

Drawing Name: T:\031 - DR Horton\031.060 - Parkside Platting\Unit 1 Plat\parkside unit 1 preliminary plat-REDLINE.dwg User: chrisvh Feb 19, 2019 - 1:48pm

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.
- A PORTION OF THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF NEW BRAUNFELS AND A PORTION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF NEW BRAUNFELS.
- THIS SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREA (100 YR. FLOOD), 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 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 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.
- SIX (6) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
A. WHITE WILLOW AND TREEHOUSE LN - LOT P, BLOCK 3.
- FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
A. PIEPER RD - LOT A, BLOCK 1; LOT C, BLOCK 4.
B. PIEPER RD/WINCHERSTER DR - LOT B, BLOCK 1; LOT D, BLOCK 4.
C. DOUBLE OAK DR - LOT C, BLOCK 4; LOT D, BLOCK 4; OPPOSITE LOT C AND D, BLOCK 4.
D. WHITE WILLOW AND SWEET OLIVE - LOT D, BLOCK 4.
- TEN (10) FOOT WIDE ALTERNATE PEDESTRIAN PLAN SHARED USE PATH WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
A. PIEPER RD - LOT C, BLOCK 4.
B. WINCHERSTER DR - LOT D, BLOCK 4; LOTS 58-63, BLOCK 4; LOT 93, BLOCK 6; LOT P, BLOCK 3; LOT 849, BLOCK 38; OPPOSITE LOTS 103-104, BLOCK 6; OPPOSITE LOTS 105 AND 130, BLOCK 7; AND OPPOSITE LOT 131, BLOCK 8.
- FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE HOME BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG:
A. DOUBLE OAK DR, WHITE WILLOW, LAKE HILLS, SWEET OLIVE, TREEHOUSE LN, AND VESPER BEND.
- 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 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 (1) DWELLING UNIT PER BUILDABLE LOT WITH A MAXIMUM OF 153 LOTS WHERE FEES ARE DUE. AT THE TIME OF PLAT RECORDEATION, 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 152 BUILDABLE RESIDENTIAL LOTS.
- LOT A (OPEN SPACE), LOT B (DRAINAGE), LOT C (UTILITY), LOT D (DRAINAGE), LOT P (PARK), AND LOT W (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 STANDARDS AND REGULATIONS.
- ANY DRIVEWAY CONSTRUCTION ON COUNTY ROADS WITHIN THE UNINCORPORATED AREAS OF GUADALUPE COUNTY MUST BE PERMITTED BY THE GUADALUPE COUNTY ROAD DEPT.

