

Drawing Name: T:\337 - Lennar Homes\018 - Hilltop Meadows\Plat\Hilltop Meadows Unit 1 Plat.dwg User: ryan-show Jun 06, 2022 - 8:25am

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 COOPERATIVE (GVEC). TELEPHONE AND CABLE SERVICES FOR THE SUBDIVISION WILL BE PROVIDED BY AT&T COMMUNICATIONS AND/OR SPECTRUM AND/OR HOTWIRE.
- 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 COMAL INDEPENDENT SCHOOL DISTRICT.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN AN INDICATED SPECIAL FLOOD HAZARD ZONE. ACCORDING TO THE ADOPTED FLOOD MAPS OF THE CITY OF NEW BRAUNFELS, AS DEFINED BY THE GUADALUPE COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 48187C0095F, 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:
 - WOOD THRUSH - LOTS 910-911, BLOCK 9, LOTS 907-908, BLOCK 10, LOT 906, BLOCK 8, LOT 904, BLOCK 7; OPPOSITE LOTS 907-908, BLOCK 10, OPPOSITE LOT 53, BLOCK 10, OPPOSITE LOT 11, BLOCK 9, AND OPPOSITE LOTS 910-911, BLOCK 9.
 - KNOLL RIDGE - LOT 901, BLOCK 9, LOT 907, BLOCK 10 AND LOT 906, BLOCK 8.
 - KNOB TRAIL - LOT 906, BLOCK 8 AND LOT 907, BLOCK 10.
 - PROMINENCE ST - LOT 905, BLOCK 6 AND OPPOSITE LOT 905, BLOCK 6.
 - TIPTOP MEADOW - LOT 905, BLOCK 6.
 - HUMMOCK STEEP - FUTURE UNIT 2.
 - PILE TRAIL - LOT 903, BLOCK 1 AND LOT 910, BLOCK 1.
 - BARROW TRAIL - LOT 903, BLOCK 1 AND LOT 902, BLOCK 2.
 - MOUND RIDGE - LOT 902, BLOCK 2 AND LOT 909, BLOCK 1.
- FIVE (5) FOOT SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ALONG FM 1044 AT THE TIME OF STREET CONSTRUCTION.
- FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ADJACENT TO THE CURB BY THE HOME BUILDER AT THE TIME OF BUILDING ALONG:
 - WOOD THRUSH, KNOLL RIDGE, KNOB TRAIL, PROMINENCE ST, HILTS TRAIL, TIPTOP MEADOW, HUMMOCK STEEP, PILE TRAIL, BARROW TRAIL AND MOUND RIDGE.
- 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 211 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.
- THIS UNIT CONTAINS 210 BUILDABLE RESIDENTIAL LOTS AND 1 OPEN SPACE FOR FUTURE DEVELOPMENT.
- 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 (DRAINAGE), BLOCK 9, LOT 902 (HOA PARK), BLOCK 2, LOT 903 (OPEN SPACE), BLOCK 1, LOT 904 (DRAINAGE), BLOCK 7, LOT 905 (OPEN SPACE), BLOCK 6, LOT 906 (OPEN SPACE), BLOCK 8, LOT 907 (OPEN SPACE), BLOCK 9, LOT 908 (OPEN SPACE), BLOCK 10, LOT 911 (UTILITY), BLOCK 9, AND LOT 912 (GVSUD), WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS.

