

GENERAL NOTES

1. 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 ROD WITH ORANGE PLASTIC CAP STAMPED "URBAN CIVIL" AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTIONS UNLESS NOTED OTHERWISE.
2. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD83 (NA2011), SOUTH-CENTRAL ZONE. BASED ON GPS OBSERVATIONS TO COOP CORS BASE STATION SG11. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES WERE ADJUSTED FROM STATE PLANE GRID TO PROJECT SURFACE USING A SURFACE ADJUSTMENT SCALE FACTOR OF 1.00014.
3. NO PORTION OF ANY LOT ON THIS PLAT IS WITHIN A SPECIAL FLOOD HAZARD ZONE, PER FLOOD INSURANCE RATE MAP, COMAL COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48091C0280F & 48091C0290F, EFFECTIVE DATE SEPTEMBER 2, 2009.
4. THIS PROPERTY LIES IN THE COMAL INDEPENDENT SCHOOL DISTRICT.
5. 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.
6. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
7. WATER SERVICE WILL BE PROVIDED BY NEW BRAUNFELS UTILITIES.
8. ELECTRIC SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC CO-OP, INC.
9. SEWER SERVICE WILL BE PROVIDED BY INDIVIDUAL PRIVATE ONSITE SEWAGE FACILITIES.
10. THIS PROPERTY DOES LIE OVER THE RECHARGE ZONE OF THE EDWARD'S AQUIFER.
11. TELEPHONE SERVICE WILL BE PROVIDED BY G.V.E.C.
12. REFERENCED PROPERTY DOES LIE WITHIN THE CITY OF NEW BRAUNFELS EXTRATERRITORIAL JURISDICTION AND WITHIN COMAL COUNTY.
13. DRAINAGE EASEMENTS SHALL BE FREE FROM ALL OBSTRUCTIONS. MAINTENANCE OF DRAINAGE EASEMENT DESIGNATED WITHIN A LOT SHALL BE RESPONSIBILITY OF THE PROPERTY OWNER. NO DEVELOPMENT, BUILDING OR STRUCTURES IS PERMITTED WITHIN A DRAINAGE EASEMENT.
14. 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 OTHER THAN THEIR INTENDED USE (i.e., NO STRUCTURES, SEPTIC TANK FIELDS, ETC.). GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
15. THERE IS HERE BY A DEDICATED A TWENTY (20) FOOT WIDE PUBLIC UTILITY EASEMENT ADJACENT TO ALL STREET RIGHT-OF-WAY LINES, AND A TEN (10) FOOT WIDE PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT ADJACENT TO ALL NON-STREET LOT LINES.
16. THIS SUBDIVISION IS SUBJECT TO THE CITY OF NEW BRAUNFELS 2018 PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR A MAXIMUM OF 1 DWELLING UNIT PER BUILDABLE LOT WITH A MAXIMUM OF 5 BUILDABLE LOTS. 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.
17. NO SIDEWALK CONSTRUCTION IS REQUIRED IN ACCORDANCE WITH THE WAIVER TO THE SIDEWALK REQUIREMENT THAT WAS APPROVED BY NEW BRAUNFELS CITY COUNCIL ON \_\_\_\_\_
18. THE ELEVATIONS OF THE LOWEST FLOOR SHALL BE ELEVATED 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND AS PRESCRIBED IN THE BUILDING REGULATIONS AND CODE OF ORDINANCES. FINISHED GRADES SHALL BE SLOPES TO DIRECT STORMWATER AWAY FROM THE STRUCTURE.

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS  
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS:

I (We) the undersigned owner(s) of the land shown on this plat, and designated herein as the RED HAWK TRAIL 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 consideration therein expressed.

PRELIMINARY

M.D. GENERATIONS TRUST  
P.O. BOX 310636  
NEW BRAUNFELS, TEXAS 78131

STATE OF TEXAS  
COUNTY OF COMAL

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019,  
by: \_\_\_\_\_.

