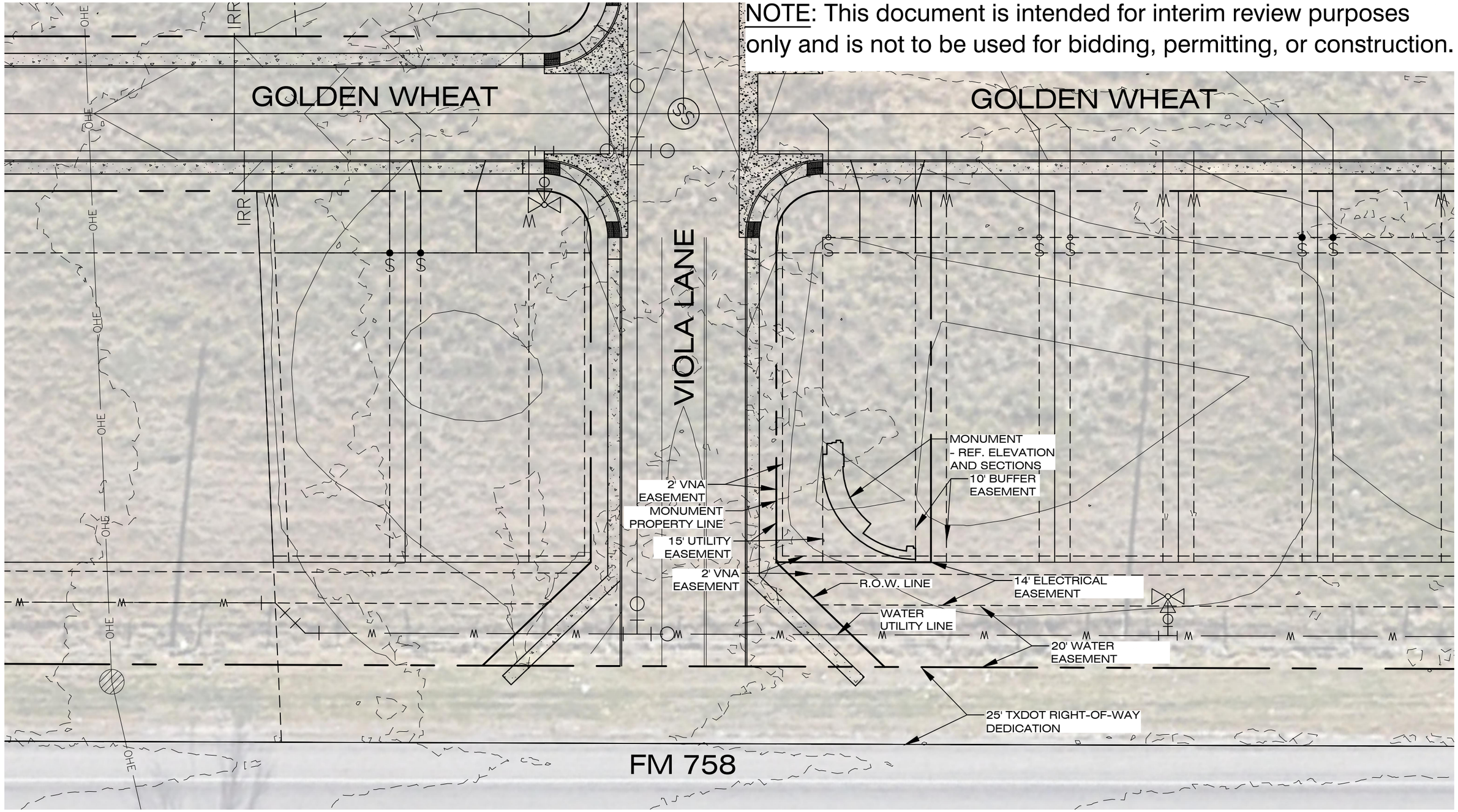
NOTE: This document is intended for interim review purposes only and is not to be used for bidding, permitting, or construction.



HORIZON
DESIGN AND DEVELOPMENT
PLANNING LANDSCAPE ARCHITECTURE
DEVELOPMENT CONSULTING
14607 San Pedro Ave. Suite 200
San Antonio, Texas 78232
210.831.8564 jrobinson@horizondesign-sa.com

