

LOCATION MAP
NOT-TO-SCALE

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:

SIX (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ALONG FUTURE TOR HOUSE RD, ESTELEA GROVE, WANDA RD, HAWK TOWER AVE, POINT LOBOS TRL, LEILA AVE, BIG SUR DR, BLUFF PATH & CALLIE COURT, AT THE TIME OF STREET CONSTRUCTION.

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 1 IS A LANDSCAPE, PEDESTRIAN, & ACCESS EASEMENT.
LOT 901, BLOCK 1 IS A DRAINAGE, ACCESS, LANDSCAPE, PEDESTRIAN, & ACCESS EASEMENT.
LOT 902, BLOCK 1 IS A LANDSCAPE, PEDESTRIAN, & ACCESS EASEMENT.
LOT 900, BLOCK 3 IS A DRAINAGE & ACCESS EASEMENT.
LOT 901, BLOCK 3 IS A LANDSCAPE & ACCESS EASEMENT.
LOT 902, BLOCK 3 IS A LANDSCAPE, PEDESTRIAN, & ACCESS EASEMENT.
LOT 900, BLOCK 4 IS A LANDSCAPE, PEDESTRIAN, & ACCESS EASEMENT.
LOT 900, BLOCK 6 IS A DRAINAGE & ACCESS EASEMENT.
LOT 900, BLOCK 8 IS A LANDSCAPE, PEDESTRIAN, & ACCESS EASEMENT.
ALL AFOREMENTIONED LOTS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR PROPERTY OWNER AND NOT THE CITY OF NEW BRAUNFELS.

PRELIMINARY PLAT
OF
WILLOWBROOK - UNIT 1

BEING 43.535 ACRES OF LAND OUT OF A 76.649 ACRE TRACT RECORDED IN DOC NO 202199022873 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, AND A 0.500 ACRE TRACT RECORDED IN DOC NO 202199022867, SAID OFFICAL PUBLIC RECORDS, OUT OF THE ANTONIO MARIA ESUARIZAR ELEVEN LEAGUE GRANT, ABSTRACT 20, 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 THIS SUBDIVISION IS LOCATED WITHIN ANY EXISTING SPECIAL FLOOD HAZARD ZONE A, 100-YEAR FLOOD BOUNDARY, AS DEFINED BY THE COMAL COUNTY, TEXAS COMMUNITY PANEL NUMBER 48091C0445F, EFFECTIVE DATE SEPTEMBER 02, 2009 AND BY THE GUADALUPE COUNTY, TEXAS COMMUNITY PANEL NUMBER 48187C0095F, EFFECTIVE DATE NOVEMBER 02, 2007 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PLAT NOTES:

1. THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
2. THIS SUBDIVISION IS WITHIN THE EXTRATERRITORIAL JURISDICTION 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 CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE GARAGE AND SHALL PREVENT WATER FROM LEAVING THE STREET.
5. THIS SUBDIVISION IS SUBJECT TO THE 2006 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE (5/2018). THIS PLAT IS APPROVED FOR ONE (1) DWELLING UNIT PER BUILDABLE LOT WITH A MAXIMUM OF 109 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 109 BUILDABLE RESIDENTIAL LOTS.
7. ANY DRIVEWAY CONSTRUCTION ON COUNTY ROADS WITHIN THE UNINCORPORATED AREAS OF GUADALUPE COUNTY MUST BE PERMITTED BY THE GUADALUPE COUNTY ROAD DEPARTMENT.



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: April 19, 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 WILLOWBROOK - UNIT 1 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: SCOTT FELDER HOMES LLC
6414 RIVER PLACE BLVD., SUITE 100,
AUSTIN, TX 78730

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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:

