

AREA BEING REPLATTED

LOT 1 (7.248 ACRES), RIVER VILLAGE CENTER SUBDIVISION  
RECORDED IN DOCUMENT #200906022584, MAP AND PLAT RECORDS,  
COMAL COUNTY, TEXAS.

NOTES:

- A CLOMR AFFECTING THIS PROPERTY HAS BEEN SUBMITTED TO AND APPROVED BY FEMA. CASE # IS 07-06-1643R.
- A PORTION OF THIS PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AND REFERENCE THE CURRENT FIRM MAP PANEL # 4854930014E ON JANUARY 5, 2006.
- THERE ARE EXISTING 5' PUBLIC SIDEWALKS ADJACENT TO IH 35.
- THIS PROPERTY IS LOCATED WITHIN COMAL COUNTY INDEPENDENT SCHOOL DISTRICT.
- UTILITY SERVICE WILL BE PROVIDED BY:  
NEW BRAUNFELS UTILITIES-ELECTRICITY, WATER, AND SEWER.  
CENTER POINT ENERGY-GAS.  
AT & T-TELEPHONE  
TIME WARNER-CABLE TV.
- A. MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE RESPONSIBILITY OF THE PROPERTY OWNER.  
B. DRAINAGE EASEMENTS SHALL REMAIN FREE FROM ALL OBSTRUCTIONS.
- CONTOURS ARE FROM AN ON THE GROUND SURVEY USING AN ALUMINUM CAP ON ALUMINUM ROD LOCATED AT THE SOUTHWEST CORNER OF WEST FRONTAGE RD. AND STATE HIGHWAY 46, NEW BRAUNFELS, TEXAS. COMAL COUNTY AS A BENCHMARK. BENCHMARK ELEVATION = 641.21' COORDINATES AND DISTANCES ARE TEXAS SOUTH CENTRAL GRID. TO CONVERT TO SURFACE USE SCALE FACTOR OF 1.00017
- 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 TRACT IS SUBJECT TO A FLOATING GUY WIRE EASEMENT AND ITS DIMENSIONS SHALL BE DETERMINED BY THE NEED OF THE UTILITIES.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- 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 (AND THE COUNTY) 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.
- THIS REPLAT HAS BEEN CREATED FOR THE CONSTRUCTION OF PAD SITES FOR RETAIL, RESTAURANTS, HOTEL OR OTHER USES PERMITTED UNDER CURRENT ZONING.
- PORTIONS OF LOT 1R-3 ARE IN A 100 YEAR FLOOD PLAIN AND DEVELOPMENT MUST MEET ADOPTED ORDINANCES REGULATED LANDUSE AND DEVELOPMENT IN THE FLOOD PLAIN.

TxDOT NOTES:

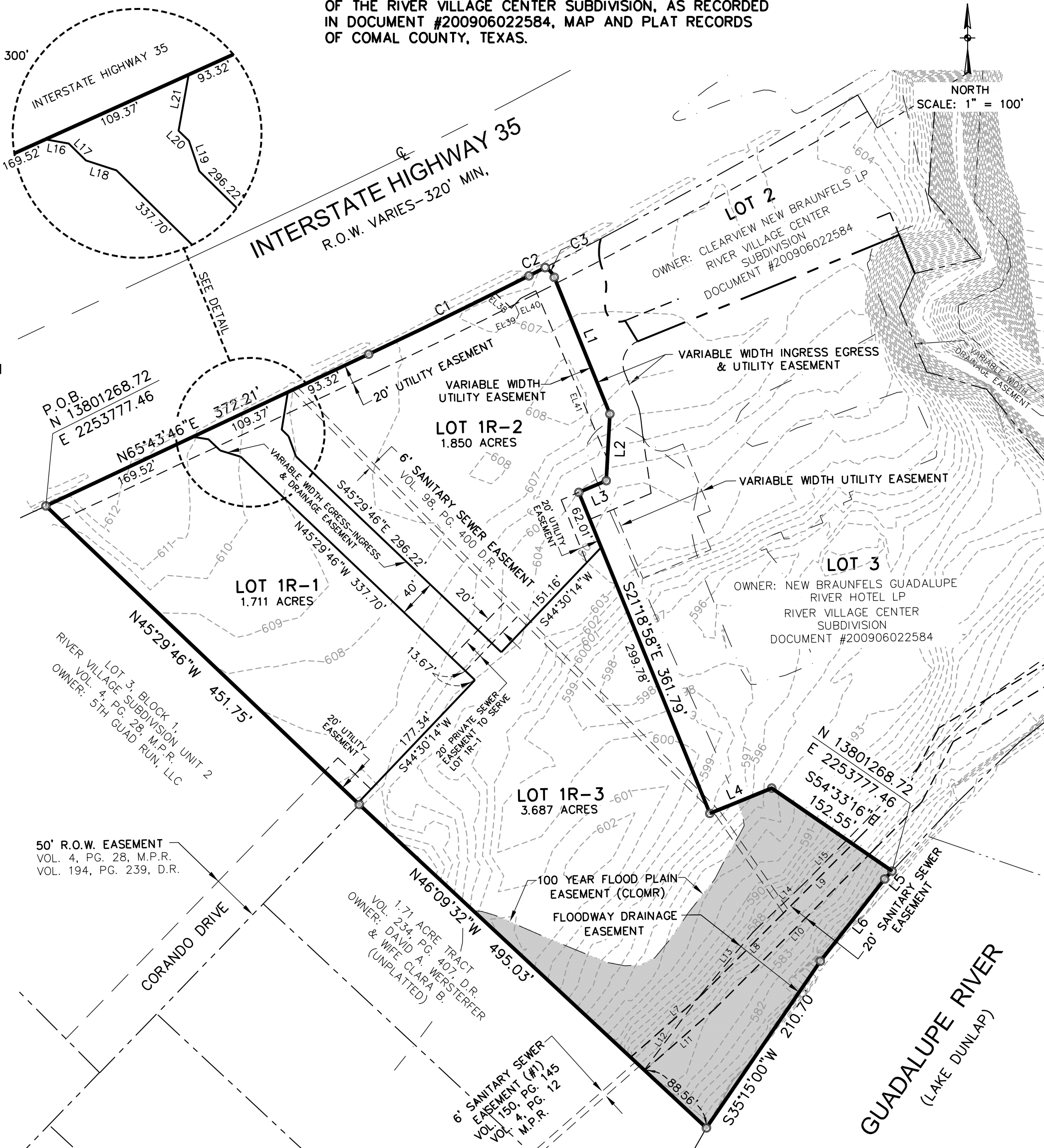
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY 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 ENDOURGE BY STRUCTURE OR GRADING INTO STATE ROW. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW WILL NOT BE ALLOWED.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOT'S "ACCESS MANAGEMENT MANUAL". LOT 6 OF THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 1 (ONE) SHARED RIGHT-IN/OUT ONLY ACCESS POINT, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 109.37 FEET WHICH WILL ALSO PROVIDE ACCESS TO LOTS 4 AND 5. LOTS 4 AND 5 WILL NOT HAVE DIRECT ACCESS TO THE STATE HIGHWAY SYSTEM. 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 BEXAR §

I, THE UNDERSIGNED \_\_\_\_\_, 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.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. \_\_\_\_\_

PRELIMINARY PLAT OF RIVER VILLAGE CENTER SUBDIVISION,  
LOTS 1R-1, 1R-2 AND 1R-3, BEING A REPLAT OF LOT 1  
OF THE RIVER VILLAGE CENTER SUBDIVISION, AS RECORDED  
IN DOCUMENT #200906022584, MAP AND PLAT RECORDS  
OF COMAL COUNTY, TEXAS.



APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE PLANNING COMMISSION OF THE  
CITY OF NEW BRAUNFELS, TEXAS.

