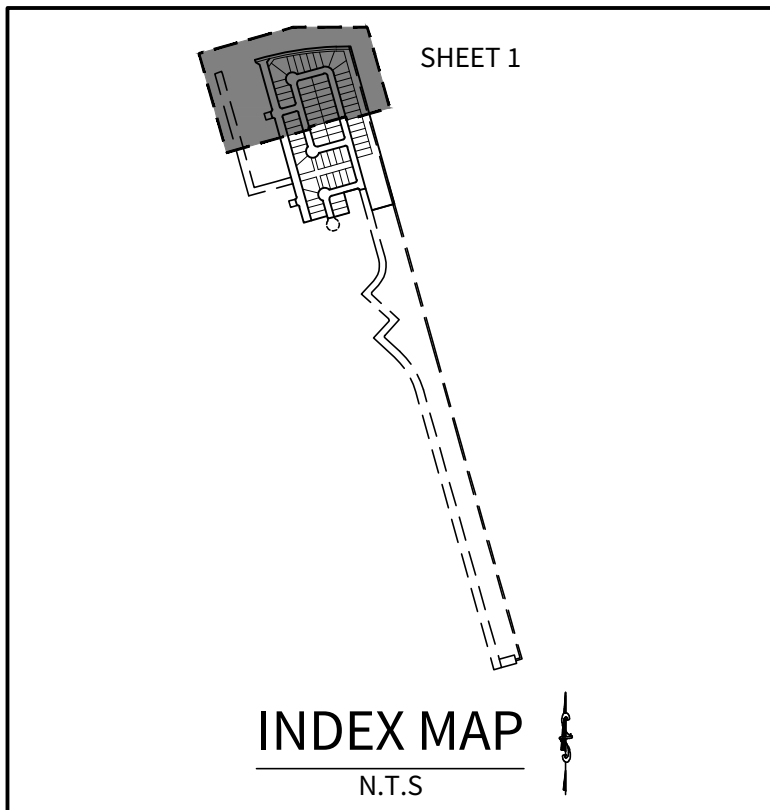
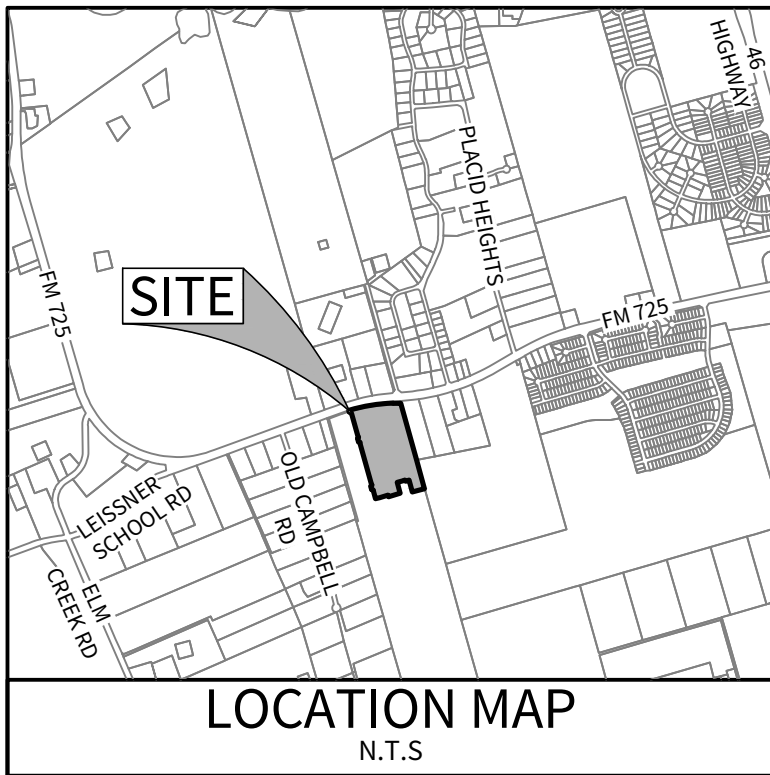




KEYNOTES

1

15' UTILITY ESM'T.

2

OFF-LOT 50' X 50' WAT., DRN., SAN. SEW., & E.G.T.C.A. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC ROW (0.057 AC.)

3

VAR. WID. DRN. ESM'T (1.580 AC.)

4

5

6

7

8

9

1

2

10

11

12

13

14

15

16

17

THIS SUBDIVISION PLAT OF PARKHOUSE, UNIT 1, HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

THIS PLAT HAS BEEN REVIEWED BY THE ENGINEER AND GENERAL MANAGER FOR REQUIRED EASEMENTS AND ENGINEERING AND DESIGN OF THE WATER SYSTEM EXTENSION IN THIS SUBDIVISION AND IT IS HEREBY APPROVED.

GENERAL MANAGER FOR SPRINGS HILL SPECIAL UTILITY DISTRICT

STATE OF TEXAS
COUNTY OF GUADALUPE

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SEGUIN PLANNING AND ZONING COMMISSION.

M.W. CUDE ENGINEERS, L.L.C.
DAVID D. CUPIT II, P.E.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF GUADALUPE

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY M.W. CUDE ENGINEERS, L.L.C.

