FINAL PLAT ESTABLISHING

# HIGHLAND RIDGE, UNIT 1

BEING AN 13.40 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. 202099024053, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

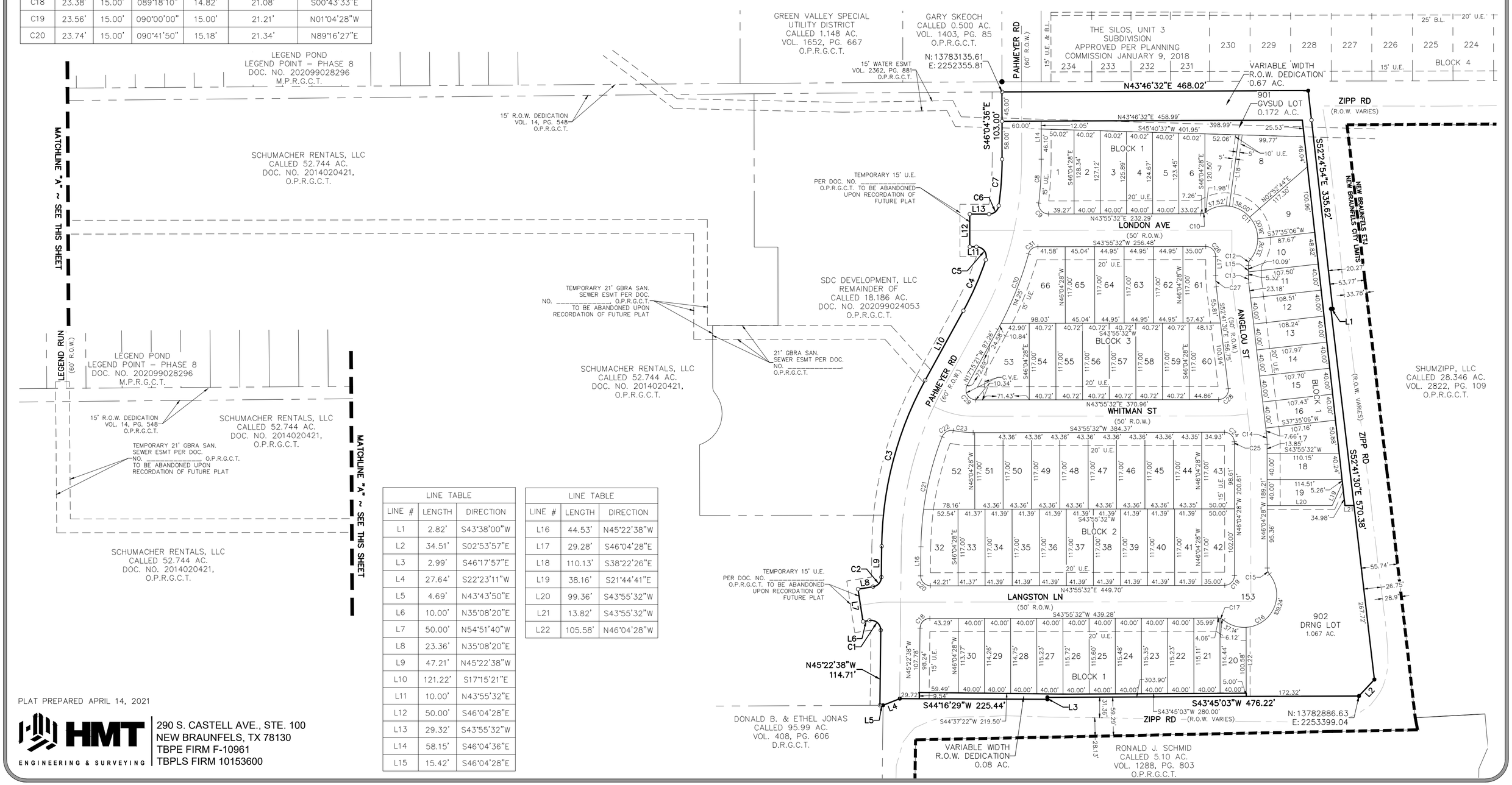
## Highland Ridge, Unit 1
## Proposed Plat Exhibit

0 50 100 200
HORIZONTAL SCALE: 1:100

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
- C.V.E. = CLEAR VISION 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