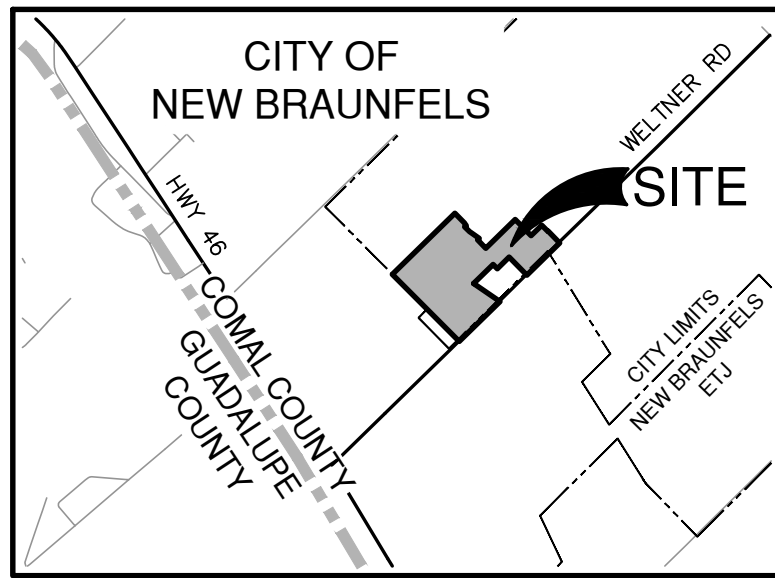
1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH ½" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS 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. SCALE FACTOR 1.00014 (GRID TO SURFACE)
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

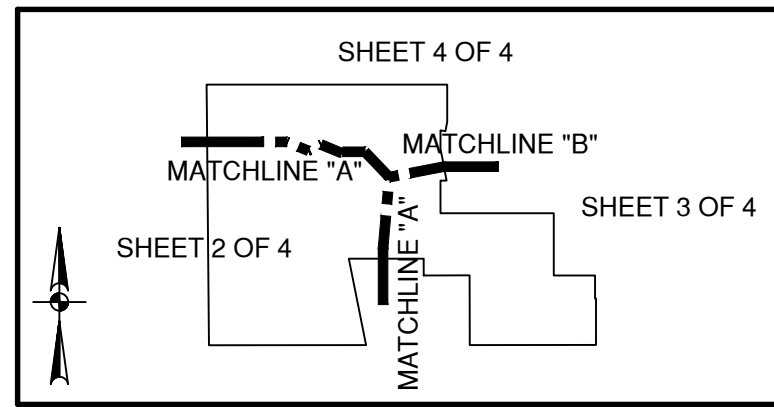
I, THE UNDERSIGNED DAVID A. CASANOVA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE 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.

ERIC J. SNELL
REGISTERED PROFESSIONAL LAND SURVEYOR #6527
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213



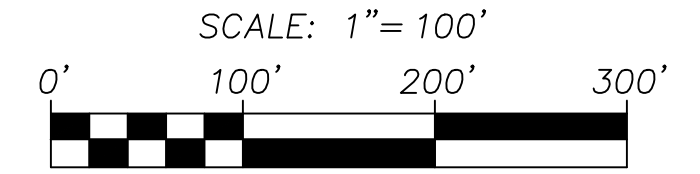
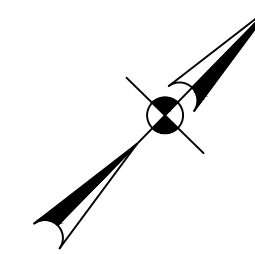
LOCATION MAP
NOT-TO-SCALE



INDEX MAP
SCALE: 1"= 1000'

