

PLAT NOTES:

- ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER SERVICES BY GREEN VALLEY SPECIAL UTILITY DISTRICT (GVSUD). SEWER SERVICES WILL BE PROVIDED BY GUADALUPE-BLANCO RIVER AUTHORITY (GBRA). ELECTRIC SERVICES WILL BE PROVIDED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE (GVEC). 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 CITY LIMITS OF NEW BRAUNFELS, TEXAS.
- THIS SUBDIVISION IS WITHIN THE MARION INDEPENDENT SCHOOL DISTRICT.
- A PORTION OF THE SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (100 YR. FLOOD), AS DEFINED BY THE GUADALUPE COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 48187C0115F, EFFECTIVE DATE NOVEMBER 2, 2007 AND FLOOD INSURANCE MAP NUMBER 48187C0095F, EFFECTIVE DATE NOVEMBER 2, 2007 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 ADJACENT TO THE PROPERTY LINE BY THE DEVELOPER AT THE TIME OF STREET CONSTRUCTION UNLESS:  
A. FM 1044, KLEIN RD  
B. THE FUTURE EXTENSION OF ZIPP RD
- 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.
- NON-RESIDENTIAL USE SUBDIVISIONS ARE NOT SUBJECT TO THE PARK LAND DEDICATION AND DEVELOPMENT REQUIREMENTS. HOWEVER, AT SUCH TIME ANY DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.
- 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.

GBRA NOTES:

- PROVIDE DEDICATED EASEMENTS IN THE NAME OF GBRA. EASEMENTS SHALL NOT OVERLAP OR BE WITHIN RESIDENTIAL LOTS.
- WHERE OUTSIDE OF PUBLIC RIGHT-OF-WAY, PROVIDE DEDICATED EASEMENTS WITH A MINIMUM WIDTH EQUAL TO PIPE OUTSIDE DIAMETER, ROUNDED UP TO THE NEAREST FOOT, PLUS 10 FEET MINIMUM ON EACH SIDE. FOR EASEMENTS WITH MULTIPLE PIPES, PROVIDE 10 FEET MINIMUM HORIZONTAL CLEARANCE BETWEEN PIPES. PROVIDE ADDITIONAL WIDTH FOR EASEMENTS THAT ARE NOT LOCATED ADJACENT TO PUBLIC RIGHT-OF-WAY.
- THE GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) IS HEREBY DEDICATED THE EASEMENT AND RIGHT-OF-WAY IN THE AREAS DESIGNATED ON THIS PLAN FOR WASTEWATER FACILITIES FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED WASTEWATER FACILITIES AND APPURTENANCES.
- TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GBRA SHALL HAVE THE RIGHT TO REMOVE SAID LANDS OF ALL TREES OR PARTS THEREOF, OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF THE FACILITIES AND APPURTENANCES.
- OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN GBRA EASEMENTS.
- DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GBRA EASEMENTS MUST BE APPROVED IN WRITING BY GBRA AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GBRA.
- MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE PROPERTY OWNER MUST INSTALL 16-FOOT GATES IN ANY FENCES THAT CROSS GBRA UTILITIES; GATES MUST BE CENTERED ACROSS GBRA UTILITIES.
- CUSTOMER WASTEWATER SERVICES SHALL NOT BE INSTALLED WITHIN FENCED AREAS.

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 MAY 3, 2021



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

# FINAL PLAT ESTABLISHING NEW BRAUNFELS SPORTS COMPLEX

BEING A 150.99 ACRE TRACT SITUATED IN THE SARAH DEWITT SURVEY, ABSTRACT NO. 103, GUADALUPE COUNTY, TEXAS. BEING ALL OF A CALLED 125.99 ACRE TRACT RECORDED IN DOCUMENT NO. 201899005552 AND A CALLED 25.00 ACRE TRACT RECORDED IN DOCUMENT NO. 201899005553, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

GVSUD NOTES:

**EASEMENT CERTIFICATE**  
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULLY AUTHORIZED AGENT, DEDICATES TO GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY OVER AND ACROSS THOSE AREAS MARKED AS "WATERLINE EASEMENT" AND IN ALL STREETS AND BYWAYS, SUCH PIPELINES, SERVICE LINES, WATER METERS, AND OTHER WATER SYSTEM APPURTENANCES AS IT REQUIRES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, THE RIGHT TO REMOVE FROM SAID LAND ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES, STRUCTURES, IMPROVEMENTS OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. NO OTHER UTILITY LINES MAY BE LOCATED WITHIN 36" PARALLEL TO WATER LINES.

ANY MONETARY LOSS TO GREEN VALLEY SUD RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USEABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION.

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISION OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, AND THE REGULATION ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR AS LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

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 ENCROACH 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 ONE (1) POINT OF ACCESS TO FM 1044, BEING RIGHT-IN/RIGHT-OUT ONLY, BASED ON AN APPROXIMATE OVERALL FRONTAGE OF 1,434.37 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.

STATE OF TEXAS  
COUNTY OF GUADALUPE

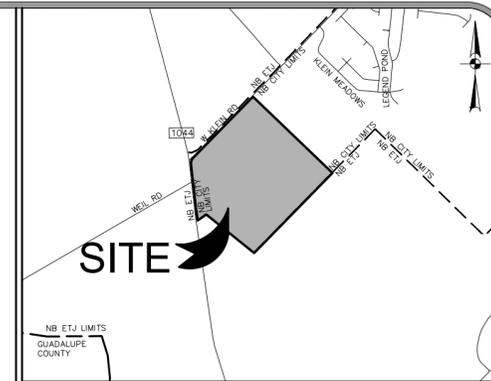
I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE NEW BRAUNFELS SPORTS COMPLEX A SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL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

\_\_\_\_\_  
CITY OF NEW BRAUNFELS  
BY: ROBERT CAMARENO - AUTHORIZED AGENT  
550 LANDA ST  
NEW BRAUNFELS, TEXAS 78130

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

GVEC NOTES:

- EACH LOT IS SUBJECT TO A FLOATING 10' WIDE BY 30' LONG ELECTRIC GUY WIRE EASEMENT TO BE LOCATED BY GVEC.
- ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
- GVEC WILL POSSESS A 5' WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
- GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.

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

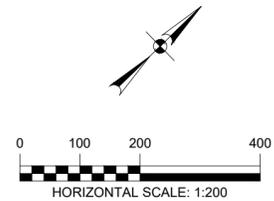
STATE OF TEXAS  
COUNTY OF GUADALUPE

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COUNTY CLERK, GUADALUPE COUNTY, TEXAS

