

PLAT NOTES:

- ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER SERVICES BY GREEN VALLEY SPECIAL UTILITY DISTRICT (GVSUD). SEWER SERVICES WILL BE PROVIDED BY GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) AND ELECTRIC SERVICES WILL BE PROVIDED BY GUADALUPE VALLEY ELECTRIC CORPORATION (GVEC). TELEPHONE AND CABLE SERVICES FOR THE SUBDIVISION WILL BE PROVIDED BY AT&T COMMUNICATIONS AND/OR CHARTER.
- 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 CONSTRUCTION UNLESS NOTED OTHERWISE.
- THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION IS WITHIN THE EXTRATERRITORIAL JURISDICTION LIMITS OF THE CITY OF NEW BRAUNFELS, TEXAS.
- THIS SUBDIVISION IS WITHIN THE MARION INDEPENDENT SCHOOL DISTRICT.
- A PORTION OF THE SUBDIVISION IS LOCATED WITHIN AN SPECIAL FLOOD HAZARD AREA (100 YR. FLOOD), AS DEFINED BY THE GUADALUPE COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 48187C0215F, EFFECTIVE DATE NOVEMBER 2, 2007, 48187C0255F, EFFECTIVE DATE NOVEMBER 2, 2007 AND 48187C0235F, EFFECTIVE DATE NOVEMBER 2, 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 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 DRAINAGE EASEMENTS.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- 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. CHIANTI PASS - LOT 901, BLOCK 2, LOT 903, BLOCK 2, LOT 905, BLOCK 1, LOT 906, BLOCK 1, LOT 907, BLOCK 1, AND LOT 908, BLOCK 1.
 - B. CORK CROSSING - LOT 907, BLOCK 1, LOT 908, BLOCK 1, LOT 909, BLOCK 3 AND LOT 910, BLOCK 3.
 - C. CHAMPAGNE OAK - LOT 904, BLOCK 2.
- 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:
 - A. CHIANTI PASS, CORK CROSSING, CHAMPAGNE OAK, AGING BARREL, AND AGAVE CELLAR.
- 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.
- 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(S) PER BUILDABLE LOT WITH A MAXIMUM OF 125 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 UNIT.
- ALL DRAINAGE EASEMENTS WITHIN THE LOTS WILL BE OWNED AND MAINTAINED BY PROPERTY OWNER.
- PERMANENT WATER QUALITY CONTROLS ARE REQUIRED FOR THIS SUBDIVISION PLAT IN ACCORDANCE WITH THE CITY OF NEW BRAUNFELS DRAINAGE AND EROSION CONTROL DESIGN MANUAL.
- LOT 901 (UTILITY), BLOCK 2, LOT 902 (DRAINAGE), BLOCK 2, LOT 903 (HOA PARK), BLOCK 2, LOT 904 (DRAINAGE), BLOCK 2, LOT 905 (UTILITY), BLOCK 1, LOT 906 (OPEN SPACE/MONUMENT/SIGNAGE/LANDSCAPING), BLOCK 1, LOT 907 (DRAINAGE), BLOCK 1, LOT 908 (ACCESS & MAINTENANCE), BLOCK 1, LOT 909 (ACCESS & MAINTENANCE), BLOCK 3, AND LOT 910 (DRAINAGE), BLOCK 3 WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS RELATED TO THE DEVELOPMENT, WILL NOT ENCRoACH BY STRUCTURE OR GRADING INTO STATE R.O.W. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE R.O.W. WILL NOT BE ALLOWED.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR ONE (1) POINT OF ACCESS TO FM 1044 BASED ON AN APPROXIMATE OVERALL FRONTAGE OF 383.10 FEET. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THROUGHFARE PLANS.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

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 SUPERVISION.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

DOROTHY J. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295
290 S. CASTELL AVE., SUITE 100, NEW BRAUNFELS, TEXAS 78130

