED BY SAN PATRICIO ELECTRIC COOPERATIVE.
- WATER SERVICE TO EACH LOT TO BE PROVIDED BY PRIVATE WATER WELL. ON EACH LOT, WATER WELLS ARE THE RESPONSIBILITY OF THE LOT OWNER.
- ALL UTILITY EASEMENTS ARE FOR CONSTRUCTION MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING METERS AND REPAIR OR REPLACEMENT OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
- NO BUILDINGS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED ON ANY UTILITY EASEMENTS.
- EACH LOT WILL BE SERVICED BY A INDIVIDUAL ON-SITE SEWAGE FACILITY (OSSF). INSTALLATION OF THE OSSF WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER. OBTAIN AN OSSF PERMIT FROM THE COUNTY PRIOR TO INSTALLATION.
- PRIVATE WATER WELLS SHALL BE INSTALLED PER TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) & TEXAS ADMINISTRATIVE CODE (TAC) STANDARDS. A POSITIVE DISPLACEMENT TREMIE METHOD SHALL BE USED ON ALL PRIVATE WATER WELLS TO GROUT/CEMENT THE WELL PER TAC 76.100.
- A 100' SANITARY CONTROL EASEMENT LIES ALONG THE FRONT 100' OF EACH LOT. WATER WELLS ARE TO BE LOCATED 50' INSIDE PROPERTY, AND THE SANITARY CONTROL EASEMENT IS MEASURED RADIIALLY 50' FROM THE CENTER OF THE WATER WELL. SEPTIC LINES AND FACILITIES ARE NOT PERMITTED WITHIN THIS SANITARY CONTROL EASEMENT.
- FRONT BUILDING SETBACKS ARE 150'. SIDE & REAR BUILDING SETBACKS ARE 30'.

PRIVATE ROAD DESIGNATION NOTE

TRACT 39 IS A PRIVATE ROAD (CORRIGAN RANCH DR) AND RIGHT-OF-WAY FOR INGRESS/EGRESS AND IS ALSO DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE, CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

PRIVATE ROAD MAINTENANCE NOTE

THE MAINTENANCE OF THE PRIVATE ROAD (TRACT 39 - CORRIGAN RANCH DR) AND RIGHT-OF-WAYS, ALONG WITH DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS.

DRAINAGE EASEMENT NOTE

- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE MEDINA COUNTY FLOODPLAIN ADMINISTRATOR. FRIO COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

FLOODPLAIN NOTE

- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLATTED SUBDIVISION PER FEMA FLOOD PANEL 48025C0425C EFFECTIVE 5/20/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SHEET 1 OF 3