

**PRELIMINARY SUBDIVISION PLAT OF
HIGHLAND GROVE, UNIT - 9**

PLANNED DEVELOPMENT DISTRICT

BEING 13.99 ACRE TRACT OF LAND, BEING OUT OF A 124.64 ACRE TRACT OF LAND, CALLED PHASE 2, AS CONVEYED TO VELMA DEVELOPMENT, LLC OF RECORD IN DOCUMENT NO. 201106010976, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



**LOCATION MAP
NOT-TO-SCALE**

OWNER/DEVELOPER:
VELMA DEVELOPMENT, LLC.
1202 W. BITTERS, BLDG 1
SUITE 1200
SAN ANTONIO, TX 78216
PHONE: 210-490-1798
FAX: 210-493-2811



STATE OF TEXAS
COUNTY OF BEXAR

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE FINAL SUBDIVISION PLAT OF HIGHLAND GROVE, UNIT-9 PLANNED DEVELOPMENT DISTRICT, 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: GORDON HARTMAN _____ DATE _____

VELMA DEVELOPMENT, LLC
1202 W. BITTERS RD.
BLDG 1, SUITE 1200
SAN ANTONIO, TX 78216

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 _____ BEXAR COUNTY TEXAS

STATE OF TEXAS
COUNTY OF COMAL

KNOWN ALL MEN BY THESE PRESENTS: I, THE UNDERSIGNED TERESA A. SEIDEL _____, 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.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY., SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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

DATE _____ CHAIRMAN _____

APPROVED FOR ACCEPTANCE

DATE _____ CITY ENGINEER _____

DATE _____ PLANNING DIRECTOR _____

DATE _____ NEW BRAUNFELS UTILITIES _____

SURVEYOR NOTES:

- 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" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- BEARINGS AND DISTANCES ARE IN SURFACE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- NO PORTION OF ANY LOTS ON THIS PLAT ARE IN THE SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA HAZARD MAP 445 OF 505, COMMUNITY PANEL NO. 48091C0445F, DATE SEPTEMBER 2, 2009.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID09).
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00015.

KEY NOTES

- ① 20' PUBLIC UTILITY EASEMENT
- ② 15' PUBLIC UTILITY EASEMENT
- ③ 25' BUILDING SETBACK LINE
- ④ 1' VEHICULAR NON-ACCESS EASEMENT

LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TX
- B.S.L. = BUILDING SETBACK LINE
- P.U.E. = PUBLIC UTILITY EASEMENT
- V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT

GENERAL NOTES:

- THE PROPERTY WILL BE SERVED BY THE FOLLOWING UTILITY PROVIDERS:
NEW BRAUNFELS UTILITIES - WATER, SANITARY SEWER, ELECTRIC
CENTERPOINT ENERGY - GAS
TIMEWARNER - CABLE
AT&T - TELEPHONE
- THIS PROPERTY IS LOCATED WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE HOME BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG:
 - MORLANGA ST, NAMOSI, SALITE ST, SLIGHT ST AND SIXTREE DR.
- FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
 - LONE CYPRESS - LOT 913, BLOCK 7
MORLANGA ST - LOT 913, BLOCK 7
- DRAINAGE EASEMENT MEANS A DELINEATED PORTION OF LAND SET ASIDE FOR THE OVERLAND OR UNDERGROUND TRANSFER OR STORAGE OF STORM WATER. THIS AREA SHALL NOT HAVE ANY PERMANENT STRUCTURES, FENCES, OR OTHER OBSTACLES HINDERING THE SAFE TRANSFER OF WATER THROUGH THE EASEMENT. ALL DRAINAGE EASEMENTS ARE PRIVATE. MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE RESPONSIBILITY OF THE PROPERTY OWNER.
- THIS SUBDIVISION IS SUBJECT TO THE CITY OF NEW BRAUNFELS PARK LAND DEDICATION ORDINANCE. THIS PLAT IS APPROVED FOR ONE DWELLING UNIT PER BUILDABLE LOT WITH A MAXIMUM OF 67 DWELLING UNITS. 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.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS, AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- SUBDIVISION IS SUBJECT TO THE DEVELOPMENT STANDARDS AS DEFINED IN ORDINANCE #2017-43 OF THE CITY OF NEW BRAUNFELS.
- SIDE ENTRY GARAGES MUST BE SETBACK A MINIMUM OF 20 FEET FROM THE CORNER SIDE LOT LINE.
- 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 TYPES 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 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 MAINTENANCE OF PEDESTRIAN EASEMENTS, OPEN SPACES, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS, ETC. ARE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNER OR THE HOME OWNERS ASSOCIATION AND NOT THE RESPONSIBILITY OF THE CITY OF NEW BRAUNFELS. THESE AREAS ARE DESIGNATED AS LOT 913 BLOCK 7.
- ALL LOTS ON THIS PLAT MEET THE REQUIRED MINIMUM SQUARE FOOTAGE.
- LOT 913 BLOCK 7 IS DESIGNATED AS A DRAINAGE EASEMENT.