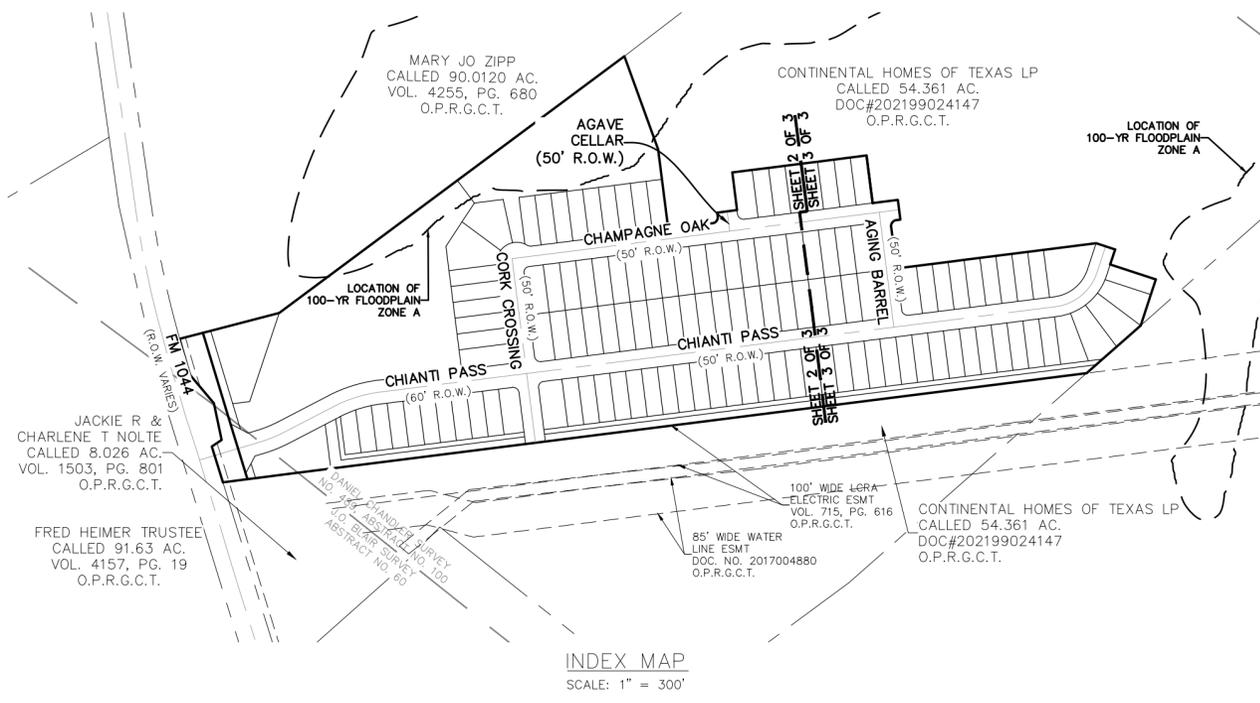
PLAT PREPARED JULY 12, 2021



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

FINAL PLAT ESTABLISHING WINDING CREEK RANCH, UNIT 1

BEING A 28.58 ACRE TRACT, SITUATED IN THE DANIEL CHANDLER SURVEY NO. 489, ABSTRACT 100, LOCATED IN GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A 88.288 ACRE TRACT RECORDED IN DOCUMENT NO. 202199024147, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.



GVSUD NOTES:

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 WITH 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 WITH 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" PARALLEL TO WATER LINES.

ANY MONETARY LOSS TO GREEN VALLEY SUD RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCATED 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 DEVELOPER.

GREEN VALLEY SPECIAL UTILITY DISTRICT _____ DATE _____

STATE OF TEXAS _____
COUNTY OF GUADALUPE _____

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE WINDING CREEK RANCH, UNIT 1 A 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.

