

PLAT NOTES:

- 1. 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 COOPERATIVE (GVEC)...

FINAL PLAT ESTABLISHING HILLTOP MEADOWS, UNIT 1

BEING A 46.78 ACRE TRACT OF LAND SITUATED IN THE SARAH DEWITT SURVEY NO. 48, ABSTRACT 103, GUADALUPE COUNTY, TEXAS. BEING A PORTION OF A CALLED 105.86 ACRE TRACT RECORDED IN VOL 585 PAGE 902, DEED RECORDS, GUADALUPE COUNTY, TEXAS AND ALL OF A CALLED 0.313 ACRE TRACT RECORDED IN VOL 1623, PAGE 576, 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 DULY AUTHORIZED AGENT, DEDICATES TO GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERRECT, 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...

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.

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.

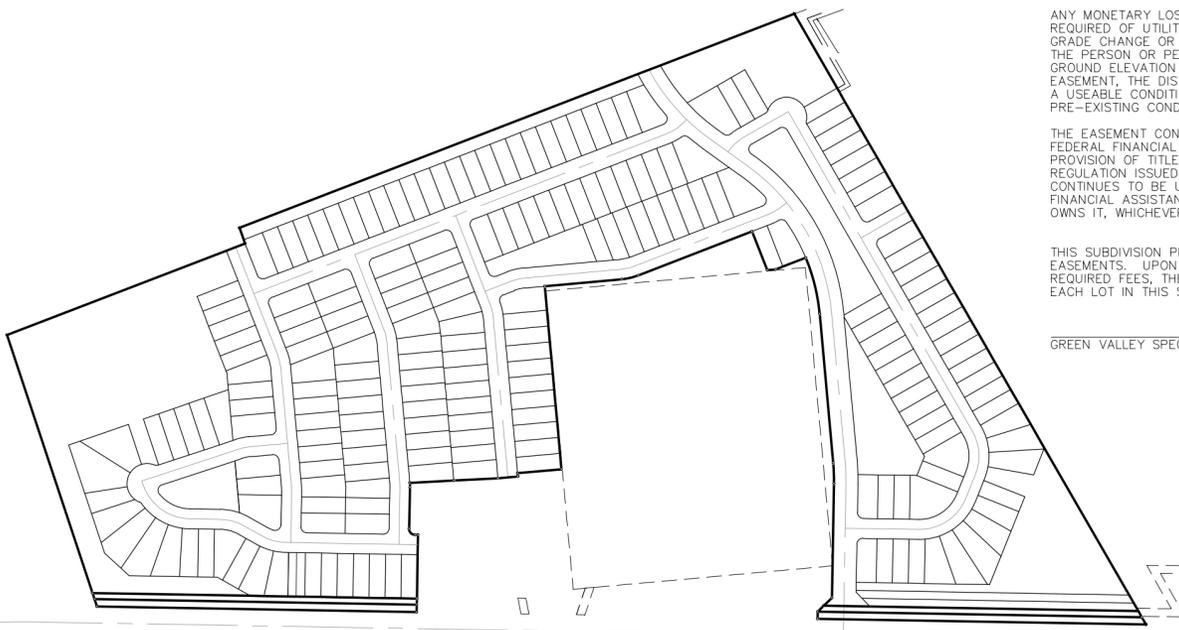
GREEN VALLEY SPECIAL UTILITY DISTRICT DATE

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.

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 EASEMENT" 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.



INDEX MAP

SCALE: 1"=300'

TXDOT NOTES:

- 1. 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.

STATE OF TEXAS COUNTY OF GUADALUPE

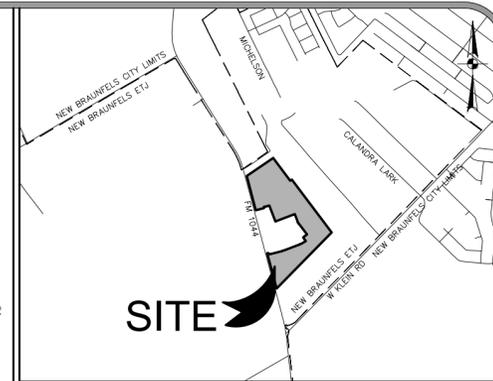
I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE HILLTOP MEADOWS, UNIT 1 A SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF GUADALUPE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL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

