

Drawing Name: T:\337 - Lennar Homes\013 - Parkside Unit 2\Plat\Parkside Unit 2 Plat.dwg User: randy Jun 08, 2022 - 9:23am

- PLAT NOTES:
- ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER SERVICES BY SPRINGS HILL WATER SUPPLY. SEWER SERVICES WILL BE PROVIDED BY GUADALUPE-BLANCO RIVER AUTHORITY. ELECTRIC SERVICES BY NEW BRAUNFELS UTILITIES. TELEPHONE AND CABLE SERVICES FOR THE SUBDIVISION WILL BE PROVIDED BY AT&T COMMUNICATIONS AND/OR SPECTRUM.
  - 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 1.00014.
  - 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 LIMITS OF THE CITY OF NEW BRAUNFELS.
  - 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 48187C0120F, 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 PLAN. 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 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 HOME BUILDER AT THE TIME OF BUILDING CONSTRUCTION ALONG:
    - VESPER BEND, TWISTED CREEK, LAKE HILLS, DOUBLE OAK DR, HUNTER PEAK.
  - TEN (10) FOOT WIDE ALTERNATE PEDESTRIAN PLAN SHARED USE PATH WILL BE CONSTRUCTED PER CITY STANDARDS BY THE DEVELOPER AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
    - WINCHESTER DR--LOT 64, BLOCK 35, LOTS 65 AND 76, BLOCK 36, LOTS 77 AND 88, BLOCK 37 AND LOT 89, BLOCK 38.
  - FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ADJACENT TO THE CURB BY THE DEVELOPER AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
    - VESPER BEND--OPPOSITE LOTS 18-19, BLOCK 1; LOT A, BLOCK 1; AND LOT S, BLOCK 32.
    - DOUBLE OAK DR--LOT S, BLOCK 32 AND LOT T, BLOCK 33.
  - THE ELEVATION OF THE LOWEST FLOOR OF 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 STRUCTURES 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 (1) DWELLING UNIT PER BUILDABLE LOT WITH A MAXIMUM OF 97 LOTS WHERE FEES ARE DUE AT THE TIME OF PLAT RECORDATION. AT SUCH TIME THAT ANY NEW DWELLING UNITS ARE CONSTRUCTED, THE OWNER(S) OF THE LOT(S) SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.
  - THIS UNIT CONTAINS 97 BUILDABLE RESIDENTIAL LOTS.
  - LOT A, BLOCK 1 (DRAINAGE), LOT S, BLOCK 32 (DRAINAGE), LOT T, BLOCK 33 (DRAINAGE) WILL BE OWNED AND MAINTAINED BY THE PARKSIDE SUBDIVISION HOME OWNERS ASSOCIATION.
  - PERMANENT WATER QUALITY CONTROLS ARE REQUIRED FOR THIS SUBDIVISION PLAT IN ACCORDANCE WITH THE CITY OF NEW BRAUNFELS DRAINAGE AND EROSION CONTROL DESIGN MANUAL.
  - THIS SUBDIVISION IS SUBJECT TO THE AIRPORT HAZARD ZONING DISTRICT STANDARDS AND REGULATIONS OF THE CITY OF NEW BRAUNFELS ZONING ORDINANCE. THIS PROPERTY IS LOCATED IN THE CONICAL ZONE FOR HEIGHT RESTRICTIONS.
  - ANY DRIVEWAY CONSTRUCTION ON COUNTY ROADS WITHIN THE UNINCORPORATED AREAS OF GUADALUPE COUNTY MUST BE PERMITTED BY THE GUADALUPE COUNTY ROAD DEPT.

NEW BRAUNFELS UTILITIES NOTES:

- MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT, MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
- UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE DWELLING ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING AND SERVICE.
- UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
- EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER'S/DEVELOPER'S EXPENSE.
- DO NOT COMBINE ANY NEW UTILITY EASEMENTS (U.E.) WITH DRAINAGE EASEMENTS (D.E.) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (U.E.) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.