Meadows at Clear Springs Entry Feature

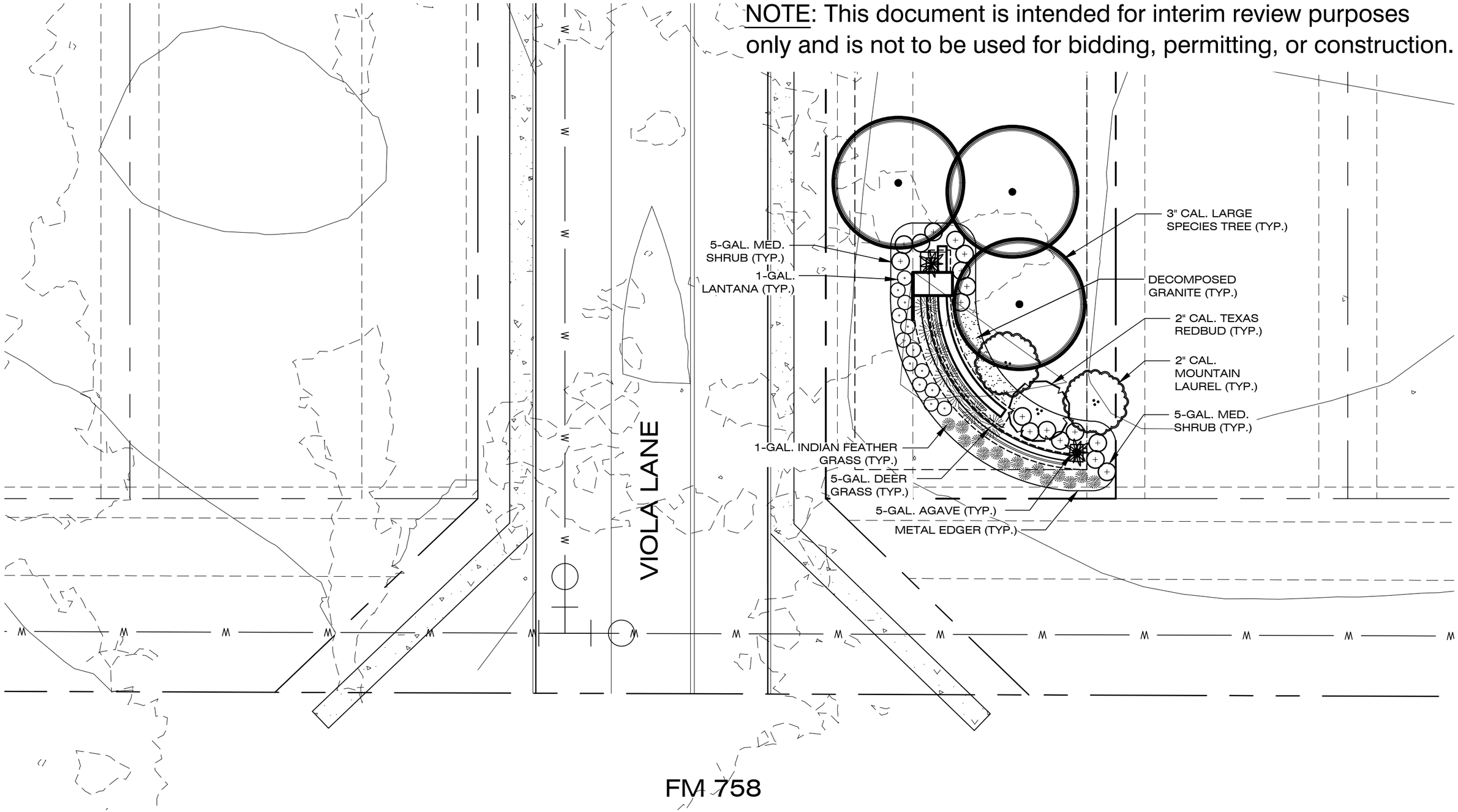
Preliminary Design - Site Plan

New Braunfels, TX

Scale: 1" = 30'-0"

0 15' 30' 60'

NOTE: This document is intended for interim review purposes only and is not to be used for bidding, permitting, or construction.



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210.831.8564 jrobinson@horizondesign-sa.com

Meadows at Clear Springs Entry Feature

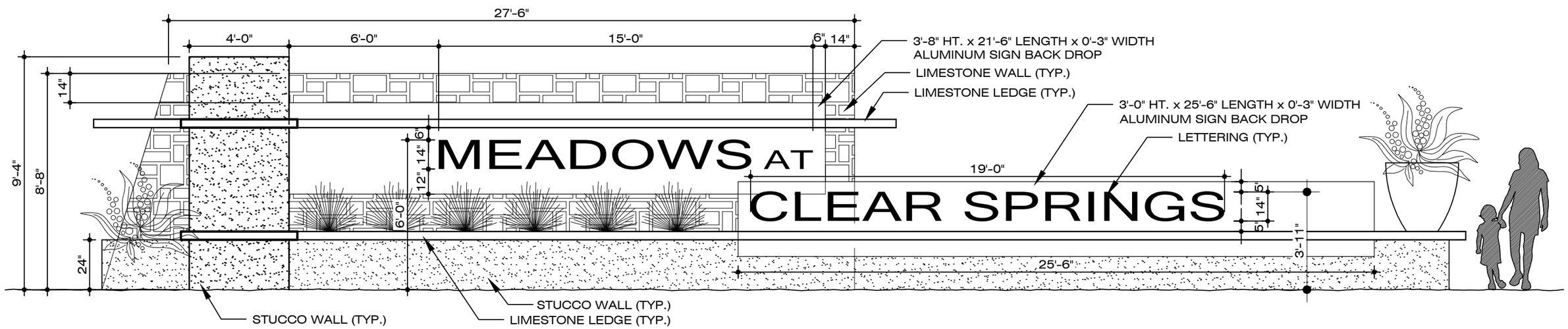
Preliminary Design - Landscape Planting Plan

New Braunfels, TX

Scale: 1/16" = 1'-0"

0 8' 16' 32

NOTE: This document is intended for interim review purposes only and is not to be used for bidding, permitting, or construction.



'UNROLLED' ELEVATION - PRIMARY ENTRANCE (1)

SCALE: 1/4" = 1'-0"

HORIZON
DESIGN AND DEVELOPMENT
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14607 San Pedro Ave. Suite 200
San Antonio, Texas 78232
210.831.8564 jrobinson@horizondesign-sa.com

Meadows at Clear Springs Entry Feature

Preliminary Design - Elevation

New Braunfels, TX

Scale: 1/4" = 1'-0"

0 2' 4' 8'