M.W. CUDE ENGINEERS, L.L.C.
YURI V. BALMACEIDA WHEELCOCK, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

MISCELLANEOUS NOTES:

- WATER IS TO BE SUPPLIED BY SPRINGS HILL SPECIAL UTILITY DISTRICT.
- ELECTRICITY IS TO BE SUPPLIED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE.
- SANITARY SEWER IS TO BE SUPPLIED BY THE CITY OF SEGUIN.
- THIS TRACT OF LAND LIES WITHIN THE SEGUIN INDEPENDENT SCHOOL DISTRICT.
- THIS FINAL PLAT BEING A TOTAL OF 20.706 ACRES OUT OF 173.92 ACRES AND 72 BUILDABLE RESIDENTIAL LOTS.
- SIDEWALKS MEETING ADA REQUIREMENTS ARE REQUIRED ALONG ALL STREETS AND ROADWAYS. (4 FOOT ON MINOR STREETS AND 5 FOOT ON COLLECTOR STREETS)
- SITE IS SUBJECT TO THE SEGUIN GENERAL LANDSCAPE ORDINANCE.
- ONE POINT OF ACCESS SHALL BE MAINTAINED AT ALL TIMES.
- LANDSCAPE AND WALL EASEMENTS WILL BE MAINTAINED AND IRRIGATED BY THE HOMEOWNERS ASSOCIATION.
- THE FEE IN-LIEU OF PARKLAND DEDICATION AND DEVELOPMENT IS DUE PRIOR TO FINAL PLAT RECORDATION WITH GUADALUPE COUNTY IN ACCORDANCE WITH UDC.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 901, 902, & 903, BLOCK 1; LOT 901 & 902, BLOCK 2 & LOT 901 & 902, BLOCK 3, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SEGUIN OR GUADALUPE COUNTY.
- LOTS ARE SUBJECT TO THE CITY OF SEGUIN TREE PROTECTION ORDINANCE.

DRAINAGE NOTES:

- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER OR DIRECTOR OF PUBLIC WORKS. THE CITY OF SEGUIN AND GUADALUPE COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY AND ADJACENT PROPERTIES. THE CONCENTRATED RELEASE OF STORM WATER VIA A STREET OR DRIVEWAY TO THE STATE ROADWAY PAVEMENT WILL NOT BE PERMITTED.
- STORM WATER RUNOFF MANAGEMENT TO MITIGATE THE INCREASE IN RUNOFF FROM THIS DEVELOPMENT IS REQUIRED PER THE CITY OF SEGUIN UDC. DETENTION OF RUNOFF IS PROVIDED WITHIN LOT 901, BLOCK 3, UNIT 1 OF PARKHOUSE.
- NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48187C1040F, EFFECTIVE NOVEMBER 2, 2007. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.

SHSUD NOTES:

- THE TRACT IS WITHIN THE BOUNDARIES OF WATER CERTIFICATE OF CONVENIENCE AND NECESSITY NO. 10666, WHICH IS POSSESSED BY SHSUD. SHSUD HAS EXISTING INFRASTRUCTURE IN THE VICINITY OF THE TRACT AVAILABLE TO SERVE THE TRACT. SHSUD WILL PROVIDE WATER SERVICE AND FIRE FLOW TO SERVE 75 LIVING UNITS EQUIVALENTS TO BE CONSTRUCTED ON THE REFERENCED TRACT, PURSUANT TO A NON-STANDARD SERVICE AGREEMENT THAT HAS BEEN EXECUTED BY SHSUD AND THE LANDOWNER THAT ASSUMES THE COMPLETION OF THE FOLLOWING PUBLIC INFRASTRUCTURE:
 - A 12" MAIN EXTENSION THAT WILL BE CONSTRUCTED
 - A 8" MAIN EXTENSION THAT WILL BE CONSTRUCTED
- SHSUD WILL POSSESS A 5'X5' UTILITY EASEMENT DESIGNATED FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF EACH METER. SHSUD SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- ANY EASEMENTS DESIGNATED AS SHSUD UTILITY EASEMENTS SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
- NO CONCRETE OR PAVEMENT MAY BE PLACED OVER A SHSUD WATER UTILITY LINE WITHOUT CONTACTING AND GETTING APPROVAL FROM SHSUD FIRST.
- ALL SHSUD EASEMENTS ARE FOR CONSTRUCTION, MAINTENANCE (INCLUDING, BUT NOT LIMITED TO, REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ANY SHSUD FACILITY LOCATED WITHIN SAID EASEMENT.
- THIS FINAL PLAT OF PARKHOUSE UNIT 1 SUBDIVISION HAS BEEN SUBMITTED AND APPROVED BY SPRINGS HILL SPECIAL UTILITY DISTRICT FOR EASEMENTS.

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 LOCATIONS NOT BEING WITHIN A FENCED AREA.
- THERE SHALL BE A 30' CENTERLINE EASEMENT (15' ON EITHER SIDE OF THE LINE) ON ALL EXISTING ELECTRICAL LINES.
- 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.

