

# MEMORANDUM

**To:** Seguin Planning and Zoning Commission

**From:** Kyle Warren, Planner

**Subject:** Hiddenbrooke Subdivision Unit 4– Final Plat

**Date:** November 1, 2024

City staff has reviewed the final plat for the Hiddenbrooke Subdivision Unit 4 for compliance with the Unified Development Code (UDC) and applicable City requirements. Hiddenbrooke Subdivision Unit 4 is zoned Single-Family Residential (R-2); this plat will contain ninety-four (94) residential lots. The plat for the Hiddenbrooke Subdivision Unit 4 totals 34.57 acres.

Staff have identified minor deficiencies that can be revised and reviewed by staff without further review of the Planning & Zoning Commission. Staff recommends approval of the Final Plat with the following conditions:

- Update signature blocks (UDC Technical Manual, Standardized Signature Blocks)
- Reference updated FEMA map date on note 7
- Verify plat notes match what is required of Seguin's Technical Manual
- Correct various plat labeling issues (UDC, Technical Manual)

If an Approval with Conditions is granted by the Planning & Zoning Commission, the applicant will need to provide the revised final plat to City Staff to ensure conditions have been met before moving forward to recordation.

# FINAL ESTABLISHING HIDDENBROOKE SUBDIVISION, UNIT 4

BEING LOT 34.57 ACRE TRACT OF LAND SITUATED IN THE JOSEPH D. CLEMENTS SURVEY NO. 18, ABSTRACT NO. 11, GUADALUPE COUNTY, TEXAS; BEING A PORTION OF A TRACT OF LAND CALLED 90.579 ACRES, DESCRIBED IN DOCUMENT NO. 202099017214, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

Add note: The notes on this sheet apply to all sheets on this plat

### METES AND BOUNDS DESCRIPTION FOR A 34.57 ACRES

BEING LOT 34.57 ACRE TRACT OF LAND SITUATED IN THE JOSEPH D. CLEMENTS SURVEY NO. 18, ABSTRACT NO. 11, GUADALUPE COUNTY, TEXAS; BEING A PORTION OF A TRACT OF LAND CALLED 90.579 ACRES, DESCRIBED IN DOCUMENT NO. 202099017214, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, SAID 34.57 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIN (WITH CAP STAMPED "HMT") SET FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED 34.57 ACRE TRACT, SAME POINT BEING ON THE NORTH LINE OF A CALLED 123.968 ACRE TRACT, RECORDED IN VOLUME 4028, PAGE 372, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, FROM WHICH A 1/2" IRON PIN (WITH CAP STAMPED "HMT") FOUND FOR THE SOUTHEAST CORNER OF HIDDENBROOKE SUBDIVISION UNIT 3, PLAT OF WHICH IS RECORDED IN VOLUME 10, PAGES 17-18, MAP AND PLAT RECORDS, GUADALUPE COUNTY, TEXAS,