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

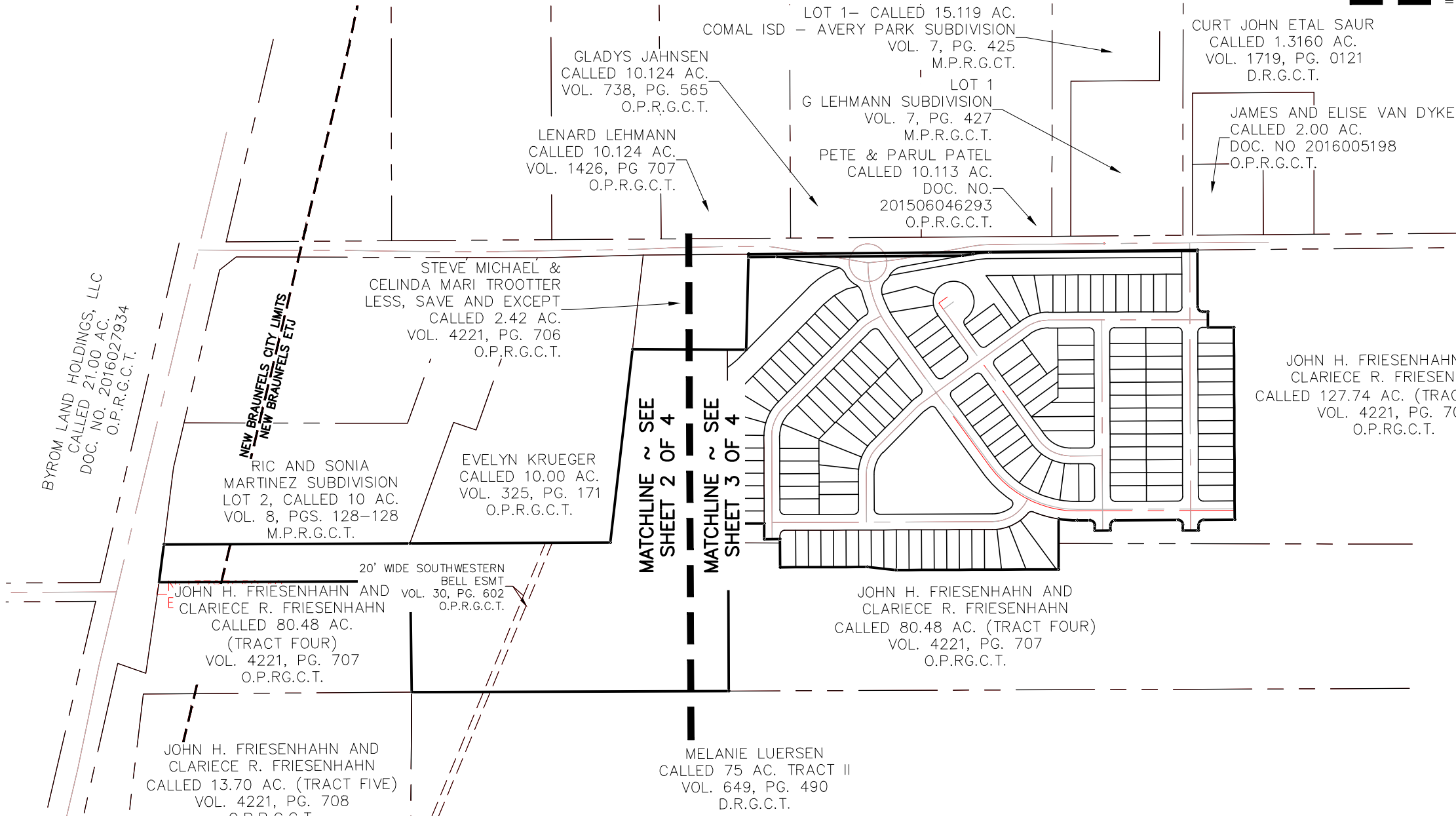
PLAT REVISED FEBRUARY 19, 2019
PLAT PREPARED JANUARY 18, 2019



410 N. SEGUIN AVE.
NEW BRAUNFELS,
TEXAS 78130
WWW.HMTNB.COM
PH: (830)625-8555
TBPE FIRM F-10961
TBPLS FIRM 10153600

PRELIMINARY PLAT ESTABLISHING
PARKSIDE, UNIT 1

BEING A 51.65 ACRE OF LAND OUT OF THE ANTONIO MARIA ESNAURIZAR UPDATE SURVEY, ABSTRACT 20, LOCATED IN GUADALUPE COUNTY, TEXAS. BEING A PORTION OF A CALLED 127.74 ACRE TRACT, TRACT SEVEN, AND A CALLED 80.48 ACRE TRACT, TRACT FOUR, ALL RECORDED IN VOLUME 4221, PAGE 706, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.



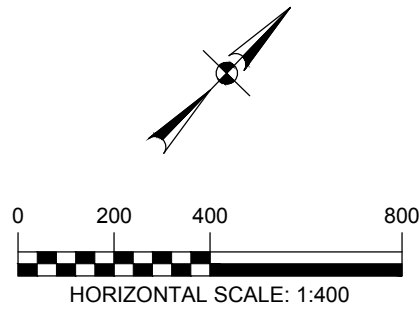
NEW BRAUNFELS UTILITIES NOTES:

- 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.

