

**TxDOT REQUIRED NOTES:**

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE ROW, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY ROW. OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT AND STRUCTURES FOR REDUCTION OF DISCHARGE VELOCITY WILL NOT ENCRoACH BY STRUCTURE OR GRADING INTO STATE ROW OR INTO AREAS ROW RESERVATION OR DEDICATION. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE, TRANSITION OR CONTRIBUTING ZONES, PLACEMENT OF PERMANENT STRUCTURAL BMP DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION WILL NOT BE ALLOWED. NO NEW EASEMENTS OF ANY TYPE SHOULD BE LOCATED IN AREAS OF R.O.W. RESERVATION OR DEDICATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOT'S "ACCESS MANAGEMENT MANUAL".
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE R.O.W. LOCATIONS OF SIDEWALK WITHIN STATE R.O.W. SHALL BE AS DIRECTED BY TxDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN, RIGHT-TURN LANE SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

**FLOOD PLAIN NOTE:**

- THE GRAPHIC LOCATION OF THE SUBJECT TRACT SUPERIMPOSED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48187C0115F AND 48187C012 OF EFFECTIVE DATE NOVEMBER 2, 2007, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" WHICH IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "A", (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT - WITHOUT BASE FLOOD ELEVATIONS DETERMINED) THIS STATEMENT DOES NOT IMPLY THAT ANY PORTION IS TOTALLY FREE OF POTENTIAL FLOOD HAZARD. LOCALIZED FLOODING CAN OCCUR DUE TO NATURAL AND/OR MAN-MADE INFLUENCES. THIS FLOOD STATEMENT SHALL CREATE NO LIABILITY ON THE PART OF BGE, INC. OR THE UNDERSIGNED.
- THIS PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE "A", THE 100-YEAR FLOOD ZONE, AS DEFINED BY THE FLOOD INSURANCE RATE MAP FOR GUADALUPE COUNTY, TEXAS ON COMMUNITY PANEL NO. 48187C0115F AND 48187C012, EFFECTIVE DATE NOVEMBER 2, 2007, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- NO STRUCTURE OR LAND IN THIS PLAT SHALL HEREAFTER BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A FLOODPLAIN DEVELOPMENT PERMIT FROM THE GUADALUPE COUNTY FLOODPLAIN ADMINISTRATOR.

**DRAINAGE NOTE:**

NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE BOUNDARIES OF THE DRAINAGE EASEMENTS. 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 SHALL BE ALLOWED.

**GUADALUPE COUNTY REQUIRED NOTES:**

- NO STRUCTURE, WALLS, OR OTHER OBSTRUCTION OF ANY KIND SHALL BE PLACED WITHIN BOUNDARIES OF DRAINAGE EASEMENTS. NO LANDSCAPING, FENCES, OR ANY OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASES THE HYDRAULIC CAPACITY OF THE EASEMENT SHALL BE ALLOWED.
- NO FENCING OR STRUCTURES THAT WILL INTERFERE WITH ADEQUATE DRAINAGE FLOW WILL BE ALLOWED ON OR ACROSS PROPERTY LINES.
- IN ORDER TO PROMOTE SAFE USE OF STREETS AND PRESERVE THE CONDITION OF PUBLIC STREETS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED COUNTY RIGHT-OF-WAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE GUADALUPE COUNTY ROAD & BRIDGE DEPARTMENT. THE DRIVEWAY SHALL BE CONSTRUCTED TO MEET THE GUADALUPE COUNTY ROAD & BRIDGE DEPARTMENT SPECIFICATIONS WHICH SHALL BE STATED ON THE PERMIT.
- NO STRUCTURES/HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT UNTIL AN ON-SITE SEWAGE FACILITY PERMIT HAS BEEN ISSUED OR PUBLIC SEWER HAS BEEN PROVIDED AND ROAD CONSTRUCTION IS COMPLETED AND APPROVED.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE STRUCTURES, EASEMENT, AND DETENTION POND.

**SURVEYOR'S NOTES:**

- BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD-83. DISTANCES SHOWN ARE SURFACE VALUES. THE COMBINED SCALE FACTOR IS 0.99986499. COORDINATES SHOWN HEREON ARE GRID COORDINATES.
- VERTICAL DATUM: NAVD 88 (GEOID 18)
- MONUMENTATION AS SHOWN. IT IS THE POLICY OF BGE INC. TO SET A 1/2-INCH IRON ROD WITH A CAP STAMPED "BGE INC" AT ALL CORNERS, P.C.'s, P.T.'s, AND P.I.'s (WHERE PRACTICAL) UPON COMPLETION OF CONSTRUCTION.
- DATE OF PREPARATION: AUGUST 3, 2023

**APPLICANT:**  
HIGHLANDER REAL ESTATE PARTNERS  
P.O. BOX 470249  
FORT WORTH, TX 76147

**RECORD TITLE HOLDER:**  
HIGHLANDER NB ONE  
P.O. BOX 470249  
FORT WORTH, TX 76147

**ENGINEER & SURVEYOR:**  
BGE, INC.  
7330 SAN PEDRO AVE #202  
SAN ANTONIO, TX 78216  
TEL: 210-581-3600

# GUADALUPE BEND PHASE 1

A SUBDIVISION OF 45.914 ACRES OF LAND  
LOCATED IN WILLIAM BRACKEN SURVEY, A-52, &  
GREENBERRY PATE SURVEY NO. 46, A-260  
GUADALUPE COUNTY, TEXAS

**GUADALUPE-BLANCO RIVER AUTHORITY NOTES:**

- THE GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY IN THE AREAS DESIGNATED ON THIS PLAT AS SEWER UTILITY EASEMENT FOR THE PURPOSE OF 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 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 SANITARY SEWER SERVICES SHALL NOT BE INSTALLED WITHIN FENCED AREAS.

