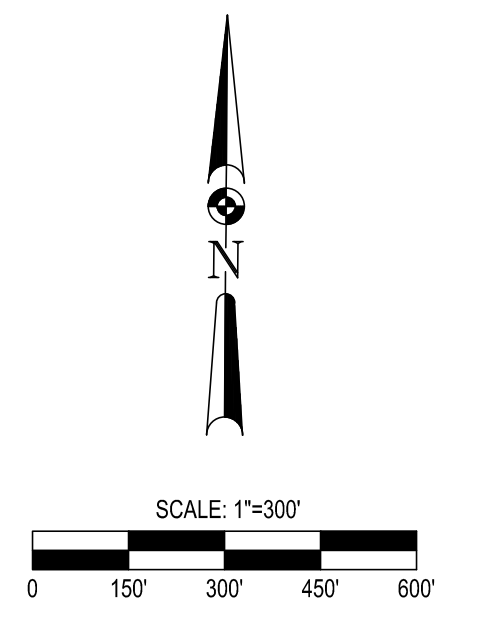
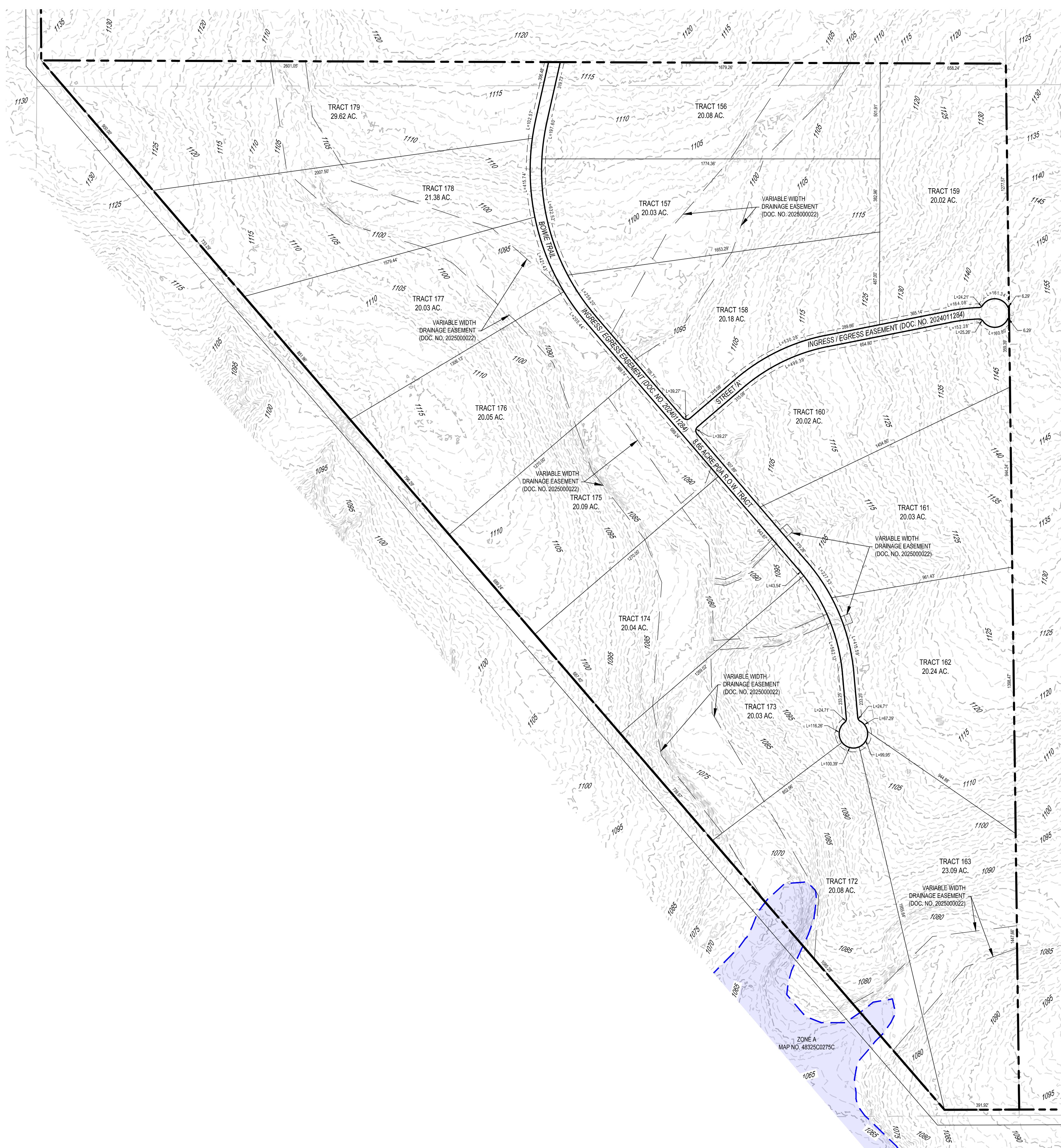