THENCE N 00°56'53" W, ALONG THE WESTERLY LINE OF SAID 34.57 ACRE TRACT COMMON WITH THE EASTERLY LINE OF CALLED LOTS T AND 163, BLOCK 2, AND CROSSING THE RIGHT-OF-WAY HIDDENBROOKE PASS, AND LOTS 339-350, BLOCK 4, HIDDENBROOKE SUBDIVISION, UNIT 3, PLAT OF WHICH IS RECORDED IN VOLUME 10, PAGES 17-18, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, A DISTANCE OF 632.92 FEET TO A 1/2" IRON PIN FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 89°03'07" W, ALONG THE SOUTHERLY LINE OF SAID LOT 339, A DISTANCE OF 9.14 FEET, TO A 1/2" IRON PIN (WITH CAP STAMPED "HMT"), COMMON WITH THE SOUTHERLY LINE OF RIGHT-OF-WAY GRIFFITH DR, FOUND FOR A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 00°56'53" W, ACROSS GRIFFITH DR AND ALONG THE EASTERLY LINE OF LOTS 365, L AND K, BLOCK 21, OF SAID HIDDENBROOKE SUBDIVISION UNIT 3, A DISTANCE OF 291.23 FEET TO A 1/2" IRON PIN (WITH CAP STAMPED "HMT") FOUND FOR A CORNER OF SAID LOT K AND A CALLED LOT 396, BLOCK 21, OF SAID HIDDENBROOKE SUBDIVISION UNIT 3, COMMON WITH A WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 00°33'55" W, ALONG THE EASTERLY LINE OF LOT 396 AND ALONG THE RIGHT-OF-WAY MAESTRO DR, COMMON WITH THE SOUTHERLY LINE OF A CALLED LOT 416, BLOCK 17, OF THE SAID HIDDENBROOKE SUBDIVISION UNIT 3, A DISTANCE OF 160.00 FEET TO A 1/2" IRON PIN (WITH CAP STAMPED "HMT") FOUND ON THE NORTHERLY LINE OF MAESTRO DR RIGHT-OF-WAY, COMMON WITH A WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 89°26'05" E, ALONG THE NORTHERLY LINE OF MAESTRO DR, COMMON WITH THE SOUTHERLY LINE OF SAID LOT 416, A DISTANCE OF 8.07 FEET TO A 1/2" IRON PIN (WITH CAP STAMPED "HMT") FOUND ON A WESTERLY CORNER OF THE SAID HIDDENBROOKE SUBDIVISION UNIT 3, COMMON WITH AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 00°56'53" W, ALONG THE EASTERLY LINE OF LOTS P AND 408-416, BLOCK 17, OF SAID HIDDENBROOKE SUBDIVISION, A DISTANCE OF 460.74 FEET TO A 1/2" IRON PIN (WITH CAP STAMPED "HMT") FOUND ON THE SOUTHERLY LINE OF SAID LOT P, COMMON WITH THE NORTHEASTERN CORNER OF SAID LOT 408, COMMON WITH A WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 89°03'11" E, ALONG THE SOUTHERLY LINE OF SAID LOT P, A DISTANCE OF 110.00 FEET TO A 1/2" IRON PIN (WITH CAP STAMPED "HMT") FOUND FOR AN EASTERLY CORNER OF SAID HIDDENBROOKE SUBDIVISION UNIT 3, COMMON WITH AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 00°56'53" W, ALONG THE EASTERLY LINE OF SAID LOT P, A DISTANCE OF 243.79 FEET TO A 1/2" IRON PIN (WITH CAP STAMPED "HMT") FOUND FOR A CORNER OF SAID LOT P, COMMON WITH AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE ALONG A CURVE TO THE LEFT, SAID ARC HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.46 FEET AND A CHORD BEARING OF N 45°45'24" W, A DISTANCE OF 21.14 FEET TO A FOUND 1/2" IRON PIN (WITH CAP STAMPED "HMT") FOR A CORNER OF SAID LOT P, COMMON WITH AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 89°26'05" W, ALONG THE NORTHERLY LINE OF SAID LOT P, A DISTANCE OF 91.65 FEET TO A FOUND 1/2" IRON PIN (WITH CAP STAMPED "HMT") FOR A WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 00°33'55" W, ACROSS THE RIGHT-OF-WAY DARST DR, AND ALONG THE EASTERLY LINE OF LOTS 95 AND 0, BLOCK 19, OF THE SAID HIDDENBROOKE SUBDIVISION UNIT 3, A DISTANCE OF 238.00 FEET TO A FOUND 1/2" IRON PIN (WITH CAP STAMPED "HMT") FOR AN NORTHEASTERN CORNER OF SAID HIDDENBROOKE SUBDIVISION UNIT 3, COMMON WITH THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 89°26'05" E, ALONG THE SOUTHERLY LINE OF SAID LOT 3A, OF F SULLY BUSINESS PARK UNIT 2, AND A POINT ON THE SOUTHERLY PROPERTY LINE OF LOT 3A OF F SULLY BUSINESS PARK, UNIT 2, AND THE SOUTHERLY LINE OF A CALLED 16.660 ACRE TRACT RECORDED IN VOLUME 4198, PAGE 83, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, TO A FOUND 1/2" IRON PIN (WITH CAP STAMPED "HMT") FOR A NORTHERLY CORNER OF THE HEREIN DESCRIBED TRACT;

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 MADE ON THE GROUND 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  
290 S. CASTELL AVE., SUITE 100, NEW BRAUNFELS, TEXAS 78130