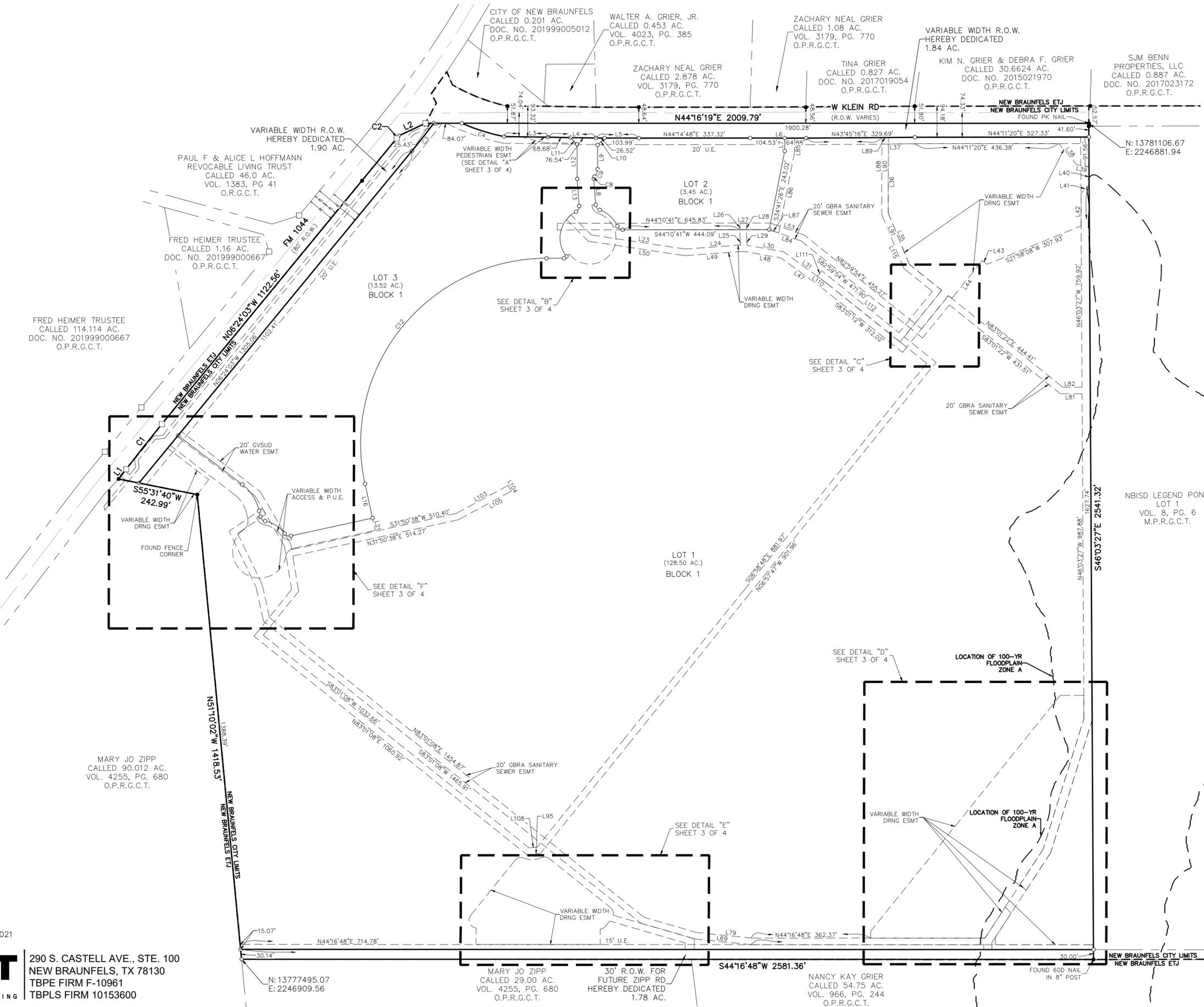
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DEPUTY

# FINAL PLAT ESTABLISHING NEW BRAUNFELS SPORTS COMPLEX

BEING A 150.99 ACRE TRACT SITUATED IN THE SARAH DEWITT SURVEY, ABSTRACT NO. 103, GUADALUPE COUNTY, TEXAS. BEING ALL OF A CALLED 125.99 ACRE TRACT RECORDED IN DOCUMENT NO. 201899005552 AND A CALLED 25.00 ACRE TRACT RECORDED IN DOCUMENT NO. 201899005553, OFFICIAL PUBLIC RECORDS, GUADALUPE 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"
  - = FOUND TXDOT MONUMENT
  - U.E. = UTILITY EASEMENT
  - DRNG = DRAINAGE
  - R.O.W. = RIGHT-OF-WAY
  - M.P.R.G.C.T. = MAP AND PLAT RECORDS, GUADALUPE COUNTY, TEXAS
  - O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS



Drawing Name: I:\040 - City of New Braunfels\040.031 - New Braunfels Sports Complex\Plat\NB Sports Complex Plat.dwg User: kellyk Apr 26, 2021 - 2:15pm