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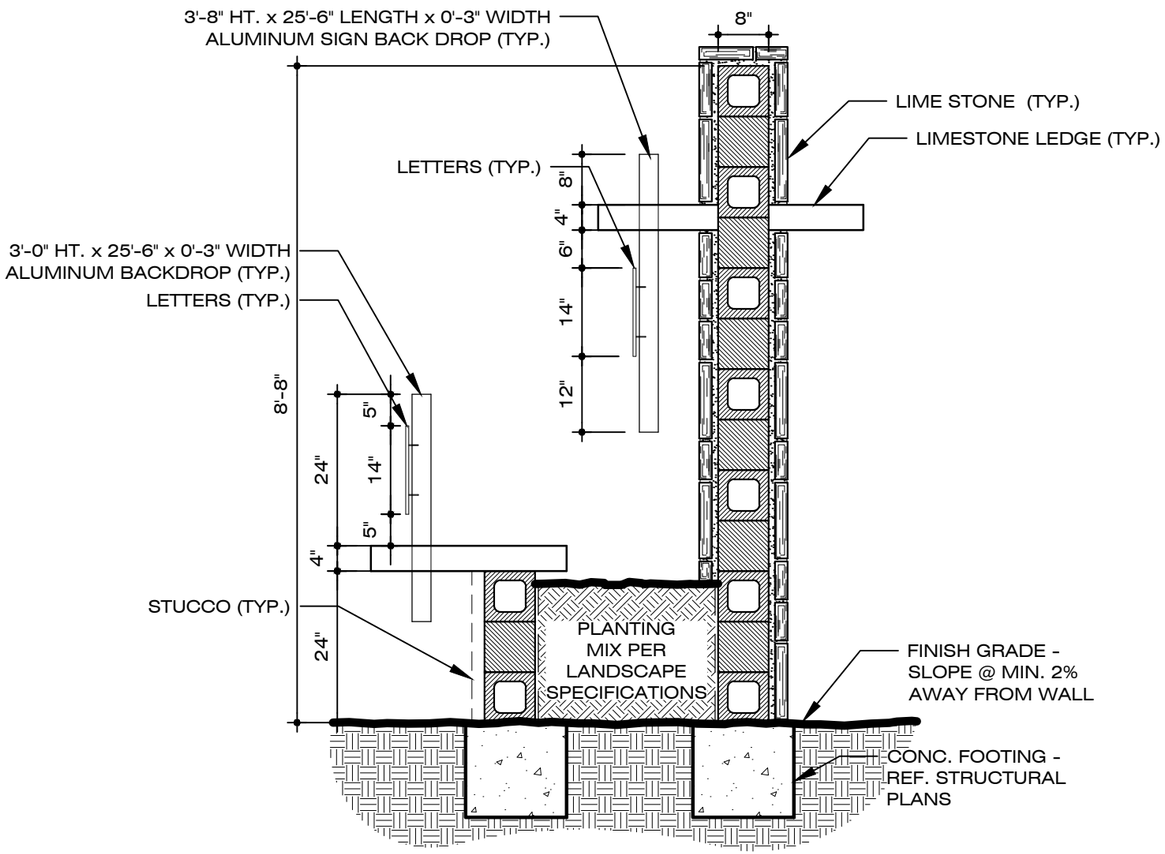
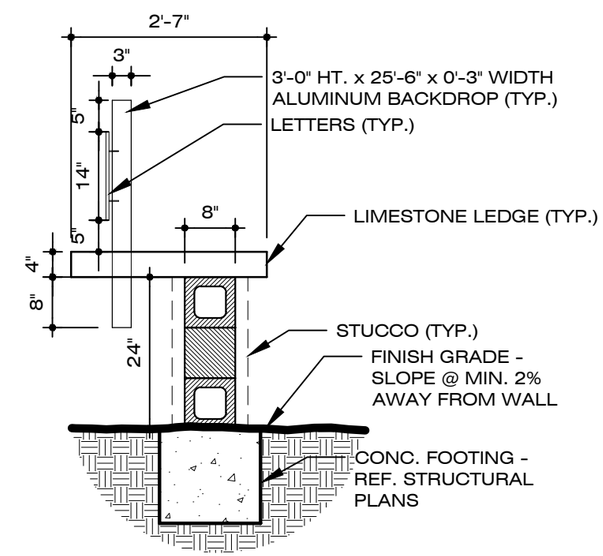


PLANTER - SECTION (2)

SCALE: 1/2" = 1'-0"



SIGN - SECTION (3)

SCALE: 1/2" = 1'-0"

HORIZON
DESIGN AND DEVELOPMENT
PLANNING LANDSCAPE ARCHITECTURE
DEVELOPMENT CONSULTING
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San Antonio, Texas 78232
210.831.8564 jrobinson@horizondesign-sa.com

Meadows at Clear Springs Entry Feature

Preliminary Design - Sections

New Braunfels, TX

Scale: 1/2" = 1'-0"

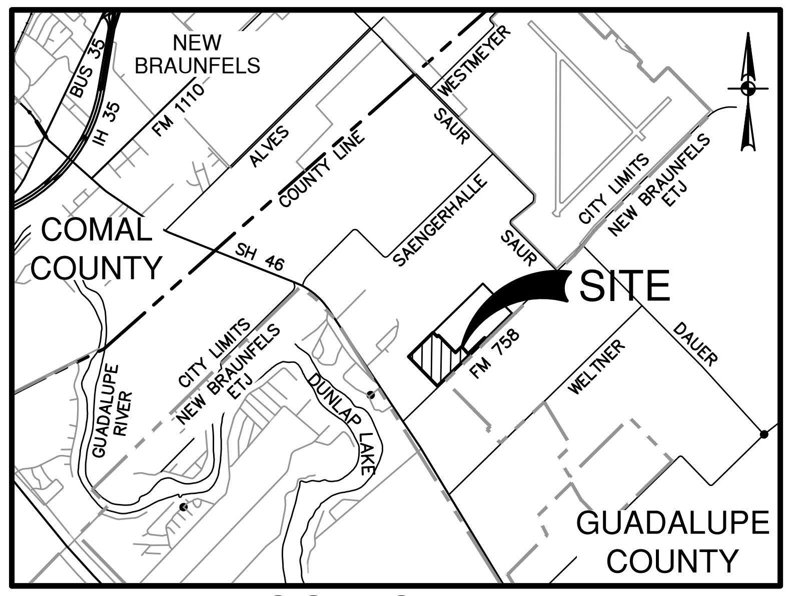
0 1' 2' 4'

MEADOWS AT
CLEAR SPRINGS

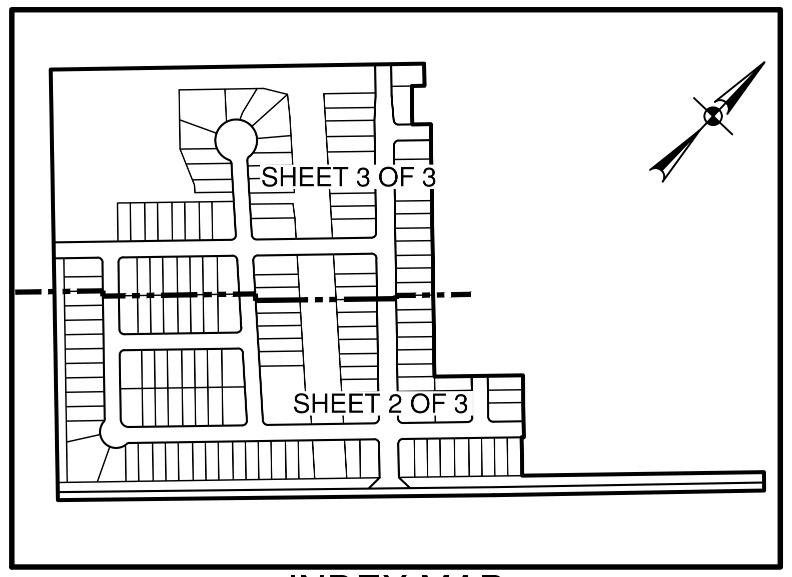
MEADO

EADOWS AT
CLEAR SPRINGS

MEADOWS AT
CLEAR SPRINGS



LOCATION MAP
NOT-TO-SCALE



INDEX MAP
SCALE: 1"= 600'