PRELIMINARY PLAT OF WILLOWBROOK - UNIT 1

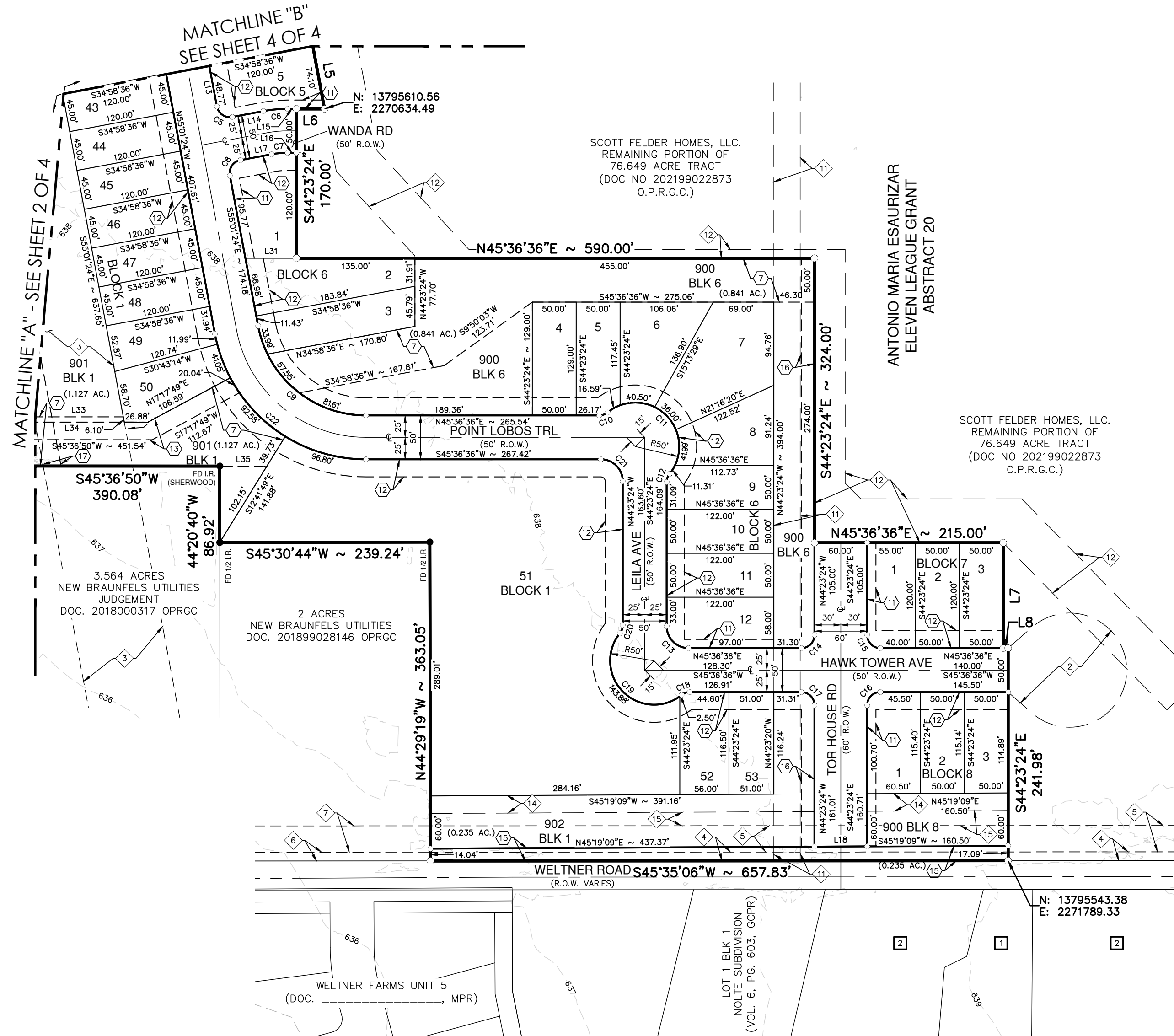
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**PAPE-DAWSON
ENGINEERS**

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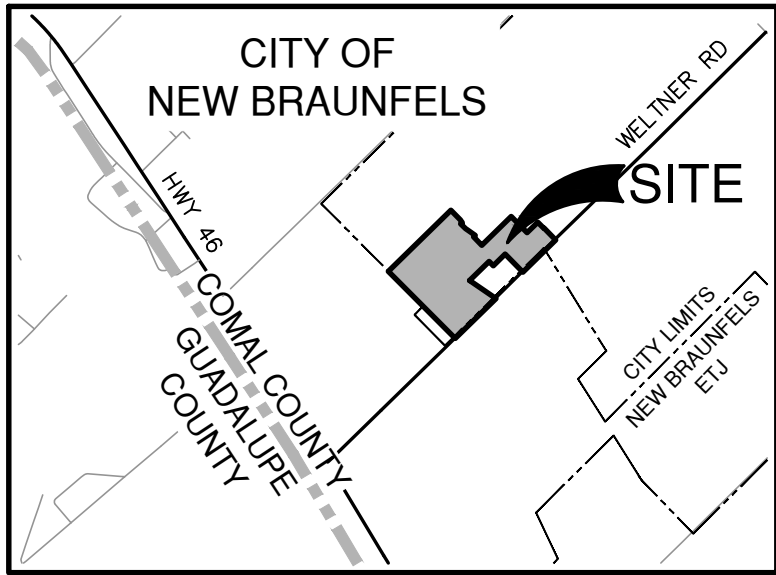
DATE OF PREPARATION: April 19, 2022



