

**SETBACK NOTE:**  
UNLESS OTHERWISE NOTED, BUILDING SETBACKS TO BE AS FOLLOWS FOR ALL LOTS:  
25' FRONT  
15' REAR  
15' SIDE

**SURVEYOR NOTES:**  
1. 5/8" STEEL ROD MONUMENT WITH CAP STAMPED RAKOWITZ ENGINEERING & SURVEYING SET AT THE SOUTHWEST CORNER.  
2. BEARINGS ON THIS PLAN ARE REFERENCED TO TRUE NORTH AS DETERMINED FROM GNSS OBSERVATION, TEXAS COORDINATE SYSTEM, NAD 83

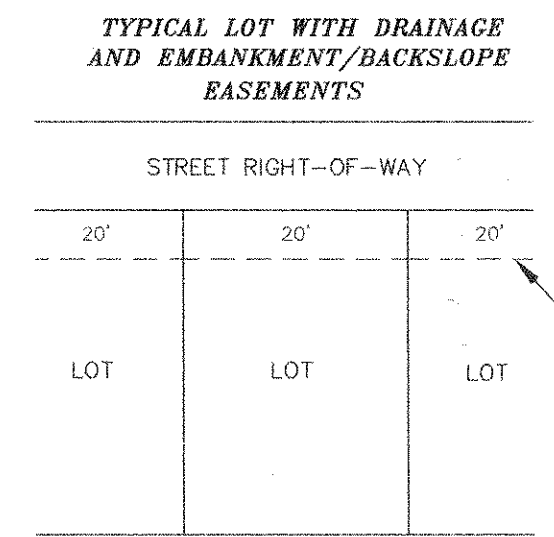
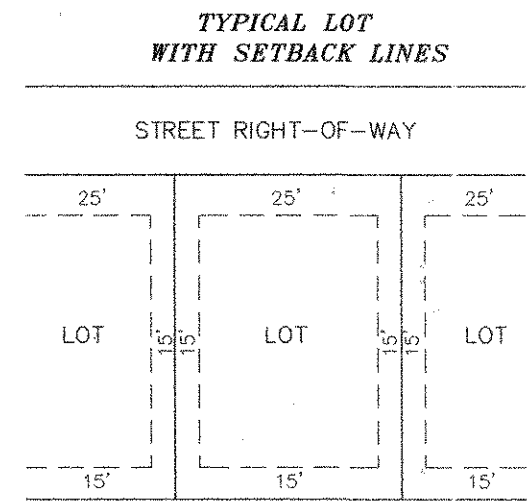
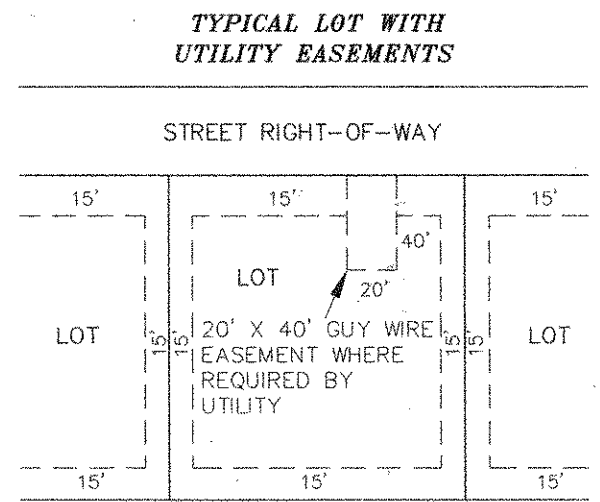
**LEGEND**

SR = STRUCTURE SET BACK LINE  
S = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED RAKOWITZ ENGINEERING & SURVEYING  
F = FOUND 1/2" STEEL ROD MONUMENT  
E = EXISTING 1' CONTOUR  
E = EXISTING 5' CONTOUR  
P = PROPERTY LINE  
A = ADJOINER  
B = 35' BUILDING SETBACK LINE  
T = TRIBUTARY 1039 TO DRY HOLLOW CREEK

ELEC. = ELECTRIC  
TELE. = TELEPHONE  
C.T.V. = CABLE TELEVISION  
R.O.W. = RIGHT-OF-WAY  
RAD. BRG. = RADIAL BEARING  
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF WILSON COUNTY, TEXAS  
D.R. = DEED RECORDS OF WILSON COUNTY, TEXAS  
E.S.M.T. = UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE T.V. & OVERHANG EASEMENT.

