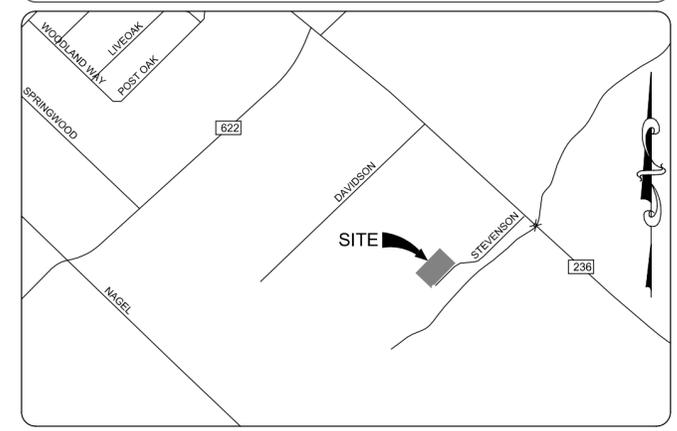


LOCATION MAP



GENERAL NOTES

1. LAND USE: RURAL RESIDENTIAL
2. STREET CLASSIFICATION:
R.A. STEVENSON - EXISTING LOCAL (PUBLIC)
3. STATISTICAL DATA:
A) GROSS AREA - 5.00 ACRES
B) RESIDENTIAL LOTS - 4 LOTS
C) PROPOSED RURAL RESIDENTIAL DWELLING UNITS - 4 UNITS
4. ALL CORNERS ARE MARKED WITH A SET 5/8" DIAMETER STEEL ROD WITH YELLOW PLASTIC CAP MARKED "URBAN SURVEYING, INC." UNLESS OTHERWISE NOTED.
5. WATER SERVICE WILL BE PROVIDED BY WATER WELLS.
6. NO HOME BUILT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE HOME IS CONNECTED TO A FUNCTIONING SEPTIC SYSTEM APPROVED BY THE VICTORIA COUNTY HEALTH DEPARTMENT OR BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY. SEPTIC SYSTEMS SHALL BE LOCATED TO AVOID CONFLICTS WITH WATER WELL AND SANITARY CONTROL EASEMENT.
7. SANITARY SEWER:
PRIVATE ON-SITE SEWAGE FACILITIES ARE REQUIRED FOR EACH LOT. SYSTEMS SHALL BE DESIGNED, INSTALLED, AND MAINTAINED IN ACCORDANCE WITH THE REGULATIONS OF THE VICTORIA COUNTY PUBLIC HEALTH DEPARTMENT AND THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).
8. NO SEPTIC SYSTEM SHALL BE PLACED WITHIN FIFTY FEET (50') OF THE WATER WELL FOR ANY LOT. NO SEPTIC DISPOSAL SYSTEM SHALL BE PLACED WITHIN ONE HUNDRED (100') FEET OF THE WATER WELL FOR ANY LOT.
9. STORM SEWER:
THE CITY OF VICTORIA DOES NOT MAINTAIN DRAINAGE SYSTEMS OUTSIDE OF THE CITY LIMITS. THE COUNTY STRONGLY RECOMMENDS THAT ANY STRUCTURE OF SIGNIFICANT VALUE BE PLACED WITH A FINISHED FLOOR ELEVATION OF AT LEAST 24" ABOVE THE CENTERLINE OF THE ADJACENT STREET OR HIGHEST ADJACENT GRADE, WHICHEVER ELEVATION IS MORE APPROPRIATE BASED ON THE TOPOGRAPHY OF THE PROPERTY.
10. NO BUILDING CONSTRUCTED IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THAT BUILDING IS CONNECTED TO A FUNCTIONING SEPTIC SYSTEM APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) OR ITS AUTHORIZED AGENT.
11. LOCATION OF AUTHORIZED DRILLING AREA FOR WATER WELL:
CENTER OF SANITARY CONTROL EASEMENT TO BE LOCATED AT ACTUAL LOCATION OF WELL AND HAVE A 50' RADIUS IF WELL IS COMPLETED IN ACCORDANCE WITH THE 16 TAC 76.1000 (A)(1), OTHERWISE RADIUS TO BE 100'. FOR ALL REQUIREMENTS REGARDING WELL PLACEMENT, SEE VICTORIA COUNTY GROUNDWATER CONSERVATION DISTRICT RULES.
12. ALL LOTS ARE SUBJECT TO DEED RESTRICTIONS FILED WITHIN THE OFFICIAL PUBLIC RECORDS OF VICTORIA COUNTY, TEXAS.
13. MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE 24" ABOVE STREET CENTERLINE AS FOLLOWS:
LOT 1: ELEV 155.75
LOT 2: ELEV 155.35
LOT 3: ELEV 154.60
LOT 4: ELEV 153.30
14. ALL DRIVEWAY CULVERTS WILL BE 18" CULVERTS.
15. NO FENCES, STRUCTURES, OUT BUILDINGS, VEHICLES, BUILDING MATERIALS, AND/OR OTHER VARIOUS ITEMS SHALL BE ALLOWED TO ENCRUCH INTO THE DRAINAGE EASEMENT.