**GUADALUPE VALLEY ELECTRIC COOPERATIVE NOTES:**

- WHERE UNDERGROUND SERVICES ARE UTILIZED 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'X 20' 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.
- ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, AND MAINTAINING THE ELECTRICAL FACILITIES.
- ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.
- THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE. THIS SUBDIVISION PLAT OF GUADALUPE BEND HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

**GENERAL NOTES:**

- WASTEWATER SYSTEM WILL BE OWNED BY GUADALUPE BLANCO RIVER AUTHORITY.
- WATER SYSTEM WILL BE OWNED BY GREEN VALLEY SPECIAL UTILITY DISTRICT.
- SIDEWALKS ARE REQUIRED ON ALL STREETS. HOMEOWNER SHALL BE RESPONSIBLE FOR LOT FRONTAGE SIDEWALK PRIOR TO CERTIFICATE OF OCCUPANCY ISSUANCE. OPEN SPACE AND EASEMENT FRONTAGE SIDEWALK SHALL BE BUILT BY DEVELOPER PRIOR TO SUBDIVISION ACCEPTANCE.
- A PORTION OF THE SUBDIVISION FALLS WITHIN THE ONE PERCENT CHANCE FLOODPLAIN AND THE FOLLOWING MINIMUM FINISHED FLOOR ELEVATIONS ARE PROVIDED IN THE TABLE BELOW AND ALL BUILDINGS MUST BE CONSTRUCTED ABOVE THE STATED MINIMUM FLOOR ELEVATION.
- A PORTION OF THE PLATTED AREA IS IN AND DEFINED BY FEMA FLOOD INSURANCE RATE MAP, GUADALUPE COUNTY, COMMUNITY PANEL NO. 48487C0115F AND 48187C012 (EFF. 11/2/2007).
- FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF TEN INCHES ABOVE FINAL ADJACENT GRADE AND THE LOT BE GRADED IN ACCORDANCE WITH THE APPROVED GRADING PLAN.
- SEE APPROVED MASTER PLAN FOR TRAIL LOCATION, PER CITY OF NEW BRAUNFELS APPROVAL, TO BE BUILT WITH EACH PLATTED PHASE. TRAIL SHALL BE MAINTAINED BY HOMEOWNER'S ASSOCIATION.
- DRAINAGE, OPEN SPACE LOTS AND COMMON AREA SHALL BE MAINTAINED BY HOMEOWNER'S ASSOCIATION.

**GREEN VALLEY SPECIAL UTILITY DISTRICT 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 THE GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT MARKED AS "GVSD WATERLINE EASEMENT", "GVSD SEWER EASEMENT" OR "GVSD REUSE WATER EASEMENT" AS APPLICABLE WITH THE RIGHT TO ERRECT, CONSTRUCT, INSTALL, AND LAY AND THEREAFTER ACCESS AND USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, UPGRADE, PARALLEL AND REMOVE WATER OR WASTE-WATER TRANSMISSION, COLLECTION AND/OR DISTRIBUTION LINES AND APPURTENANCES AND ANY OTHER FACILITIES NECESSARY TO SERVE GRANTORS' PROPERTY, AS WELL AS THE GRANTEE'S CURRENT AND FUTURE SYSTEM-WIDE CUSTOMERS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS UNDER, OVER AND ACROSS GRANTOR'S ADJACENT LANDS AND IN ALL STREETS AND BYWAYS FOR THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED, INCLUDING THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES, STRUCTURES, IMPROVEMENTS, OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO.

IT IS AGREED AND UNDERSTOOD THAT NO OTHER UTILITIES SHALL BE INSTALLED WITHIN OUR EASEMENT TO INCLUDE BUT NOT LIMITED TO PERMANENT STRUCTURES AND/OR BUILDINGS, CONCRETE SLABS, SIDEWALKS, WALLS, AND PAVEMENTS. ANY MONETARY LOSS TO GREEN VALLEY SUD RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATIONS 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 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 REGULATIONS 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 SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

**GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE**

THIS LAND DEVELOPMENT PLAT HAS BEEN SUBMITTED TO AND APPROVED BY GREEN VALLEY SPECIAL UTILITY DISTRICT 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.

AGENT, GREEN VALLEY SPECIAL UTILITY DISTRICT

STATE OF TEXAS  
COUNTY OF GUADALUPE

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS PLAT OF BLOCK A (LOTS 1 THROUGH 32, AND 901 THROUGH 903), BLOCK B (LOTS 1 THROUGH 21), BLOCK C (LOTS 1 THROUGH 6), BLOCK D (LOTS 1 THROUGH 16), BLOCK E (LOTS 1 THROUGH 15) AND BLOCK F (LOTS 1 THROUGH 13 AND LOT 900) GUADALUPE BEND PHASE 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: HIGHLANDER NB ONE, LLC  
JOHN MABERRY, MANAGER

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN MABERRY, KNOW TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_\_

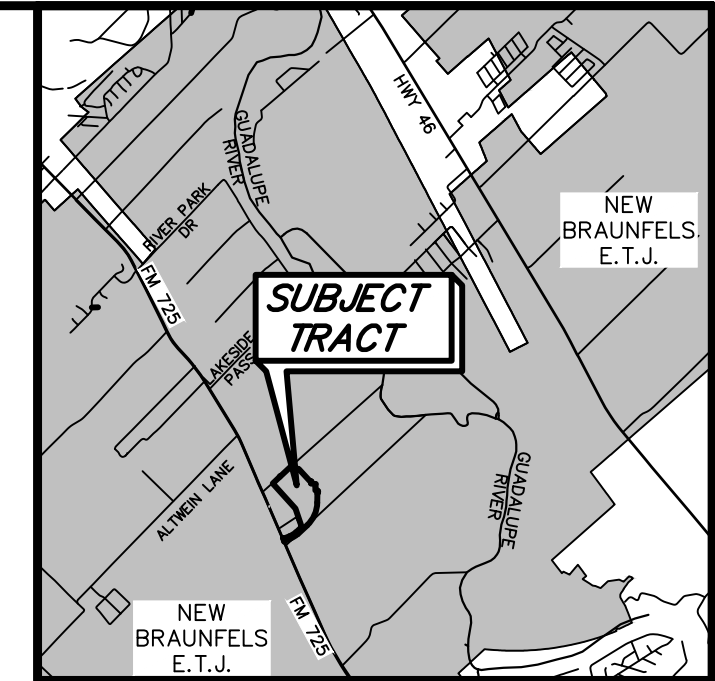
NOTARY PUBLIC, GUADALUPE COUNTY, TEXAS MY COMMISSION EXPIRES \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF GUADALUPE

I, THE UNDERSIGNED, DION P. ALBERTSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO 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 WILL BE PROPERLY PLACED UPON COMPLETION OF CONSTRUCTION.