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

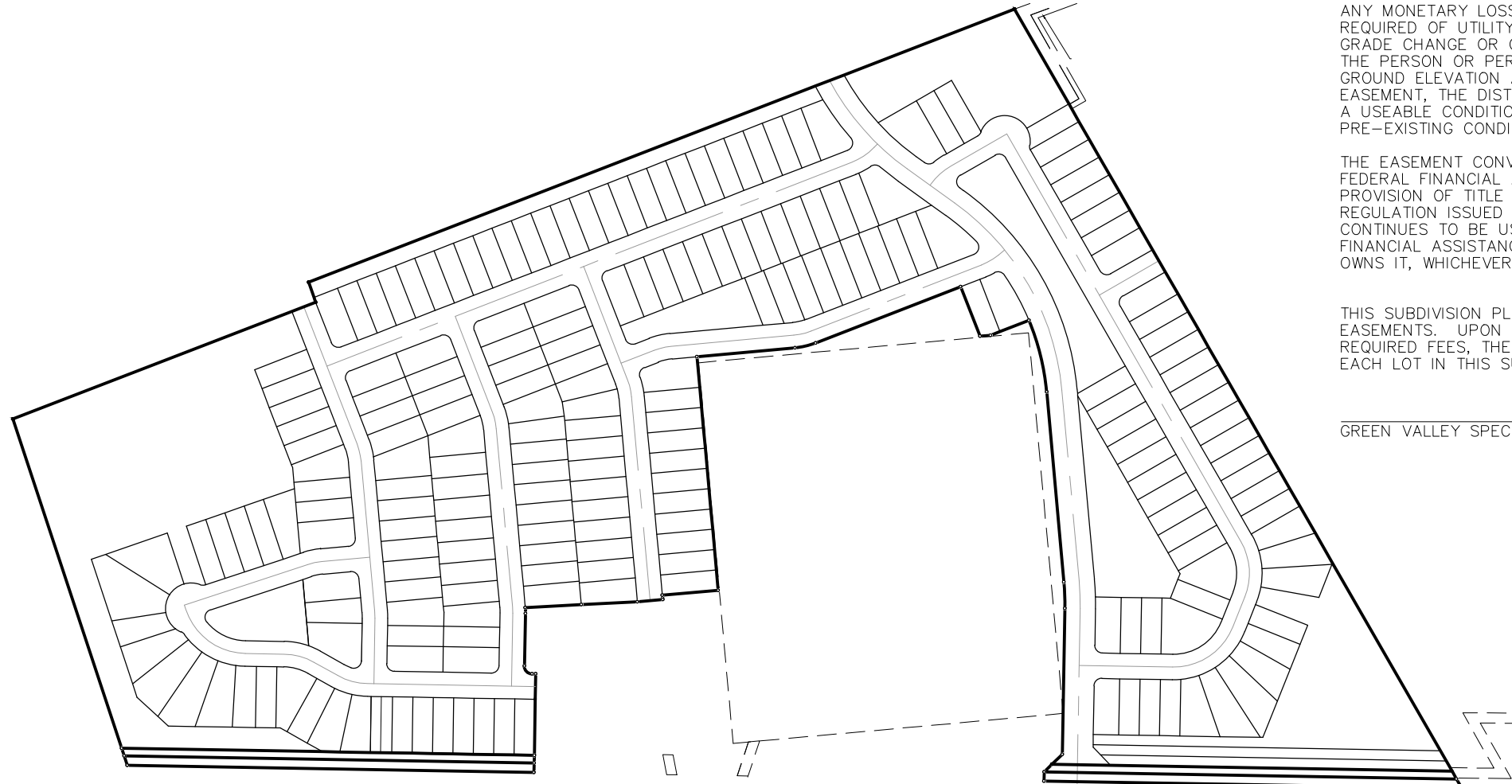
PLAT PREPARED **January 10, 2022**



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

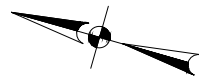
FINAL PLAT ESTABLISHING
HILLTOP MEADOWS, UNIT 1

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.



INDEX MAP

SCALE: 1"=300'



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 TREATING IMPERVIOUS COVER 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 1,613.95 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 THOROUGHFARE 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.

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: _____

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 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 THERE TO. 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.

