

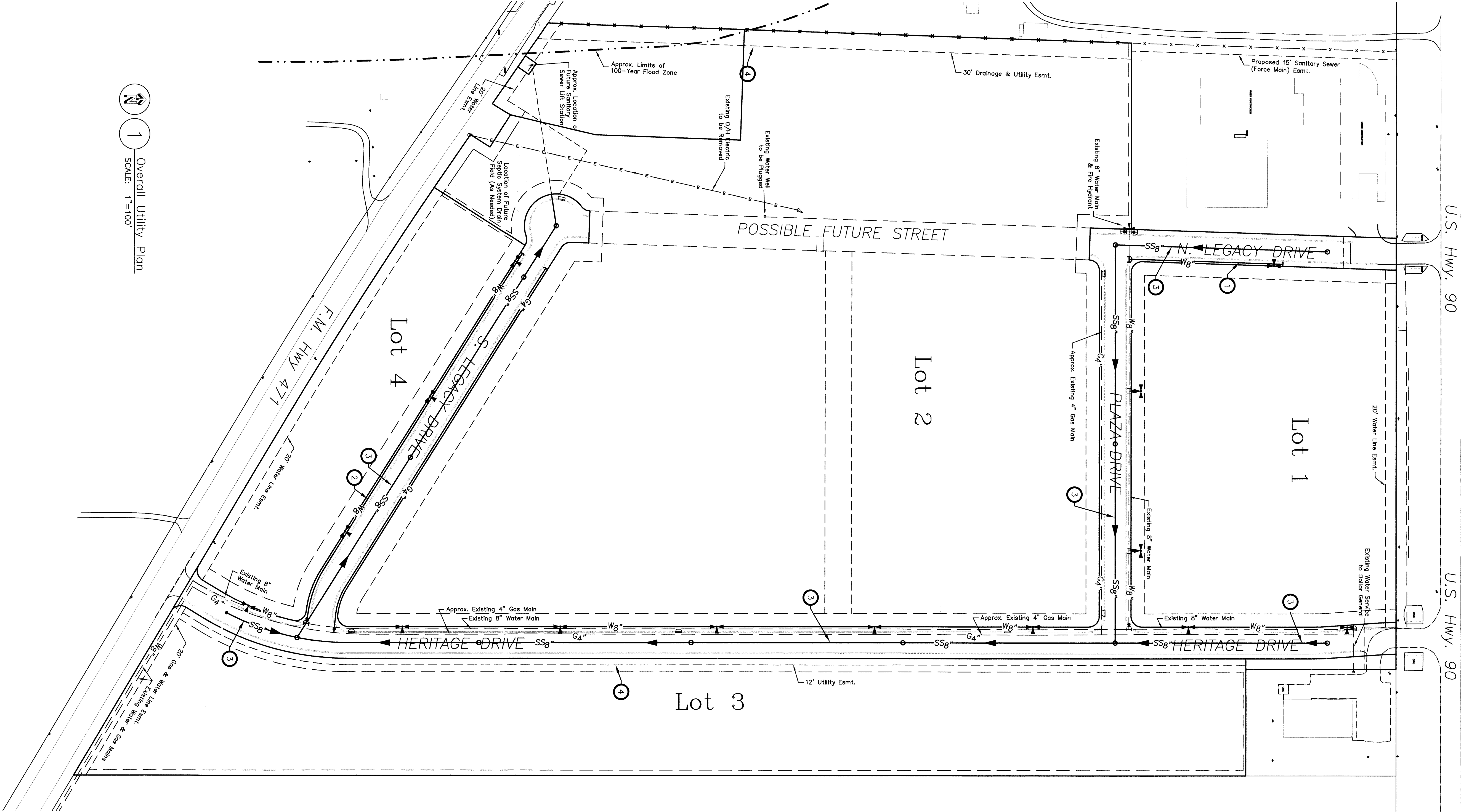
SITE UTILITY KEYED NOTES:

(1) New 8" water main along N. Legacy Dr., tied into existing 8" main on Plaza Dr.

(2) New 8" water main along S. Legacy Dr., tied into existing 8" main on Heritage Dr.

(3) New 8" sanitary sewer system. Provide service to Dollar General and Tractor Supply as needed. Outlet of entire system to tie into future lift station near S.W. corner of subdivision. If required, a temporary septic drain field is to be constructed prior to construction of lift station.

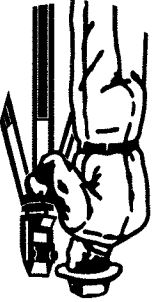
(4) Easements only for future installation of overhead and/or underground electric primary.