**PRELIMINARY PENDING FINAL REVIEW**

DION P. ALBERTSON, TEXAS R.P.L.S. NO. 4963



VICINITY MAP  
NOT TO SCALE

APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

CHAIRMAN

APPROVED FOR ACCEPTANCE

PLANNING AND DEVELOPMENT SERVICES DIRECTOR

CITY ENGINEER

NEW BRAUNFELS UTILITIES

THE STATE OF TEXAS

COUNTY OF GUADALUPE

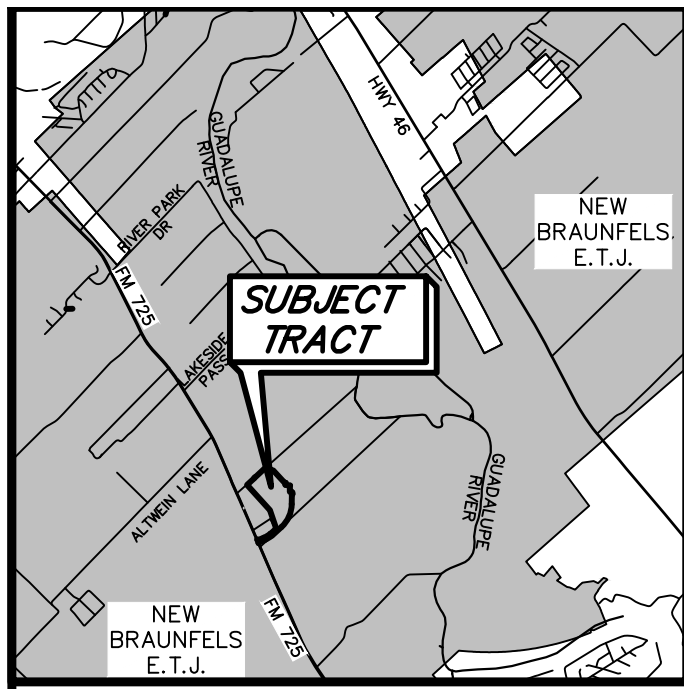
I, \_\_\_\_\_, COUNTY CLERK OF GUADALUPE COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_ AT \_\_\_ M., AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_,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

BY \_\_\_\_\_  
COUNTY CLERK, GUADALUPE TEXAS



**BGE, Inc.**  
7330 San Pedro Ave., Suite 202  
San Antonio, TX 78216  
Tel: 210-581-3600 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10194490

\\brownov.net\pansaura\Region1\TDC\Projects\San Antonio\Projects\9396-00 - Mullins Tract\03 - GB Phase 1\06\_Survey\04\_Finas Drawings\PLAT\9396-00 GB Ph1\_Plat.dwg, 3/27/2024 3:11 PM, Garret Neumann

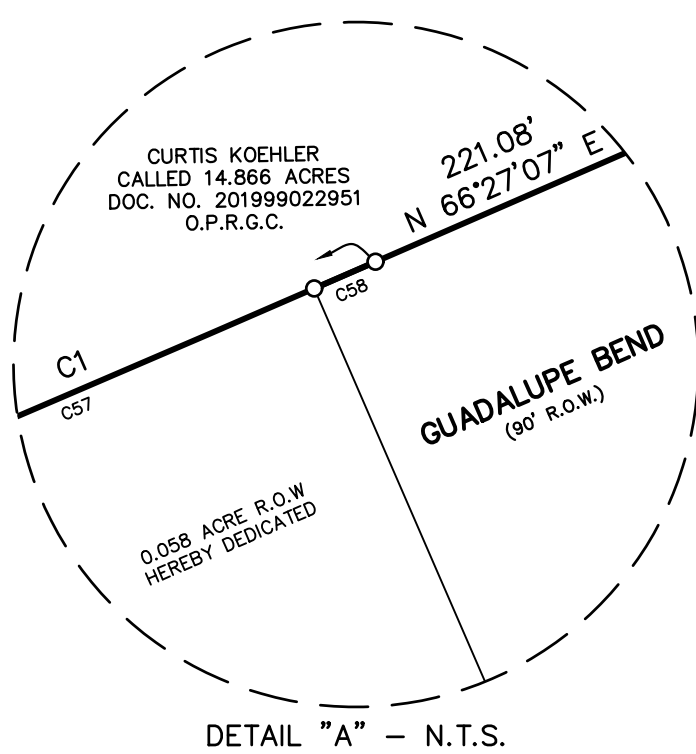


VICINITY MAP  
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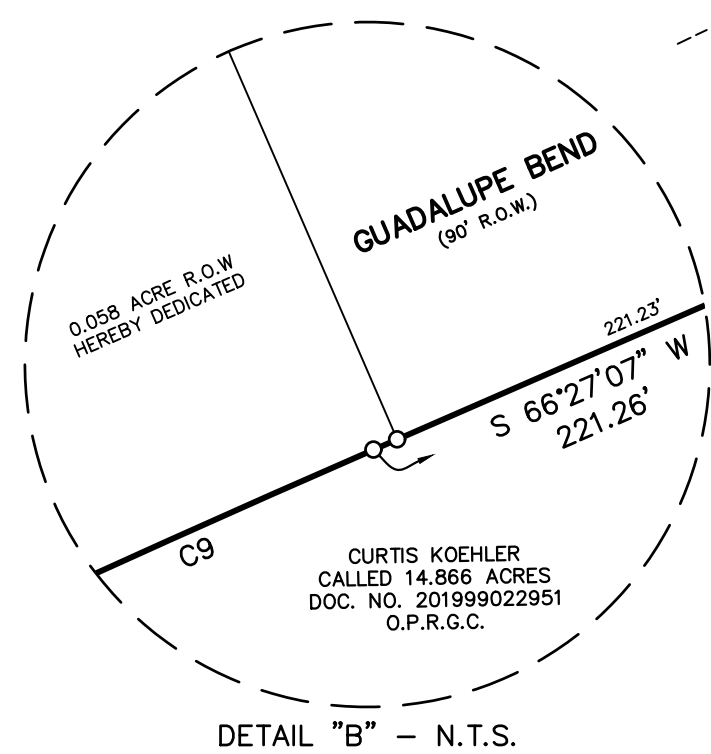


**LEGEND**

- B.S. BUILDING SETBACK
- DOC. DOCUMENT
- F.H. FIRE HYDRANT
- FND. FOUND
- G.V.S.U.D. GREEN VALLEY SPECIAL UTILITY DISTRICT
- NO. NUMBER
- N.T.S. NOT TO SCALE
- O.P.R.G.C. OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCING
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- ▲ CALCULATED POINT
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- FOUND 3" FENCE POST FILLED W/CONCRETE
- FOUND TXDOT TYPE III R.O.W. MONUMENT
- SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
- (X) BLOCK IDENTIFICATION
- ▨ FLOODPLAIN AREA (ZONE A)



