

Drawing Name: N:\Projects\SC01011 Self Tract\Planning\Plotting\Sunset Ridge Subdivision Replat.dwg User: melaniemorris Dec 06, 2022 - 7:40am

FINAL PLAT ESTABLISHING
SUNSET RIDGE SUBDIVISION

BEING A REPLAT OF BLOCK 1, LOT 2 OF THE SELF SUBDIVISION, A 12.107 ACRE TRACT OF LAND OUT OF THE JOHN THOMPSON SURVEY NO. 21, COMAL COUNTY, TEXAS, AS RECORDED IN DOC. 202106031646 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.



AREA TO BE REPLATTED - EXISTING LOT 2, BLOCK 1

THE PURPOSE OF THE REPLAT IS:
REPLAT LOT 2 TO CREATE 50 TOTAL BUILDABLE LOTS.

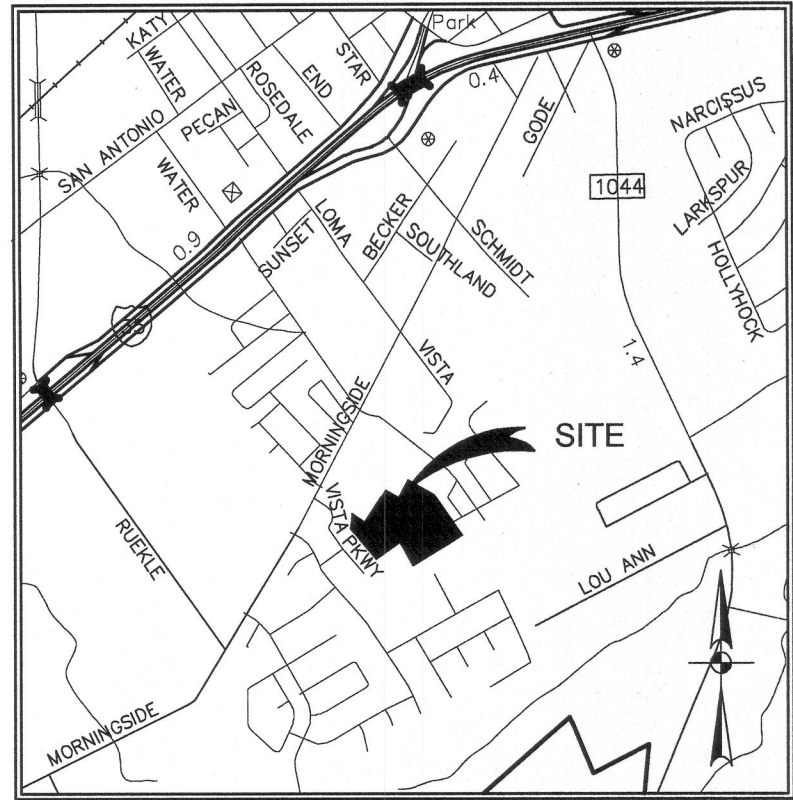
NOTES:

- ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER, SEWER, AND ELECTRIC BY NEW BRAUNFELS UTILITIES.
- ALL STREETS ARE PROPOSED TO BE OF A LOCAL TYPE FUNCTIONAL CLASSIFICATION WITH 50 FOOT RIGHT-OF-WAYS UNLESS NOTED OTHERWISE. VISTA PKWY AND A PORTION OF WATER LN ARE MINOR COLLECTORS AND HAVE A 60 FOOT RIGHT-OF-WAY.
- SIDEWALK NOTES:**
 - FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE HOME BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE PLAT, ALONG:
 - VISTA PKWY, S WATER LN, AURORA LN, HANNON CT, AND VISTA VIEW
 - FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
 - VISTA PKWY - LOT 901, BLOCK 1
 - S WATER LN - LOT 901, BLOCK 1
- LOT 901 BLOCK 1, IS AN DRAINAGE LOT AND IS A NON-BUILDABLE LOTS. THIS LOTS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION, THEIR SUCCESSOR'S OR ASSIGNS, AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF NEW BRAUNFELS OR COMAL COUNTY.
- THE SUBDIVISION IS WITHIN THE COMAL 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.
- SUNSET RIDGE SUBDIVISION, DOES FALL WITHIN THE CITY LIMITS OF THE CITY OF NEW BRAUNFELS.
- THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY RESIDENTIAL.
- SUNSET RIDGE SUBDIVISION, ESTABLISHING A TOTAL OF 51 LOTS, WITH 50 BEING BUILDABLE.
- THIS SUBDIVISION IS SUBJECT TO THE 2018 CITY OF NEW BRAUNFELS PARK LAND AND DEDICATION ORDINANCE. THIS PLAT IS APPROVED FOR 1 DWELLING UNIT PER BUILDABLE LOT WITH A MAXIMUM OF 50 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 DWELLING UNIT.
- 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 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 COMAL COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 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.
- NO STRUCTURES IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER AND SEWER SYSTEM WHICH HAS BEEN APPROVED BY NEW BRAUNFELS UTILITIES.
- MAINTENANCE OF DRAINAGE EASEMENT DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE EXISTING SPECIAL FLOOD HAZARD ZONE A, 100-YEAR FLOOD BOUNDARY, AS DEFINED BY THE COMAL COUNTY, TEXAS COMMUNITY PANEL NUMBER 48091C0445F, REVISED NOVEMBER 02, 2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- EACH LOT OWNER SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF THE SEWER SERVICE STUB OUT AND DETERMINING THE MINIMUM SERVICEABLE FINISH FLOOR ELEVATION.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS, AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- NO PORTION OF THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

NEW BRAUNFELS UTILITIES NOTES:

- MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR 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.
- 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.
- UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
- EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER'S/DEVELOPER'S EXPENSE.
- DO NOT COMBINE ANY NEW UTILITY EASEMENTS (U.E.) WITH DRAINAGE EASEMENTS (D.E.) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (U.E.) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.

#207386002677



LOCATION MAP

SCALE: 1"=2,000'

STATE OF TEXAS
COUNTY OF COMAL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE SUNSET RIDGE 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.

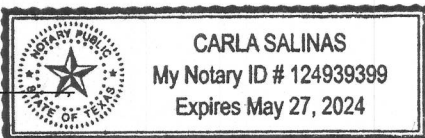
OWNER:
TOLL SOUTHWEST, LLC
C/O EYAL AVNON
15347 SAN PEDRO AVENUE
SAN ANTONIO, BEXAR COUNTY, TEXAS 78232

STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 4th DAY OF December 2022.

BY Eyal Avnon

Carla Salinas
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES May 27, 2024



KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, DREW A. MAWYER, 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.

Drew A. Mawyer
DREW A. MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348
D.A. MAWYER LAND SURVEYING, INC.
5151 W. SH46
NEW BRAUNFELS, TEXAS 78132
FIRM #10191500



LEGEND:

- P.O.B. = POINT OF BEGINNING
- B.L. = BUILDING SETBACK LINE
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- R.O.W. = RIGHT-OF-WAY
- O.S. = OPEN SPACE LOT
- OPRCCT = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- MPRCCT = MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- = PAGE MATCH LINE
- = 1/2" IRON PIN SET
- = IRON PIN FOUND
- = TXDOT MONUMENT FOUND



2021 W SH46, STE 105
NEW BRAUNFELS, TX 78132
PH: 830-358-7127 ink-civil.com
TBPE FIRM F-13351

APPROVED THIS 7th DAY OF September 2022 BY THE
PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

for CHAIRMAN

APPROVED FOR ACCEPTANCE

1/23/2023
DATE

1/20/2023
DATE

1/17/2023
DATE

Shawn Smith
PLANNING DIRECTOR

Chris
CITY ENGINEER

[Signature]
NEW BRAUNFELS UTILITIES

STATE OF TEXAS
COUNTY OF COMAL

I, Bobbie Kocoo, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC# 202000002677 OF COMAL COUNTY ON THE 26th DAY OF January 2023, AT 5:40 A.M. WITNESS MY HAND OFFICIAL SEAL, THIS THE 26th DAY OF January A.D. 2023.