LEGEND

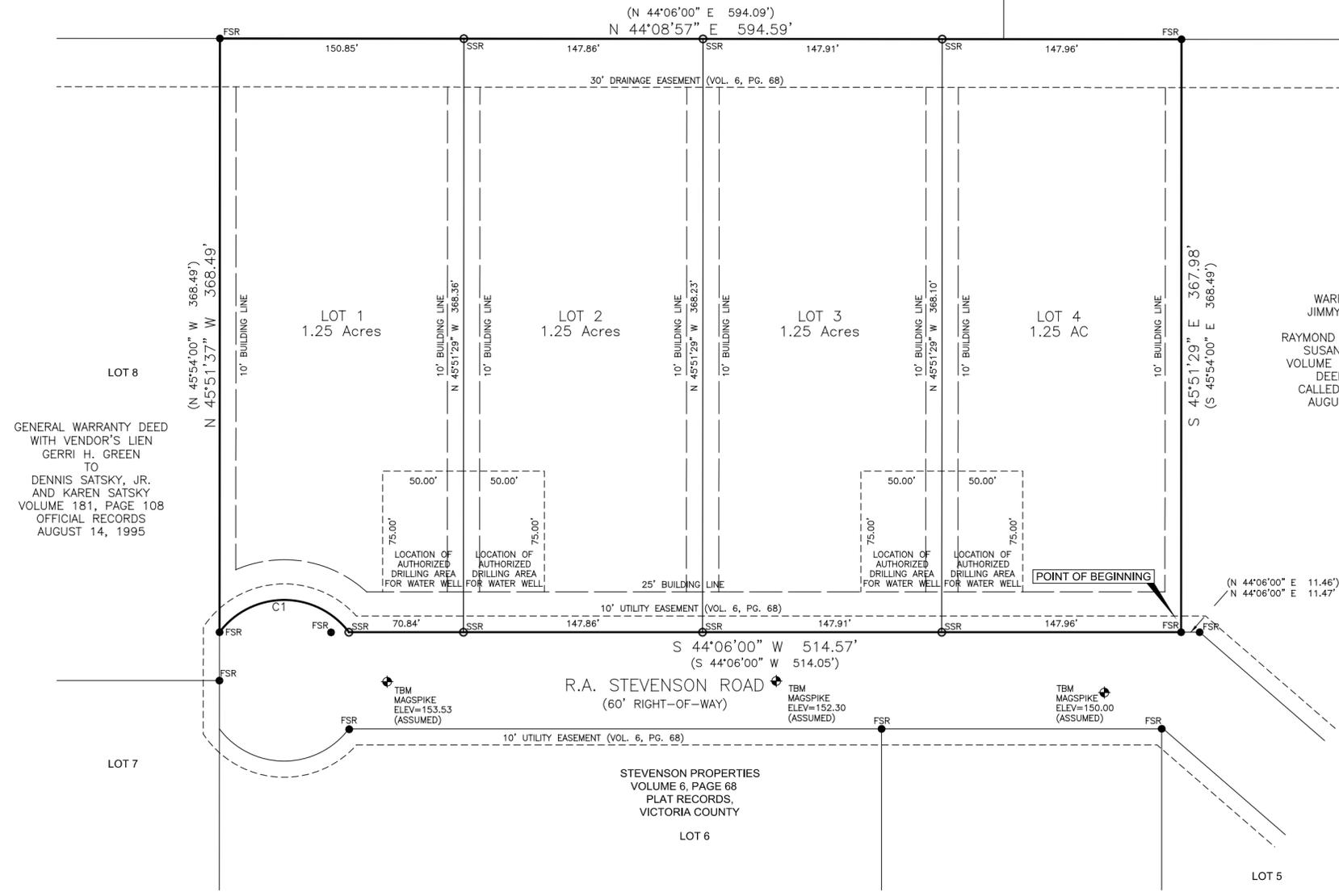
- These standard symbols will be found in the drawing.
- SSR ○ SET 5/8" STEEL REBAR WITH "USP" CAP
 - FSR ● FOUND 5/8" STEEL REBAR
 - TBM ◆ TEMPORARY BENCHMARK
 - EASEMENT LINE
 - BUILDING SETBACK LINE
 - (N 00°00'00" E 0.00')
 - RECORD BEARING & DISTANCE

FELIX DE LEON LEAGUE
ABSTRACT NO. 66

TRANSFER ON DEATH DEED
EMIL ZMESKAL
TO
PATRICIA A. ZMESKAL
INSTRUMENT NO. 201605139
OFFICIAL PUBLIC RECORDS
CALLED 175.9 ACRES
MAY 1, 2016

