

Drawing Name: N:\Projects\W05A001 Travelstead Tract\Planning\Plotting\Unit 2\Spring Valley U2 Plat.dwg May 02, 2022 - 4:39pm User: BrittonyBeisert



2021 W SH46, STE 105
NEW BRAUNFELS, TX, 78132
PH: 830-358-7127 ink-civil.com
TBPE FIRM F-13351

- LEGEND:
- P.O.B. = POINT OF BEGINNING
 - B.L. = BUILDING SETBACK LINE
 - D.E. = DRAINAGE EASEMENT
 - U.E. = UTILITY EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - O.S. = OPEN SPACE LOT
 - = PAGE MATCH LINE
 - = 1/2" IRON PIN SET
 - = IRON PIN FOUND
 - = TXDOT MONUMENT FOUND

STATE OF TEXAS
COUNTY OF COMAL
I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS SPRING VALLEY SUBDIVISION UNIT 2, 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, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER:
SAN ANTONIO LD, LLC
STEPHEN LIEUX - VP OF LAND
4058 N. COLLEGE AVE SUITE 300
FAYETTEVILLE AR, 72703

STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____DAY OF _____, 2018,

BY _____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, DREW A. MAWYER, 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.

DREW A. MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348
D.A. MAWYER LAND SURVEYING, INC.
5151 W. SH46
NEW BRAUNFELS, TEXAS 78132
FIRM #10191500

FINAL PLAT ESTABLISHING

SPRING VALLEY SUBDIVISION UNIT 2

BEING 12.175 ACRES OUT OF A 50.005 ACRE TRACT OF LAND AND BEING APPROXIMATELY 36.681 ACRES OUT OF SUBDIVISION NO. 64 OF THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 20 IN GUADALUPE COUNTY, TEXAS, AND APPROXIMATELY 13.324 ACRES OUT OF SUBDIVISION NO. 64 OF THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 1 IN COMAL COUNTY, TEXAS, AND BEING ALL OF A TRACT, CALLED 20.0237 ACRES DESCRIBED IN VOLUME 451, PAGES 250-255 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND ALL OF A TRACT, CALLED 30.0 ACRES DESCRIBED IN VOLUME 740, PAGES 47-49 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS.

NOTES:

