- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983, GRID. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.00015.
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON PINS WITH PLASTIC CAP STAMPED "HMT" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET
- THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- 5. THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF NEW BRAUNFELS, TEXAS.
- 6. THIS SUBDIVISION IS WITHIN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.
- 7. NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN AN INDICATED SPECIAL FLOOD HAZARD AREA (100 YR. FLOOD) ACCORDING TO THE ADOPTED FLOOD MAPS OF THE CITY OF NEW BRAUNFELS, AS DEFINED BY THE GUADALUPE COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 48091C0115F, EFFECTIVE DATE NOVEMBER 7, 2007 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRAUNFELS AND GUADALUPE COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- 10. FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ADJACENT TO THE CURB BY THE DEVELOPER AT THE TIME OF STREET CONSTRUCTION ALONG:

 A. PAHMEYER RD LOT 901, BLOCK 1; OPPOSITE LOT 901, BLOCK 1, LOT 1, BLOCK 1, LOTS 53 AND 66, BLOCK 3, LOTS 32 AND 52, BLOCK 2, AND LOT 31, BLOCK 1.

 - ANGELOU ST AND LANGSTON LN LOT 902, BLOCK 1.

 OLD ZIPP RD LOTS 8-19, BLOCK 1; LOTS 20-31, BLOCK 1.

 THE EXTENSION OF W. ZIPP RD LOT 901 BLOCK 1 AND OPPOSITE LOT 901, BLOCK 1.
- 11. FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER AT THE TIME OF SUBDIVISION CONSTRUCTION PER CITY STANDARDS ONE FOOT OFF THE LOT LINE ADJACENT TO LOTS 19, 20, AND 902, BLOCK 1 IN ACCORDANCE WITH THE ALTERNATIVE PEDESTRIAN ACCESS PLAN APPROVED BY THE CITY OF NEW BRAUNFELS CITY COUNCIL ON JUNE 28, 2021.
- 12. FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ADJACENT TO THE CURB BY THE HOME BUILDER AT THE TIME OF BUILDING CONSTRUCTION ALONG:

 D. PAHMEYER RD, LONDON AVE, ANGELOU ST, WHITMAN ST, AND LANGSTON LN.
- 13. THE ELEVATION OF THE LOWEST FLOOR OF A STRUCTURE 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 STORMWATER CONVEYANCE STRUCTURES MUST HAVE A 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 A PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE GARAGE AND SHALL PREVENT WATER FROM LEAVING THE STREET.
- 14. THIS SUBDIVISION IS SUBJECT TO THE 2018 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR ONE DWELLING UNIT PER BUILDABLE LOT WITH A MAXIMUM OF 66 BUILDABLE LOTS. AT SUCH TIME THAT ADDITIONAL DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT(S) SHALL NOTIFY THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING. COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT
- 15. THIS UNIT CONTAINS 66 BUILDABLE RESIDENTIAL LOTS. ALL LOTS MEET THE MINIMUM SQUARE FOOTAGE REQUIREMENT ACCORDING TO THE ZONING ORDINANCE.
- 16. ALL DRAINAGE EASEMENTS WITHIN THE LOTS WILL BE OWNED AND MAINTAINED BY PROPERTY
- 17. PERMANENT WATER QUALITY CONTROLS ARE REQUIRED FOR THIS SUBDIVISION PLAT IN ACCORDANCE WITH THE CITY OF NEW BRAUNFELS DRAINAGE AND EROSION CONTROL DESIGN
- 18. LOT 901, BLOCK 1 (GVSUD) AND LOT 902, BLOCK 1 (DRAINAGE) WILL BE OWNED AND MAINTAINED BY THE HIGHLAND RIDGE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND/OR
- 19. SIDEWALKS ADJACENT TO PAHMEYER RD, LONDON AVE AND LANGSTON LN, OPPOSITE LOTS 1 AND 31, BLOCK 1, LOTS 32 AND 52, BLOCK 2, AND LOTS 53 AND 66, BLOCK 3, WILL BE CONSTRUCTED WITH FUTURE UNITS OF THE DEVELOPMENT.
- 20. RESIDENTIAL LOTS WILL BE DEVELOPED WITH MINIMUM 5-FOOT WIDE INTERIOR SIDE YARD SETBACKS. STATE OF TEXAS

