

Drawing Name: N:_Projects\096 - Barth Timmermann\004 - August Fields Unit 2\Platting\august fields u2 plat.dwg User: kelyk Jun 13, 2019 - 4:20pm

PLAT NOTES:

- 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.
- 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 COMAL INDEPENDENT SCHOOL DISTRICT.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREA (100 YR. FLOOD), AS DEFINED BY THE COMAL COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 48091C0455F, EFFECTIVE DATE SEPTEMBER 2, 2009 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.
- FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ADJACENT TO THE CURB BY THE DEVELOPER AT THE TIME OF STREET CONSTRUCTION ALONG:
A. WILLOWBROOK - LOT 907R, AUGUST FIELDS, PHASE 1, LOTS 912 AND 914.
B. COLONIAL AVE - LOTS 915 AND 925.
C. LEONIE WAY - LOTS 914, 918, AND 925.
D. BROOK AVE - LOTS 914, 916-918
- FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ADJACENT TO THE CURB BY THE HOME BUILDER AT THE TIME OF BUILDING CONSTRUCTION ALONG:
A. WILLOWBROOK, COLONIAL AVE, ESPLANADE, BROOK AVE AND LEONIE WAY.
- FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ADJACENT TO THE CURB BY THE HOME BUILDER AT THE TIME OF BUILDING CONSTRUCTION ALONG:
A. BROOK AVE AS THE FUTURE PHASES OF PHASE 3, 4 AND 5 ARE DEVELOPED.
- 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.
- THIS SUBDIVISION IS SUBJECT TO THE 2006 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR 76 DWELLING UNITS. ONE DWELLING UNIT PER BUILDABLE LOT WHERE FEES ARE DUE AT THE TIME OF PLATTING. FURTHERMORE, THIS SUBDIVISION IS ALSO SUBJECT TO PARKLAND REQUIREMENTS CONTAINED WITHIN THE AUGUST FIELDS DEVELOPMENT AGREEMENT DATED MARCH 1, 2018. AT SUCH TIME THAT ADDITIONAL DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT(S) SHALL NOTIFY THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.
- THIS PHASE CONTAINS 76 BUILDABLE RESIDENTIAL LOTS. ALL LOTS MEET THE MINIMUM SQUARE FOOTAGE REQUIREMENT ACCORDING TO THE "AUGUST FIELDS" PLANNED DEVELOPMENT DISTRICT ORDINANCE 2017-39.
- LOT 912, BLOCK 2 (DRAINAGE & UTILITY), LOT 914, BLOCK 4 (DRAINAGE), LOT 915, BLOCK 4 (CEMETERY), LOT 916, BLOCK 9 (20' DRAINAGE), LOT 917, BLOCK 9 (OPEN SPACE), LOT 918, BLOCK 1 (DRAINAGE), AND LOT 925, BLOCK 4 (OPEN SPACE), WILL BE MAINTAINED BY AUGUST FIELDS HOMEOWNERS ASSOCIATION.
- LOT 915, BLOCK 4, LOT 917, BLOCK 9, AND LOT 925, BLOCK 4 ARE NON-RESIDENTIAL COMMON-AREA LOTS FOR SUBDIVISION LANDSCAPING AND UTILITY EASEMENTS TO BE OWNED AND MAINTAINED BY THE SUBDIVISION PROPERTY OWNER, ITS SUCCESSORS AND/OR ASSIGNS.

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 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 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.

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 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., STE. 100, NEW BRAUNFELS, TEXAS 78130

