

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, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983, GRID. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.00015.
- 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 EXTRATERRITORIAL JURISDICTION OF THE CITY OF NEW BRAUNFELS, TEXAS.
- THIS SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREA (100 YR. FLOOD), AS DEFINED BY THE COMAL COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 48091C0460F, 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 CROSS 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 ALONGSIDE AND ADJACENT TO THE PROPERTY LINE BY THE DEVELOPER AT THE TIME OF UNIT STREET CONSTRUCTION ALONG:
 - FM 1101 AND KROESCHE LN.
- FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ADJACENT TO THE CURB BY THE DEVELOPER AT THE TIME OF STREET CONSTRUCTION ALONG:
 - WINDFLOWER - LOT 904, BLOCK 6, OPPOSITE LOT 172 AND 173, BLOCK 7
 - WILD IRIS AND FIRE WHEEL - LOT 904, BLOCK 6.
 - STARFLOWER - LOT 904, BLOCK 6.
- FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ADJACENT TO THE CURB BY THE HOME BUILDER AT THE TIME OF BUILDING CONSTRUCTION ALONG:
 - WINDFLOWER, WILD IRIS, FIRE WHEEL, PRAIRE ROSE, STARFLOWER AND BLUE LOBELIA.
- 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 (1) DWELLING UNIT PER BUILDABLE LOT WHERE FEES ARE DUE AT THE TIME OF RECORDATION. 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.
- THIS UNIT CONTAINS 128 BUILDABLE RESIDENTIAL LOTS.
- ALL DRAINAGE EASEMENTS WITHIN THE LOTS WILL BE OWNED AND MAINTAINED BY PROPERTY OWNER.
- PERMANENT WATER QUALITY CONTROLS ARE REQUIRED FOR THIS SUBDIVISION PLAT IN ACCORDANCE WITH THE CITY OF NEW BRAUNFELS DRAINAGE AND EROSION CONTROL DESIGN MANUAL.
- A PORTION OF THIS SUBDIVISION IS IN THE AIRPORT OVERLAY DISTRICT APPROACH 3 ZONE AND IS SUBJECT TO AIRPORT HAZARD ZONING DISTRICT STANDARDS AND REGULATIONS.
- LOT 904, BLOCK 6 (DRAINAGE) WILL BE OWNED AND MAINTAINED BY THE SUBDIVISION PROPERTY OWNER, ITS SUCCESSOR AND/OR ASSIGNS.

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 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.

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 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

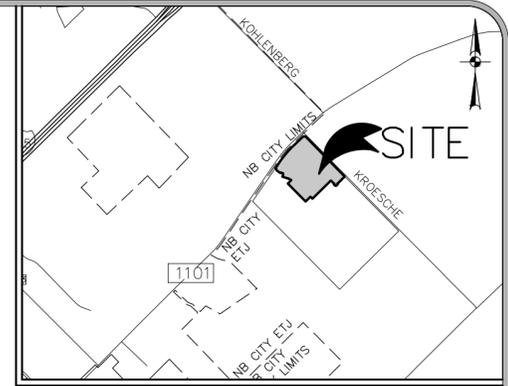
PLAT REVISED JUNE 18, 2019
PLAT PREPARED MAY 20, 2019



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

FINAL PLAT ESTABLISHING HEATHERFIELD, UNIT 2

BEING 28.32 ACRE TRACT LOCATED IN THE ANTONIO M. ESNAURIZAR SURVEY, ABSTRACT NO. 20, COMAL COUNTY, TEXAS. BEING A PORTION OF A CALLED 76.620 ACRE TRACT, RECORDED IN DOCUMENT NO. 201806029957 AND A PORTION OF A CALLED 1.592 ACRE TRACT, RECORDED IN DOCUMENT NO. 201806029959, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

TXDOT NOTES:

- 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.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCR OACH BY STRUCTURE OR GRADING INTO STATE R.O.W. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE R.O.W. WILL NOT BE ALLOWED.
- 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 ZERO (0) POINT OF ACCESS TO FM 1101 BASED ON AN APPROXIMATE OVERALL FRONTAGE OF 1,056.71 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.
- 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.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

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

CHAIRMAN _____

APPROVED FOR ACCEPTANCE

_____	PLANNING DIRECTOR
DATE	_____
_____	CITY ENGINEER
DATE	_____
_____	NEW BRAUNFELS UTILITIES
DATE	_____

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 _____

STATE OF TEXAS
COUNTY OF COMAL

I (WE) THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE HEATHERFIELD, UNIT 2 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.