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD LENGTH | CHORD BEARING |
| C1 | 26.04' | 15.00' | 099°29'01" | 17.71' | 22.89' | S84°52'51"W |
| C2 | 21.08' | 15.00' | 080°30'59" | 12.70' | 19.39' | N05°07'09"W |
| C3 | 265.04' | 540.00' | 028°07'17" | 135.24' | 262.39' | S31°19'00"E |
| C4 | 85.13' | 480.00' | 010°09'44" | 42.68' | 85.02' | N22°20'13"W |
| C5 | 28.45' | 15.00' | 108°39'23" | 20.90' | 24.37' | N81°44'47"W |
| C6 | 21.34' | 15.00' | 081°29'52" | 12.92' | 19.58' | N03°10'36"E |
| C7 | 71.25' | 480.00' | 008°30'15" | 35.69' | 71.18' | N41°49'28"W |
| C8 | 67.08' | 540.00' | 007°07'04" | 33.58' | 67.04' | N42°31'04"W |
| C9 | 25.42' | 15.00' | 097°06'56" | 16.99' | 22.49' | S87°31'00"E |
| C10 | 9.24' | 15.00' | 035°17'54" | 4.77' | 9.10' | N26°16'35"E |
| C11 | 143.28' | 50.00' | 164°11'17" | 360.06' | 99.05' | N89°16'43"W |
| C12 | 10.18' | 15.00' | 038°53'24" | 5.30' | 9.99' | S26°37'46"E |
| C13 | 11.55' | 100.00' | 006°37'02" | 5.78' | 11.54' | S49°22'59"E |
| C14 | 17.32' | 150.00' | 006°37'02" | 8.67' | 17.31' | N49°22'59"W |
| C15 | 10.18' | 15.00' | 038°52'15" | 5.29' | 9.98' | S65°30'36"E |
| C16 | 146.38' | 50.00' | 167°44'30" | 465.62' | 99.43' | N01°04'28"W |
| C17 | 10.18' | 15.00' | 038°52'15" | 5.29' | 9.98' | S63°21'39"W |
| C18 | 23.38' | 15.00' | 089°18'10" | 14.82' | 21.08' | S00°43'33"E |
| C19 | 23.56' | 15.00' | 090°00'00" | 15.00' | 21.21' | N01°04'28"W |
| C20 | 23.74' | 15.00' | 090°41'50" | 15.18' | 21.34' | N89°16'27"E |

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD LENGTH | CHORD BEARING |
| C21 | 172.20' | 480.00' | 020°33'15" | 87.03' | 171.27' | S35°06'01"E |
| C22 | 21.05' | 15.00' | 080°25'11" | 12.68' | 19.37' | S15°23'13"W |
| C23 | 30.56' | 150.00' | 011°40'16" | 15.33' | 30.50' | N49°45'40"E |
| C24 | 22.96' | 15.00' | 087°42'44" | 14.41' | 20.79' | S87°46'57"W |
| C25 | 3.99' | 100.00' | 002°17'14" | 2.00' | 3.99' | N47°13'05"W |
| C26 | 23.56' | 15.00' | 090°00'00" | 15.00' | 21.21' | S88°55'32"W |
| C27 | 17.32' | 150.00' | 006°37'02" | 8.67' | 17.31' | S49°22'59"E |
| C28 | 25.29' | 15.00' | 096°37'02" | 16.84' | 22.40' | N04°22'59"W |
| C29 | 31.11' | 15.00' | 118°49'07" | 25.37' | 25.82' | S76°39'55"E |
| C30 | 125.09' | 540.00' | 013°16'20" | 62.83' | 124.81' | N23°53'31"W |
| C31 | 19.49' | 15.00' | 074°27'13" | 11.40' | 18.15' | S06°41'55"W |




| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | DIRECTION |
| L1 | 2.82' | S43°38'00"W |
| L2 | 34.51' | S02°53'57"E |
| L3 | 2.99' | S46°17'57"E |
| L4 | 27.64' | S22°23'11"W |
| L5 | 4.69' | N43°43'50"E |
| L6 | 10.00' | N35°08'20"E |
| L7 | 50.00' | N54°51'40"W |
| L8 | 23.36' | N35°08'20"E |
| L9 | 47.21' | N45°22'38"W |
| L10 | 121.22' | S17°15'21"E |
| L11 | 10.00' | N43°55'32"E |
| L12 | 50.00' | S46°04'28"E |
| L13 | 29.32' | S43°55'32"W |
| L14 | 58.15' | S46°04'36"E |
| L15 | 15.42' | S46°04'28"E |

| LINE TABLE | | |
|---|---|---|
| LINE # | LENGTH | DIRECTION |
| L16 | 44.53' | N45°22'38"W |
| L17 | 29.28' | S46°04'28"E |
| L18 | 110.13' | S38°22'26"E |
| L19 | 38.16' | S21°44'41"E |
| L20 | 99.36' | S43°55'32"W |
| L21 | 13.82' | S43°55'32"W |
| L22 | 105.58' | N46°04'28"W |

PLAT PREPARED APRIL 14, 2021


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



Drawing Name: T:\080 – Armadillo Homes\080.007 – Highland Ridge\Unit 1\Highland Ridge Unit 1 Plat.dwg User: kellyk Apr 14, 2021 – 12:50pm