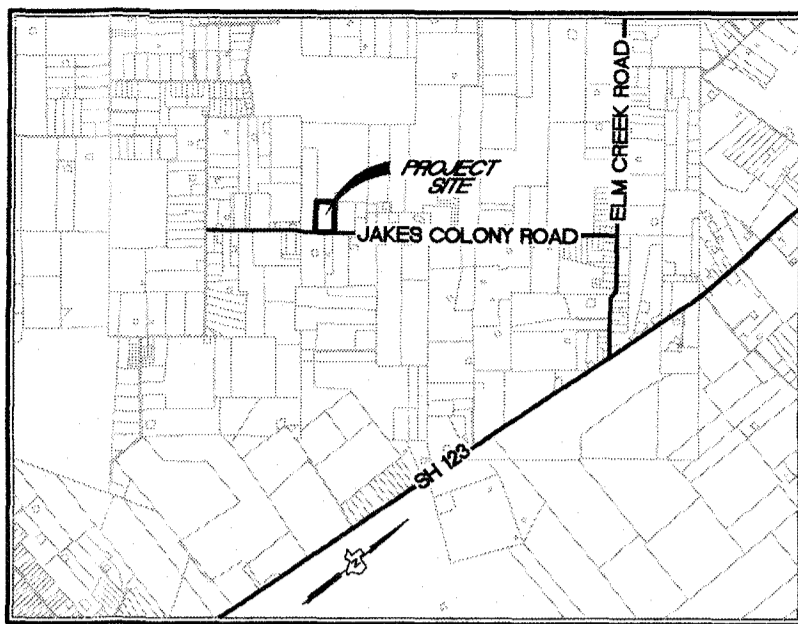


VICINITY MAP

SCALE: N.T.S.



FRANCISCO CARVAJAL SURVEY NUMBER 47, ABSTRACT 88
GUADALUPE COUNTY, TEXAS

LEGEND

- 1/2-INCH IRON ROD FOUND -UNLESS NOTED
1/2-INCH IRON ROD MARKED "BASELINE CORP" SET
SEWER CLEANOUT
POWER POLE
WATER METER
APPROXIMATE SITE EVALUATION
GUY WIRE
TELEPHONE PEDESTAL
RECORD INFORMATION
OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
VOLUME, PAGE
DOCUMENT NUMBER
RIGHT-OF-WAY
POINT OF BEGINNING
SUBJECT PROPERTY LINE
PROPERTY LINE
OVERHEAD ELECTRIC LINE
WIRE FENCE
EASEMENT LINE
UNDERGROUND TELEPHONE
WATER LINE
MAJOR CONTOUR

OWNER OR DEVELOPER

BACKSON PARTNERS LLC
33203 W. FOREST CT.
WESTON LAKES, TEXAS 77441

SURVEY DATE: 07-19-2022
TOTAL LOTS = 3

W&L CHAPMAN ENTERPRISES, LTD.
(135.187 AC.)
VOL. 1565, PG. 832
O.P.R.G.C.T.

UTILITIES

WATER: SPRINGS HILL WATER SUPPLY CORP.
ELECTRIC: G.V.E.C.
SAN. SEWER: SEPTIC
SEGUN INDEPENDENT SCHOOL DISTRICT
COUNTY PRECINCT #4

PLAT ESTABLISHING

LOT 1, 2, AND 3

BACKSON ESTATES

BEING A 17.632-ACRE [767,836 SQ. FT.] TRACT OUT OF THE FRANCISCO CARVAJAL SURVEY 47, ABSTRACT 88, GUADALUPE COUNTY, TEXAS, BEING ALL THAT CALLED 17.633-ACRE TRACT DESCRIBED TO BACKSON PARTNERS LLC AS RECORDED IN DOCUMENT NUMBER 202299025376 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS

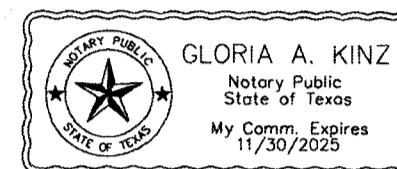
STATE OF TEXAS: COUNTY OF GUADALUPE: (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEREIN AS BACKSON ESTATES, GUADALUPE COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Signature of Backson Partners LLC

BACKSON PARTNERS LLC
33203 W. FOREST CT
WESTON LAKES, TEXAS 77441

STATE OF TEXAS: COUNTY OF GUADALUPE:

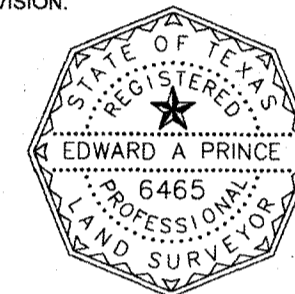
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [Signature] KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME HE EXECUTED THE SAME FOR THE PURPOSES OF CONSIDERATIONS THEREIN EXPRESSED AND CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30th DAY OF June, A.D. 2023.