PLAT PREPARED MAY 3, 2021



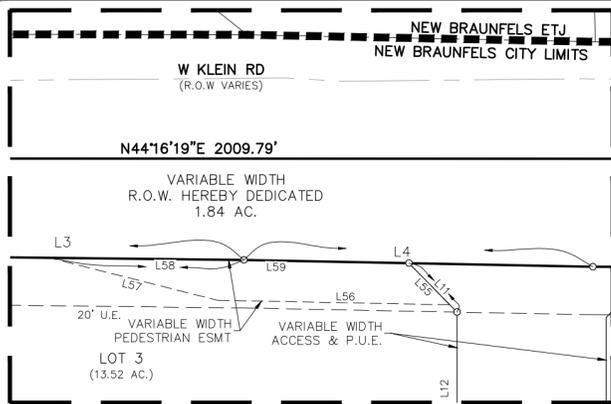
290 S. CASTELL AVE., STE. 100  
NEW BRAUNFELS, TX 78130  
TBPE FIRM F-10961  
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# FINAL PLAT ESTABLISHING NEW BRAUNFELS SPORTS COMPLEX

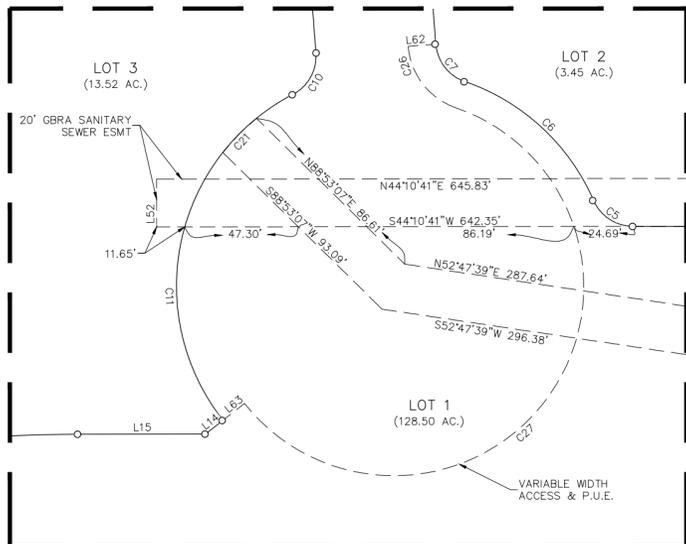
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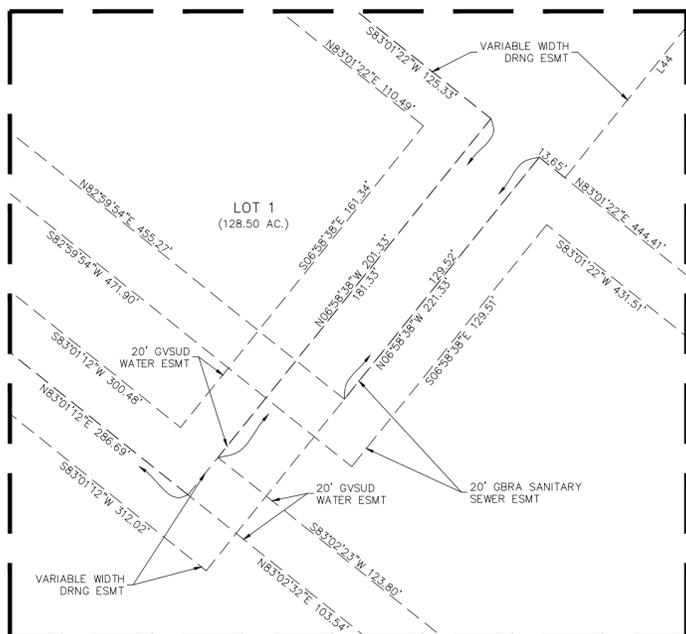
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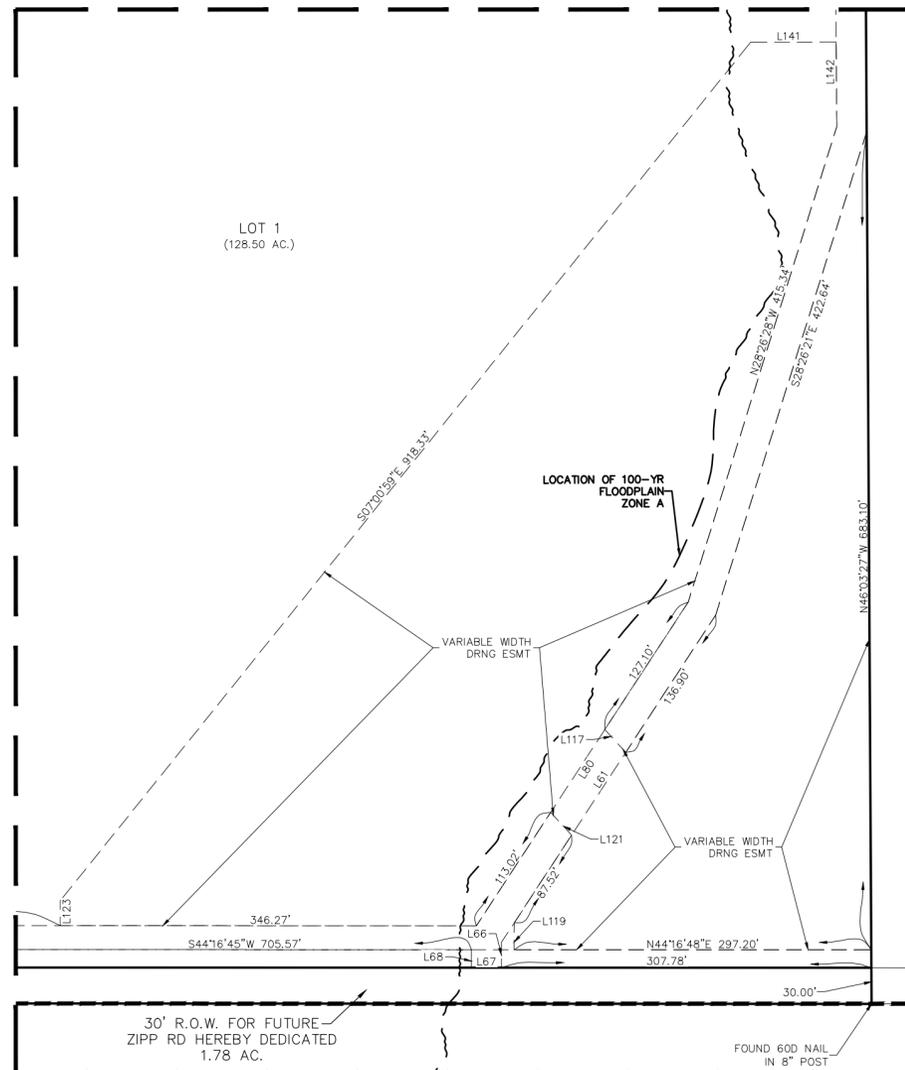