SURVEYOR'S NOTES:

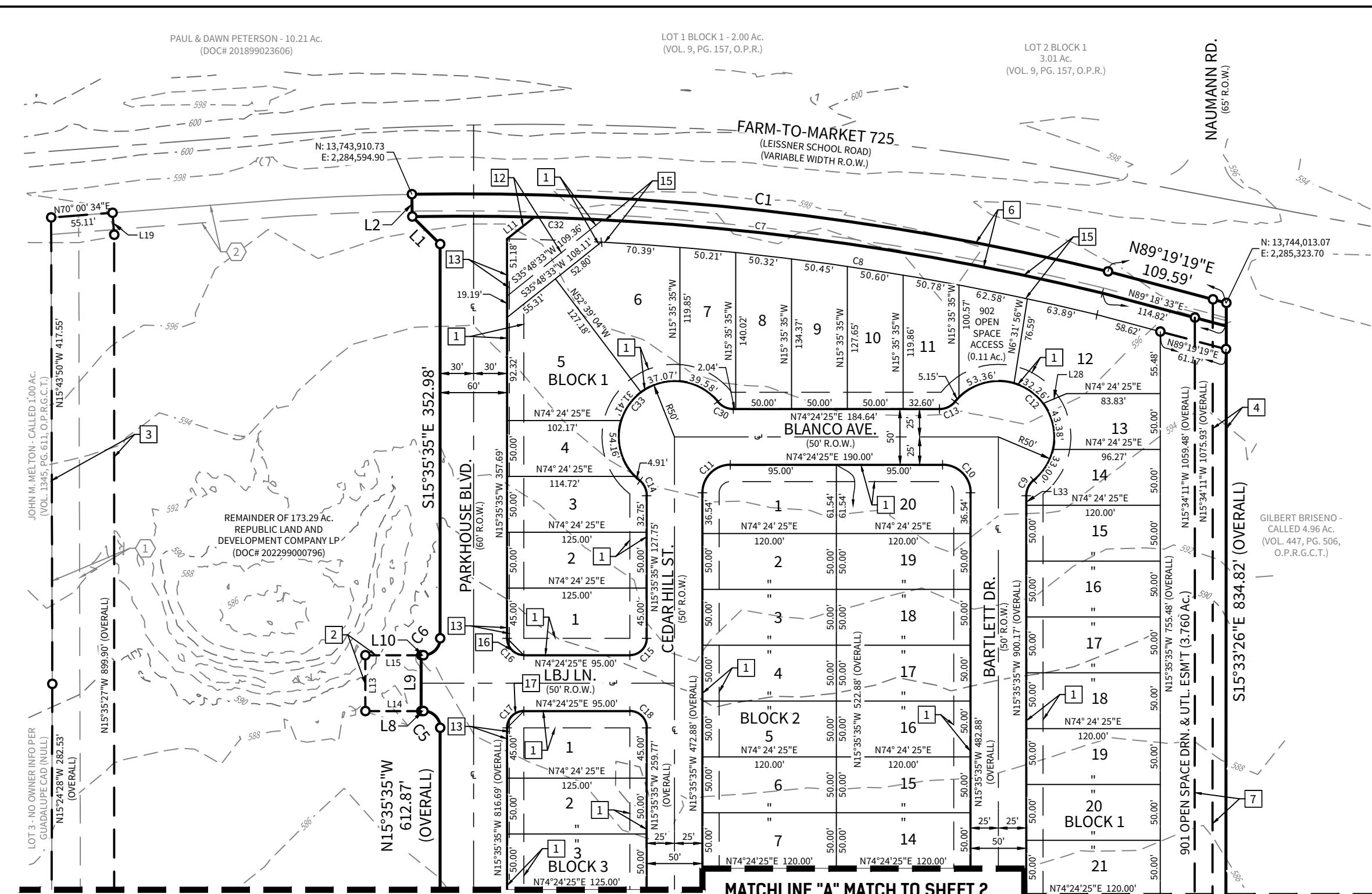
- ALL PROPERTY CORNERS SHOWN HEREON ARE SET 1/2" REBAR WITH PLASTIC SURVEYOR'S CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED.
- COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS/CORS NETWORK.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES MEASURED IN U.S. SURVEY FEET.

TXDOT PLAT 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.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. 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 OF ROW RESERVATION OR DEDICATION. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE, TRANSITION OR CONTRIBUTING ZONES, PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE 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 ROW RESERVATION OR DEDICATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 1 ACCESS POINTS, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 631 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.



LEGEND

O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
M.P.R.G.C.T. = MAP & PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
D.R.G.C.T. = DEED RECORDS OF GUADALUPE COUNTY, TEXAS

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**SUBDIVISION PLAT
ESTABLISHING
PARKHOUSE, UNIT 1**

20.706 ACRES OF LAND LOCATED IN THE ANASTACIO MANSOLO SURVEY NO. 17, GUADALUPE COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 173.92 ACRES OF LAND CONVEYED TO REPUBLIC LAND AND DEVELOPMENT COMPANY, L.P., L.L.C., AS DESCRIBED IN DOCUMENT NUMBER 202299000796, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • S-101
SAN ANTONIO, TEXAS 78231
T:210.681.2951 • F:210.523.7112
WWW.CUDEENGINEERS.COM
TBPIS #10048500 • TBPIS FIRM #455
[MWC: DAVID D. CUPIT, II, P.E.]