GIFT DEED
MAI JOY HARWELL
TO
THE HARWELL CHILDRENS TRUST
INSTRUMENT NO. 201911342
OFFICIAL PUBLIC RECORDS
CALLED 77.30 ACRES
AUGUST 28, 2019

ADJOINER LOT LINE
IS APPROXIMATED



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	50.00(50.00')	92.73'	106°15'37"	S 44°06'00" W	80.00'

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104 E. FRENCH ST. CUERO, TEXAS 77954
PHONE: (361) 277-9061 FAX: (361) 277-9063 FIRM # 10021101

12661 SILICON DRIVE SAN ANTONIO, TEXAS 78249
PHONE: (210) 267-8654 FAX: (210) 267-8704 FIRM # 10193843

REPLAT
STEVENSON PROPERTIES, RESUBDIVISION NO. 1

PROJECT: BEING A 5.00 ACRE TRACT BEING LOT 9 OF STEVENSON SUBDIVISION ACCORDING TO PLAT RECORDED IN VOLUME 6, PAGE 68,
DESCRIPTION: PLAT RECORDS OF VICTORIA COUNTY, TEXAS AND SITUATED IN THE FELIX DE LEON LEAGUE, ABSTRACT NO. 66, VICTORIA COUNTY, TEXAS.

DGN BY: MMB
DATE: 12/23/19
FILE: S23432.00

JOB: S23432.00

SHEET 1 OF 2

METES AND BOUNDS DESCRIPTION	SURVEYOR'S CERTIFICATE/ ENGINEERS'S CERTIFICATE	FLOODPLAIN APPROVAL	CERTIFICATE OF OWNERSHIP AND DEDICATION
<p>BEING A 5.00 ACRE TRACT OF LAND SITUATED IN THE FELIX DE LEON LEAGUE, ABSTRACT NO. 66, VICTORIA COUNTY, TEXAS, AND BEING ALL OF LOT 9 OF STEVEN PROPERTIES AS SHOWN ON PLAT RECORDED IN VOLUME 6, PAGE 68 OF THE PLAT RECORDS, VICTORIA COUNTY, TEXAS, SAID 5.00 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:</p> <p>BEGINNING AT A 5/8" STEEL REBAR FOUND ON THE NORTH LINE OF R.A. STEVENSON ROAD (60-FOOT RIGHT-OF-WAY), MARKING THE SOUTH CORNER OF THAT CERTAIN TRACT OF LAND CALLED 2.031 ACRES AS CONVEYED TO RAYMOND J. ALSTROM AND SUSAN M. ALSTROM ACCORDING TO INSTRUMENT RECORDED IN VOLUME 1215, PAGE 601 OF THE DEED RECORDS OF VICTORIA COUNTY, TEXAS FOR THE EAST CORNER OF SAID LOT 9 AND THE HEREIN DESCRIBED TRACT;</p> <p>THENCE, SOUTH 44°06'00" WEST, WITH THE NORTHWEST LINE OF SAID R.A. STEVENSON ROAD, A DISTANCE OF 514.57 FEET TO A 5/8" STEEL REBAR WITH YELLOW PLASTIC CAP STAMPED "URBAN SURVEYING, INC." SET AT THE POINT OF BEGINNING OF A 50-FOOT RADIUS CURVE TO THE LEFT</p> <p>THENCE, WITH SAID CURVE TURNING TO THE LEFT HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 92.73 FEET, AND A DELTA ANGLE OF 106°15'37", WITH A CHORD BEARING OF SOUTH 44°06'00" WEST, AND A CHORD LENGTH OF 80.00 FEET TO A 5/8" STEEL REBAR FOUND ON THE NORTHEAST LINE OF LOT 8 OF SAID STEVENSON PROPERTIES FOR THE SOUTH CORNER OF SAID LOT 9 AND THE HEREIN DESCRIBED TRACT;</p> <p>THENCE, NORTH 45°51'37" WEST, WITH THE NORTHEAST LINE OF SAID LOT 8, A DISTANCE OF 368.49 FEET TO A 5/8" STEEL REBAR FOUND ON THE SOUTHEAST LINE OF THAT CERTAIN TRACT OF LAND CALLED 175.9 ACRES ACCORDING TO INSTRUMENT RECORDED IN INSTRUMENT NO. 201605139 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, MARKING THE WEST CORNER OF SAID LOT 9 AND THE HEREIN DESCRIBED TRACT;</p> <p>THENCE, NORTH 44°08'57" EAST, WITH THE NORTHWEST LINE OF SAID LOT 9, A DISTANCE OF 594.59 FEET TO A 5/8" STEEL REBAR FOUND ON THE SOUTHEAST LINE OF THAT CERTAIN TRACT OF LAND CALLED 77.30 ACRES AS CONVEYED TO THE HARWELL CHILDRENS TRUST ACCORDING TO INSTRUMENT RECORDED IN INSTRUMENT NO. 201911342 OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY FOR THE NORTH CORNER OF SAID LOT 9 AND THE HEREIN DESCRIBED TRACT;</p> <p>THENCE, SOUTH 45°51'29" EAST, WITH THE COMMON LINE BETWEEN SAID LOT 9 AND SAID 2.031 ACRE TRACT, A DISTANCE OF 367.98 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN THESE METES AND BOUNDS A 5.00 ACRE TRACT OF LAND, MORE OR LESS.