PLAT PREPARED OCT 1, 2024



290 S. CASTELL AVE., STE. 100  
NEW BRAUNFELS, TX 78130  
TBPELS FIRM F-10961  
TBPELS FIRM 10153600

THENCE S 01°03'24" E, ALONG THE WESTERLY LINE OF A CALLED 18.049 ACRE TRACT, RECORDED IN VOLUME 1467, PAGE 541, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, A DISTANCE OF 1357.04 FEET TO A FOUND 1/2" IRON PIN FOR AN INTERIOR CORNER OF SAID 18.049 ACRE TRACT, COMMON WITH AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 89°19'14" E, ALONG THE SOUTHERLY LINE OF SAID 18.049 ACRE TRACT AND THE SOUTHERLY LINE OF THE REMAINDER OF A CALLED 80.25 ACRE TRACT RECORDED IN VOLUME 267, PAGE 267, DEED RECORDS, GUADALUPE COUNTY, TEXAS, A DISTANCE OF 1639.92 FEET TO A 1/2" IRON PIN (WITH CAP STAMPED "HMT") SET FOR AN INTERIOR CORNER OF SAID REMAINDER OF 80.25 ACRE TRACT AND THE NORTHWESTERN CORNER OF A CALLED 2.0 ACRE TRACT, RECORDED IN VOLUME 701, PAGE 887, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, COMMON WITH A NORTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 01°08'31" E DEPARTING THE PROPERTY LINE OF SAID 80.25 ACRE TRACT AND FOLLOWING ALONG THE WESTERLY LINE OF SAID 2.0 ACRE TRACT A DISTANCE OF 328.15 TO AN INTERIOR CORNER.

THENCE N 88°58'57" E, ALONG THE SOUTHERLY LINE OF SAID 2.0 ACRE TRACT, A DISTANCE OF 348.79 FEET TO A 1/2" IRON PIN (WITH CAP STAMPED "HMT") SET FOR A SOUTHEASTERN CORNER OF SAID 2.0 ACRE TRACT, ON THE WESTERLY LINE OF THE RIGHT-OF-WAY HUBER RD, COMMON WITH THE NORTHWESTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 01°09'13" E, ALONG THE WESTERLY LINE OF HUBER RD, A DISTANCE OF 60.00 FEET TO A FOUND 1/2" IRON PIN (WITH CAP STAMPED "HMT") FOR A NORTHEASTERN CORNER OF A CALLED 2.0 ACRE TRACT, RECORDED IN VOLUME 1250, PAGE 763, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS AND ON THE WESTERLY LINE OF HUBER RD, COMMON WITH THE SOUTHEASTERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 88°58'58" W, ALONG THE NORTHERLY LINE OF SAID 2.0 ACRE TRACT AND A CALLED 10.493 ACRE TRACT, RECORDED IN VOLUME 2259, PAGE 900, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, A DISTANCE OF 1105.76 FEET TO A 1/2" IRON PIN (WITH CAP STAMPED "HMT") SET FOR A NORTHWESTERN CORNER OF SAID 10.493 ACRE TRACT, COMMON WITH AN INTERIOR CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 01°01'50" E, ALONG THE WESTERLY LINE OF SAID 10.493 ACRE TRACT, A DISTANCE OF 97.48 FEET TO A 1/2" IRON PIN (WITH CAP STAMPED "HMT") SET FOR A SOUTHERN CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 89°18'31" W, A DISTANCE OF 1232.72 FEET ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT, COMMON WITH THE NORTH LINE OF THE AFOREMENTIONED 123.968 ACRE TRACT, TO THE POINT OF BEGINNING AND CONTAINING 34.57 ACRES OF LAND IN GUADALUPE COUNTY, TEXAS.

### PLAT NOTES:

- THIS PROPERTY WILL BE SERVED BY THE FOLLOWING:  
ELECTRIC - GUADALUPE VALLEY ELECTRIC COOPERATIVE  
TELEPHONE - AT&T  
WATER - SPRINGS HILL WATER SUPPLY  
SEWER - CITY OF SEGUIN UTILITIES
- 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 1.00015.
- 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.
- THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF SEGUIN, TEXAS.
- THIS SUBDIVISION IS WITHIN THE SEGUIN INDEPENDENT SCHOOL DISTRICT.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREA (100-YR FLOOD) AS Delineated BY THE GUADALUPE COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 48187C0260F, EFFECTIVE DATE NOVEMBER 2, 2007 AND FLOOD INSURANCE RATE MAP NUMBER 48187C0280F, 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 SEGUIN 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.
- 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 UNIT CONTAINS 6 RESIDENTIAL BLOCKS AND 93 BUILDABLE RESIDENTIAL LOTS.