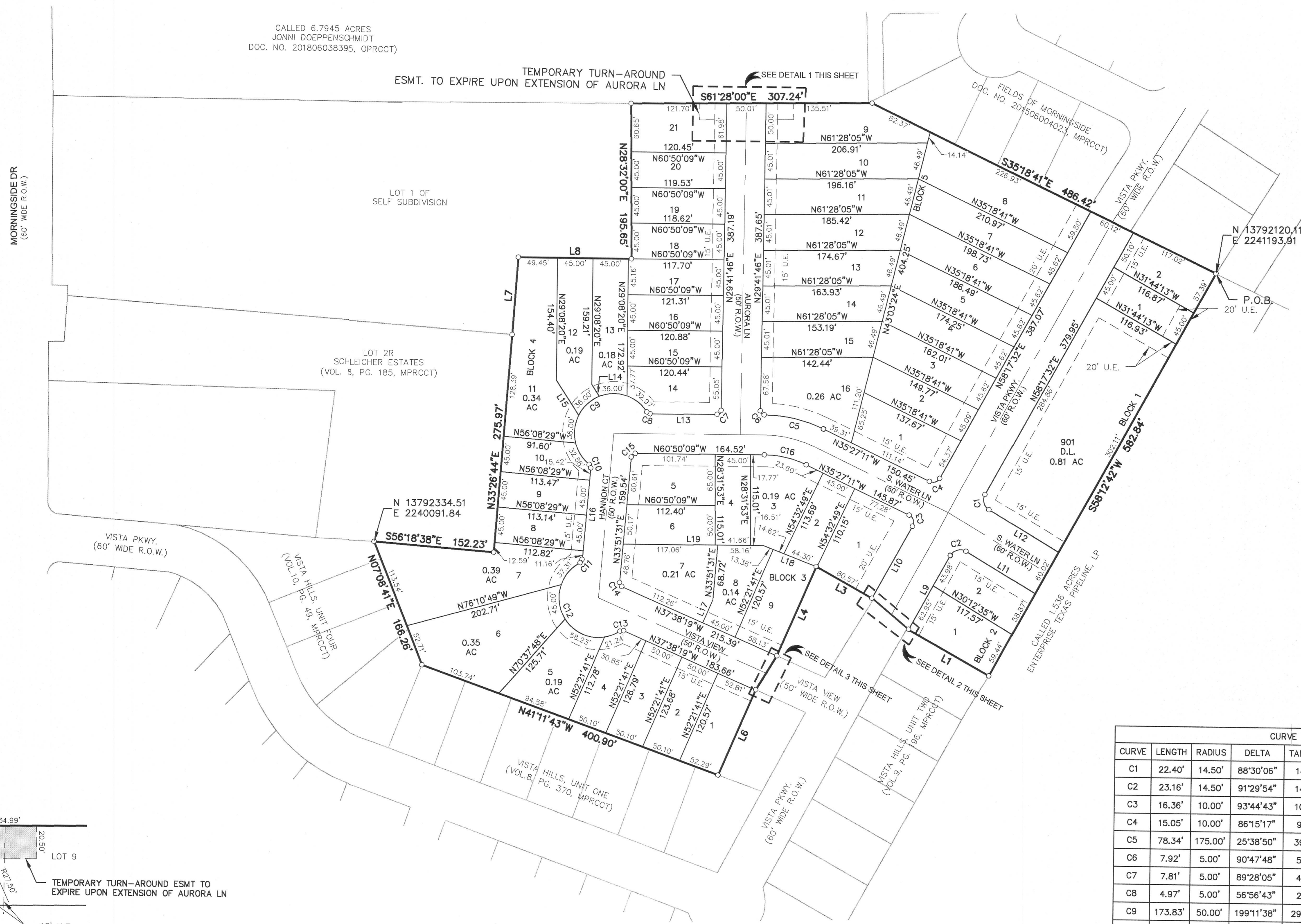
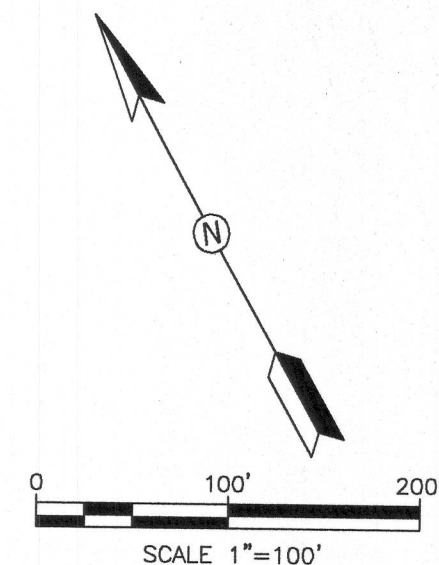


