

## LOCATION MAP

NOT TO SCALE

See technical Manual  
General Notes #s 2 & 3

### SURVEYOR NOTES:

- 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" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "COLLIERS PROP CORNER" AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A).
- THE COORDINATES SHOWN HEREON ARE GRID. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES AND MAY BE BROUGHT TO GRID BY APPLYING THE FOLLOWING SCALE FACTOR OF 0.99985242047.

update GVEC note, see  
standardized Signature  
Blocks on City of Seguin  
technical manual

COUNTY OF GUADALUPE

I, (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE WATERS EDGE UNIT 5 OF SEGUIN, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_,

OWNER: SCRAPPY DEVELOPMENT, LLC  
ATTN: GORDON HARTMAN  
1202 WEST BITTERS, BLDG. 1, STE. 1200  
SAN ANTONIO, TEXAS 78216

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 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 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_ GUADALUPE COUNTY TEXAS

STATE OF TEXAS  
COUNTY OF GUADALUPE

THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

BURT WELLMANN  
REGISTERED PROFESSIONAL ENGINEER

\_\_\_\_\_, P.E.

KFW ENGINEERS

STATE OF TEXAS  
COUNTY OF BEXAR  
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

COREY CAMBELL, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076  
COLLIERS ENGINEERING & DESIGN  
3421 PAESANOS PKWY., SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

### 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 47 LIVING UNIT 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:  
  
WATER SERVICE TO MEADOWS OF MILL CREEK UNIT 5 WILL BE PROVIDED THROUGH TWO CONNECTIONS TO THE EXISTING 8" WATERLINES IN MEADOWS OF MILL CREEK UNIT 2. A WATER MAIN EXTENSION FROM THE EXISTING MAIN WILL NOT BE REQUIRED TO CONNECT THE NEW WATER INFRASTRUCTURE WITHIN THE DEVELOPMENT TO THE EXISTING SPRINGS HILL SUD PUBLIC WATER SYSTEM INFRASTRUCTURE.
- SHSUD WILL POSSES A 5X5' 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 EASEMENT 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 CONTRACTING 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 PLAT OF MEADOWS OF MILL CREEK UNIT 5 SUBDIVISION HAS BEEN SUBMITTED AND APPROVED BY SPRINGS HILL SPECIAL UTILITY DISTRICT FOR EASEMENTS.

AUTHORIZED AGENT  
SPRINGS HILL SPECIAL UTILITY DISTRICT

### GUADALUPE VALLEY ELECTRIC COOPERATIVE (GVEC) NOTES:

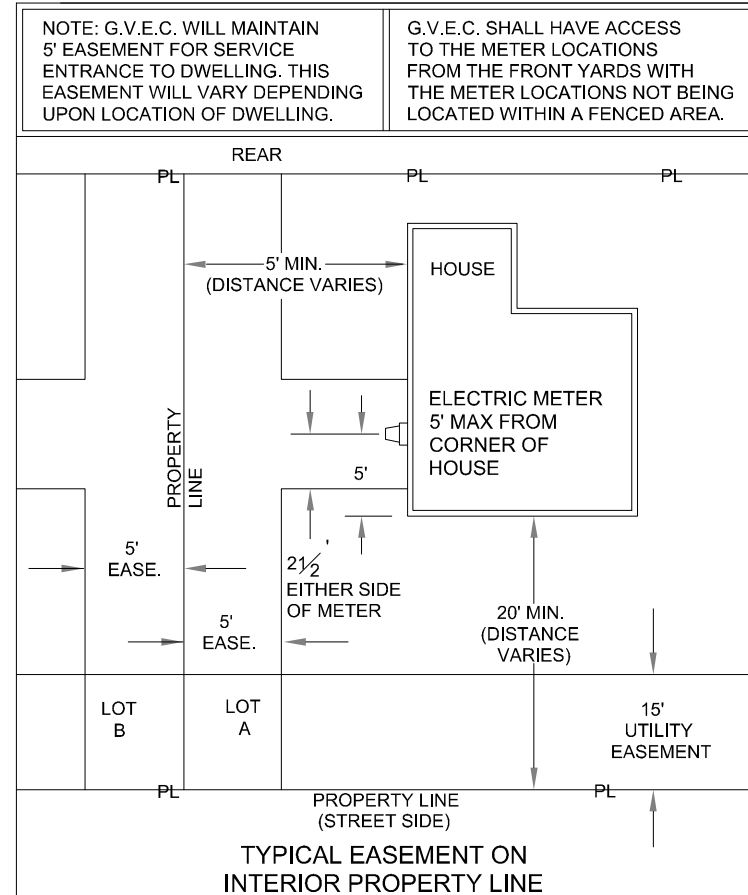
- (WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 6-FOOT-WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
- GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING 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 5X 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, UPGRADE, 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 WATERS EDGE UNIT 5 HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

