

Drawing Name: T:\321 - Century Land Holdings\008 - Park Place Unit 1B\Plat\Park Place Unit 1B Plat.dwg User: mkalb Apr 12, 2022 - 7:17am

PLAT NOTES:

- THIS PROPERTY WILL BE SERVED BY THE FOLLOWING:
ELECTRIC – GUADALUPE VALLEY ELECTRIC COOPERATIVE (GVEC)
TELEPHONE AND CABLE – AT&T/SPECTRUM
WATER – GREEN VALLEY SPECIAL UTILITY DISTRICT (GVSUD)
SEWER – GUADALUPE-BLANCO RIVER AUTHORITY (GBRA)
- 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 OF NEW BRAUNFELS EXTRA-TERRITORIAL JURISDICTION, TEXAS.
- THIS SUBDIVISION IS WITHIN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITH AN INDICATED SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE ADOPTED FLOOD MAPS OF THE CITY OF NEW BRAUNFELS, AS DEFINED BY THE GUADALUPE COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 48187C0115F, 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.
- FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS ADJACENT TO THE CURB AT THE TIME OF STREET CONSTRUCTION ALONG:
A. ZIP ROAD (SOUTH SIDE ONLY).
- FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE HOME BUILDER PER CITY STANDARDS ADJACENT TO THE CURB AT THE TIME OF BUILDING CONSTRUCTION ALONG:
B. CLARISSE STREET
C. HOBBITON WAY
D. HAVISHAM PASS
E. DANFORTH STREET
F. PRYNNE STREET
- 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 2018 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR ONE DWELLING UNIT(S) PER BUILDABLE LOT WITH A MAXIMUM OF 125 BUILDABLE LOTS. 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 UNIT CONTAINS 125 BUILDABLE RESIDENTIAL LOTS. ALL LOTS MEET THE MINIMUM SQUARE FOOTAGE REQUIREMENT ACCORDING TO THE ZONING ORDINANCE.
- 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.

GVSUD NOTES:

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 WIT THE RIGHT TO ERCT, 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 WIT 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.

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 April 12, 2022



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

FINAL PLAT ESTABLISHING PARK PLACE, UNIT 1B

BEING A 23.17 ACRE TRACT SITUATED IN THE SARAH DEWITT SURVEY NO. 48, ABSTRACT 103 AND THE J.S. JOHNSON SURVEY NO. 47, ABSTRACT NO. 190, GUADALUPE COUNTY, TEXAS. BEING A PORTION OF A 131.585 ACRE TRACT, CALLED TRACT 2, RECORDED IN DOCUMENT NO. 201999019522 AND A PORTION OF A 90 ACRE TRACT, RECORDED IN VOLUME 765, PAGE 646 OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

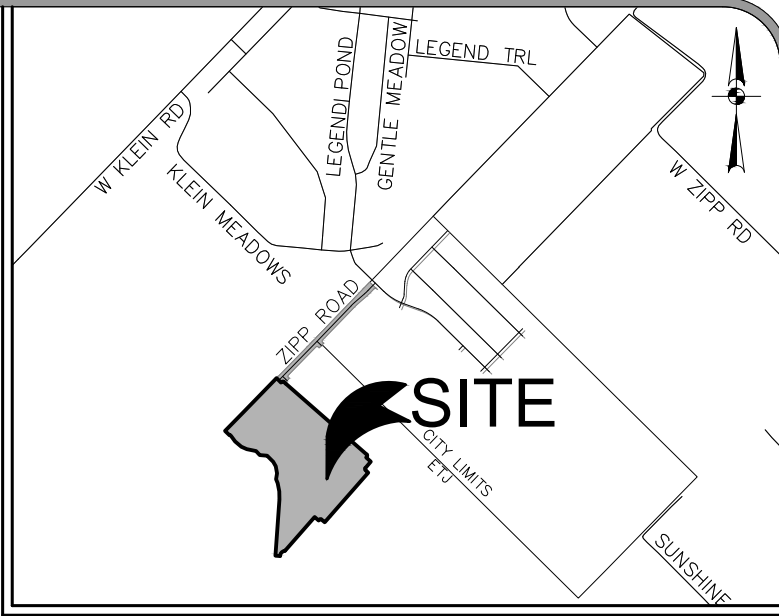
GBRA NOTES:

- THE GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) IS HEREBY DEDICATED THE EASEMENT AND RIGHTS-OF-WAY IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER" AS WELL AS THOSE EASEMENTS AND RIGHTS-OFWAY SPECIFICALLY DEDICATED TO IT FOR THE PURPOSE OF ACCESSING, INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED SANITARY SEWER 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 EASEMENT.
- 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 SANITARY SEWER SERVICES SHALL NOT BE INSTALLED WITHIN FENCED AREAS.