STATE OF TEXAS
COUNTY OF GUADALUPE

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE PARKHOUSE, UNIT 1 SUBDIVISION TO THE CITY OF SEGUIN, COUNTY OF GUADALUPE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC STREETS, ALLEYS, PARKS, DRAINAGE, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER/DEVELOPER
KINGFISH DEVELOPMENT, LLC
2722 WEST BITTERS ROAD, SUITE 106
SAN ANTONIO, TX 78248
PHONE: _____
CONTACT PERSON: _____

STATE OF TEXAS
COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. _____

PRINTED NOTARY'S NAME _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF GUADALUPE COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF GUADALUPE COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF GUADALUPE COUNTY, TEXAS, ON _____, AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____, A.D. _____

COUNTY JUDGE, GUADALUPE COUNTY, TEXAS

COUNTY CLERK, GUADALUPE COUNTY, TEXAS

THIS PLAT OF PARKHOUSE, UNIT 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SEGUIN, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. _____

BY: _____ CHAIRMAN

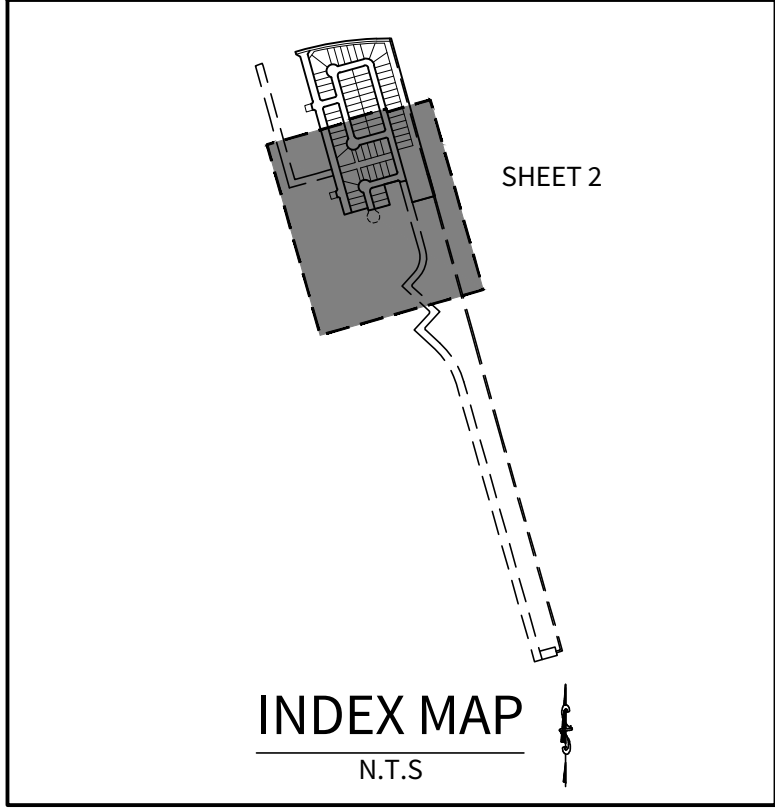
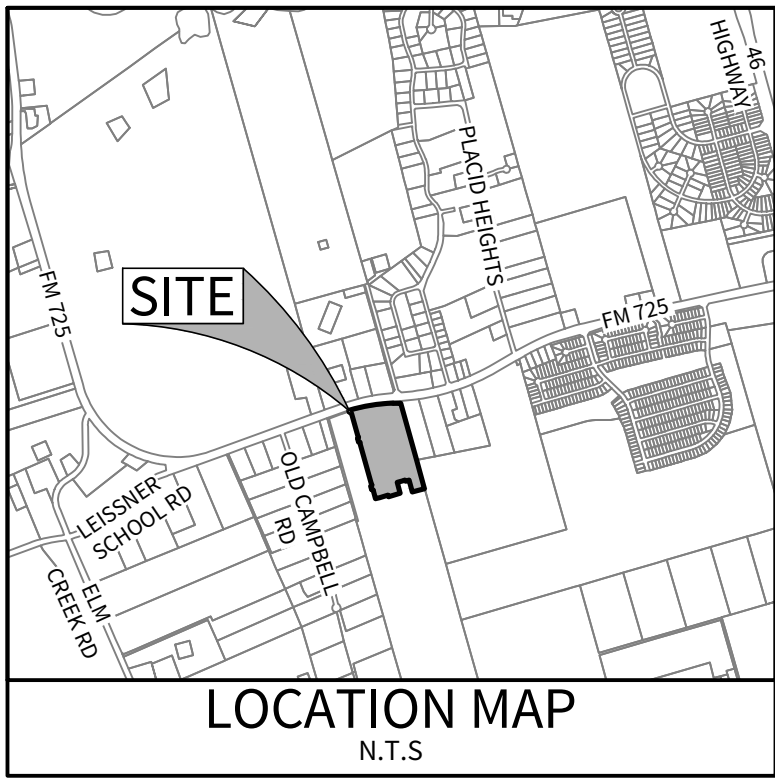
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF GUADALUPE

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. _____ AT _____ M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, IN BOOK / VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. _____