NBU NOTES:

1. MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OF DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT, MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
2. UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING AND SERVICE.
3. UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
4. EACH TRACT IS SUBJECT TO FLOATING GUY WIRE EASEMENT/S AND ITS DIMENSIONS SHALL BE DETERMINED BY THE NEED OF THE UTILITIES.
5. DO NOT COMBINE ANY NEW UTILITY EASEMENTS (UE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (UE) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.
6. EACH LOT MUST HAVE ITS OWN WATER/SEWER SERVICE AT OWNER'S/DEVELOPER'S EXPENSE.

SIDEWALK NOTE:

1. FOUR-FOOT WIDE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED ADJACENT TO THE CURB BY THE PROPERTY OWNER AT THE TIME OF BUILDING CONSTRUCTION ALONG VIOLA LANE, GOLDEN WHEAT, GENTLE VIEW, LOST NOOK, QUIET TEAL, SILVER RUN, CORN TASSEL, AND PLANTERS MOON.

2. FOUR-FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED ADJACENT TO THE CURB BY THE DEVELOPER AT THE TIME OF STREET CONSTRUCTION PER CITY STANDARDS ALONG
   a. VIOLA LANE - LOT 903, BLOCK 1, LOT 901, BLOCK 4, LOT 901, BLOCK 5 AND LOTS 901 AND 902, BLOCK 8.
   b. GOLDEN WHEAT - LOT 901, BLOCK 1, LOT 901, BLOCK 7 AND LOT 902, BLOCK 8.
   c. GENTLE VIEW - LOT 902, BLOCK 1, LOT 901, BLOCK 4, AND LOT 901, BLOCK 7.
   d. LOST NOOK - LOT 901, BLOCK 4.

3. TEN-FOOT SIDEWALK WILL BE CONSTRUCTED ADJACENT TO THE PROPERTY LINE BY THE DEVELOPER AT THE TIME OF STREET AND SUBDIVISION CONSTRUCTION PER CITY STANDARDS ALONG LOT 903, BLOCK 1 AND LOT 901, BLOCK 8 ON FM 758.

UTILITY PROVIDER NOTE:

THE PROPERTY WILL BE SERVED BY THE FOLLOWING:
NEW BRAUNFELS UTILITIES (WATER, SEWER, ELECTRIC)
AT&T (PHONE)
SPECTRUM (CABLE TELEVISION)

DRAINAGE EASEMENT NOTES:

1. DRAINAGE EASEMENTS SHALL "REMAIN FREE OF ALL OBSTRUCTIONS."
2. NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASES THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRAUNFELS (AND THE COUNTY) 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.
3. MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE CLEAR SPRING MEADOWS HOMEOWNERS ASSOCIATION.

LEGEND

- AC — ACRE(S)
- BLK — BLOCK
- DOC — DOCUMENT NUMBER
- DR — DEED RECORDS
- ESMT — EASEMENT
- GETCTV — GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
- OPR — OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS (SURVEYOR) OF REAL PROPERTY) OF GUADALUPE COUNTY, TEXAS
- OR — OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS
- MPR — MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
- VOL — VOLUME
- PG — PAGE(S)
- ROW — RIGHT-OF-WAY
- VAR WID — VARIABLE WIDTH
- MIN — MINIMUM
- " — REPETITIVE BEARING AND/OR DISTANCE
- ● — FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- ○ — SET 1/2" IRON ROD (PD)
- ○ — SET 1/2" IRON ROD (PD)-ROW
- (TYPE I, II OR III) ☒ — FOUND TxDOT MONUMENTATION
- ☒ — FOUND MONUMENTATION
- ◎ — EASEMENT POINT OF INTERSECTION
- —— ℄ —— CENTERLINE
- ▬ ▪ ▪ ▬ CITY OF NEW BRAUNFELS LIMITS

- (5) 1' VEHICULAR NON-ACCESS ESMT (NOT-TO-SCALE)
- (7) VARIABLE WIDTH DRAINAGE AND ACCESS EASEMENT
- (11) 15' UTILITY ESMT
- (12) 20' SANITARY SEWER ESMT
- (13) 20' BUILDING SETBACK
- (14) 15' UTILITY ESMT AND BUILDING SETBACK
- (16) 20' UTILITY ESMT AND BUILDING SETBACK
- (17) 13' DRAINAGE AND ACCESS EASEMENT
- (18) 10' ACCESS EASEMENT
- (19) 20' UTILITY EASEMENT
- (20) 20' WATER EASEMENT
- (21) 25' TXDOT RIGHT-OF-WAY DEDICATION (1.266 ACRES)
- (22) 30' UTILITY EASEMENT
- (23) 8' PEDESTRIAN ACCESS EASEMENT
- (24) 22' PEDESTRIAN ACCESS EASEMENT
- (25) 36'x22' TURNAROUND AND ACCESS EASEMENT

- ◇1 100' ELECTRIC TRANSMISSION LINE EASEMENT (VOL 315, PG 378, DR)
- ◇2 20' SEWER LINE RIGHT-OF-WAY AGREEMENT NEW BRAUNFELS UTILITIES (VOL 1984, PG 506, OPR)
- ◇3 100' ELECTRIC TRANSMISSION LINE EASEMENT (VOL 314, PG 586, DR)
- ◇4 VARIABLE WIDTH DRAINAGE EASEMENT (DOC. NO. 202299035923, OPR)
- ◇5 VARIABLE WIDTH ACCESS EASEMENT (DOC. NO. 202299035922, OPR)
- ◇6 50'x50' WIDE UTILITY EASEMENT (DOC. NO. 202299035926, OPR)
- ◇7 40' WIDE ACCESS EASEMENT (DOC. NO. 202299035922, OPR)
- ◇8 50'x50' WIDE UTILITY EASEMENT (DOC. NO. 202299035926, OPR)
- ◇9 50'x50' WIDE UTILITY EASEMENT (DOC. NO. 202299035926, OPR)
- ◇10 30' WIDE UTILITY EASEMENT (DOC. NO. 202299035926, OPR)