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 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  
410 N. SEGUIN AVE., NEW BRAUNFELS, TEXAS 78130

PLAT PREPARED MARCH 13, 2021



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

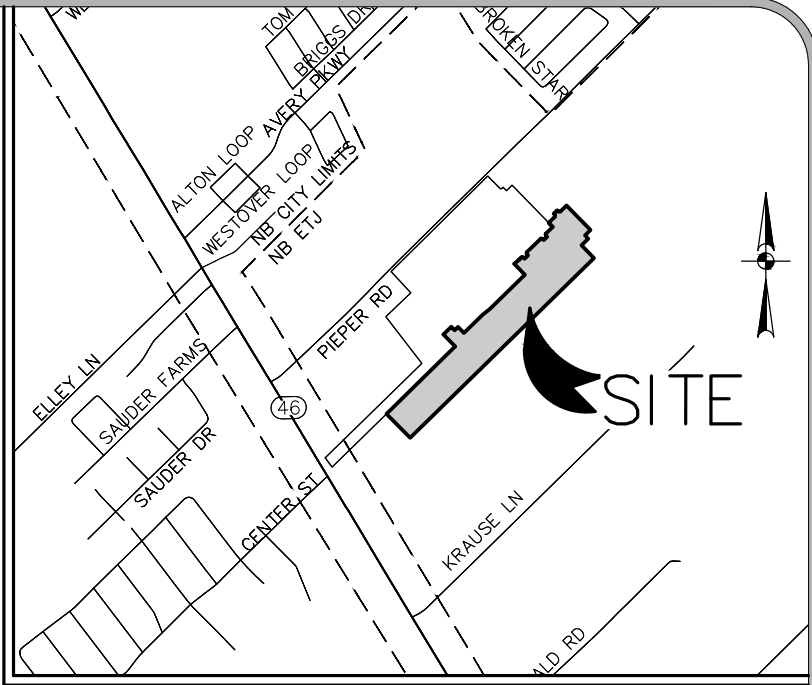
## FINAL PLAT ESTABLISHING PARKSIDE, UNIT 2

BEING 27.60 ACRE OF LAND OUT OF THE ANTONIO MARIA ESNAURIZAR SURVEY, ABSTRACT 20, LOCATED IN GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A CALLED 99.104 ACRE TRACT RECORDED IN DOCUMENT NO. 202099026776, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

SHWSC NOTES:

- THE TRACT IS WITHIN THE BOUNDARIES OF WATER CERTIFICATE OF CONVENIENCE AND NECESSITY NO. 10666, WHICH IS POSSESSED BY SHWSC. SHWSC WILL PROVIDE WATER SERVICE TO THE REFERENCED TRACT UPON THE EXECUTION OF A NON-STANDARD SERVICE AGREEMENT BETWEEN SHWSC AND THE LANDOWNER AND COMPLETION OF THE OBLIGATIONS CONTAINED THEREIN.
- ONCE THE TERMS UPON WHICH SHWSC WILL PROVIDE WATER SERVICE TO THE TRACT ARE AGREED TO IN A NON-STANDARD SERVICE AGREEMENT BETWEEN SHWSC AND THE OWNER OF THE TRACT, SHWSC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- ANY EASEMENT DESIGNATED AS A SHWSC UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
- ALL SHWSC EASEMENTS ARE FOR CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ANY SHWSC FACILITY LOCATED WITHIN SAID EASEMENT.
- NO CONCRETE OR PAVEMENT MAY BE PLACED OVER A SHWSC WATER UTILITY LINE.

AUTHORIZED AGENT SPRINGS HILL WATER SUPPLY CORPORATION	DATE
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LOCATION MAP  
NOT TO SCALE

GBRA NOTES:

- PROVIDE DEDICATED EASEMENTS IN THE NAME OF GBRA. EASEMENTS SHALL NOT OVERLAP OR BE WITHIN RESIDENTIAL LOTS.
- WHERE OUTSIDE OF PUBLIC RIGHT-OF-WAY, PROVIDE DEDICATED EASEMENTS WITH A MINIMUM WIDTH EQUAL TO PIPE OUTSIDE DIAMETER, ROUNDED UP TO THE NEAREST FOOT, PLUS 10 FEET MINIMUM ON EACH SIDE. FOR EASEMENTS WITH MULTIPLE PIPES, PROVIDE 10 FEET MINIMUM HORIZONTAL CLEARANCE BETWEEN PIPES. PROVIDE ADDITIONAL WIDTH FOR EASEMENTS THAT ARE NOT LOCATED ADJACENT TO PUBLIC RIGHT-OF-WAY.
- THE GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) IS HEREBY DEDICATED THE EASEMENT AND RIGHTS-OF-WAY IN THE AREAS DESIGNATED ON THIS PLAN FOR WASTEWATER FACILITIES FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED WASTEWATER 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 EASEMENTS.
- 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 WASTEWATER SERVICES SHALL NOT BE INSTALLED WITHIN FENCED AREAS.

