

STATE OF TEXAS §
COUNTY OF COMAL §

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "KEYSTONE AT NEW BRAUNFELS 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 CONSIDERATIONS THEREIN EXPRESSED

FOR: KEYSTONE NATIONAL GROUP

BY: JOSH NEILL, OWNER

OWNER
60 E SOUTH TEMPLE, SUITE 2100,
SALT LAKE CITY, UT 841111

STATE OF TEXAS §
COUNTY OF COMAL §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____, BY THE ABOVE MENTIONED, _____, I, OF NEW BRAUNFELS, TEXAS.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

CITY OF NEW BRAUNFELS §
CERTIFICATE OF APPROVAL §

APPROVED THIS THE ____ DAY OF _____, 2021, BY THE CITY OF NEW BRAUNFELS, TEXAS.

APPROVED FOR ACCEPTANCE:

PLANNING AND DEVELOPMENT SERVICES DIRECTOR

DATE

CITY ENGINEER

DATE

NEW BRAUNFELS UTILITIES

DATE

FINAL PLAT ESTABLISHING KEYSTONE AT NEW BRAUNFELS SUBDIVISION

BEING A 27.411 ACRE (1,194,025 SQUARE FEET) TRACT OF LAND SITUATED IN THE O. RUSSEL SURVEY NO. 2, ABSTRACT NO. 485, CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS; BEING ALL OF THAT CERTAIN 17.420 ACRE TRACT DESCRIBED IN INSTRUMENT TO LAVAINÉ AND BARBARA KESTER IN DOCUMENT NO. 201606001619 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, AND ALL OF THAT CERTAIN 10.000 ACRE TRACT DESCRIBED IN INSTRUMENT TO LARRY AND MARY ANN LEHMANN IN VOLUME 653, PAGE 780 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

NEW BRAUNFELS UTILITY NOTES:

- UTILITY SERVICE PROVIDERS:

TELEPHONE:	AT&T
WATER:	NEW BRAUNFELS UTILITIES
SANITARY SEWER:	NEW BRAUNFELS UTILITIES
ELECTRICITY:	NEW BRAUNFELS UTILITIES
GAS:	CENTERPOINT ENERGY
CABLE:	SPECTRUM
- 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 OF THE EASEMENT, MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES. IT SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY 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 FOOT WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURES ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF BUILDING STRUCTURE.
- UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN FENCED AREAS.
- EACH LOT MUST HAVE IT'S OWN METER AND SEWER SERVICE AT THE OWNER'S/DEVELOPER'S EXPENSE.
- DO NOT COMBINE ANY NEW UTILITY EASEMENTS (UE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES TO IN GRADE WITHIN THE UTILITY EASEMENTS WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.
- NEW BRAUNFELS UTILITIES IS NOT RESPONSIBLE FOR DAMAGES TO PROPERTY IMPROVEMENTS (I.E. LANDSCAPING, TREES, PAVEMENT, SIGNS, DRAINAGE STRUCTURE, PRIVATE UTILITIES, ETC.) THAT ARE PLACED IN ANY TYPE OF UTILITY EASEMENT. TO ENSURE NO CONFLICTS EXIST WITH UTILITY INFRASTRUCTURE IN THE EASEMENT, ALL SUCH IMPROVEMENTS PLACED IN ANY TYPE OF UTILITY EASEMENT MUST BE REVIEWED AND APPROVED THROUGH THE NEW BRAUNFELS UTILITIES EASEMENT ENCROACHMENT PROCESS. NEW BRAUNFELS UTILITIES DEVELOPMENT SERVICES FACILITATES THE EASEMENT ENCROACHMENT APPLICATION PROCESS.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, JOHN GREGORY MOSIER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, MADE ON THE GROUND UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED OR FOUND UNDER MY SUPERVISION.

JOHN GREGORY MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
GREG.MOSIER@KIMLEY-HORN.COM

STATE OF TEXAS §
COUNTY OF COMAL §

I, BOBBY KOEPP, DO CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC. NO. _____ OF COMAL COUNTY ON THIS THE ____ DAY OF _____, 20____, AT ____ O'CLOCK ____ M.

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

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____
DEPUTY

PLAT NOTES:

- THIS SUBDIVISION IS LOCATED IN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- THIS SUBDIVISION IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE OR THE CONTRIBUTING ZONE.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS., SIDEWALKS, AND OTHER PUBLIC SPACES) OF THE CITY OF NEW BRAUNFELS CODE OF ORDINANCES.
- MAINTENANCE OF DEDICATED DRAINAGE EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 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 AND THE COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACE WITH THE LIMITS OF THE SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- ALL LOTS MEET THE REQUIRED MINIMUM SQUARE FOOTAGES ACCORDING TO ZONING ORDINANCE
- FOR NEW CONSTRUCTION, THE FINISHED FLOOR OF ALL LOTS MUST BE A MINIMUM OF TEN (10) INCHES ABOVE FINAL ADJACENT GRADE AND THE LOT GRADED IN ACCORDANCE WITH THE APPROVED GRADING PLAN.
- PER SEC. 2.5 OF THE NEW BRAUNFELS DRAINAGE AND EROSION CONTROL CRITERIA MANUAL, DEVELOPMENT ADJACENT TO STORMWATER CONVEYANCE STRUCTURES MUST BE ELEVATED 12 INCHES ABOVE THE 100-YEAR WATER FLOW ELEVATION (IN THE CONVEYANCE STRUCTURE) TO THE SAME ELEVATION THAT A DEVELOPMENT ADJACENT TO A 100-YEAR FLOODPLAIN WOULD BE REQUIRED TO MEET.
- SIX (6) FOOT SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS AT LEAST 4' FROM THE EDGE OF THE PAVEMENT BY THE CITY AS PART OF THE CITY'S STREET IMPROVEMENT PROJECT AT THE TIME OF SUBDIVISION CONSTRUCTION ALONG:
A. GOODWIN LANE
- THE SUBDIVISION IS SUBJECT TO THE 2018 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR A MAXIMUM OF 320 DWELLING UNITS. 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.

SURVEYOR'S NOTES:

- GEODETIC BASIS STATEMENT:
THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- FLOOD STATEMENT:
NO PORTION OF THIS PLAT IS WITHIN AN INDICATED SPECIAL FLOOD HAZARD ZONE ACCORDING TO COMMUNITY PANEL NO. 48091C0455F, EFFECTIVE DATE: SEPTEMBER 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM).
- MONUMENTS WERE SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION WITH A 1/2" IRON ROD WITH A SURVEYOR'S CAP STAMPED "KHA", UNLESS NOTED OTHERWISE.

SUBMITTAL / APPROVAL LOG	
SUBMITTAL	DATE
INITIAL SUBMITTAL	2/11/2022
SUBMITTAL 2	4/13/2022

Kimley»Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	BB	JGM	7/5/2022	069294202	1 OF 2

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DWG NAME: K:\SNA_SURVEY\069294202-81G HOME GOODWIN LANE\DWG\PLAT\PLAT.DWG PLOTTED BY: ADONIS MALLARI, CHART 7/5/2022 10:19 AM LAST SAVED 7/5/2022 10:19 AM

SUBDIVISION INFORMATION

OWNER: JOSH NEILL, VICE PRESIDENT
KEYSTONE NATIONAL GROUP
60 E SOUTH TEMPLE, SUITE 2100
SALT LAKE CITY, UT 84111

ACREAGE: 27.411 ACRES

SURVEY: O RUSSEL SURVEY NO. 2, ABSTRACT 485

SURVEYOR: JOHN GREGORY MOSIER
LAND SURVEYOR NO. 6330
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
GREG.MOSIER@KIMLEY-HORN.COM

ENGINEER: JORDAN SCHAEFER
PROFESSIONAL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
JORDAN.SCHAEFER@KIMLEY-HORN.COM

