

Drawing Name: N:\Projects\BURE004.1 Maldonado U4\Planning\Platting\MALDONADO SUBDIVISION UNIT 4.dwg User: chadfrisenhain Aug 12, 2021 -- 3:27pm

FINAL PLAT ESTABLISHING  
**MALDONADO SUBDIVISION UNIT 4**

BEING 13.22 ACRE OF LAND SITUATED IN THE CITY OF NEW BRAUNFELS, GUADALUPE COUNTY, TEXAS, OUT OF THE J.S. JOHNSON SURVEY NO. 47, ABSTRACT NO. 190, GUADALUPE COUNTY, TEXAS, AND BEING THAT CERTAIN 76.15 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 1541, PAGE 379 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

NOTES:

- ALL LOTS WITHIN THE SUBDIVISION WILL BE SERVED BY A PUBLIC WATER SUPPLY OWNED BY GREEN VALLEY SPECIAL UTILITY DISTRICT, AND A SANITARY SEWER SYSTEM OWNED BY ZIPP ROAD UTILITY DISTRICT THROUGH AGREEMENT WITH GUADALUPE-BLANCO RIVER AUTHORITY. ELECTRICITY WILL BE PROVIDED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE. TELEPHONE SERVICE FOR THE SUBDIVISION WILL BE PROVIDED BY AT&T COMMUNICATIONS. THERE WILL BE NO GAS SERVICE PROVIDED.
- ALL BEARINGS AND COORDINATES SHOWN HERON ARE IN GRID BASED UPON TEXAS PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM OF 1983. DISTANCES SHOWN HERON 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 PLASTIC CAP STAMPED "DAM #5348 PROP. COR." IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- MALDONADO SUBDIVISION UNIT 4, FALLS OUTSIDE THE CITY LIMITS OF THE CITY OF NEW BRAUNFELS.
- THE SUBDIVISION IS WITHIN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.
- 4' WIDE SIDEWALKS WILL BE CONSTRUCTED AT THE BACK OF CURB BY THE HOME BUILDER AT TIME OF BUILDING PERMIT ON STREETS EMMA DR, LESLIE LANDING AND HUFF LANDING. 4' WIDE SIDEWALKS WILL BE CONSTRUCTED AT THE BACK OF CURB BY THE DEVELOPER AT THE TIME OF STREET CONSTRUCTION ALONG OPEN SPACE LOT 31 BLOCK 3 AND ALONG EAST SIDE OF HUFF LANDING.

- LOT 31 BLOCK 3 IS AN OPEN SPACE LOT AND WILL NOT BE AVAILABLE FOR RESIDENTIAL USE. THIS LOT WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION, THEIR SUCCESSOR'S OR ASSIGNS, AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF NEW BRAUNFELS OR GUADALUPE COUNTY. THESE LOTS MAY BE USED FOR DRAINAGE AND UTILITY, AND THESE EASEMENTS WILL BE DELINIATED SPECIFICALLY ON THE LOT.

- 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 AND COUNTY ENGINEERING DEPARTMENT. THE CITY OF NEW BRAUNFELS AND GUADALUPE 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.

- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS, AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.

- NO STRUCTURES IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM WHICH HAS BEEN APPROVED BY GREEN VALLEY SPECIAL UTILITY DISTRICT, AND PUBLIC SEWER SYSTEM WHICH HAS BEEN APPROVED BY ZIPP ROAD UTILITY.

- MALDONADO SUBDIVISION UNIT 4, ESTABLISHING A TOTAL OF 36 LOTS, WITH 35 BEING BUILDABLE.

- 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 48187C0115F, EFFECTIVE NOVEMBER 02, 2007 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

- 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 35 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.

- ANY DRIVEWAY CONSTRUCTION ON COUNTY ROADS WITHIN THE UNINCORPORATED AREAS OF GUADALUPE COUNTY MUST BE PERMITTED BY THE GUADALUPE COUNTY ROAD DEPARTMENT.

- MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

- DRAINAGE EASEMENTS SHALL REMAIN FREE FROM ALL OBSTRUCTIONS.