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 \_\_\_\_\_

DATE \_\_\_\_\_ NEW BRAUNFELS UTILITIES \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF GUADALUPE

COUNTY CLERK, GUADALUPE COUNTY, TEXAS

DEPUTY \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF GUADALUPE

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE PARKSIDE, UNIT 1 A SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, 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 OF TEXAS  
LAND AND CONSTRUCTION, LTD, A TEXAS LIMITED PARTNERSHIP  
BY: RICHARD MOTT - DIRECTOR OF LAND DEVELOPMENT  
1922 DRY CREEK WAY, SUITE 101  
SAN ANTONIO, TEXAS 78259

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

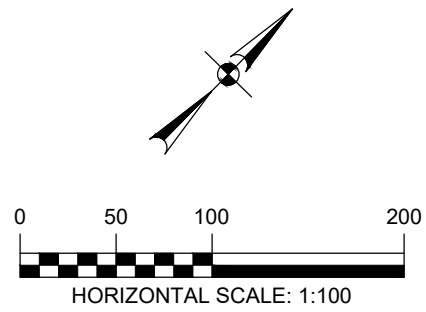
BY \_\_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS

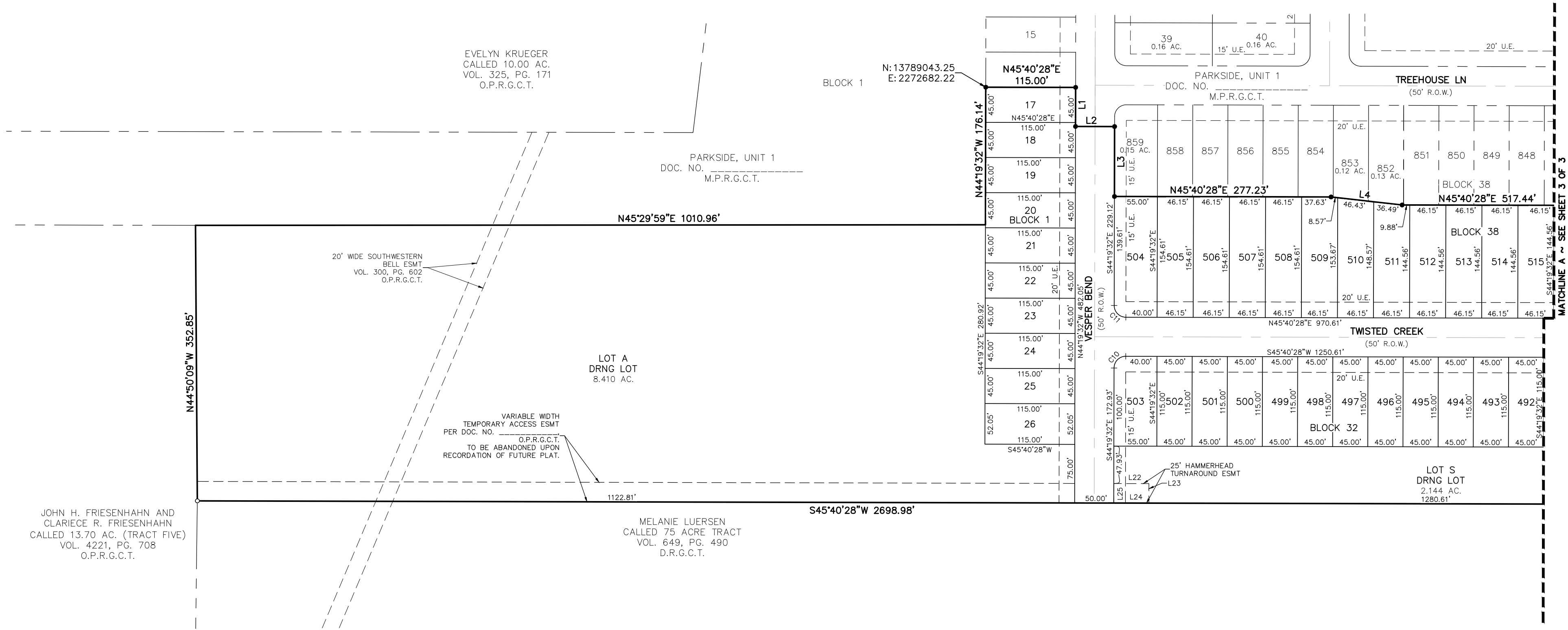
MY COMMISSION EXPIRES: \_\_\_\_\_

FINAL PLAT ESTABLISHING  
PARKSIDE, UNIT 2

BEING 27.60 ACRE OF LAND OUT OF THE ANTONIO MARIA ESNAURIZAR SURVEY,  
ABSTRACT 20, LOCATED IN GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A  
CALLED 99.104 ACRE TRACT RECORDED IN DOCUMENT NO. 202099026776, OFFICIAL  
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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
  - DRNG = DRAINAGE