COUNTY CLERK, COMAL COUNTY, TEXAS

Susan G. Galt
DEPUTY

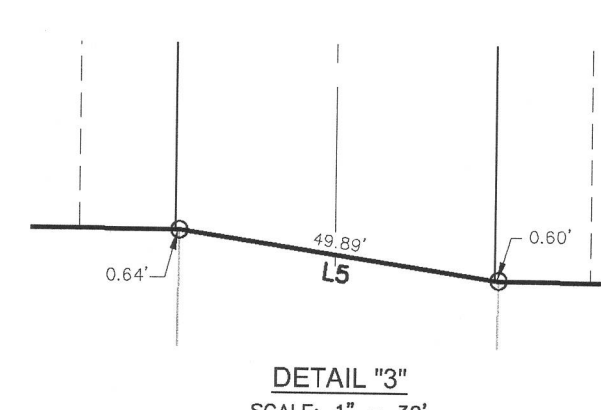
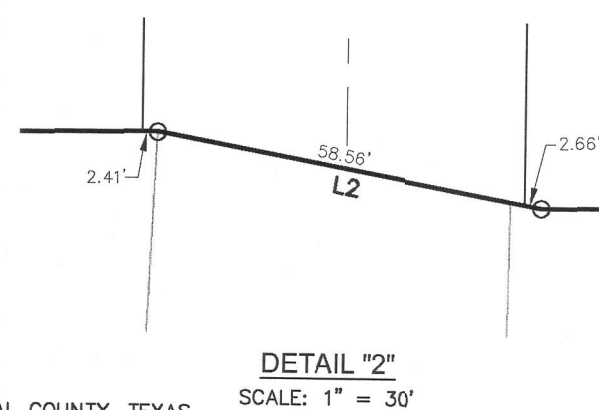
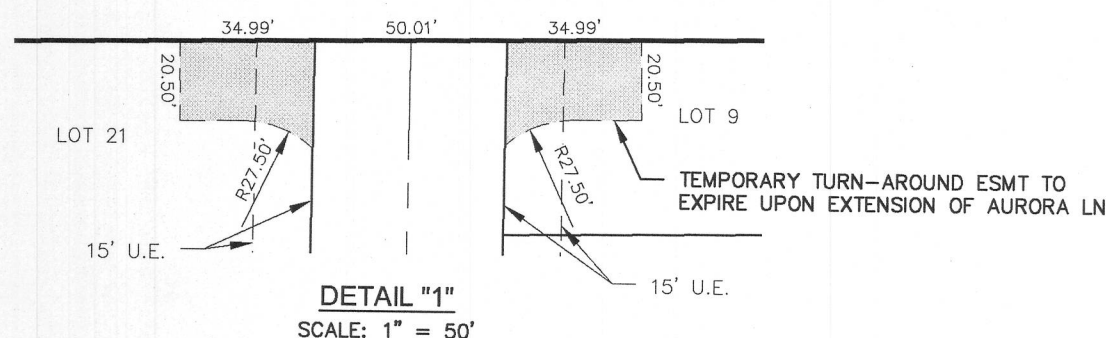
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FINAL PLAT ESTABLISHING
SUNSET RIDGE SUBDIVISION
BEING A REPLAT OF BLOCK 1, LOT 2 OF THE SELF SUBDIVISION, A 12.098 ACRE TRACT OF LAND OUT OF THE JOHN THOMPSON SURVEY NO. 21, COMAL COUNTY, TEXAS, AS RECORDED IN DOC. 202106031646 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.