LENNAR HOMES BY: RICHARD MOTT 1922 DRY CREEK WAY SAN ANTONIO, TEXAS 78259

STATE OF TEXAS COUNTY OF

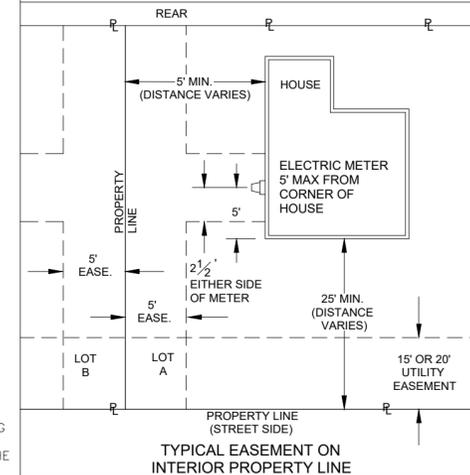
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS DAY OF 20 BY

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES:



LOCATION MAP NOT TO SCALE

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

DEPUTY

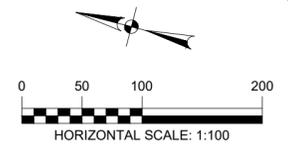
PLAT PREPARED January 10, 2022



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

# FINAL PLAT ESTABLISHING HILLTOP MEADOWS, UNIT 1

BEING A 46.78 ACRE TRACT OF LAND SITUATED IN THE SARAH DEWITT SURVEY NO. 48, ABSTRACT 103, GUADALUPE COUNTY, TEXAS. BEING A PORTION OF A CALLED 105.86 ACRE TRACT RECORDED IN VOL 585 PAGE 902, DEED RECORDS, GUADALUPE COUNTY, TEXAS AND ALL OF A CALLED 0.313 ACRE TRACT RECORDED IN VOL 1623, PAGE 576, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