  - R.O.W. = RIGHT-OF-WAY
  - N.V.A.E. = NON-VEHICULAR ACCESS EASEMENT
  - 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
  - D.R.G.C.T. = DEED RECORDS,  
GUADALUPE COUNTY, TEXAS



Drawing Name: I:\337 - Lennar Homes\013 - Parkside Unit 2\Plat\Parkside Unit 2 Plat.dwg User: randyr Jun 08, 2022 - 9:23am

PLAT PREPARED MARCH 13, 2021



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

Drawing Name: T:\337 - Lennar Homes\01.3 - Parkside Unit 2\Plat\Parkside Unit 2 Plat.dwg User: randyr Jun 08, 2022 - 9:24am

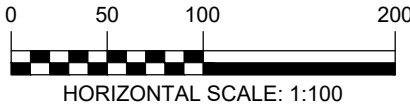
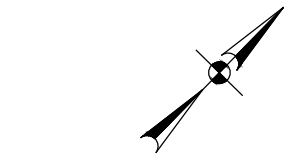
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	50.00'	S44°19'32"E
L2	50.00'	N45°40'28"E
L3	89.51'	S44°19'32"E
L4	91.50'	N51°58'31"E
L5	40.68'	N45°40'28"E
L6	17.50'	S44°19'32"E
L7	50.00'	N45°40'28"E
L8	17.50'	N44°19'32"W
L9	17.93'	S44°19'32"E
L10	50.00'	N45°40'28"E
L11	17.93'	N44°19'32"W
L12	100.00'	N45°40'28"E
L13	60.00'	N44°19'32"W
L14	90.00'	N45°40'28"E
L15	17.50'	N44°19'32"W
L16	50.00'	N45°40'28"E
L17	17.50'	S44°19'32"E
L18	90.00'	N45°40'28"E
L19	80.00'	N45°40'28"E
L20	50.00'	S44°19'32"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	99.44'	S45°40'28"W
L22	45.00'	N45°40'28"E
L23	25.00'	S44°19'32"E
L24	45.00'	S45°40'28"W
L25	25.00'	S44°19'32"E