Overall Utility Plan
SCALE: 1"=100'



1705 Ave. K, P.O. Box 426
Hondo, TX 78861
Ph: (830)426-3005
Fax: (830)426-8160
e-mail: crasso@hondo.net



*** NOTE ***
INFORMATION
DRAWING IS FOR
INTERIM REVIEW
ONLY.
NOT FOR BIDDING
OR CONSTRUCTION

HERITAGE PLAZA SUBDIVISION Medina County, TX

Prepared For:
Chester Schuh Enterprises, Ltd.

ISSUE DATE: 06-AUG-2009
REVISIONS:
REVISIONS:
REVISIONS:
REVISIONS:

OVERALL UTILITY PLAN

MEDINA COUNTY, TEXAS

A SUBDIVISION PLAT OF HERITAGE PLAZA

BEING 60.554 ACRES OF LAND (6.312 ACRES IN STREETS) SITUATED WITHIN THE EASTERN CORPORATE LIMITS OF CASTROVILLE, IN MEDINA COUNTY, TEXAS, BEING 54.623 ACRES OUT OF SURVEY 97, ABSTRACT NO. 1259, L.M. COLLARD, ORIGINAL GRANTEE, AND 5.931 ACRES OUT OF SURVEY 4/17, ABSTRACT 1212, I.&G.N. R.R. CO., ORIGINAL GRANTEE, BEING A PORTION OF THAT CERTAIN 65.41 ACRE TRACT OF LAND DESCRIBED IN A DEED TO CHESTER SCHUH ENTERPRISES, LTD. FROM CHESTER SCHUH ENTERPRISES, INC., DATED MARCH 23, 2005, AS RECORDED IN VOLUME 573 ON PAGE 156 OF THE OFFICIAL PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF MEDINA

THE OWNER OF THE LAND SHOWN ON THIS PLAT WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CHESTER SCHUH

STATE OF TEXAS
COUNTY OF MEDINA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, CHESTER SCHUH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2009.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF MEDINA

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THE PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE.

CHARLES W. ROTHE
REGISTERED PROFESSIONAL ENGINEER NO. 42760
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2453

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, 2009, BY CHARLES W. ROTHE.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF MEDINA

THIS SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CASTROVILLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THIS THE _____ DAY OF _____, 2009.

CHAIR

SECRETARY

STATE OF TEXAS
COUNTY OF MEDINA

THIS SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF CASTROVILLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COUNCIL ON THIS THE _____ DAY OF _____, 2009.