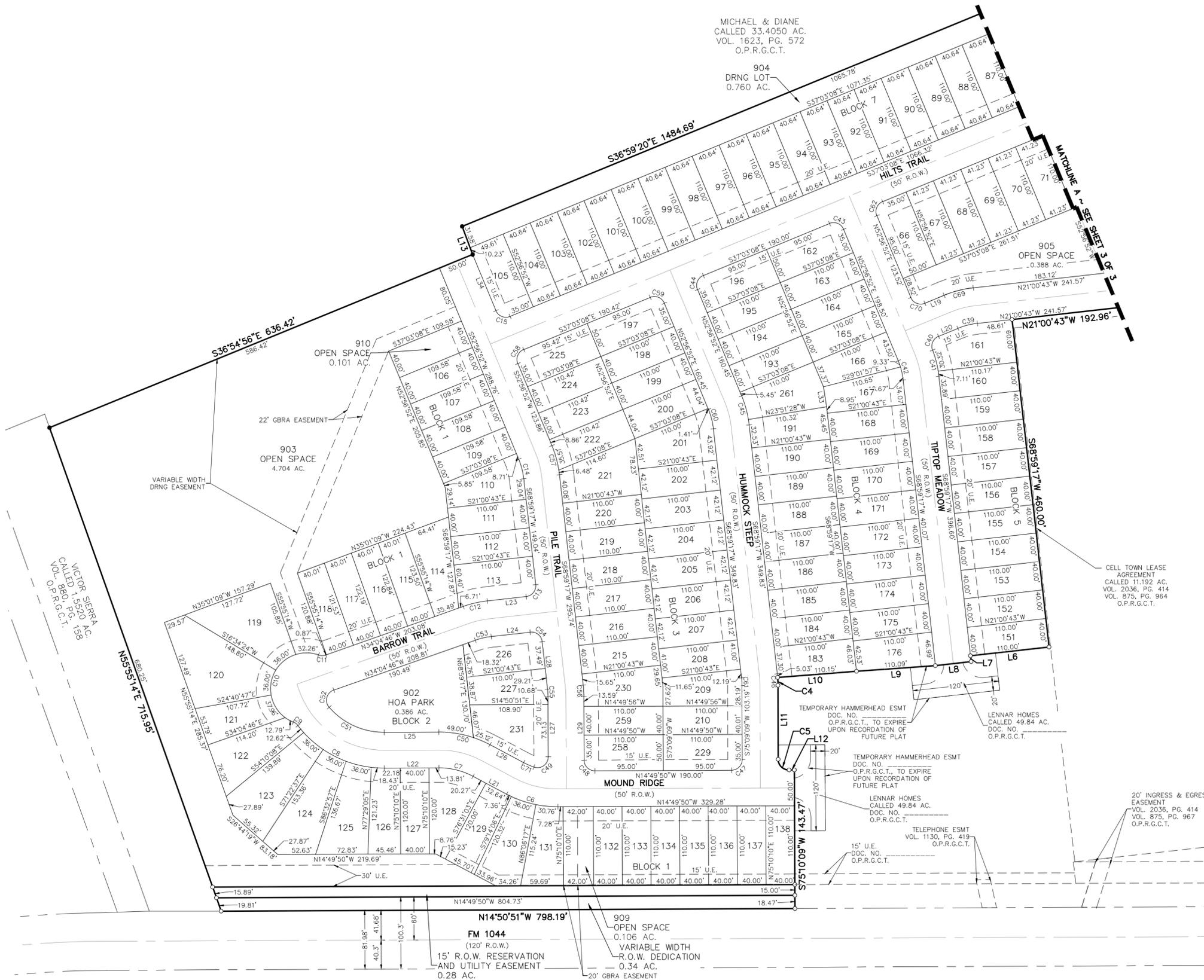


- LEGEND:**
- = FND 1/2" IRON PIN W/  
PLASTIC CAP STAMPED "HMT"  
(UNLESS NOTED OTHERWISE)
  - = SET 1/2" IRON PIN W/  
PLASTIC CAP STAMPED "HMT"
  - U.E. = UTILITY EASEMENT
  - DRNG = DRAINAGE
  - R.O.W. = RIGHT-OF-WAY
  - M.P.R.G.C.T. = MAP AND PLAT RECORDS,  
GUADALUPE COUNTY, TEXAS
  - O.P.R.G.C.T.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

MICHAEL & DIANE  
CALLED 33.4050 AC.  
VOL. 1623, PG. 572  
O.P.R.G.C.T.

904  
DRNG LOT  
0.760 AC.

909  
OPEN SPACE  
0.106 AC.  
VARIABLE WIDTH  
R.O.W. DEDICATION  
0.34 AC.  
20' GBRA EASEMENT



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	18.17'	N75°09'09"E
L2	49.50'	S59°49'50"E
L3	80.88'	N37°03'08"W
L4	20.91'	N21°00'43"W
L5	104.22'	N52°56'52"E
L6	110.00'	N21°00'43"W
L7	8.17'	S68°59'17"W
L8	50.00'	N21°00'40"W
L9	110.09'	N18°41'07"W
L10	110.15'	N19°05'25"W
L11	103.22'	S75°09'06"W
L12	7.32'	S14°49'50"E
L13	41.81'	N55°07'02"E
L14	63.33'	S84°03'18"E
L15	71.47'	S75°10'10"W
L16	63.33'	S84°03'18"E
L17	78.79'	S45°41'34"E
L18	8.73'	S19°51'08"W
L19	29.07'	N37°03'08"W
L20	29.15'	N37°03'08"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	52.91'	N13°28'57"E
L22	75.99'	N14°49'50"W
L23	54.54'	S21°00'43"E
L24	54.54'	S21°00'43"E
L25	75.99'	N14°49'50"W
L26	52.91'	N13°28'57"E
L27	84.94'	S75°09'09"W
L28	66.70'	S68°59'17"W
L29	88.60'	S75°09'05"W
L30	49.50'	S30°10'10"W
L31	72.58'	N84°03'18"W
L32	51.59'	S84°03'18"E
L33	28.27'	S66°20'54"W
L34	84.78'	S52°56'52"W
L35	20.83'	S19°51'08"W
L36	74.97'	S45°41'34"E
L37	95.00'	N45°41'34"W
L38	95.00'	N45°41'34"W

CELL TOWN LEASE  
AGREEMENT  
CALLED 11.192 AC.  
VOL. 2036, PG. 414  
VOL. 875, PG. 964  
O.P.R.G.C.T.

LENNAR HOMES  
CALLED 49.84 AC.  
DOC. NO.  
O.P.R.G.C.T.

20' INGRESS & EGRESS  
EASEMENT  
VOL. 2036, PG. 414  
VOL. 875, PG. 967  
O.P.R.G.C.T.

