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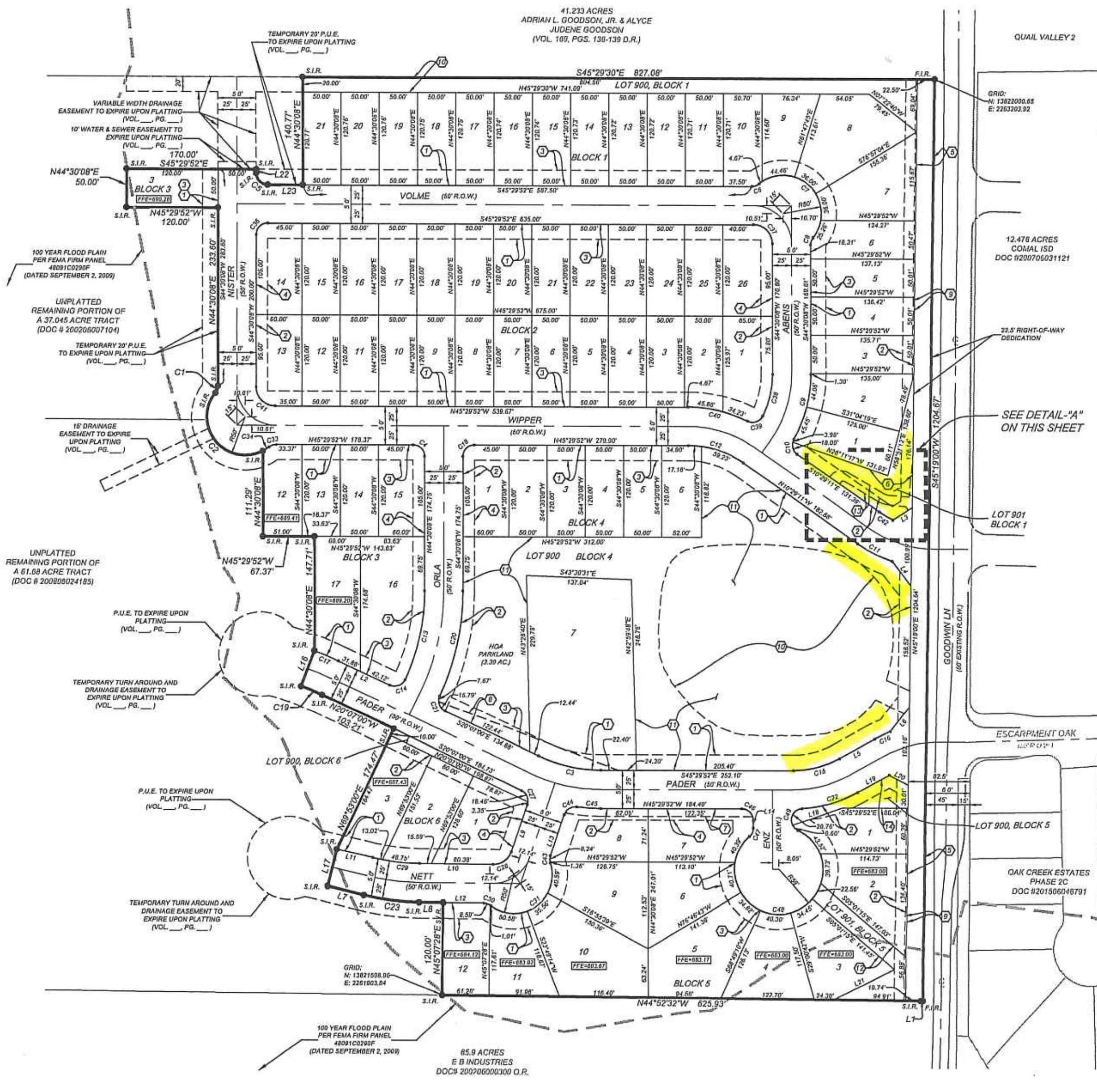
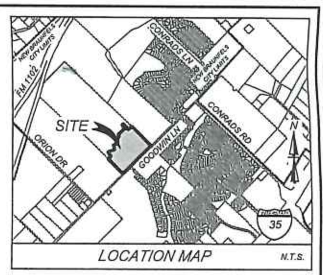
SUBDIVISION PLAT OF
WASSER RANCH, UNIT-1