MAYOR

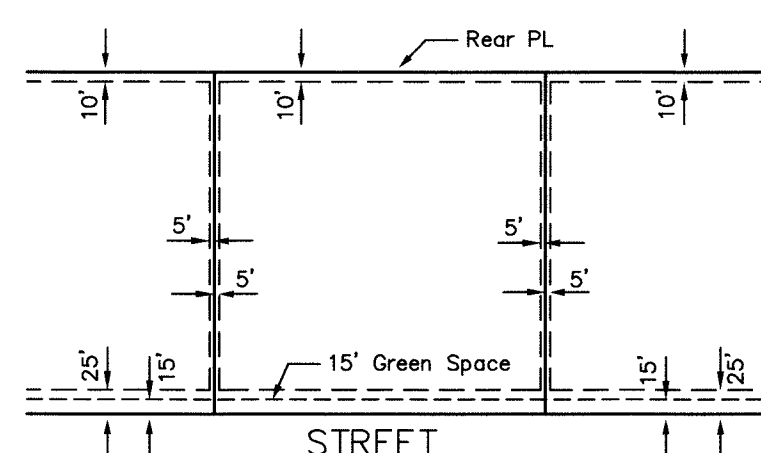
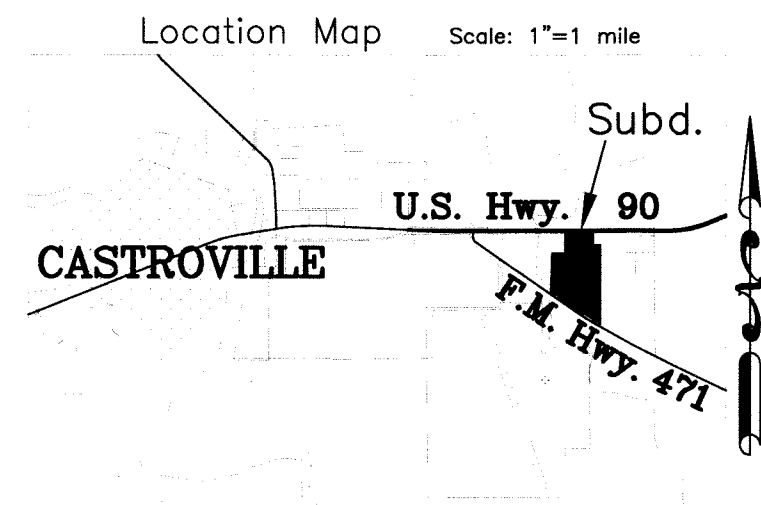
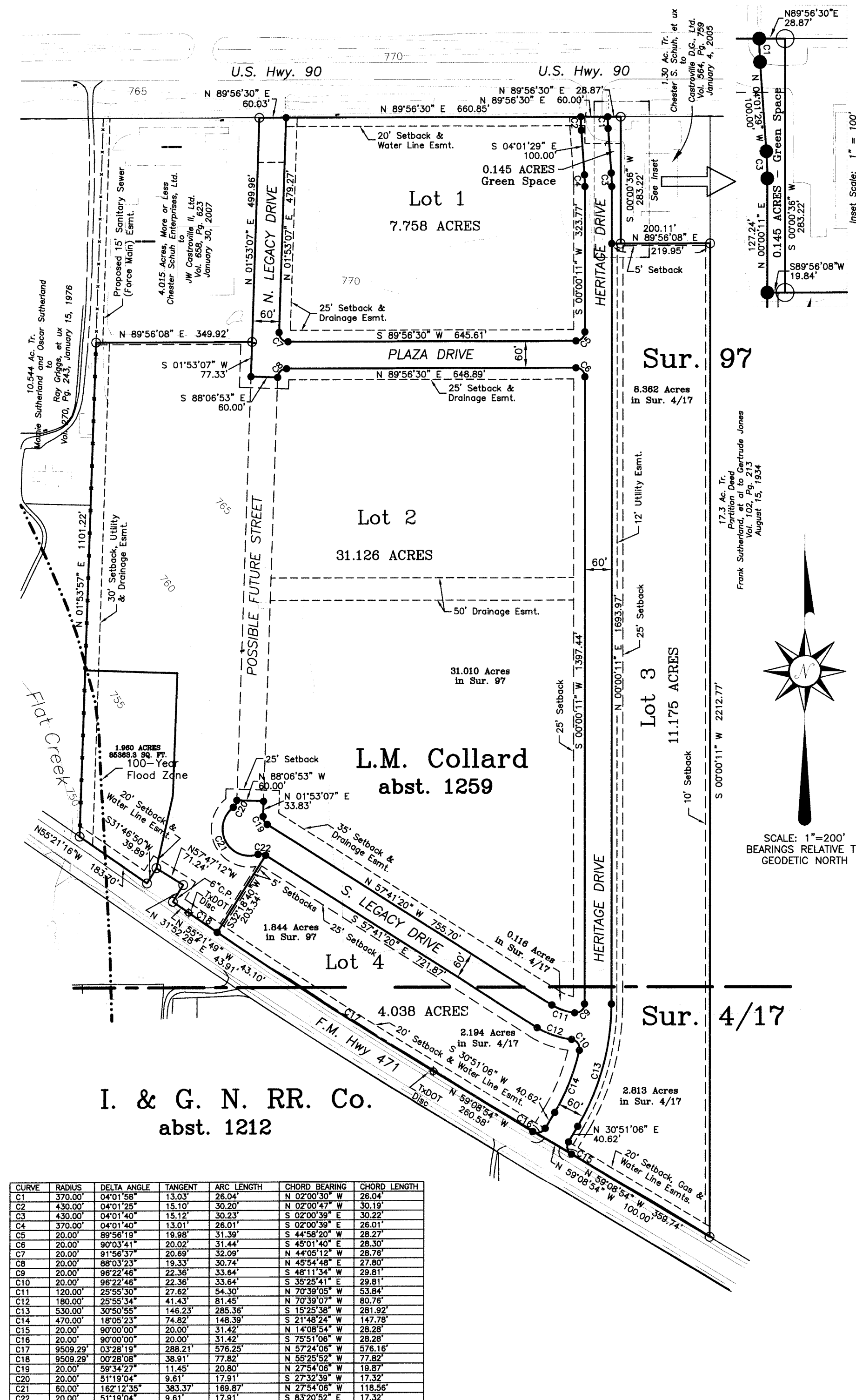
CITY SECRETARY

STATE OF TEXAS
COUNTY OF MEDINA

I, LISA J. WERNETTE, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2009 AT _____ M. AND DULY RECORDED IN THE RECORDS OF PLATS OF SAID COUNTY, IN VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND SEAL THIS THE _____ DAY OF _____, 2009.