PLAT REVISED JUNE 18, 2019
PLAT PREPARED MAY 20, 2019



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

FINAL PLAT ESTABLISHING AUGUST FIELDS, PHASE 2

BEING 19.60 ACRES SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 1, SUBDIVISIONS NO. 61 & 62, COMAL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 84.65 ACRE TRACT RECORDED IN DOCUMENT NO. 201506014162, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	43.88'	S01°11'49"E
L2	15.88'	S14°33'22"E
L3	50.00'	S75°26'38"W
L4	58.21'	S45°20'03"W
L5	15.49'	N44°58'11"E
L6	50.00'	N57°20'34"W
L7	82.34'	S44°58'11"W
L8	114.31'	N45°01'49"W
L9	6.89'	S45°37'18"W
L10	105.01'	S45°01'49"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L11	50.00'	N88°48'11"E
L12	54.98'	N44°22'42"W
L13	21.64'	S32°39'26"W
L14	50.00'	S45°01'49"E
L15	42.96'	S45°37'18"W
L16	42.96'	N45°37'18"E
L17	43.88'	S01°11'49"E
L18	21.64'	S32°39'26"W
L19	12.78'	S45°01'49"E
L20	42.96'	N45°37'18"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	15.49'	N44°58'11"E
L22	15.49'	N44°58'11"E
L23	50.00'	S45°01'49"E
L24	15.49'	S44°58'11"W
L25	60.00'	S44°26'23"W
L26	15.49'	S44°58'11"W
L27	50.00'	N45°01'49"W
L28	15.49'	N44°58'11"E
L29	15.00'	S32°39'26"W
L30	15.00'	N32°39'26"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	75.37'	100.00'	043°10'53"	39.57'	73.59'	S22°47'16"E
C2	36.84'	150.00'	014°04'18"	18.51'	36.75'	S21°35'31"E
C3	15.49'	270.00'	003°17'16"	7.75'	15.49'	N46°40'26"W
C4	25.92'	15.00'	099°01'29"	17.57'	22.82'	S82°10'11"W
C5	25.92'	15.00'	099°01'29"	17.57'	22.82'	N16°51'19"W
C6	138.46'	270.00'	029°22'57"	70.79'	136.95'	N81°03'32"W
C7	78.07'	150.00'	029°49'19"	39.94'	77.20'	N29°28'02"W
C8	52.05'	100.00'	029°49'19"	26.63'	51.46'	N29°28'02"W
C9	23.56'	15.00'	090°00'00"	15.00'	21.21'	N89°22'42"W
C10	22.63'	100.00'	012°57'52"	11.36'	22.58'	S39°08'22"W
C11	21.82'	15.00'	083°20'31"	13.35'	19.95'	S09°00'49"E
C12	32.57'	330.00'	005°39'17"	16.30'	32.55'	N47°51'27"W
C13	320.49'	270.00'	068°00'39"	182.15'	302.01'	N79°37'37"E
C14	59.07'	330.00'	010°15'24"	29.62'	59.00'	N50°45'00"E
C15	22.54'	15.00'	086°06'30"	14.01'	20.48'	N12°49'27"E
C16	25.83'	100.00'	014°48'01"	12.99'	25.76'	N37°37'48"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C17	12.51'	15.00'	047°47'19"	6.65'	12.15'	N68°55'28"W
C18	4.59'	55.00'	004°46'53"	2.30'	4.59'	N89°34'19"E
C19	23.39'	15.00'	089°20'53"	14.83'	21.09'	S89°42'15"E
C20	20.85'	15.00'	079°39'03"	12.51'	19.21'	N05°47'47"E
C21	85.95'	150.00'	032°49'56"	44.19'	84.78'	S17°36'47"E
C22	23.56'	15.00'	090°00'00"	15.00'	21.21'	N89°22'42"W
C23	23.56'	15.00'	090°00'00"	15.00'	21.21'	N00°37'18"E
C24	33.94'	150.00'	012°57'52"	17.04'	33.87'	S39°08'22"W
C25	21.82'	15.00'	083°20'31"	13.35'	19.95'	N74°19'42"E
C26	269.53'	330.00'	046°47'49"	142.79'	262.10'	N87°23'57"W
C27	21.44'	15.00'	081°54'41"	13.02'	19.66'	S69°50'31"E
C28	42.26'	150.00'	016°08'38"	21.27'	42.12'	N36°57'30"W
C29	23.73'	15.00'	090°39'07"	15.17'	21.33'	S00°17'45"W
C30	147.53'	370.00'	022°50'44"	74.76'	146.56'	S77°21'13"W
C31	79.61'	370.00'	012°19'43"	39.96'	79.46'	S51°47'10"W
C33	23.56'	15.00'	090°00'00"	15.00'	21.21'	N89°58'11"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C34	23.56'	15.00'	090°00'00"	15.00'	21.21'	S00°01'49"E
C35	23.56'	15.00'	090°00'00"	15.00'	21.21'	S89°58'11"W
C36	23.56'	15.00'	090°00'00"	15.00'	21.21'	S00°01'49"E
C37	23.56'	15.00'	090°00'00"	15.00'	21.21'	S89°58'11"W
C38	23.56'	15.00'	090°00'00"	15.00'	21.21'	N00°01'49"W

