

Drawing Name: C:\Users\HANK-C~1\AppData\Local\Temp\AcPublish_17824\Town Creek Phase 4 Plat.dwg User: hank-crippen Jun 05, 2022 -- 4:50pm

PLAT NOTES:

- ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER, SEWER AND ELECTRIC SERVICE BY NEW BRAUNFELS UTILITIES. TELEPHONE AND CABLE SERVICES FOR THE SUBDIVISION WILL BE PROVIDED BY AT&T COMMUNICATIONS AND/OR SPECTRUM.
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, THE 100-YEAR FLOOD ZONE, AS DEFINED BY THE COMAL COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 48091C0435F, EFFECTIVE DATE SEPTEMBER 2, 2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 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 NEW BRAUNFELS, TEXAS.
- THIS SUBDIVISION IS WITHIN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.
- A PORTION OF THE SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE "A", THE 100-YEAR FLOOD ZONE, AS DEFINED BY THE COMAL COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 48091C0435F, EFFECTIVE DATE SEPTEMBER 2, 2009 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 GROSS 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 NEW BRAUNFELS 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.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- SIX (6) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ADJACENT TO THE PROPERTY LINE BY THE DEVELOPER AT THE TIME OF STREET CONSTRUCTION ALONG:
 - N ACADEMY AVE -- HOA LOT 910, BLOCK 27.
 - COMAL CREEK TRL -- HOA LOT 911, BLOCK 26.
- SIX (6) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ADJACENT TO THE PROPERTY LINE BY THE HOME BUILDER AT THE TIME OF BUILDING CONSTRUCTION ALONG:
 - N ACADEMY AVE -- LOT 1, BLOCK 16; LOTS 1-7, BLOCK 21; LOT 1, BLOCK 25; AND LOT 1, BLOCK 27.
 - COMAL CREEK TRL -- LOT 8, BLOCK 22; LOT 8, BLOCK 23; LOT 12, BLOCK 25; LOT 12, BLOCK 27; AND LOTS 6-21, BLOCK 26.
 - DORFSTRASSE -- LOT 7, BLOCK 21; LOTS 1-8, BLOCK 23; LOTS 1-12, BLOCK 25
- THE ELEVATION OF THE LOWEST FLOOR OF A 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 SUBDIVISION IS SUBJECT TO THE 2006 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR ONE DWELLING UNIT PER BUILDABLE LOT WITH 63 RESIDENTIAL FAMILY DWELLINGS AND 1 MULTIFAMILY DWELLING. AT SUCH TIME THAT ADDITIONAL DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT(S) SHALL NOTIFY THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.
- MAINTENANCE OF ALL ALLEYS, LOT 9, BLOCK 24; AND LOT 13, BLOCK 25; SHALL BE KEPT FREE FROM ALL OBSTRUCTIONS AND ARE THE RESPONSIBILITY OF THE TOWN CREEK SUBDIVISION HOME OWNERS ASSOCIATION.
- LOT 908, BLOCK 26 (DRAINAGE & UTILITY), LOT 910, BLOCK 27 (PARKLAND), LOT 911, BLOCK 26 (PARKLAND), WILL BE OWNED AND MAINTAINED BY TOWN CREEK SUBDIVISION HOME OWNERS ASSOCIATION, THEIR SUCCESSORS AND/OR ASSIGNS.
- ALL NEW CONSTRUCTION OF SUBSTANTIAL IMPROVEMENTS IN AREAS OF SPECIAL FLOOD HAZARDS SHALL BE CONSTRUCTED TWO FEET ABOVE THE BASE FLOOD ELEVATION AS PER SEC. 38-30.1(4).
- BLOCK 5 AND BLOCK 16 ARE REQUIRED TO HAVE A SUM TOTAL OF 3.74 ACRES OF PARK/OPEN SPACE TO MEET THE PDD PARKLAND REQUIREMENT. THE DEDICATION IS TO BE MAINTAINED BY THE BLOCK 5 AND BLOCK 16 PROPERTY OWNERS ASSOCIATION(S).

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 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 DWELLING 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.
- NBU IS NOT RESPONSIBLE FOR DAMAGES TO PROPERTY IMPROVEMENTS (I.E. LANDSCAPING, TREES, PAVEMENT, SIGNS, DRAINAGE STRUCTURES, PRIVATE UTILITIES, ETC.) THAT ARE PLACED IN ANY TYPE OF UTILITY EASEMENT. TO ENSURE NO CONFLICTS EXIST WITH UTILITY INFRASTRUCTURE IN THE EASEMENT, ALL SUCH IMPROVEMENTS PLACED IN ANY TYPE OF UTILITY EASEMENT MUST BE REVIEWED AND APPROVED THROUGH THE NBU EASEMENT ENCROACHMENT PROCESS. NBU DEVELOPMENT SERVICES FACILITATES THE EASEMENT ENCROACHMENT APPLICATION PROCESS.