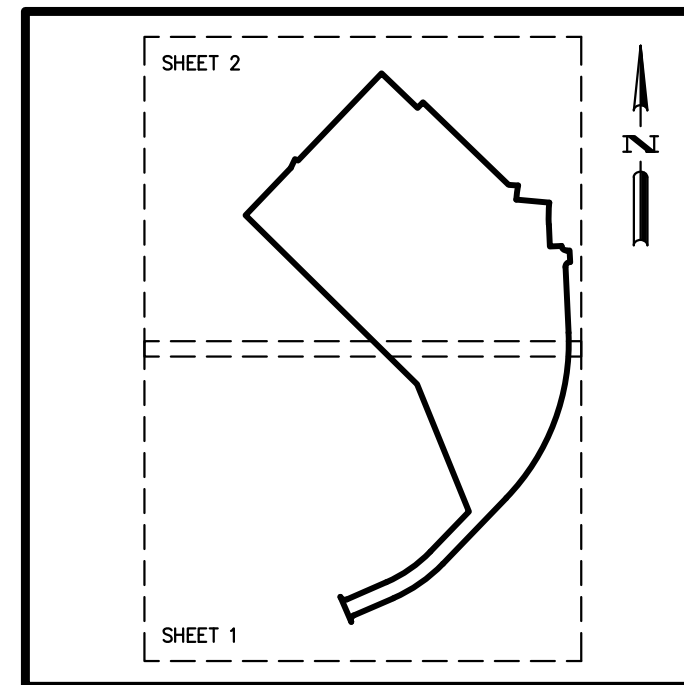
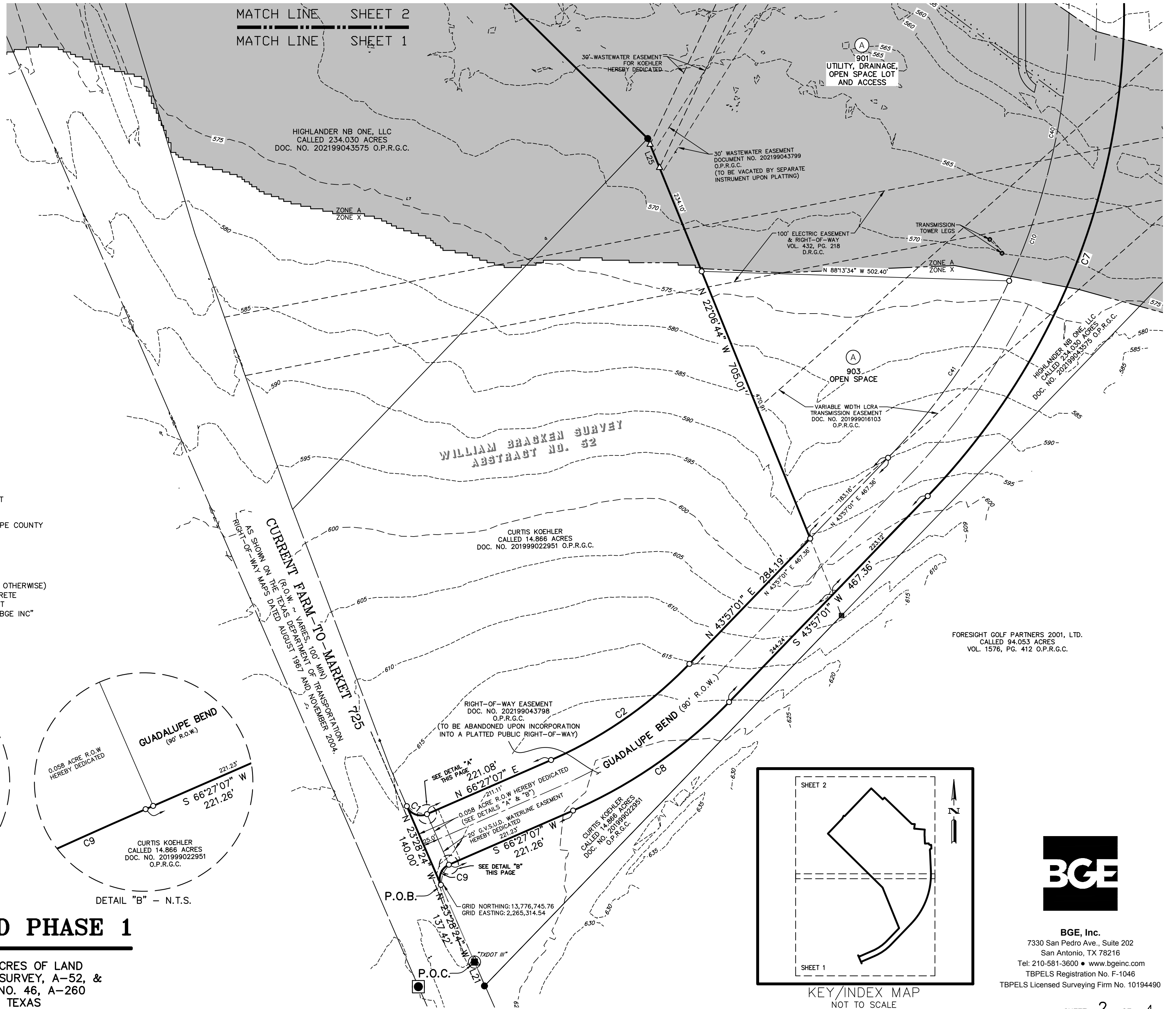
DETAIL "A" - N.T.S.



DETAIL "B" - N.T.S.