Please verify notes match the standard notes required by City of Seguin Planning Dept.

reference updated maps

Please see Seguin's Technical Manual for correct signature block formatting, and spacing requirement for county clerk.

### SPRINGS HILL WATER SUPPLY CORPORATION (SHWSC):

- THE TRACT IS WITHIN THE BOUNDARIES OF WATER CERTIFICATE OF CONVENIENCE AND NECESSITY NO. 10666, WHICH IS POSSESSED BY SHWSC. EXISTING WATER INFRASTRUCTURE IN THE VICINITY OF THE TRACT IS AVAILABLE TO SERVE THE PROPOSED DEVELOPMENT. SHWSC HAS AGREED TO PROVIDE WATER SERVICE TO THE REFERENCED TRACT, PLATTED AS SHOWN HEREIN, BASED UPON THE COMPLETION OF A NON-STANDARD SERVICE AGREEMENT BETWEEN SHWSC AND THE LANDOWNER AND THE COMPLETION OF THE FOLLOWING PUBLIC INFRASTRUCTURE:  
A. AN 8 INCH MAIN EXTENSION THAT WILL BE CONSTRUCTED.
- SHWSC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- ANY EASEMENTS DESIGNATED AS SHWSC UTILITY EASEMENT 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 SHWSC WATER UTILITY LINE WITHOUT CONTACTING & GETTING APPROVAL FROM SHWSC FIRST.
- ALL SHWSC EASEMENTS ARE FOR CONSTRUCTION, MAINTENANCE (INCLUDING, BUT NOT LIMITED TO, REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ANY SHWSC FACILITY LOCATED WITHIN SAID EASEMENT.

THIS UNIT 4 PLAT OF HIDDENBROOKE SUBDIVISION HAS BEEN SUBMITTED AND APPROVED BY SPRINGS HILL WATER SUPPLY CORPORATION FOR EASEMENTS.

AUTHORIZED AGENT \_\_\_\_\_ DATE \_\_\_\_\_  
SPRINGS HILL WATER SUPPLY CORPORATION

### GVEC NOTES:

- TYPICAL FOR METER LOCATIONS (TYPICAL FOR PLAT CAN BE OBTAINED BY EMAILING plots@gvec.org).
- 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, UPGRADE, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES AND SHALL REMAIN AT FINAL GRADE.
- ALL LOTS ADJOINING UTILITY LOT OR PRIVATE, CITY, COUNTY, OR STATE RIGHT OF WAY ARE SUBJECT TO A 5'X 30' GUY WIRE EASEMENT ALONG SIDE AND REAR LOT LINES.
- 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, UPGRADING, AND MAINTAINING THE ELECTRICAL FACILITIES AND SHALL REMAIN AT FINAL GRADE.
- 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 HIDDENBROOKE UNIT 4 HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC. \_\_\_\_\_ DATE \_\_\_\_\_  
STATE OF TEXAS  
COUNTY OF GUADALUPE

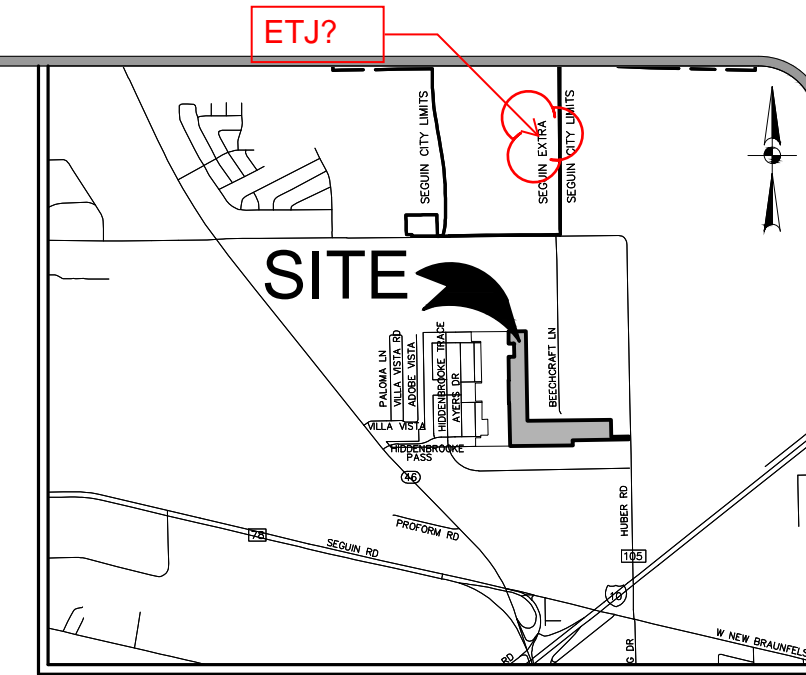
I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS HIDDENBROOKE SUBDIVISION, UNIT 4, A SUBDIVISION TO THE CITY OF SEGUIN, COUNTY OF GUADALUPE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

