



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: August 28, 2020

# FINAL PLAT ESTABLISHING MEYER'S LANDING PHASE 2

A 25.40 ACRE TRACT OF LAND OUT OF A 50.020 ACRE TRACT RECORDED IN DOCUMENT NO. 201906002494 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND DOCUMENT NO. 201999001683 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

### NBU UTILITIES NOTES:

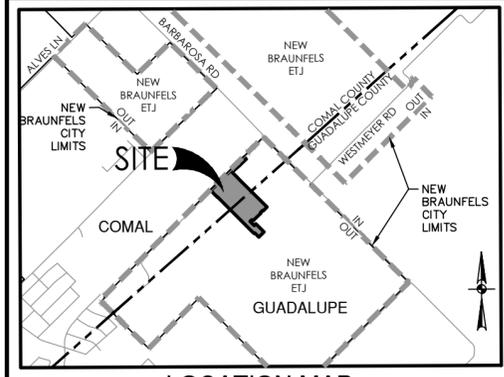
1. MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT. MUST NOT ENDANGER OR INTERFERE WITH 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.
2. 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.
3. UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCE AREA.
4. EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER'S/DEVELOPER'S EXPENSE.
5. 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.
6. INDIVIDUAL WATER WELLS ARE PROHIBITED ON ALL LOTS.

### 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 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 (NA 2011) 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 (SCALE FACTOR = 1.00017)
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.

### PLAT NOTES:

1. 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.
2. THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS SUBDIVISION IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY LIMITS OF NEW BRAUNFELS, TEXAS.
4. THIS SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
5. NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREA (100 YR. FLOOD), AS DEFINED BY THE COMAL COUNTY, TEXAS INSURANCE RATE MAP NUMBER 48091C0445F, EFFECTIVE DATE SEPTEMBER 2, 2009 AND AS DEFINED BY THE GUADALUPE COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 4818C0110F, EFFECTIVE DATE NOVEMBER 2, 2007 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. 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.
7. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
8. 4' SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ALONGSIDE AND 4.5' SETBACK FROM FACE OF CURB ON BOTH SIDES OF LENNEA GARDEN, ELLA CROSSING, WILLIAM CREST, MYRTLE PATH, HEINRICH BEND AND AGNES AVENUE BY THE HOME BUILDER AT TIME OF HOME CONSTRUCTION.  
  
4' SIDEWALKS FOR NON-RESIDENTIAL LOTS WILL BE CONSTRUCTED PER CITY STANDARDS ALONGSIDE AND 4.5' SETBACK FROM FACE OF CURB ON LOT 902, BLK 8 OF MEYER'S LANDING PHASE 1 ALONG ELLA CROSSING BY THE DEVELOPER AT THE TIME OF STREET CONSTRUCTION.
9. 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 JOIST 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.
10. THIS SUBDIVISION IS SUBJECT TO THE CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR ONE DWELLING UNIT PER BUILDABLE LOT FOR A MAXIMUM OF 141 LOTS, WHERE FEES ARE DUE AT THE TIME OF FINAL PLAT RECORDATION. 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.
11. THIS UNIT CONTAINS 141 BUILDABLE RESIDENTIAL LOTS.
12. ANY DRIVEWAY CONSTRUCTION ON COUNTY ROADS WITHIN THE UNINCORPORATED AREAS OF GUADALUPE COUNTY MUST BE PERMITTED BY THE GUADALUPE COUNTY ROAD DEPARTMENT.
13. PERMANENT WATER QUALITY CONTROLS ARE REQUIRED FOR THIS SUBDIVISION PLAT IN ACCORDANCE WITH THE CITY OF NEW BRAUNFELS DRAINAGE AND EROSION CONTROL DESIGN MANUAL.
14. LOT 901, BLOCK 2 (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE MEYER'S LANDING HOMEOWNER'S ASSOCIATION AND THEIR SUCCESSORS AND/OR ASSIGNS.



LOCATION MAP  
NOT-TO-SCALE

### LEGEND

BLK	BLOCK	VOL	VOLUME
DOC	DOCUMENT NUMBER	PG	PAGE(S)
MPRCC	MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS	ROW	RIGHT-OF-WAY
OPRCC	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS (SURVEYOR)	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPRGC	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
DRGC	DEED RECORDS OF GUADALUPE COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)-ROW

---	CITY OF NEW BRAUNFELS LIMITS CENTERLINE	◇	60' ACCESS EASEMENT (VOL 1492, PG 168, OPRCC)
①	15' UTILITY EASEMENT AND BUILDING SETBACK LINE	◇	15' UTILITY EASEMENT (DOC. #202006010112 MPRCC) (VOL 9, PG 251-252, OPRGC)
②	VARIABLE WIDTH ROW DEDICATION		
③	20' PUBLIC UTILITY EASEMENT		

KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF BEXAR

I, THE UNDERSIGNED G.E. BUCHANAN, 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 MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

G. E. BUCHANAN REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4999  
PAPE-DAWSON ENGINEERS, INC.  
2000 NW LOOP 410  
SAN ANTONIO, TEXAS 78213