GBRA NOTES:

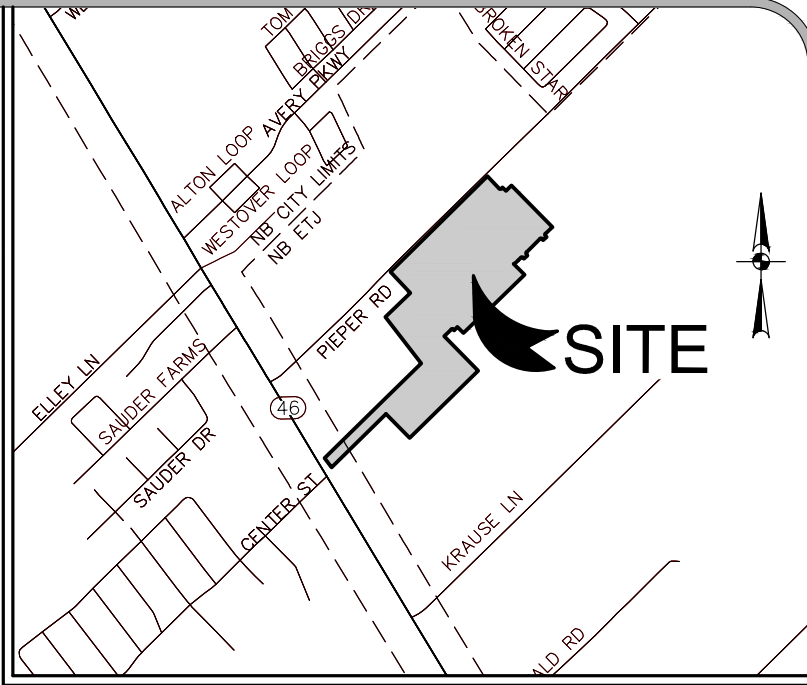
- PROVIDE DEDICATED EASEMENTS IN THE NAME OF GBRA. EASEMENTS SHALL NOT OVERLAP OR BE WITHIN RESIDENTIAL LOTS.
- WHERE OUTSIDE OF PUBLIC RIGHT-OF-WAY, PROVIDE DEDICATED EASEMENTS WITH A MINIMUM WIDTH EQUAL TO PIPE OUTSIDE DIAMETER, ROUNDED UP TO THE NEAREST FOOT, PLUS 10 FEET MINIMUM ON EACH SIDE. FOR 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.

INDEX MAP



LEGEND:

- 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
- D.R.G.C.T. = DEED RECORDS, GUADALUPE COUNTY, TEXAS
- = MATCHLINE



LOCATION MAP
NOT TO SCALE

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 ENCR OACH 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 ZERO (0) POINT OF ACCESS TO STATE HIGHWAY 46 BASED ON AN APPROXIMATE OVERALL FRONTAGE OF 121.02 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.

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

I, _____, COUNTY CLERK OF GUADALUPE COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 20____, AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____, AT _____ M. IN THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY IN BOOK VOLUME _____, ON PAGE _____, IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

COUNTY CLERK, GUADALUPE COUNTY, TEXAS

DEPUTY

STATE OF TEXAS
COUNTY OF GUADALUPE

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS PARKSIDE, 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
A TEXAS LIMITED PARTNERSHIP

BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER

BY: ROBERT A. DAIGLE, VICE PRESIDENT
CONTINENTAL HOMES OF TEXAS, LP
DBA D R HORTON AMERICA'S BUILDER
210 W. HUTCHINSON STREET
SAN MARCO, TEXAS 78666