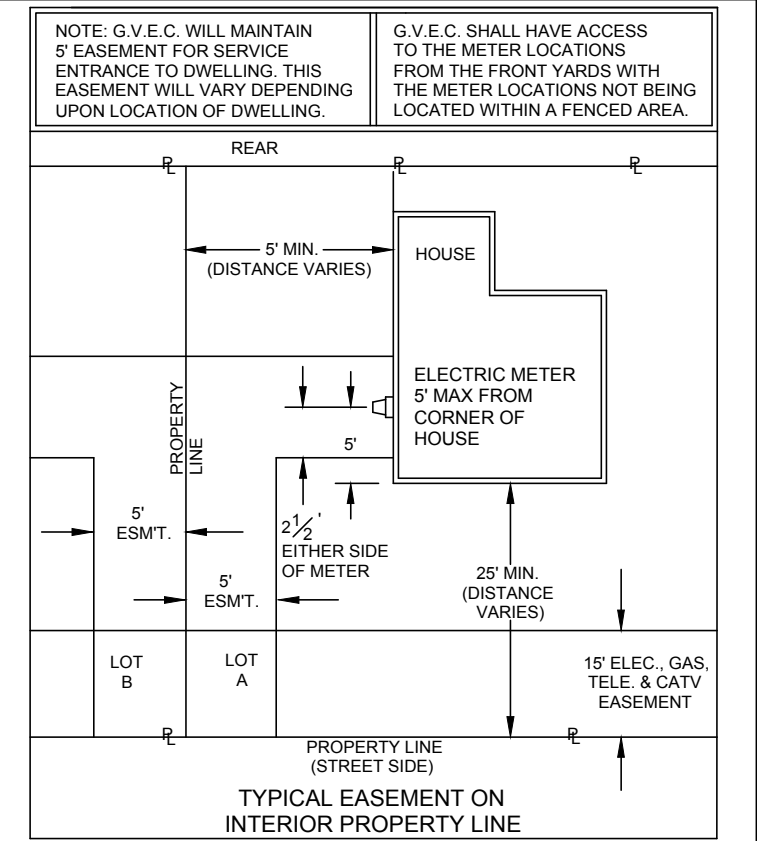
BY: _____ DEPUTY
COUNTY CLERK, GUADALUPE COUNTY, TEXAS

AUGUST 2025 SHEET 1 OF 3

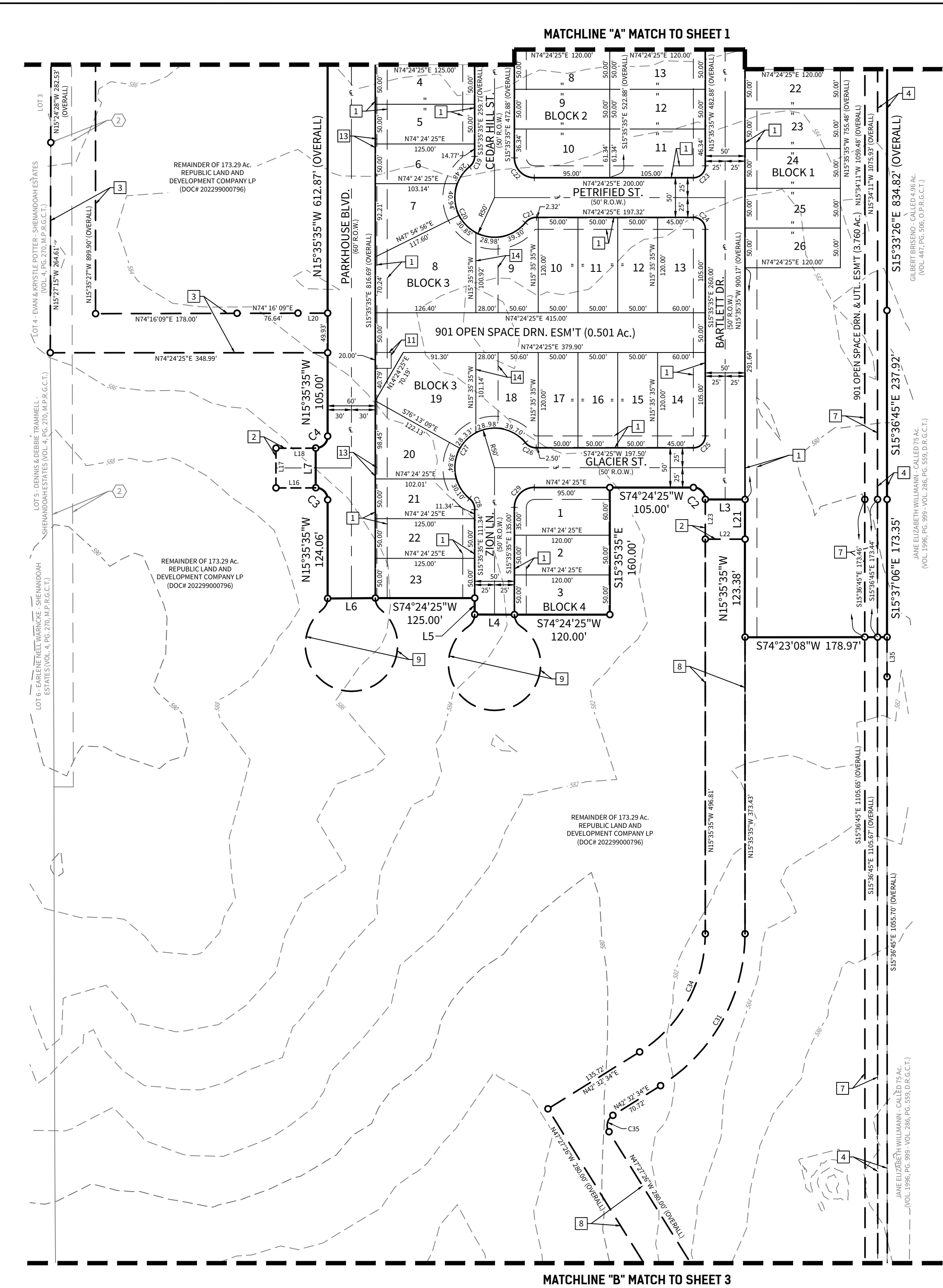


KEYNOTES

- 1 15' UTILITY ESM'T.
2 OFF-LOT 50' X 50' WAT., DRN., SAN. SEW., & E.G.T.CA. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC ROW (0.057 Ac.)
3 VAR. WID. DRN. ESM'T. (1.580 Ac.) 12 VAR. WID. MONUMENTATION ESM'T.
4 12' SAN. SEW. ESM'T. 13 1' V.N.A.E.
5 TEMPORARY ACCESS ESM'T. 14 28' DRN. ESM'T.
6 PROP. 20' R.O.W. DEDICATION TO THE CITY OF SEGUIN (0.339 Ac.)
7 16' UTILITY ESM'T.
8 OFF-LOT VAR. WID. SAN. SEW. ESM'T. AND ACCESS ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED ROW (5.158 Ac.)
9 96' DIAMETER CUL-DE-SAC TURNAROUND TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED RIGHT OF WAY (0.248 Ac.)
10 LIFT STATION EASEMENT
11 20' x 20' G.V.E.C. ELECTRICAL EASEMENT
12 25' RIGHT-OF-WAY (VOL. 478, PG. 262, D.R.G.C.T.)



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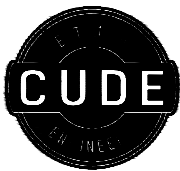
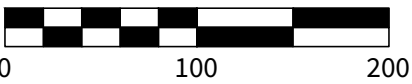


SUBDIVISION PLAT
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PARKHOUSE, UNIT 1

20.706 ACRES OF LAND LOCATED IN THE ANASTACIO MANSOLO SURVEY NO. 17, GUADALUPE COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 173.92 ACRES OF LAND CONVEYED TO REPUBLIC LAND AND DEVELOPMENT COMPANY, L.P., L.L.C., AS DESCRIBED IN DOCUMENT NUMBER 202299000796, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.



SCALE: 1"=100'