TEMPORARY HAMMERHEAD ESMT  
DOC. NO.  
O.P.R.G.C.T., TO EXPIRE  
UPON RECORDATION OF  
FUTURE PLAT

TEMPORARY HAMMERHEAD ESMT  
DOC. NO.  
O.P.R.G.C.T., TO EXPIRE  
UPON RECORDATION OF  
FUTURE PLAT

LENNAR HOMES  
CALLED 49.84 AC.  
DOC. NO.  
O.P.R.G.C.T.

TELEPHONE ESMT  
VOL. 1130, PG. 419  
O.P.R.G.C.T.

PLAT PREPARED January 10, 2022

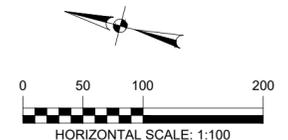


290 S. CASTELL AVE., STE. 100  
NEW BRAUNFELS, TX 78130  
TBPE FIRM F-10961  
TBPLS FIRM 10153600

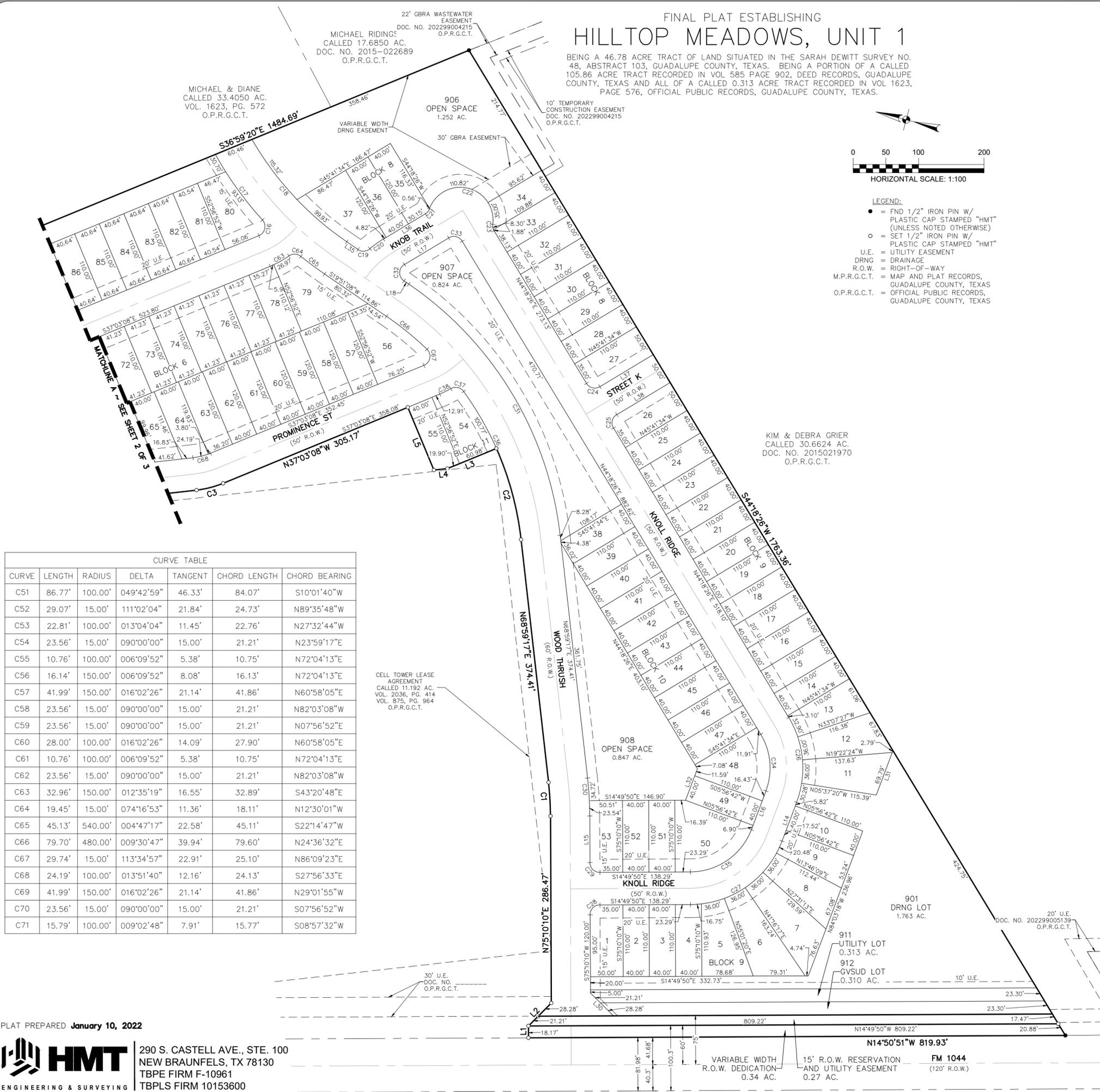
Drawing Name: T:\3337 - Lennar Homes\018 - Hilltop Meadows\Plat\Hilltop Meadows Unit 1 Plat.dwg User: ryan-show Jun 06, 2022 - 8:26am