SURVEYOR'S NOTES:

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH $\frac{1}{2}$" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

I, THE UNDERSIGNED ANGELA M. WELLER, 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 AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

____
ANGELA M. WELLER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5981
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78216
(210) 375-9000

FINAL PLAT ESTABLISHING CLEAR SPRING MEADOWS UNIT 1

BEING A 39.765 ACRE TRACT OUT OF THE 105.316 ACRE TRACT OF LAND DESCRIBED IN DEED TO PULTE HOMES OF TEXAS, LP. RECORDED AS DOC. NO. 202199040676 IN THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, SITUATED IN THE ANTONIO M. ESNAURIZAR 11 LEAGUE GRANT, ABSTRACT 20, GUADALUPE COUNTY, TEXAS.

GREENBELT NOTE:

MAINTENANCE OF LOTS 901-903, BLOCK 1, LOT 901 , BLOCK 4, LOT 901, BLOCK 5, LOT 901, BLOCK 7 AND LOTS 901 AND 902, BLOCK 8 SHALL BE THE SOLE RESPONSIBILITY OF THE CLEAR SPRING MEADOWS SUBDIVISION HOMEOWNER'S ASSOCIATION.

SCHOOL DISTRICT NOTE:

REFERENCED PROPERTY LIES WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.

MISCELLANEOUS NOTE:

FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC PLACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.

FLOOD ZONE NOTE:

NO PORTION OF ANY LOT ON THIS PLAT IS WITHIN A SPECIAL FLOOD HAZARD ZONE AS DEFINED BY FEMA FLOOD INSURANCE RATE MAP, GUADALUPE COUNTY, TEXAS, COMMUNITY PANEL NUMBER 0110F, DATED NOVEMBER 2, 2007.

PARKS NOTE:

THIS SUBDIVISION IS SUBJECT TO THE CITY OF NEW BRAUNFELS 2018 PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAN IS APPROVED FOR ONE DWELLING UNIT PER BUILDABLE LOT WITH A MAXIMUM OF 149 BUILDABLE LOTS. AT SUCH TIME THAT ADDITIONAL DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH NEW DWELLING UNIT.

FINISHED FLOOR NOTE:

FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF TEN INCHES ABOVE FINAL ADJACENT GRADE AND THE LOT BE GRADED IN ACCORDANCE WITH THE APPROVED GRADING PLAN.

AIRPORT HAZARD ZONING DISTRICT NOTE:

THIS SUBDIVISION IS SUBJECT TO THE AIRPORT HAZARD ZONING DISTRICT STANDARDS AND REGULATIONS OF THE CITY OF NEW BRAUNFELS ZONING ORDINANCE (NBCO 114-50.2).

MINIMUM SQUARE FOOTAGE NOTE:

ALL NON-RECTANGULAR LOTS MEET THE MINIMUM SQUARE FOOTAGE REQUIREMENT OF 4000 SQUARE FEET FOR THE ZONING OF THE SUBJECT PROPERTY AT THE TIME OF PLATTING.

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	90°00'00"	S0°35'28"W	21.21'	23.56'
C2	15.00'	90°00'00"	N89°24'32"W	21.21'	23.56'
C3	15.00'	39°51'08"	S25°39'54"W	10.22'	10.43'
C4	50.00'	169°41'39"	N89°24'51"W	99.60'	148.09'
C5	15.00'	39°51'08"	N24°29'36"W	10.22'	10.43'
C6	15.00'	89°59'22"	N89°24'51"W	21.21'	23.56'
C7	15.00'	92°34'48"	N0°41'56"W	21.69'	24.24'
C8	15.00'	65°02'49"	N79°30'44"W	16.13'	17.03'
C9	65.00'	299°43'42"	N37°49'42"E	65.27'	340.03'
C10	15.00'	54°40'52"	S19°38'53"E	13.78'	14.32'
C11	15.00'	87°25'12"	N89°18'04"E	20.73'	22.89'
C12	15.00'	90°00'00"	N0°35'28"E	21.21'	23.56'
C13	15.00'	86°18'14"	N88°37'22"E	20.52'	22.59'
C14	15.00'	89°52'47"	S0°31'52"W	21.19'	23.53'
C15	15.00'	90°00'00"	S89°24'32"E	21.21'	23.56'
C16	15.00'	90°00'00"	N0°35'28"E	21.21'	23.56'
C17	15.00'	90°00'00"	S89°24'32"E	21.21'	23.56'
C18	15.00'	90°00'38"	S0°35'09"W	21.22'	23.56'
C19	15.00'	87°25'12"	S89°18'04"W	20.73'	22.89'
C20	15.00'	92°34'48"	N0°41'56"W	21.69'	24.24'
C21	25.00'	89°59'22"	S89°24'51"E	35.35'	39.27'
C22	15.00'	89°59'22"	S89°24'51"E	21.21'	23.56'
C23	15.00'	90°00'38"	S0°35'09"W	21.22'	23.56'
C24	15.00'	87°25'12"	S89°18'04"W	20.73'	22.89'
C25	15.00'	92°34'48"	N0°41'56"W	21.69'	24.24'
C26	15.00'	92°34'48"	S0°41'56"E	21.69'	24.24'
C27	15.00'	90°00'00"	N89°24'32"W	21.21'	23.56'
C28	15.00'	90°00'00"	N0°35'28"E	21.21'	23.56'
C29	15.00'	87°25'12"	N89°18'04"E	20.73'	22.89'

TXDOT NOTES:

1. 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.

2. 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.

3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S, "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1 (ONE) ACCESS POINT TO FM 758 BASED ON AN OVERALL PROPERTY FRONTAGE OF APPROXIMATELY 2,205.60 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.