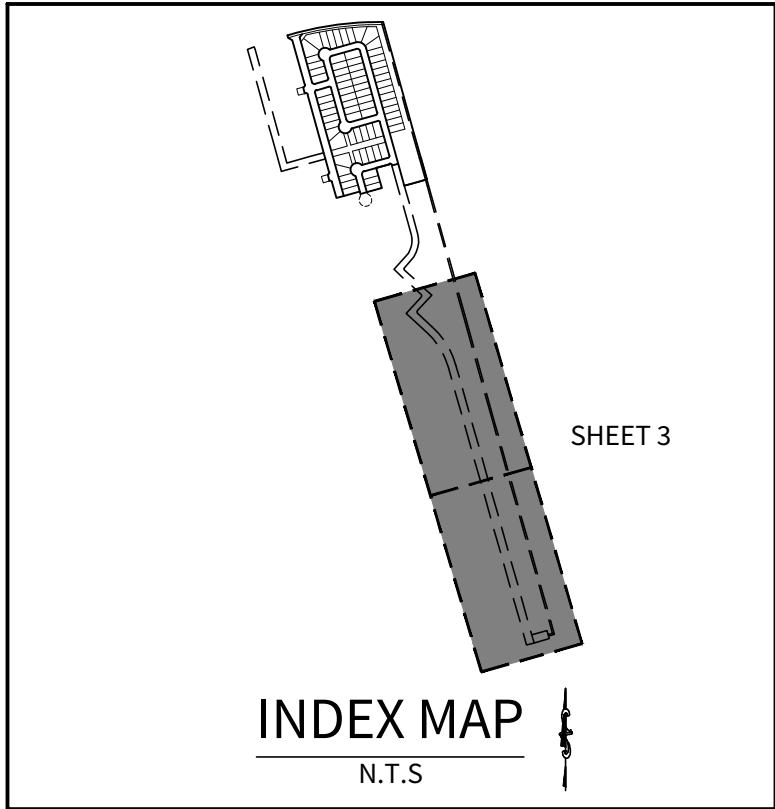
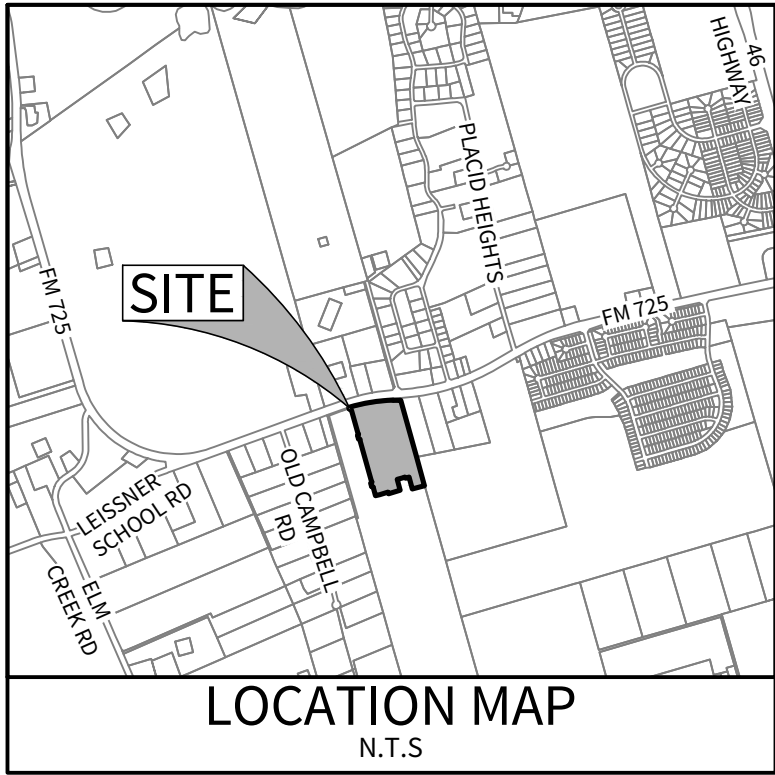
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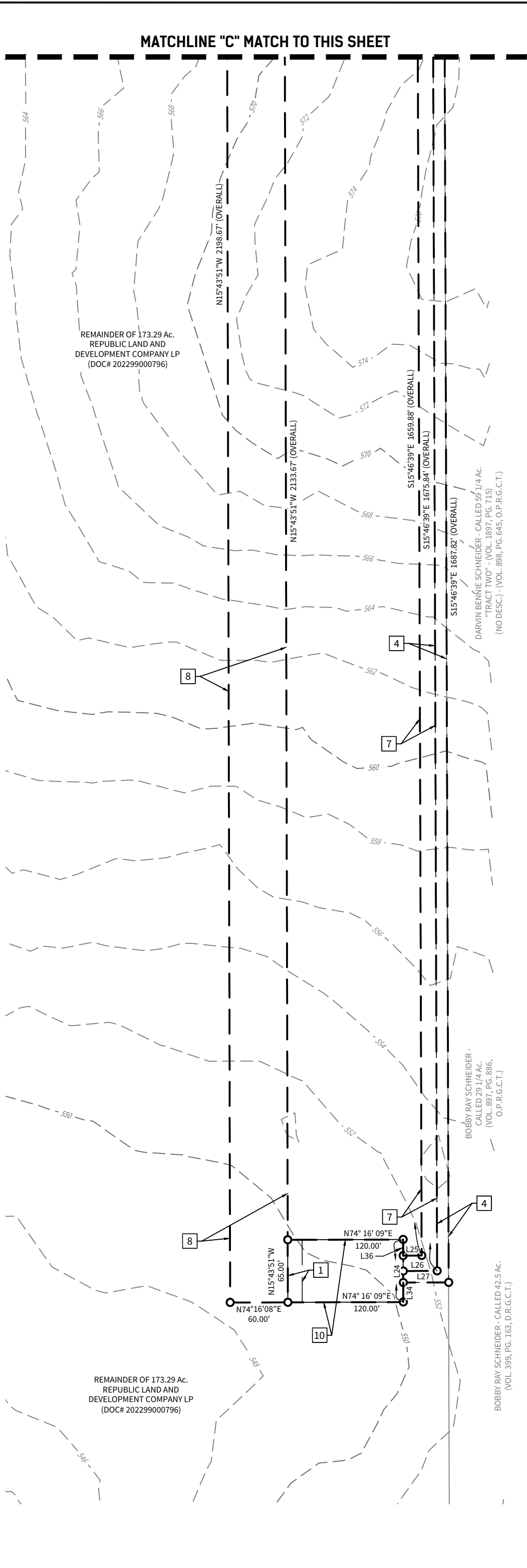
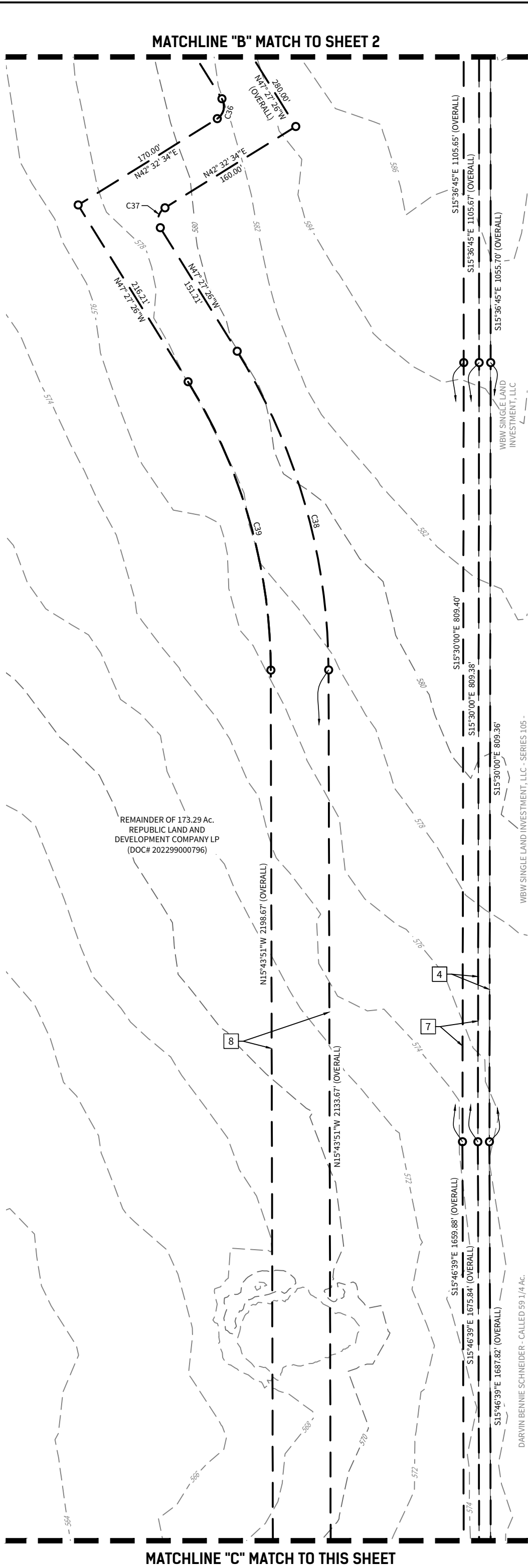
CURVE TABLE					
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD
C19	18.00'	50°46'34"	8.54'	15.95'	15.43'
C20	50.00'	191°33'08"	494.29'	167.16'	99.49'
C21	18.00'	50°46'34"	8.54'	15.95'	15.43'
C22	25.00'	90°00'00"	25.00'	39.27'	35.36'
C23	15.00'	90°00'00"	15.00'	23.56'	21.21'
C24	15.00'	90°00'00"	15.00'	23.56'	21.21'
C25	15.00'	90°00'00"	15.00'	23.56'	21.21'
C26	18.00'	50°32'03"	8.50'	15.88'	15.37'
C27	50.00'	191°18'43"	504.86'	166.95'	99.51'
C28	18.00'	50°46'28"	8.54'	15.95'	15.43'
C29	25.00'	90°00'00"	25.00'	39.27'	35.36'
C30	18.00'	50°46'31"	8.54'	15.95'	15.43'
C31	225.00'	58°08'08"	125.07'	228.30'	218.63'
C32	2433.52'	1°26'21"	30.57'	61.13'	61.13'
C33	50.00'	191°31'40"	495.34'	167.14'	99.49'
C34	175.00'	58°08'08"	97.27'	177.57'	170.05'
C35	15.00'	90°00'00"	15.00'	23.56'	21.21'
C36	15.00'	90°00'00"	15.00'	23.56'	21.21'