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

CHAIRMAN _____ DATE _____

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,
DOC# _____ OF COMAL COUNTY ON THE _____ DAY
OF _____, 20____, AT _____ M.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE _____ DAY OF
_____, 20____.

COUNTY CLERK, COMAL COUNTY, TEXAS

DEPUTY

STATE OF TEXAS
COUNTY OF COMAL

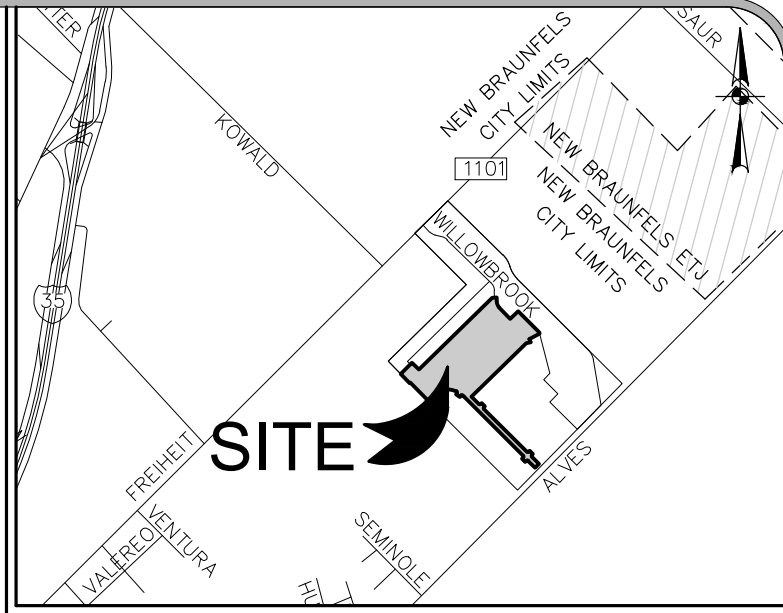
I (WE) THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT,
AND DESIGNATED HEREIN AS THE AUGUST FIELDS, PHASE 2 A SUBDIVISION
TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE
NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY
AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS,
DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE
PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

AUGUST FIELDS, LP.
BARTH TIMMERMANN
501 VALE STREET
AUSTIN, TX 78746

STATE OF TEXAS
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS
_____ DAY OF _____, 20____,
BY _____

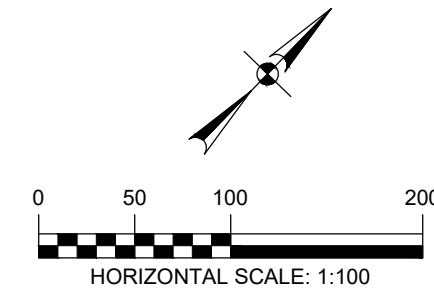
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____