APPROVED FOR ACCEPTANCE

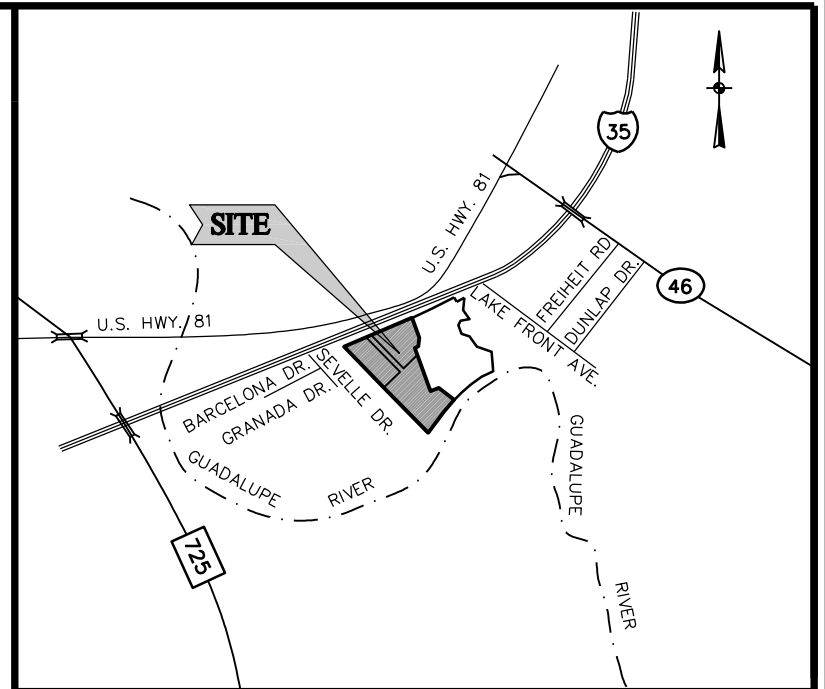
DATE \_\_\_\_\_ PLANNING DIRECTOR \_\_\_\_\_  
DATE \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_  
DATE \_\_\_\_\_ NEW BRAUNFELS UTILITIES \_\_\_\_\_

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 \_\_\_\_ 2019,  
AT \_\_\_\_ M.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COUNTY CLERK, COMAL COUNTY, TEXAS

DEPUTY



LOCATION MAP  
NOT TO SCALE

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	TANGENT
C1	186.26'	5996.76'	186.25'	N64°50'23"E	1°46'47"
C2	18.93'	5996.76'	18.92'	N63°51'35"E	0°10'51"
C3	14.26'	19.50'	13.94'	N42°12'32"W	41°53'43"

LINE TABLE		
LINE	LENGTH	BEARING
L1	153.93'	S21°15'40"E
L2	69.68'	S04°00'52"W
L3	31.12'	S67°51'00"W
L4	69.76'	N68°41'02"E
L5	11.40'	S44°06'00"W
L6	108.80'	S38°56'00"W
L7	97.92'	N49°35'00"E
L8	119.41'	N45°56'00"E
L9	112.61'	N45°56'00"E
L10	227.91'	S45°56'00"W
L11	96.54'	S49°35'00"W
L12	101.01'	N37°42'07"E
L13	82.20'	N40°56'35"E
L14	73.23'	N47°17'24"E
L15	64.19'	N45°26'02"E
L16	16.50'	N79°53'00"W
L17	16.82'	N45°29'46"W
L18	22.36'	N72°03'40"W
L19	22.36'	S18°55'52"E
L20	10.00'	S45°29'46"E
L21	39.53'	S10°07'00"W

ABBREVIATIONS

VOL	VOLUME
PG	PAGE
CATV	CABLE TV
TYP	TYPICAL
ROW	RIGHT OF WAY
TELE	TELEPHONE
SS	SANITARY SEWER
PR	PLAT RECORDS, COMAL COUNTY
ELEC	CITY PUBLIC SERVICE ELECTRIC
GAS	CITY PUBLIC SERVICE GAS
BSL	BUILDING SETBACK LINE - FRONT
SBSL	BUILDING SETBACK LINE - SIDE
OPR	OFFICIAL PROPERTY RECORDS, COMAL COUNTY
DPR	DEED AND PROPERTY RECORDS, COMAL COUNTY
SAWS	SAN ANTONIO WATER SYSTEM
F	1/4" FOUND IRON PIN
S	1/4" SET IRON PIN
VNAE	VEHICULAR NON-ACCESS EASEMENT

100 YEAR FLOOD  
PLAIN (CLOMR)

NOTE:  
THE BEARINGS ON THIS PLAT ARE BASED ON TEXAS SOUTH  
CENTRAL GRID COORDINATES.

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

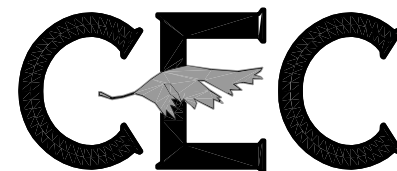
I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT,  
AND DESIGNATED HEREIN AS THE RIVER VILLAGE CENTER SUBDIVISION TO  
THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE  
NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY  
AND DEDICATE TO THE USE OF THE PUBLIC ALL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

CLEARVIEW NEW BRAUNFELS LP  
BY: MICHAEL STARCHER  
2121 NORTH AKARD ST., SUITE 100  
DALLAS, TEXAS 75201

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_, 2019, BY \_\_\_\_\_

NOTARY PUBLIC, STATE OF  
MY COMMISSION EXPIRES: \_\_\_\_\_



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