Water Edge Unit 5

Waters Edge Unit 5



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	18.36'	175.00'	9.19'	6°00'45"	18.36'	S41°42'45"E
C2	23.56'	15.00'	15.00'	90°00'00"	21.21'	S0°16'52"W
C3	23.56'	15.00'	15.00'	90°00'00"	21.21'	S89°43'08"E
C4	23.56'	15.00'	15.00'	90°00'00"	21.21'	N0°16'52"E
C5	123.78'	50.00'	144.56'	141°50'26"	94.51'	S33°10'35"W
C6	13.14'	15.00'	7.33'	62°05'56"	8.17'	S78°02'51"W
C7	56.09'	150.00'	28.38'	21°25'31"	55.77'	N34°34'06"E
C8	43.68'	275.00'	21.84'	9°04'51"	43.54'	S40°10'43"E
C9	13.62'	15.00'	7.32'	52°01'12"	13.16'	S61°38'53"E
C10	167.34'	50.00'	485.70'	101°56'18"	94.47'	S8°12'09"W
C11	42.04'	275.00'	21.06'	8°45'33"	42.00'	S46°31'47"W
C12	14.86'	15.00'	8.11'	56°46'26"	14.26'	S13°45'48"W
C13	297.16'	58.00'	37.99'	293°32'52"	63.56'	N47°50'59"W
C14	14.86'	15.00'	8.11'	56°46'26"	14.26'	N70°32'14"E
C15	56.31'	325.00'	28.22'	9°55'35"	56.24'	N47°06'48"E
C16	38.27'	25.00'	24.02'	87°42'53"	34.64'	N8°13'09"E
C17	35.66'	225.00'	17.87'	9°04'51"	35.62'	N40°10'43"W
C18	37.39'	100.00'	18.92'	21°25'31"	37.18'	S34°34'06"W
C19	64.96'	150.00'	33.00'	24°48'51"	64.46'	S36°15'46"W
C20	22.12'	15.00'	13.62'	84°29'51"	20.17'	S6°25'17"W
C21	267.75'	58.00'	63.86'	264°29'51"	85.87'	N83°34'43"W
C22	43.31'	100.00'	22.00'	24°48'51"	42.97'	N36°15'46"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00'	S45°16'52"W
L2	50.00'	S44°43'08"E
L3	10.00'	N45°16'52"E
L4	10.00'	S44°43'08"E
L5	50.00'	N45°16'52"E
L6	10.00'	N44°43'08"W
L7	40.25'	S44°43'08"E
L8	63.14'	S42°09'01"W
L9	63.14'	N42°09'01"E
L10	40.25'	N44°43'08"W
L11	32.85'	S45°16'52"W
L12	57.87'	S23°51'21"W
L13	57.87'	N23°51'21"E
L14	32.85'	N45°16'52"E
L15	3.09'	S39°37'24"W

Please confirm these  
are correct

NEW BRAUNFELS  
640 North Walnut Ave.  
Suite 1101  
New Braunfels, TX 78130  
Phone: 830.220.6042  
COLLIERS ENGINEERING & DESIGN, INC.  
TBPE Firm#: F-14909 TBPLS Firm#: 10194550

www.colliersengineering.com

DATE OF PREPARATION: FEBURARY 2025

please revise

APPROVED AS A FINAL PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_,  
BY THE DIRECTOR OF PLANNING AND CITY ENGINEER, CITY OF SEGUIN TEXAS.

