

Drawing Name: N:\Projects\BAKE004 High Branch 1 & 2\Planning\Plotting\The Springs (High Branch 2)\Subdivision Plat\The Springs Subdivision Plat.dwg Jan 13, 2021 - 8:54am User: MelanieNorris

OWNER/DEVELOPER:
THREE RIVERS DEVELOPMENT, LLC.
LEE BAKER
301 MAIN PLAZA #385
NEW BRAUNFELS, TX 78130
(830) 660-4916

ENGINEER/SURVEYOR:
MOELLER & ASSOCIATES
JAMES INGALLS, P.E. - ENGINEER
2021 SH 46 W. STE 105.
NEW BRAUNFELS, TX. 78130
(830) 358-7127

D.A. MAWYER LAND SURVEYING, INC.
DREW MAWYER, R.P.L.S. - SURVEYOR
5151 SH 46W
NEW BRAUNFELS, TEXAS 78132
(210) 325-0858

THE SPRINGS @ HIGH BRANCH PRELIMINARY PLAT

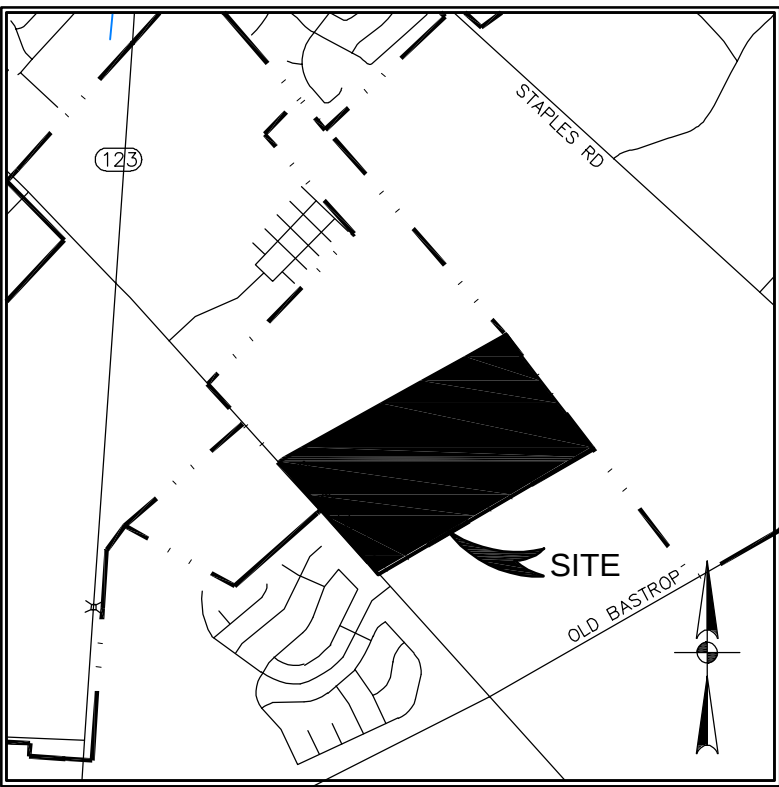
NOTES:

- ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER AND SEWER SERVICE BY THE CITY OF SAN MARCOS. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE.
- ALL STREETS ARE PROPOSED TO BE OF A LOCAL TYPE FUNCTIONAL CLASSIFICATION WITH 54 FOOT RIGHT-OF-WAYS UNLESS NOTED OTHERWISE.
- THE SUBDIVISION IS WITHIN THE SAN MARCOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE IN GRID BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983. DISTANCES SHOWN HEREON ARE SURFACE USING COMBINED SCALE FACTOR OF 1.00015.
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND MARKERS WILL BE SET WITH 1/2" IRON PIN WITH PLASTIC CAP STAMPED "DAM #5348 PROP. COR." IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- THE SPRINGS AT HIGH BRANCH, DOES FALL WITHIN THE CITY LIMITS OF THE CITY OF SAN MARCOS.
- THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY RESIDENTIAL.
- NO STRUCTURES IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER AND SEWER SYSTEM WHICH HAS BEEN APPROVED BY THE CITY OF SAN MARCOS.
- MAINTENANCE OF DRAINAGE EASEMENT DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE EXISTING SPECIAL FLOOD HAZARD ZONE A, 100-YEAR FLOOD BOUNDARY, AS DEFINED BY THE HAYS COUNTY, TEXAS COMMUNITY PANEL NUMBER 48209C0481F AND 48209C0483F, REVISED NOVEMBER 02, 2005 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- NO PORTION OF THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE, OR THE SAN MARCOS RIVER CORRIDOR.
- PUBLIC SIDEWALKS BUILT TO CITY OF SAN MARCOS STANDARDS ARE REQUIRED ALONG ALL PROPOSED STREETS.
- ALL OPEN SPACE LOTS SHALL BE OPEN TO THE PUBLIC FOR PUBLIC ACCESS. ALL OPEN SPACE LOTS ARE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- ALL PHASES SHOWN ON WITH PLAT ADJACENT TO WETHERFIELD LANE CAN BEGIN CONSTRUCTION AFTER WETHERSFIELD LANE HAS BEEN CONSTRUCTED WITH THE RIDGE SUBDIVISION, OR CAN BE CONSTRUCTED SIMULTANEOUSLY.

AREA SUMMARY:

- TOTAL PRELIMINARY BOUNDARY ACREAGE: 94.623 ACRES
- TOTAL INTERNAL RIGHT-OF-WAY ACREAGE: 22.093 ACRES
- TOTAL RIGHT-OF-WAY DEDICATION ACREAGE: 0.863 ACRES
- TOTAL NUMBER OF BLOCKS: 21 BLOCKS
- TOTAL NUMBER OF LOTS: 429 LOTS
 - RESIDENTIAL: 409 LOTS
 - PARKS/OPEN SPACE: 15 LOTS
 - DRAINAGE: 4 LOTS
 - AMENITY: 1 LOT

OVERALL LOT SUMMARY	
RESIDENTIAL LOTS (409)	59.3 AC
PARK/OPEN SPACE LOTS (15)	10.4 AC
DRAINAGE LOTS (4)	0.8 AC
AMENITY LOT (1)	1.2 AC

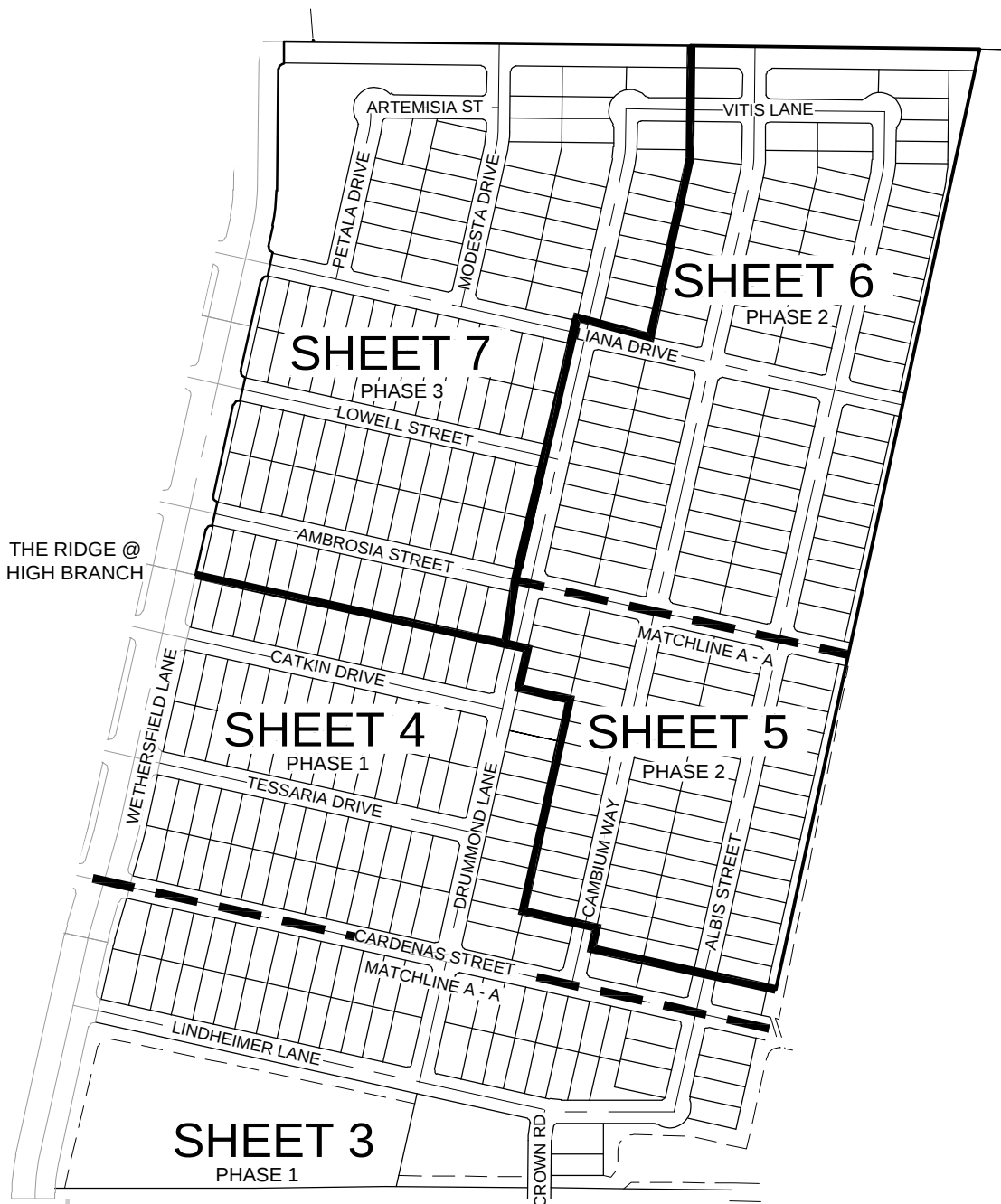


LOCATION MAP
SCALE: 1"=2,000'