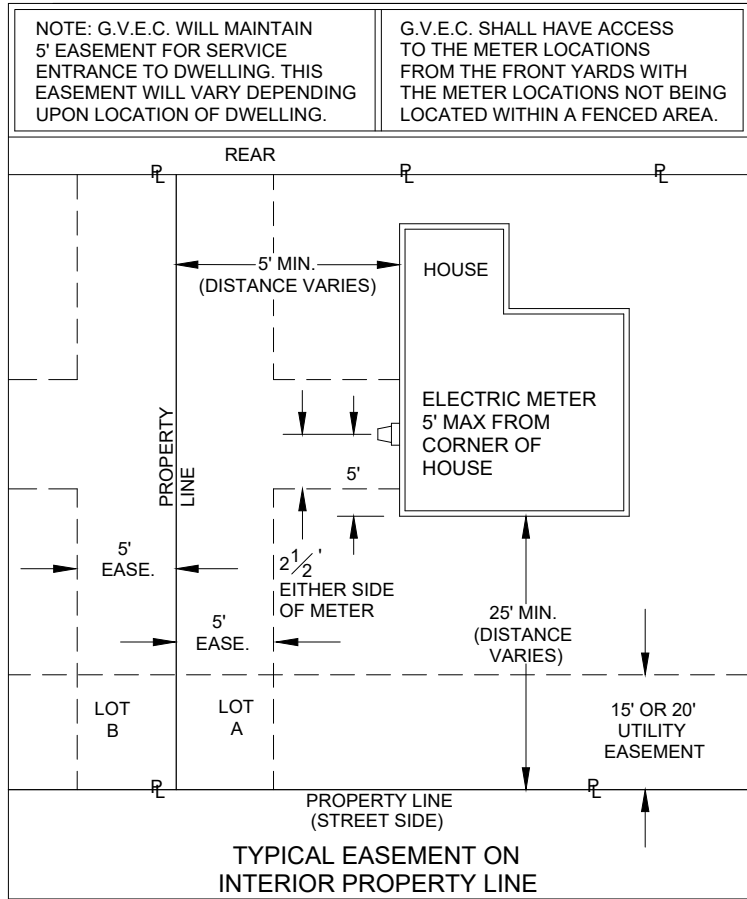
THIS SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND APPROVED FOR EASEMENTS. UPON REQUEST OF THE CUSTOMER AND PAYMENT OF THE REQUIRED FEES, GBRA WILL PROVIDE DOMESTIC SEWER SERVICE TO EACH LOT IN THIS SUBDIVISION, BY AGREEMENT WITH THE DEVELOPER.

GVEC NOTES:

- GVEC WILL POSSESS A 5-FOOT 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.
- ANY EASEMENT DESIGNATED AS A GVEC 20'x20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
- 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-FOOT WIDE EASEMENT FOR ELECTRICAL APPARATUSES ON EACH SIDE OF PROPERTY LINE AS SHOWN.



LOCATION MAP
NOT TO SCALE



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

STATE OF TEXAS
COUNTY OF GUADALUPE

STATE OF TEXAS
COUNTY OF GUADALUPE

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE SOUTH POINT, UNIT 1 A SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF GUADALUPE, 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.

KB HOME LONE STAR, INC.
BY: DAVID BRODBECK
4800 FREDERICKSBURG RD
SAN ANTONIO, TEXAS 78229

STATE OF TEXAS
COUNTY OF _____

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

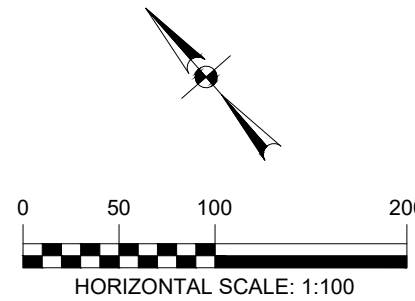
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