- ALL STREETS ARE PROPOSED TO BE OF A LOCAL TYPE FUNCTIONAL CLASSIFICATION WITH 50 FOOT RIGHT-OF-WAYS UNLESS NOTED OTHERWISE. STREET L IS A MINOR COLLECTOR AND SHALL HAVE A 60 FOOT RIGHT-OF-WAY.

- THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY RESIDENTIAL.

- MAINTENANCE OF DRAINAGE EASEMENT DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.

- EACH LOT OWNER SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF THE SEWER SERVICE STUB OUT AND DETERMINING THE MINIMUM SERVICEABLE FINISH FLOOR ELEVATION.

- ANY DRIVEWAY CONSTRUCTION ON COUNTY ROADS WITHIN THE UNINCORPORATED AREAS OF GUADALUPE COUNTY MUST BE PERMITTED BY THE GUADALUPE COUNTY ROAD DEPARTMENT.

- NO PORTION OF THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

GREEN VALLEY SPECIAL UTILITY DISTRICT:

EASEMENT CERTIFICATE

- THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY 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 WATERLINES.

- 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 ALTERATIONS 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 REGULATIONS 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 SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

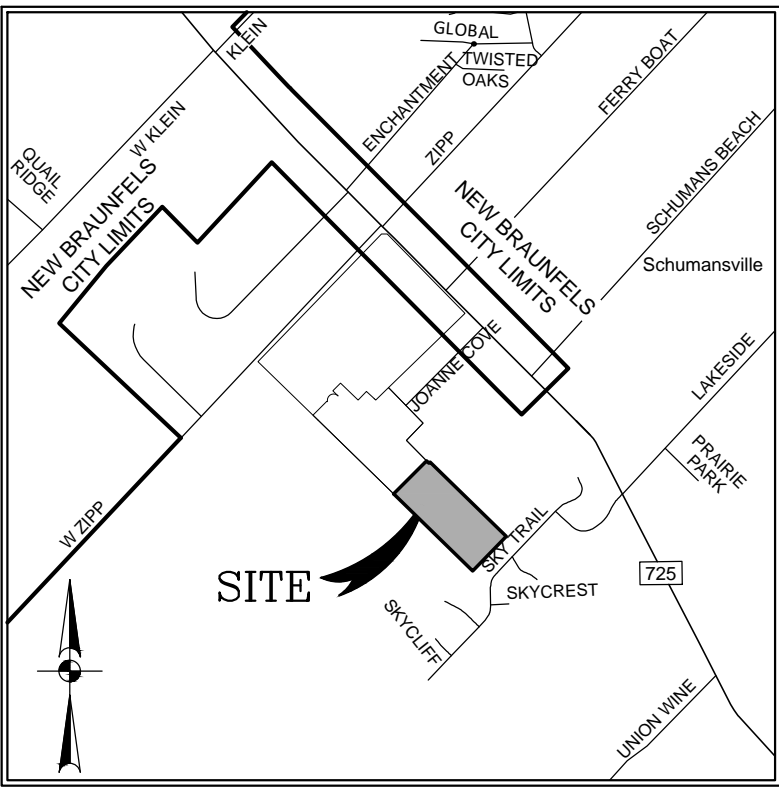
GUADALUPE VALLEY ELECTRIC COOPERATIVE:

- GVEC WILL MAINTAIN A 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING.

- GVEC SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARDS WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.

- GVEC TO HAVE A 5' WIDE ELECTRIC EASEMENT ON ALL ROAD CROSSINGS IN WHICH ELECTRIC LINES ARE PLACED.

- 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.