</p>	<p>KNOW ALL MEN BY THESE PRESENTS:</p> <p>THAT, I, TERRY T. RUDDICK, DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY OF THE PLATTED LAND, AND THAT THE CORNER MONUMENTS SHOWN ON THE FOREGOING PLAT WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS MANUAL OF VICTORIA COUNTY, TEXAS.</p> <p>_____ TERRY T. RUDDICK, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REGISTRATION NO. 4943</p>  <p>URBAN SURVEYING, INC. FIRM NO. 10021100 2004 N. COMMERCE ST. VICTORIA, TX 77901 (361) 578-9836</p> <p>KNOW ALL MEN BY THESE PRESENTS:</p> <p>THAT, I, RAY M. BRIDGES, DO HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS MANUAL OF VICTORIA COUNTY, TEXAS.</p> <p>_____ RAY M. BRIDGES, P.E., R.P.L.S. PROFESSIONAL ENGINEER TEXAS REGISTRATION NO. 68789</p>  <p>URBAN ENGINEERING TREF NO. F-160 2004 N. COMMERCE ST. VICTORIA, TX 77901 (361) 578-9836</p>	<p>ACCORDING TO THE APPROXIMATE SCALE OF THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 480637 0050 B, MAP REVISED SEPTEMBER 18, 1987 AND IS LOCATED IN ZONE X WHICH IS NOT A SPECIAL FLOOD HAZARD AREA.</p> <p>ALL CONSTRUCTION IN VICTORIA COUNTY MUST BE IN COMPLIANCE WITH THE FLOOD DAMAGE PREVENTION ORDINANCE. ALSO, PLEASE REFER TO DEVELOPER'S SUBDIVISION RESTRICTIONS FOR ADDITIONAL INFORMATION REGARDING BUILDING REQUIREMENTS.</p> <p>_____ VICTORIA COUNTY FLOODPLAIN ADMINISTRATOR</p> <p>HEALTH DEPARTMENT APPROVAL</p> <p>NO BUILDING CONSTRUCTED IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THAT BUILDING IS CONNECTED TO A PERMITTED FUNCTIONAL ON-SITE SEWAGE FACILITY (OSSF) APPROVED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OR ITS AUTHORIZED AGENT.</p> <p>_____ VICTORIA CITY-COUNTY HEALTH DEPARTMENT ENVIRONMENTAL HEALTH DIVISION</p> <p>COMMISSIONER'S COURT CERTIFICATE OF APPROVAL</p> <p>APPROVED THIS _____ DAY OF _____, 2020, BY THE COMMISSIONER'S COURT FOR THE COUNTY OF VICTORIA, TEXAS.</p> <p>_____ BEN ZELLER, COUNTY JUDGE</p> <p>_____ HEIDI EASLEY, COUNTY CLERK</p>	<p>THE STATE OF TEXAS COUNTY OF VICTORIA</p> <p>THIS IS TO CERTIFY THAT I(WE), PLATINUM HOME INVESTMENTS, LLC., AM(ARE) THE LEGAL OWNER(S) OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO ME(US) BY INSTRUMENT NO. 201911265 OF THE OFFICIAL RECORDS OF VICTORIA COUNTY, TEXAS, AND DESIGNATED HEREIN AS STEVENSON PROPERTIES, RESUBDIVISION NO. 1 IN THE COUNTY OF VICTORIA, TEXAS.</p> <p>FURTHER, I(WE), THE UNDERSIGNED, DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.</p> <p>_____ BRIAN H. FERGUSON, TEAM EXECUTIVE</p> <p>PLATINUM HOME INVESTMENTS, LLC. 3805 E. RIO GRANDE ST. VICTORIA, TX 77901-1727</p> <p>STATE OF TEXAS COUNTY OF _____</p> <p>BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ BRIAN H. FERGUSON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SUCH PERSON EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.</p> <p>GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2020.</p> <p>_____ NOTARY PUBLIC, STATE OF TEXAS.</p>



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REPLAT

STEVENSON PROPERTIES, RESUBDIVISION NO. 1

PROJECT: _____

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SHEET 2 OF 2