

SUBDIVISION PLAT  
OF  
SAENGERHALLE MEADOWS UNIT 3

NBU NOTES:

1. MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OF 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.
2. 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.
3. UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
4. EACH LOT MUST HAVE ITS WATER AND SEWER SERVICE AT THE OWNER/DEVELOPER'S EXPENSE.
5. DO NOT COMBINE ANY NEW UTILITY EASEMENTS (UE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (UE) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.
6. NBU IS NOT RESPONSIBLE FOR LANDSCAPING OR IRRIGATION IN UE/LE.

SIDEWALK NOTE:

1. FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE HOME BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG:
  - a. KATHLENE VW
  - b. KAYDEN PT
  - c. PAYTON DR
  - d. GAIL BLVD
2. FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
  - a. KATHLENE VW - LOT 901 BLOCK 5
  - b. PAYTON DR - LOT 900 BLOCK 6, LOT 901 BLOCK 5
  - c. GAIL BLVD - LOT 902 BLOCK 5
3. PEDESTRIAN CROSSINGS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION.
4. A 4-FOOT WIDE PUBLIC SIDEWALK WAS CONSTRUCTED ADJACENT TO LOT 15, BLOCK 5, ALONG PAYTON DR WITH THE CONSTRUCTION OF SAENGERHALLE MEADOWS, UNIT 1.

UTILITY PROVIDER NOTE:

THE PROPERTY WILL BE SERVED BY THE FOLLOWING:  
NEW BRAUNFELS UTILITIES (WATER, SEWER, ELECTRIC)  
AT&T (TELECOMMUNICATIONS)  
SPECTRUM

SCHOOL DISTRICT NOTE:

REFERENCED PROPERTY LIES WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.

COMMON SPACE NOTE:

LOT 900, BLOCK 6 IS A LANDSCAPE, PEDESTRIAN, DRAINAGE & ACCESS LOT.  
LOT 901, BLOCK 5 IS A LANDSCAPE, PEDESTRIAN & ACCESS LOT.  
LOT 902, BLOCK 5 IS A LANDSCAPE, PEDESTRIAN, DRAINAGE & ACCESS LOT.  
ALL AFOREMENTIONED LOTS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR PROPERTY OWNER AND NOT THE CITY OF NEW BRAUNFELS.

BEING 14.961 ACRES OUT OF A 46.01 ACRE TRACT RECORDED IN DOC. NO. 202199014362 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS OUT OF THE ANTONIO MARIA ESNAURIZAR ELEVEN LEAGUE GRANT, ABSTRACT 20, IN THE CITY OF NEW BRAUNFELS, GUADALUPE COUNTY, TEXAS.

DRAINAGE EASEMENT NOTES:

1. "DRAINAGE EASEMENTS SHALL REMAIN FREE OF ALL OBSTRUCTIONS."
2. NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF 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 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.
3. MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

FLOODPLAIN NOTE:

NO PORTION OF ANY LOT ON THIS PROJECT IS WITHIN AN INDICATED SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE FEMA FIRM MAP NO. 48091C0445F EFFECTIVE DATE 9/2/2009 AND FEMA FIRM MAP NO. 48187C0095F EFFECTIVE DATE 11/2/2007.

PLAT NOTES:

1. THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER JURISDICTIONAL ZONES.
2. THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF THE CITY OF NEW BRAUNFELS, TEXAS.
3. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
4. 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 JOIST 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 GROSS SWALE PREVENTING RUNOFF FROM ENTERING THE GARAGE AND SHALL PREVENT WATER FROM LEAVING THE STREET.
5. THIS SUBDIVISION IS SUBJECT TO THE 2018 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR ONE (1) DWELLING UNIT PER BUILDABLE LOT WITH A MAXIMUM OF 69 LOTS WHERE FEES ARE DUE AT THE TIME OF RECORDATION. 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 DWELLING UNIT.
6. THIS UNIT CONTAINS 69 BUILDABLE RESIDENTIAL LOTS.



NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: May 2, 2022

STATE OF TEXAS  
COUNTY OF BEXAR

I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE SAENGERHALLE MEADOWS UNIT 3 SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL AND 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.