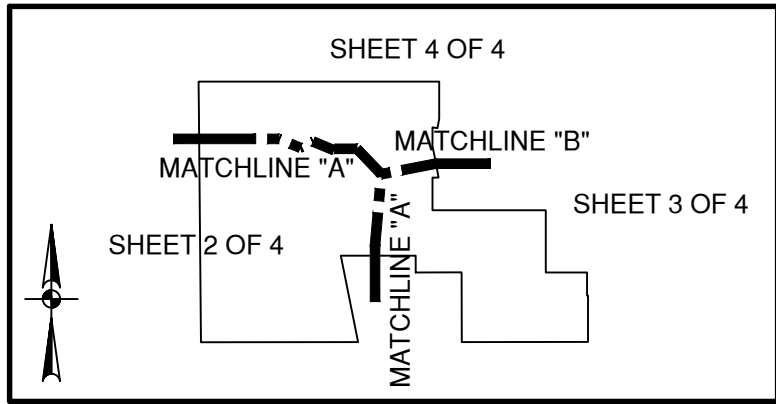
PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE
DATA ON SHEET 4 OF 4

SHEET 3 OF 4



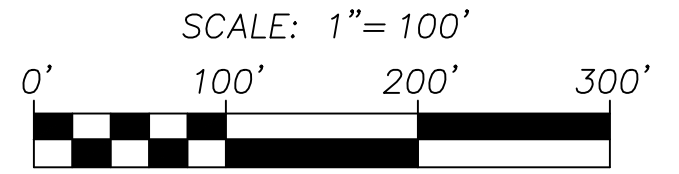
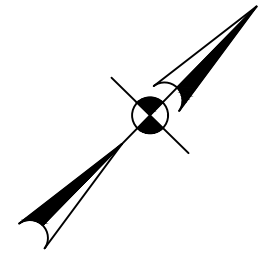
LOCATION MAP
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INDEX MAP
SCALE: 1"= 1000'