STATE OF TEXAS
COUNTY OF COMAL

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

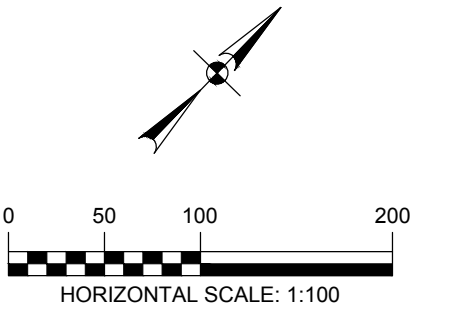
BY _____

NOTARY PUBLIC, STATE OF TEXAS

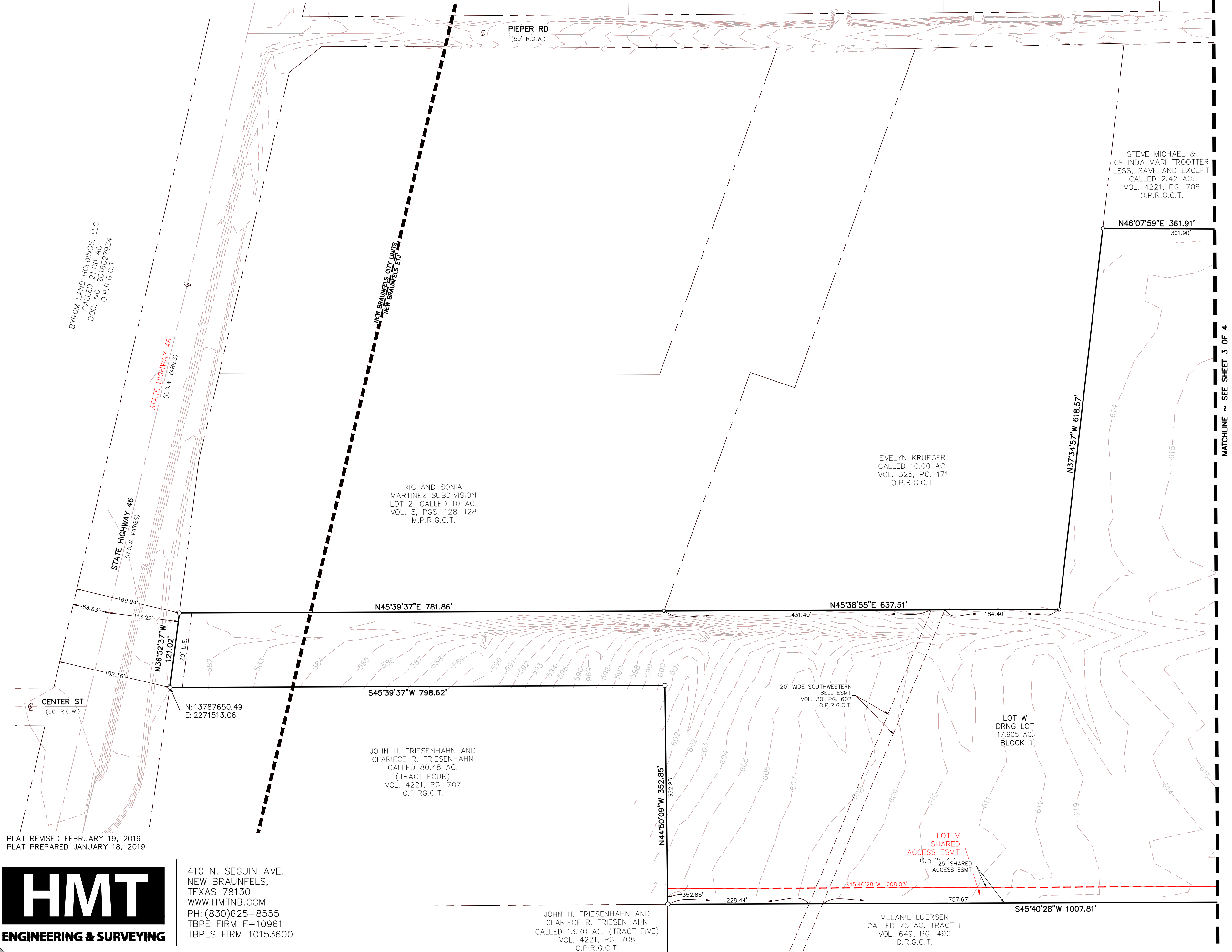
MY COMMISSION EXPIRES: _____

PRELIMINARY PLAT ESTABLISHING
PARKSIDE, UNIT 1

BEING A 51.65 ACRE OF LAND OUT OF THE ANTONIO MARIA ESNAURIZAR UPDATE SURVEY, ABSTRACT 20, LOCATED IN GUADALUPE COUNTY, TEXAS. BEING A PORTION OF A CALLED 127.74 ACRE TRACT, TRACT SEVEN, AND A CALLED 80.48 ACRE TRACT, TRACT FOUR, ALL RECORDED IN VOLUME 4221, PAGE 706, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.