CENTURY LAND HOLDINGS II, LLC  
A COLORADO LIMITED LIABILITY COMPANY  
DBA CENTURY LH II, LCC  
BY: RUDY MUÑOZ - VICE PRESIDENT  
2330 N. LOOP 1604, SUITE 125  
SAN ANTONIO, TEXAS 78248

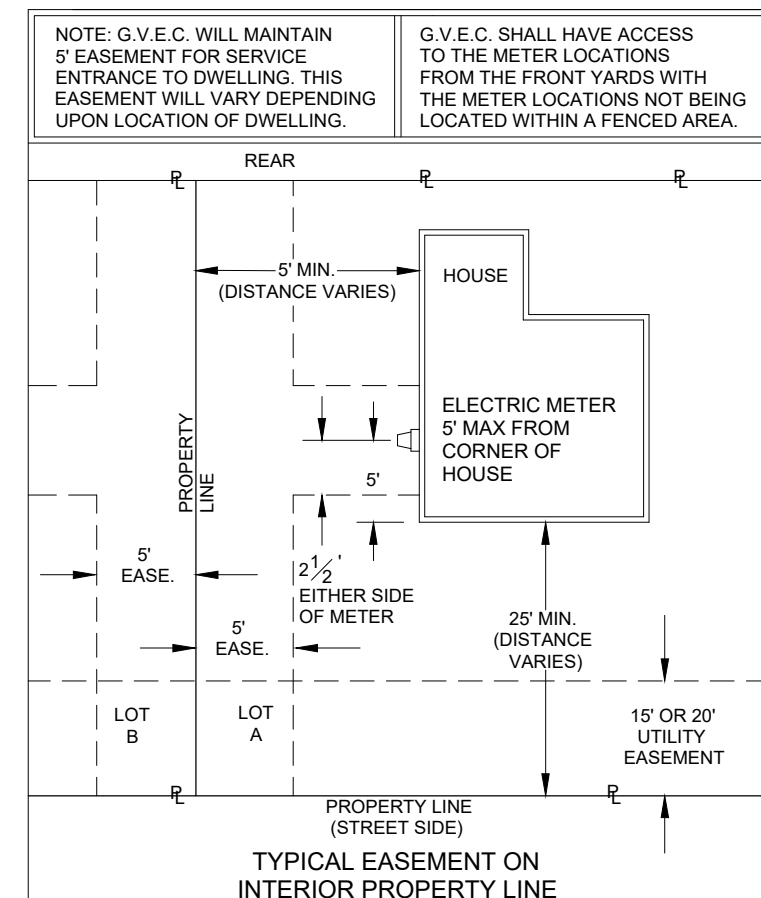
STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
BY \_\_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_



LOCATION MAP  
NOT TO SCALE



APPROVED BY THE PLANNING COMMISSION ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ THIS PLAT IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SEGUIN, TEXAS, OR ITS AGENT IN TESTIMONY WHERE OF WITNESS OF THE OFFICIAL SIGNATURE.

|                            |                |
|----------------------------|----------------|
| CHAIRPERSON _____          | RECORDER _____ |
| CITY ENGINEER _____        | DATE _____     |
| DIRECTOR OF PLANNING _____ | DATE _____     |

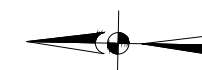
STATE OF TEXAS  
COUNTY OF GUADALUPE

COUNTY CLERK, GUADALUPE COUNTY, TEXAS

DEPUTY \_\_\_\_\_

# FINAL ESTABLISHING HIDDENBROOKE SUBDIVISION, UNIT 4

BEING LOT 34.57 ACRE TRACT OF LAND SITUATED IN THE JOSEPH D. CLEMENTS SURVEY NO. 18, ABSTRACT NO. 11, GUADALUPE COUNTY, TEXAS; BEING A PORTION OF A TRACT OF LAND CALLED 90.579 ACRES, DESCRIBED IN DOCUMENT NO. 202099017214, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.