COUNTY OF COMAL

00

, CHRISTOPHER VAN HEERDE, A REGISTERED PROFESSIONAL ENGINEER, STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS HAVE BEEN GIVEN TO THE DESIGN OF ENGINEERING ASPECTS OF THIS SUBDIVISION IN COMPLIANCE WITH APPLICABLE CITY AND STATE STANDARDS AND REGULATIONS.

IN WITNESS THEREOF, MY HAND AND SEAL, THIS 16 DAY OF November

CHRISTOPHER P. VAN HEERDE, P.E.

LICENSED PROFESSIONAL ENGINEER NO. 93047 HMT ENGINEERING & SURVEYING

290 S. CASTELL AVE, SUITE 100, NEW BRAUNFELS, TEXAS 78130

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED DOROTHY J. TAYLOR, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY

J. TAYLOR

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295 290 S. CASTELL AVE., SUITE 100, NEW BRAUNFELS, TEXAS 78130 PLAT PREPARED OCTOBER 4, 2021

PLAT REVISED SEPTEMBER 9, 2022 PLAT REVISED OCTOBER 5, 2022 PLAT REVISED NOVEMBER 9, 2022

ENGINEERING & SURVEYING | TBPLS FIRM 10153600

290 S. CASTELL AVE., STE. 100 NEW BRAUNFELS, TX 78130 TBPE FIRM F-10961





FINAL PLAT ESTABLISHING

HIGHLAND RIDGE, UNIT 1

BEING A 13.366 ACRE TRACT OF LAND SITUATED IN THE SARAH DEWITT SURVEY NO. 48, ABSTRACT NO. 103, GUADALUPE COUNTY, TEXAS. BEING A PORTION OF A CALLED 18.186 ACRE TRACT DESCRIBED IN DOCUMENT NO. 202199016526 AND PART OF A 40.43 ACRE TRACT RECORDED IN DOCUMENT NO. 202199016527, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

GBRA NOTES:

- 1. THE GUADALUPE—BLANCO RIVER AUTHORITY (GBRA) IS HEREBY DEDICATED THE EASEMENT AND RIGHTS—OF—WAY IN THE AREAS DESIGNATED ON THIS PLAT AS "GBRA SANITARY SEWER" AS WELL AS THOSE EASEMENTS AND RIGHTS—OFWAY SPECIFICALLY DEDICATED TO IT FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED SANITARY SEWER FACILITIES AND APPURTENANCES.
- TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GBRA SHALL HAVE THE RIGHT TO REMOVE SAID LANDS OF ALL TREES OR PARTS THEREOF, OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF THE FACILITIES AND
- OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN
- 4. DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GBRA EASEMENTS MUST BE APPROVED IN WRITING BY GBRA AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GBRA.
- 5. MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 6. THE PROPERTY OWNER MUST INSTALL 16-FOOT GATES IN ANY FENCES THAT CROSS GBRA UTILITIES; GATES MUST BE CENTERED ACROSS GBRA UTILITIES.
- 7. CUSTOMER SANITARY SEWER SERVICES SHALL NOT BE INSTALLED WITHIN FENCED AREAS.