Signature of Gloria A. Kinz
GLORIA A. KINZ
NOTARY PUBLIC
STATE OF TEXAS

STATE OF TEXAS: COUNTY OF GUADALUPE:

I, EDWARD A. PRINCE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, INDICATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT IS TRUE AND CORRECT, CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION.



Signature of Edward A. Prince
EDWARD A. PRINCE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6465
TXSURV F-10059500
EPRINCE@HAKUEHLEM.COM



THE SUBDIVISION PLAT OF BACKSON ESTATES HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS OF GUADALUPE COUNTY, TEXAS, WHICH COURT ACKNOWLEDGES THAT THE PLAT CONFORMS TO THE DIVISION REGULATIONS OF SAID COUNTY AND DOES HEREBY APPROVE SAID PLAT.

Signatures and dates of County Commissioners: Teresa Kiel (7/18/23), Drew B. ... (7/18/23), Stephen Berman (7/18/23).

LEGAL DESCRIPTION OF LAND:

BEING A 17.632-ACRE [767,836 SQ. FT.] TRACT OUT OF THE FRANCISCO CARVAJAL SURVEY 47, ABSTRACT 88, GUADALUPE COUNTY, TEXAS, BEING ALL THAT CALLED 17.633-ACRE TRACT DESCRIBED TO BACKSON PARTNERS LLC AS RECORDED IN DOCUMENT NUMBER 202299025376 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS [O.P.R.G.C.T.], SAID 17.632-ACRE SUBDIVISION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND (N: 13,705,986.12, E: 2,292,801.81) IN THE NORTHWEST RIGHT-OF-WAY LINE OF JAKES COLONY ROAD, AN APPARENT 50-FOOT WIDE RIGHT-OF-WAY, NO RECORD INFORMATION FOUND, FOR THE EAST CORNER OF THAT CALLED 39.7-ACRE TRACT DESCRIBED TO ART JACKSON AND WIFE, INEZ JACKSON AS RECORDED IN VOLUME 557, PAGE 854 O.P.R.G.C.T., SAME BEING THE SOUTH CORNER OF SAID 17.633-ACRE TRACT AND THE SOUTH CORNER OF THE 17.632-ACRE TRACT DESCRIBED HEREIN;

THENCE LEAVING SAID NORTHWEST RIGHT-OF-WAY LINE OF JAKES COLONY ROAD, WITH THE NORTHEAST LINE OF SAID 39.7-TRACT, SAME BEING THE SOUTHWEST LINE OF SAID 17.632-ACRE TRACT, N51°34'49"W 1108.68 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTH CORNER OF THAT CALLED 135.187-ACRE TRACT DESCRIBED TO W&L CHAPMAN ENTERPRISES, LTD. AS RECORDED IN VOLUME 1565, PAGE 832 O.P.R.G.C.T., SAME BEING THE WEST CORNER OF SAID 17.633-ACRE TRACT AND THE WEST CORNER OF THE 17.632-ACRE TRACT DESCRIBED HEREIN;

THENCE WITH THE NORTHWEST LINE OF SAID 17.632-ACRE TRACT, SAME BEING THE SOUTHWEST LINE OF SAID 135.187-ACRE TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- 1) N39°50'34"W 325.48 FEET TO A 1/2-INCH IRON ROD MARKED "BASELINE CORP" FOUND FOR AN ANGLE POINT, AND
2) N39°30'47"W 370.50 FEET TO A 1/2-INCH IRON ROD MARKED "POLLOK & SONS" FOUND IN SAID NORTHWEST LINE OF JAKES COLONY ROAD FOR THE SOUTH CORNER OF SAID 18.50-ACRE TRACT, SAME BEING THE NORTH CORNER OF SAID 17.633-ACRE TRACT AND THE NORTH CORNER OF THE 17.632-ACRE TRACT DESCRIBED HEREIN;

THENCE LEAVING SAID SOUTHWEST LINE OF THE 135.187-ACRE TRACT, WITH THE NORTHEAST LINE OF SAID 17.633-ACRE TRACT, SAME BEING THE SOUTHWEST LINE OF SAID 18.50-ACRE TRACT, S51°34'59"E 1099.80 FEET TO A 1/2-INCH IRON ROD MARKED "POLLOK & SONS" FOUND IN SAID NORTHWEST LINE OF JAKES COLONY ROAD FOR THE SOUTH CORNER OF SAID 18.50-ACRE TRACT, SAME BEING THE EAST CORNER OF SAID 17.633-ACRE TRACT AND THE EAST CORNER OF SAID 17.632-ACRE TRACT DESCRIBED HEREIN;

THENCE WITH SAID NORTHWEST LINE OF JAKES COLONY ROAD, SAME BEING THE SOUTHWEST LINE OF SAID 17.633-ACRE TRACT, S38°56'11"W 695.90 FEET TO SAID POINT OF BEGINNING AND CONTAINING 17.632-ACRE [767,836 SQ. FT.].