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

STATE OF TEXAS  
COUNTY OF COMAL

I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE MEYER'S LANDING PHASE 2 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: BRIAN OTTO  
HERITAGE HOMES OF TEXAS, LLC  
2722 W. BITTERS RD, SUITE 200  
SAN ANTONIO, TEXAS 78248

STATE OF TEXAS  
COUNTY OF COMAL

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

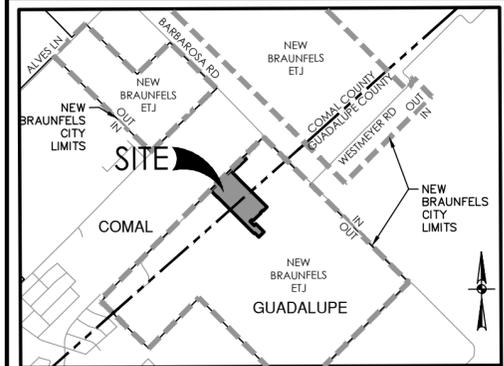
DATE _____	PLANNING DIRECTOR
DATE _____	CITY ENGINEER
DATE _____	NEW BRAUNFELS UTILITIES

STATE OF TEXAS  
COUNTY OF COMAL

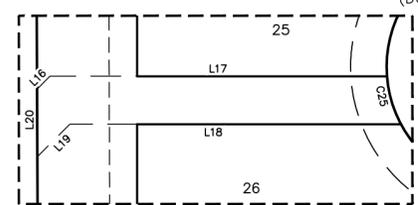
I, \_\_\_\_\_, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC # \_\_\_\_\_ OF COMAL COUNTY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_, AT \_\_\_\_\_ M.

\_\_\_\_\_  
COUNTY CLERK, COMAL COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY



LOCATION MAP  
NOT-TO-SCALE



DETAIL "A"  
SCALE: 1"=50'

LINE #	BEARING	LENGTH
L1	S44°45'26"E	70.00'
L2	S45°12'55"W	50.38'
L3	S44°35'36"E	152.53'
L4	S45°26'13"W	15.15'
L5	S44°33'47"E	50.00'
L6	N45°26'13"E	15.15'
L7	S45°24'24"W	105.00'
L8	S45°24'24"W	50.00'
L9	N44°35'36"W	20.00'
L10	S45°24'24"W	50.00'
L11	S44°35'36"E	120.00'
L12	N45°24'24"E	50.00'
L13	S45°24'24"W	85.37'
L14	S44°35'36"E	32.49'
L15	S45°26'13"W	15.22'
L16	S89°40'26"E	7.61'
L17	S44°33'27"E	140.13'
L18	N44°35'36"W	137.75'
L19	N89°40'26"W	19.11'
L20	N45°12'55"E	28.23'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	530.00'	4°58'21"	S47°42'06"W	45.98'
C2	150.00'	1°59'42"	S46°26'04"W	5.22'
C3	100.00'	2°34'15"	N46°43'21"E	4.49'
C4	15.00'	90°00'00"	N89°35'36"W	21.21'
C5	15.00'	90°00'00"	S0°24'24"W	21.21'
C6	15.00'	90°00'00"	N89°35'36"W	21.21'
C7	15.00'	90°00'00"	S0°24'24"W	21.21'
C8	15.00'	90°00'00"	S89°35'36"E	21.21'
C9	15.00'	90°00'00"	S0°24'24"W	21.21'
C10	15.00'	90°00'00"	S89°35'36"E	21.21'
C11	15.00'	90°00'00"	S0°24'24"W	21.21'
C12	15.00'	90°00'00"	S89°35'36"E	21.21'
C13	15.00'	90°00'00"	N0°24'24"E	21.21'
C14	15.00'	90°00'00"	N89°35'36"W	21.21'
C15	15.00'	43°00'52"	S23°53'58"W	11.00'
C16	51.00'	173°45'26"	S89°16'15"W	101.85'
C17	15.00'	40°44'34"	N24°13'19"W	10.44'
C18	15.00'	90°00'00"	N89°35'36"W	21.21'
C19	15.00'	90°00'00"	N0°24'24"E	21.21'
C20	15.00'	41°09'51"	N65°10'31"W	10.55'
C21	51.00'	172°15'17"	N0°22'12"E	101.77'
C22	15.00'	41°05'27"	N65°57'08"E	10.53'
C23	480.00'	4°58'21"	N47°42'06"E	41.64'
C24	270.00'	1°05'41"	N45°59'03"E	5.16'
C25	51.02'	23°33'44"	S29°08'12"W	20.83'

JACKIE L. SPARKMAN F/K/A  
JACKIE LYNN McCLARY THIBODEAUX  
9.05 ACRE TRACT  
(DOC NO 201406042015 OPRCC)

BARRY DWIGHT JAROSZESKI  
10.00 ACRE TRACT (TRACT II)  
(DOC NO 200406038852 OPRCC)

CYNTHIA DIANE JAROSZESKI MOORE  
10.00 ACRE TRACT (TRACT II)  
(DOC NO 200406038851 OPRCC)