CURVE TABLE					
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD
C37	15.00'	90°00'00"	15.00'	23.56'	21.21'
C38	630.00'	31°43'36"	179.02'	348.85'	344.41'
C39	570.00'	31°43'36"	161.97'	315.63'	311.61'



KEYNOTES

- 15' UTILITY ESM'T.
- OFF-LOT 50' X 50' WAT., DRN., SAN. SEW., & E.G.T.CA. ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC ROW (0.057 AC.)
- VAR. WID. DRN. ESM'T. (1.580 AC.)
- 12' SAN. SEW. ESM'T.
- TEMPORARY ACCESS ESM'T.
- PROP. 20' R.O.W. DEDICATION TO THE CITY OF SEGUIN (0.339 AC.)
- 16' UTILITY ESM'T.
- OFF-LOT VAR. WID. SAN. SEW. ESM'T. AND ACCESS ESM'T. TO EXPIRE UPON INCORPORATION INTO PLATTED ROW (5.158 AC.)
- 96" DIAMETER CUL-DE-SAC TURNAROUND ESM'T TO EXPIRE UPON INCORPORATION INTO PLATTED ROW (0.248 AC.)
- LIFT STATION EASEMENT
- 20' x 20' GVEC ELECTRICAL EASEMENT
- VAR. WID. MONUMENTATION ESM'T.
- 1' V.N.A.E.
- 28' DRN. ESM'T.



SUBDIVISION PLAT
ESTABLISHING
PARKHOUSE, UNIT 1

20.706 ACRES OF LAND LOCATED IN THE ANASTACIO MANSOLO SURVEY NO. 17, GUADALUPE COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 173.92 ACRES OF LAND CONVEYED TO REPUBLIC LAND AND DEVELOPMENT COMPANY, L.P., L.L.C., AS DESCRIBED IN DOCUMENT NUMBER 202299000796, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

CUDE

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TBPLS #10048500 • TBPE FIRM #455
[MWC: DAVID D. CUPIT, II, P.E.]

SCALE: 1"=100'

LEGEND

Ac.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
C1	= CURVE NUMBER
C.B.	= COUNTY BLOCK
C.P.S.	= CITY PUBLIC SERVICE
C.V.E.	= CLEAR VISION EASEMENT
D.P.R.	= DEED AND PLAT RECORDS
E.G.T.CA.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ESM'T.	= EASEMENT
LI	= LINE NUMBER
NAD	= NORTH AMERICAN DATUM
MIN.	= MINIMUM
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS
PG.	= PAGE
PGS.	= PAGES
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
S.A.W.S.	= SAN ANTONIO WATER SYSTEM
VAR.	= VARIABLE
V.N.A.E.	= VEHICULAR NON ACCESS EASEMENT
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
(ELEV.)	= PROPOSED CONTOUR
(---)	= STREET CENTERLINE
(---)	= BUILDING SETBACK LINE
(---)	= EXISTING GROUND MAJOR CONTOUR
(---)	= EXISTING GROUND MINOR CONTOUR
(---)	= EXISTING PROPERTY LINE
(---)	= EXTRATERRITORIAL JURISDICTION LIMITS
()	= RECORD INFORMATION
(XXX.XX)	= FINISHED FLOOR ELEVATION
O.P.R.G.C.T.	= OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
M.P.R.G.C.T.	= MAP & PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
D.R.G.C.T.	= DEED RECORDS OF GUADALUPE COUNTY, TEXAS