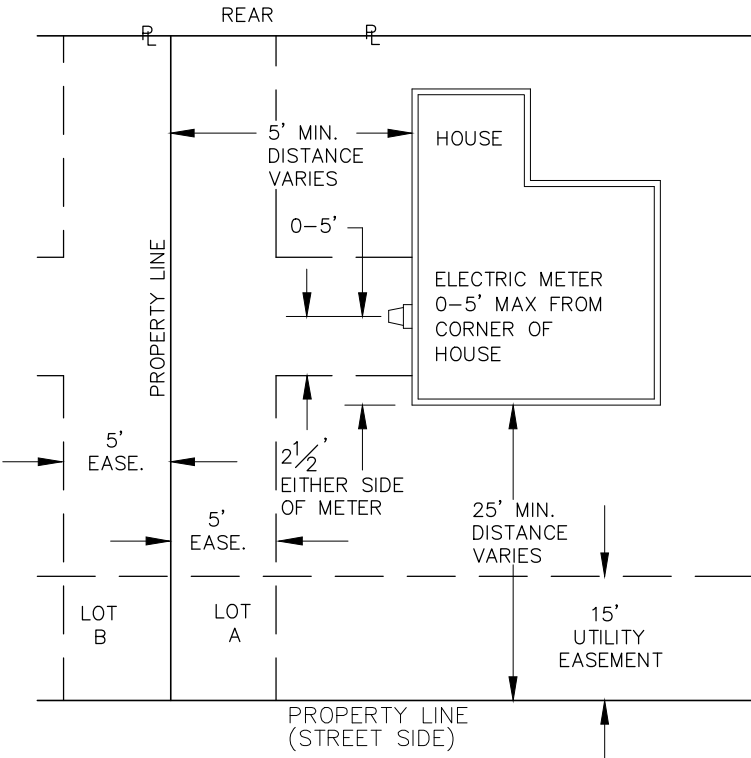


LOCATION MAP

SCALE: 1"=2,000'

NOTE: G.V.E.C. WILL MAINTAIN 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING.

G.V.E.C. SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARDS WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.



TYPICAL EASEMENT ON  
INTERIOR PROPERTY LINE

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

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. 2018, AT \_\_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2018, 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. 2018.

COUNTY CLERK, GUADALUPE COUNTY, TEXAS

DEPUTY \_\_\_\_\_

OWNER:  
TODD BUREK  
MATHOM, LTD.  
22711 FOSSIL PEAK  
SAN ANTONIO, TX 78160

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  
5151 W. SH46  
NEW BRAUNFELS, TEXAS 78132  
FIRM #10191500



2021 SH 46W, Ste. 105  
New Braunfels, TX 78132  
ph: (830) 358-7127  
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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

Drawing Name: N:\Projects\BURE004.1 Maldonado Unit 4\Planning\Plating\MALDONADO SUBDIVISION UNIT 4.dwg User: BrittanyEisert Sep 08, 2021 - 9:21am