BARRY JAROSZESKI, ET UX  
10.00 ACRE TRACT (TRACT 2)  
(DOC NO 200706041926 OPRCC)

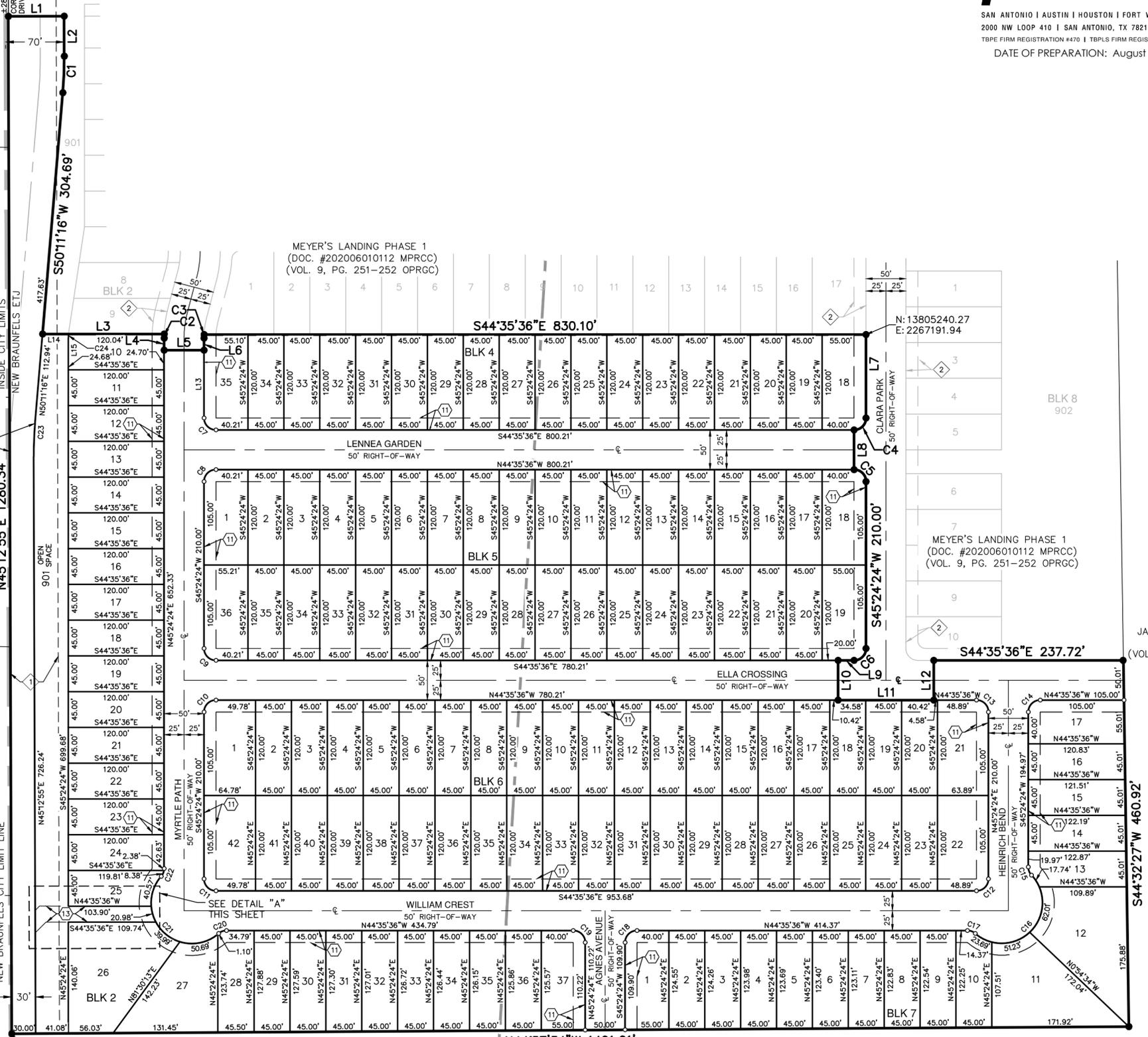
BARRY D. JAROSZESKI, JR. F/K/A  
BARRY JAROSZESKI ET UX  
29.645 ACRE TRACT  
(DOC NO 200706038825 OPRCC)

### FINAL PLAT ESTABLISHING MEYER'S LANDING PHASE 2

A 25.40 ACRE TRACT OF LAND OUT OF A 50.020 ACRE TRACT RECORDED IN DOCUMENT NO. 201906002494 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND DOCUMENT NO. 201999001683 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

SCALE: 1" = 100'

**PAPE-DAWSON ENGINEERS**  
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: August 28, 2020



JACKIE KRAFT, ET UX  
79.62 AC TRACT  
(VOL 724, PG 661 DRCC)

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 2

GERARDO C. DIAZ, ET UX  
50.0124 ACRE TRACT  
(VOL 877, PG 432 OPRCC)  
(VOL 1492, PG 165 OPRCC)