

PLAT NOTES:

1. THIS PROPERTY WILL BE PROVIDED WATER, SEWER AND ELECTRIC SERVICE BY NEW BRAUNFELS UTILITIES. TELEPHONE AND CABLE SERVICES FOR THE SUBDIVISION WILL BE PROVIDED BY AT&T COMMUNICATIONS AND/OR SPECTRUM.
2. 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.
3. 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.
4. THIS PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
5. THIS PROPERTY LIES WITHIN THE CITY OF NEW BRAUNFELS EXTRATERRITORIAL DISTRICT.
6. THIS PROPERTY IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
7. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE "A", THE 100-YEAR FLOOD ZONE, AS DEFINED BY THE FLOOD INSURANCE RATE MAP FOR COMAL COUNTY, TEXAS ON COMMUNITY PANEL NO. 48091C0455F, EFFECTIVE DATE SEPTEMBER 2, 2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
8. IT IS HEREBY UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE, PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND ALL NECESSARY APPURTENANCES. WHETHER THESE IMPROVEMENTS ARE INSTALLED UNDERGROUND, OVERHEAD AND/OR ON THE SURFACE OF THE GROUND WITHIN THE PUBLIC UTILITY EASEMENTS DEDICATED ON THIS PLAT, NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN IN THE PUBLIC UTILITY EASEMENT AREA WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF SAID PUBLIC UTILITIES. THE PUBLIC UTILITY EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR PUBLIC UTILITY PURVEYOR IS RESPONSIBLE. PUBLIC UTILITY PURVEYORS AND THEIR EMPLOYEES SHALL HAVE THE RIGHTS AND BENEFITS NECESSARY FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO INGRESS AND EGRESS FROM PRIVATE ROADS AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ANY AND ALL TREES, UNDERGROWTH, AND OTHER OBSTRUCTIONS THAT MAY CAUSE INTERFERENCE WITH THE OPERATION OF SAID PUBLIC UTILITY FACILITIES.
9. 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.
10. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E., NO STRUCTURES, SEPTIC TANK FIELDS, ETC.). GRANTEEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
11. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
10. SIX (6) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF CONSTRUCTION ALONG THE PROPERTY SIDE OF:

A. BARBAROSA RD

B. ALVES LN
11. 1.057 ACRES, 917.36 LINEAR FEET BEING DEDICATED TO THE PUBLIC AS RIGHT-OF-WAY.
12. 1 LOT BEING 23.84 ACRES.
13. A 20-FOOT PUBLIC UTILITY EASEMENT, WITH ADDITIONAL GUYING EASEMENTS AS NEEDED, IS HEREBY DEDICATED ALONG ALL LOT LINES FRONTING PUBLIC R.O.W.
14. 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.
15. THIS SUBDIVISION IS SUBJECT TO THE 2018 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR 200 DWELLING UNITS PER BUILDABLE LOT WHERE FEES ARE DUE AT THE TIME OF FINAL PLAT RECORDATION. AT SUCH TIME THAT ADDITIONAL UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.

STATE OF TEXAS  
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.**

DOROTHY J. TAYLOR  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_  
DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS  
PRINT NOTARY'S NAME:

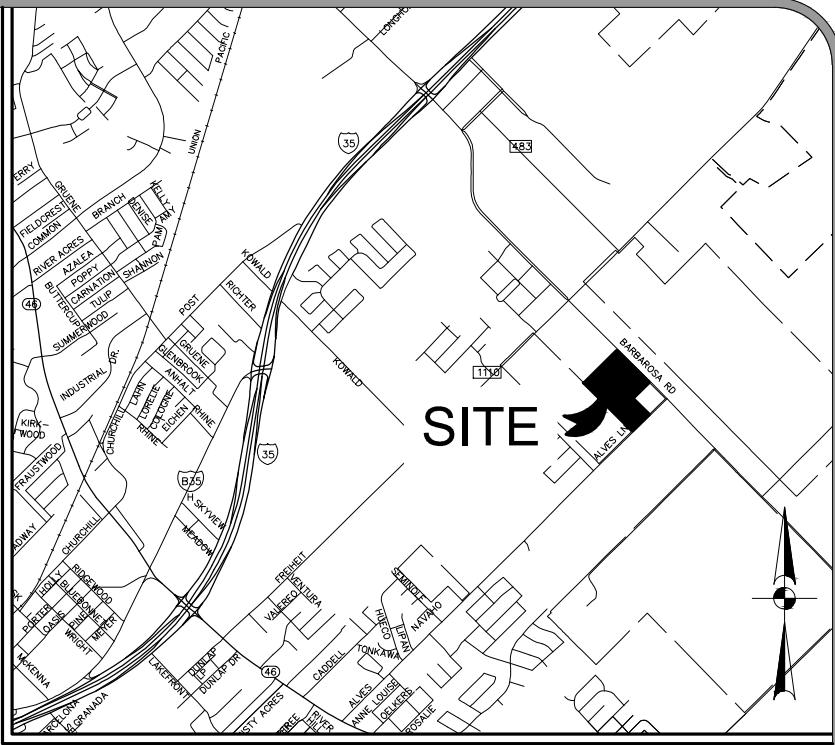
PLAT PREPARED JANUARY 19, 2022  
PLAT REVISED JULY 5, 2022



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

FINAL PLAT ESTABLISHING  
VILLAS AT BARBAROSA

24.896 ACRES OF LAND LOCATED IN THE A.M. ESNAURIZAR SURVEY NO. 1, ABSTRACT NO. 98, COMAL COUNTY, TEXAS, BEING PART OF TRACT 3, CLARENCE TIMMERMAN SUBDIVISON, RECORDED IN VOLUME 7, PAGE 81, COMAL COUNTY MAP RECORDS, ALSO BEING THE SAME TRACT CALLED 24.897 ACRES, RECORDED IN DOCUMENT NO. 201406022036, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.