THE LOTS IN THIS SUBDIVISION ARE NOT SUBJECT TO AN ASSESSMENT (FEE PAYABLE BY THE LOT OWNER) BY A PROPERTY OWNERS ASSOCIATION WHICH USES MONEY COLLECTED FROM ASSESSMENTS TO ENFORCE THE RESTRICTIVE COVENANTS COVERING THIS SUBDIVISION. THERE IS NO STATE OR LOCAL GOVERNMENT ORGANIZATION WHOSE JOB IT IS TO ENFORCE THE RESTRICTIVE COVENANTS COVERING THIS SUBDIVISION. THEREFORE, 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 ALL REQUIRED PERMITS HAVE BEEN OBTAINED.



WALT F. RAKOWITZ  
Notary Public, State of Texas  
My Commission Expires  
May 02, 2019

SWORN TO AND SUBSCRIBED BEFORE ME THIS 6 DAY OF Aug 2015.  
Walt F. Rakowitz  
NOTARY PUBLIC

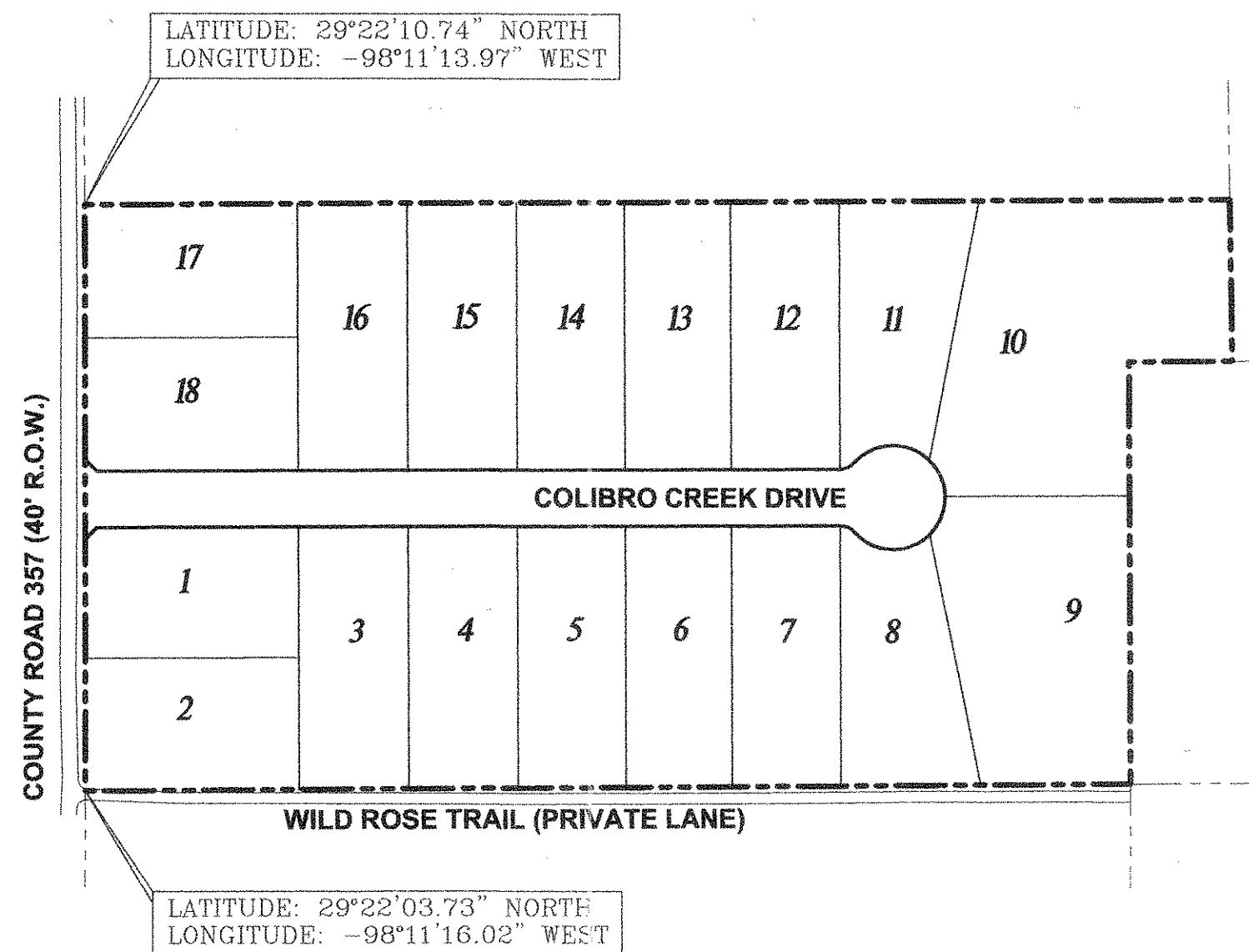
STATE OF TEXAS (X)  
COUNTY OF WILSON (X)