NBU 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 - FOOT 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 & SEWER SERVICE AT THE OWNER'S/DEVELOPERS EXPENSE.
- DO NOT COMBINE ANY NEW UTILITY EASEMENT WITH DRAINAGE EASEMENTS OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS WITHOUT WRITTEN APPROVAL FROM THE NEW BRAUNFELS UTILITIES.

P R E L I M I N A R Y
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL PLAT DOCUMENT

PRELIMINARY SUBDIVISION PLAT OF HIGHLAND GROVE, UNIT - 9

PLANNED DEVELOPMENT DISTRICT

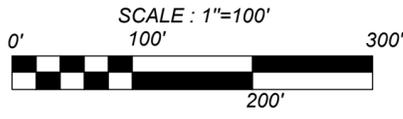
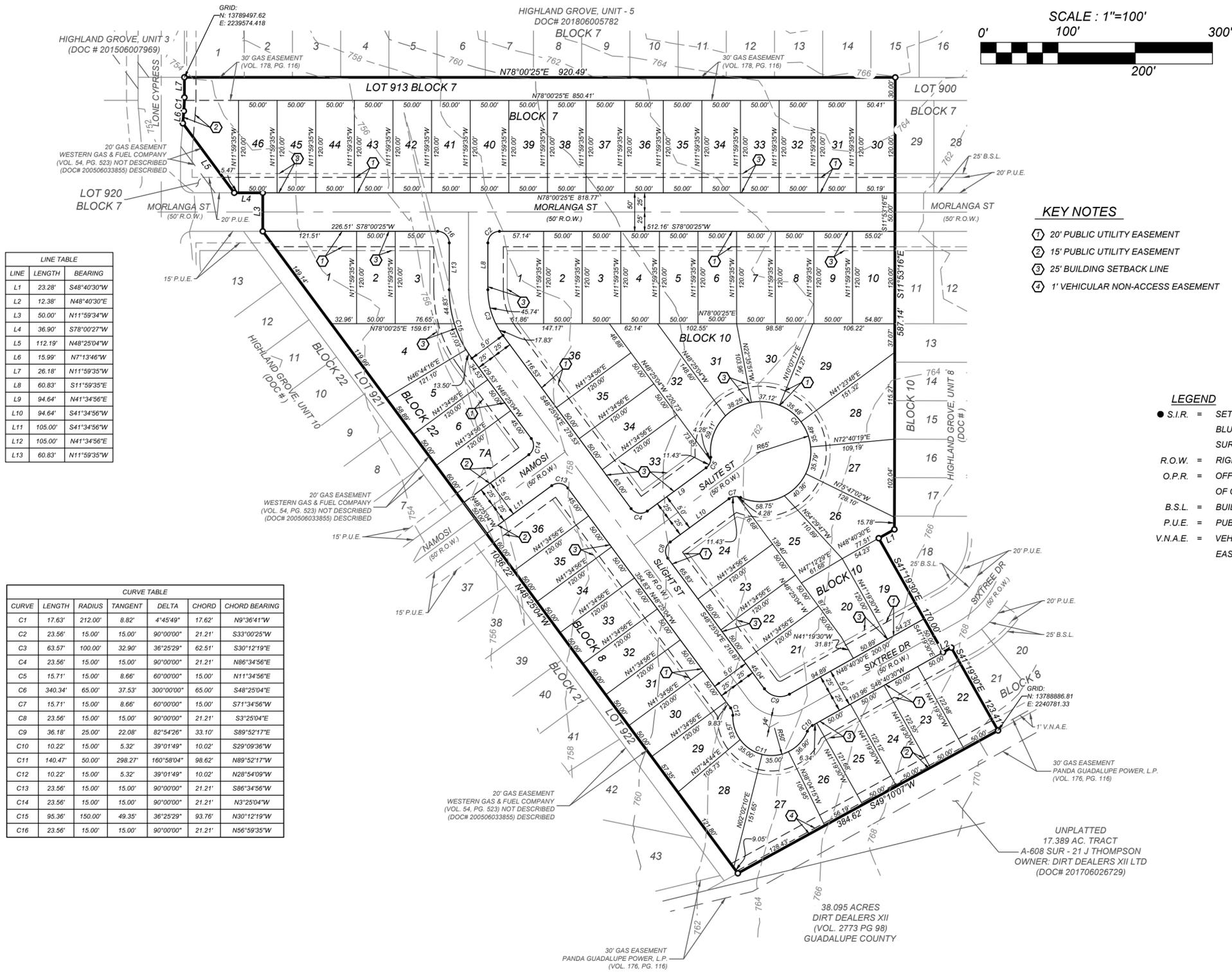
BEING 13.99 ACRE TRACT OF LAND, BEING OUT OF A 124.64 ACRE TRACT OF LAND, CALLED
PHASE 2, AS CONVEYED TO VELMA DEVELOPMENT, LLC OF RECORD IN DOCUMENT NO.
201106010976, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