THIS SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND APPROVED FOR EASEMENTS. UPON REQUEST OF THE CUSTOMER AND PAYMENT OF THE REQUIRED FEES, GBRA WILL PROVIDE DOMESTIC SEWER SERVICE TO EACH LOT IN THIS SUBDIVISION, BY AGREEMENT WITH THE

GREEN VALLEY SPECIAL UTILITY DISTRICT (GVSUD):

EASEMENT CERTIFICATE
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULLY AUTHORIZED AGENT, DEDICATES TO GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WIT THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY OVER AND ACROSS THOSE AREAS MARKED AS "WATERLINE EASEMENT" AND IN ALL STREETS AND BYWAYS, SUCH PIPELINES, SERVICE LINES, WATER METERS, AND OTHER WATER SYSTEM APPURTENANCES AS IT REQUIRES, TOGETHER WIT THE RIGHT OF INGRESS AND EGRESS, THE RIGHT TO REMOVE FROM SAID LAND ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES, STRUCTURES, IMPROVEMENTS OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. NO OTHER UTILITY LINES MAY BE LOCATED WITHIN 36"

ANY MONETARY LOSS TO GREEN VALLEY SUD RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCTED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USEABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION.

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISION OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, AND THE REGULATION ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR AS LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

THIS SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND APPROVED FOR EASEMENTS. UPON REQUEST OF THE CUSTOMER AND PAYMENT OF THE REQUIRED FEES, THE DISTRICT WILL PROVIDE DOMESTIC WATER SERVICE TO EACH LOT IN THIS SUBDIVISION, BY AGREEMENT WITH THE

GVEC NOTES:

- 1. GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
- 2. GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- ANY EASEMENT DESIGNATED AS A GVEC 20'x20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED
- 4. ALL 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 UTILITIES

STATE OF TEXAS COUNTY OF GUADALUPE

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE HIGHLAND RIDGE, UNIT 1 SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF GUADALUPE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

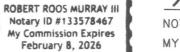
VIVA LAND VENTURES, LP - A TEXAS LIMITED PARTNERSHIP BY: CHAD JOHANNESEN, DIVISION PRESIDENT - HVH HOMES, LLC 555 MIDDLE CREEK PARKWAY, SUITE 500 COLORADO SPRINGS, CO 80921

STATE OF Texas COUNTY OF BEXAL

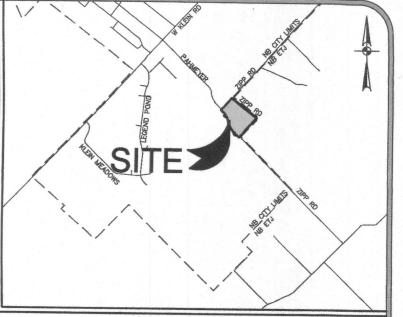
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 14 DAY OF NOVEMBER

BY Chad Johannesen





NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES: 2/8/2026



LOCATION MAP NOT TO SCALE

NOTE: G.V.E.C. WILL MAINTAIN G.V.E.C. SHALL HAVE ACCESS 5' EASEMENT FOR SERVICE TO THE METER LOCATIONS ENTRANCE TO DWELLING THIS FROM THE FRONT YARDS WITH EASEMENT WILL VARY DEPENDING THE METER LOCATIONS NOT BEING UPON LOCATION OF DWELLING. LOCATED WITHIN A FENCED AREA. HOUSE (DISTANCE VARIES) **ELECTRIC METER** 5' MAX FROM **CORNER OF** HOUSE 2/2 EASE. EITHER SIDE OF METER 25' MIN. EASE. LOT LOT 15' OR 20' UTILITY EASEMENT (STREET SIDE) TYPICAL EASEMENT ON INTERIOR PROPERTY LINE

APPROVED THIS THE DAY OF November, 200 BY THE PLANNING COMMISSION OF THE CITY

APPROVED FOR ACCEPTANCE

STATE OF TEXAS COUNTY OF GUADALUPE

VOI 10 P9 21-22 202399004344 I certify this instrument was FILED and RECORDED in the OFFICIAL PUBLIC RECORDS of Guadalupe County, Texas on 2/23/2023 10:26:44 AM PAGES: 2 Durr, Victoria TERESA KIEL, COUNTY CLERK