BEING A 22.76 ACRE TRACT OF LAND, SITUATED IN THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, OUT OF THE ORILLA RUSSELL SURVEY NO. 2, ABSTRACT 485 AND BEING A PORTION OF A 61.68 ACRE TRACT CONVEYED TO CHESMAR HOMES CT, LTD. IN DOCUMENT NO. 201606000804, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS AND A PORTION OF A 37.44 ACRE TRACT CONVEYED TO CHESMAR HOMES CT, LTD. IN DOCUMENT NO. 201606001502 OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.





LOCATION MAP N.T.S.

KEY NOTES

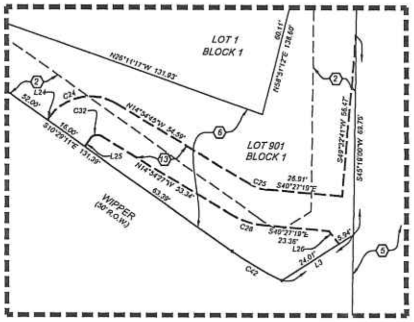
- ① 20' PUBLIC UTILITY EASEMENT
- ② 15' PUBLIC UTILITY EASEMENT
- ③ 20' BUILDING SETBACK LINE
- ④ 15' BUILDING SETBACK LINE
- ⑤ 22.5' R.O.W DEDICATION
- ⑥ VARIABLE WIDTH OPEN SPACE AND PEDESTRIAN ACCESS EASEMENT
- ⑦ 10' LANDSCAPE EASEMENT TO BE MAINTAINED BY HOME OWNERS ASSOCIATION
- ⑧ VARIABLE WIDTH CLEAR VISION EASEMENT
- ⑨ 1' NON-VEHICULAR ACCESS EASEMENT
- ⑩ VARIABLE WIDTH DRAINAGE / OPEN SPACE EASEMENT
- ⑪ VARIABLE WIDTH PRIVATE PARKLAND / PEDESTRIAN ACCESS EASEMENT
- ⑫ VARIABLE WIDTH DRAINAGE & SANITARY SEWER EASEMENT
- ⑬ VARIABLE WIDTH DRAINAGE EASEMENT
- ⑭ VARIABLE WIDTH OPEN SPACE EASEMENT

SCALE : 1"= 100'

0' 50' 100' 150' 200'

LEGEND

● F.I.R. =	FOUND ½" IRON ROD
● S.I.R. =	SET ½" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
R.O.W. =	RIGHT-OF-WAY
O.P.R. =	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TX
B.S.L. =	BUILDING SETBACK LINE
P.U.E. =	PUBLIC UTILITY EASEMENT
N.V.A.E. =	NON-VEHICULAR ACCESS EASEMENT
HOA =	HOME OWNER'S ASSOCIATION
FFE =	MINIMUM FINISHED FLOOR ELEVATION



DETAIL - "A"
SCALE 1"=30'

SEE SHEET 1 OF 2 FOR NOTES, LINE AND CURVE TABLES

OWNER / DEVELOPER:
CHESMAR HOMES CT, LTD.
1846 N. LOOP 1604 WEST, STE. 200
SAN ANTONIO, TX 78248
PHONE: (210) 957-3395

KFW
ENGINEERS + SURVEYING
FIRM# 9513 FIRM# 10122300
3421 PAESANOS PKWY., SUITE. 200
SAN ANTONIO, TX 78231
PHONE: (210) 979 - 8444
FAX: (210) 979 - 8441