CONTINENTAL HOMES OF TEXAS, LP
BY: LESLIE OSTRANDER - VICE PRESIDENT OF LAND
5419 NORTH LOOP 1604 EAST
SAN ANTONIO, TEXAS 78247

STATE OF TEXAS _____
COUNTY OF _____

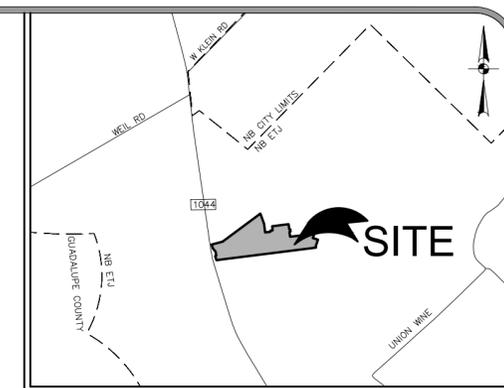
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 20____,
BY _____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

GBRA NOTES:

- 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-OF-WAY 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 APPURTENANCES.
- 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 GBRA EASEMENT.
- 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.
- MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE PROPERTY OWNER MUST INSTALL 16-FOOT GATES IN ANY FENCES THAT CROSS GBRA UTILITIES; GATES MUST BE CENTERED ACROSS GBRA UTILITIES.
- 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 DEVELOPER.

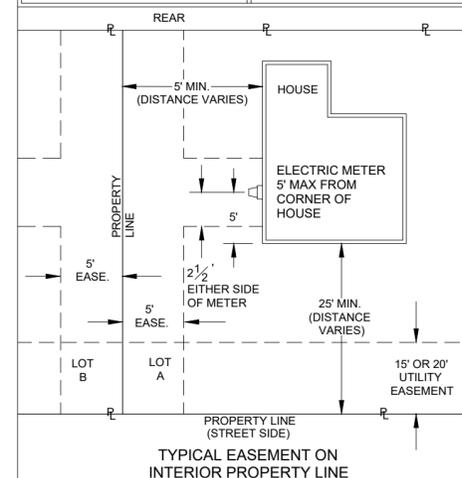


LOCATION MAP
NOT TO SCALE

GVEC NOTES:

- 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.
- 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 AREA.
- 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.

NOTE: G.V.E.C. WILL MAINTAIN 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING.
G.V.E.C. SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARDS WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.



APPROVED THIS THE _____ DAY OF _____, 20____,
BY THE PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

CHAIRMAN _____
APPROVED FOR ACCEPTANCE _____
DATE _____ PLANNING DIRECTOR _____
DATE _____ CITY ENGINEER _____

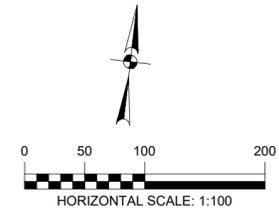
STATE OF TEXAS _____
COUNTY OF GUADALUPE _____