COUNTY CLERK, GUADALUPE COUNTY, TEXAS

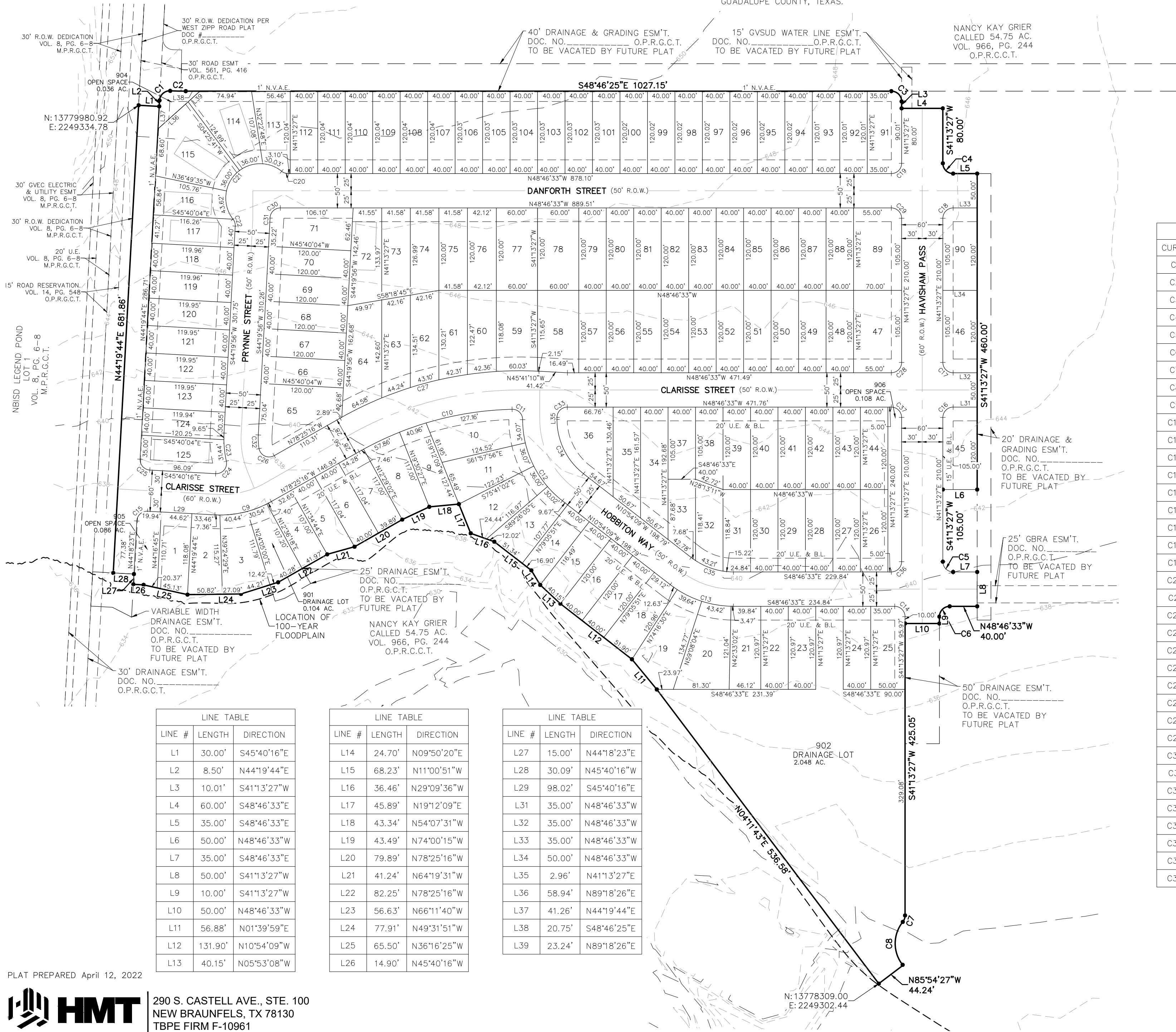
DEPUTY

FINAL PLAT ESTABLISHING
PARK PLACE, UNIT 1B

BEING A 23.17 ACRE TRACT SITUATED IN THE SARAH DEWITT SURVEY NO. 48, ABSTRACT 103 AND THE J.S. JOHNSON SURVEY NO. 47, ABSTRACT NO. 190, GUADALUPE COUNTY, TEXAS. BEING A PORTION OF A 131.585 ACRE TRACT, CALLED TRACT 2, RECORDED IN DOCUMENT NO. 201999019522 AND A PORTION OF A 90 ACRE TRACT, RECORDED IN VOLUME 765, PAGE 646 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"
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