# FINAL PLAT ESTABLISHING HILLTOP MEADOWS, UNIT 1

BEING A 46.78 ACRE TRACT OF LAND SITUATED IN THE SARAH DEWITT SURVEY NO. 48, ABSTRACT 103, GUADALUPE COUNTY, TEXAS. BEING A PORTION OF A CALLED 105.86 ACRE TRACT RECORDED IN VOL 585 PAGE 902, DEED RECORDS, GUADALUPE COUNTY, TEXAS AND ALL OF A CALLED 0.313 ACRE TRACT RECORDED IN VOL 1623, PAGE 576, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.



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- = FND 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT" (UNLESS NOTED OTHERWISE)
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  - O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	51.79'	480.00'	006°10'53"	25.92'	51.76'	N72°04'44"E
C2	145.41'	480.00'	017°21'27"	73.27'	144.86'	N60°18'34"E
C3	41.99'	150.00'	016°02'26"	21.14'	41.86'	N29°01'55"W
C4	11.11'	150.00'	004°14'34"	5.56'	11.10'	S73°01'52"W
C5	23.56'	15.00'	089°58'59"	15.00'	21.21'	S30°09'40"W
C6	74.12'	150.00'	028°18'46"	37.83'	73.37'	S00°40'27"E
C7	49.42'	100.00'	028°18'46"	25.22'	48.91'	N00°40'27"W
C8	139.05'	150.00'	053°06'53"	74.97'	134.13'	S11°43'37"W
C9	8.15'	15.00'	031°07'15"	4.18'	8.05'	N22°43'26"E
C10	155.01'	50.00'	177°37'40"	2414.94'	99.98'	N84°01'21"W
C11	10.18'	15.00'	038°52'15"	5.29'	9.98'	S14°38'39"E
C12	34.21'	150.00'	013°04'05"	17.18'	34.14'	N27°32'44"W
C13	23.56'	15.00'	090°00'00"	15.00'	21.21'	S66°00'43"E
C14	28.00'	100.00'	016°02'26"	14.09'	27.90'	N60°58'05"E
C15	23.56'	15.00'	090°00'00"	15.00'	21.21'	S07°56'52"W
C16	28.72'	15.00'	109°42'24"	21.31'	24.53'	N88°05'40"E
C17	123.83'	540.00'	013°08'18"	62.19'	123.56'	S39°48'37"W
C18	215.25'	480.00'	025°41'38"	109.47'	213.45'	S32°41'57"W
C19	19.69'	15.00'	075°13'17"	11.56'	18.31'	S17°45'30"E
C20	25.33'	150.00'	009°40'35"	12.70'	25.30'	N50°31'51"W
C21	10.18'	15.00'	038°52'15"	5.29'	9.98'	S65°07'41"E
C22	146.38'	50.00'	167°44'30"	465.62'	99.43'	N00°41'34"W
C23	10.18'	15.00'	038°52'15"	5.29'	9.98'	S63°44'34"W
C24	23.56'	15.00'	090°00'00"	15.00'	21.21'	S00°41'34"E
C25	23.56'	15.00'	090°00'00"	15.00'	21.21'	S89°18'26"W
C26	135.19'	150.00'	051°38'16"	72.57'	130.66'	N70°07'34"E
C27	181.23'	150.00'	069°13'28"	103.53'	170.41'	S49°26'34"E
C28	23.56'	15.00'	090°00'00"	15.00'	21.21'	N59°49'50"W
C29	23.56'	15.00'	090°00'00"	15.00'	21.21'	S30°10'10"W
C30	58.26'	540.00'	006°10'53"	29.16'	58.23'	N72°04'44"E
C31	463.09'	540.00'	049°08'09"	246.87'	449.03'	N44°25'13"E
C32	29.96'	15.00'	114°27'18"	23.30'	25.22'	S77°04'47"W
C33	23.56'	15.00'	090°00'00"	15.00'	21.21'	N00°41'34"W