COUNTY CLERK, GUADALUPE COUNTY, TEXAS

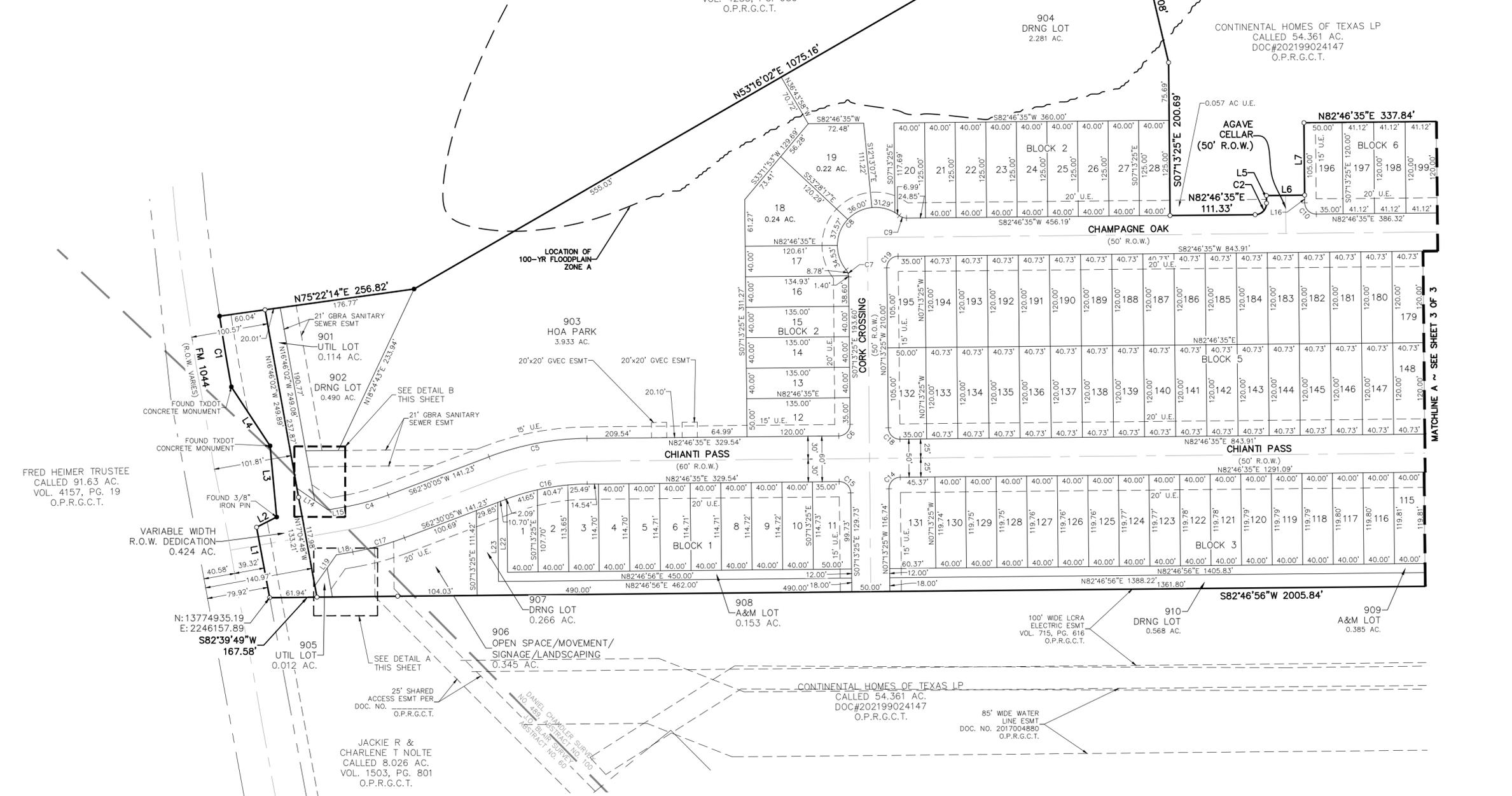
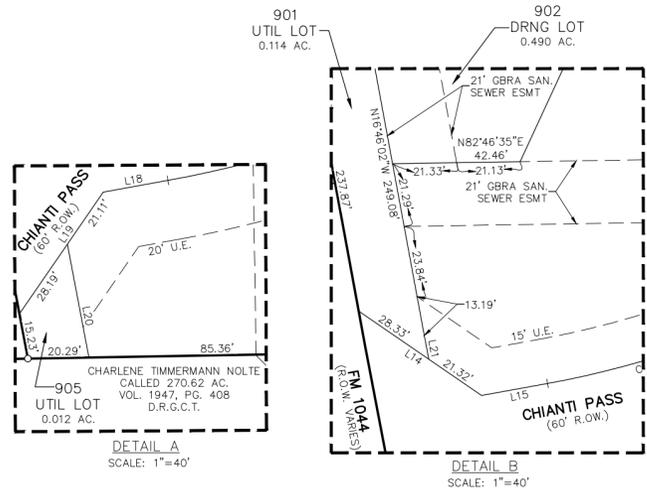
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- LEGEND:**
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PLASTIC CAP STAMPED "HMT"
(UNLESS NOTED OTHERWISE)
 - = SET 1/2" IRON PIN W/
PLASTIC CAP STAMPED "HMT"
 - U.E. = UTILITY EASEMENT
 - UTIL = UTILITY
 - A&M = ACCESS & MAINTENANCE
 - DRNG = DRAINAGE
 - R.O.W. = RIGHT-OF-WAY
 - M.P.R.G.C.T. = MAP AND PLAT RECORDS,
GUADALUPE COUNTY, TEXAS
 - O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS,
GUADALUPE COUNTY, TEXAS