LISA J. WERNETTE
COUNTY CLERK, MEDINA COUNTY, TEXAS

BY: _____



TYPICAL BUILDING SETBACK LINES
GRANTED TO ALL FRONT, SIDE, AND REAR LOT LINES

4 LOTS TOTAL PLUS
1 DESIGNATED GREEN SPACE
4600.29 L.F. OF ROADS

LEGEND:
SET 5/8" IRON PIN - ●
FND. IRON PIN - ○

ALL STREETS ARE PUBLIC/COLLECTOR.

A PORTION OF THE SUBJECT PROPERTY AS NOTED HEREON IS LOCATED WITHIN THE LIMITS OF A 100 YEAR FLOOD ZONE AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, MEDINA COUNTY, TEXAS (UNINCORPORATED AREAS), COMMUNITY PANEL NUMBER 480472 0250 B, EFFECTIVE DATE: AUGUST 15, 1980.

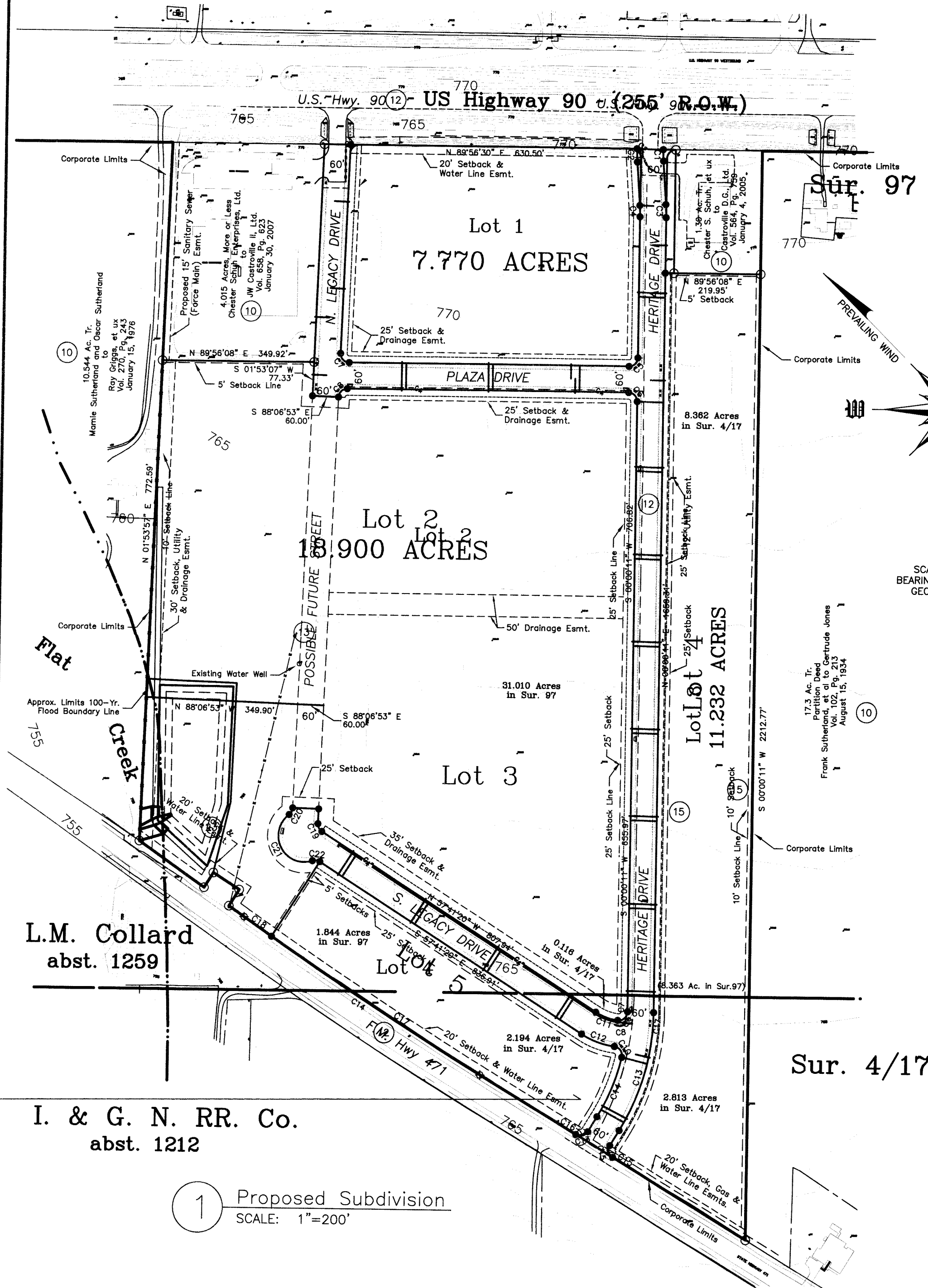
PREPARED FOR:
CHESTER SCHUH ENTERPRISES, LTD.