PRELIMINARY PLAT OF WILLOWBROOK - UNIT 1

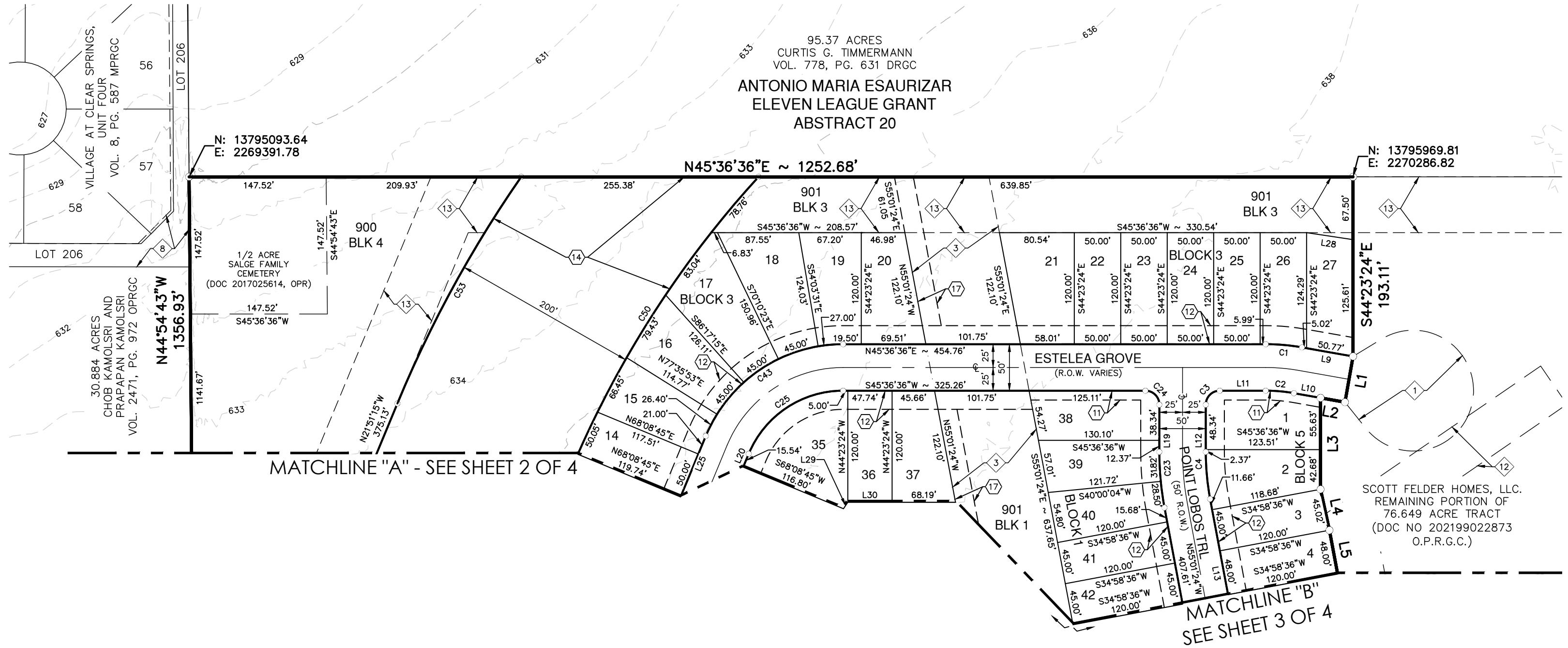
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LINE TABLE		
LINE #	BEARING	LENGTH
L1	S34°23'24"E	50.00'
L2	S55°36'36"W	26.72'
L3	S44°23'24"E	98.31'
L4	S56°42'26"E	45.02'
L5	S55°01'24"E	122.10'
L6	S45°36'36"W	32.13'
L7	S44°23'24"E	120.00'
L8	N45°36'36"E	5.50'
L9	N55°36'36"E	55.79'
L10	S55°36'36"W	29.06'
L11	S45°36'36"W	49.50'
L12	S44°23'24"E	50.71'
L13	S55°01'24"E	153.43'
L14	N34°58'36"E	36.03'
L15	N45°36'36"E	9.88'
L16	S45°36'36"W	9.88'
L17	S34°58'36"W	36.03'
L18	S45°19'09"W	60.00'
L19	N44°23'24"W	50.71'
L20	S21°51'15"E	60.54'
L21	S44°23'10"E	33.64'
L22	S44°24'54"E	16.63'
L23	S45°19'09"W	70.00'
L24	N44°24'54"W	16.96'
L25	N21°51'15"W	653.62'
L26	N44°23'10"W	35.04'
L27	N68°08'45"E	41.04'
L28	S54°08'27"W	50.56'
L29	S10°30'04"E	8.38'
L30	S45°36'36"W	47.74'
L31	S45°36'36"W	58.05'
L32	S68°08'45"W	44.66'
L33	N45°36'50"E	101.75'
L34	N45°36'50"E	450.09'
L35	S45°36'36"W	53.60'