UTILITY NOTE:

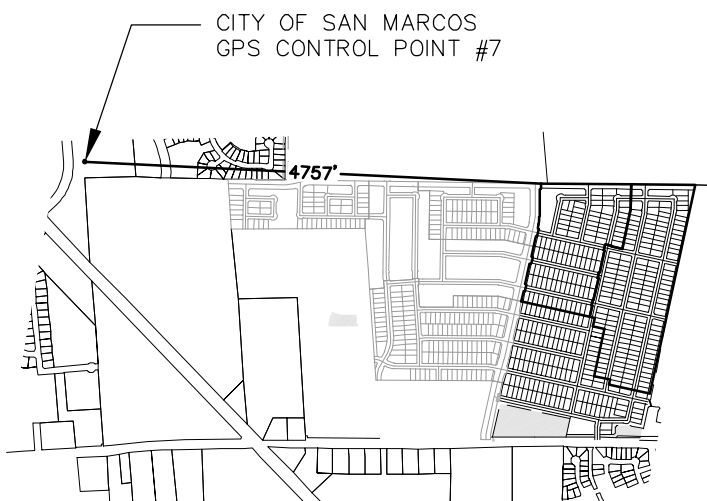
WATER / WASTE WATER: CITY OF SAN MARCOS
630 EAST HOPKINS STREET
SAN MARCOS, TX 78666

ELECTRIC: BLUEBONNET ELECTRIC COOPERATIVE
155 ELECTRIC AVE.
BASTROP, TX 78602



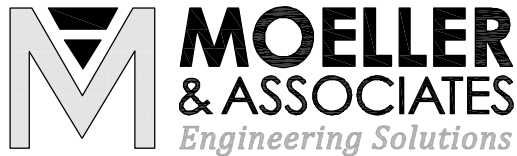
INDEX MAP DETAIL

SCALE: 1" = 400'



CITY OF SAN MARCOS GPS
CONTROL POINT DETAIL

SCALE: 1" = 2,000'



2021 SH 46W, Ste. 105
New Braunfels, TX 78132
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- LEGEND:
- P.O.B. = POINT OF BEGINNING
 - D.L. = DRAINAGE LOT
 - R.L. = RESIDENTIAL LOT
 - U.E. = UTILITY EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - O.S. = OPEN SPACE LOT
 - PAGE MATCH LINE
 - 1/2" IRON PIN SET
 - IRON PIN FOUND
 - AREA INSIDE DRAINAGE EASEMENT

THE SPRINGS @ HIGH BRANCH - LOT SUMMARY TABLES

PHASE 1

LOT SUMMARY		
BLOCK #	LOT #	AREA
BLOCK 1	LOT 1	O.S. 237,370 SF
BLOCK 1	LOT 2	AMENITY 53,052 SF
BLOCK 2	LOT 1	R.L. 8,320 SF
BLOCK 2	LOT 2	R.L. 6,000 SF
BLOCK 2	LOT 3	O.S. 54,426 SF
BLOCK 2	LOT 4	R.L. 5,658 SF
BLOCK 2	LOT 5	R.L. 6,000 SF
BLOCK 2	LOT 6	R.L. 6,000 SF
BLOCK 2	LOT 7	R.L. 7,786 SF
BLOCK 3	LOT 1	R.L. 7,786 SF
BLOCK 3	LOT 2	R.L. 6,000 SF
BLOCK 3	LOT 3	R.L. 6,000 SF
BLOCK 3	LOT 4	R.L. 6,000 SF
BLOCK 3	LOT 5	R.L. 6,000 SF
BLOCK 3	LOT 6	R.L. 5,910 SF
BLOCK 3	LOT 7	R.L. 5,418 SF
BLOCK 3	LOT 8	O.S. 6,997 SF
BLOCK 3	LOT 9	R.L. 7,800 SF
BLOCK 3	LOT 10	R.L. 6,000 SF
BLOCK 3	LOT 11	R.L. 7,786 SF
BLOCK 3	LOT 12	R.L. 5,880 SF
BLOCK 3	LOT 13	R.L. 6,000 SF
BLOCK 3	LOT 14	R.L. 6,000 SF
BLOCK 3	LOT 15	R.L. 6,000 SF
BLOCK 3	LOT 16	R.L. 6,000 SF
BLOCK 3	LOT 17	R.L. 6,000 SF
BLOCK 3	LOT 18	R.L. 6,000 SF
BLOCK 3	LOT 19	R.L. 7,786 SF
BLOCK 4	LOT 1	O.S./U.E. 3,535 SF
BLOCK 4	LOT 2	R.L. 7,800 SF
BLOCK 4	LOT 3	R.L. 6,000 SF
BLOCK 4	LOT 4	R.L. 6,000 SF
BLOCK 4	LOT 5	R.L. 6,000 SF
BLOCK 4	LOT 6	R.L. 6,000 SF
BLOCK 4	LOT 7	R.L. 6,000 SF
BLOCK 4	LOT 8	R.L. 6,000 SF
BLOCK 4	LOT 9	R.L. 6,000 SF
BLOCK 4	LOT 10	R.L. 6,000 SF
BLOCK 4	LOT 11	R.L. 6,000 SF
BLOCK 4	LOT 12	R.L. 6,000 SF
BLOCK 4	LOT 13	R.L. 6,000 SF
BLOCK 4	LOT 14	R.L. 6,000 SF
BLOCK 4	LOT 15	R.L. 7,786 SF
BLOCK 4	LOT 16	R.L. 7,786 SF
BLOCK 4	LOT 17	R.L. 6,000 SF
BLOCK 4	LOT 18	R.L. 6,000 SF
BLOCK 4	LOT 19	R.L. 6,000 SF
BLOCK 4	LOT 20	R.L. 6,000 SF
BLOCK 4	LOT 21	R.L. 6,000 SF
BLOCK 4	LOT 22	R.L. 6,000 SF

LOT SUMMARY			
BLOCK #	LOT #	LOT TYPE	AREA
BLOCK 4	LOT 23	R.L.	6,000 SF
BLOCK 4	LOT 24	R.L.	6,000 SF
BLOCK 4	LOT 25	R.L.	6,000 SF
BLOCK 4	LOT 26	R.L.	6,000 SF
BLOCK 4	LOT 27	R.L.	6,000 SF
BLOCK 4	LOT 28	R.L.	6,000 SF
BLOCK 4	LOT 29	R.L.	7,471 SF
BLOCK 5	LOT 1	O.S./U.E.	3,524 SF
BLOCK 5	LOT 2	R.L.	6,242 SF
BLOCK 5	LOT 3	R.L.	6,000 SF
BLOCK 5	LOT 4	R.L.	6,000 SF
BLOCK 5	LOT 5	R.L.	6,000 SF
BLOCK 5	LOT 6	R.L.	6,000 SF
BLOCK 5	LOT 7	R.L.	6,000 SF
BLOCK 5	LOT 8	R.L.	6,000 SF
BLOCK 5	LOT 9	R.L.	6,000 SF
BLOCK 5	LOT 10	R.L.	6,000 SF
BLOCK 5	LOT 11	R.L.	6,000 SF
BLOCK 5	LOT 12	R.L.	6,000 SF
BLOCK 5	LOT 13	R.L.	6,000 SF
BLOCK 5	LOT 14	R.L.	6,000 SF
BLOCK 5	LOT 15	R.L.	7,786 SF
BLOCK 5	LOT 16	R.L.	7,786 SF
BLOCK 5	LOT 17	R.L.	6,000 SF
BLOCK 5	LOT 18	R.L.	6,000 SF
BLOCK 5	LOT 19	R.L.	6,000 SF
BLOCK 5	LOT 20	R.L.	6,000 SF
BLOCK 5	LOT 21	R.L.	6,000 SF
BLOCK 5	LOT 22	R.L.	6,000 SF
BLOCK 5	LOT 23	R.L.	6,000 SF
BLOCK 5	LOT 24	R.L.	6,000 SF
BLOCK 5	LOT 25	R.L.	6,000 SF
BLOCK 5	LOT 26	R.L.	6,000 SF
BLOCK 5	LOT 27	R.L.	6,000 SF
BLOCK 5	LOT 28	R.L.	6,000 SF
BLOCK 5	LOT 29	R.L.	6,000 SF
BLOCK 6	LOT 1	O.S./U.E.	3,527 SF
BLOCK 6	LOT 2	R.L.	6,000 SF
BLOCK 6	LOT 3	R.L.	6,000 SF
BLOCK 6	LOT 4	R.L.	6,000 SF
BLOCK 6	LOT 5	R.L.	6,000 SF
BLOCK 6	LOT 6	R.L.	6,000 SF
BLOCK 6	LOT 7	R.L.	6,000 SF
BLOCK 6	LOT 8	R.L.	6,000 SF
BLOCK 6	LOT 9	R.L.	6,000 SF
BLOCK 6	LOT 10	R.L.	6,000 SF
BLOCK 6	LOT 11	R.L.	6,000 SF
BLOCK 6	LOT 12	R.L.	6,000 SF
BLOCK 6	LOT 13	R.L.	6,000 SF
BLOCK 6	LOT 14	R.L.	6,000 SF