202399017926 Vol. 10 pg. 107
I certify this instrument was FILED and RECORDED in the OFFICIAL PUBLIC RECORDS of Guadalupe County, Texas on 7/18/2023 4:11:04 PM PAGES: 1 Amanda Dearman TERESA KIEL, COUNTY CLERK

Signature of Teresa Kiel
TERESA KIEL
Guadalupe County Clerk
By [Signature] Deputy

JUL 18 2023

GENERAL NOTES:

- 1. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (EPOCH 2010.00) USING THE LEICA SMARTNET NETWORK.
2. ALL SET LOT CORNERS ARE 1/2" DIAMETER REBAR WITH AN ORANGE PLASTIC CAP STAMPED "BASELINE CORP".
3. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE "X", THE 100-YEAR FLOOD ZONE, AS DEFINED BY THE FLOOD INSURANCE RATE MAP FOR GUADALUPE COUNTY, TEXAS ON COMMUNITY PANEL NO. 48187C0415F, EFFECTIVE DATE 11/02/2007, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
4. THE LANDOWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE STRUCTURES, PONDS, AND EASEMENTS DESIGNATED WITHIN THE SUBJECT PROPERTY. MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.
5. SITE IS SUITABLE FOR STANDARD ABSORPTION DRAIN FIELD, LEACHING CHAMBER DRAIN FIELD, LOW PRESSURE DOSE SYSTEM OR AN AEROBIC SYSTEM WITH SURFACE OR DRIP DISPOSAL DEPENDENT ON STRUCTURE SIZE AND LOCATION.
6. NO STRUCTURES, WALLS, OR OTHER OBSTRUCTION OF ANY KIND SHALL BE PLACED WITHIN THE BOUNDARIES OF DRAINAGE EASEMENTS. NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENT OR DECREASES THE HYDRAULIC CAPACITY OF THE EASEMENT SHALL BE ALLOWED.
7. 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.
8. 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.
9. NO FENCING OR STRUCTURES THAT WILL INTERFERE WITH ADEQUATE DRAINAGE FLOW WILL BE ALLOWED ON OR ACROSS SUCH LINES.
10. TOTAL ACREAGE: 17.637 ACRES
LOT 1: 7.552 ACRES
LOT 2: 5.000 ACRES
LOT 3: 5.000 ACRES
11. NO FURTHER IMPROVEMENTS ARE PROPOSED OR WILL BE CONTEMPLATED WITHOUT ADDITIONAL APPROVAL OF THE GUADALUPE COUNTY ENGINEER.
12. FUTURE IMPROVEMENTS WILL BE CONSIDERED CUMULATIVELY WITH PRIOR AND EXISTING STRUCTURES ON SITE FOR THE PURPOSES OF DRAINAGE IMPACT.
13. SUBSEQUENT SUBDIVISION OF THE PROPERTY INTO SMALLER TRACTS WILL NULLIFY THIS APPROVAL AND WILL REQUIRE SUBMITTAL OF A DRAINAGE STUDY FOR REVIEW IN ADDITION TO APPLICABLE PLATTING REQUIREMENTS. DETENTION OF OTHER MITIGATION MAY BE REQUIRED PER PROPOSED TRACT AND ACCOUNT FOR EXISTING IMPROVEMENTS.
14. CHANGE IN USE OF THE IMPROVEMENTS REQUIRES APPROVAL BY GUADALUPE COUNTY AND DETENTION OF OTHER DRAINAGE MITIGATION MAY BE REQUIRED AT THAT TIME.
15. TRANSFER OF PROPERTY OWNERSHIP DOES NOT RELEASE SUBSEQUENT OWNER(S) FROM THE OBLIGATIONS IMPOSED HEREIN.
16. PROPOSED IMPROVEMENTS DO NOT NEGATIVELY ALTER OR CHANGE THE FLOW OF WATER ON AN ADJACENT PROPERTY.
17. DRIVEWAY CULVERTS HAVE BEEN ANALYZED TO BE 18" CMP.
18. CONTOURS SCALED FROM USGS QUAD MAP OF THOMAS SPRINGS, TX.