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(UNLESS NOTED OTHERWISE)
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 - U.E. = UTILITY EASEMENT
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PLAT REVISED FEBRUARY 19, 2019
PLAT PREPARED JANUARY 18, 2019

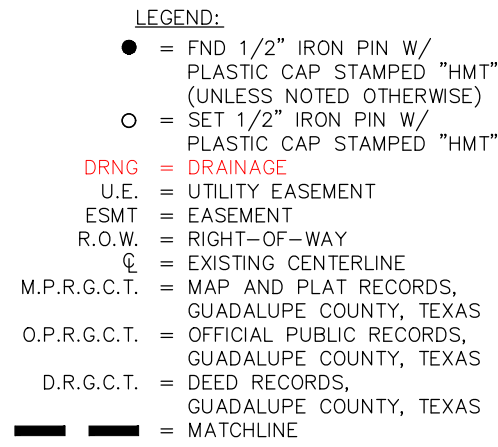


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JOHN H. FRIESENHAHN AND
CLARIECE R. FRIESENHAHN
CALLED 13.70 AC. (TRACT FIVE)
VOL. 4221, PG. 708
O.P.R.G.C.T.

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

MATCHLINE ~ SEE SHEET 3 OF 4



BEING A 51.65 ACRE OF LAND OUT OF THE ANTONIO MARIA ESNAURIZAR UPDATE SURVEY, ABSTRACT 20, LOCATED IN GUADALUPE COUNTY, TEXAS. BEING A PORTION OF A CALLED 127.74 ACRE TRACT, TRACT SEVEN, AND A CALLED 80.48 ACRE TRACT, TRACT FOUR, ALL RECORDED IN VOLUME 4221, PAGE 706, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

MES AND ELISE VAN DYKE
CALLED 2.00 AC.
DOC. NO 2016005198
O.P.R.G.C.T.

SEE DETAIL "A" -
SHEET 4 OF 4

MATCHLINE ~ SEE SHEET 2 OF 4

MELANIE LUERSEN
CALLED 75 AC. TRACT II
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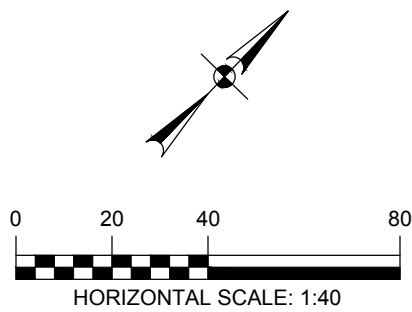
HMT
ENGINEERING & SURVEYING

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Drawing Name: T:\031 - DR Horton\031.060 - Parkside Platting\Unit 1 Plat\parkside unit 1 preliminary plat-REDLINE.dwg User: chrish Feb 19, 2019 - 12:06pm