LOT SUMMARY			
BLOCK #	LOT #	LOT TYPE	AREA
BLOCK 6	LOT 15	R.L.	7,786 SF
BLOCK 6	LOT 16	R.L.	7,786 SF
BLOCK 6	LOT 17	R.L.	6,000 SF
BLOCK 6	LOT 18	R.L.	6,000 SF
BLOCK 6	LOT 19	R.L.	6,000 SF
BLOCK 6	LOT 20	R.L.	6,000 SF
BLOCK 6	LOT 21	R.L.	6,000 SF
BLOCK 6	LOT 22	R.L.	6,000 SF
BLOCK 6	LOT 23	R.L.	6,000 SF
BLOCK 6	LOT 24	R.L.	6,000 SF
BLOCK 6	LOT 25	R.L.	6,000 SF
BLOCK 6	LOT 26	R.L.	6,000 SF
BLOCK 6	LOT 27	R.L.	6,000 SF
BLOCK 6	LOT 28	R.L.	6,000 SF
BLOCK 6	LOT 29	R.L.	6,000 SF
BLOCK 7	LOT 1	O.S./J.E.	1,764 SF
BLOCK 7	LOT 2	R.L.	6,000 SF
BLOCK 7	LOT 3	R.L.	6,000 SF
BLOCK 7	LOT 4	R.L.	6,000 SF
BLOCK 7	LOT 5	R.L.	6,000 SF
BLOCK 7	LOT 6	R.L.	6,000 SF
BLOCK 7	LOT 7	R.L.	6,000 SF
BLOCK 7	LOT 8	R.L.	6,000 SF
BLOCK 7	LOT 9	R.L.	6,000 SF
BLOCK 7	LOT 10	R.L.	6,000 SF
BLOCK 7	LOT 11	R.L.	6,000 SF
BLOCK 7	LOT 12	R.L.	6,000 SF
BLOCK 7	LOT 13	R.L.	6,000 SF
BLOCK 7	LOT 14	R.L.	6,000 SF
BLOCK 7	LOT 15	R.L.	7,786 SF
BLOCK 8	LOT 1	R.L.	7,786 SF
BLOCK 8	LOT 2	R.L.	6,000 SF
BLOCK 8	LOT 3	R.L.	6,000 SF
BLOCK 8	LOT 4	R.L.	6,000 SF
BLOCK 8	LOT 5	R.L.	6,000 SF
BLOCK 8	LOT 6	R.L.	6,000 SF
BLOCK 8	LOT 7	R.L.	6,000 SF
BLOCK 8	LOT 8	R.L.	6,000 SF
BLOCK 8	LOT 9	R.L.	6,000 SF
BLOCK 8	LOT 10	R.L.	6,000 SF
BLOCK 8	LOT 11	R.L.	6,000 SF
BLOCK 8	LOT 12	R.L.	6,000 SF
BLOCK 8	LOT 31	R.L.	6,000 SF
BLOCK 8	LOT 32	R.L.	7,786 SF
BLOCK 9	LOT 1	R.L.	7,786 SF
BLOCK 9	LOT 32	R.L.	7,786 SF
BLOCK 10	LOT 1	R.L.	7,786 SF
BLOCK 10	LOT 18	D.L.	1,290 SF

LOT SUMMARY		
BLOCK #	LOT #	AREA
BLOCK 8	LOT 13	R.L. 6,000 SF
BLOCK 8	LOT 14	R.L. 6,000 SF
BLOCK 8	LOT 15	R.L. 6,000 SF
BLOCK 8	LOT 16	R.L. 7,546 SF
BLOCK 8	LOT 17	R.L. 7,546 SF
BLOCK 8	LOT 18	R.L. 6,000 SF
BLOCK 8	LOT 19	R.L. 6,000 SF
BLOCK 8	LOT 20	R.L. 6,000 SF
BLOCK 8	LOT 21	R.L. 6,000 SF
BLOCK 8	LOT 22	R.L. 6,000 SF
BLOCK 8	LOT 23	R.L. 6,000 SF
BLOCK 8	LOT 24	R.L. 6,000 SF
BLOCK 8	LOT 25	R.L. 6,000 SF
BLOCK 8	LOT 26	R.L. 6,000 SF
BLOCK 8	LOT 27	R.L. 6,000 SF
BLOCK 8	LOT 28	R.L. 6,000 SF
BLOCK 8	LOT 29	R.L. 6,000 SF
BLOCK 8	LOT 30	R.L. 6,000 SF
BLOCK 9	LOT 2	R.L. 6,000 SF
BLOCK 9	LOT 3	R.L. 6,000 SF
BLOCK 9	LOT 4	R.L. 6,000 SF
BLOCK 9	LOT 5	R.L. 6,000 SF
BLOCK 9	LOT 6	R.L. 6,000 SF
BLOCK 9	LOT 7	R.L. 6,000 SF
BLOCK 9	LOT 8	R.L. 6,000 SF
BLOCK 9	LOT 9	R.L. 6,000 SF
BLOCK 9	LOT 10	R.L. 6,000 SF
BLOCK 9	LOT 11	R.L. 6,000 SF
BLOCK 9	LOT 12	R.L. 6,000 SF
BLOCK 9	LOT 13	R.L. 6,000 SF
BLOCK 9	LOT 14	R.L. 6,000 SF
BLOCK 9	LOT 15	R.L. 6,000 SF
BLOCK 9	LOT 16	R.L. 7,546 SF
BLOCK 9	LOT 17	R.L. 7,546 SF
BLOCK 9	LOT 18	R.L. 6,000 SF
BLOCK 9	LOT 19	R.L. 6,000 SF
BLOCK 9	LOT 20	R.L. 6,000 SF
BLOCK 9	LOT 21	R.L. 6,000 SF
BLOCK 9	LOT 22	R.L. 6,000 SF
BLOCK 9	LOT 23	R.L. 6,000 SF
BLOCK 9	LOT 24	R.L. 6,000 SF
BLOCK 9	LOT 25	R.L. 6,000 SF
BLOCK 9	LOT 26	R.L. 6,000 SF
BLOCK 9	LOT 27	R.L. 6,000 SF
BLOCK 9	LOT 28	R.L. 6,000 SF
BLOCK 9	LOT 29	R.L. 6,000 SF
BLOCK 9	LOT 30	R.L. 6,000 SF
BLOCK 9	LOT 31	R.L. 6,000 SF
BLOCK 10	LOT 2	R.L. 6,000 SF
BLOCK 10	LOT 3	R.L. 6,000 SF
BLOCK 10	LOT 4	R.L. 6,000 SF
BLOCK 10	LOT 5	R.L. 6,000 SF
BLOCK 10	LOT 6	R.L. 6,000 SF
BLOCK 10	LOT 7	R.L. 6,000 SF
BLOCK 10	LOT 8	R.L. 6,000 SF

LOT SUMMARY			
BLOCK #	LOT #	LOT TYPE	AREA
BLOCK 10	LOT 9	R.L.	6,000 SF
BLOCK 10	LOT 10	R.L.	6,000 SF
BLOCK 10	LOT 11	R.L.	6,000 SF
BLOCK 10	LOT 12	R.L.	6,000 SF
BLOCK 10	LOT 13	R.L.	6,000 SF
BLOCK 10	LOT 14	R.L.	6,000 SF
BLOCK 10	LOT 15	R.L.	6,000 SF
BLOCK 10	LOT 16	R.L.	7,546 SF
BLOCK 10	LOT 17	D.L.	13,590 SF
BLOCK 11	LOT 1	R.L.	7,786 SF
BLOCK 11	LOT 2	R.L.	6,480 SF
BLOCK 11	LOT 3	R.L.	6,000 SF
BLOCK 11	LOT 4	R.L.	6,000 SF
BLOCK 11	LOT 5	R.L.	6,000 SF
BLOCK 11	LOT 6	R.L.	6,000 SF
BLOCK 11	LOT 7	R.L.	6,000 SF
BLOCK 11	LOT 8	R.L.	6,000 SF
BLOCK 11	LOT 9	R.L.	6,000 SF
BLOCK 11	LOT 10	R.L.	7,786 SF
BLOCK 11	LOT 11	D.L.	7,669 SF
BLOCK 12	LOT 1	R.L.	7,786 SF
BLOCK 12	LOT 2	R.L.	6,480 SF
BLOCK 12	LOT 3	R.L.	6,000 SF
BLOCK 12	LOT 4	R.L.	6,000 SF
BLOCK 12	LOT 5	R.L.	6,000 SF
BLOCK 12	LOT 6	R.L.	6,000 SF
BLOCK 12	LOT 7	R.L.	6,000 SF
BLOCK 12	LOT 8	R.L.	6,000 SF
BLOCK 12	LOT 9	R.L.	6,000 SF
BLOCK 12	LOT 10	R.L.	7,786 SF
BLOCK 12	LOT 11	R.L.	7,786 SF
BLOCK 12	LOT 12	R.L.	6,000 SF
BLOCK 12	LOT 13	R.L.	6,000 SF
BLOCK 12	LOT 14	R.L.	6,000 SF
BLOCK 12	LOT 15	R.L.	6,000 SF
BLOCK 12	LOT 16	R.L.	6,000 SF
BLOCK 12	LOT 17	R.L.	6,000 SF
BLOCK 12	LOT 18	R.L.	6,000 SF
BLOCK 12	LOT 19	R.L.	6,480 SF
BLOCK 12	LOT 20	R.L.	7,786 SF
BLOCK 13	LOT 1	R.L.	7,786 SF
BLOCK 13	LOT 2	R.L.	6,000 SF
BLOCK 13	LOT 3	R.L.	6,000 SF
BLOCK 13	LOT 4	R.L.	6,000 SF
BLOCK 13	LOT 5	R.L.	6,000 SF
BLOCK 13	LOT 6	R.L.	6,000 SF
BLOCK 13	LOT 7	R.L.	6,000 SF
BLOCK 13	LOT 8	R.L.	6,000 SF
BLOCK 13	LOT 9	R.L.	6,480 SF
BLOCK 13	LOT 10	R.L.	7,786 SF
BLOCK 13	LOT 11	R.L.	7,786 SF
BLOCK 13	LOT 12	R.L.	6,480 SF
BLOCK 13	LOT 13	R.L.	6,000 SF
BLOCK 13	LOT 14	R.L.	6,000 SF
BLOCK 13	LOT 15	R.L.	6,000 SF