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

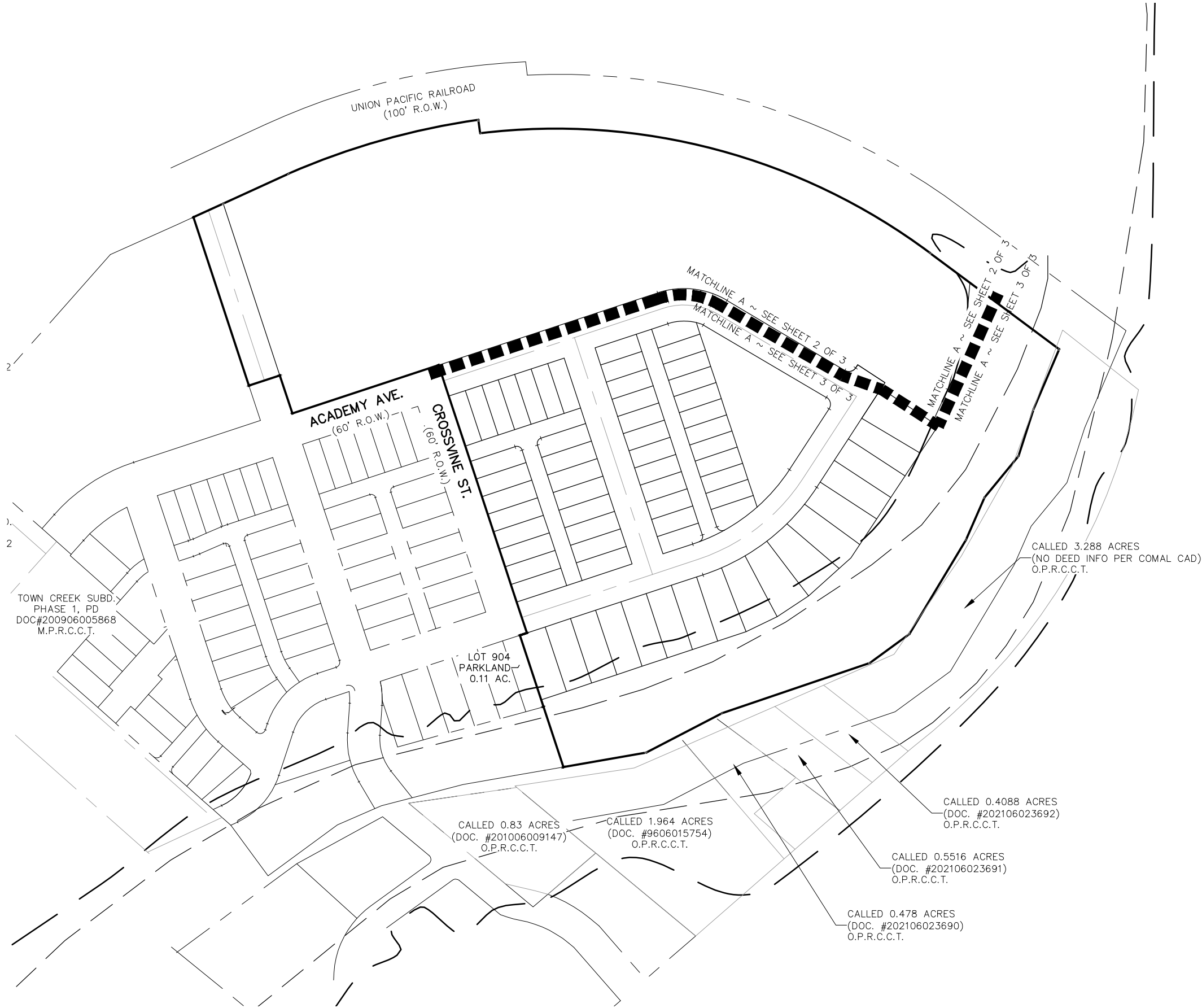
PLAT PREPARED MARCH 18, 2021
PLAT REVISED JUNE 5, 2022



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

FINAL PLAT ESTABLISHING TOWN CREEK SUBDIVISION PHASE 4, PDD

TOWN CREEK SUBDIVISION PHASE 4, A PLANNED DEVELOPMENT CONTAINING 25.31 ACRES OF LAND BEING OUT OF THE J.M. VERAMENDI SURVEY NO. 1, ABSTRACT NO. 2, BEING A PORTION OF THE REMAINDER OF A 30.71 ACRE TRACT CONVEYED TO TC TOWN CREEK TEXAS, LP, RECORDED IN DOCUMENT NO. 200606044379, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.