OWNER/DEVELOPER: LESLIE K. OSTRANDER, ASSISTANT SECRETARY  
BY: CHTEX OF TEXAS, INC.  
A DELAWARE CORPORATION  
IT'S SOLE GENERAL PARTNER OF  
CONTINENTAL HOMES OF TEXAS, L.P.  
5419 N. LOOP 1604 E.  
SAN ANTONIO, TEXAS 78247  
(210) 496-2668

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LESLIE K. OSTRANDER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

PLANNING COMMISSION CHAIRPERSON

APPROVED FOR ACCEPTANCE

DATE DIRECTOR OF PLANNING

DATE CITY ENGINEER

DATE NEW BRAUNFELS UTILITIES

SURVEYOR'S NOTES:

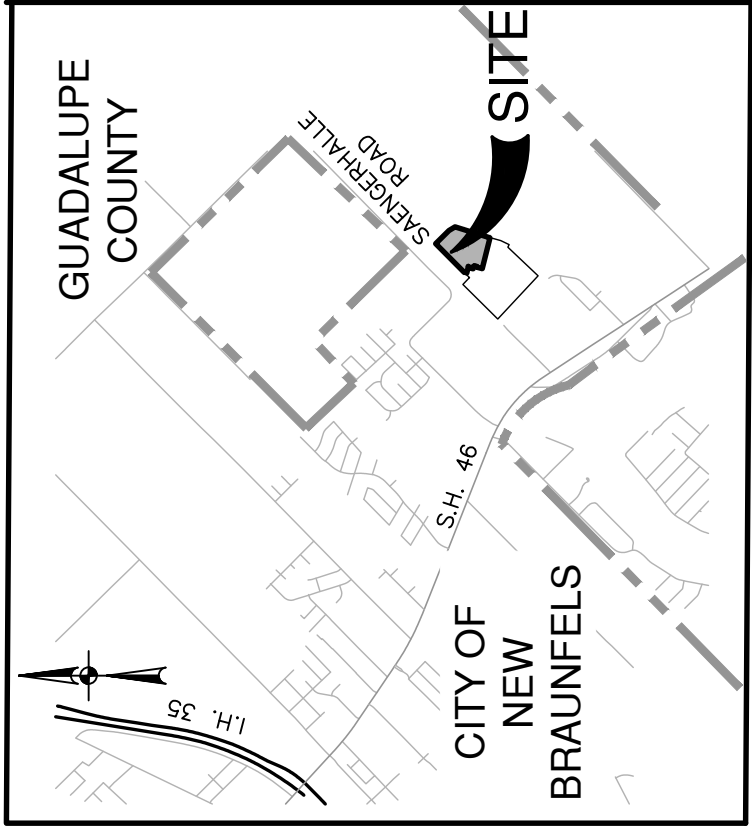
1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH ½" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE. COMBINED SCALE FACTOR IS 0.999986.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

KNOW ALL MEN BY THESE PRESENTS

I, THE UNDERSIGNED DAVID A. CASANOVA, 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 AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

DAVID A. CASANOVA  
REGISTERED PROFESSIONAL LAND SURVEYOR #4251  
PAPE-DAWSON ENGINEERS, INC.  
2000 NW LOOP 410  
SAN ANTONIO, TEXAS 78213



SUBDIVISION PLAT  
OF  
SAENGERHALLE MEADOWS UNIT 3

BEING 149.61 ACRES OUT OF A 46.01 ACRE TRACT RECORDED IN DOC. NO. 202199014362 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS OUT OF THE ANTONIO MARIA ESNAURIZAR ELEVEN LEAGUE GRANT, ABSTRACT 20, IN THE CITY OF NEW BRAUNFELS, GUADALUPE COUNTY, TEXAS.