PREPARED BY:
CHARLES ROTHE & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
1705 AVENUE K, P.O. BOX 426
HONDO, TEXAS 78861
ph: (830)426-3005 fax: (830)426-8160
email: crassoc@hondo.net

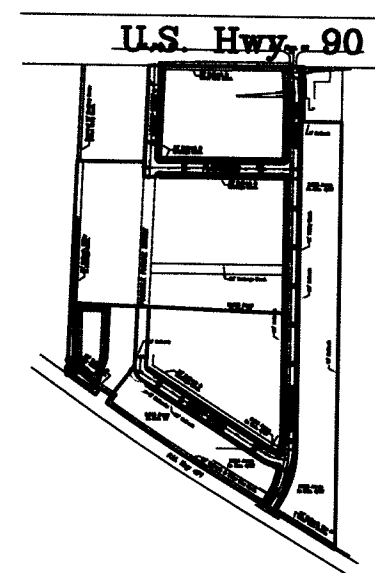
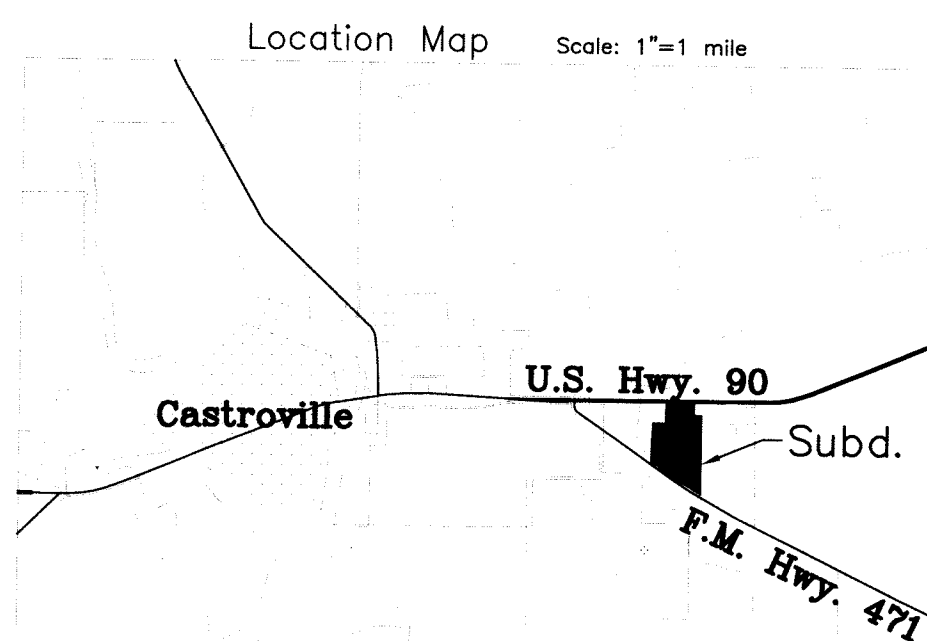