PRELIMINARY PLAT ESTABLISHING
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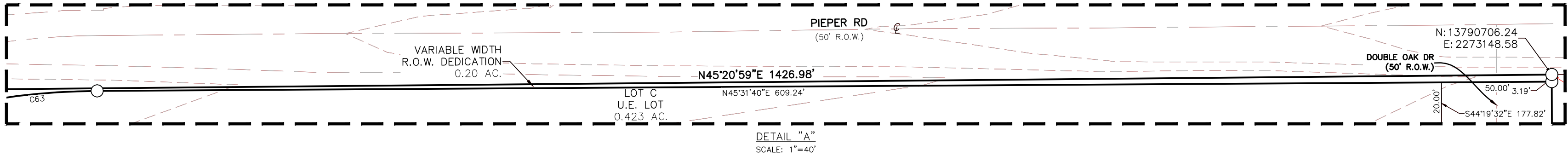
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	23.56'	15.00'	090°00'00"	15.00'	21.21'	S89°19'32"E
C2	23.56'	15.00'	090°00'00"	15.00'	21.21'	S00°40'28"W
C3	23.56'	15.00'	090°00'00"	15.00'	21.21'	N89°19'32"W
C4	23.56'	15.00'	090°00'00"	15.00'	21.21'	S00°40'28"W
C5	23.56'	15.00'	090°00'00"	15.00'	21.21'	N89°19'32"W
C7	59.57'	370.00'	009°13'30"	29.85'	59.51'	N50°17'13"E
C8	40.98'	44.00'	053°21'39"	22.11'	39.51'	S82°03'10"W
C9	46.51'	80.00'	033°18'25"	23.93'	45.85'	S87°55'14"E
C10	35.47'	43.90'	046°17'21"	18.76'	34.51'	N81°29'09"W
C11	54.69'	370.00'	008°28'09"	27.40'	54.64'	S62°37'57"E
C12	21.24'	15.00'	081°08'17"	12.84'	19.51'	N26°17'54"W
C13	35.79'	150.00'	013°40'15"	17.98'	35.71'	S07°26'07"W
C14	117.61'	150.00'	044°55'31"	62.02'	114.62'	S21°51'46"E
C15	23.56'	15.00'	090°00'00"	15.00'	21.21'	S00°40'28"W
C16	23.56'	15.00'	090°00'00"	15.00'	21.21'	S89°19'32"E
C17	78.41'	100.00'	044°55'31"	41.34'	76.42'	S21°51'46"E
C18	19.11'	100.00'	010°57'01"	9.59'	19.08'	S06°04'30"W
C19	23.46'	15.00'	089°37'34"	14.90'	21.14'	S56°21'47"W
C20	9.13'	370.00'	001°24'49"	4.56'	9.13'	S79°31'51"E
C21	23.56'	15.00'	090°00'00"	15.00'	21.21'	N35°14'15"W
C22	23.99'	150.00'	009°09'46"	12.02'	23.96'	S05°10'52"W
C23	117.61'	150.00'	044°55'31"	62.02'	114.62'	S21°51'46"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C24	23.56'	15.00'	090°00'00"	15.00'	21.21'	N00°40'28"E
C25	23.56'	15.00'	090°00'00"	15.00'	21.21'	S89°19'32"E
C26	78.41'	100.00'	044°55'31"	41.34'	76.42'	S21°51'46"E
C27	15.99'	100.00'	009°09'46"	8.01'	15.97'	S05°10'52"W
C28	23.56'	15.00'	090°00'00"	15.00'	21.21'	S54°45'45"W
C29	124.80'	370.00'	019°19'33"	63.00'	124.21'	S89°54'02"E
C30	28.47'	15.00'	108°45'58"	20.94'	24.39'	N45°10'49"W
C31	63.66'	100.00'	036°28'18"	32.95'	62.59'	N27°26'19"E
C32	128.05'	150.00'	048°54'46"	68.22'	124.20'	N21°13'05"E
C33	18.63'	15.00'	071°08'48"	10.73'	17.45'	S32°20'06"W
C34	143.58'	370.00'	022°14'02"	72.70'	142.68'	N56°47'29"E
C35	23.56'	15.00'	090°00'00"	15.00'	21.21'	N00°40'28"E
C36	292.64'	310.00'	054°05'16"	158.25'	281.90'	N72°43'06"E
C37	23.56'	15.00'	090°00'00"	15.00'	21.21'	S35°14'15"E
C38	23.56'	15.00'	090°00'00"	15.00'	21.21'	S54°45'45"W
C39	141.60'	150.00'	054°05'16"	76.57'	136.40'	N72°43'06"E