I796 RANCHES

ANNOTATED LAND PLAN

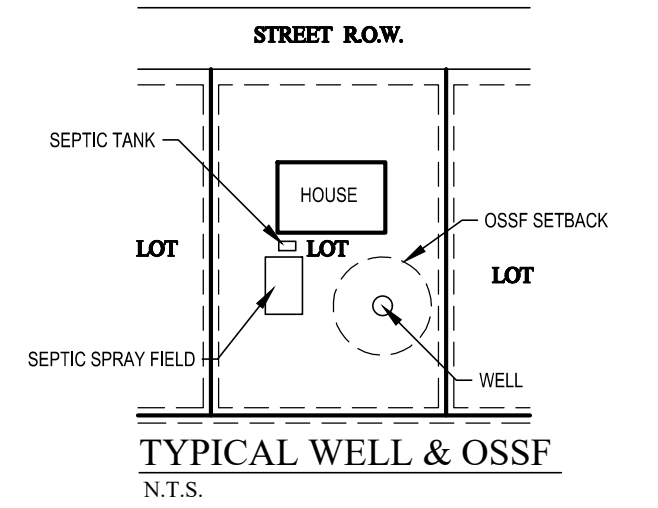
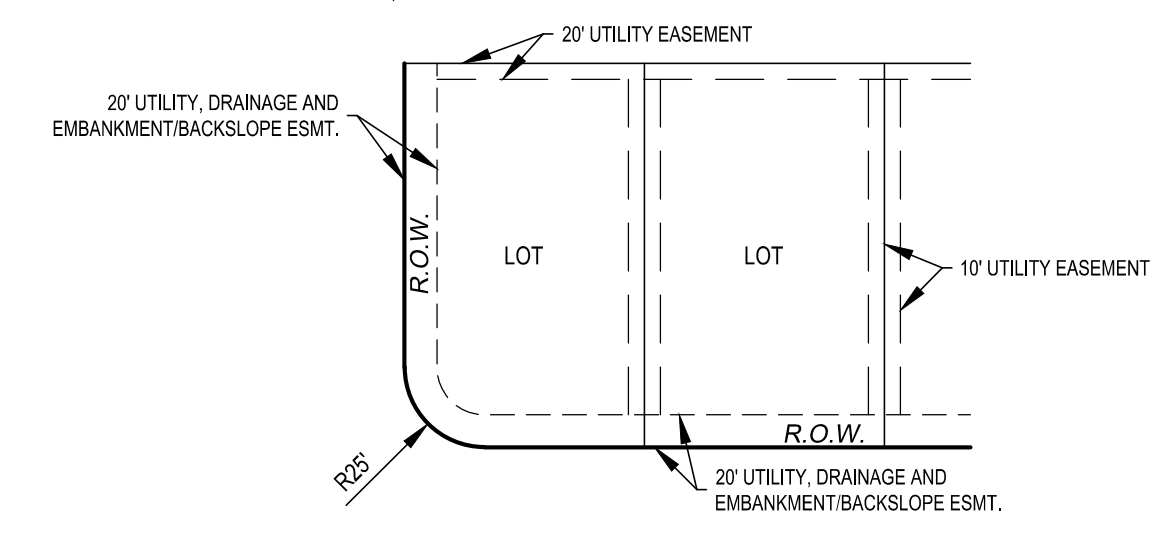