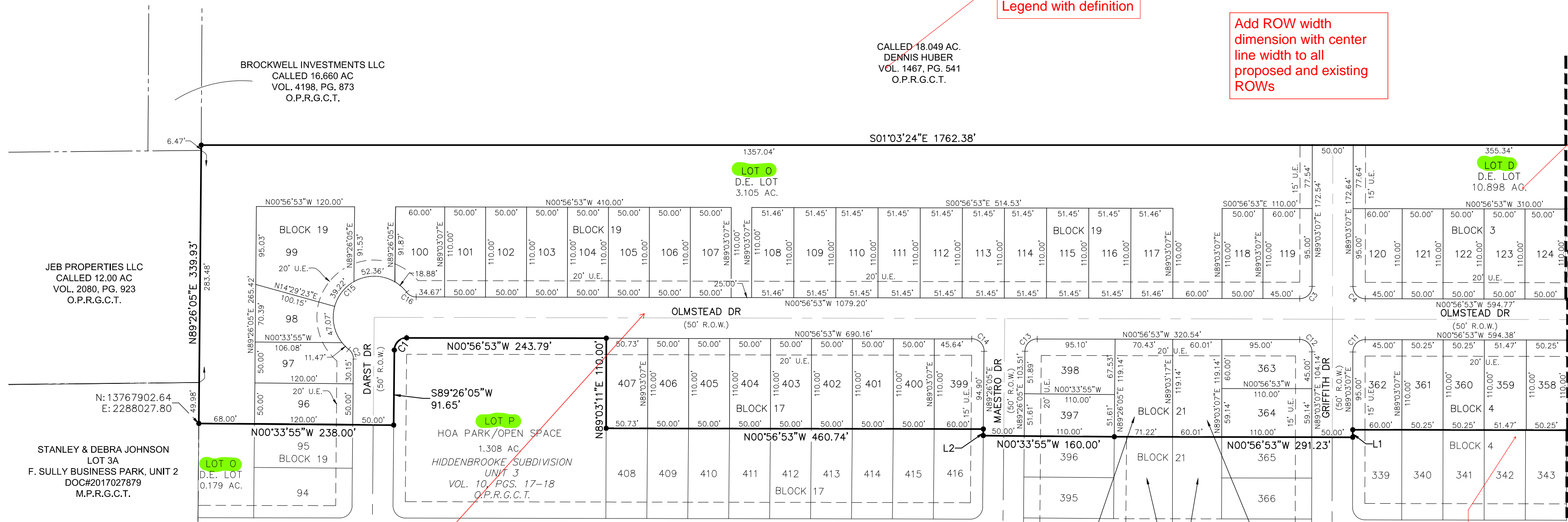
- LEGEND:**
- = FND 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT" (UNLESS NOTED OTHERWISE)
  - = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT"
  - U.E. = UTILITY EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - R.O.W. = RIGHT-OF-WAY
  - M.P.R.G.C.T. = MAP AND PLAT RECORDS, GUADALUPE COUNTY, TEXAS
  - O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS

Lots highlighted  should be 900 series lots if used for open space/drainage.

Add VOL. and PG. to Legend with definition

Add ROW width dimension with center line width to all proposed and existing ROWs

Add to Legend with definition



Add full width dimension and center line widths on all streets

Add to Legend with definition

add total distance and bearing

should these open space lots be numbered 900 lots?