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	30.00'	S45°40'16"E
L2	8.50'	N44°19'44"E
L3	10.01'	S41°13'27"W
L4	60.00'	S48°46'33"E
L5	35.00'	S48°46'33"E
L6	50.00'	N48°46'33"W
L7	35.00'	S48°46'33"E
L8	50.00'	S41°13'27"W
L9	10.00'	S41°13'27"W
L10	50.00'	N48°46'33"W
L11	56.88'	N01°39'59"E
L12	131.90'	N10°54'09"W
L13	40.15'	N05°53'08"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L14	24.70'	N09°50'20"E
L15	68.23'	N11°00'51"W
L16	36.46'	N29°09'36"W
L17	45.89'	N19°12'09"E
L18	43.34'	N54°07'31"W
L19	43.49'	N74°00'15"W
L20	79.89'	N78°25'16"W
L21	41.24'	N64°19'31"W
L22	82.25'	N78°25'16"W
L23	56.63'	N66°11'40"W
L24	77.91'	N49°31'51"W
L25	65.50'	N36°16'25"W
L26	14.90'	N45°40'16"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L27	15.00'	N44°18'23"E
L28	30.09'	N45°40'16"W
L29	98.02'	S45°40'16"E
L31	35.00'	N48°46'33"W
L32	35.00'	N48°46'33"W
L33	35.00'	N48°46'33"W
L34	50.00'	N48°46'33"W
L35	2.96'	N41°13'27"E
L36	58.94'	N89°18'26"E
L37	41.26'	N44°19'44"E
L38	20.75'	S48°46'25"E
L39	23.24'	N89°18'26"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	11.79'	15.00'	045°02'51"	6.22'	11.49'	N66°51'09"E
C2	22.57'	540.00'	002°23'41"	11.29'	22.57'	S47°34'35"E
C3	23.56'	15.00'	090°00'00"	15.00'	21.21'	S03°46'29"E
C4	23.56'	15.00'	090°00'00"	15.00'	21.21'	S03°46'33"E
C5	23.56'	15.00'	090°00'00"	15.00'	21.21'	S03°46'33"E
C6	23.56'	15.00'	090°00'00"	15.00'	21.21'	N86°13'27"E
C7	10.18'	15.00'	038°52'15"	5.29'	9.98'	S60°39'35"W
C8	68.38'	50.00'	078°21'23"	40.75'	63.17'	S40°55'01"W
C9	85.74'	150.00'	032°45'00"	44.08'	84.58'	S62°02'46"E
C10	233.44'	472.00'	028°20'14"	119.16'	231.07'	N64°15'09"W
C12	136.16'	150.00'	052°00'33"	73.17'	131.53'	S15°06'36"W
C13	99.15'	150.00'	037°52'24"	51.46'	97.36'	S29°50'21"E
C14	23.56'	15.00'	090°00'00"	15.00'	21.21'	N03°46'33"W
C15	23.57'	15.00'	090°01'21"	15.01'	21.22'	S89°19'03"W
C16	23.56'	15.00'	090°00'00"	15.00'	21.21'	S86°13'27"W
C17	23.56'	15.00'	090°00'00"	15.00'	21.21'	S03°46'33"E
C18	23.56'	15.00'	090°00'00"	15.00'	21.21'	S86°13'27"W
C19	23.56'	15.00'	090°00'00"	15.00'	21.21'	N86°13'27"E
C20	10.18'	15.00'	038°52'15"	5.29'	9.98'	S29°20'25"E
C21	145.66'	50.00'	166°54'38"	435.82'	99.35'	S86°38'23"W
C22	10.77'	15.00'	041°08'52"	5.63'	10.54'	N23°45'30"E
C23	41.09'	150.00'	015°41'46"	20.68'	40.96'	S36°29'02"W
C24	27.67'	15.00'	105°41'35"	19.80'	23.91'	N81°28'57"E
C25	23.56'	15.00'	090°00'00"	15.00'	21.21'	S00°40'16"E
C26	28.47'	15.00'	108°45'18"	20.93'	24.39'	S24°02'37"E
C27	301.66'	528.00'	032°44'06"	155.07'	297.58'	N62°03'13"W
C28	23.56'	15.00'	090°00'00"	15.00'	21.21'	N86°13'27"E
C29	23.56'	15.00'	090°00'00"	15.00'	21.21'	N03°46'33"W
C30	23.34'	15.00'	089°09'07"	14.78'	21.06'	S86°38'54"W
C31	5.92'	150.00'	002°15'35"	2.96'	5.92'	N43°12'08"E
C32	20.04'	100.00'	011°28'50"	10.05'	20.00'	S38°14'14"W
C33	23.56'	15.00'	090°00'00"	15.00'	21.21'	S86°13'27"W
C34	90.98'	100.00'	052°07'36"	48.91'	87.87'	S15°09'39"W
C35	66.10'	100.00'	037°52'24"	34.31'	64.90'	S29°50'21"E
C36	23.56'	15.00'	090°00'00"	15.00'	21.21'	N86°13'27"E
C37	23.56'	15.00'	090°00'00"	15.00'	21.21'	N03°46'33"W

PLAT PREPARED April 12, 2022



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