SPRINGS HILL WATER SUPPLY CORPORATION:

- 1. THE TRACT IS WITHIN THE BOUNDARIES OF WATER CERTIFICATE OF CONVENIENCE AND NECESSITY NO. 10666, WHICH IS POSSESSED BY SHWSC. SHWSC WILL PROVIDE WATER SERVICE TO THE REFERENCED TRACT UPON THE EXECUTION OF A NON-STANDARD SERVICE AGREEMENT BETWEEN SHWSC AND THE LANDOWNER AND COMPLETION OF THE OBLIGATIONS CONTAINED THEREIN.
2. ONCE THE TERMS UPON WHICH SHWSC WILL PROVIDE WATER SERVICE TO THE TRACT ARE AGREED TO IN A NON-STANDARD SERVICE AGREEMENT BETWEEN SHWSC AND THE OWNER OF THE TRACT, SHWSC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
3. ANY EASEMENT DESIGNATED AS A SHWSC UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES ESPECIALLY IF IT IS WITHIN A FENCED AREA.
4. 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.
5. NO CONCRETE OR PAVEMENT MAY BE PLACED OVER A SHWSC WATER UTILITY LINE WITHOUT CONTACTING & GETTING APPROVAL FROM SHWSC FIRST.

THIS SUBDIVISION PLAT OF BACKSON ESTATES SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY SPRINGS HILL WATER SUPPLY CORP. FOR EASEMENTS.

Signature of Daniel Pagan
7-5-2023
AGENT FOR SPRINGS HILL WATER SUPPLY CORP.

BACKSON ESTATES

BASELINE
DCCM

Baseline | DCCM | TxSurv F-10030200
14350 Northbrook Dr, Ste 130, San Antonio, TX 78232
210.490.7847 | BaselineSurveyors.net

Table with 2 columns: Field Name and Value. Includes DATE (06-26-2023), SCALE (1"=100'), DRAWN BY (JS), REVIEWER (EP), PROJECT (2200000300), SHEET (1 OF 1), FIELD BOOK (****), PARTY CHIEF (GK), SURVEY DATE (07-19-2022).

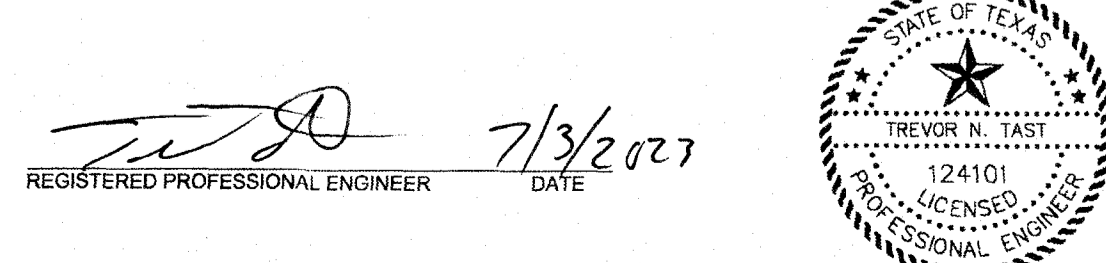
G.V.E.C. NOTES:

- 1. ALL G.V.E.C. EASEMENTS ARE ELECTRIC AND COMMUNICATION EASEMENTS.
2. EACH LOT IS SUBJECT TO A 15' G.V.E.C. EASEMENT ALONG ALL SIDE, FRONT AND REAR PROPERTY LINES.
3. EACH LOT IS SUBJECT TO A FLOATING 10' WIDE BY 40' LONG GUY WIRE EASEMENT TO BE LOCATED BY G.V.E.C.
4. ALL EXISTING G.V.E.C. OVERHEAD LINES POSSESS A 30' CENTERLINE EASEMENT, 15' EACH SIDE OF LINE.
5. 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.
6. WHERE UNDERGROUND SERVICES ARE UTILIZED, G.V.E.C. 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.

THIS SUBDIVISION PLAT OF BACKSON ESTATES SUBDIVISION HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOP. FOR EASEMENTS.

Signature of Trevor N. Tost
AGENT FOR G.V.E.C.

I, Trevor N. Tost DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION REGULATIONS ADOPTED BY GUADALUPE COUNTY, TEXAS.



Signature of Registered Professional Engineer
7/3/2023
REGISTERED PROFESSIONAL ENGINEER DATE

LINE TABLE with columns: LINE, BEARING, DISTANCE. Includes L1 (N39°50'34"E 21.76'), L2 (N51°34'49"W 10.00'), L3 (S51°34'59"E 10.00').