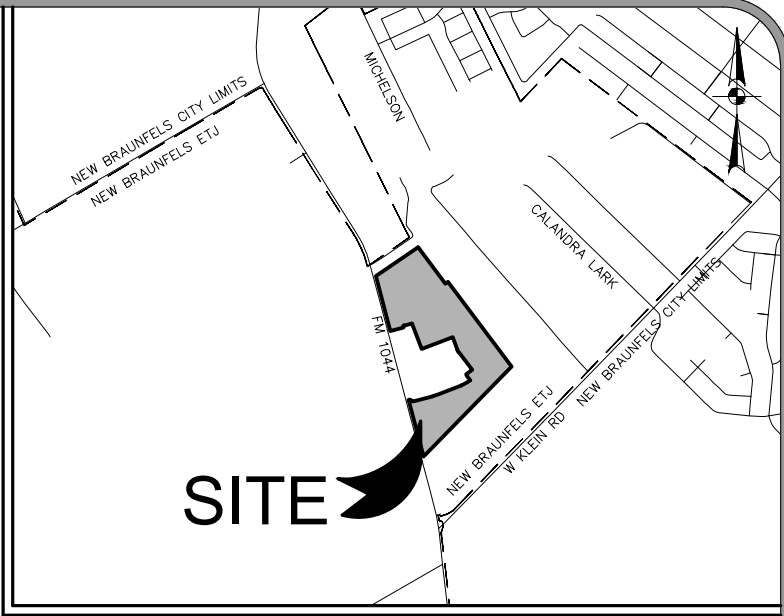
GREEN VALLEY SPECIAL UTILITY DISTRICT _____ DATE _____

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.

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 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.
- 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.

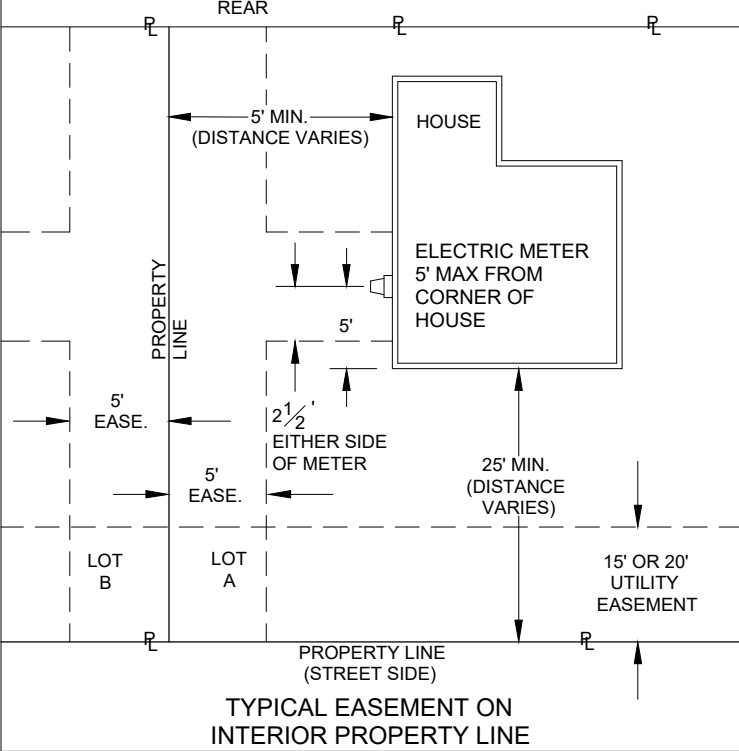


LOCATION MAP

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

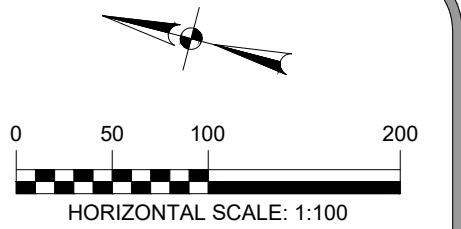
DEPUTY _____

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.