GENERAL NOTES:

- ALL STREETS ARE PRIVATE AND WILL BE MAINTAINED BY THE I796 RANCHES POA.
- ALL STREETS SHOWN HEREON ARE PRIVATE AND HAVE ACCESS TO F.M. 1796, A PUBLICLY DEDICATED ROADWAY.
- MEDINA COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES; THE PROPERTY OWNERS IN THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, ROADS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS MEDINA COUNTY FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
- WATER SERVICE SHALL BE PROVIDED BY INDIVIDUAL WATER WELLS ON EACH LOT IN ACCORDANCE WITH THE MEDINA COUNTY RIVER AUTHORITY AND GROUNDWATER DISTRICT (MCRAGD) RULES AND REGULATIONS. MEDINA COUNTY AND THE MEDINA COUNTY RIVER AUTHORITY AND GROUNDWATER DISTRICT MAKE NO REPRESENTATION OR GUARANTEE AS TO WATER QUALITY OR THAT A PRESENT OR FUTURE ADEQUATE WATER SUPPLY EXISTS.
- SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES (OSSF) ON EACH LOT IN ACCORDANCE WITH MEDINA COUNTY AND THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS. MINIMUM SEPARATION DISTANCES ARE REQUIRED BETWEEN WATER WELLS AND OSSF TANKS AND SPRAY FIELDS PER TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 285.91 (10) TABLE X. MINIMUM SEPARATION DISTANCES FOR ON-SITE SEWAGE FACILITIES. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN ON-SITE SEWAGE FACILITY THAT HAS BEEN APPROVED AND PERMITTED BY MEDINA COUNTY ENVIRONMENTAL HEALTH GROUP.
- THIS SUBDIVISION IS WITHIN THE D'HANIS INDEPENDENT SCHOOL DISTRICT.
- ELECTRIC SERVICE PROVIDED BY MEDINA ELECTRIC CO-OP.
- TELEPHONE & INTERNET SERVICE PROVIDED BY SOUTHWEST TEXAS COMMUNICATIONS.
- POSTAL SERVICE WILL BE PROVIDED BY CLUSTER BOXES NEAR THE ENTRANCE OF THE SUBDIVISION.
- CONTOURS SHOWN HEREIN ARE AT 1-FOOT INTERVALS. TOPOGRAPHIC DATA PROVIDED BY THE TEXAS NATURAL RESOURCES INFORMATION SYSTEM, DATED 2018.
- COMMERCIAL SERVICE IS AVAILABLE TO THE SUBDIVISION BY PRIVATE COMPANIES SERVING THIS AREA.
- NO PORTION OF THE SUBJECT PROPERTY IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDED BY THE 100-YEAR (1% ANNUAL CHANCE) FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48325C0125C AND 48325C0300C, EFFECTIVE DATE APRIL 3, 2012 FOR MEDINA COUNTY, TEXAS. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
- THERE ARE DEDICATED EASEMENTS WITHIN THIS SUBDIVISION AS NOTED ON THIS MAP. THE REVIEW COMMITTEE OF THE PROPERTY OWNERS ASSOCIATION MAY FURTHER RESTRICT THE LOCATION OF BUILDINGS AND/OR OTHER IMPROVEMENTS AS PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AT THE MEDINA COUNTY COURTHOUSE. 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 (I.E. NO SOLID FENCES, DENSE SHRUBBERY, STRUCTURES, SEPTIC TANK DRAIN FIELDS, ETC.) THE PROPERTY OWNER ASSOCIATION RESERVES THE RIGHT OF ACCESS TO SUCH EASEMENTS. ENCROACHMENTS ARE PROHIBITED WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAIN, INCLUDING FILL, NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS, AND OTHER DEVELOPMENTS, UNLESS CERTIFICATION BY A LICENSED PROFESSIONAL ENGINEER IS PROVIDED DEMONSTRATING THAT ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASE IN FLOOD LEVELS DURING OCCURRENCE OF BASE FLOOD DISCHARGE.
- ALL UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE, GAS AND/OR CATV LINES AND APPURTENANCES.
- UNLESS OTHERWISE NOTED, ALL SUBDIVISION, PHASE AND TRACT BOUNDARY CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH A SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG." PLASTIC CAP.
- COORDINATES AND BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- ORIGINAL SURVEY LINES SHOWN ARE APPROXIMATE. NO ATTEMPT HAS BEEN MADE TO LOCATE ORIGINAL SURVEY LINES.
- SPECIAL TRACT AND EASEMENT DEDICATION / DESIGNATION:
 - THE 8.85 ACRE POA R.O.W. TRACT IS DESIGNATED AS PRIVATE STREET RIGHT-OF-WAY AND UTILITY EASEMENT. THIS TRACT SHALL BE DEDICATED FOR THE USE OF THE LANDOWNERS, THEIR HEIRS, ASSIGNS, ETC. AND SHALL REMAIN PRIVATE, AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE I796 RANCHES PROPERTY OWNER'S ASSOCIATION, (POA).
 - THE DEVELOPER OF THIS PROPERTY DOES NOT INTEND TO LAY OUT ANY LOTS, STREETS, ALLEYS, SQUARES, PARKS, OR OTHER PARTS OF THIS PROPERTY TO BE DEDICATED TO PUBLIC USE.