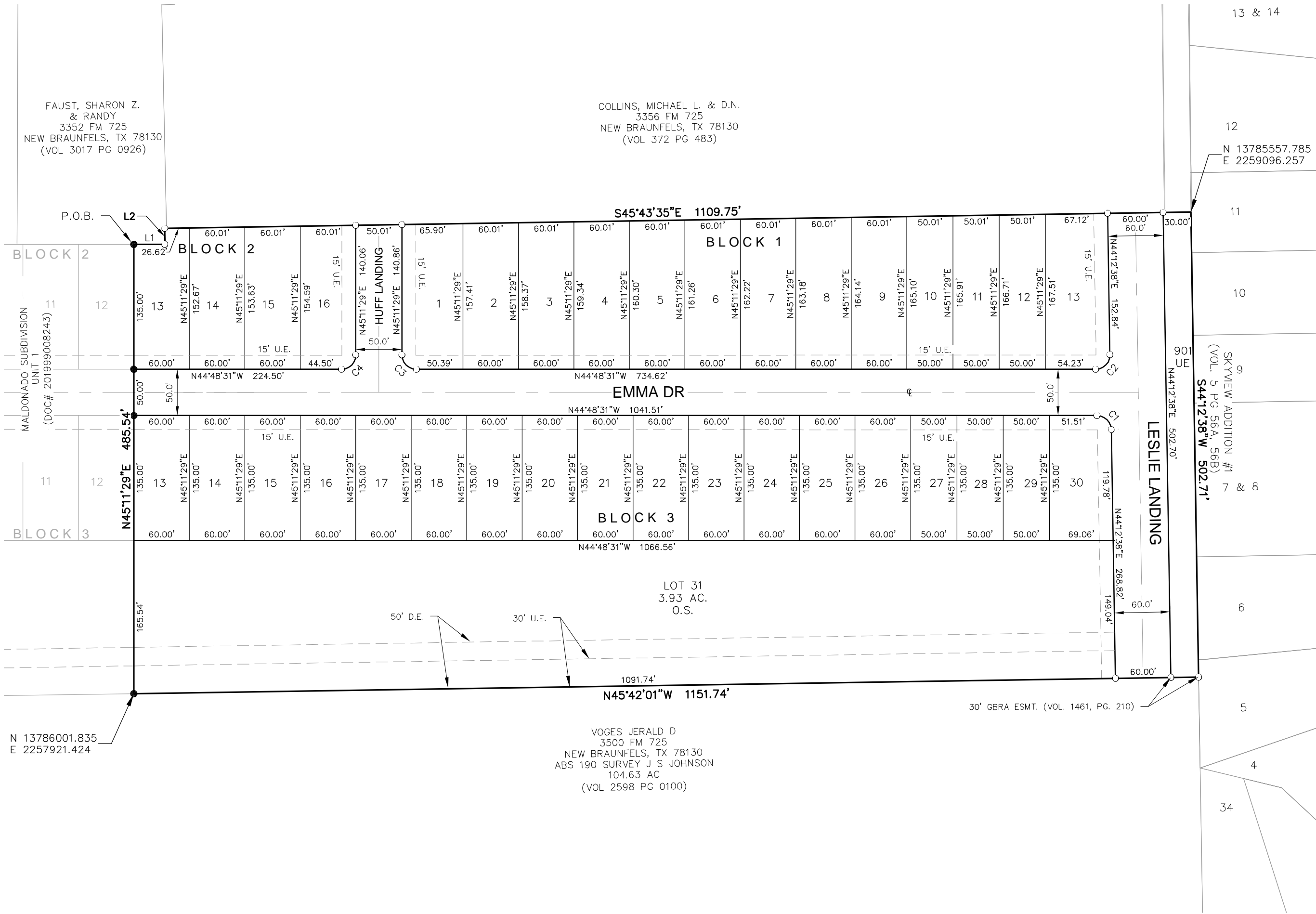
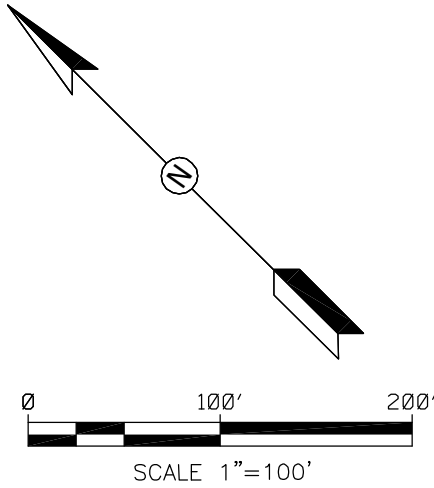
LINE TABLE		
LINE	LENGTH	BEARING
L1	33.48'	S44°48'31"E
L2	17.25'	N44°53'33"E

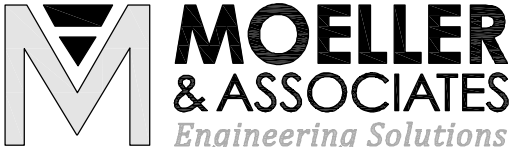
CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	24.08'	15.50'	89°01'08"	15.24'	21.73'	N00°17'57"W
C2	24.61'	15.50'	90°58'45"	15.77'	22.11'	N89°42'00"E
C3	24.35'	15.50'	90°00'00"	15.50'	21.92'	N00°11'29"E
C4	24.35'	15.50'	90°00'00"	15.50'	21.92'	N89°48'31"W

FINAL PLAT ESTABLISHING

# MALDONADO SUBDIVISION UNIT 4

BEING 13.22 ACRE OF LAND SITUATED IN THE CITY OF NEW BRAUNFELS, GUADALUPE COUNTY, TEXAS, OUT OF THE J.S. JOHNSON SURVEY NO. 47, ABSTRACT NO. 190, GUADALUPE COUNTY, TEXAS, AND BEING THAT CERTAIN 76.15 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 1541, PAGE 379 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.





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