MEDINA COUNTY, TEXAS

PRELIMINARY PLAT & UTILITY LAYOUT for the HERITAGE PLAZA SUBDIVISION

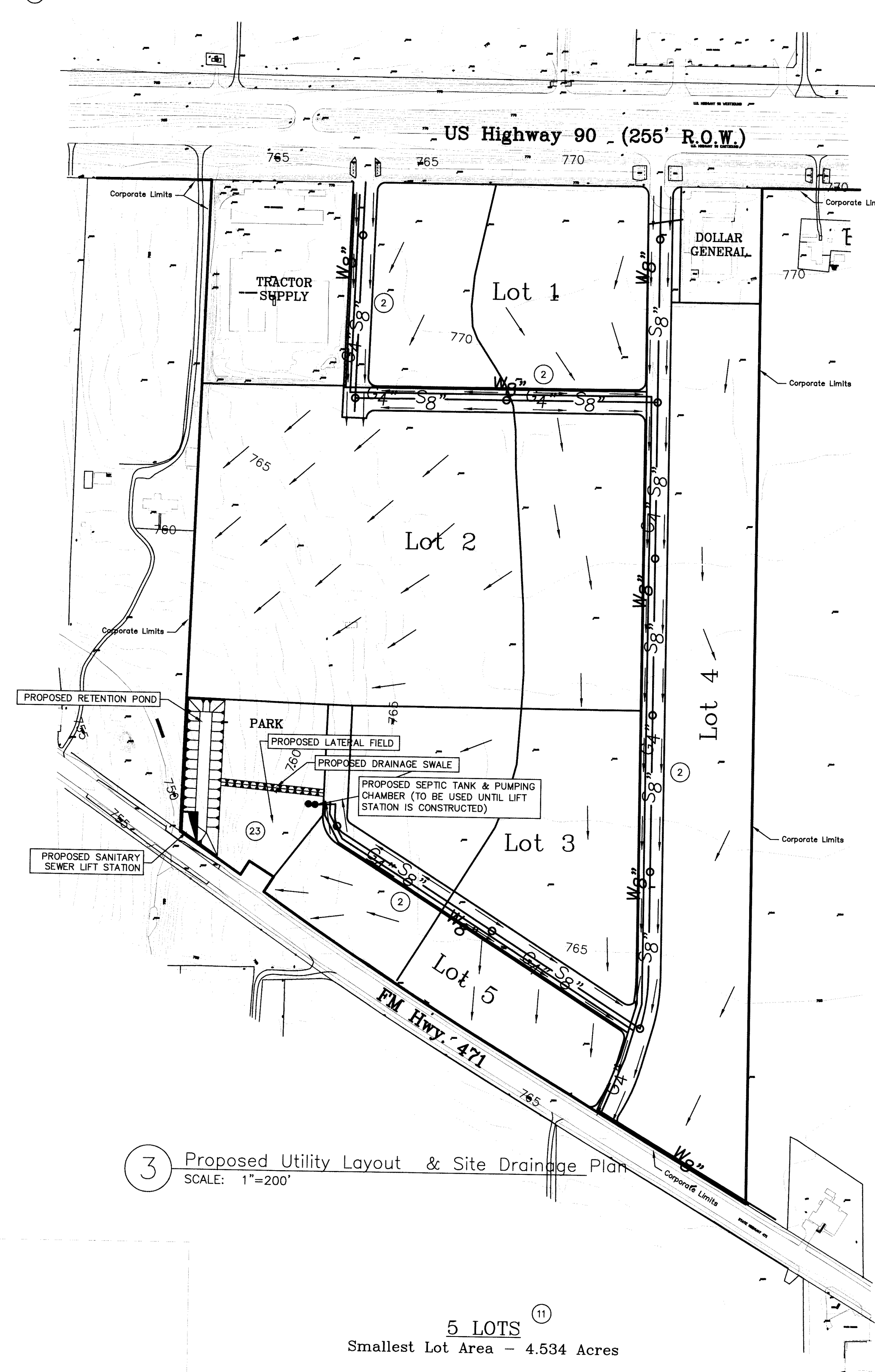


CURVE	RADIUS	DELTA ANGLE	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	20.00'	88°03'23"	19.33'	30.74'	N 45°54'48" E	27.80'
C2	20.00'	80°03'41"	20.02'	31.44'	S 45°01'40" E	28.30'
C3	20.00'	89°58'19"	18.98'	31.39'	S 44°58'20" E	28.27'
C4	20.00'	81°58'37"	20.69'	32.09'	N 44°55'12" W	28.78'
C5	20.00'	88°03'23"	18.33'	30.74'	N 45°54'48" E	27.80'
C6	20.00'	80°03'41"	20.02'	31.44'	S 45°01'40" E	28.30'
C7	20.00'	89°58'19"	18.98'	31.39'	S 44°58'20" E	28.27'
C8	20.00'	81°58'37"	20.69'	32.09'	N 44°55'12" W	28.78'
C9	20.00'	88°03'23"	18.33'	30.74'	N 45°54'48" E	27.80'
C10	20.00'	80°03'41"	20.02'	31.44'	S 45°01'40" E	28.30'
C11	20.00'	89°58'19"	18.98'	31.39'	S 44°58'20" E	28.27'
C12	20.00'	81°58'37"	20.69'	32.09'	N 44°55'12" W	28.78'
C13	20.00'	88°03'23"	18.33'	30.74'	N 45°54'48" E	27.80'
C14	20.00'	80°03'41"	20.02'	31.44'	S 45°01'40" E	28.30'
C15	20.00'	89°58'19"	18.98'	31.39'	S 44°58'20" E	28.27'
C16	20.00'	81°58'37"	20.69'	32.09'	N 44°55'12" W	28.78'
C17	20.00'	88°03'23"	18.33'	30.74'	N 45°54'48" E	27.80'