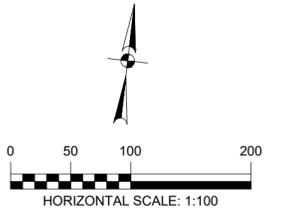
PLAT PREPARED JULY 12, 2021



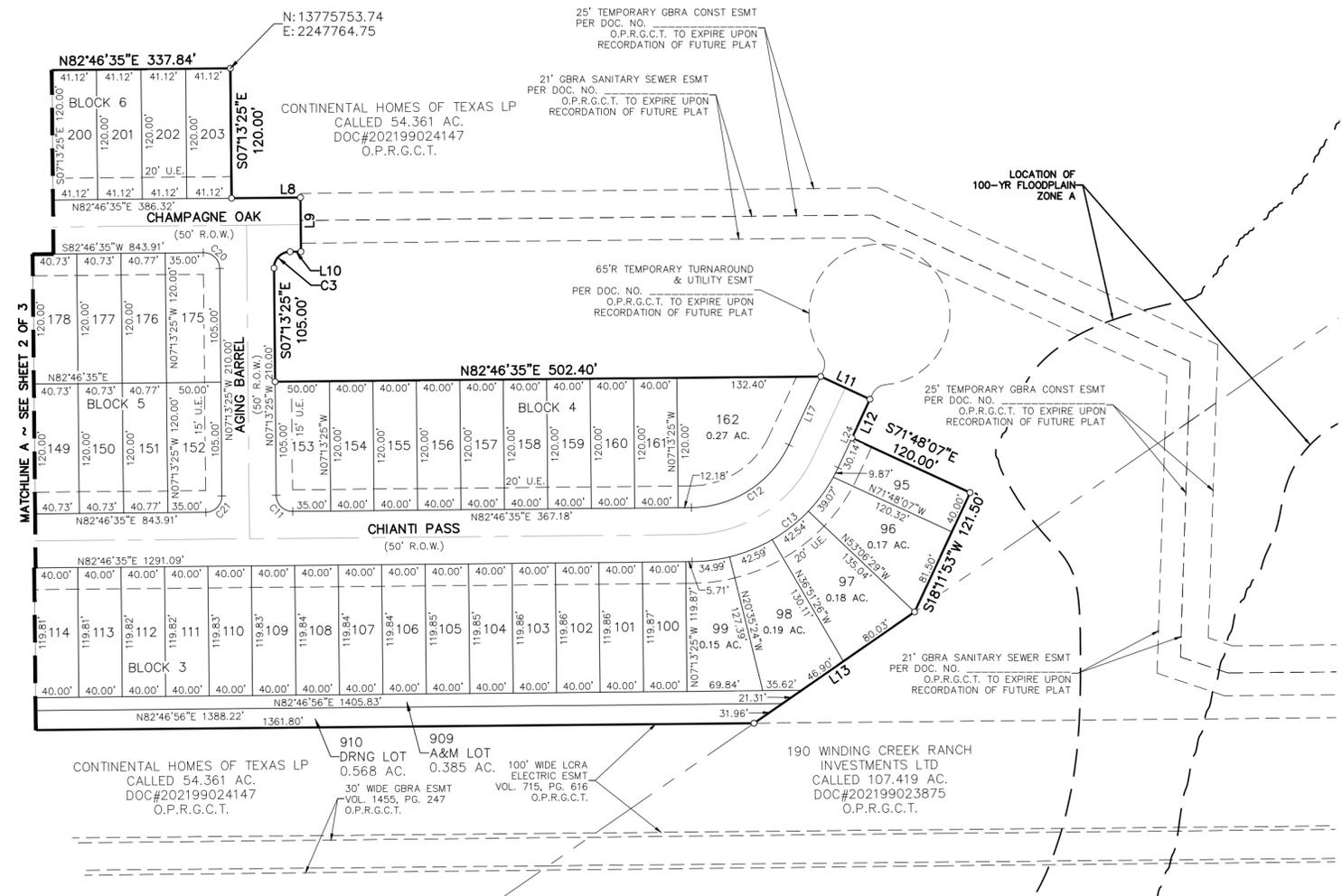
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
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GUADALUPE COUNTY, TEXAS
 - O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS,
GUADALUPE COUNTY, TEXAS