CHAIRMAN, WILSON COUNTY DEVELOPMENT REVIEW COMMITTEE APPROVED BY THE COMMISSIONERS COURT OF THE COUNTY OF WILSON, TEXAS THIS THE 10th OF August A. D. 2015.

Richard L. Jackson, County Judge  
Albert Gomez, Jr., Commissioner, Pct. No. 1  
Ricky Morales, Commissioner, Pct. No. 2  
Absent  
Larry Wiley, Commissioner, Pct. No. 4

**NOTES:**

- WATER IS TO BE SUPPLIED BY EAST CENTRAL SPECIAL UTILITY DISTRICT (SUD).
- NO PORTION OF THIS TRACT HAS BEEN DESIGNATED AS BEING IN A SPECIAL FLOOD HAZARD ZONE "A" AS DELINEATED ON COMMUNITY-PANEL NO. 48493C0150C DATED: NOVEMBER 26, 2010, AS PUBLISHED BY US DEPARTMENT OF HOUSING AN URBAN DEVELOPMENT FOR UNINCORPORATED AREAS OF WILSON COUNTY, TEXAS.
- THERE ARE HEREBY DEDICATED TWO SEPARATELY DEFINED DRAINAGE EASEMENTS ASSOCIATED WITH LOTS 9 AND 10 WHICH ARE DESCRIBED ON PAGE 2 OF THIS PLAT. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DRAINAGE EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE. WILSON COUNTY RESERVES THE RIGHT OF ACCESS TO SUCH EASEMENTS.
- ELECTRIC SERVICE IS TO BE PROVIDED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE. THERE IS HEREBY DEDICATED A FIFTEEN (15) FOOT WIDE ELECTRIC DISTRIBUTION LINE EASEMENT ALONG ALL FRONT, SIDE, AND REAR LOT PROPERTY LINES. EACH LOT IS ALSO SUBJECT TO A FLOATING TWENTY (20) FOOT WIDE BY FORTY (40) FOOT LONG ELECTRIC GUY WIRE EASEMENT AS REQUIRED BY THE ELECTRIC UTILITY. ALL ELECTRIC 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 ELECTRIC UTILITIES, NO BUILDINGS, OR OTHER OBSTRUCTIONS, OR WELLS OF ANY KIND SHALL BE PLACED ON ANY ELECTRIC EASEMENTS, NOR SHALL ANY TREES BE PLANTED THEREON.
- THIS SUBDIVISION IS ENTIRELY WITHIN THE LA VERNIA INDEPENDENT SCHOOL DISTRICT.
- TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM AN ON THE GROUND TOPOGRAPHIC SURVEY PERFORMED BY RAKOWITZ ENGINEERING & SURVEYING HAVING A CONTOUR INTERVAL OF 1 FEET.
- 5/8" IRON RODS WERE SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- 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.
- NO STRUCTURE MAY BE OCCUPIED, UNLESS CONNECTED TO A PUBLIC SEWAGE SYSTEM, OR UNTIL A SEPTIC PERMIT, FOR THE ON SITE SEWAGE FACILITY, IS OBTAINED FROM THE WILSON COUNTY HEALTH AND PUBLIC SAFETY OFFICER.
- NO FENCING OR STRUCTURES THAT WILL INTERFERE WITH ADEQUATE DRAINAGE FLOW WILL BE ALLOWED ON OR ACROSS PROPERTY LINES.
- 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.
- NO HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT UNTIL ALL REQUIRED PERMITS HAVE BEEN OBTAINED.
- ALL ON-SITE SEWAGE DISPOSAL SYSTEMS ARE TO BE DESIGNED BY LICENSED PROFESSIONALS AND PERMITTED BY WILSON COUNTY PRIOR TO INSTALLATION.
- WILSON COUNTY IS A BENEFICIARY OF EACH DRAINAGE EASEMENT, AND HAS THE RIGHT, BUT NOT THE DUTY, TO ENFORCE DRAINAGE EASEMENTS.
- ALL LOTS WITHIN THIS SUBDIVISION LIE WITHIN ESD #1. PROPERTY WITHIN THE EMERGENCY SERVICES DISTRICT IS SUBJECT TO TAXATION AND REGULATION BY ESD #1.
- 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.
- THERE IS HEREBY DEDICATED A 1' NON-ACCESS EASEMENT RUNNING ALONG THE SOUTH LOT LINE OF LOTS 2-9.
- ON THE 2ND DAY OF JUNE 2015, THE ST. HEDWIG PLANNING AND ZONING COMMISSION APPROVED A VARIANCE TO ALLOW THE PROPOSED COLIBRO CREEK SUBDIVISION TO BE WAIVED FROM THE CITY OF ST. HEDWIG'S PLATTING REQUIREMENTS AND PROCEED WITH THE WILSON COUNTY PLATTING PROCESS.
- 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.