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE #     | LENGTH | DIRECTION   |
| L1         | 9.14'  | S89°03'07"W |
| L2         | 8.07'  | N89°26'05"E |
| L3         | 60.00' | S01°09'13"E |
| L4         | 10.00' | N01°01'03"W |
| L5         | 12.64' | N88°58'57"E |
| L6         | 12.64' | S88°58'58"W |
| L7         | 10.00' | S01°09'13"E |

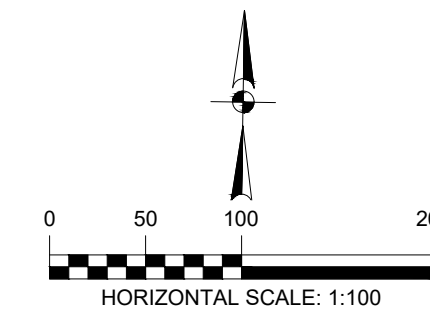
| CURVE TABLE |         |         |            |          |              |               |  |
|-------------|---------|---------|------------|----------|--------------|---------------|--|
| CURVE       | LENGTH  | RADIUS  | DELTA      | TANGENT  | CHORD LENGTH | CHORD BEARING |  |
| C1          | 23.46'  | 15.00'  | 089°37'02" | 14.90'   | 21.14'       | N45°45'24"W   |  |
| C2          | 13.62'  | 15.00'  | 052°00'54" | 7.32'    | 13.15'       | N63°25'19"E   |  |
| C3          | 23.56'  | 15.00'  | 090°00'00" | 15.00'   | 21.21'       | S45°56'53"E   |  |
| C4          | 23.56'  | 15.00'  | 090°00'00" | 15.00'   | 21.21'       | S44°03'07"W   |  |
| C5          | 23.49'  | 15.00'  | 089°43'22" | 14.93'   | 21.16'       | S45°48'34"E   |  |
| C6          | 111.42' | 325.00' | 019°38'31" | 56.26'   | 110.87'      | N80°51'00"W   |  |
| C7          | 95.94'  | 275.00' | 019°59'19" | 48.46'   | 95.45'       | S81°01'27"E   |  |
| C8          | 113.38' | 325.00' | 019°59'19" | 57.27'   | 112.81'      | S81°01'26"E   |  |
| C9          | 94.28'  | 275.00' | 019°38'31" | 47.60'   | 93.81'       | N80°51'00"W   |  |
| C10         | 23.63'  | 15.00'  | 090°16'38" | 15.07'   | 21.26'       | N44°11'26"E   |  |
| C11         | 23.56'  | 15.00'  | 090°00'00" | 15.00'   | 21.21'       | N45°56'53"W   |  |
| C12         | 23.56'  | 15.00'  | 090°00'00" | 15.00'   | 21.21'       | N44°03'07"E   |  |
| C13         | 23.46'  | 15.00'  | 089°37'02" | 14.90'   | 21.14'       | N45°45'24"W   |  |
| C14         | 23.66'  | 15.00'  | 090°22'58" | 15.10'   | 21.28'       | N44°14'36"E   |  |
| C15         | 169.00' | 50.00'  | 193°39'27" | -417.53' | 99.29'       | N45°45'24"W   |  |
| C16         | 13.62'  | 15.00'  | 052°01'12" | 7.32'    | 13.16'       | S25°03'43"W   |  |



290 S. CASTELL AVE., STE. 100  
NEW BRAUNFELS, TX 78130  
TBPELS FIRM F-10961  
TBPELS FIRM 10153600

# FINAL ESTABLISHING HIDDENBROOKE SUBDIVISION, UNIT 4

BEING LOT 34.57 ACRE TRACT OF LAND SITUATED IN THE JOSEPH D. CLEMENTS SURVEY NO. 18, ABSTRACT NO. 11, GUADALUPE COUNTY, TEXAS; BEING A PORTION OF A TRACT OF LAND CALLED 90.579 ACRES, DESCRIBED IN DOCUMENT NO. 202099017214, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.



- LEGEND:**
- = FND 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT" (UNLESS NOTED OTHERWISE)
  - = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT"
  - U.E. = UTILITY EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - 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

Lots highlighted   should be 900 series lots if used for open space/drainage.

is this info. placed correctly? or is it the line work?

REMAINDER OF A CALLED 80.25 AC DENNIS HUBER VOL. 267, PG. 267 D.R.G.C.T.

Add bearings

LOT D  
D.E. LOT  
10.898 AC.

should these open space lots be numbered 900 lots?