LOT SUMMARY		
BLOCK #	LOT #	AREA
BLOCK 13	LOT 16	R.L. 6,000 SF
BLOCK 13	LOT 17	R.L. 6,000 SF
BLOCK 13	LOT 18	R.L. 6,000 SF
BLOCK 13	LOT 19	R.L. 6,000 SF
BLOCK 13	LOT 20	R.L. 7,786 SF
BLOCK 14	LOT 1	R.L. 7,786 SF
BLOCK 14	LOT 2	R.L. 6,000 SF
BLOCK 14	LOT 3	R.L. 6,000 SF
BLOCK 14	LOT 4	R.L. 6,000 SF
BLOCK 14	LOT 5	R.L. 6,000 SF
BLOCK 14	LOT 6	R.L. 6,000 SF
BLOCK 14	LOT 7	R.L. 6,000 SF
BLOCK 14	LOT 8	R.L. 6,000 SF
BLOCK 14	LOT 9	R.L. 6,000 SF
BLOCK 14	LOT 10	R.L. 7,346 SF
BLOCK 14	LOT 11	R.L. 6,000 SF
BLOCK 14	LOT 12	R.L. 5,861 SF
BLOCK 14	LOT 13	R.L. 5,544 SF
BLOCK 14	LOT 14	R.L. 10,127 SF
BLOCK 14	LOT 15	O.S. 17,688 SF
BLOCK 14	LOT 16	D.L. 14,392 SF
BLOCK 15	LOT 1	R.L. 7,786 SF
BLOCK 15	LOT 2	R.L. 6,000 SF
BLOCK 15	LOT 3	R.L. 6,000 SF
BLOCK 15	LOT 4	R.L. 6,000 SF
BLOCK 15	LOT 5	R.L. 6,000 SF
BLOCK 15	LOT 6	R.L. 6,000 SF
BLOCK 15	LOT 7	R.L. 6,000 SF
BLOCK 15	LOT 8	R.L. 6,000 SF
BLOCK 15	LOT 9	R.L. 9,064 SF
BLOCK 15	LOT 10	R.L. 7,786 SF
BLOCK 15	LOT 11	R.L. 8,206 SF
BLOCK 15	LOT 12	R.L. 6,339 SF
BLOCK 15	LOT 13	R.L. 6,017 SF
BLOCK 15	LOT 14	R.L. 6,000 SF
BLOCK 15	LOT 15	R.L. 6,000 SF
BLOCK 15	LOT 16	R.L. 6,000 SF
BLOCK 15	LOT 17	R.L. 6,000 SF
BLOCK 15	LOT 18	R.L. 6,000 SF
BLOCK 15	LOT 19	R.L. 6,000 SF
BLOCK 15	LOT 20	R.L. 6,000 SF
BLOCK 15	LOT 21	R.L. 7,786 SF
BLOCK 16	LOT 10	R.L. 10,940 SF
BLOCK 16	LOT 11	R.L. 7,537 SF
BLOCK 16	LOT 12	R.L. 6,000 SF
BLOCK 16	LOT 13	R.L. 6,000 SF
BLOCK 16	LOT 14	R.L. 6,000 SF
BLOCK 16	LOT 15	R.L. 6,000 SF
BLOCK 16	LOT 16	R.L. 6,000 SF
BLOCK 16	LOT 17	R.L. 6,000 SF
BLOCK 16	LOT 18	R.L. 7,786 SF
BLOCK 19	LOT 13	O.S. 8,350 SF

LOT SUMMARY			
BLOCK	#	LOT #	
		LOT TYPE	AREA
BLOCK 7	LOT 16	R.L.	7,786 SF
BLOCK 7	LOT 17	R.L.	6,000 SF
BLOCK 7	LOT 18	R.L.	6,000 SF
BLOCK 7	LOT 19	R.L.	6,000 SF
BLOCK 7	LOT 20	R.L.	6,000 SF
BLOCK 7	LOT 21	R.L.	6,000 SF
BLOCK 7	LOT 22	R.L.	6,000 SF
BLOCK 7	LOT 23	R.L.	6,000 SF
BLOCK 7	LOT 24	R.L.	6,000 SF
BLOCK 7	LOT 25	R.L.	6,000 SF
BLOCK 7	LOT 26	R.L.	6,000 SF
BLOCK 7	LOT 27	R.L.	6,000 SF
BLOCK 7	LOT 28	R.L.	6,000 SF
BLOCK 7	LOT 29	R.L.	6,000 SF
BLOCK 7	LOT 30	O.S./U.E.	1,764 SF
BLOCK 16	LOT 1	R.L.	7,786 SF
BLOCK 16	LOT 2	R.L.	6,000 SF
BLOCK 16	LOT 3	R.L.	6,000 SF
BLOCK 16	LOT 4	R.L.	6,000 SF
BLOCK 16	LOT 5	R.L.	6,000 SF
BLOCK 16	LOT 6	R.L.	6,000 SF
BLOCK 16	LOT 7	R.L.	6,000 SF
BLOCK 16	LOT 8	R.L.	7,724 SF
BLOCK 16	LOT 9	R.L.	7,881 SF
BLOCK 17	LOT 1	O.S./U.E.	3,527 SF
BLOCK 17	LOT 2	R.L.	6,000 SF
BLOCK 17	LOT 3	R.L.	6,000 SF
BLOCK 17	LOT 4	R.L.	6,000 SF
BLOCK 17	LOT 5	R.L.	6,000 SF
BLOCK 17	LOT 6	R.L.	6,000 SF
BLOCK 17	LOT 7	R.L.	6,000 SF
BLOCK 17	LOT 8	R.L.	6,000 SF
BLOCK 17	LOT 9	R.L.	6,000 SF
BLOCK 17	LOT 10	R.L.	6,000 SF
BLOCK 17	LOT 11	R.L.	6,000 SF
BLOCK 17	LOT 12	R.L.	6,000 SF
BLOCK 17	LOT 13	R.L.	6,000 SF
BLOCK 17	LOT 14	R.L.	6,000 SF
BLOCK 17	LOT 15	R.L.	7,786 SF
BLOCK 17	LOT 16	R.L.	7,786 SF
BLOCK 17	LOT 17	R.L.	6,000 SF
BLOCK 17	LOT 18	R.L.	6,000 SF
BLOCK 17	LOT 19	R.L.	6,000 SF
BLOCK 17	LOT 20	R.L.	6,000 SF
BLOCK 17	LOT 21	R.L.	6,000 SF
BLOCK 17	LOT 22	R.L.	6,000 SF
BLOCK 17	LOT 23	R.L.	6,000 SF
BLOCK 17	LOT 24	R.L.	6,000 SF
BLOCK 17	LOT 25	R.L.	6,000 SF
BLOCK 17	LOT 26	R.L.	6,000 SF
BLOCK 17	LOT 27	R.L.	6,000 SF
BLOCK 17	LOT 28	R.L.	6,000 SF
BLOCK 17	LOT 29	R.L.	6,000 SF
BLOCK 18	LOT 1	O.S./U.E.	3,527 SF
BLOCK 18	LOT 2	R.L.	6,000 SF
BLOCK 18	LOT 3	R.L.	6,000 SF
BLOCK 18	LOT 4	R.L.	6,000 SF
BLOCK 18	LOT 5	R.L.	6,000 SF
BLOCK 18	LOT 6	R.L.	6,000 SF
BLOCK 18	LOT 7	R.L.	6,000 SF
BLOCK 18	LOT 8	R.L.	6,000 SF

LOT SUMMARY			
BLOCK	#	LOT #	
		LOT TYPE	AREA
BLOCK 18	LOT 9	R.L.	6,000 SF
BLOCK 18	LOT 10	R.L.	6,000 SF
BLOCK 18	LOT 11	R.L.	6,000 SF
BLOCK 18	LOT 12	R.L.	6,000 SF
BLOCK 18	LOT 13	R.L.	6,000 SF
BLOCK 18	LOT 14	R.L.	6,000 SF
BLOCK 18	LOT 15	R.L.	7,786 SF
BLOCK 18	LOT 16	R.L.	7,786 SF
BLOCK 18	LOT 17	R.L.	6,000 SF
BLOCK 18	LOT 18	R.L.	6,000 SF
BLOCK 18	LOT 19	R.L.	6,000 SF
BLOCK 18	LOT 20	R.L.	6,000 SF
BLOCK 18	LOT 21	R.L.	6,000 SF
BLOCK 18	LOT 22	R.L.	6,000 SF
BLOCK 18	LOT 23	R.L.	6,000 SF
BLOCK 18	LOT 24	R.L.	6,000 SF
BLOCK 18	LOT 25	R.L.	6,000 SF
BLOCK 18	LOT 26	R.L.	6,000 SF
BLOCK 18	LOT 27	R.L.	6,000 SF
BLOCK 18	LOT 28	R.L.	6,000 SF
BLOCK 18	LOT 29	R.L.	6,000 SF
BLOCK 19	LOT 1	R.L.	7,786 SF
BLOCK 19	LOT 2	R.L.	6,000 SF
BLOCK 19	LOT 3	R.L.	6,000 SF
BLOCK 19	LOT 4	R.L.	6,000 SF
BLOCK 19	LOT 5	R.L.	6,000 SF
BLOCK 19	LOT 6	R.L.	6,000 SF
BLOCK 19	LOT 7	R.L.	8,004 SF
BLOCK 19	LOT 8	R.L.	6,609 SF
BLOCK 19	LOT 9	R.L.	6,000 SF
BLOCK 19	LOT 10	R.L.	8,364 SF
BLOCK 19	LOT 11	R.L.	9,986 SF
BLOCK 19	LOT 12	O.S.	9,733 SF
BLOCK 19	LOT 14	R.L.	5,487 SF
BLOCK 19	LOT 15	R.L.	6,513 SF
BLOCK 19	LOT 16	R.L.	10,996 SF
BLOCK 19	LOT 17	R.L.	6,000 SF
BLOCK 19	LOT 18	R.L.	6,000 SF
BLOCK 19	LOT 19	R.L.	6,000 SF
BLOCK 19	LOT 20	R.L.	6,000 SF
BLOCK 19	LOT 21	R.L.	6,000 SF
BLOCK 19	LOT 22	R.L.	7,786 SF
BLOCK 20	LOT 1	R.L.	7,786 SF
BLOCK 20	LOT 2	R.L.	6,000 SF
BLOCK 20	LOT 3	R.L.	6,000 SF
BLOCK 20	LOT 4	R.L.	6,000 SF
BLOCK 20	LOT 5	R.L.	6,000 SF
BLOCK 20	LOT 6	R.L.	6,607 SF
BLOCK 20	LOT 7	R.L.	6,257 SF
BLOCK 20	LOT 8	O.S.	1,875 SF
BLOCK 20	LOT 9	R.L.	7,772 SF
BLOCK 20	LOT 10	R.L.	6,000 SF
BLOCK 20	LOT 11	R.L.	6,000 SF
BLOCK 20	LOT 12	R.L.	6,000 SF
BLOCK 20	LOT 13	R.L.	6,000 SF
BLOCK 20	LOT 14	R.L.	6,000 SF
BLOCK 20	LOT 15	R.L.	7,786 SF
BLOCK 21	LOT 1	O.S.	94,056 SF