# GUADALUPE BEND PHASE 1

A SUBDIVISION OF 45.914 ACRES OF LAND  
LOCATED IN WILLIAM BRACKEN SURVEY, A-52, &  
GREENBERRY PATE SURVEY NO. 46, A-260  
GUADALUPE COUNTY, TEXAS



KEY/INDEX MAP  
NOT TO SCALE



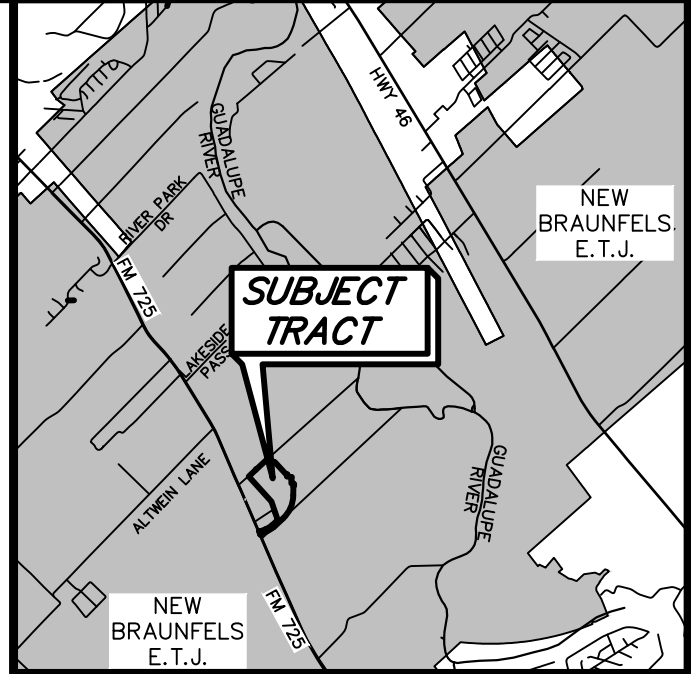
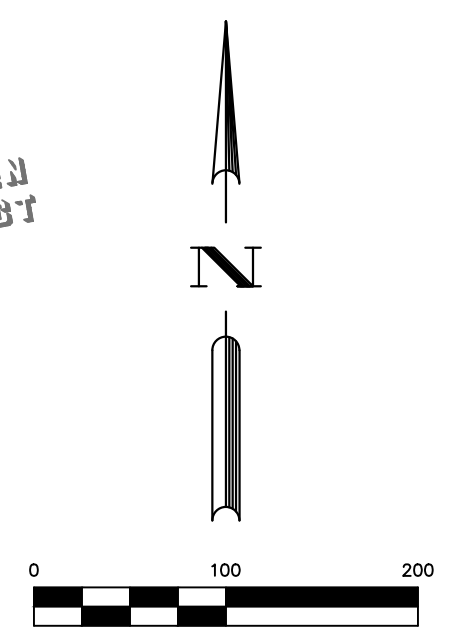
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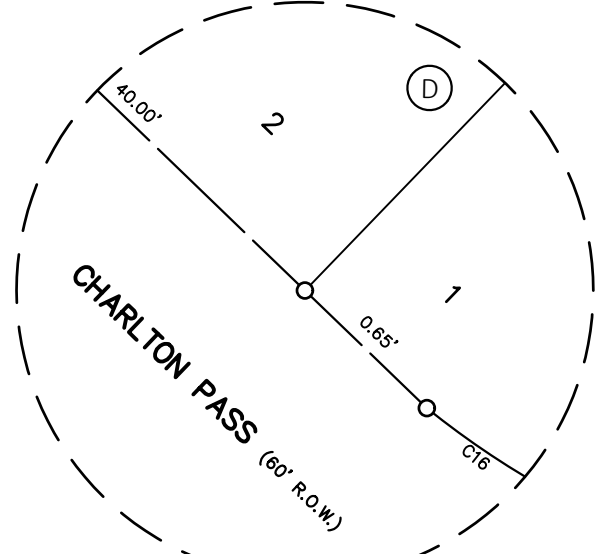
GREENBERRY PATE  
SURVEY NO. 46  
ABSTRACT NO. 260

WILLIAM BRACKEN  
SURVEY ABSTRACT  
NO. 52 ©P.P.

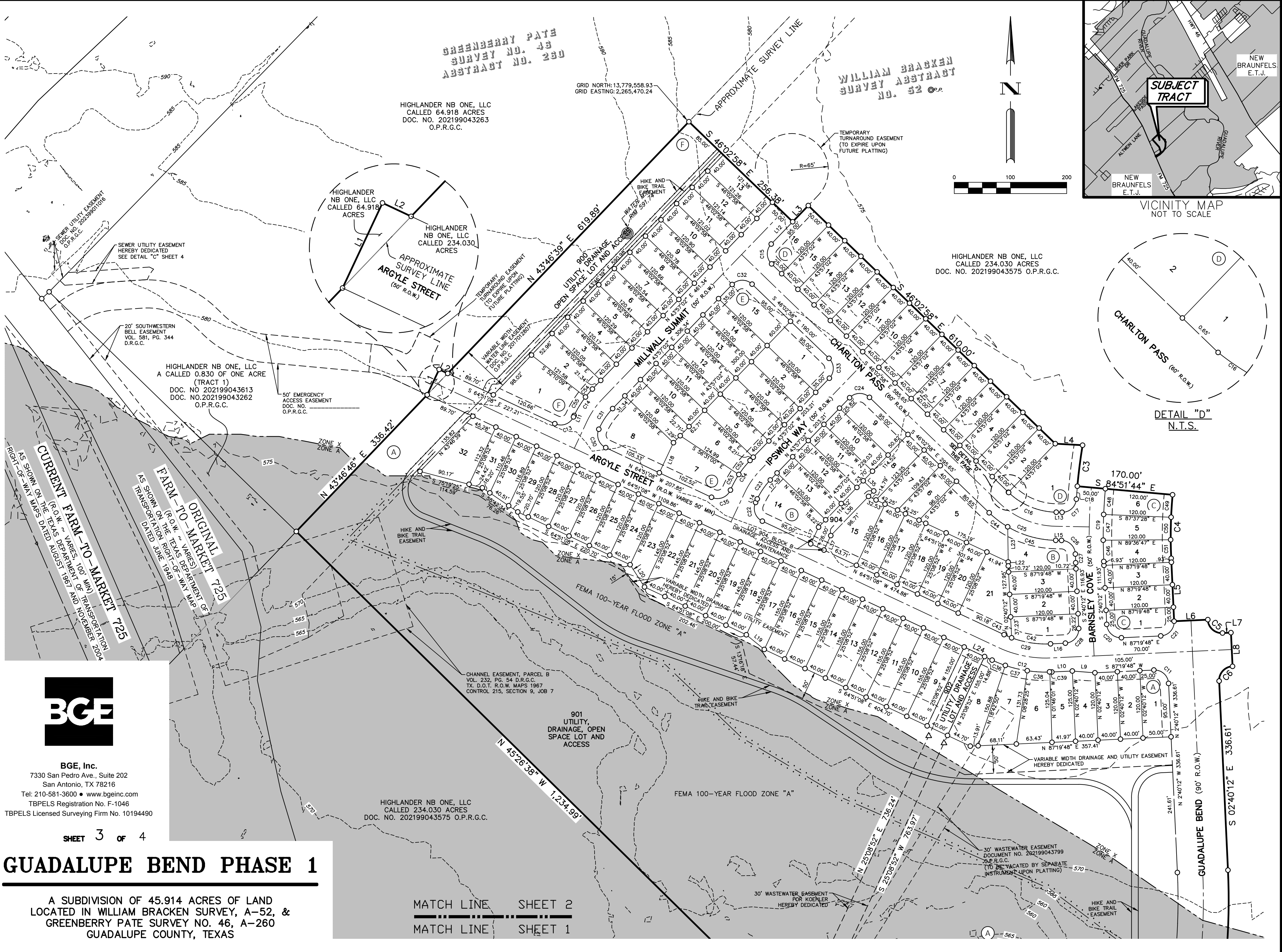
HIGHLANDER NB ONE, LLC  
CALLED 64.918 ACRES  
DOC. NO. 202199043263  
O.P.R.G.C.