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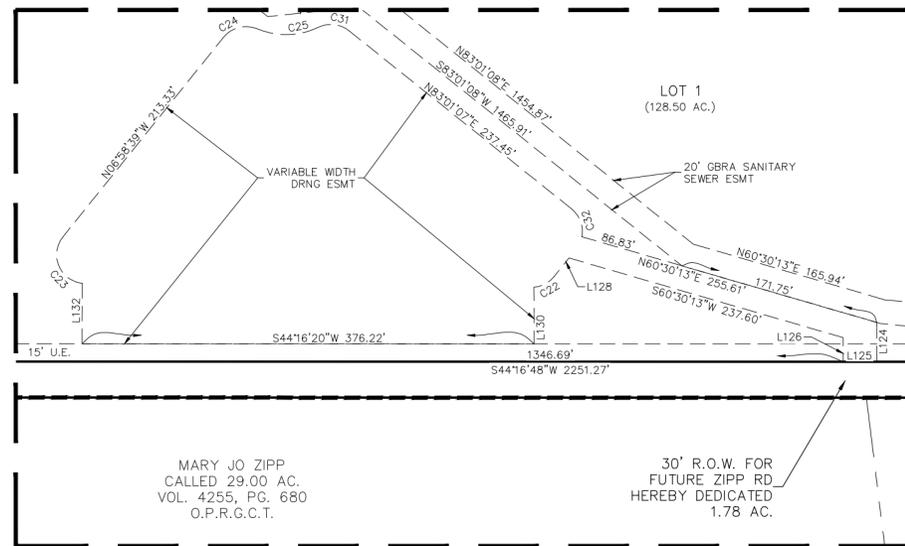
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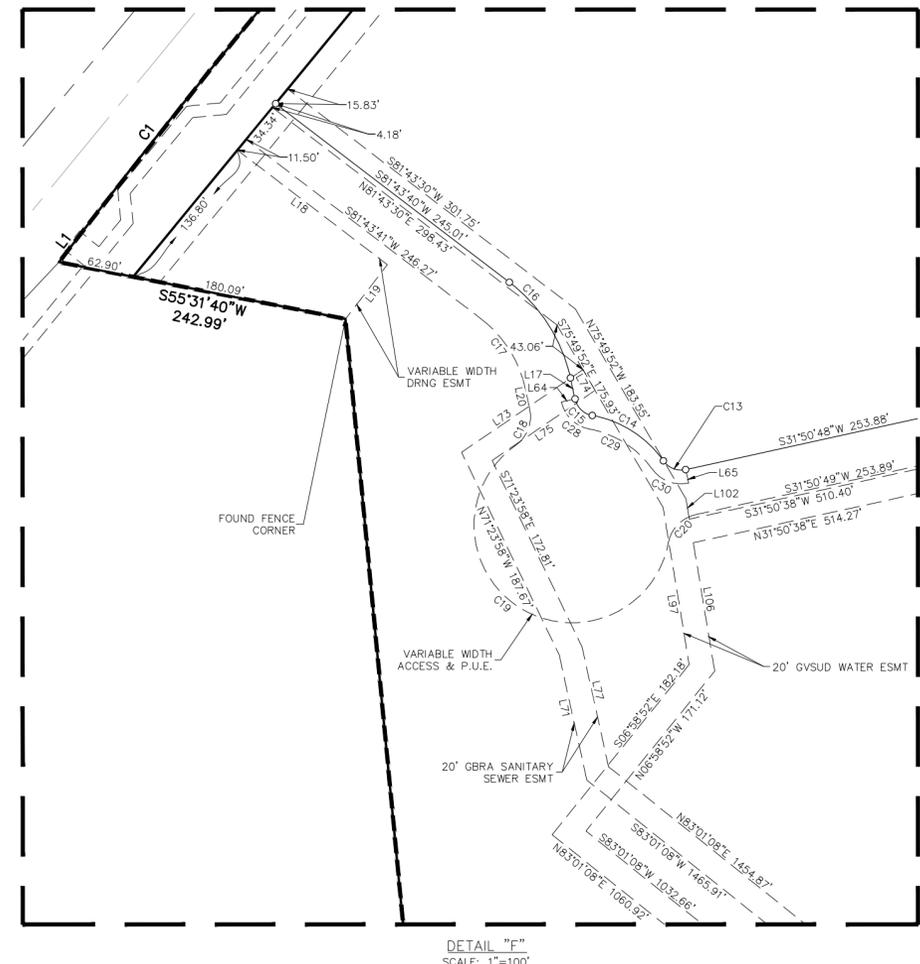
DETAIL "C"  
SCALE: 1"=50'