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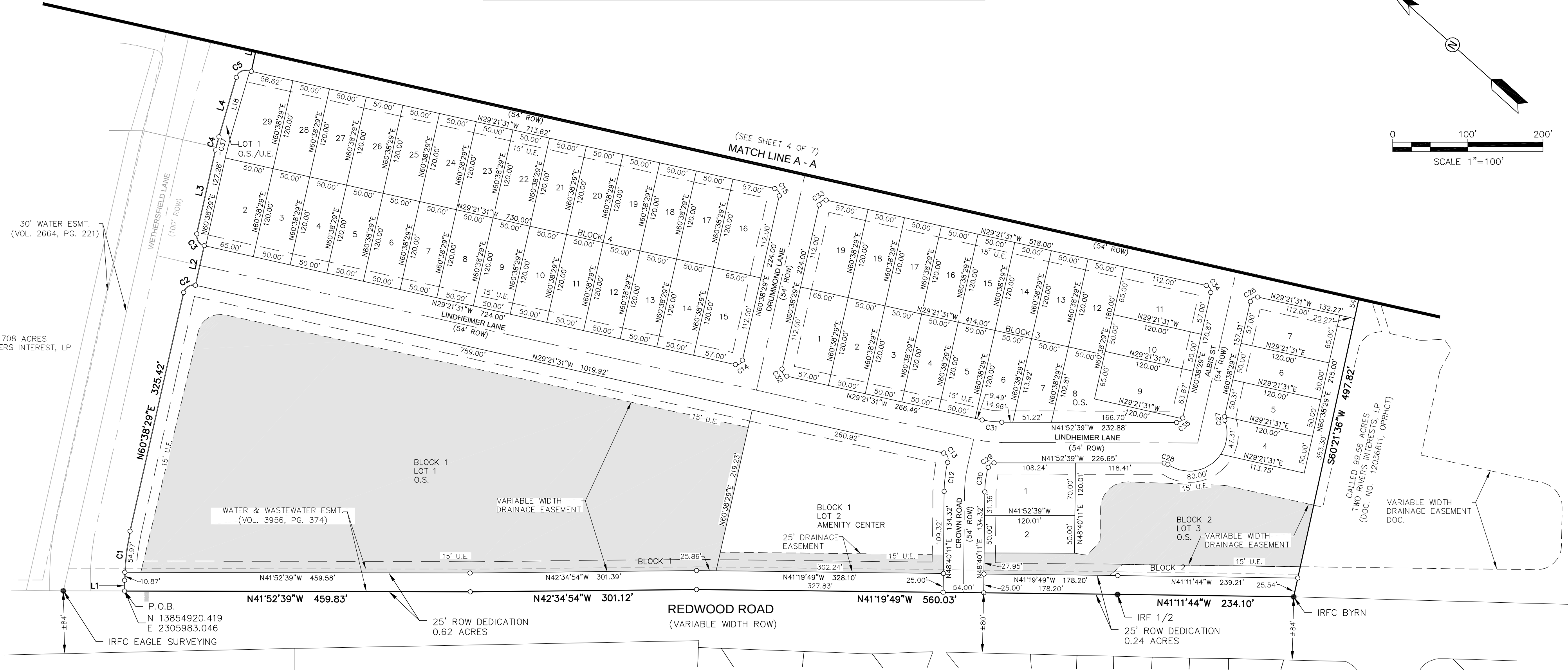
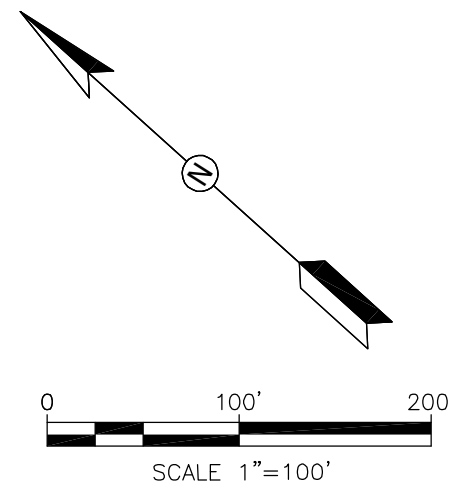
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LEGEND:

P.O.B.	= POINT OF BEGINNING
D.L.	= DRAINAGE LOT
R.L.	= RESIDENTIAL LOT
U.E.	= UTILITY EASEMENT
R.O.W.	= RIGHT-OF-WAY
O.S.	= OPEN SPACE LOT

	= PAGE MATCH LINE
	= 1/2" IRON PIN SET
	= IRON PIN FOUND
	= AREA INSIDE DRAINAGE EASEMENT

THE SPRINGS @ HIGH BRANCH - PHASE 1



LINE TABLE		
LINE	LENGTH	BEARING
L1	14.14'	N48°15'14"E
L2	54.00'	N60°38'29"E
L3	114.26'	N60°38'29"E
L4	82.22'	S64°06'59"W
L5	54.00'	N60°38'29"E
L6	63.86'	N64°06'59"E
L7	125.50'	N60°38'29"E
L8	54.00'	N60°38'29"E
L9	54.00'	N60°38'29"E
L10	107.00'	N60°38'29"E
L11	93.00'	S60°38'29"W
L12	50.00'	S60°38'29"W
L13	112.00'	N60°38'29"E
L14	57.00'	S60°38'29"W
L15	57.00'	N60°38'29"E
L16	57.00'	N60°38'29"E
L17	76.76'	S64°06'59"W
L18	95.37'	N64°06'59"E
L19	65.00'	N60°38'29"E
L20	65.00'	N60°38'29"E
L50	120.00'	S29°21'31"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	65.83'	304.50'	12°23'15"	33.05'	65.71'	N54°26'51"E
C2	20.42'	13.00'	90°00'00"	13.00'	18.38'	S74°21'31"E
C3	20.42'	13.00'	90°00'00"	13.00'	18.38'	S15°38'29"W
C4	18.47'	304.50'	3°28'31"	9.24'	18.47'	S62°22'44"W
C5	19.63'	13.00'	86°31'29"	12.23'	17.82'	N72°37'16"W
C6	21.21'	13.00'	93°28'31"	13.81'	18.93'	N17°22'44"E
C7	23.99'	395.50'	3°28'31"	12.00'	23.98'	N62°22'44"E
C8	20.42'	13.00'	90°00'00"	13.00'	18.38'	N74°21'31"W
C9	20.42'	13.00'	90°00'00"	13.00'	18.38'	S15°38'29"W
C10	20.42'	13.00'	90°00'00"	13.00'	18.38'	N74°21'31"W
C11	20.42'	13.00'	90°00'00"	13.00'	18.38'	S15°38'29"W
C12	39.07'	187.00'	11°58'18"	19.61'	39.00'	N54°39'20"E
C13	12.57'	8.00'	90°00'00"	8.00'	11.31'	N15°38'29"E
C14	12.57'	8.00'	90°00'00"	8.00'	11.31'	S74°21'31"E
C15	12.57'	8.00'	90°00'00"	8.00'	11.31'	N15°38'29"E
C16	12.57'	8.00'	90°00'00"	8.00'	11.31'	S74°21'31"E
C17	12.57'	8.00'	90°00'00"	8.00'	11.31'	N15°38'29"E
C18	12.57'	8.00'	90°00'00"	8.00'	11.31'	S74°21'31"E
C19	12.57'	8.00'	90°00'00"	8.00'	11.31'	N15°38'29"E
C20	12.57'	8.00'	90°00'00"	8.00'	11.31'	S74°21'31"E
C21	12.57'	8.00'	90°00'00"	8.00'	11.31'	N15°38'29"E
C22	12.57'	8.00'	90°00'00"	8.00'	11.31'	N74°21'31"W
C23	12.57'	8.00'	90°00'00"	8.00'	11.31'	S15°38'29"W
C24	12.57'	8.00'	90°00'00"	8.00'	11.31'	S74°21'31"E
C25	12.57'	8.00'	90°00'00"	8.00'	11.31'	N15°38'29"E
C26	12.57'	8.00'	90°00'00"	8.00'	11.31'	S74°21'31"E
C27	4.65'	8.00'	33°19'23"	2.39'	4.59'	N43°58'47"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C28	4.90'	8.00'	35°04'50"	2.53'	4.82'	S24°20'14"E
C29	10.50'	8.00'	75°12'39"	6.16'	9.76'	S79°28'59"E
C30	33.06'	133.00'	14°14'30"	16.62'	32.97'	N55°47'26"E
C31	26.11'	119.50'	12°31'08"	13.11'	26.06'	S35°37'05"E
C32	12.57'	8.00'	90°00'00"	8.00'	11.31'	S15°38'29"W
C33	12.57'	8.00'	90°00'00"	8.00'	11.31'	N74°21'31"W
C34	12.57'	8.00'	90°00'00"	8.00'	11.31'	N15°38'29"E
C35	10.82'	8.00'	77°28'52"	6.42'	10.01'	S80°37'05"E
C36	24.90'	410.50'	3°28'31"	12.45'	24.89'	N62°22'44"E
C37	17.56'	289.50'	3°28'31"	8.78'	17.56'	S62°22'44"W

Drawing Name: N:\Projects\BAKE004 High Branch 1 & 2\Planning\Plotting\The Springs (High Branch 2)\Subdivision Plat\The Springs Subdivision Plat.dwg User: MelanieNorris Jan 13, 2021 - 8:57am

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LEGEND:

P.O.B.