MELISSA REYNOLDS, P.E., MPA, CFM  
CITY ENGINEER

PAM CENTENO  
DIRECTOR OF PLANNING

## FINAL PLAT OF WATERS EDGE UNIT 5

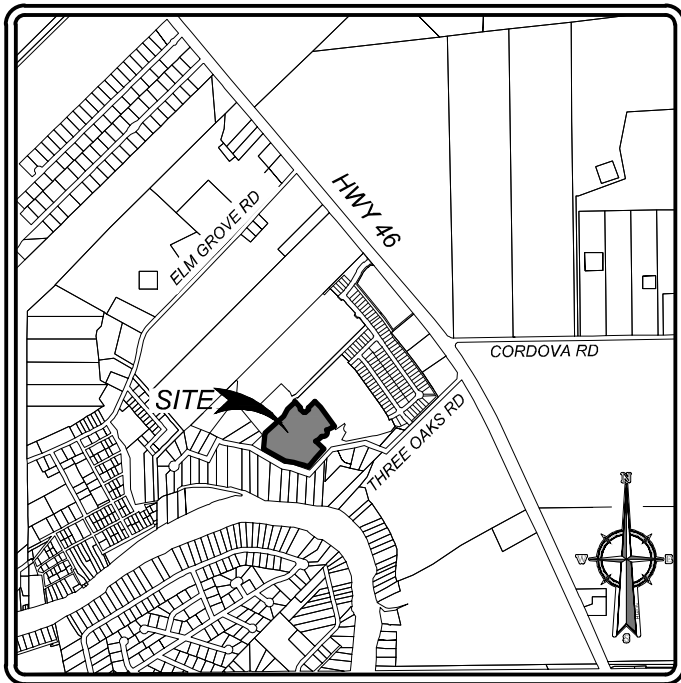
A 8.78 ACRE TRACT OF LAND, SITUATED IN THE A.M. ESNAURIZAR ELEVEN LEAGUE GRANT, SURVEY NUMBER 19, ABSTRACT 20, CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 79.427 ACRE TRACT OF LAND AS DESCRIBED TO SCRAPPY DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NUMBER 201999010095, OF IN THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