CURVE TABLE						
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	
C1	225.00'	10°00'00"	N50°36'36"E	39.22'	39.27'	
C2	175.00'	10°00'00"	S50°36'36"W	30.50'	30.54'	
C3	15.00'	90°00'00"	S0°36'36"W	21.21'	23.56'	
C4	275.00'	10°38'00"	S49°42'24"E	50.96'	51.04'	
C5	15.00'	90°00'00"	N79°58'36"E	21.21'	23.56'	
C6	150.00'	10°38'00"	N40°17'36"E	27.80'	27.84'	
C7	100.00'	10°38'00"	S40°17'36"W	18.53'	18.56'	
C8	15.00'	90°00'00"	S10°01'24"E	21.21'	23.56'	
C9	125.00'	79°22'00"	N85°17'36"E	159.64'	173.15'	
C10	15.00'	39°10'37"	N26°01'18"E	10.06'	10.26'	
C11	50.00'	167°44'45"	S89°41'38"E	99.43'	146.39'	
C12	15.00'	38°34'08"	S25°06'19"E	9.91'	10.10'	
C13	25.00'	90°00'00"	S89°23'24"E	35.36'	39.27'	
C14	15.00'	90°00'00"	N0°36'36"E	21.21'	23.56'	
C15	15.00'	90°00'00"	S89°23'24"E	21.21'	23.56'	
C16	15.00'	90°00'00"	S0°36'36"W	21.21'	23.56'	
C17	15.00'	90°00'00"	N89°23'24"W	21.21'	23.56'	
C18	15.00'	38°52'15"	S26°10'29"W	9.98'	10.18'	
C19	50.00'	167°44'30"	N89°23'24"W	99.43'	146.38'	
C20	15.00'	38°52'15"	N24°57'16"W	9.98'	10.18'	

CURVE TABLE						
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	
C21	25.00'	90°00'00"	N89°23'24"W	35.36'	39.27'	
C22	175.00'	79°22'00"	S85°17'36"W	223.49'	242.41'	
C23	325.00'	10°38'00"	N49°42'24"W	60.23'	60.32'	
C24	15.00'	90°00'00"	N89°23'24"W	21.21'	23.56'	
C25	110.00'	67°27'51"	S11°52'41"W	122.17'	129.52'	
C26	15.00'	90°00'00"	S66°51'15"E	21.21'	23.56'	
C27	150.00'	56°49'51"	S83°26'19"E	142.76'	148.78'	
C28	150.00'	10°38'14"	S49°42'17"E	27.81'	27.85'	
C29	15.00'	38°52'15"	S63°49'17"E	9.98'	10.18'	
C30	50.00'	167°44'30"	S0°36'50"W	99.43'	146.38'	
C31	15.00'	38°52'15"	S65°02'58"W	9.98'	10.18'	
C32	150.00'	22°31'55"	S56°52'48"W	58.61'	58.99'	
C33	15.00'	90°00'00"	S23°08'45"W	21.21'	23.56'	
C34	310.00'	32°45'00"	S38°13'45"E	174.79'	177.19'	
C35	15.00'	90°00'00"	N80°23'45"E	21.21'	23.56'	
C36	15.00'	60°00'00"	N5°23'45"E	15.00'	15.71'	
C37	65.00'	300°00'00"	S54°36'15"E	65.00'	340.34'	
C38	15.00'	60°00'00"	S65°23'45"W	15.00'	15.71'	
C39	15.00'	90°00'00"	S9°36'15"E	21.21'	23.56'	
C40	375.00'	10°11'20"	S49°30'35"E	66.60'	66.69'	

CURVE TABLE						
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	
C41	305.00'	10°11'41"	N49°30'35"W	54.17'	54.24'	
C42	360.00'	32°45'00"	N38°13'45"W	202.98'	205.77'	
C43	160.00'	67°27'51"	N11°52'41"E	177.70'	188.40'	
C44	15.00'	90°00'00"	S66°51'15"E	21.21'	23.56'	
C45	100.00'	22°31'55"	N56°52'48"E	39.07'	39.33'	
C46	25.00'	90°00'00"	N0°36'50"E	35.36'	39.27'	
C47	100.00'	10°38'14"	N49°42'17"W	18.54'	18.57'	
C48	100.00'	56°49'51"	N83°26'19"W	95.17'	99.19'	
C49	15.00'	90°00'00"	S23°08'45"W	21.21'	23.56'	
C50	1100.00'	19°52'53"	S11°54'48"E	379.79'	381.70'	
C51	1300.00'	20°49'03"	S11°26'43"E	469.74'	472.34'	
C52	1100.00'	8°31'19"	N17°35'35"W	163.46'	163.61'	
C53	1300.00'	12°16'01"	N15°43'14"W	277.80'	278.33'	

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE
DATA ON THIS SHEET

SHEET 4 OF 4