SHEET 2 OF 2

Date: Aug 24, 2017, 9:36am User ID: sjoseph
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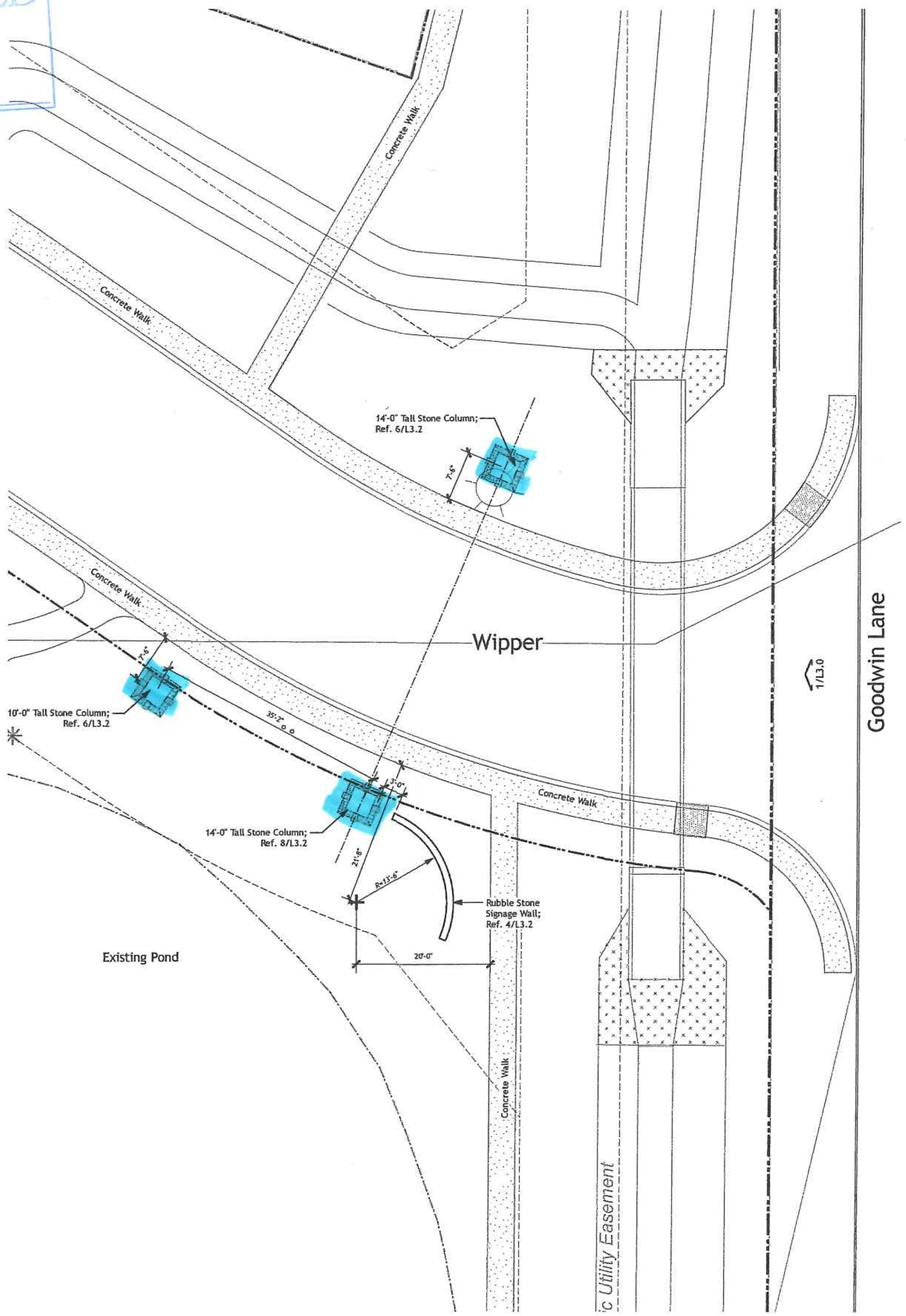
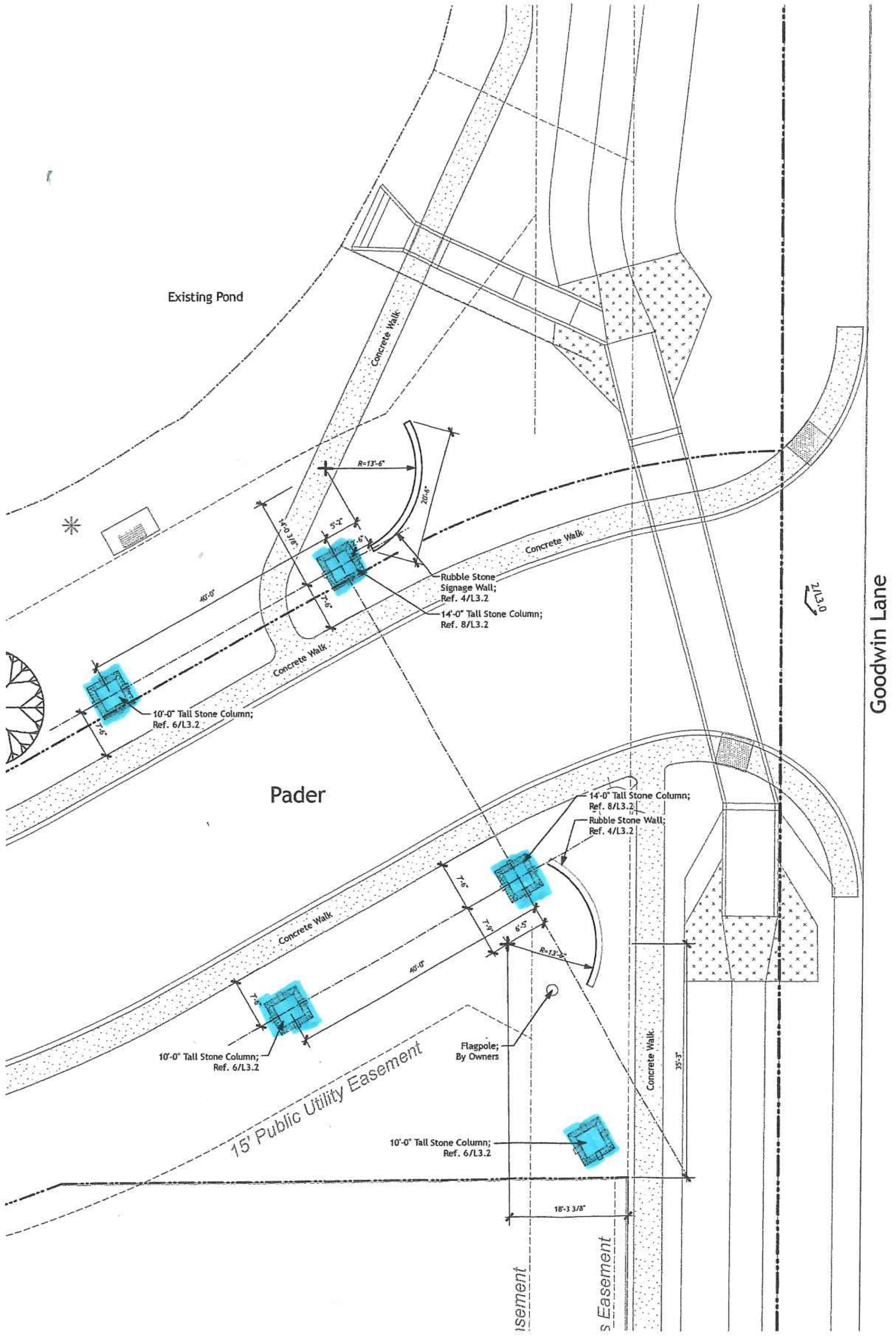


② **Entry Signage Plan**
SCALE 1" = 10'-0"



① **Entry Signage Plan**
SCALE 1" = 10'-0"

C2
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landscape architecture /
master planning / creative spaces

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2312

April 24, 2017

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Issue / Revision

Issue / Revision
Owner Review 01.17.17
Issued For Construction 04.24.17

a landscape plan for the Chesmar Homes Development of

Wasser Ranch

Goodwin Lane, New Braunfels, Texas

drawn by: cms

checked by: cms

date: april 24, 2017

structural landscape plan

L2.2