2 Vicinity Map

SCALE: 1"=1000'



FIELD NOTES TO DESCRIBE

A survey of 60.554 acres of land situated about 17.3 miles N 89° E of Hondo, within the Corporate Limits of the City of Castroville, in Medina County, Texas, being 5.931 acres out of Survey No. 417, Abstract No. 1212, I. & G. N. RR. Co., original Grantee, and 54.623 acres out of Survey No. 97, Abstract No. 1259, L. M. Collard, original Grantee, being a portion of that certain 65.41 acre tract of land described in a Deed to Chester Schuh Enterprises, Ltd. from Chester Schuh Enterprises, Inc., dated March 23, 2005, as recorded in Volume 573 on Page 156 of the Official Public Records of Medina County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING: At a 5/8" iron pin found on the South R.O.W. line of U.S. Highway 90 and the North line of said 65.41 acre tract of land for the Northwest corner of that certain 1.30 acre tract of land described in a Deed to Castroville D.C. Ltd. from Chester S. Schuh, et al., dated January 4, 2005, as recorded in Volume 564 on Page 795 of the aforementioned Official Public Records, and the upper Northeast corner of this survey Official Public Records, and the upper Northeast corner of said 65.41 acre tract of land and the Northeast corner of said 1.30 acre tract of land bear S 89°55'17" E 200.96 feet.

THENCE: Along the West line of said 1.30 acre tract of land, S 10°00'36" W 283.22 feet to a 5/8" iron pin found for the Southwest corner of said 1.30 acre tract of land and an interior corner of this survey.

THENCE: Along the South line of said 1.30 acre tract of land, N 89°56'08" E 200.11 feet to a 5/8" iron pin found on the East line of said 65.41 acre tract of land and the West line of said 1.30 acre tract of land described in a Partition Deed to Gertrude Jones from Frank Sutherland, et al., dated August 15, 1914, as recorded in Volume 102 on Page 213 of the Deed Records of Medina County, Texas, for the Southeast corner of said 1.30 acre tract of land and the lower Northeast corner of this survey.

THENCE: Along the East line of said 65.41 acre tract of land and the West line of said 1.30 acre tract of land, S 90°00'11" W 2212.77 feet to a 5/8" iron pin found by a 4" diameter under post on the North R.O.W. line of F.M. Highway 471 for the Southwest corner of said 65.41 acre tract of land, the Southwest corner of said 1.30 acre tract of land, and the Southwest corner of this survey.

THENCE: Along the Northeast R.O.W. line of said F.M. Highway 471 and the Southwest line of said 65.41 acre tract of land, S 59°28'54" W 720.32 feet to a 7/8" R.O.W. disk found for the point-of-curvature of a curve to the right.

THENCE: Along the Northeast R.O.W. line of said F.M. Highway 471, the South-west line of said 65.41 acre tract of land, and along the arc of said curve to the right having a radius of 9309.29 feet, a central angle of 87°54'27", a tangent of 127.17 feet, and a chord which bears S 17°10'02" W 653.95 feet, a distance of 654.08 feet to a 7/8" R.O.W. disk found for the point-of-curvature of said curve.

THENCE: Along the Northeast R.O.W. line of said F.M. Highway 471 and the Southwest line of said 65.41 acre tract of land, S 55°24'49" W 41.10 feet to a 4" diameter under post for the South corner of a cemetery tract and an interior corner of this survey.

THENCE: Along a Northwest line of said 65.41 acre tract of land and the Southwest line of said cemetery tract, N 31°32'28" E 43.91 feet to a 1/2" iron pin found for the East corner of said cemetery tract and an interior corner of this survey.

THENCE: Along a Southwest line of said 65.41 acre tract of land and the Northeast line of said cemetery tract, S 31°36'50" W 39.89 feet to a 1/2" iron pin found for the Northwest corner of said cemetery tract and an interior corner of this survey.