PLAT INDEX 1:200 SCALE

STATE OF TEXAS
COUNTY OF COMAL

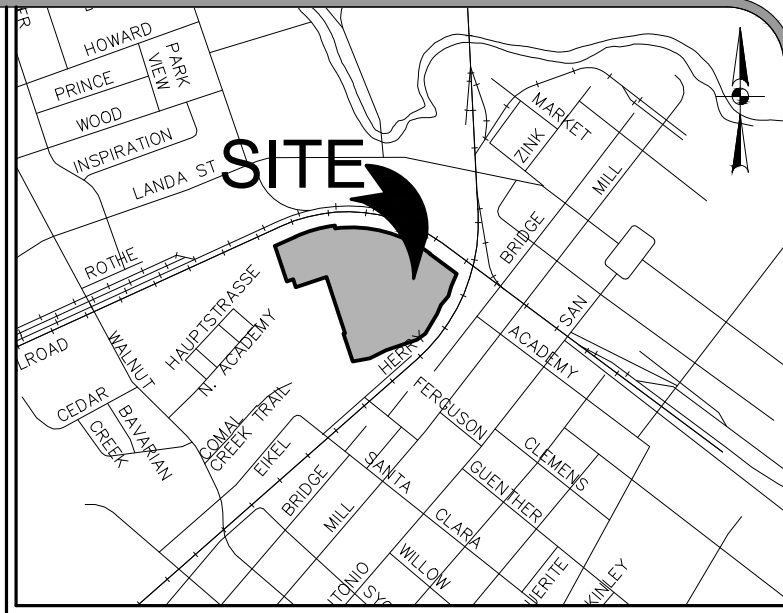
I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE TOWN CREEK SUBDIVISION PHASE 4, PDD, A SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC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

TC TOWN CREEK, LP
BY: DAVID WOLTERS
P.O. BOX 303115
AUSTIN, TEXAS 78703

STATE OF TEXAS
COUNTY OF COMAL

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 THIS THE _____ DAY OF _____, 20____,
BY THE PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

CHAIRMAN

APPROVED FOR ACCEPTANCE

DATE PLANNING DIRECTOR

DATE CITY ENGINEER

DATE NEW BRAUNFELS UTILITIES

STATE OF TEXAS
COUNTY OF COMAL

I, _____ DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC# _____ OF COMAL COUNTY ON THE _____ DAY OF _____, 20____, AT _____ M.

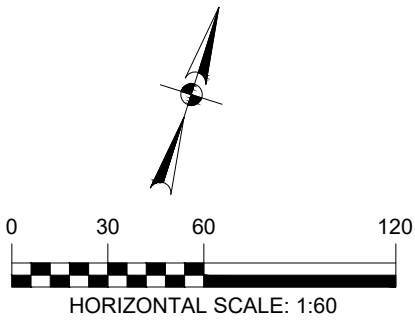
WITNESS MY HAND AND OFFICIAL SEAL, THIS THE _____ DAY OF _____, 20____.