= POINT OF BEGINNING

D.L.

= DRAINAGE LOT

R.L.

= RESIDENTIAL LOT

U.E.

= UTILITY EASEMENT

R.O.W.

= RIGHT-OF-WAY

O.S.

= OPEN SPACE LOT

= PAGE MATCH LINE

= 1/2" IRON PIN SET

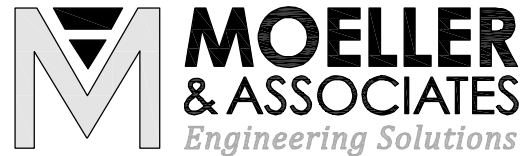
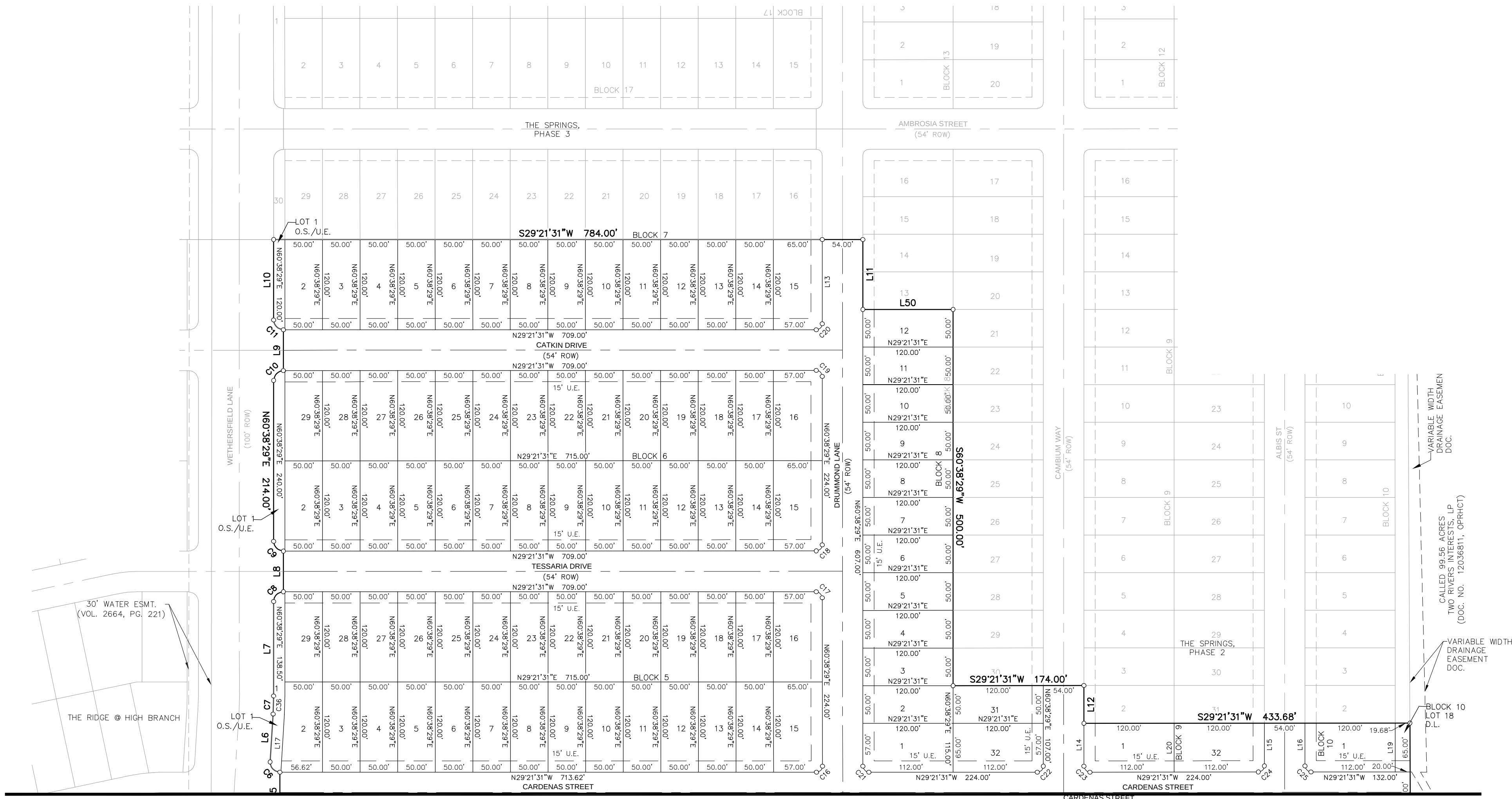
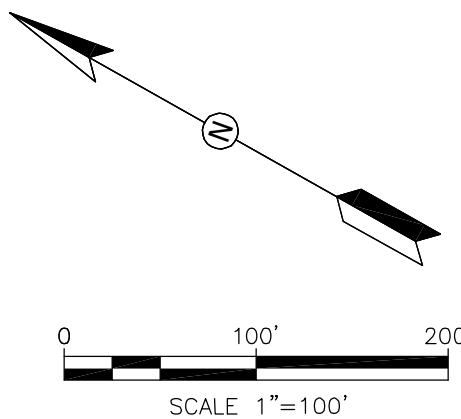
= IRON PIN FOUND

= AREA INSIDE DRAINAGE EASEMENT

PREPARED: January 13, 2021

PAGE 3 OF 7

THE SPRINGS @ HIGH BRANCH - PHASE 1

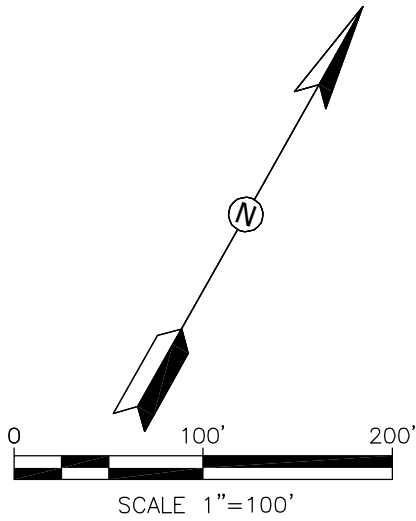


LEGEND:
P.O.B. = POINT OF BEGINNING
D.L. = DRAINAGE LOT
R.L. = RESIDENTIAL LOT
U.E. = UTILITY EASEMENT
R.O.W. = RIGHT-OF-WAY
O.S. = OPEN SPACE LOT
PAGE MATCH LINE
1/2" IRON PIN SET
IRON PIN FOUND
AREA INSIDE DRAINAGE EASEMENT

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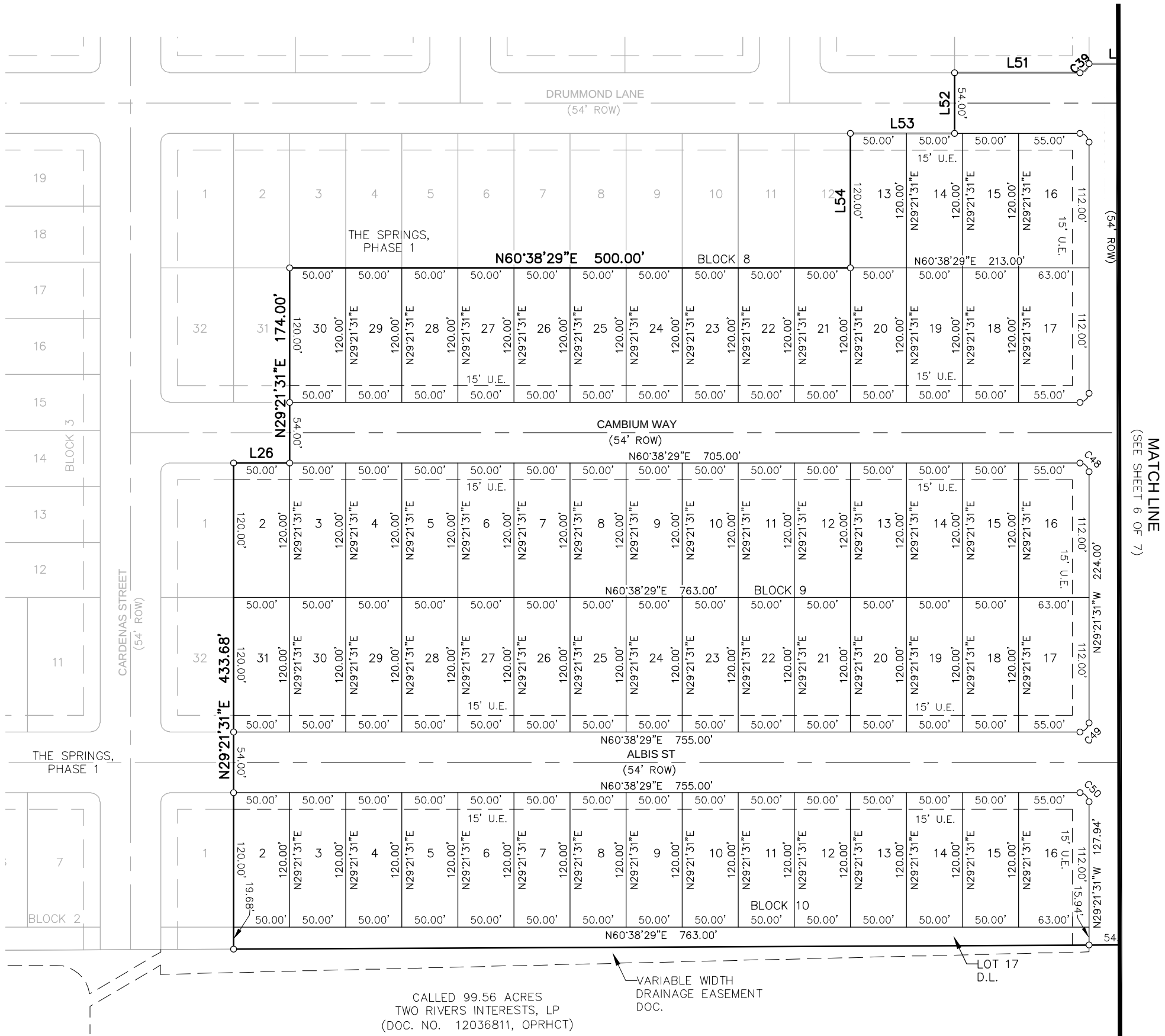
THE SPRINGS @ HIGH BRANCH - PHASE 2