VICINITY MAP  
NOT TO SCALE



DETAIL "D"  
N.T.S.



HIGHLANDER NB ONE, LLC  
A CALLED 0.830 OF ONE ACRE  
(TRACT 1)  
DOC. NO. 202199043613  
DOC. NO. 202199043262  
O.P.R.G.C.

HIGHLANDER NB ONE, LLC  
CALLED 234.030 ACRES  
DOC. NO. 202199043575 O.P.R.G.C.

HIGHLANDER NB ONE, LLC  
CALLED 234.030 ACRES  
DOC. NO. 202199043575 O.P.R.G.C.

CHANNEL EASEMENT, PARCEL B  
VOL. 232, PG. 54 D.R.G.C.  
TX. D.O.T. R.O.W. MAPS 1967  
CONTROL 215, SECTION 9, JOB 7

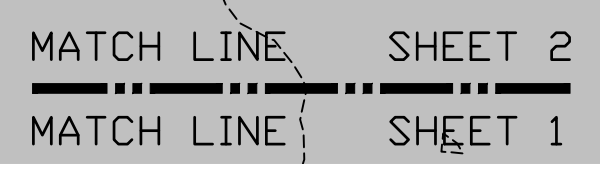


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SHEET 3 OF 4

# GUADALUPE BEND PHASE 1

A SUBDIVISION OF 45.914 ACRES OF LAND  
LOCATED IN WILLIAM BRACKEN SURVEY, A-52, &  
GREENBERRY PATE SURVEY NO. 46, A-260  
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\\brownov.net\pansaura\regions\TXC\Projects\San Antonio Projects\9396-00 - Mullins Tract\03 - CB Phase 1\06 - Surveys\04 - Final Drawings\PLAT\9396-00 CB Ph1 Plat.dwg, 3/27/2024, 3:11 PM, Gerrit Neumann

LOT	BLOCK	SQUARE FEET
1	A	5,866
2	A	4,800
3	A	4,800
4	A	4,900
5	A	5,123
6	A	6,575
7	A	7,395
8	A	7,564
9	A	6,200
10	A	6,200
11	A	6,200
12	A	6,200
13	A	6,200
14	A	6,200
15	A	6,200
16	A	6,200
17	A	6,000
18	A	5,800

LOT	BLOCK	SQUARE FEET
19	A	5,800
20	A	5,800
21	A	5,800
22	A	5,800
23	A	5,300
24	A	4,800
25	A	4,800
26	A	4,800
27	A	4,800
28	A	4,800
29	A	4,770
30	A	4,547
31	A	4,389
32	A	7,894
901	A	869,721
902	A	6,200
903	A	116,898

LOT	BLOCK	SQUARE FEET
1	B	5,698
2	B	4,800
3	B	4,800
6	B	4,113
7	B	4,658
8	B	4,736
9	B	5,964
10	B	4,800
11	B	4,800
12	B	4,800
13	B	4,800

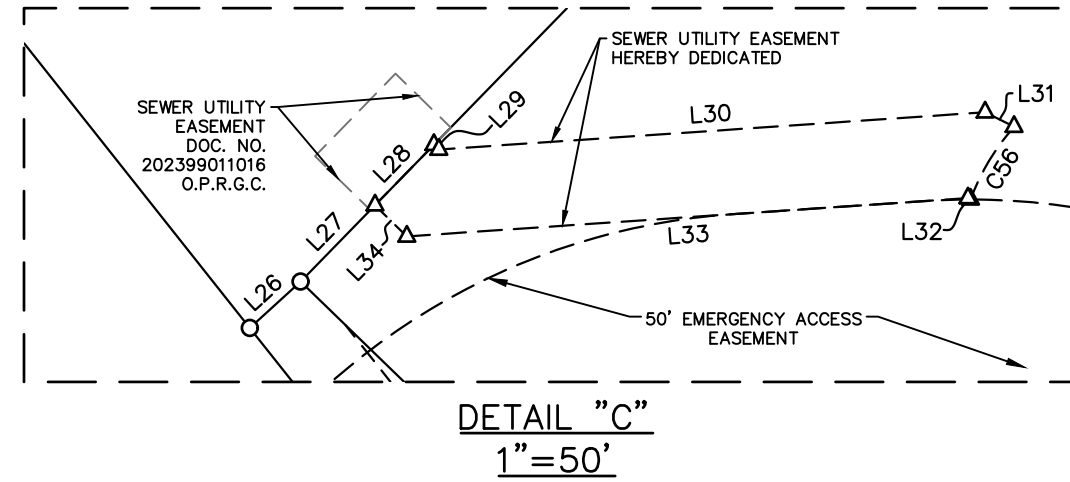
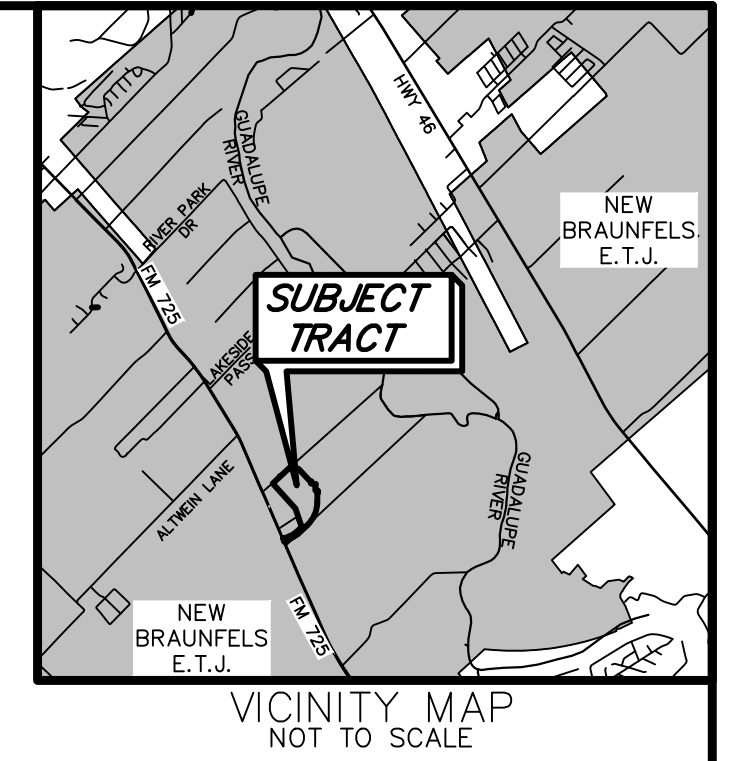
LOT	BLOCK	SQUARE FEET
14	B	8,344
15	B	6,218
16	B	4,800
17	B	4,800
18	B	4,800
19	B	4,800
20	B	4,800
21	B	8,800
904	B	3,717