DETAIL "D"  
SCALE: 1"=100'



DETAIL "E"  
SCALE: 1"=100'



DETAIL "F"  
SCALE: 1"=100'

PLAT PREPARED MAY 3, 2021



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CURVE TABLE							CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING	CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	174.71'	5694.74'	001°45'28"	87.36'	174.71'	N07°29'24"W	C21	20.04'	90.50'	012°41'11"	10.06'	20.00'	S01°12'49"E
C2	10.00'	2905.10'	000°11'50"	5.00'	10.00'	N06°29'58"W	C22	19.42'	24.00'	046°21'23"	10.27'	18.89'	S16°11'37"W
C3	107.17'	2965.10'	002°04'15"	53.59'	107.16'	N07°26'10"W	C23	51.26'	24.00'	122°22'44"	43.63'	42.05'	N68°10'01"W
C4	134.68'	668.91'	011°32'09"	67.57'	134.45'	N61°56'12"E	C24	30.95'	24.00'	073°53'30"	18.05'	28.85'	N29°58'06"E
C5	20.94'	18.00'	066°39'33"	11.84'	19.78'	S77°30'27"W	C25	52.70'	62.49'	048°18'52"	28.03'	51.15'	N42°45'25"E
C6	75.11'	90.50'	047°33'00"	39.87'	72.97'	S87°03'44"W	C26	34.32'	29.50'	066°40'21"	19.40'	32.42'	S83°22'32"E
C7	20.95'	18.00'	066°40'25"	11.84'	19.78'	N83°22'34"W	C27	293.40'	78.99'	212°49'07"	268.22'	151.54'	N10°18'09"W
C8	6.94'	8.00'	049°41'38"	3.70'	6.72'	N25°11'33"W	C28	34.60'	29.50'	067°12'35"	19.60'	32.65'	N88°15'48"E
C9	25.39'	32.00'	045°28'17"	13.41'	24.73'	N23°04'52"W	C29	63.15'	81.50'	044°23'54"	33.26'	61.59'	S76°51'27"W
C10	20.93'	18.00'	066°38'04"	11.83'	19.77'	S16°43'20"E	C30	34.60'	29.50'	067°12'36"	19.60'	32.65'	N65°27'06"E
C11	158.72'	90.50'	100°29'19"	108.79'	139.15'	S33°38'58"E	C31	26.98'	24.00'	064°25'07"	15.12'	25.58'	N50°48'33"E
C12	1007.18'	564.00'	102°19'03"	700.44'	878.58'	S06°58'23"E	C32	26.00'	24.00'	062°04'38"	14.44'	24.75'	S65°56'34"E
C13	21.11'	18.00'	067°12'36"	11.96'	19.92'	S65°27'06"W							
C14	72.07'	93.00'	044°23'54"	37.95'	70.28'	S76°51'27"W							
C15	21.11'	18.00'	067°12'35"	11.96'	19.92'	S88°15'48"W							
C16	96.68'	138.00'	040°08'25"	50.42'	94.72'	N78°12'07"W							
C17	69.70'	99.49'	040°08'25"	36.35'	68.28'	N78°12'07"W							
C18	34.60'	29.50'	067°12'28"	19.60'	32.65'	N24°31'41"W							
C19	319.21'	81.49'	224°26'15"	199.50'	150.88'	S76°51'27"W							
C20	34.60'	29.50'	067°12'24"	19.60'	32.65'	S01°45'26"E							