4. 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.

5. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, SIGNALS, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

LINE TABLE

LINE #	BEARING	LENGTH
L1	S45°35'28"W	7.04'
L2	S44°24'32"E	120.00'
L3	S44°24'32"E	57.78'
L4	S45°47'27"W	130.00'
L5	N1°56'43"E	48.37'
L6	N40°35'53"W	75.23'
L7	N44°24'32"W	99.36'
L8	S44°24'32"E	99.32'
L9	S48°13'30"E	76.13'
L10	N45°28'15"E	100.96'
L11	N45°28'15"E	101.05'
L12	S44°24'32"E	128.50'
L13	S44°24'32"E	128.50'
L14	N45°35'28"E	95.00'
L15	N89°37'22"E	48.68'
L16	S44°25'10"E	210.00'
L17	N47°23'05"W	23.50'
L18	N43°00'41"E	13.00'
L19	S46°59'19"E	34.68'
L20	N44°29'08"W	16.41'
L21	N46°16'50"W	32.45'
L22	S46°17'05"E	45.05'
L23	S44°29'08"E	24.63'
L24	S45°30'52"W	20.00'
L25	N43°00'41"E	10.00'
L26	N23°08'13"W	24.46'

CURVE AND LINE DATA TABLES LOCATED ON SHEET 1 OF 3

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: August 24, 2023

STATE OF TEXAS
COUNTY OF BEXAR

I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE CLEAR SPRING MEADOWS UNIT 1 SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, 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.

____
OWNER/DEVELOPER: FELIPE GONZALEZ
PULTE HOMES OF TEXAS, LP.
A TEXAS LIMITED PARTNERSHIP
BY: PULTE NEVADA I LLC, ITS GENERAL PARTNER
1718 DRY CREEK WAY, SUITE 120
SAN ANTONIO, TEXAS 78259
(210) 496-1985

STATE OF TEXAS
COUNTY OF BEXAR

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. 20______.

______ ______________________________
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: ______________________

CERTIFICATE OF APPROVAL

APPROVED THIS THE ________ DAY OF ________________, 20 _____, BY THE PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

____
PLANNING COMMISSION CHAIRPERSON

APPROVED FOR ACCEPTANCE

__________ ______________________________
DATE DIRECTOR OF PLANNING

__________ ______________________________
DATE CITY ENGINEER

__________ ______________________________
DATE NEW BRAUNFELS UTILITIES

STATE OF TEXAS
COUNTY OF GUADALUPE

I, __________________________, COUNTY CLERK OF GUADALUPE COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE ________ DAY OF ________________, A.D. 20_______ AT _________M. AND DULY RECORDED THE _________ DAY OF ______________________, A.D. 20________ AT ___M. IN THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, IN BOOK/ VOLUME ____________ ON PAGE __________ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _________ DAY OF______________________, A.D. 20________.

COUNTY CLERK, GUADALUPE, COUNTY, TEXAS

BY: ____________________________________, DEPUTY

Date: Jan. 16, 2023, 7:30 AM — User ID: ekasprowicz
File: P:\124\35\02\Design\Civil\Plat\PL1243502.dwg

FINAL PLAT
ESTABLISHING
CLEAR SPRING MEADOWS
UNIT 1

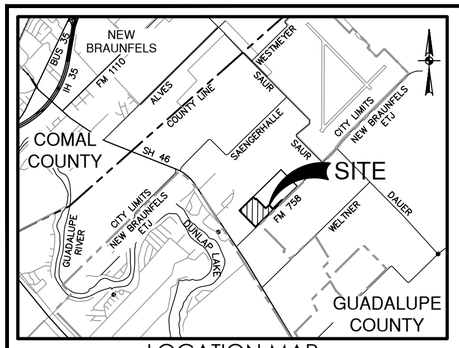
BEING A 39.765 ACRE TRACT OUT OF THE 105.316 ACRE TRACT OF LAND DESCRIBED IN DEED TO PULTE HOMES OF TEXAS, LP. RECORDED AS DOC. NO. 202199040676 IN THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, SITUATED IN THE ANTONIO M. ESNAURIZAR 11 LEAGUE GRANT, ABSTRACT 20, GUADALUPE COUNTY, TEXAS.

SCALE: 1"= 100'

0' 100' 200' 300'

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: August 24, 2023



LOCATION MAP
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
DOC	DOCUMENT NUMBER	ROW	RIGHT-OF-WAY
DR	DEED RECORDS	VAR WID	VARIABLE WIDTH
ESMT	EASEMENT	MIN	MINIMUM
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	'	REPETITIVE BEARING AND/OR DISTANCE
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS (SURVEYOR) OF REAL PROPERTY) OF GUADALUPE COUNTY, TEXAS	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
		○	SET 1/2" IRON ROD (PD)
		○	SET 1/2" IRON ROD (PD)-ROW
OR	OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS	(TYPE I, II OR III) ☒	FOUND TxDOT MONUMENTATION
MPR	MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS	☒	FOUND MONUMENTATION
		⊗	EASEMENT POINT OF INTERSECTION
—℄—	CENTERLINE		
▬ ▬	CITY OF NEW BRAUNFELS LIMITS		

(5) 1' VEHICULAR NON-ACCESS ESMT (NOT-TO-SCALE)
(7) VARIABLE WIDTH DRAINAGE AND ACCESS EASEMENT
(11) 15' UTILITY ESMT
(12) 20' SANITARY SEWER ESMT
(13) 20' BUILDING SETBACK
(14) 15' UTILITY ESMT AND BUILDING SETBACK
(16) 20' UTILITY ESMT AND BUILDING SETBACK
(17) 13' DRAINAGE AND ACCESS EASEMENT
(18) 10' ACCESS EASEMENT
(19) 20' UTILITY EASEMENT
(20) 20' WATER EASEMENT
(21) 25' TXDOT RIGHT-OF-WAY DEDICATION (1.266 ACRES)
(22) 30' UTILITY EASEMENT
(23) 8' PEDESTRIAN ACCESS EASEMENT
(24) 22' PEDESTRIAN ACCESS EASEMENT
(25) 36'x22' TURNAROUND AND ACCESS EASEMENT