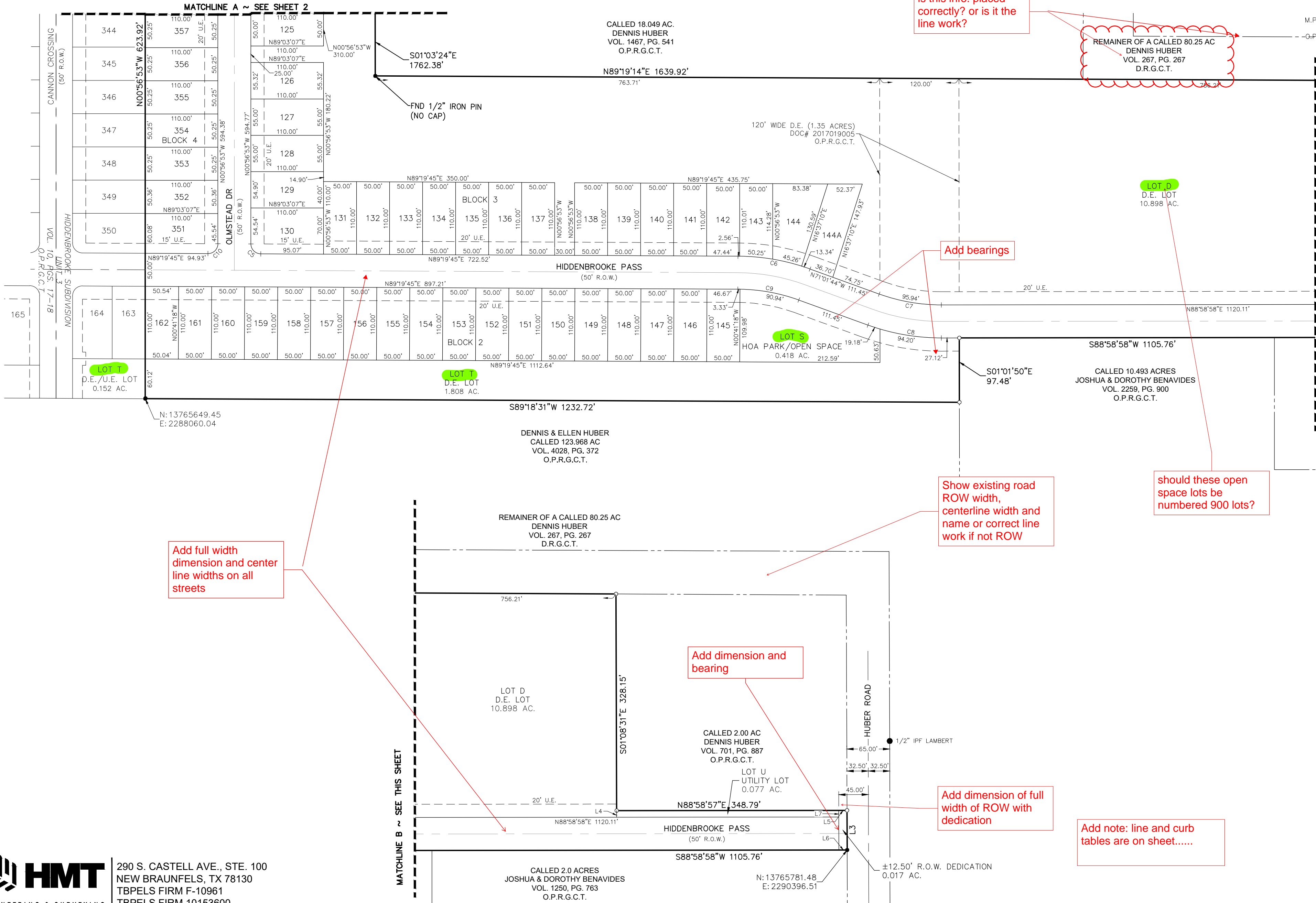
Show existing road ROW width, centerline width and name or correct line work if not ROW

Add full width dimension and center line widths on all streets

Add dimension and bearing

Add dimension of full width of ROW with dedication

Add note: line and curb tables are on sheet.....



Drawing Name: K:\321 - Century Land Holdings\012 - Unit 4\Plat\Hiddenbrooke Unit 4 Plat.dwg User: robertb Oct 03, 2024 - 10:13am

290 S. CASTELL AVE., STE. 100  
NEW BRAUNFELS, TX 78130  
TBPELS FIRM F-10961  
TBPELS FIRM 10153600