| LINE TABLE | | |
|------------|---------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 115.00' | N32°09'53"W |
| L2 | 61.22' | N21°16'41"W |
| L3 | 83.83' | N32°09'53"W |
| L4 | 122.52' | S52°39'48"W |
| L5 | 50.49' | S60°41'09"W |
| L6 | 117.97' | S52°39'44"W |
| L7 | 98.02' | N33°14'40"E |
| L8 | 143.50' | S60°37'01"E |
| L9 | 106.94' | N58°17'32"E |
| L10 | 104.34' | N58°17'32"E |
| L11 | 102.60' | N30°12'35"W |
| L12 | 103.27' | N30°12'35"W |
| L13 | 85.22' | N60°50'09"W |
| L14 | 17.73' | N04°20'43"W |
| L15 | 52.37' | N04°20'43"W |
| L16 | 116.58' | N33°51'31"E |
| L17 | 31.92' | N52°21'41"E |
| L18 | 72.27' | N40°06'32"W |
| L19 | 178.57' | N60°50'09"W |

| CURVE TABLE | | | | | | |
|-------------|---------|---------|------------|----------|--------------|---------------|
| CURVE | LENGTH | RADIUS | DELTA | TANGENT | CHORD LENGTH | CHORD BEARING |
| C1 | 22.40' | 14.50' | 88°30'06" | 14.13' | 20.24' | N14°02'28"E |
| C2 | 23.16' | 14.50' | 91°29'54" | 14.88' | 20.77' | N75°57'32"W |
| C3 | 16.36' | 10.00' | 93°44'43" | 10.68' | 14.60' | N11°25'10"E |
| C4 | 15.05' | 10.00' | 86°15'17" | 9.37' | 13.67' | N78°34'50"W |
| C5 | 78.34' | 175.00' | 25°38'50" | 39.84' | 77.68' | N48°16'37"W |
| C6 | 7.92' | 5.00' | 90°47'48" | 5.07' | 7.12' | N15°42'08"W |
| C7 | 7.81' | 5.00' | 89°28'05" | 4.95' | 7.04' | N74°25'48"E |
| C8 | 4.97' | 5.00' | 56°56'43" | 2.71' | 4.77' | N32°21'51"W |
| C9 | 173.83' | 50.00' | 199°11'38" | 295.71' | 98.60' | N76°30'41"E |
| C10 | 4.97' | 5.00' | 56°56'39" | 2.71' | 4.77' | N05°23'12"E |
| C11 | 4.97' | 5.00' | 56°56'39" | 2.71' | 4.77' | N62°19'51"E |
| C12 | 161.78' | 50.00' | 185°23'09" | 1063.02' | 99.89' | N01°53'24"W |
| C13 | 4.97' | 5.00' | 56°56'39" | 2.71' | 4.77' | N66°06'39"W |
| C14 | 6.24' | 5.00' | 71°29'51" | 3.60' | 5.84' | N01°53'24"W |
| C15 | 7.44' | 5.00' | 85°18'19" | 4.61' | 6.78' | N76°30'41"E |
| C16 | 55.38' | 125.00' | 25°22'58" | 28.15' | 54.92' | N48°08'40"W |



2021 W SH46, STE 105
NEW BRAUNFELS, TX. 78132
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