THENCE: Along a Southeast line of said 65.41 acre tract of land and the Northwest line of said cemetery tract, S 31°36'50" W 39.89 feet to a 1/2" iron pin found on the Northeast R.O.W. line of said F.M. Highway 471 for the West corner of said cemetery tract and an exterior corner of this survey.

THENCE: Along the Northeast R.O.W. line of said F.M. Highway 471 and the Southwest line of said 65.41 acre tract of land, N 55°23'16" W 183.70 feet to a 1/2" iron pin found by a 10" diameter cross-crook corner post for the Southwest corner of said 65.41 acre tract of land, the Southwest corner of that certain 10.544 acre tract of land described in a Deed to Ray Griggs, et al. from Homer Sutherland and Oscar Sutherland, dated January 15, 1916, as recorded in Volume 271 on Page 44 of the aforementioned Deed Records, and the Southwest corner of this survey.

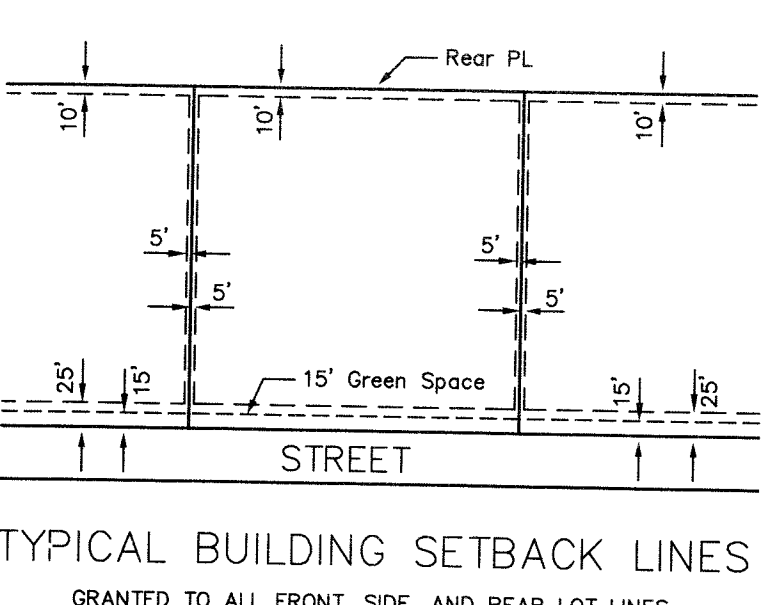
THENCE: Along the West line of said 65.41 acre tract of land and the East line of said 10.544 acre tract of land, S 10°00'36" W 283.22 feet to a 1/2" iron pin found in fence for the Southwest corner of that certain 4.015 acres of land, more or less, described in a Deed to W. Castroville D.C. Ltd. from Chester Schuh Enterprises, Ltd., dated January 30, 2007, as recorded in Volume 618 on Page 123 of the said Official Public Records, and the lower Northwest corner of this survey.

THENCE: Along the South line of said 4.015 acres of land, more or less, N 89°56'08" E 349.92 feet to a 1/2" iron pin found for the Southwest corner of said 4.015 acres of land, more or less, and an interior corner of this survey.

THENCE: Along the East line of said 4.015 acres of land, more or less, N 01°31'27" E 495.96 feet to a 1/2" iron pin found on the South R.O.W. line of said U.S. Highway 90 and the North line of said 65.41 acre tract of land for the Northeast corner of said 4.015 acres of land, more or less, and the upper Northwest corner of this survey.

THENCE: Along the South R.O.W. line of said U.S. Highway 90 and the North line of said 65.41 acre tract of land, N 89°56'30" E 899.76 feet to the POINT OF BEGINNING.

The bearings are relative to Geodetic North as taken from GPS Observations.



Being 60.554 acres of land situated about 17.3 miles N 89° E of Hondo, within the Corporate Limits of the City of Castroville, in Medina County, Texas, being 5.931 acres out of Survey No. 417, Abstract No. 1212, I. & G. N. RR. Co., original Grantee, and 54.623 acres out of Survey No. 97, Abstract No. 1259, L. M. Collard, original Grantee, being a portion of that certain 65.41 acre tract of land described in a Deed to Chester Schuh Enterprises, Ltd. from Chester Schuh Enterprises, Inc., dated March 23, 2005, as recorded in Volume 573 on Page 156 of the Official Public Records of Medina County, Texas.

PREPARED FOR:
Chester Schuh Enterprises, Ltd.
PO Box 580
LaCoste, Texas 78039

PREPARED BY:
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Ph (830)426-3005
Fax (830)426-8160
email: crassoc@hondo.net