RAKOWITZ ENGINEERING, LLC  
STATE OF TEXAS  
WALT F. RAKOWITZ  
96536  
LICENSED PROFESSIONAL ENGINEER  
F-9155

BRENDA ROSS  
My Commission Expires  
December 9, 2018

STATE OF TEXAS  
WALT F. RAKOWITZ  
8435  
REGISTERED PROFESSIONAL LAND SURVEYOR

BRENDA ROSS  
My Commission Expires  
December 9, 2018

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 12-6-2013. THIS DESIGN WAS BASED ON CURRENT FLOW CAPACITIES PROVIDED BY EAST CENTRAL SUD, AND DOES NOT TAKE INTO CONSIDERATION THE IMPACTS OF FUTURE DEVELOPMENT GROWTH.

Walt F. Rakowitz 8/6/15  
REGISTERED PROFESSIONAL ENGINEER  
WALT F. RAKOWITZ, P.E. #96536  
P.O. BOX 172, PLEASANTON, TX 78064  
(830) 281-4060

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 6th DAY OF Aug 2015.  
Brenda Ross  
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.

Walt F. Rakowitz 8/6/15  
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 6th DAY OF Aug 2015.  
Brenda Ross  
NOTARY PUBLIC

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 10 DAY OF Aug 2015 A.D. AT 10:20 O'CLOCK A.M. AND DULY RECORDED IN VOLUME 11, PAGE 84-85 PLAT RECORDS OF WILSON COUNTY, TEXAS.

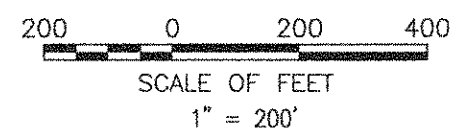
IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE THIS 10th DAY OF Aug 2015 A.D.  
Eva S. Martinez  
COUNTY CLERK, WILSON COUNTY, TEXAS

THIS PLAT OF THE COLIBRO CREEK SUBDIVISION, HAS BEEN SUBMITTED TO AND APPROVED BY GVEC FOR EASEMENTS.  
David E. Brown  
AGENT FOR GUADALUPE VALLEY ELECTRIC COOPERATIVE

THIS PLAT OF THE COLIBRO CREEK SUBDIVISION, HAS BEEN SUBMITTED TO AND APPROVED BY EAST CENTRAL SPECIAL UTILITY DISTRICT FOR EASEMENTS.  
Albert Gomez, Jr.  
AGENT FOR EAST CENTRAL SPECIAL UTILITY DISTRICT

**SUBDIVISION PLAT OF COLIBRO CREEK SUBDIVISION**

BEING A SUBDIVISION PLAT ESTABLISHING 18 LOTS CONTAINING A TOTAL OF 20.569 ACRES AND A SEVENTY FOOT WIDE ROAD RIGHT-OF-WAY CONTAINING 1.831 ACRES, FOR A TOTAL OF 22.40 ACRES, MORE OR LESS, LYING IN THE B.B.B. & C.R.R. CO. SURVEY NO. 131, TRACTS 3B & 3E, ABSTRACT NO. 56, WILSON COUNTY, TEXAS, BY DEED RECORDED IN VOLUME 1683, PAGE 155, OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY.