MEDINA ELECTRIC COOPERATIVE (MEC) NOTE:

MEDINA ELECTRIC COOPERATIVE, INC. IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS ANNOTATED LAND PLAN AS "ELECTRIC EASEMENT", "UTILITY EASEMENT", "ANCHOR EASEMENT", "OVERHANG EASEMENT", "AERIAL EASEMENT", "SERVICE EASEMENT", "TRANSFORMER EASEMENT", FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, REPAIRING, OPERATING, MAINTAINING, RELOCATING AND REPLACING SAID INFRASTRUCTURE WITHIN SAID EASEMENT AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SAID INFRASTRUCTURE AND SERVICE FACILITIES, ALONG WITH THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR INTERFERE WITH THE EFFICIENCY OF SAID ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS OR PERMANENT STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.



TRACT LAYOUT NOTES:

- TYPICAL EASEMENTS APPLY TO ALL TRACTS EXCEPT WHERE NOTED OTHERWISE.
- THE ELEVATION OF THE LOWEST FLOOR SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO THE STORMWATER CONVEYANCE STRUCTURES MUST HAVE FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE STRUCTURE.
- A 20' UTILITY EASEMENT IS ESTABLISHED ALONG THE REAR LOT LINES OF ALL TRACTS BORDERING THE PERIMETER OF THE SUBDIVISION.
- REFER TO DEED RESTRICTIONS FOR BUILDING SETBACK PARAMETERS.

TRACT WELL & OSSF NOTES:

- DOMESTIC GROUNDWATER WELLS TO BE PERMITTED IN ACCORDANCE WITH THE MEDINA COUNTY GROUNDWATER CONSERVATION DISTRICT (MCGCD) RULES AND REGULATIONS.
- ON-SITE SEWAGE FACILITIES (OSSF) TO BE PERMITTED IN ACCORDANCE WITH MEDINA COUNTY AND THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS.
- MINIMUM REQUIRED SEPARATION DISTANCES ARE REQUIRED BETWEEN WELLS AND OSSF TANKS, SPRAY AND IRRIGATION FIELDS AS SPECIFIED WITHIN MEDINA COUNTY OSSF RULES, TCEQ PUBLICATION RG-472 AND TEXAS ADMINISTRATIVE CODE (TAC) CHAPTER 285.91 (10).

MATKIN-HOOVER
ENGINEERING & SURVEYING
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

DATE: OCTOBER 2024
REV:
JOB NO.: 3307.06
SHEET