LAND USE DENSITY TABLE								
UNIT	RESIDENTIAL ACRES	DWELLING UNITS	PARK (ACRES)	COMMON AREA / DRAINAGE (ACRES)	TOTAL ACRES	DENSITY (DWELLING UNITS/ TOTAL ACRES)	REQUIRED PARKLAND DEDICATION (ACRES)	LAND USE
9	13.36	67	0.00	0.63	13.99	4.79	0.45	TWO FAMILY RESIDENTIAL
TOTAL	13.36	67	0.00	0.63	13.99	4.79	0.45	



**LOCATION MAP
NOT-TO-SCALE**

KFW
ENGINEERS + SURVEYING
162 W Mill St, New Braunfels, TX 78130
Phone #: (830) 220-6042 • Fax #: (830) 627-9097
TBPE Firm #: 9513 • TBPLS Firm #: 10122300



LINE TABLE		
LINE	LENGTH	BEARING
L1	23.28'	S48°40'30"W
L2	12.38'	N48°40'30"E
L3	50.00'	N11°59'34"W
L4	36.90'	S78°00'27"W
L5	112.19'	N48°25'04"W
L6	15.99'	N7°13'46"W
L7	26.18'	N11°59'35"W
L8	60.83'	S11°59'35"E
L9	94.64'	N41°34'56"E
L10	94.64'	S41°34'56"W
L11	105.00'	S41°34'56"W
L12	105.00'	N41°34'56"E
L13	60.83'	N11°59'35"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	17.63'	212.00'	8.82'	4°45'49"	17.62'	N9°36'41"W
C2	23.56'	15.00'	15.00'	90°00'00"	21.21'	S33°00'25"W
C3	63.57'	100.00'	32.90'	36°25'29"	62.51'	S30°12'19"E
C4	23.56'	15.00'	15.00'	90°00'00"	21.21'	N86°34'56"E
C5	15.71'	15.00'	8.66'	60°00'00"	15.00'	N11°34'56"E
C6	340.34'	65.00'	37.53'	300°00'00"	65.00'	S48°25'04"E
C7	15.71'	15.00'	8.66'	60°00'00"	15.00'	S71°34'56"W
C8	23.56'	15.00'	15.00'	90°00'00"	21.21'	S3°25'04"E
C9	36.18'	25.00'	22.08'	82°54'26"	33.10'	S89°52'17"E
C10	10.22'	15.00'	5.32'	39°01'49"	10.02'	S29°09'36"W
C11	140.47'	50.00'	298.27'	160°58'04"	98.62'	N89°52'17"W
C12	10.22'	15.00'	5.32'	39°01'49"	10.02'	N28°54'09"W
C13	23.56'	15.00'	15.00'	90°00'00"	21.21'	S86°34'56"W
C14	23.56'	15.00'	15.00'	90°00'00"	21.21'	N3°25'04"W
C15	95.36'	150.00'	49.35'	36°25'29"	93.76'	N30°12'19"W
C16	23.56'	15.00'	15.00'	90°00'00"	21.21'	N56°59'35"W

KEY NOTES

- ① 20' PUBLIC UTILITY EASEMENT
- ② 15' PUBLIC UTILITY EASEMENT
- ③ 25' BUILDING SETBACK LINE
- ④ 1' VEHICULAR NON-ACCESS EASEMENT

LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TX
- B.S.L. = BUILDING SETBACK LINE
- P.U.E. = PUBLIC UTILITY EASEMENT
- V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT

UNPLATTED
17.389 AC. TRACT
A-608 SUR - 21 J THOMPSON
OWNER: DIRT DEALERS XII LTD
(DOC# 201706026729)

38.095 ACRES
DIRT DEALERS XII
(VOL. 2773 PG 98)
GUADALUPE COUNTY