CERTIFIED TO BE A TRUE AND CORRECT COPY. PAGE OF 2 FEB 2 3 2023

Vol. 10 Pa. 22 CURVE TABLE FINAL PLAT ESTABLISHING CURVE | LENGTH | RADIUS TANGENT | CHORD LENGTH | HIGHLAND RIDGE, UNIT 1 DELTA CHORD BEARING 17.71 S84°52'51"W C1 26.04 15.00 099'29'01' 22.89 BEING A 13.366 ACRE TRACT OF LAND SITUATED IN THE SARAH DEWITT SURVEY NO. 48, ABSTRACT NO. 103, GUADALUPE COUNTY, TEXAS. BEING A PORTION OF A C2 15.00' 080'30'59' 12.70 19.39 N05°07'09"W 21.08 CALLED 18.186 ACRE TRACT DESCRIBED IN DOCUMENT NO. 202199016526 AND PART C3 540.00' 028'07'17' 135.24 262.39 N31"19'00"W 265.04 OF A 40.43 ACRE TRACT RECORDED IN DOCUMENT NO. 202199016527, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS. 200 C4 85.13' 480.00' 010°09'44' 42.68 85.02 N22°20'13"W CURVE TABLE C5 15.00' 108'39'23' 20.90' 24.37 N81°44'47"W 28.45 HORIZONTAL SCALE: 1:100 CURVE | LENGTH | RADIUS DELTA **TANGENT** CHORD LENGTH CHORD BEARING C6 21.34 15.00 081°29'52' 12.92 19.58 N03°10'36"E C21 172.20 480.00 020'33'15" 87.03 171.27 S35°06'01"E C7 008'30'15' N41°49'28"W 71.25 480.00' 35.69 71.18 = FND 1/2" IRON PIN W/ C22 21.05 15.00 080°25'11' 12.68 19.37 S15°23'13"W N42°31'04"W PLASTIC CAP STAMPED "HMT" C8 007'07'04' 33.58 67.04 67.08 540.00 (UNLESS NOTED OTHERWISE) C23 30.56 150.00 011°40'16" 15.33 30.50 N49°45'40"E C9 25.42' 15.00 097'06'56' 16.99 22.49 S87°31'00"E O = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT" C24 22.96 15.00 087'42'49" 14.41 20.79 S87°46'55"W U.E. = UTILITY EASEMENT C10 9.24 15.00 03517'54' 4.77 9.10 N26'16'35"E STATE OF TEXAS COUNTY OF GUADALUPE SAN. = SANITARY C25 3.99 100.00' 00217'14" 2.00 3.99 N47"13'05"W C.V.E. = CLEAR VISION EASEMENT C11 143.28' 50.00 164"11'17" 360.06 N89°16'43"W I do hereby certify that the foregoing is a true 99.05 and correct copy as the same appears on FILE ESMT = EASEMENTCERTIFIED TO BE A TRUE C26 23.56 21.21 AND RECORDED In the Official Public Records 15.00 090'00'00" 15.00 S88°55'32"W C12 10.18 15.00 038'53'24" 5.30 9.99 S26°37'46"E DRNG = DRAINAGE AND CORRECT COPY, of Guadalupe County, Texas, on the date and R.O.W. = RIGHT-OF-WAYGuadalupe County Clerk PAGE 2 OF 2 time stamped thereon. 150.00' C27 006'37'02" 17.32° Dereu Kiel 8.67 17.31 S49°22'59"E M.P.R.G.C.T. = MAP AND PLAT RECORDS, C13 11.55 100.00 006°37'02 5.78 11.54 S49°22'59"E GUADALUPE COUNTY, TEXAS TERESA KIEL C28 25.29 15.00 096'37'02" 16.84 22.40 N04°22'59"W O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS, C14 17.32' 150.00' 006'37'02' 8.67 17.31 N49°22'59"W Guadalupe County Clerk