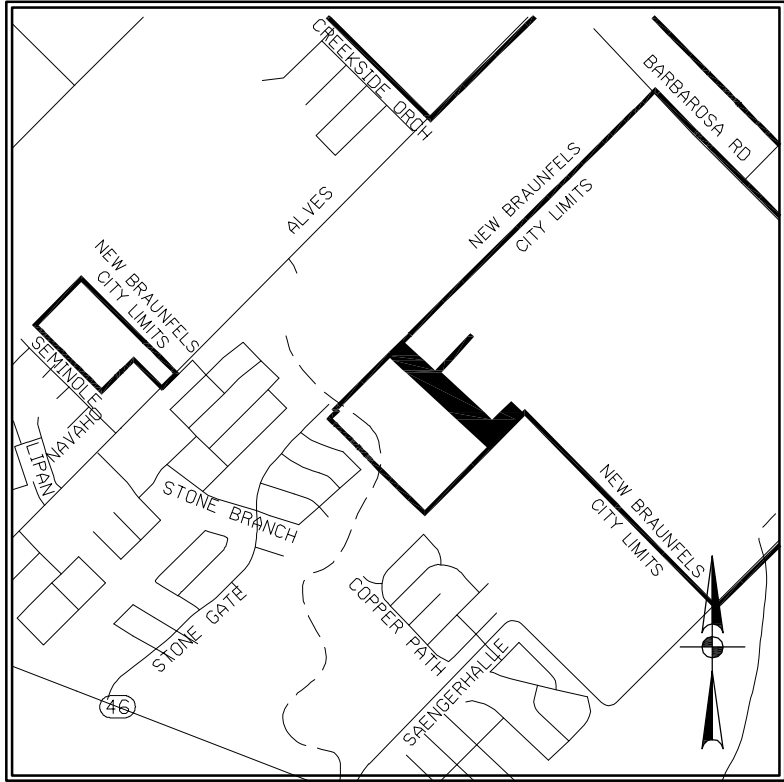
- ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER, SEWER, AND ELECTRIC BY NEW BRAUNFELS UTILITIES.
- ALL STREETS ARE PROPOSED TO BE OF A LOCAL TYPE FUNCTIONAL CLASSIFICATION WITH 50 FOOT RIGHT-OF-WAYS UNLESS NOTED OTHERWISE.
- 4' SIDEWALKS AT THE BACK OF CURB WILL BE CONSTRUCTED FOR THIS DEVELOPMENT BY HOME BUILDER AT TIME OF BUILDING PERMIT ON LILY CV AND WHITNEYWAY LN. 4' SIDEWALKS WILL BE CONSTRUCTED AT THE BACK OF CURB BY THE DEVELOPER AT THE TIME OF STREET CONSTRUCTION ALONG OPEN SPACE/DRAINAGE EASEMENT LOT 900 BLOCK 4 AND LOT 900 BLOCK 7.
- LOT 900 BLOCK 4, LOT 900 BLOCK 5, AND LOT 900 BLOCK 7, ARE OPEN SPACE AND ARE NON-BUILDABLE LOTS. THESE LOTS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION, THEIR SUCCESSOR'S OR ASSIGNS, AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF NEW BRAUNFELS, COMAL COUNTY, OR GUADALUPE COUNTY.
- THE SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE IN GRID BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983. DISTANCES SHOWN HEREON ARE SURFACE USING COMBINED SCALE FACTOR OF 1.00015.
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND MARKERS WILL BE SET WITH 1/2" IRON PIN WITH PLASTIC CAP STAMPED "DAM #5348 PROP. COR." IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- SPRING VALLEY SUBDIVISION UNIT 2, FALLS OUTSIDE CITY LIMITS OF THE CITY OF NEW BRAUNFELS AND THE ETJ.
- THE PROPOSED USE OF THE SUBDIVISION IS FOR RESIDENTIAL.
- SPRING VALLEY SUBDIVISION UNIT 2, ESTABLISHING A TOTAL OF 71 LOTS, WITH 69 BEING BUILDABLE.

- THIS SUBDIVISION IS SUBJECT TO THE CITY OF NEW BRAUNFELS PARK LAND AND DEDICATION ORDINANCE. THIS PLAT IS APPROVED FOR ONE DWELLING UNIT PER BUILDABLE LOT WITH A MAXIMUM OF 51 BUILDABLE LOTS. 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.
- 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 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 COMAL 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 ELEVATION OF THE LOWEST FLOOR 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.
- NO STRUCTURES IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER AND SEWER SYSTEM WHICH HAS BEEN APPROVED BY NEW BRAUNFELS UTILITIES.
- MAINTENANCE OF DRAINAGE EASEMENT DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE EXISTING SPECIAL FLOOD HAZARD ZONE A, 100-YEAR FLOOD BOUNDARY, AS DEFINED BY THE GUADALUPE COUNTY, TEXAS COMMUNITY PANEL NUMBER 48187C0120F, REVISED NOVEMBER '02, 2007 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- EACH LOT OWNER SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF THE SEWER SERVICE STUB OUT AND DETERMINING THE MINIMUM SERVICEABLE FINISH FLOOR ELEVATION.

- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS, AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- NO PORTION OF THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- PERMANENT WATER QUALITY CONTROLS ARE REQUIRED FOR THIS SUBDIVISION PLAT IN ACCORDANCE WITH THE CITY OF NEW BRAUNFELS DRAINAGE AND EROSION CONTROL DESIGN MANUAL.
- 5' CONTOURS ARE SOURCED FROM THE CITY OF NEW BRAUNFELS LIDAR GIS DATABASE AND ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1988.
- THIS SUBDIVISION IS SUBJECT TO THE AIRPORT HAZARD ZONING STANDARDS AND REGULATIONS.
- ANY DRIVEWAY CONSTRUCTION ON COUNTY ROADS WITHIN THE UNINCORPORATED AREAS OF GUADALUPE COUNTY MUST BE PERMITTED BY THE GUADALUPE COUNTY ROAD DEPARTMENT.
- 1' NON-ACCESS EASEMENT IS LOCATED ALONG THE REAR BOUNDARY OF LOTS 10-12, BLOCK 5.

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 BUILDING STRUCTURE 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.



SCALE: 1"=2,000'

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 COMAL

I, _____, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS
FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOCUMENT NO. _____
OF COMAL COUNTY THE _____ DAY OF _____, 20____ AT _____ M.
WITNESS MY HAND AND OFFICIAL SEAL, THIS THE _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, COMAL COUNTY, TEXAS

DEPUTY

STATE OF TEXAS
COUNTY OF GUADALUPE

I, _____, COUNTY CLERK OF SAID 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 VOLUME
PAGE _____, IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF
OFFICE, THIS THE _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, GUADALUPE COUNTY, TEXAS

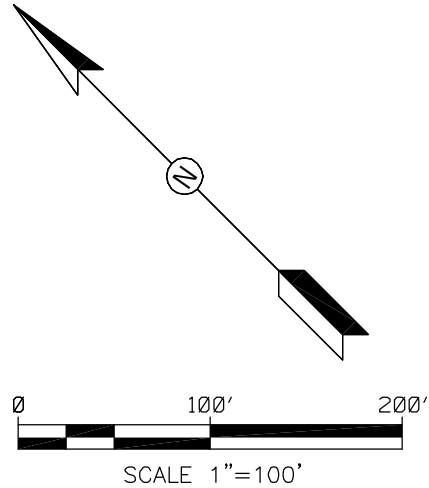
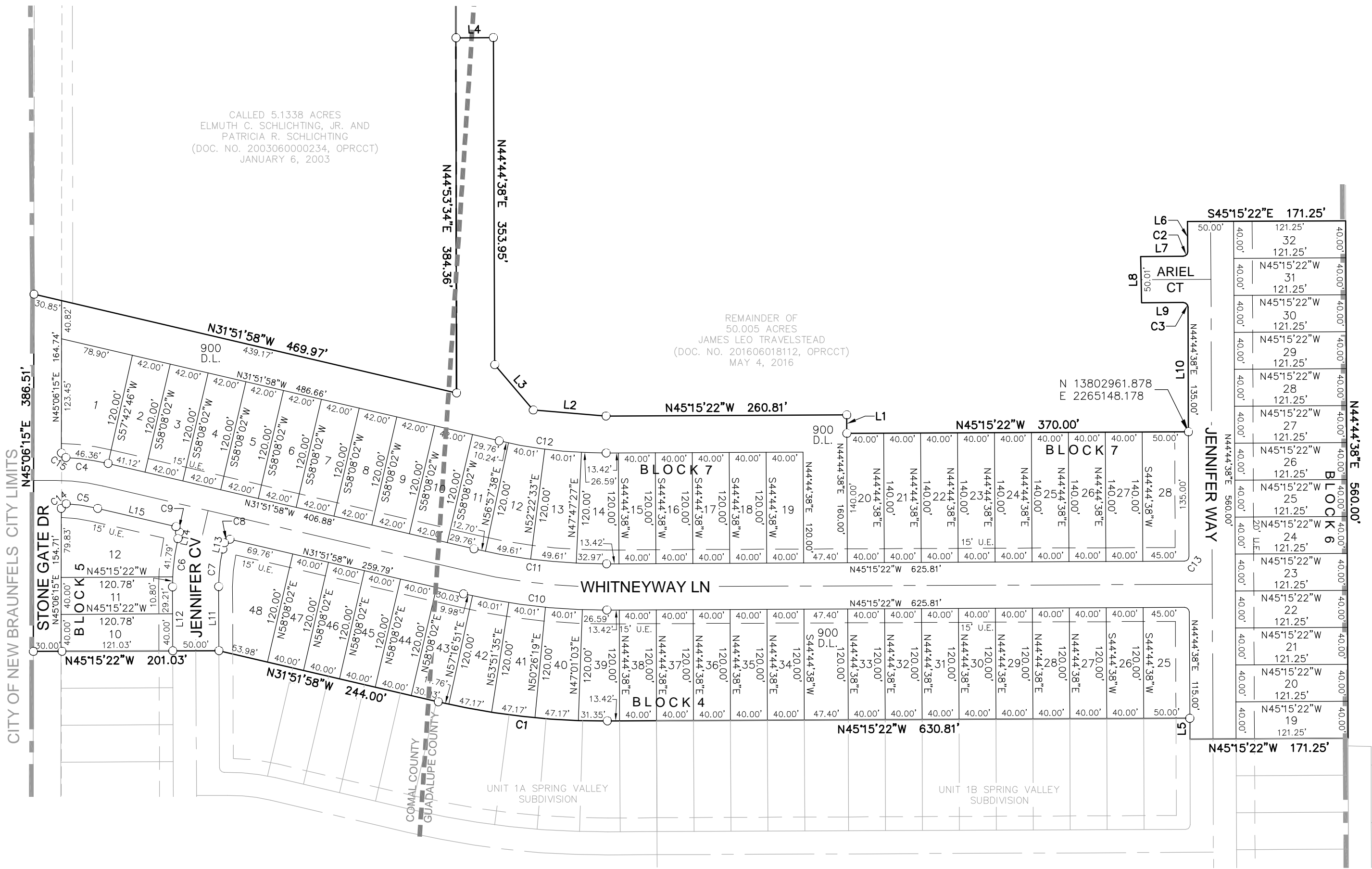
DEPUTY _____