LOCATION MAP  
NOT TO SCALE

NEW BRAUNFELS UTILITIES 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 OR 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 DWELLING 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 OWN WATER AND SEWER SERVICE AT THE OWNER'S/DEVELOPER'S EXPENSE.
5. DO NOT COMBINE ANY NEW UTILITY EASEMENTS (U.E.) WITH DRAINAGE EASEMENTS (D.E.) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (U.E.) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.
6. NBU IS NOT RESPONSIBLE FOR DAMAGES TO PROPERTY IMPROVEMENTS (I.E. LANDSCAPING, TREES, PAVEMENT, SIGNS, DRAINAGE STRUCTURES, 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 NBU EASEMENT ENCROACHMENT PROCESS. NBU DEVELOPMENT SERVICES FACILITATES THE EASEMENT ENCROACHMENT APPLICATION PROCESS.

THIS PLAT OF VILLAS AT BARBAROSA SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF COMAL COUNTY, TEXAS, AND IS HEREBY APPROVED FOR FILING BY SAID COURT ON \_\_\_\_\_, 20\_\_\_\_.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
COMAL COUNTY JUDGE

ATTEST: \_\_\_\_\_  
COMAL COUNTY CLERK – DEPUTY

STATE OF TEXAS  
COUNTY OF COMAL

I, \_\_\_\_\_, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_ , AT \_\_\_\_M. AND DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_ , AT \_\_\_\_M. IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT # \_\_\_\_\_ IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ .

COUNTY CLERK  
COMAL COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

STATE OF TEXAS  
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS: THE OWNER OF THE LAND SHOWN ON THIS PLAT WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

\_\_\_\_\_  
VIER STEIGEN INVESTMENTS, LLC  
130 S SEGUIN AVE STE 100  
NEW BRAUNFELS, TX 78130

STATE OF TEXAS  
COUNTY OF COMAL

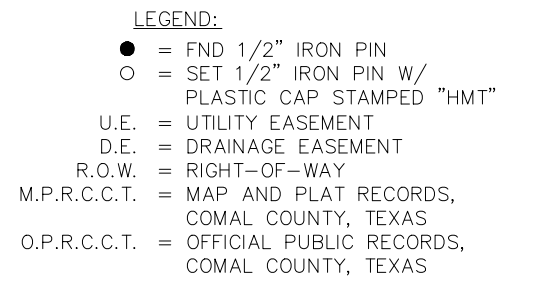
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VIER STEIGEN INVESTMENTS, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_ DAY OF \_\_\_\_\_  
\_\_\_\_\_, A.D. 20\_\_\_\_

NOTARY PUBLIC, STATE OF TEXAS

\_\_\_\_\_  
(PRINTED NAME)

24.896 ACRES OF LAND LOCATED IN THE A.M. ESNAURIZAR SURVEY NO. 1, ABSTRACT NO. 98, COMAL COUNTY, TEXAS, BEING PART OF TRACT 3, CLARENCE TIMMERMAN SUBDIVISION, RECORDED IN VOLUME 7, PAGE 81, COMAL COUNTY MAP RECORDS, ALSO BEING THE SAME TRACT CALLED 24.897 ACRES, RECORDED IN DOCUMENT NO. 201406022036, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.



R.O.W.  
HEREBY  
DEDICATED  
1.056 AC.

BARBAROSA RD  
(R.O.W. VARIES) S45°09'06"E 917.48'

50' R.O.W. DEDICATION  
DOC. NO. 201606041344

49.90'  
R.O.W. DEDICATION

S45°07'10"E 917.50'

50.41'  
R.O.W. DEDICATION

20' U.E.

CBH RE NEW BRAUNFELS. LLC  
HEALTH COMMONS LOT 2 BLK.1  
DOC# 201606041344  
M.P.R.C.C.T.

N45°35'38"E 494.90'

BLOCK 1

1  
23.58 AC.

VIER STEIGEN INVESTMENT, LLC  
LOT 2  
VOL. 7, PG. 81  
M.P.R.C.C.T.

WAY MICHAEL & VICTORIA P  
ANITAS ACRES 2  
LOT 1, BLOCK 1  
CALLED 1 AC.

WALTER & JACKIE SPARKMAN  
RURAL AC. AREA 5  
CALLED 8.148 AC.

S45°09'37"E 442.21'

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442.21'

24.50'  
R.O.W DEDICATION

20' U.E.

45°33'58"W 473.60'  
ALVES LN

BARRY DWIGHT JAROSZEWSKI  
OELKERS ACRES  
CALLED 10.0 AC.

BR-NEW BRAUNFELS HOLDING,  
LLC HEALTH COMMONS LOT  
1R, 3, 4, 5, 6, 7 REPLAT  
DOC# 202106026352  
M.P.R.C.C.T.

N45°34'59"E 446.36'

N: 13807848.08  
E: 2264278.99

PLOETZ PROPERTIES, LTD.,  
A TEXAS LIMITED PARTNERSHIP  
CALLED 60.5 AC.  
DOC. NO. 201606049096  
O.P.R.C.C.T.

N45°11'37"W 1384.57'

VAR. WIDTH R.O.W.  
HEREBY  
DEDICATED  
0.260 AC.

23.27'  
R.O.W. DEDICATION

PLAT PREPARED JANUARY 19, 2022  
PLAT REVISED JULY 5, 2022