LOT	BLOCK	SQUARE FEET
1	C	5,732
2	C	4,800
3	C	4,800
4	C	5,088
5	C	5,149
6	C	5,149

LOT	BLOCK	SQUARE FEET
1	D	10,445
2	D	4,800
3	D	4,800
4	D	4,800
5	D	4,800
6	D	4,800
7	D	4,800
8	D	4,800
9	D	4,800
10	D	4,800
11	D	4,800
12	D	4,800
13	D	4,800
14	D	4,800
15	D	4,800
16	D	5,866

LOT	BLOCK	SQUARE FEET
1	E	7,066
2	E	4,800
3	E	4,800
4	E	4,800
5	E	4,800
6	E	6,226
7	E	8,360
8	E	9,972
9	E	4,800
10	E	4,800
11	E	4,800
12	E	4,800
13	E	4,800
14	E	4,800
15	E	7,066

LOT	BLOCK	SQUARE FEET
1	F	10,526
2	F	5,590
3	F	4,805
4	F	4,809
5	F	4,814
6	F	4,819
7	F	4,824
8	F	4,829
9	F	4,834
10	F	4,838
11	F	4,843
12	F	4,848
13	F	4,853
900	F	51,461



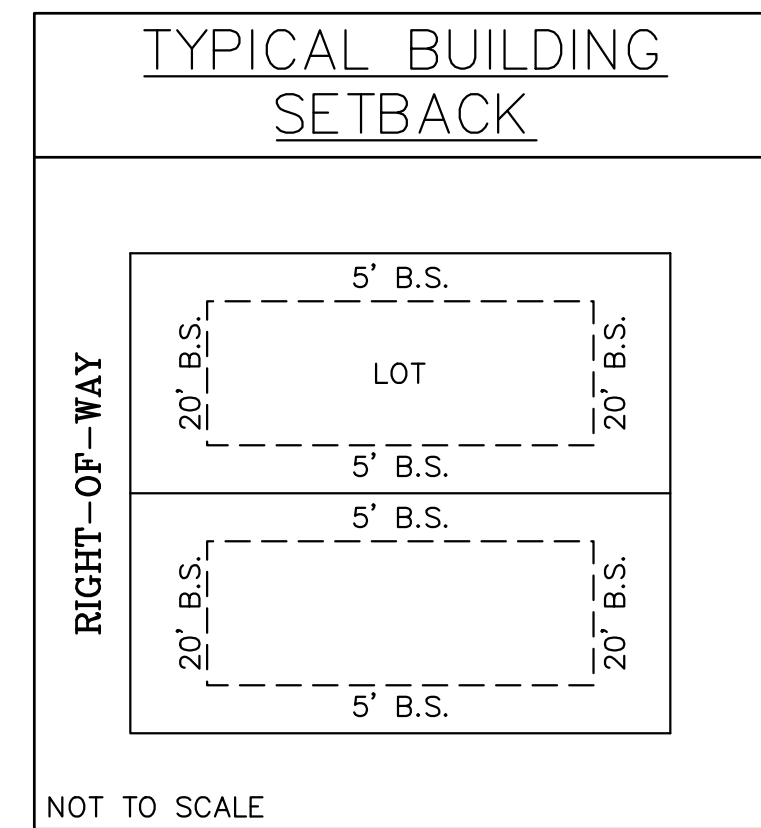
CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	39.30'	25.00'	90°04'29"	S 68°30'39" E	35.38'
C2	276.87'	705.00'	22°30'06"	N 55°12'04" E	275.10'
C3	73.60'	1,000.00'	4°13'01"	S 07°14'46" W	73.58'
C4	113.10'	830.00'	7°48'28"	S 01°14'02" W	113.02'
C5	39.27'	25.00'	90°00'00"	S 47°40'12" E	35.36'
C6	39.27'	25.00'	90°00'00"	S 42°19'48" W	35.36'
C7	931.66'	1,145.00'	46°37'13"	N 20°38'25" E	906.17'
C8	312.22'	795.00'	22°30'06"	N 55°12'04" E	310.21'
C9	39.24'	25.00'	89°55'31"	S 21°29'22" W	35.33'
C10	858.43'	1,055.00'	46°37'13"	N 20°38'25" E	834.95'
C11	39.27'	25.00'	90°00'00"	N 47°40'12" W	35.36'
C12	109.24'	225.00'	27°49'04"	S 78°45'40" E	108.17'
C13	39.27'	25.00'	90°00'00"	N 70°08'52" E	35.36'
C14	57.43'	175.00'	18°48'10"	S 34°32'57" W	57.17'
C15	39.27'	25.00'	90°00'00"	S 01°02'58" E	35.36'
C16	93.67'	125.00'	42°56'00"	S 67°30'58" E	91.49'
C17	38.05'	25.00'	87°12'14"	N 47°24'55" E	34.48'
C18	23.11'	1,000.00'	1°19'28"	S 04°28'32" W	23.11'
C19	129.46'	950.00'	7°48'28"	S 01°14'02" W	129.36'
C20	39.27'	25.00'	90°00'00"	S 47°40'12" E	35.36'
C21	39.27'	25.00'	90°00'00"	N 42°19'48" E	35.36'
C22	39.27'	25.00'	90°00'00"	S 19°51'08" E	35.36'
C23	41.02'	125.00'	18°48'10"	S 34°32'57" W	40.84'
C24	39.27'	25.00'	90°00'00"	S 88°57'02" W	35.36'
C25	131.13'	175.00'	42°56'00"	S 67°30'58" E	128.09'
C26	38.05'	25.00'	87°12'14"	N 45°22'50" W	34.48'
C27	15.56'	1,000.00'	0°53'29"	S 02°13'28" E	15.56'
C28	39.27'	25.00'	90°00'00"	N 42°19'48" E	35.36'
C29	84.96'	175.00'	27°49'04"	S 78°45'40" E	84.13'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C30	38.58'	25.00'	88°25'01"	N 20°38'38" W	34.86'
C31	44.47'	125.00'	20°23'09"	N 33°45'27" E	44.24'
C32	39.27'	25.00'	90°00'00"	N 88°57'02" E	35.36'
C33	39.27'	25.00'	90°00'00"	S 01°02'58" E	35.36'
C34	63.49'	175.00'	20°47'13"	N 33°33'25" E	63.14'
C35	40.14'	25.00'	91°59'03"	S 69°09'20" W	35.96'
C36	25.27'	225.00'	6°26'02"	S 68°04'09" E	25.25'
C37	40.21'	225.00'	10°14'25"	S 76°24'23" E	40.16'
C38	40.21'	225.00'	10°14'25"	S 86°38'48" E	40.16'
C39	3.55'	225.00'	0°54'11"	N 87°46'54" E	3.55'
C40	506.73'	1,055.00'	27°31'12"	N 11°05'24" E	501.87'