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C39	12.57'	8.00'	90°00'00"	8.00'	N15°38'29"E
C40	12.57'	8.00'	90°00'00"	8.00'	S74°21'31"E
C41	12.57'	8.00'	90°00'00"	8.00'	N15°38'29"E
C42	12.57'	8.00'	90°00'00"	8.00'	S74°21'31"E
C43	12.57'	8.00'	90°00'00"	8.00'	N15°38'29"E
C44	12.57'	8.00'	90°00'00"	8.00'	S74°21'31"E
C45	12.57'	8.00'	90°00'00"	8.00'	S15°38'29"W
C48	12.57'	8.00'	90°00'00"	8.00'	N74°21'31"W
C49	12.57'	8.00'	90°00'00"	8.00'	N15°38'29"E
C50	12.57'	8.00'	90°00'00"	8.00'	S74°21'31"E
C51	12.57'	8.00'	90°00'00"	8.00'	N15°38'29"E
C52	12.57'	8.00'	90°00'00"	8.00'	S74°21'31"E
C53	12.57'	8.00'	90°00'00"	8.00'	N15°38'29"E
C54	38.85'	187.00'	11°54'13"	19.50'	N54°41'22"E
C55	5.46'	8.00'	39°07'00"	2.84'	S68°17'46"W
C56	153.16'	50.00'	175°30'51"	1276.57'	N00°05'51"E
C57	6.48'	8.00'	46°23'52"	3.43'	S64°27'38"E
C58	12.57'	8.00'	90°00'00"	8.00'	N03°44'16"E
C59	20.42'	13.00'	90°00'00"	13.00'	S86°15'44"E
C60	20.42'	13.00'	90°00'00"	13.00'	N03°44'16"E
C61	12.57'	8.00'	90°00'00"	8.00'	S86°15'44"E
C62	12.57'	8.00'	90°00'00"	8.00'	N03°44'16"E
C63	27.63'	133.00'	11°54'13"	13.87'	N54°41'22"E
C64	12.57'	8.00'	90°00'00"	8.00'	N74°21'31"W
C65	12.57'	8.00'	90°00'00"	8.00'	N15°38'29"E
C67	12.57'	8.00'	90°00'00"	8.00'	N74°21'31"W
C69	12.57'	8.00'	90°00'00"	8.00'	S15°38'29"W
C71	12.57'	8.00'	90°00'00"	8.00'	S74°21'31"E
C73	12.57'	8.00'	90°00'00"	8.00'	N15°38'29"E
C74	12.57'	8.00'	90°00'00"	8.00'	S74°21'31"E
C75	12.57'	8.00'	90°00'00"	8.00'	S15°38'29"W
C76	38.85'	187.00'	11°54'13"	19.50'	S54°41'22"W
C77	12.57'	8.00'	90°00'00"	8.00'	N86°15'44"W
C78	12.57'	8.00'	90°00'00"	8.00'	N03°44'16"E
C79	27.63'	133.00'	11°54'13"	13.87'	N54°41'22"E
C80	12.57'	8.00'	90°00'00"	8.00'	S74°21'31"E
C81	12.57'	8.00'	90°00'00"	8.00'	S15°38'29"W
C83	63.78'	307.00'	11°54'13"	32.01'	N54°41'22"E

LINE TABLE		
LINE	LENGTH	BEARING
L21	54.00'	N60°38'29"E
L22	54.00'	N60°38'29"E
L23	54.00'	N60°38'29"E
L24	54.00'	S29°21'31"E
L25	112.00'	S29°21'31"E
L26	50.00'	S60°38'29"W
L27	75.70'	N48°44'16"E
L28	49.00'	N48°44'16"E
L29	49.00'	N48°44'16"E
L30	75.70'	N48°44'16"E
L31	75.70'	N48°44'16"E
L32	69.10'	N48°44'16"E
L33	52.18'	N48°44'16"E
L52	54.00'	S29°21'31"E
L53	93.00'	N60°38'29"E
L54	120.00'	N29°21'31"E

LEGEND:	
P.O.B.	= POINT OF BEGINNING
D.L.	= DRAINAGE LOT
R.L.	= RESIDENTIAL LOT
U.E.	= UTILITY EASEMENT
R.O.W.	= RIGHT-OF-WAY
O.S.	= OPEN SPACE LOT
	= PAGE MATCH LINE
○	= 1/2" IRON PIN SET
●	= IRON PIN FOUND
▭	= AREA INSIDE DRAINAGE EASEMENT

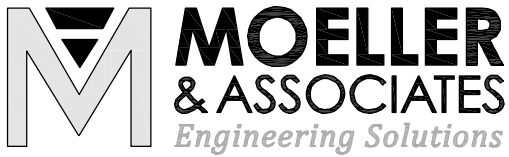
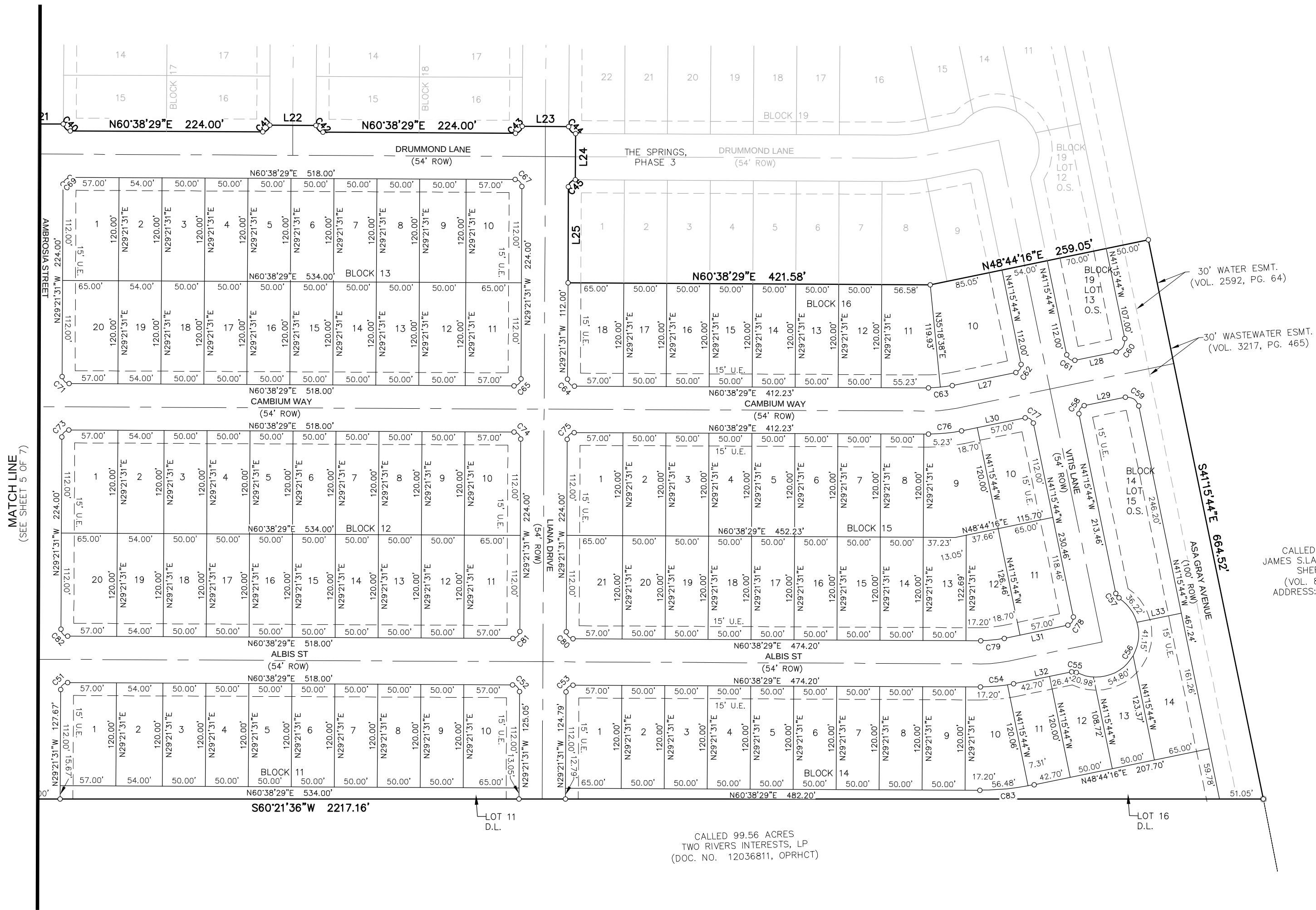
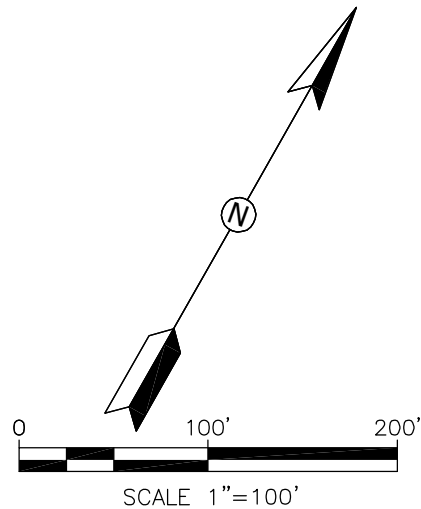