COUNTY CLERK, COMAL COUNTY, TEXAS

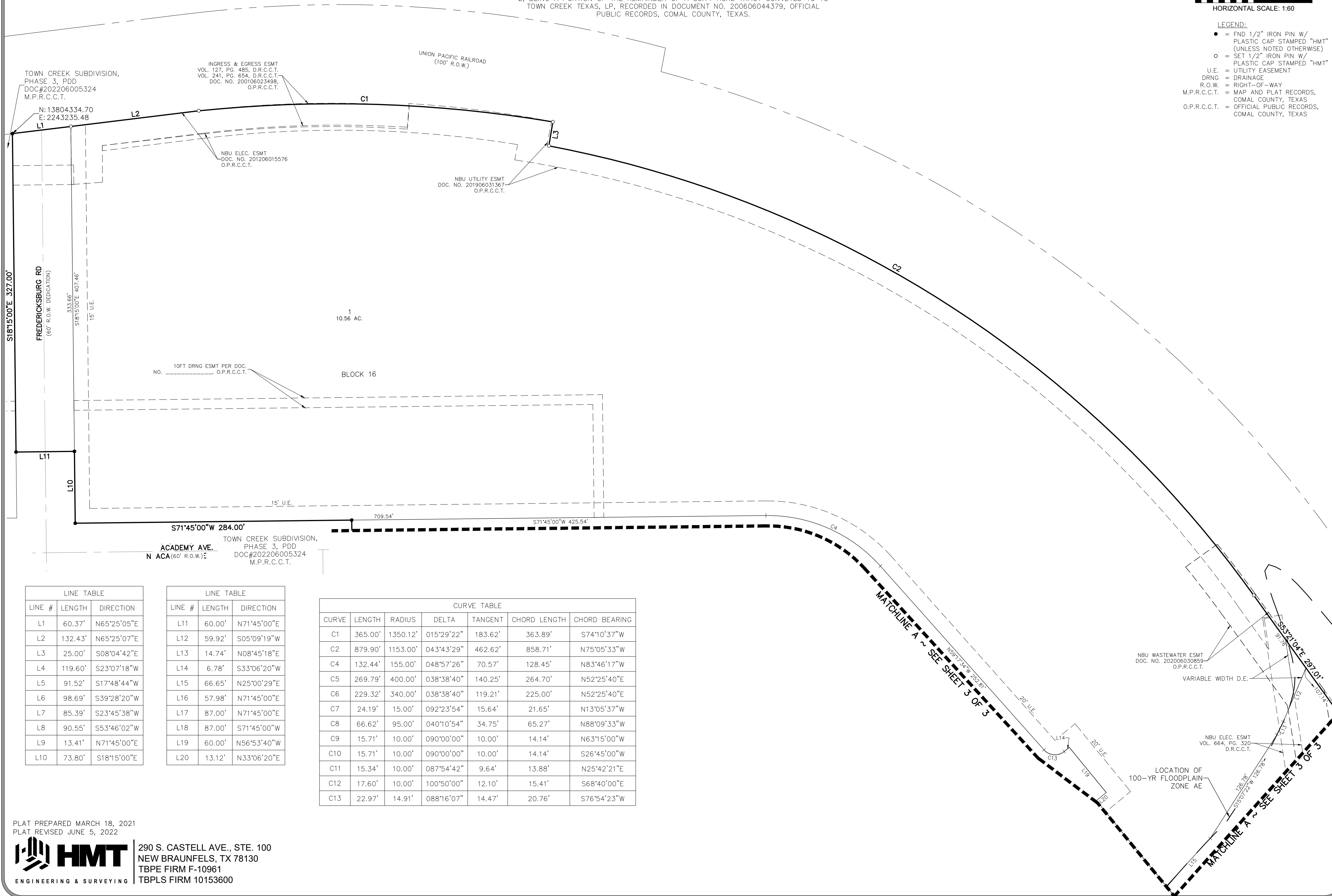
DEPUTY

FINAL PLAT ESTABLISHING
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- 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
 - DRNG = DRAINAGE
 - R.O.W. = RIGHT-OF-WAY
 - M.P.R.C.C.T. = MAP AND PLAT RECORDS,
COMAL COUNTY, TEXAS
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS,
COMAL COUNTY, TEXAS



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	60.37'	N65°25'05"E
L2	132.43'	N65°25'07"E
L3	25.00'	S08°04'42"E
L4	119.60'	S23°07'18"W
L5	91.52'	S17°48'44"W
L6	98.69'	S39°28'20"W
L7	85.39'	S23°45'38"W
L8	90.55'	S53°46'02"W
L9	13.41'	N71°45'00"E
L10	73.80'	S18°15'00"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L11	60.00'	N71°45'00"E
L12	59.92'	S05°09'19"W
L13	14.74'	N08°45'18"E
L14	6.78'	S33°06'20"W
L15	66.65'	N25°00'29"E
L16	57.98'	N71°45'00"E
L17	87.00'	N71°45'00"E
L18	87.00'	S71°45'00"W
L19	60.00'	N56°53'40"W
L20	13.12'	N33°06'20"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	365.00'	1350.12'	015°29'22"	183.62'	363.89'	S74°10'37"W
C2	879.90'	1153.00'	043°43'29"	462.62'	858.71'	N75°05'33"W
C4	132.44'	155.00'	048°57'26"	70.57'	128.45'	N83°46'17"W
C5	269.79'	400.00'	038°38'40"	140.25'	264.70'	N52°25'40"E
C6	229.32'	340.00'	038°38'40"	119.21'	225.00'	N52°25'40"E
C7	24.19'	15.00'	092°23'54"	15.64'	21.65'	N13°05'37"W
C8	66.62'	95.00'	040°10'54"	34.75'	65.27'	N88°09'33"W
C9	15.71'	10.00'	090°00'00"	10.00'	14.14'	N63°15'00"W
C10	15.71'	10.00'	090°00'00"	10.00'	14.14'	S26°45'00"W
C11	15.34'	10.00'	087°54'42"	9.64'	13.88'	N25°42'21"E
C12	17.60'	10.00'	100°50'00"	12.10'	15.41'	S68°40'00"E
C13	22.97'	14.91'	088°16'07"	14.47'	20.76'	S76°54'23"W