C34	90.13'	100.00'	051°38'16"	48.38'	87.11'	N70°07'34"E
C35	120.82'	100.00'	069°13'28"	69.02'	113.60'	S49°26'34"E
C36	246.18'	480.00'	029°23'07"	125.86'	243.49'	N54°17'44"E
C37	21.95'	15.00'	083°50'32"	13.47'	20.04'	N02°19'06"W
C38	18.82'	150.00'	007°11'14"	9.42'	18.80'	S40°38'45"E
C39	28.00'	100.00'	016°02'26"	14.09'	27.90'	N29°01'55"W
C40	23.11'	15.00'	088°15'20"	14.55'	20.89'	N81°10'48"W
C41	37.43'	150.00'	014°17'45"	18.81'	37.33'	N61°50'25"E
C42	28.00'	100.00'	016°02'26"	14.09'	27.90'	N60°58'05"E
C43	23.56'	15.00'	090°00'00"	15.00'	21.21'	N07°56'52"E
C44	23.56'	15.00'	090°00'00"	15.00'	21.21'	N82°03'08"W
C45	41.99'	150.00'	016°02'26"	21.14'	41.86'	N60°58'05"E
C46	16.14'	150.00'	006°09'52"	8.08'	16.13'	N72°04'13"E
C47	23.57'	15.00'	090°01'01"	15.00'	21.22'	S59°50'20"E
C48	23.56'	15.00'	089°58'58"	15.00'	21.21'	S30°09'40"W
C49	28.61'	15.00'	109°16'59"	21.14'	24.47'	S50°12'21"E
C50	74.12'	150.00'	028°18'46"	37.83'	73.37'	N00°40'27"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C51	86.77'	100.00'	049°42'59"	46.33'	84.07'	S10°01'40"W
C52	29.07'	15.00'	111°02'04"	21.84'	24.73'	N89°35'48"W
C53	22.81'	100.00'	013°04'04"	11.45'	22.76'	N27°32'44"W
C54	23.56'	15.00'	090°00'00"	15.00'	21.21'	N23°59'17"E
C55	10.76'	100.00'	006°09'52"	5.38'	10.75'	N72°04'13"E
C56	16.14'	150.00'	006°09'52"	8.08'	16.13'	N72°04'13"E
C57	41.99'	150.00'	016°02'26"	21.14'	41.86'	N60°58'05"E
C58	23.56'	15.00'	090°00'00"	15.00'	21.21'	N82°03'08"W
C59	23.56'	15.00'	090°00'00"	15.00'	21.21'	N07°56'52"E
C60	28.00'	100.00'	016°02'26"	14.09'	27.90'	N60°58'05"E
C61	10.76'	100.00'	006°09'52"	5.38'	10.75'	N72°04'13"E
C62	23.56'	15.00'	090°00'00"	15.00'	21.21'	N82°03'08"W
C63	32.96'	150.00'	012°35'19"	16.55'	32.89'	S43°20'48"E
C64	19.45'	15.00'	074°16'53"	11.36'	18.11'	N12°30'01"W
C65	45.13'	540.00'	004°47'17"	22.58'	45.11'	S22°14'47"W
C66	79.70'	480.00'	009°30'47"	39.94'	79.60'	N24°36'32"E
C67	29.74'	15.00'	113°34'57"	22.91'	25.10'	N86°09'23"E
C68	24.19'	100.00'	013°51'40"	12.16'	24.13'	S27°56'33"E
C69	41.99'	150.00'	016°02'26"	21.14'	41.86'	N29°01'55"W
C70	23.56'	15.00'	090°00'00"	15.00'	21.21'	S07°56'52"W
C71	15.79'	100.00'	009°02'48"	7.91'	15.77'	S08°57'32"W

CELL TOWER LEASE AGREEMENT  
CALLED 11.192 AC.  
VOL. 2036, PG. 414  
VOL. 875, PG. 964  
O.P.R.G.C.T.

KIM & DEBRA GRIER  
CALLED 30.6624 AC.  
DOC. NO. 2015021970  
O.P.R.G.C.T.

ERIVERTO & MEGAN  
VELAZQUEZ  
CALLED 0.7700 AC.  
DOC. NO. 2016011967  
O.P.R.G.C.T.

PLAT PREPARED January 10, 2022



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

FM 1044  
(120' R.O.W.)