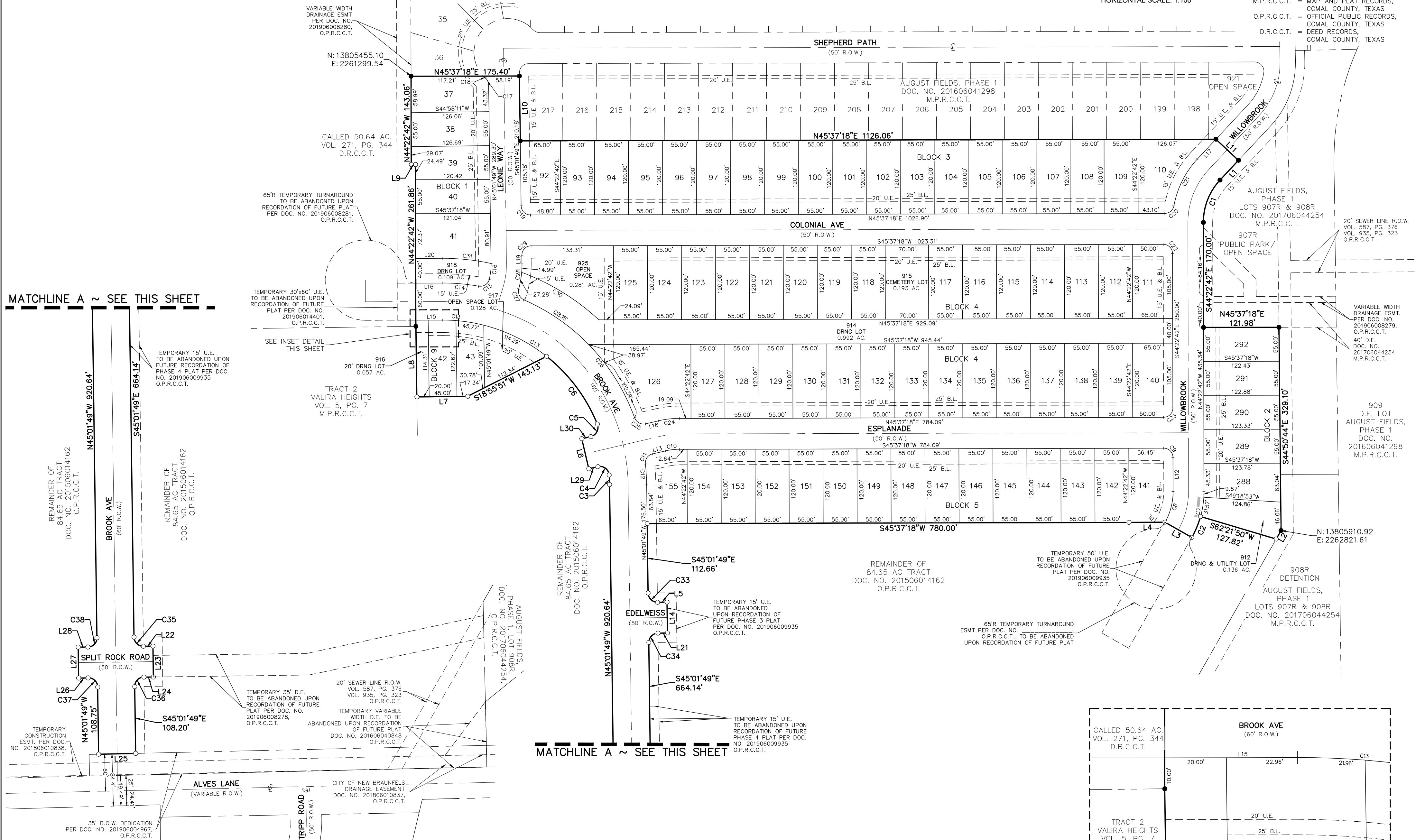
LOCATION MAP
NOT TO SCALE

FINAL PLAT ESTABLISHING AUGUST FIELDS, PHASE 2

BEING 19.60 ACRES SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 1,
SUBDIVISIONS NO. 61 & 62, COMAL COUNTY, TEXAS, AND BEING A PORTION OF A
CALLED 84.65 ACRE TRACT RECORDED IN DOCUMENT NO. 201506014162, OFFICIAL
PUBLIC RECORDS, COMAL 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"
 - B.L. = BUILDING SETBACK LINE
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - DRNG = DRAINAGE
 - R.O.W. = RIGHT-OF-WAY
 - ESMT. = EASEMENT
 - ⊕ = EXISTING ROAD CENTERLINE
 - M.P.R.C.C.T. = MAP AND PLAT RECORDS,
COMAL COUNTY, TEXAS
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS,
COMAL COUNTY, TEXAS
 - D.R.C.C.T. = DEED RECORDS,
COMAL COUNTY, TEXAS



PLAT REVISED JUNE 18, 2019
PLAT PREPARED MAY 20, 2019



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

INSET DETAIL
NOT-TO-SCALE