### NOTES:

- SITE SURVEY DATE: 05-04-2018
- THIS FINAL PLAT FOR WATERS EDGE UNIT 5 IS A TOTAL OF 8.78 ACRES & 47 BUILDABLE RESIDENTIAL LOTS.
- THIS PLAT IS SUBJECT TO THE CITY OF SEGUIN "UNIFIED DEVELOPMENT CODE."
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. THE CONCENTRATED RELEASE OF STORM WATER VIA A STREET OR DRIVEWAY TO THE STATE ROADWAY PAVEMENT WILL NOT BE PERMITTED.
- BUILDING SETBACK LINES SHALL BE PRESCRIBED UNDER THE DESIGNATED ZONING DISTRICT AS ESTABLISHED BY THE CITY OF SEGUIN.
- THE MANAGEMENT OF STORM WATER RUNOFF IF THE RESPONSIBILITY OF THE PROPERTY OWNERS(S) OR THEIR ASSIGNED AGENT. STORMWATER MANAGEMENT INCLUDES, BUT IS NOT LIMITED TO, CONSTRUCTION, MAINTENANCE, AND ONSITE FACILITIES WHETHER TEMPORARY (EROSION/SEDIMENTATION CONTROL) OR PERMANENT INCLUDING CONVEYANCE, STORAGE, DISCHARGE AND REGULATORY COMPLIANCE CONSISTENT WITH APPLICABLE CITY CODES, ORDINANCES, AND STATE AND FEDERAL LAW.
- SIDEWALKS MEETING ADA REQUIREMENTS SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF SEGUIN UNIFIED DEVELOPMENT CODE.
- OWNER/DEVELOPER: SCRAPPY DEVELOPMENT, LLC  
ADDRESS: 1202 WEST BITTERS, BLDG. 1, STE. 1200 SAN ANTONIO, TEXAS 78216.
- THE TRACT OF LAND SHOWN HEREON LIES WITHIN THE NAVARRO INDEPENDENT SCHOOL DISTRICT.
- STORM WATER DETENTION PLANS WILL BE PROVIDED FOR REVIEW AND APPROVAL IN COMPLIANCE WITH ESTABLISHED STORMWATER MANAGEMENT REGULATIONS AND APPROVED BY THE CITY ENGINEER PRIOR TO SIDE DEVELOPMENT AND ON SITE CONSTRUCTION ACTIVITIES.
- REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 480, COMMUNITY PANEL NO. 48187C0120G, DATED MARCH 27, 2024 AND PANEL NO. 48187C0260G, DATED MARCH 27, 2024.
- ONE POINT OF ACCESS SHALL BE MAINTAINED AT ALL TIMES.
- LANDSCAPE AND WALL EASEMENTS WILL BE MAINTAINED AND IRRIGATED BY THE HOME OWNERS ASSOCIATION.
- LOT 903 BLOCK 3, LOT 904 BLOCK 3, LOT 907 BLOCK 3, AND LOT 908 BLOCK 3 ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND/OR ASSIGNS.
- LOT 903 BLOCK 3, LOT 904 BLOCK 3, LOT 907 BLOCK 3, AND LOT 908 BLOCK 3 ARE DESIGNATED AS DRAINAGE EASEMENTS.
- STORM WATER RUNOFF MANAGEMENT TO MITIGATE THE INCREASE OF RUNOFF FROM LAND DEVELOPMENT IS REQUIRED FOR RESIDENTIAL PROPERTIES.
- THE DRAINAGE EASEMENTS INDICATED SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY, AND ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN INTO THE EASEMENT EXCEPT BY APPROVED METHODS.
- ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE, (INCLUDING BUT NOT LIMITED TO THE REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND THE REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITY INFRASTRUCTURE AND APPURTENANCE.
- UTILITY PROVIDERS:  
WATER: SPRINGS HILL SUD  
ELECTRIC: GVEC  
WATERWATER: CITY OF SEGUIN  
CABLE/TELEPHONE: SPECTRUM
- ALL LOTS ARE TO BE UTILITY SERVICED FROM THE FRONT OF THE LOTS ADJACENT TO THE STREET.
- EXTENSION OF SANITARY SEWER SERVICE TO SERVE PROPOSED DEVELOPMENT IS RESPONSIBILITY OF THE OWNER/DEVELOPER.
- DEVELOPMENT IS SUBJECT TO THE PARKLAND REQUIREMENTS THAT WERE EFFECTIVE IN THE CITY OF NEW BRAUNFELS' ETJ AT THE TIME THE MDP WAS SUBMITTED TO NEW BRAUNFELS. THIS IS A 100% FEE IN-LIEU-OF PARKLAND DEDICATION AND DEVELOPMENT SUBDIVISION. FEES WILL BE PAID IN ACCORDANCE WITH THE 2006 CITY OF NEW BRAUNFELS PARKLAND DEDICATION ORDINANCE.
- THE STREET LAYOUT AND THE LOT SIZES AND DIMENSIONS, AND STREET STANDARDS ARE VESTED IN ACCORDANCE WITH THE REGULATIONS THAT WERE EFFECTIVE IN THE CITY OF NEW BRAUNFELS' ETJ AT THE TIME THE MASTER DEVELOPMENT PLAN WAS SUBMITTED TO NEW BRAUNFELS.
- REFERENCE APPROVED TRAFFIC IMPACT ANALYSIS ON FILE WITH THE CITY OF SEGUIN FOR REQUIRED IMPROVEMENTS TO MITIGATE DEVELOPMENT OF THIS PROPERTY.
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- LOTS ARE SUBJECT TO THE CITY OF SEGUIN TREE PROTECTION ORDINANCE.
- SITE DEVELOPMENT SUBJECT TO THE SEGUIN GENERAL LANDSCAPE ORDINANCE.
- 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. THE CITY OF SEGUIN SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. ALL SAID DRAINAGE EASEMENTS WITHIN SAID LOTS SHALL BE PRIVATELY MAINTAINED BY PROPERTY OWNERS.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND / OR ASSIGNS.