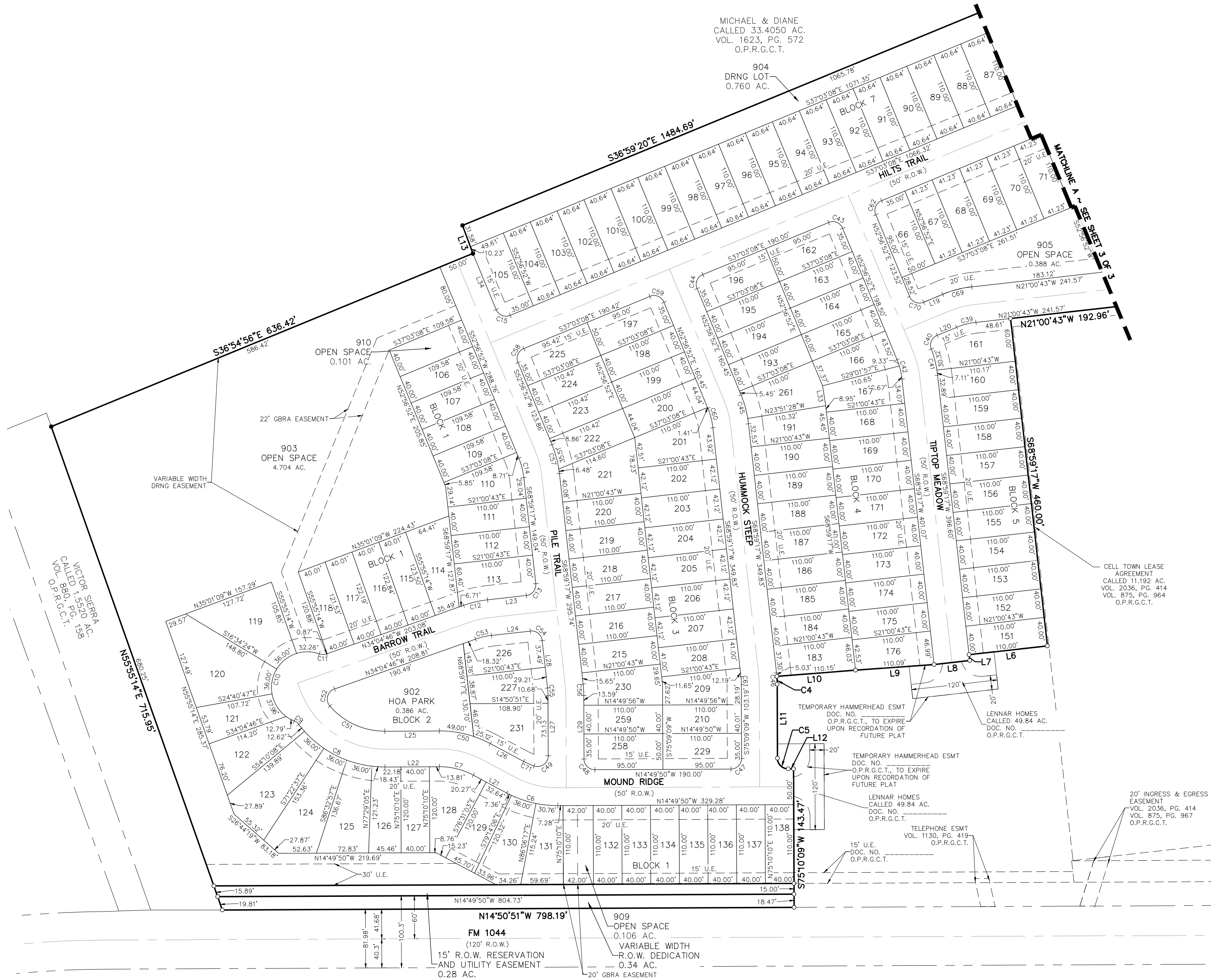
MICHAEL & DIANE
CALLED 33.4050 AC.
VOL. 1623, PG. 572
O.P.R.G.C.T.

904
DRNG LOT
0.760 AC.



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



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

PLAT PREPARED January 10, 2022



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

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

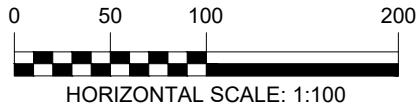
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290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
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- O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS,
GUADALUPE COUNTY, TEXAS

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

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

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'	15.00'	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