By Vitton Deputy GUADALUPE COUNTY, TEXAS C29 31.11 15.00' 118°49'07" 25.37 S76°39'55"E 25.82 C15 10.18 15.00 038°52'15' 5.29 9.98 S65°30'36"E FEB 2 3 2023 C30 125.09' 540.00 013"16'20" 62.83 124.81 N23°53'31"W C16 146.38' 50.00 167°44'30' 465.62 99.43 N01°04'28"W C31 15.00' 074°27'13" 11.40 18.15 S06°41'55"W C17 10.18 15.00 038'52'15' 5.29 9.98 S63°21'39"W 0891810" C18 S00°43'33"E 23.38 15.00 14.82 21.08 GREEN VALLEY SPECIAL C19 GARY SKEOCH 23.56 090'00'00" 15.00 15.00' 21.21 N01°04'28"W THE SILOS, UNIT 3 SUBDIVISION UTILITY DISTRICT CALLED 0.500 AC. | 2 DOC. NO. 202099004662 C20 CALLED 1.148 AC. 15.18' 23.74 15.00 090°41'50" 21.34 N89'16'27"E VOL. 1403, PG. 0085 O.P.R.G.C.T. VOL. 1619, PG. 360 O.P.R.G.C.T. 229 228 1 227 226 225 | 224 VOL. 9, PG. 239-240 O.P.R.G.C.T. M.P.R.G.C.T. N: 13783135.61 VARIABLE WIDTH 15' WASTEWATER ESMT E: 2252355.81 BLOCK 4 233 232 _R.O.W. DEDICATION__ VOL. 2362, PG. 881-O.P.R.G.C.T. 0.67 AC. N43°46'32"E 468.02" FND W/ CAP W. ZIPP RD UTILITY LOT-"RPLS 4069" (R.O.W. VARIES) N43'46'32"E 458.99' 0.172 A.C. 15' R.O.W. DEDICATION VOL. 14, PG. 548-S45'40'37"W 401.95' -398.99' -25.53' O.P.R.G.C.T 50.02' 40.02' 40.02' 40.02' 40.02' 40.02 99.77 BLOCK . 0.11 AC 1.384 1.88-1.1 20.50 1.186-1.4 1.88-1.7 1.88 10' U.E. 8 25.89 0.23 AC. 0,256 AC 15' U.E. PER DOC. NO. 202299019129, O.P.R.G.C.T. TO BE ABANDONED UPON RECORDATION OF 7.26'7 L13 39.27' 40.00' 40.00' 40.00' 40.00' 33.02' 9 0.14 AC. N43'55'32"E 232.29' LONDON AVE (50' R.O.W.) S43°55'32"W 256.48' /3 / 0.11 AC. 10 0 41.58 45.04' 44.95' 44.95' 44.95' 35.00' /--10.09° 20' U.E. 107.50 17.00 17.00 17.00 17.00 17.00 5.32 VIVA LAND VENTURES LP 0.64 65 _23.18' 0.10 AC. -C27 66 950 0.14 Ad 55.81. REMAINDER OF 18.186 AC 30.20 AC. 108.51 DOC. 202199016526 12 O.P.R.G.C.T. 0.896 ACRE-21' GBRA SANITARY SEWER ESMT 45.04' 44.95' 44.95' 44.95' 57.43' 40.72' 40.72' 40.72' 40.72' 40.72' 40.72' S43'55'32"W DOC. NO. 202299022658 42.90' 40.72' O.P.R.G.C.T. 13 117.00' 66 S46'04'28"E o 117.00' VIVA LAND VENTURES LP C.V.E. V 10.34 8.56 2.56 2.57 173 ACRE ŏ 58 255 14 CALLED 40.43 AC. 21' GBRA SANITARY SEWER ESMT 60 DOC. NO. 202299022659 O.P.R.G.C.T. SHUMZIPP LLC DOC NO. 202199016527 0.15 AC. 107.70 CALLED 28.346 AC. 0.P.R.G.C.T. LEGEND POND 15 VOL. 2822 PG. 0109 LEGEND POINT - PHASE 8 71.43' 40.72' 40.72' 40.72' 40.72' 40.72' 40.72' 44.86' O.P.R.G.C.T. DOC. NO. 202099028296 