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	94.01'	N17°07'19"W
L2	29.50'	N56°22'42"E
L3	93.77'	N11°55'17"W
L4	92.52'	N39°52'07"W
L5	10.00'	N07°13'25"W
L6	50.00'	N82°46'35"E
L7	95.00'	N07°13'25"W
L8	63.48'	N82°46'35"E
L9	50.00'	S07°13'25"E
L10	10.00'	S82°46'35"W
L11	50.00'	S71°48'07"E
L12	39.53'	S18°11'53"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L13	180.20'	N48°30'32"E
L14	49.64'	S61°48'07"E
L15	22.33'	S73°22'07"W
L16	10.00'	S07°13'25"E
L17	69.67'	N18°11'53"E
L18	21.86'	S73°22'07"W
L19	49.30'	N28°08'40"E
L20	38.52'	N17°03'33"W
L21	8.06'	N17°04'48"W
L22	96.20'	S07°13'25"E
L23	103.77'	S07°13'25"E
L24	69.67'	N18°11'53"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	94.10'	2825.00'	001°54'31"	47.05'	94.09'	N16°05'32"W
C2	23.56'	15.00'	090°00'00"	15.00'	21.21'	N37°46'35"E
C3	23.56'	15.00'	090°00'00"	15.00'	21.21'	S37°46'35"W
C4	58.80'	310.00'	020°16'30"	29.49'	58.71'	N67°56'06"E
C5	130.93'	370.00'	020°16'30"	66.16'	130.25'	S72°38'20"W
C6	23.56'	15.00'	090°00'00"	15.00'	21.21'	N37°46'35"E
C7	10.18'	15.00'	038°52'15"	5.29'	9.98'	N26°39'33"W
C8	146.38'	50.00'	167°44'30"	465.62'	99.43'	S37°46'35"W
C9	10.18'	15.00'	038°52'15"	5.29'	9.98'	S77°47'18"E
C10	23.56'	15.00'	090°00'00"	15.00'	21.21'	S52°13'25"E
C11	23.56'	15.00'	090°00'00"	15.00'	21.21'	S52°13'25"E
C12	112.71'	100.00'	064°34'42"	63.19'	106.84'	N50°29'14"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C13	169.07'	150.00'	064°34'42"	94.79'	160.26'	N50°29'14"E
C14	23.56'	15.00'	089°59'59"	15.00'	21.21'	S37°46'35"W
C15	23.56'	15.00'	090°00'00"	15.00'	21.21'	N52°13'25"W
C16	109.70'	310.00'	020°16'30"	55.43'	109.13'	S72°38'20"W
C17	70.18'	370.00'	010°52'03"	35.19'	70.07'	N67°56'06"E
C18	23.56'	15.00'	090°00'00"	15.00'	21.21'	S52°13'25"E
C19	23.56'	15.00'	090°00'00"	15.00'	21.21'	S37°46'35"W
C20	23.56'	15.00'	090°00'00"	15.00'	21.21'	N52°13'25"W
C21	23.56'	15.00'	090°00'00"	15.00'	21.21'	N37°46'35"E

Drawing Name: C:\Users\reissd\AppData\Local\Temp\AcPublish...18872\Winding Creek Ranch Unit 1 Plat.dwg User: reissd Jun 03, 2022 - 9:35am

PLAT PREPARED JULY 12, 2021



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