PLAT PREPARED MARCH 18, 2021
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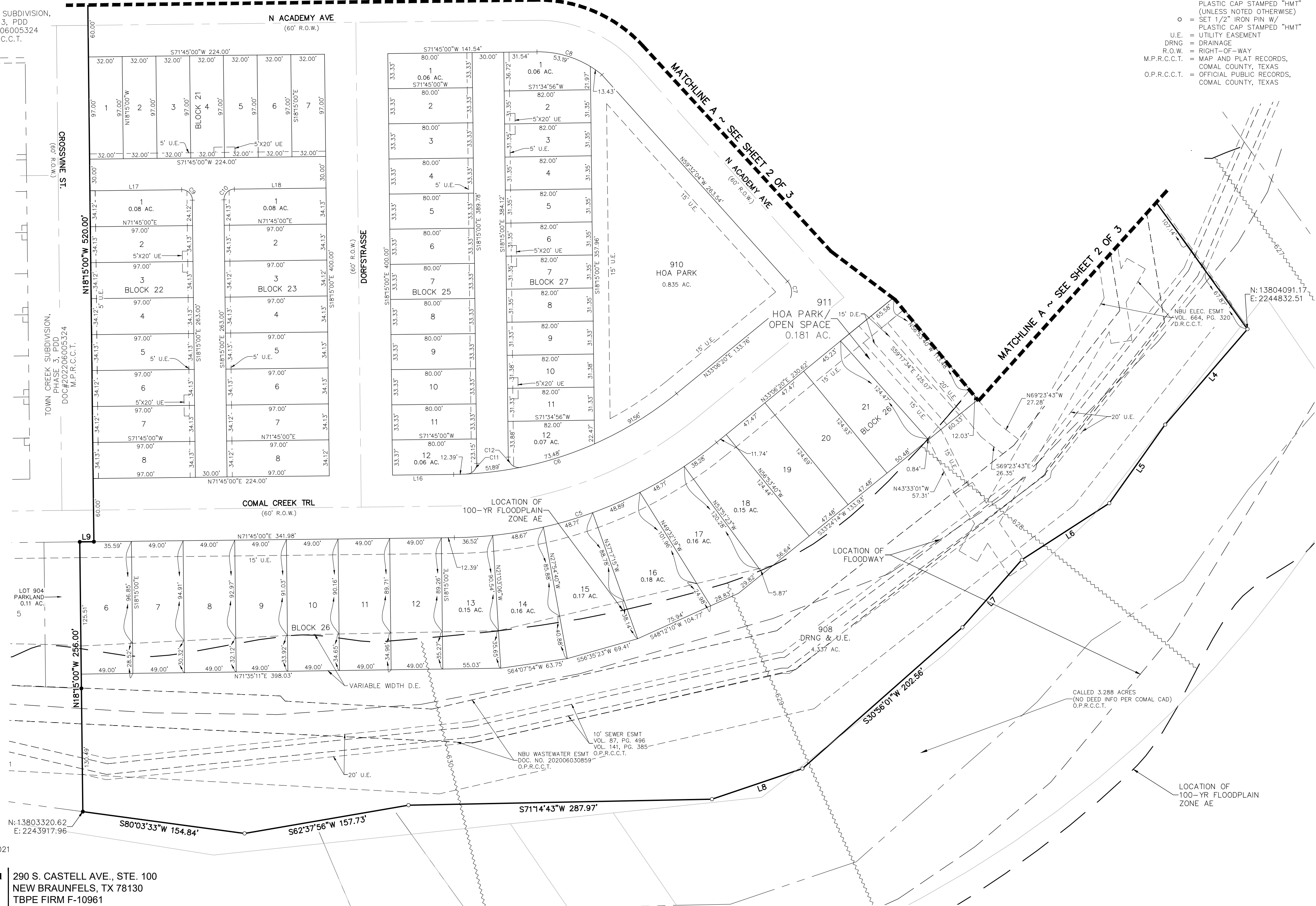
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ACADEMY AVE.
(60' R.O.W.)



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