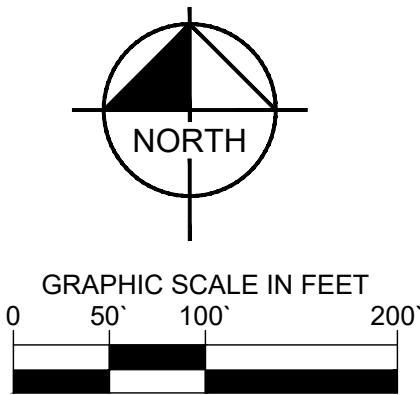
LINEAR FOOTAGE OF NEW STREETS: NONE

NUMBER OF LOTS: 1

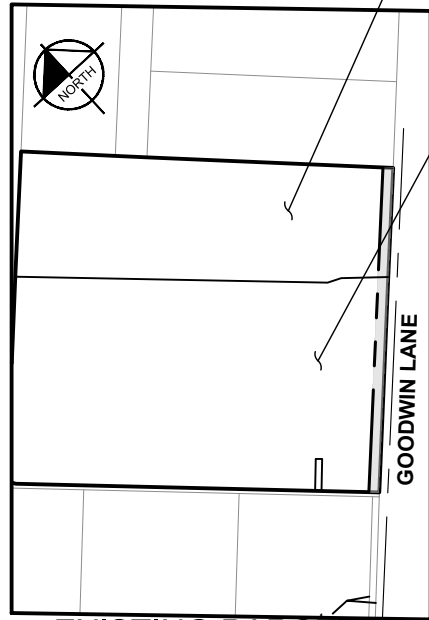
NUMBER OF BLOCKS: 1

LAND USE: RESIDENTIAL

DATE: 4/11/2022



CALLLED 45.565 ACRES
YES ACQUISITIONS
DOC# 202006011050 OPRCC



EXISTING PARCEL
CONFIGURATION

CALLLED 10.00 ACRES
LARRY AND MARY ANN
LEHMANN
VOL.653, PG.780
OPRCC

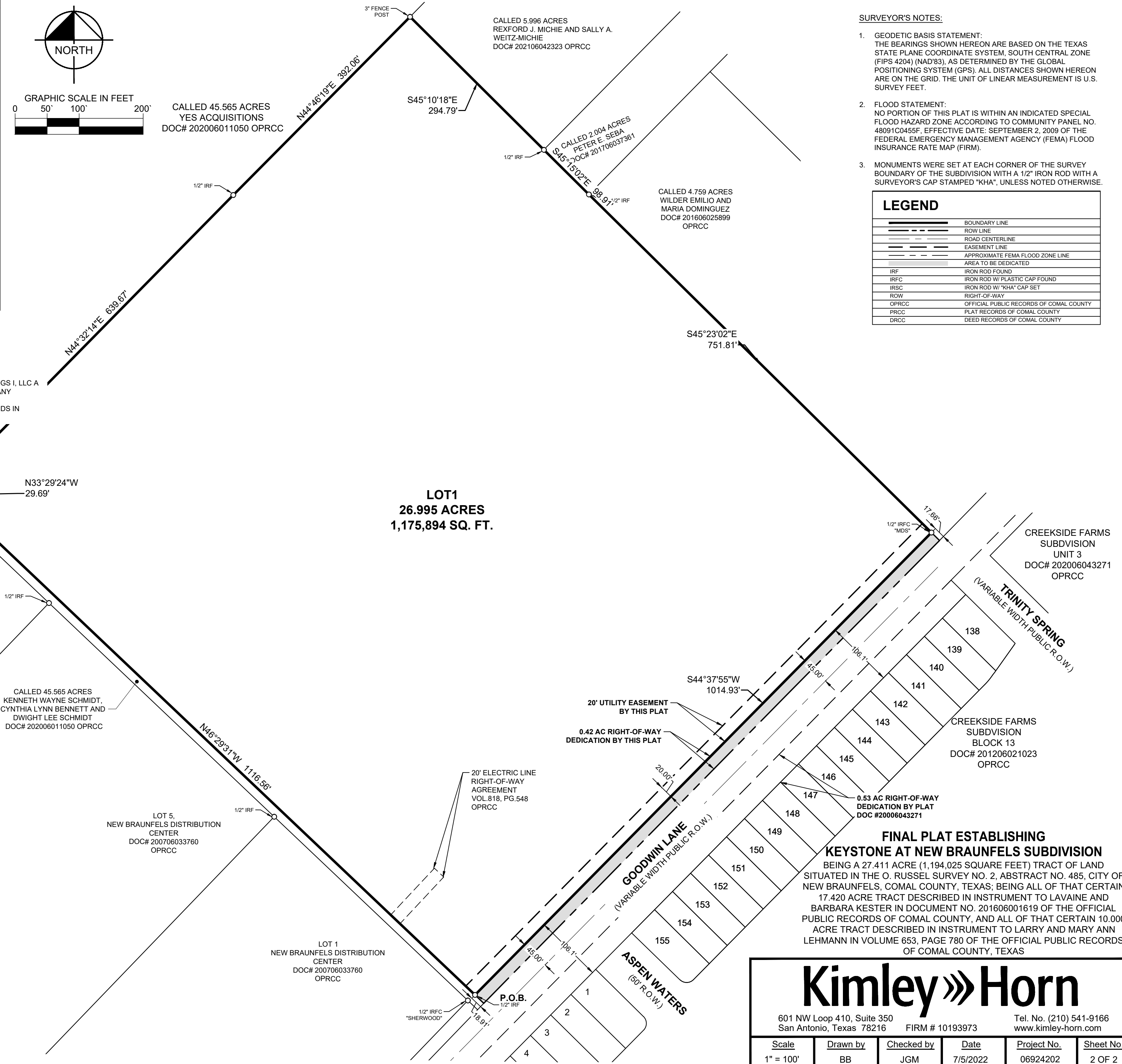
CALLLED 17.41 ACRES
NEW BRAUNFELS LAND HOLDINGS I, LLC A
UTAH LIMITED LIABILITY COMPANY
DOC# 202206022480 OPRCC
(DESCRIBED BY METES & BOUNDS IN
VOL.230, PG.54 DRCC)

LOT 7
W BRAUNFELS DISTRIBUTION
CENTER
DOC# 200706033760
OPRCC

CALLLED 45.565 ACRES
KENNETH WAYNE SCHMIDT,
CYNTHIA LYNN BENNETT AND
DWIGHT LEE SCHMIDT
DOC# 202006011050 OPRCC

LOT 5,
NEW BRAUNFELS DISTRIBUTION
CENTER
DOC# 200706033760
OPRCC

LOT 1
NEW BRAUNFELS DISTRIBUTION
CENTER
DOC# 200706033760
OPRCC



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LEGEND	
	BOUNDARY LINE
	ROW LINE
	ROAD CENTERLINE
	EASEMENT LINE
	APPROXIMATE FEMA FLOOD ZONE LINE
	AREA TO BE DEDICATED
	IRON ROD FOUND
	IRON ROD W/ PLASTIC CAP FOUND
	IRON ROD W/ "KHA" CAP SET
	RIGHT-OF-WAY
	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY
	PLAT RECORDS OF COMAL COUNTY
	DEED RECORDS OF COMAL COUNTY

**FINAL PLAT ESTABLISHING
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	BB	JGM	7/5/2022	06924202	2 OF 2

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