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LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00'	N44°44'38"E
L2	79.02'	N40°19'45"W
L3	64.38'	N04°40'15"E
L4	40.55'	N45°15'22"W
L5	22.37'	S44°44'38"W
L6	32.63'	S44°44'38"W
L7	45.98'	S45°15'22"E
L8	50.01'	N43°37'14"E
L9	45.00'	S45°15'22"E
L10	135.00'	S44°44'38"W
L11	69.21'	N44°44'38"E
L12	69.21'	N44°44'38"E
L14	7.15'	N58°08'02"E
L15	89.95'	N31°51'58"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	184.63'	790.00'	13°23'25"	92.74'	184.21'	N38°33'40"W
C2	7.85'	5.00'	90°00'00"	5.00'	7.07'	N89°44'38"E
C3	7.85'	5.00'	90°00'00"	5.00'	7.07'	N00°15'22"W
C4	46.37'	250.00'	10°37'34"	23.25'	46.30'	N37°10'45"W
C5	31.72'	175.00'	10°23'12"	15.91'	31.68'	N37°03'34"W
C6	52.58'	225.00'	13°23'25"	26.41'	52.46'	N51°26'20"E
C7	40.90'	175.00'	13°23'25"	20.54'	40.81'	N51°26'20"E
C8	7.85'	5.00'	90°00'00"	5.00'	7.07'	N76°51'58"W
C9	7.85'	5.00'	90°00'00"	5.00'	7.07'	N13°08'02"E
C10	156.58'	670.00'	13°23'25"	78.65'	156.22'	N38°33'40"W
C11	144.90'	620.00'	13°23'25"	72.78'	144.57'	N38°33'40"W
C12	116.85'	500.00'	13°23'25"	58.69'	116.59'	N38°33'40"W
C13	7.85'	5.00'	90°00'00"	5.00'	7.07'	N89°44'38"E
C14	8.08'	5.00'	92°38'36"	5.24'	7.23'	N88°34'28"W
C15	7.64'	5.00'	87°35'46"	4.79'	6.92'	S01°18'21"W