HDC NB, LLC
BY: SCOTT TEETER - MANAGER
45 NE LOOP 410, SUITE 225
SAN ANTONIO, TEXAS 78216

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: _____

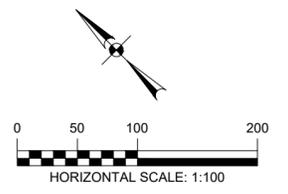
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	550.50'	2824.61'	011°10'00"	276.12'	549.63'	S39°59'43"W
C2	102.15'	170.00'	034°25'38"	52.67'	100.62'	N66°18'46"W
C3	30.89'	15.00'	117°58'40"	24.95'	25.71'	S24°32'15"E
C4	21.77'	15.00'	083°09'54"	13.31'	19.91'	N76°02'02"E
C5	20.28'	170.00'	006°50'06"	10.15'	20.27'	S58°57'58"E
C6	539.73'	2789.54'	011°05'09"	270.71'	538.89'	S39°59'39"W
C7	516.55'	2669.54'	011°05'12"	259.08'	515.75'	S39°59'41"W
C8	10.16'	15.00'	038°48'23"	5.28'	9.97'	N26°22'10"E
C9	145.84'	50.00'	167°06'55"	442.80'	99.37'	N89°28'34"W
C10	10.16'	15.00'	038°48'23"	5.28'	9.97'	S25°19'18"E
C11	10.19'	15.00'	038°56'08"	5.30'	10.00'	S64°11'33"E
C12	146.93'	50.00'	168°22'06"	490.89'	99.49'	N00°31'26"E
C13	10.19'	15.00'	038°56'08"	5.30'	10.00'	S65°14'25"W
C14	450.76'	2329.54'	018°37'55"	382.15'	450.06'	S39°59'41"W
C15	20.73'	15.00'	079°10'34"	12.40'	19.12'	S05°08'12"E
C16	23.53'	15.00'	089°53'19"	14.97'	21.19'	S89°40'09"E
C17	90.66'	475.00'	010°56'07"	45.47'	90.52'	N39°55'08"E
C18	384.31'	1945.00'	011°19'16"	192.78'	383.69'	S40°06'43"W
C19	10.16'	15.00'	038°48'23"	5.28'	9.97'	N26°22'10"E
C20	145.84'	50.00'	167°06'55"	442.80'	99.37'	N89°28'34"W
C21	10.16'	15.00'	038°48'23"	5.28'	9.97'	S25°19'18"E
C22	23.43'	15.00'	089°30'10"	14.87'	21.12'	N89°28'34"W
C23	374.43'	1895.00'	011°19'16"	187.83'	373.83'	S40°06'43"W
C24	100.20'	525.00'	010°56'07"	50.25'	100.05'	N39°55'08"E
C25	23.59'	15.00'	090°06'41"	15.03'	21.23'	S00°19'51"W
C26	23.53'	15.00'	089°53'19"	14.97'	21.19'	S89°40'09"E
C27	23.59'	15.00'	090°06'41"	15.03'	21.23'	N00°19'51"E
C28	23.53'	15.00'	089°53'19"	14.97'	21.19'	N89°40'09"W
C29	23.59'	15.00'	090°06'41"	15.03'	21.23'	S00°19'51"W
C30	115.13'	170.00'	038°48'06"	59.87'	112.94'	N64°07'32"W
C31	104.74'	230.00'	026°05'34"	53.30'	103.84'	N70°28'48"W
C32	23.07'	15.00'	088°06'54"	14.51'	20.86'	N78°30'32"E
C33	460.44'	2379.54'	011°05'12"	230.94'	459.72'	S39°59'41"W
C34	23.69'	15.00'	090°29'50"	15.13'	21.31'	N00°31'26"E
C35	23.43'	15.00'	089°30'10"	14.87'	21.12'	N89°28'34"W
C36	506.88'	2619.54'	011°05'12"	254.23'	506.09'	S39°59'41"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	56.50'	S89°19'56"E
L2	104.97'	N44°43'29"W
L3	50.00'	N45°16'31"E
L4	10.24'	N44°43'29"W
L5	120.00'	S45°16'31"W
L6	119.50'	N45°23'12"E
L7	97.82'	S83°31'35"E
L8	60.00'	S06°28'25"W
L9	34.91'	S83°31'35"E
L10	50.00'	S55°32'55"E
L11	49.50'	N10°32'55"W
L12	35.00'	N55°32'19"W
L13	56.52'	S89°20'55"E
L14	25.33'	N45°46'30"E