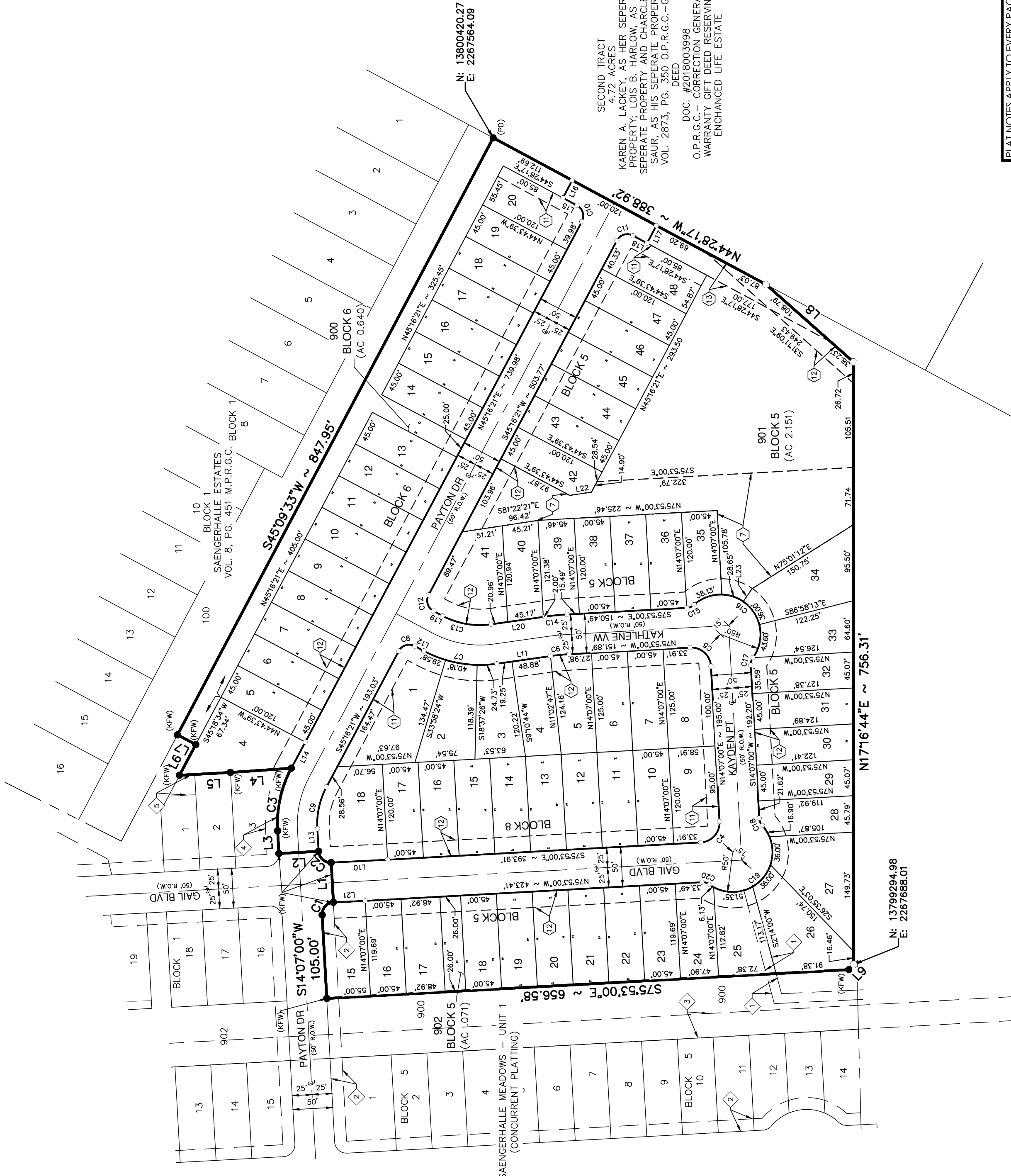
SCALE: 1"= 100'

0' 100' 200' 300'

**PAPE-DAWSON ENGINEERS**

NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 210.375.9000  
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

DATE OF PREPARATION: May 2, 2022



LINE TABLE

LINE #	BEARING	LENGTH
L16	N45°16'21"E	25.00'
L17	S45°16'21"W	25.00'
L18	N44°28'17"W	19.93'
L19	S44°43'39"E	12.81'
L20	S80°49'16"E	68.13'
L21	N75°26'21"W	40.00'
L22	S81°22'21"E	27.59'
L23	N51°46'37"E	19.68'

LINE TABLE

LINE #	BEARING	LENGTH
L1	N14°07'00"E	50.00'
L2	N75°53'00"W	50.00'
L3	N14°07'00"E	28.69'
L4	S76°41'45"E	76.52'
L5	S75°53'00"E	64.23'
L6	S45°10'44"W	43.68'
L7	S44°49'16"E	25.96'
L8	N31°11'09"W	147.02'
L9	N60°56'25"E	8.85'
L10	S75°37'58"E	70.90'
L11	N80°49'16"W	68.13'
L12	N44°43'39"W	12.81'
L13	S14°07'00"W	28.51'
L14	N45°24'46"E	37.27'
L15	N44°28'17"W	20.07'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00'	90°00'00"	S59°07'00"W	21.21'
C2	15.00'	90°00'00"	S30°53'00"E	21.21'
C3	150.00'	31°03'44"	N29°38'52"E	80.33'
C4	25.00'	90°00'00"	N59°07'00"E	35.36'
C5	25.00'	90°00'00"	N30°53'00"W	35.36'
C6	275.00'	4°56'16"	N78°21'08"W	23.69'
C7	150.00'	36°05'37"	N62°46'27"W	92.94'
C8	15.00'	90°00'00"	N89°43'39"W	21.21'
C9	100.00'	31°09'21"	S29°41'41"W	53.71'
C10	15.00'	89°44'39"	N07°42'02"E	21.17'
C11	15.00'	90°15'21"	N89°35'58"W	21.26'
C12	15.00'	90°00'00"	S07°16'21"W	21.21'
C13	100.00'	36°05'37"	S62°46'27"E	61.96'
C14	325.00'	4°56'16"	S78°21'08"E	28.00'
C15	15.00'	38°52'15"	N84°40'53"E	9.98'
C16	50.00'	167°44'30"	S30°53'00"E	99.43'
C17	15.00'	38°52'15"	S33°33'07"W	9.98'
C18	15.00'	38°52'15"	S51°07'07"E	9.98'
C19	50.00'	167°44'30"	S59°07'00"W	99.43'
C20	15.00'	38°52'15"	N56°26'53"W	9.98'

PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE  
DATA ON THIS SHEET