C41	351.70'	1,055.00'	19°06'02"	N 34°24'01" E	350.07'
C42	70.43'	175.00'	23°03'36"	S 81°08'24" E	69.96'
C43	14.53'	175.00'	4°45'28"	S 67°13'52" E	14.53'
C44	41.38'	175.00'	13°32'54"	S 52°49'25" E	41.28'
C45	89.75'	175.00'	29°23'05"	S 74°17'25" E	88.77'
C46	37.86'	950.00'	2°16'59"	S 01°31'42" E	37.85'
C47	45.80'	950.00'	2°45'44"	S 00°59'39" W	45.80'
C48	45.80'	950.00'	2°45'44"	S 03°45'24" W	45.80'
C49	40.02'	830.00'	2°45'44"	S 03°45'24" W	40.01'
C50	40.02'	830.00'	2°45'44"	S 00°59'39" W	40.01'
C51	33.07'	830.00'	2°16'59"	S 01°31'42" E	33.07'
C52	31.97'	175.00'	10°28'02"	S 38°43'01" W	31.93'
C53	31.52'	175.00'	10°19'11"	S 28°19'24" W	31.48'
C54	18.69'	175.00'	6°07'11"	S 40°53'26" W	18.68'
C55	38.74'	175.00'	12°40'59"	S 31°29'21" W	38.66'
C56	22.19'	60.00'	21°11'33"	S 30°55'10" W	22.07'
C57	39.27'	25.00'	90°00'00"	S 68°28'24" E	35.36'
C58	0.03'	25.00'	0°04'29"	N 66°27'07" E	0.03'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 25°08'52" E	50.00'
L2	S 64°51'08" E	16.86'
L3	N 43°57'02" E	40.00'
L4	S 86°52'48" E	48.61'
L5	S 02°40'12" E	111.93'
L6	N 87°19'48" E	60.00'
L7	N 87°19'48" E	15.00'
L8	S 02°40'12" E	60.00'
L9	N 85°32'42" W	40.31'
L10	S 87°19'48" W	36.45'
L11	N 25°08'52" E	2.76'
L12	S 43°57'02" W	55.00'
L13	S 88°58'58" E	10.35'
L14	N 25°08'52" E	6.92'
L15	S 88°58'58" E	10.35'
L16	S 87°19'48" W	26.45'
L17	N 25°08'52" E	32.75'
L18	S 25°08'52" W	59.05'
L19	S 50°48'58" E	41.23'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L20	S 32°50'49" E	47.17'
L21	S 23°58'13" E	41.88'
L22	S 00°53'24" E	6.94'
L23	S 00°53'24" E	62.65'
L24	S 64°51'08" E	30.00'
L25	N 22°06'48" W	40.85'
L26	S 47°36'02" W	17.92'
L27	S 44°15'08" W	27.74'
L28	N 44°15'08" E	22.00'
L29	S 45°44'52" E	1.77'
L30	N 86°05'46" E	142.59'
L31	S 63°31'44" E	8.43'
L32	N 63°31'44" W	0.75'
L33	S 86°05'46" W	146.45'
L34	N 45°44'52" W	11.61'
L35	S 46°02'58" E	26.00'
L36	S 43°57'02" W	110.21'
L37	S 25°08'52" W	28.45'

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
ARGYLE STREET	R.O.W. VARIES 50' MIN	1528 FT.
BARNSLEY COVE	50 FT.	300 FT.
CHARLTON PASS	60 FT.	807 FT.
GUADALUPE BEND	90 FT.	2349 FT.
IPSWICH WAY	50 FT.	359 FT.
MILLWALL SUMMIT	60 FT.	563 FT.
TOTAL LINEAR FEET		5,960 FT.



LAND USE SCHEDULE			
DESCRIPTION	NO.	ACREAGE	DENSITY
RESIDENTIAL	103	13.119 AC.	0.127 LOTS/AC.
OPEN SPACE LOT	1	2.684 AC.	
DRAINAGE, ACCESS AND MAINTENANCE	1	0.085 AC.	
UTILITY/DRAINAGE LOT AND ACCESS	1	0.142 AC.	
UTILITY, DRAINAGE, OPEN SPACE LOT AND ACCESS	2	21.148 AC.	
RIGHT-OF-WAY DEDICATION	-	0.058 AC.	
RIGHT-OF-WAY	-	8.678 AC.	
TOTAL	108	45.914 AC.	

# GUADALUPE BEND PHASE 1

A SUBDIVISION OF 45.914 ACRES OF LAND LOCATED IN WILLIAM BRACKEN SURVEY, A-52, & GREENBERRY PATE SURVEY NO. 46, A-260 GUADALUPE COUNTY, TEXAS



**BGE, Inc.**  
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