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	37.44'	N08°12'15"W
L2	89.66'	N18°57'41"E
L3	132.98'	N44°55'28"E
L4	145.22'	N45°22'55"E
L5	130.51'	N44°18'10"E
L6	169.41'	N44°22'18"E
L7	39.44'	S45°56'26"E
L8	79.62'	N50°02'22"W
L9	73.09'	N45°49'01"W
L10	29.78'	N00°49'01"W
L11	28.57'	S89°46'57"W
L12	105.36'	S45°49'01"E
L13	82.48'	S50°02'22"E
L14	9.13'	S06°06'24"W
L15	53.04'	S44°11'09"W
L16	106.43'	S58°07'55"E
L17	17.94'	N58°07'55"W
L18	157.23'	S81°43'41"W
L19	57.07'	N08°17'18"W
L20	17.96'	N58°07'55"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	38.49'	S58°09'11"E
L23	287.64'	N52°47'39"E
L24	167.81'	N40°04'34"E
L25	21.41'	N49°54'18"W
L26	45.37'	N45°49'30"W
L27	20.00'	N44°10'41"E
L28	44.66'	S45°49'30"E
L29	22.92'	S49°54'18"E
L30	112.51'	N54°25'40"E
L31	159.98'	N80°28'19"E
L35	168.73'	N68°04'03"W
L36	209.97'	N45°34'03"W
L37	80.09'	N43°45'16"E
L38	83.61'	S85°57'26"E
L39	38.14'	N55°45'45"E
L40	52.32'	S46°03'27"E
L41	37.74'	S04°34'16"E
L42	97.79'	S46°06'13"E
L43	18.54'	S83°01'21"W
L44	147.85'	S06°58'38"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L47	154.91'	S80°28'19"W
L48	114.39'	S54°25'40"W
L49	178.78'	S40°04'35"W
L50	296.38'	S52°47'39"W
L52	20.00'	N45°49'30"W
L53	109.02'	N63°57'05"E
L55	24.29'	S89°46'57"W
L56	96.80'	N45°22'55"E
L57	71.91'	N58°31'31"E
L58	80.80'	S44°55'28"W
L59	68.68'	S45°22'55"W
L60	1122.56'	N06°24'03"W
L61	326.16'	S12°37'11"E
L62	11.50'	S39°57'38"W
L63	11.50'	S06°06'24"W
L64	11.50'	N31°52'05"E
L65	11.50'	N58°09'12"W
L66	21.30'	S45°43'26"E
L67	25.00'	S44°16'48"W
L68	15.01'	N45°43'26"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L69	169.10'	S50°03'52"W
L71	106.85'	N58°08'05"W
L73	122.32'	N09°56'08"E
L74	20.05'	S75°50'06"E
L75	103.66'	S09°56'06"W
L77	102.12'	S58°08'05"E
L79	166.27'	N50°03'52"E
L80	322.63'	N12°37'11"W
L81	65.80'	S43°56'46"W
L82	58.70'	N43°56'46"E
L84	102.18'	S63°57'05"W
L85	42.39'	S45°56'26"E
L86	250.53'	S34°41'26"E
L87	30.34'	S63°57'05"W
L88	233.72'	S45°34'03"E
L89	20.00'	S43°45'05"W
L90	229.98'	N45°34'03"W
L91	168.73'	N68°04'03"W
L95	41.27'	N38°08'59"E
L97	132.85'	S55°09'22"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L102	16.86'	N55°09'22"W
L103	178.96'	S15°47'31"W
L104	20.00'	N74°12'29"W
L105	181.78'	N15°47'31"E
L106	108.56'	N55°09'22"W
L108	24.70'	S38°08'59"W
L110	33.81'	N80°28'19"E
L111	21.50'	S06°58'48"E
L112	300.48'	S83°01'12"W
L115	177.86'	S68°04'03"E
L117	25.78'	N88°25'30"W
L119	22.41'	S45°40'27"E
L121	25.79'	S88°25'30"E
L123	20.89'	S45°43'26"E
L124	32.87'	S45°43'26"E
L125	27.93'	S44°16'47"W
L126	20.17'	N45°43'26"W
L128	19.97'	S06°59'04"E
L130	47.15'	S45°56'24"E
L132	50.37'	N45°34'19"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L141	71.19'	S44°09'26"W
L142	70.82'	N46°03'27"W

PLAT PREPARED MAY 3, 2021



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

Drawing Name: T:\040 - City of New Braunfels\040.031 - New Braunfels Sports Complex\Plat\NB Sports Complex Plat.dwg User: kellyk Apr 28, 2021 - 2:16pm