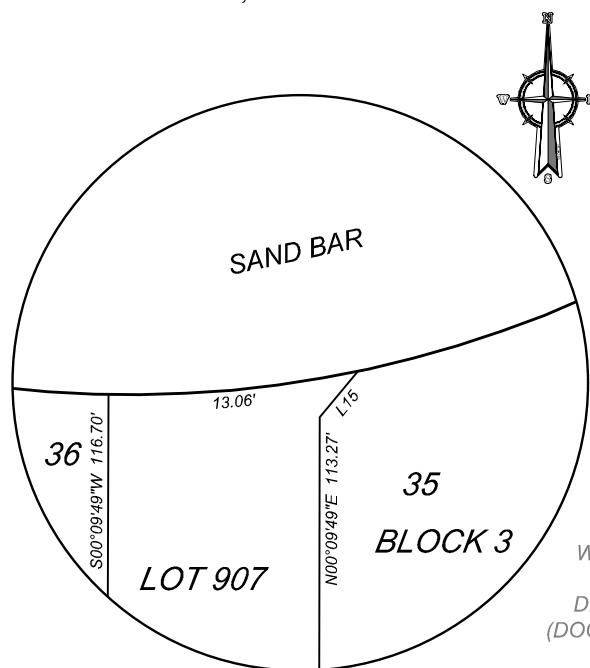
PREPARED: MARCH, 2025

PAGE 1 OF 2



LOCATION MAP  
NOT TO SCALE

OWNER: SCRAPPY DEVELOPMENT, LLC  
ATTN: GORDON HARTMAN  
1202 WEST BITTER, BLDG. 1, STE. 1200  
SAN ANTONIO, TX 78213



DETAIL "C"  
BLOCK 3 LOT 35 CORNER DETAIL  
SCALE: 1" = 10'

Same lot 904?

LOT 904 BLOCK 3  
SEE DETAIL "A" THIS PAGE

LOT 904 BLOCK 3  
WATERS EDGE UNIT 1  
VARIABLE WIDTH  
DRAINAGE EASEMENT  
(DOC.#202299014167 O.P.R.)

LOT 903 BLOCK 3

Same Lot and block #?

LOT 903 BLOCK 3  
WATERS EDGE UNIT 1  
VARIABLE WIDTH DRAINAGE  
EASEMENT  
(DOC.# 202299014167 O.P.R.)

SEE PAGE 1 OF 2 FOR NOTES

SEE PAGE 1 OF 2 FOR CURVE AND LINE TABLES

## FINAL PLAT OF WATERS EDGE UNIT 5

A 8.78 ACRE TRACT OF LAND, SITUATED IN THE A.M. ESNAURIZAR ELEVEN LEAGUE GRANT, SURVEY NUMBER 19, ABSTRACT 20, CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF THAT CALLED 79.427 ACRE TRACT OF LAND AS DESCRIBED TO SCRAPPY DEVELOPMENT, LLC, A TEXAS LIMITED LIABILITY COMPANY, RECORDED IN DOCUMENT NUMBER 201999010095, OF IN THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

REMAINDER OF 79.427 ACRE TRACT  
OWNER: SCRAPPY DEVELOPMENT, LLC.  
(DOC. #201999010095 O.P.R.)

OFF-LOT VARIABLE WIDTH  
DRAINAGE EASEMENT  
(TO EXPIRE UPON  
INCORPORATION INTO FUTURE  
PLATTED AREA.  
WATERS EDGE UNIT 1  
DOC.#202299014167 O.P.R.)

LOT 905 BLOCK 8  
WATERS EDGE UNIT 1  
VARIABLE WIDTH  
DRAINAGE EASEMENT  
(DOC.#202299014167 O.P.R.)

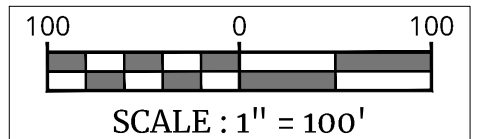
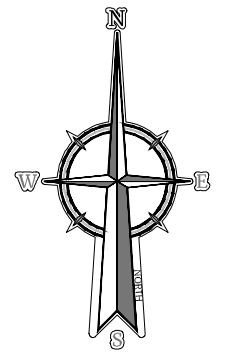
WATERS EDGE UNIT 2  
(DOC. # 202399024389 O.P.R.)

### LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE  
CAP STAMPED "COLLIERS PROP CORNER"
- O.P.R. = OFFICIAL PUBLIC RECORDS OF  
GUADALUPE COUNTY, TX
- - 705 - - = CONTOUR LINE

### KEY NOTES

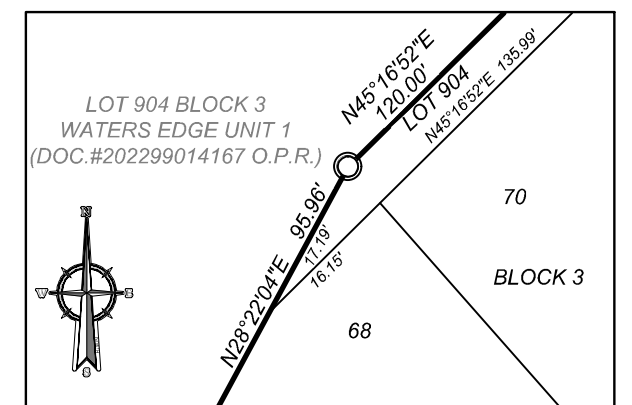
- 15' PUBLIC UTILITY EASEMENT
  - 5' DRAINAGE EASEMENT
  - VARIABLE WIDTH DRAINAGE EASEMENT
  - 20' PUBLIC UTILITY EASEMENT
  - 15' DRAINAGE EASEMENT
- 
- 15' PUBLIC UTILITY EASEMENT  
WATERS EDGE UNIT 2  
(DOC.# 202399024389)
  - 20' PUBLIC UTILITY EASEMENT  
WATERS EDGE UNIT 2  
(DOC.# 202399024389)
  - 10' PUBLIC UTILITY EASEMENT  
WATERS EDGE UNIT 2  
(DOC.# 202399024389)



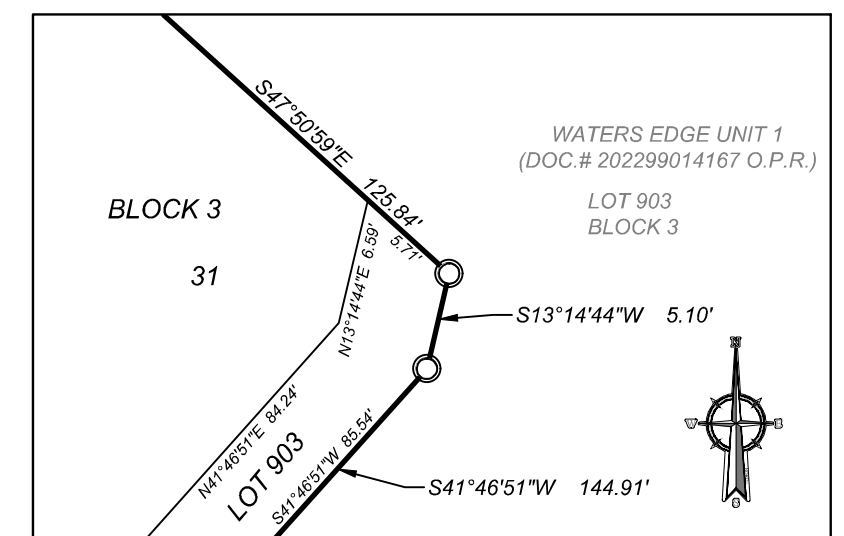
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Phone: 830.220.6042  
COLLIERS ENGINEERING & DESIGN, INC.  
TBP Firm#: F-14909 TPLS Firm#: 10194550

www.colliersengineering.com

DATE OF PREPARATION: FEBRUARY 2025



DETAIL "B"  
BLOCK 3 LOT 904 DRAIN DETAIL  
SCALE: 1" = 20'



DETAIL "A"  
BLOCK 3 LOT 31 CORNER DETAIL  
SCALE: 1" = 10'

Is this also a 5'  
drainage easement,  
Hexagon 2?

Add bearings to lot line

PREPARED: MARCH, 2025

PAGE 2 OF 2