LOT #	MINIMUM CULVERT
LOTS (1,2,17,18)	*N/A
LOTS (3-16)	(1)-18"

\*IN THE EVENT EITHER LOT 1 OR LOT 18 ESTABLISHES A DRIVEWAY OFF COLIBRO CREEK DRIVE RATHER THAN CR 357, SAID DRIVEWAY SHALL BE EQUIPPED WITH A MINIMUM 18" CMP CULVERT.

NO.	REVISION	DATE	BY
0	ORIGINAL SUBMITTAL	4/2015	WFR
1	REVISED SUBMITTAL	6/2015	WFR

**Rakowitz**  
ENGINEERING & SURVEYING  
TEXAS REGISTERED ENGINEERING FIRM #4155  
TEXAS LICENSED SURVEYING FIRM 101812-03  
830.281.4060 PO BOX 172 PLEASANTON, TX 78064

OWNER:  
ROBERT J. & JASON A. STAUDT  
2616 FM 1346  
LA VERNIA, TX 78121  
(210) 573-6615

ENGINEER:  
RAKOWITZ ENGINEERING, LLC  
PO BOX 172  
PLEASANTON, TX 78064  
(830) 281-4060

LOT NO.	ACREAGE
1	1.004
2	1.013
3	1.022
4	1.021
5	1.019
6	1.017
7	1.015
8	1.020
9	1.826
10	2.439
11	1.036
12	1.027
13	1.027
14	1.026
15	1.025
16	1.025
17	1.005
18	1.002
ROAD	1.831

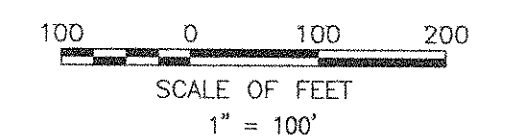
LINE	LENGTH	BEARING
L1	21.24'	N 58°55'32" E
L2	100.00'	N 14°00'00" E
L3	21.19'	N 31°04'28" W
L4	34.95'	N 13°51'05" E

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	21.03'	20.41'	N 79°45'24" E	41°48'37"
C2	65.00'	105.45'	94.26'	S 77°51'48" E	02°57'00"
C3	65.00'	51.32'	50.00'	S 08°46'07" E	44°45'37"
C4	65.00'	51.32'	50.00'	S 36°28'16" W	44°45'37"
C5	65.00'	105.45'	94.26'	N 74°26'02" W	02°57'00"
C6	25.00'	21.03'	20.41'	N 52°03'14" W	41°48'37"
C7	65.00'	313.54'	86.67'	N 13°51'05" E	06°22'46"

**LEGEND**

ELEC. = ELECTRIC  
 TELE. = TELEPHONE  
 CATV. = CABLE TELEVISION  
 R.O.W. = RIGHT-OF-WAY  
 RAD. BRG. = RADIAL BEARING  
 O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF WILSON COUNTY, TEXAS  
 D.R. = DEED RECORDS OF WILSON COUNTY, TEXAS  
 ESM.T. = UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE T.V., & OVERHANG EASEMENT.

SB = STRUCTURE SET BACK LINE  
 ● = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED RAKOWITZ ENGINEERING & SURVEYING  
 ○ = FOUND 1/2" STEEL ROD MONUMENT  
 --- = EXISTING 1" CONTOUR  
 --- = EXISTING 5" CONTOUR  
 --- = PROPERTY LINE  
 --- = ADJOINER  
 --- = 35' BUILDING SETBACK LINE  
 --- = TRIBUTARY 103B TO DRY HOLLOW CREEK



**SUBDIVISION PLAT OF COLIBRO CREEK SUBDIVISION**

NOTE:  
 THIS PLAT INCLUDES APPROXIMATELY 1,018.40 LINEAR FEET OF NEW ROADWAY CONSTRUCTION