(1) 100' ELECTRIC TRANSMISSION LINE EASEMENT (VOL 315, PG 378, DR)
(2) 20' SEWER LINE RIGHT-OF-WAY AGREEMENT NEW BRAUNFELS UTILITIES (VOL 1984, PG 506, OPR)
(3) 100' ELECTRIC TRANSMISSION LINE EASEMENT (VOL 314, PG 586, DR)
(4) VARIABLE WIDTH DRAINAGE EASEMENT (DOC. NO. 202299035923, OPR)
(5) VARIABLE WIDTH ACCESS EASEMENT (DOC. NO. 202299035922, OPR)
(6) 50'x50' WIDE UTILITY EASEMENT (DOC. NO. 202299035926, OPR)
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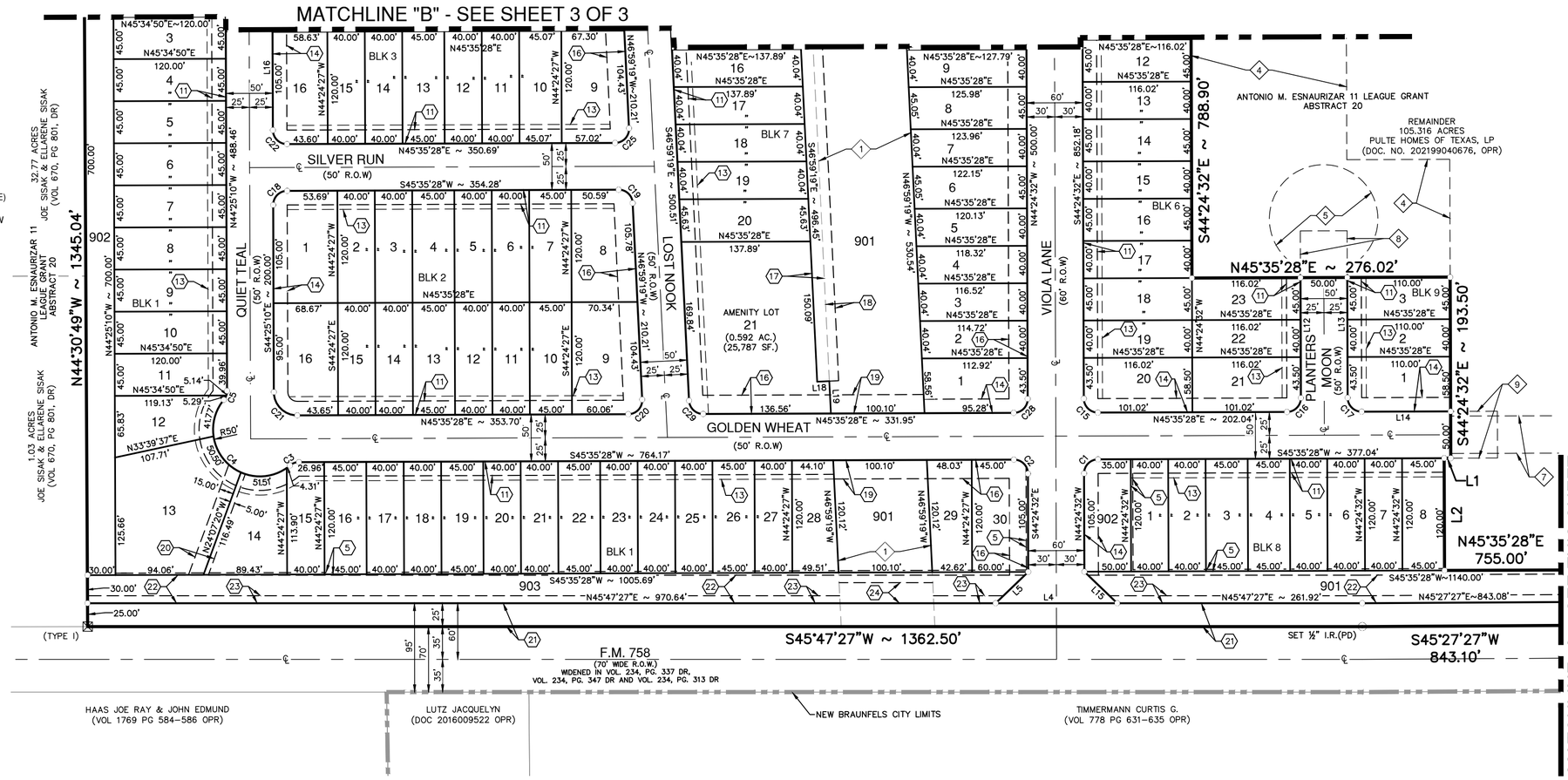

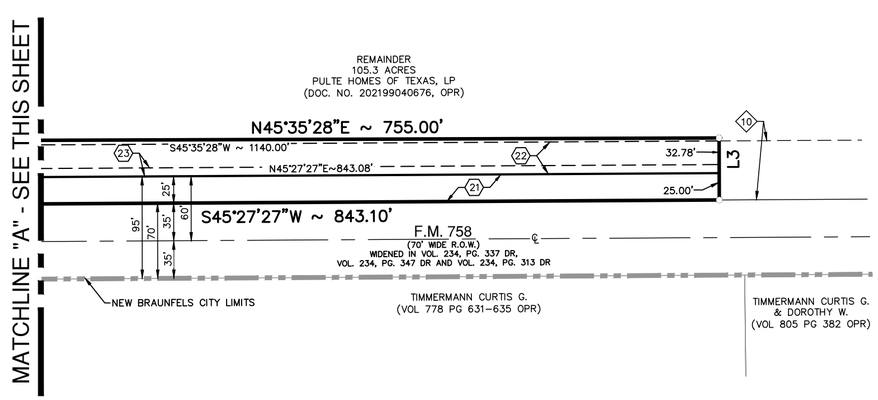

STATE OF TEXAS
COUNTY OF BEXAR

I, THE UNDERSIGNED ANGELA M. WELLER, 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 AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

ANGELA M. WELLER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5981
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78216
(210) 375-9000