107.43 大 N43°55'32"F 370 96 16 - 80 M.P.R.G.C.T WHITMAN ST 1 3 % S37'35'06"W (50' R.O.W.) (60' 27 30 26 25 24 23 31 29 28 C22 / C23 S43°55'32"W 384.13' 43.36' | 43.36' | 43.36' | 43.36' | 43.36' | 43.36' | 43.35' | 34.93' ≥ 0.13 AC 110.15 00.711 17.00.44 17.00.711 17.00.711 18 50 ĕ 49 VIVA LAND VENTURES, LP 114.51 15' R.O.W. DEDICATION 전 후 별 52 VOL. 14, PG. 548-O.P.R.G.C.T. CALLED 40.43 AC. 0.10 AC. 5.26'-10 0.18 AC. LINE TABLE LINE TABLE DOC. NO. 202199016527 L20 O.P.R.G.C.T. 43.36' 43.36' 43.36' 43.36' LINE # LENGTH DIRECTION LINE # LENGTH DIRECTION 52.54' 41.37' 41.39' 41.39' 41.39' 41.39' 41.39' \$43'55'32"W 41.39' 41.39' 41.39 50.00 34.98'--0.896 ACRE L1 S43°38'00"W 2.82 L16 44.53 N45°22'38"W 6' PEDESTRIAN 21' GBRA SANITARY SEWER ESMT BLOCK 2 117.00° (17.00 DOC. NO. 202299022658 L2 34.51 S02°53'57"E L17 85.38 29.28 S46°04'28"E 32 0.40 33 239 L3 2.99' S46°17'57"E L18 110.13' | S38°22'26"E 0.119 AC 15' U.E. PER DOC. NO. 202299019128, O.P.R.G.C.T. TO BE ABANDONED L4 27.64 S22°23'11"W C3 42.21' 41.37' 41.39' L19 38.16' S21°44'41"E 41.39' 41.39' 41.39' 41.39' 41.39' 41.39' 41.39' 35.00' UPON RECORDATION OF N43°55'32"E 449.70' L5 4.69' S43°43'50"W L20 S43°55'32"W 99.36 LANGSTON LN (50' R.O.W.) L6 10.00 S35°08'20"W L21 13.82 S43°55'32"W VIVA LAND VENTURES, LP 902 CALLED 40.43 AC. 43.29' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 35.99' VIVA LAND VENTURES, LP L7 50.00' N54°51'40"W L22 DRNG LOT 105.58 N46°04'28"W DOC. NO. 202199016527 CALLED 40.43 AC. 1.067 AC. O.P.R.G.C.T. DOC. NO. 202199016527 4.06'-L8 23.36 N35°08'20"E L23 86.69 N38°25'03"W 6.12 122.95' 0£ O.P.R.G.C.T. 21 - 20 \frac{3}{2}29 \big| \frac{4}{2}28 \big| \frac{3}{2}27 \big| \frac{3}{2}26 \big| \frac{3}{2}25 \big| \frac{4}{2}24 ©23 022 L9 47.21 N45°22'38"W 6 PEDESTRIAN FND W/ CAP 16.12' 23.89'7 L10 121.22' N17°15'21"W 0.11 AC. 0.10 AC. V BLOCK PLAT PREPARED OCTOBER 4, 2021 "RPLS 4069" PLAT REVISED SEPTEMBER 9, 2022 L11 S43°55'32"W 10.00 PLAT REVISED OCTOBER 5, 2022 S4476'29"W 225.44' S43'45'03"W 476.22 REVISED NOVEMBER 9, 2022 L12 50.00' N46°04'28"W N:13782886.63 ETHEL MAE JONAS L5-290 S. CASTELL AVE., STE. 100 OLD ZIPP RD (R.O.W. VARIES) E: 2253399.04 L13 29.32' N43°55'32"E CALLED 95.99 AC. NEW BRAUNFELS, TX 78130 VOL. 2021 P.G.99013819 L14 58.15 S46°04'36"E TBPE FIRM F-10961 O.P.R.G.C.T. ENGINEERING & SURVEYING | TBPLS FIRM 10153600 CALLED 5.10 AC. L15 15.42' S46°04'28"E VOL. 1288, PG. 803 O.P.R.G.C.T. SHEET 2 OF 2