C40	23.56'	15.00'	090°00'00"	15.00'	21.21'	N89°19'32"W
C41	23.56'	15.00'	090°00'00"	15.00'	21.21'	N00°40'28"E
C42	94.40'	100.00'	054°05'16"	51.05'	90.93'	N72°43'06"E
C43	23.56'	15.00'	090°00'00"	15.00'	21.21'	S35°14'15"E
C44	62.68'	100.00'	035°54'44"	32.41'	61.66'	S27°43'06"W
C45	23.56'	15.00'	090°00'00"	15.00'	21.21'	N89°19'32"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C46	23.56'	15.00'	090°00'00"	15.00'	21.21'	S89°19'32"E
C47	23.56'	15.00'	090°00'00"	15.00'	21.21'	S00°40'28"W
C48	23.56'	15.00'	090°00'00"	15.00'	21.21'	N89°19'32"W
C49	23.56'	15.00'	090°00'00"	15.00'	21.21'	N00°40'28"E
C50	23.56'	15.00'	090°00'00"	15.00'	21.21'	S89°19'32"E
C51	23.56'	15.00'	090°00'00"	15.00'	21.21'	S00°40'28"W
C52	23.56'	15.00'	090°00'00"	15.00'	21.21'	N00°40'28"E
C53	94.02'	150.00'	035°54'44"	48.61'	92.49'	S27°43'06"W
C54	23.56'	15.00'	090°00'00"	15.00'	21.21'	N54°45'45"E
C55	23.56'	15.00'	090°00'00"	15.00'	21.21'	S35°14'15"W
C56	23.56'	15.00'	090°00'00"	15.00'	21.21'	N35°14'15"W
C57	23.56'	15.00'	090°00'00"	15.00'	21.21'	N54°45'45"E
C58	23.56'	15.00'	090°00'00"	15.00'	21.21'	S71°12'18"E
C59	97.74'	310.00'	018°03'55"	49.28'	97.34'	S30°28'33"E
C60	48.68'	44.00'	063°23'34"	27.17'	46.24'	S06°02'47"W
C61	20.29'	80.00'	014°32'01"	10.20'	20.24'	S11°09'57"W
C62	51.27'	60.00'	048°57'29"	27.32'	49.72'	S40°35'11"W
C63	54.33'	315.00'	009°52'58"	27.23'	54.27'	S40°35'11"W
C64	50.88'	295.00'	009°52'58"	25.51'	50.82'	S13°01'26"W
C66	117.96'	272.00'	024°50'54"	59.92'	117.04'	N06°07'34"E
C67	50.93'	264.00'	011°03'10"	25.54'	50.85'	N06°07'34"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	17.50'	N45°40'28"E
L2	50.00'	S44°19'32"E
L3	17.93'	S44°19'32"E
L4	50.00'	S45°40'28"W
L5	17.93'	N44°19'32"W
L6	17.50'	S44°19'32"E
L7	50.00'	S45°40'28"W
L8	17.50'	N44°19'32"W
L9	40.68'	S45°40'28"W
L10	50.00'	S45°40'28"W
L11	50.00'	N44°19'32"W
L12	89.46'	N45°30'18"E
L13	12.94'	S44°19'32"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L14	15.84'	N09°45'45"E
L15	15.84'	N09°45'45"E
L16	40.68'	N45°40'28"E
L17	61.10'	S45°40'28"W
L18	61.10'	S45°40'28"W
L19	17.50'	S45°40'28"W
L20	30.03'	S45°40'28"W
L21	33.83'	N32°08'08"E
L22	43.85'	N08°39'03"E
L23	33.44'	S35°38'42"W
L24	33.44'	S35°38'42"W



PLAT REVISED FEBRUARY 19, 2019
PLAT PREPARED JANUARY 18, 2019



410 N. SEGUIN AVE.
NEW BRAUNFELS,
TEXAS 78130
WWW.HMTNB.COM
PH: (830)625-8555
TBPE FIRM F-10961
TBPLS FIRM 10153600