CURVE AND LINE DATA TABLES LOCATED ON SHEET 1 OF 3

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CLEAR SPRING MEADOWS UNIT 1

Civil Job No. 12435-02; Survey Job No. 12435-00

FINAL PLAT
ESTABLISHING
CLEAR SPRING MEADOWS
UNIT 1

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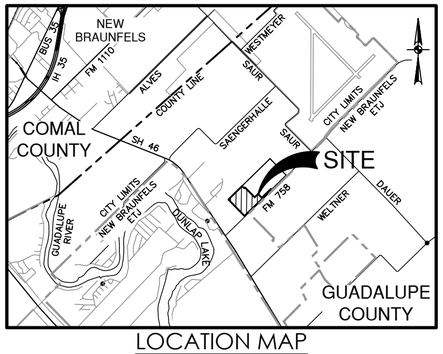
PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000

TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: August 24, 2023



LOCATION MAP

NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
DOC	DOCUMENT NUMBER	ROW	RIGHT-OF-WAY
DR	DEED RECORDS	VAR WID	VARIABLE WIDTH
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▬ ▬ ▬	CITY OF NEW BRAUNFELS LIMITS		

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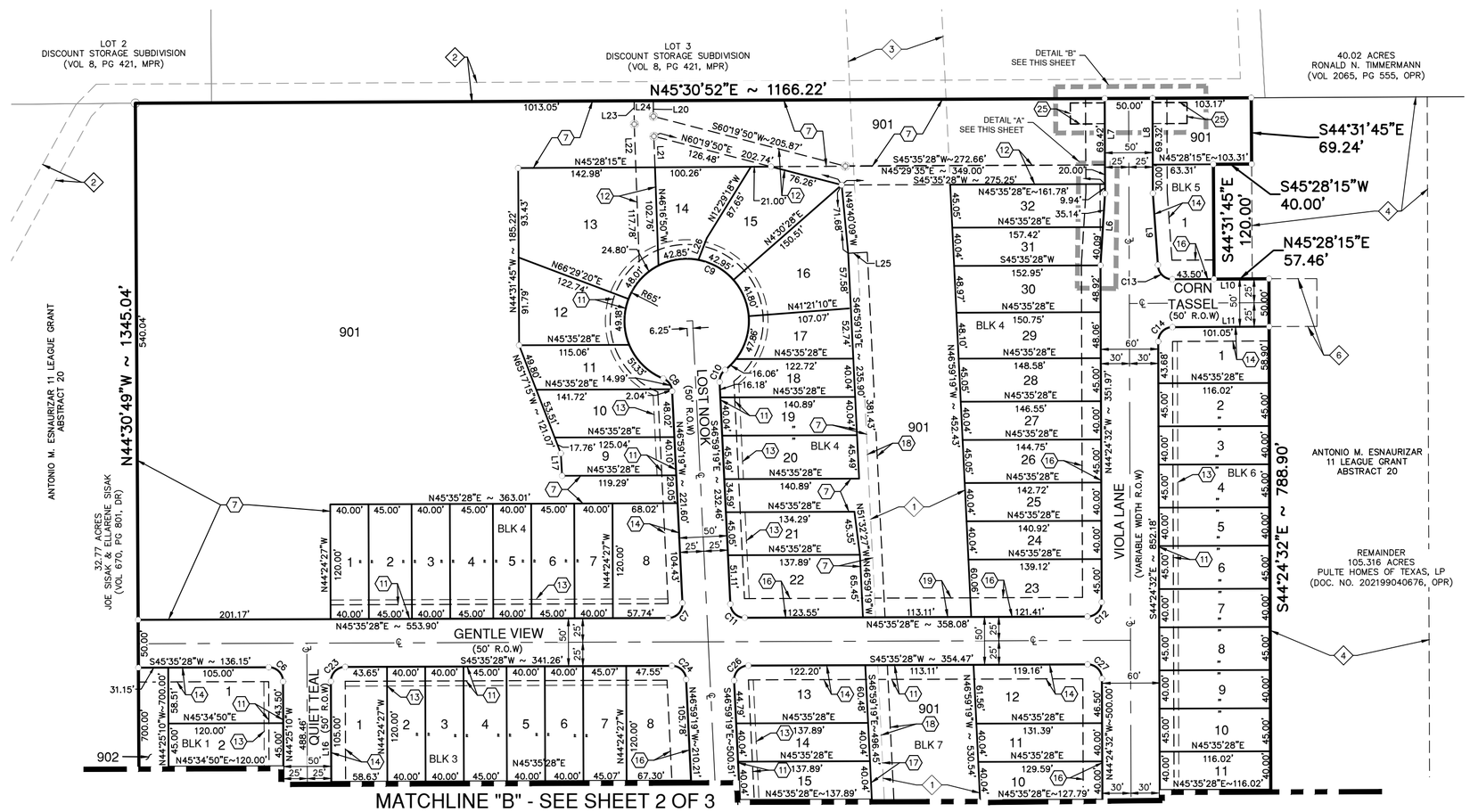
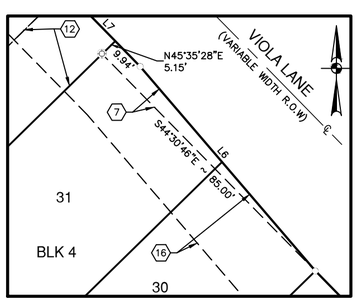
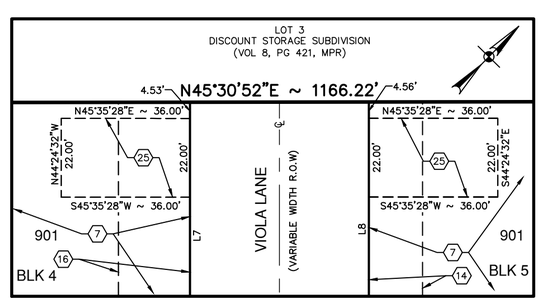




DETAIL "A"

1" = 30'

(SEE THIS SHEET)



DETAIL "B"

1" = 30'

(SEE THIS SHEET)

STATE OF TEXAS
COUNTY OF BEXAR

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Civil Job No. 12435-02; Survey Job No. 12435-00

Date: Nov 16, 2023, 7:31 AM User: ale-esnaurizar
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