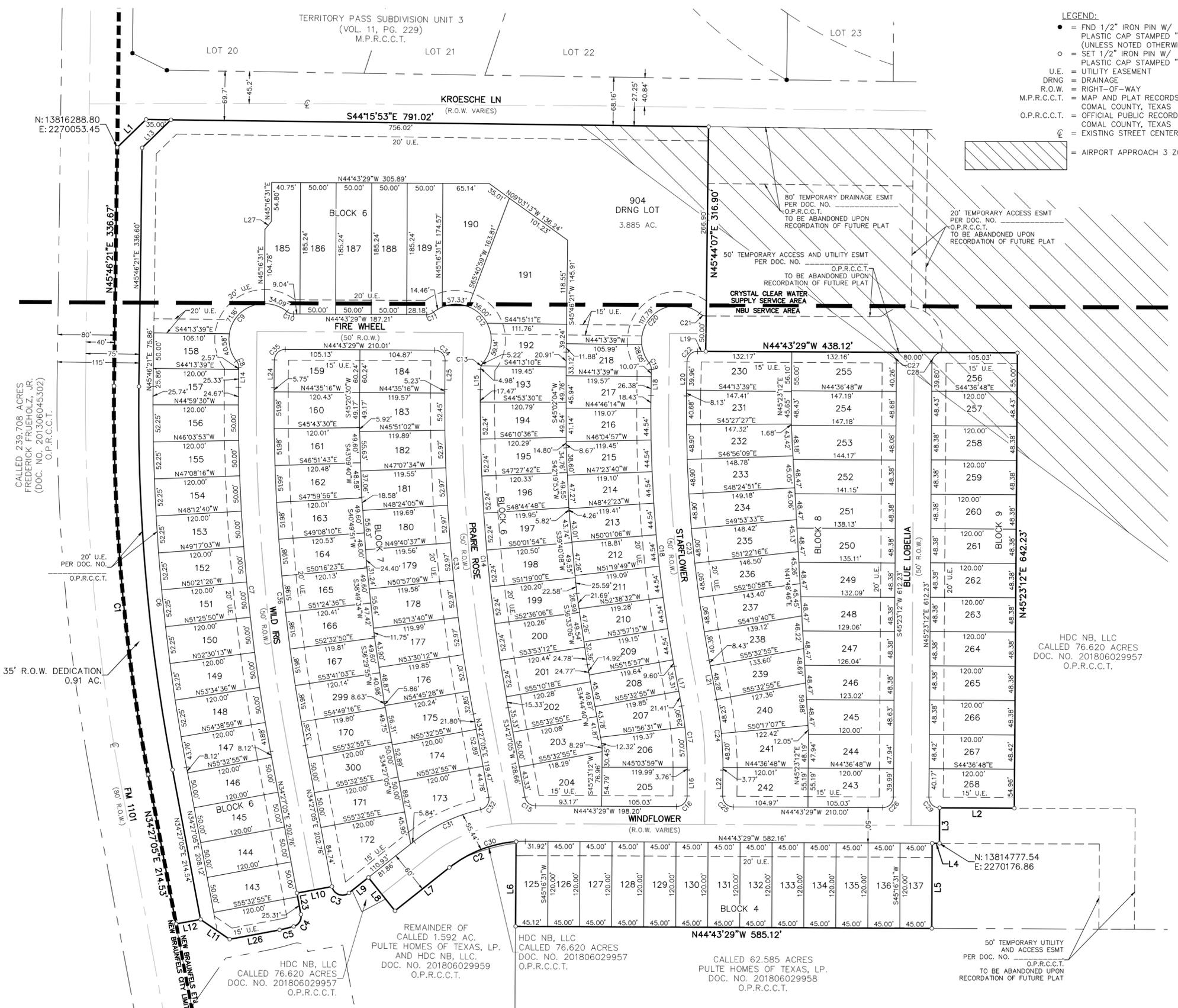
LINE TABLE		
LINE #	LENGTH	DIRECTION
L15	28.81'	S45°46'50"W
L16	36.78'	S45°23'12"W
L17	56.71'	S34°27'05"W
L18	36.45'	N45°46'21"E
L19	11.24'	N44°43'29"W
L20	48.09'	N45°46'21"E
L21	56.71'	S34°27'05"W
L22	36.63'	S45°23'12"W
L23	30.68'	N34°27'05"E
L24	39.33'	N45°46'29"E
L25	40.17'	N45°46'39"E
L26	71.55'	N55°32'55"W
L27	14.62'	S84°31'35"W

FINAL PLAT ESTABLISHING HEATHERFIELD, UNIT 2

BEING 28.32 ACRE TRACT LOCATED IN THE ANTONIO M. ESNAURIZAR SURVEY, ABSTRACT NO. 20, COMAL COUNTY, TEXAS. BEING A PORTION OF A CALLED 76.620 ACRE TRACT, RECORDED IN DOCUMENT NO. 201806029957 AND A PORTION OF A CALLED 1.592 ACRE TRACT, RECORDED IN DOCUMENT NO. 201806029959, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.



- 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
 - ⊥ = EXISTING STREET CENTER LINE
 - ▨ = AIRPORT APPROACH 3 ZONE



PLAT REVISED JUNE 18, 2019
PLAT PREPARED MAY 20, 2019



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

HDC NB, LLC
CALLED 76.620 ACRES
DOC. NO. 201806029957
O.P.R.C.C.T.

50' TEMPORARY UTILITY AND ACCESS ESMT PER DOC. NO. TO BE ABANDONED UPON RECORDATION OF FUTURE PLAT