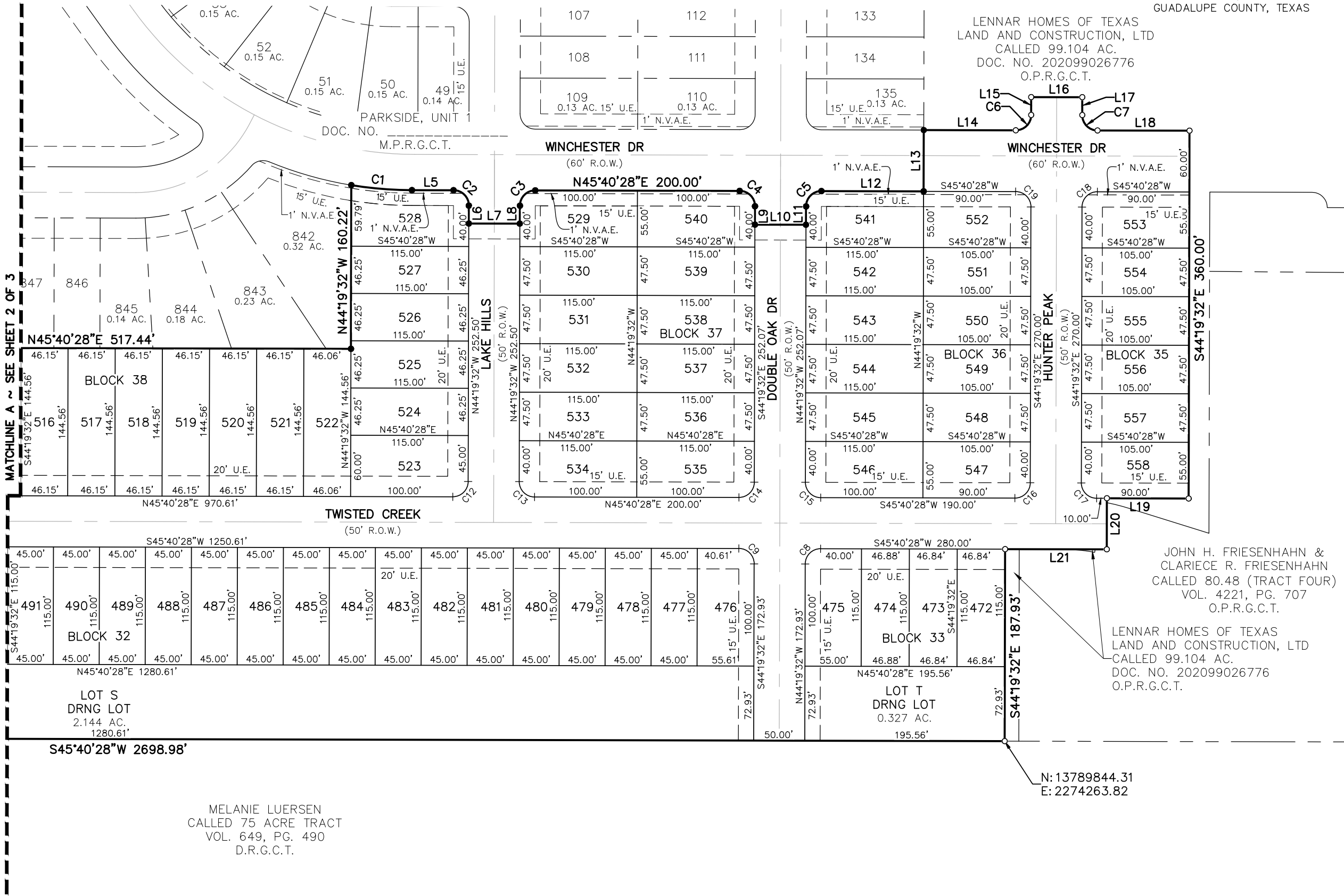
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	59.57'	370.00'	009°13'30"	29.85'	59.51'	N50°17'13"E
C2	23.56'	15.00'	090°00'00"	15.00'	21.21'	S89°19'32"E
C3	23.56'	15.00'	090°00'00"	15.00'	21.21'	N00°40'28"E
C4	23.56'	15.00'	090°00'00"	15.00'	21.21'	S89°19'32"E
C5	23.56'	15.00'	090°00'00"	15.00'	21.21'	N00°40'28"E
C6	23.56'	15.00'	090°00'00"	15.00'	21.21'	N00°40'28"E
C7	23.56'	15.00'	090°00'00"	15.00'	21.21'	S89°19'32"E
C8	23.56'	15.00'	090°00'00"	15.00'	21.21'	S00°40'28"W
C9	23.56'	15.00'	090°00'00"	15.00'	21.21'	N89°19'32"W
C10	23.56'	15.00'	090°00'00"	15.00'	21.21'	S00°40'28"W

FINAL PLAT ESTABLISHING  
PARKSIDE, UNIT 2

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MELANIE LUERSEN  
CALLED 75 ACRE TRACT  
VOL. 649, PG. 490  
D.R.G.C.T.

N:13789844.31  
E:2274263.82

PLAT PREPARED MARCH 13, 2021



290 S. CASTELL AVE., STE. 100  
NEW BRAUNFELS, TX 78130  
TBPE FIRM F-10961  
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CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C11	23.56'	15.00'	090°00'00"	15.00'	21.21'	S89°19'32"E
C12	23.56'	15.00'	090°00'00"	15.00'	21.21'	N00°40'28"E
C13	23.56'	15.00'	090°00'00"	15.00'	21.21'	S89°19'32"E
C14	23.56'	15.00'	090°00'00"	15.00'	21.21'	N00°40'28"E
C15	23.56'	15.00'	090°00'00"	15.00'	21.21'	S89°19'32"E
C16	23.56'	15.00'	090°00'00"	15.00'	21.21'	N00°40'28"E
C17	23.56'	15.00'	090°00'00"	15.00'	21.21'	S89°19'32"E
C18	23.56'	15.00'	090°00'00"	15.00'	21.21'	S00°40'28"W
C19	23.56'	15.00'	090°00'00"	15.00'	21.21'	N89°19'32"W