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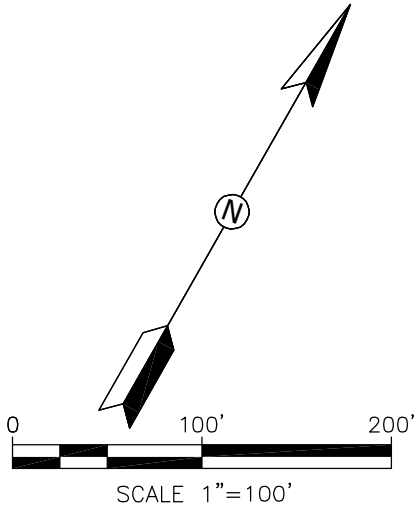
THE SPRINGS @ HIGH BRANCH - PHASE 2



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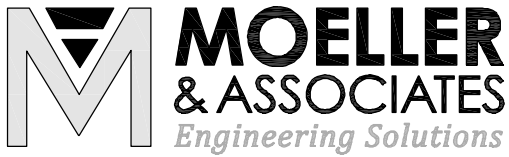
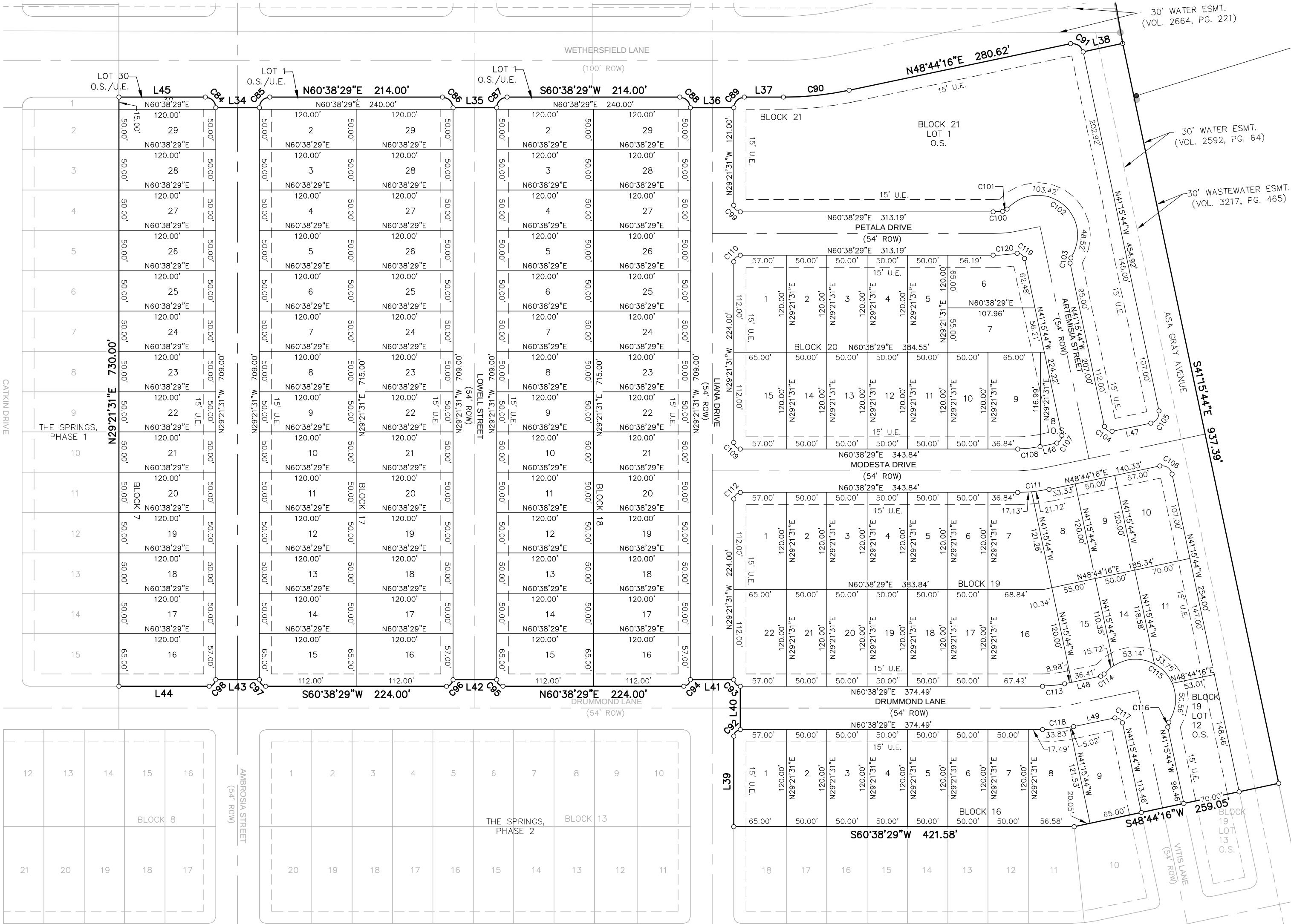
- LEGEND:
- P.O.B. = POINT OF BEGINNING
 - D.L. = DRAINAGE LOT
 - R.L. = RESIDENTIAL LOT
 - U.E. = UTILITY EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - O.S. = OPEN SPACE LOT
 - PAGE MATCH LINE
 - 1/2" IRON PIN SET
 - IRON PIN FOUND
 - AREA INSIDE DRAINAGE EASEMENT

THE SPRINGS @ HIGH BRANCH - PHASE 3



LINE TABLE		
LINE	LENGTH	BEARING
L34	54.00'	N60°38'29"E
L35	54.00'	N60°38'29"E
L36	54.00'	N60°38'29"E
L37	48.22'	S60°38'29"W
L38	50.00'	N48°44'16"E
L39	112.00'	N29°21'31"W
L40	54.00'	S29°21'31"E
L41	54.00'	S60°38'29"W
L42	54.00'	N60°38'29"E
L43	54.00'	N60°38'29"E
L44	112.00'	N60°38'29"E
L45	107.00'	N60°38'29"E
L46	21.33'	N48°44'16"E
L47	49.00'	N48°44'16"E
L48	45.39'	N48°44'16"E
L49	51.98'	N48°44'16"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING
C84	20.42'	13.00'	90°00'00"	13.00'	N74°21'31"W
C85	20.42'	13.00'	90°00'00"	13.00'	S15°38'29"W
C86	20.42'	13.00'	90°00'00"	13.00'	N74°21'31"W
C87	20.42'	13.00'	90°00'00"	13.00'	S15°38'29"W
C88	20.42'	13.00'	90°00'00"	13.00'	N74°21'31"W
C89	20.42'	13.00'	90°00'00"	13.00'	S15°38'29"W
C90	82.17'	395.50'	11°54'13"	41.23'	N54°41'22"E
C91	20.42'	13.00'	90°00'00"	13.00'	N86°15'44"W
C92	12.57'	8.00'	90°00'00"	8.00'	S15°38'29"W
C93	12.57'	8.00'	90°00'00"	8.00'	S74°21'31"E
C94	12.57'	8.00'	90°00'00"	8.00'	N15°38'29"E
C95	12.57'	8.00'	90°00'00"	8.00'	S74°21'31"E
C96	12.57'	8.00'	90°00'00"	8.00'	N15°38'29"E
C97	12.57'	8.00'	90°00'00"	8.00'	S74°21'31"E
C98	12.57'	8.00'	90°00'00"	8.00'	N15°38'29"E
C99	12.57'	8.00'	90°00'00"	8.00'	S74°21'31"E
C100	11.84'	133.00'	5°06'08"	5.93'	N58°05'25"E
C101	6.22'	8.00'	44°31'11"	3.27'	N33°16'45"E
C102	151.94'	50.00'	174°06'56"	972.81'	N81°55'22"W
C103	6.48'	8.00'	46°23'50"	3.43'	S18°03'49"E
C104	12.57'	8.00'	90°00'00"	8.00'	S86°15'44"E
C105	20.42'	13.00'	90°00'00"	13.00'	N03°44'16"E
C106	20.42'	13.00'	90°00'00"	13.00'	S86°15'44"E
C107	12.57'	8.00'	90°00'00"	8.00'	S03°44'16"W
C108	27.63'	133.00'	11°54'13"	13.87'	S54°41'22"W
C109	12.57'	8.00'	90°00'00"	8.00'	N74°21'31"W
C110	12.57'	8.00'	90°00'00"	8.00'	N15°38'29"E
C111	38.85'	187.00'	11°54'13"	19.50'	N54°41'22"E
C112	12.57'	8.00'	90°00'00"	8.00'	N15°38'29"E
C113	27.63'	133.00'	11°54'13"	13.87'	S54°41'22"W
C114	5.46'	8.00'	39°06'59"	2.84'	N29°10'45"E
C115	153.16'	50.00'	175°30'50"	1276.54'	N82°37'19"W
C116	6.48'	8.00'	46°23'50"	3.43'	N18°03'49"W
C117	12.57'	8.00'	90°00'00"	8.00'	S86°15'44"E
C118	38.85'	187.00'	11°54'13"	19.50'	N54°41'22"E
C119	12.18'	8.00'	87°15'38"	7.63'	S84°53'33"E
C120	29.91'	187.00'	9°09'51"	14.99'	N56°03'33"E



2021 SH 46W, Ste. 105
New Braunfels, TX 78132
ph: (830) 358-7127
www.ma-tx.com TBPE FIRM F-13351

- LEGEND:
- P.O.B. = POINT OF BEGINNING
 - D.L. = DRAINAGE LOT
 - R.L. = RESIDENTIAL LOT
 - U.E. = UTILITY EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - O.S. = OPEN SPACE LOT
 - = PAGE MATCH LINE
 - = 1/2" IRON PIN SET
 - = IRON PIN FOUND
 - = AREA INSIDE DRAINAGE EASEMENT