PRELIMINARY

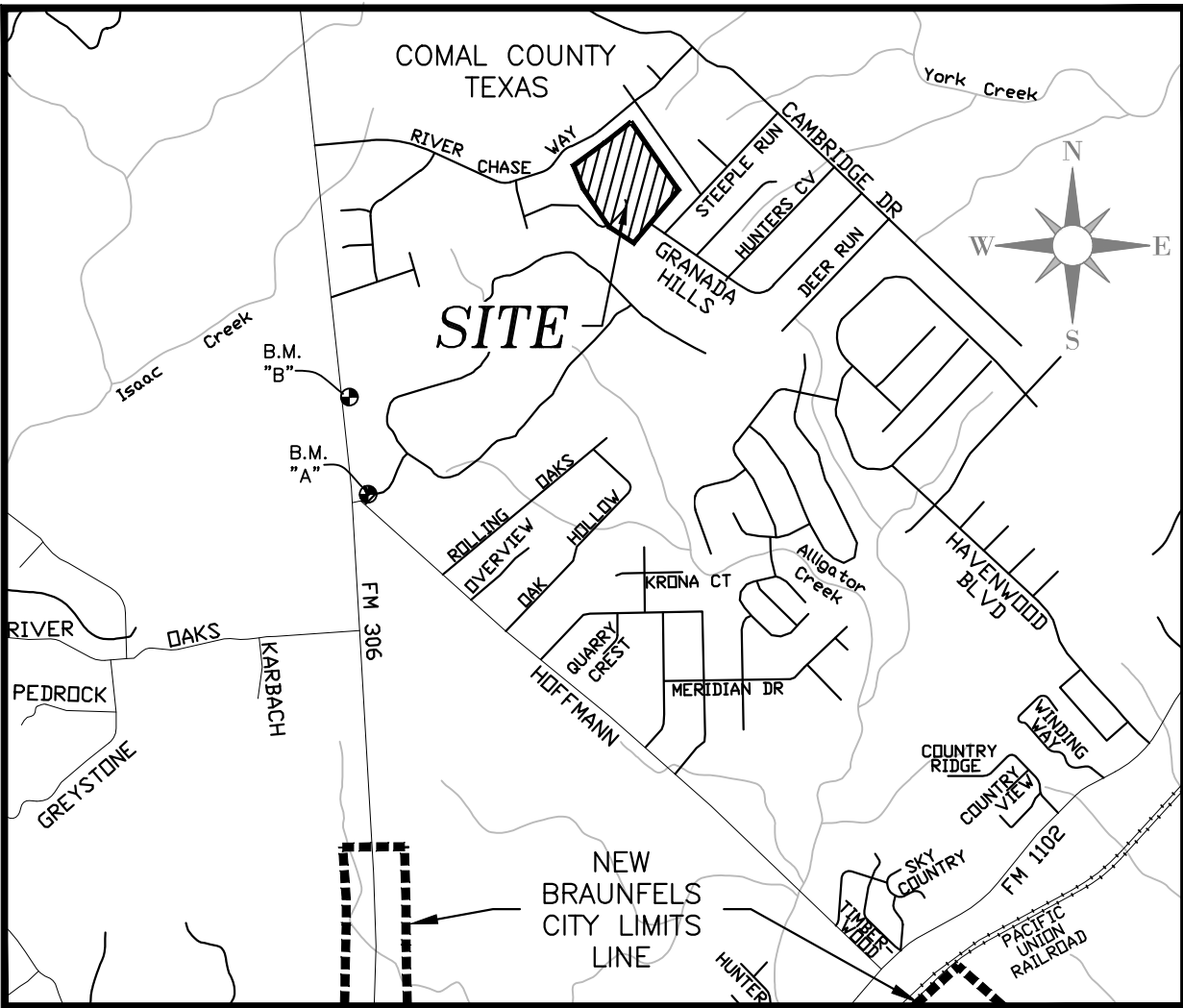
Notary Public,  
State of Texas  
My Commission Expires:

PRELIMINARY PLAT OF

RED HAWK TRAIL  
SUBDIVISION

BEING

45.379 Acre tract, situated in the W. Hughes Survey Number 29, Abstract Number 214, Comal County, Texas, comprised of 40.111 Acres, designated as Tract 1 and 5.268 Acres, designated as Tract 2, in a Deed from Ranches of Comal, LP, to Trustee of the MD Generations Trust dated 2017-12-19, as recorded in Document Number 201806039315 of the Official Public Records of Comal County, Texas



BENCHMARK INFORMATION

**B.M. "A"**  
B.M. 306-22  
ELEV.=932.76' (NAD 83)  
PUBLISHED=932.71'  
GRID N=13,838,059.68  
GRID E=2,252,182.89

**B.M. "B"**  
B.M. 306-23  
ELEV.=940.16' (NAD 83)  
PUBLISHED=940.08'  
GRID N=13,840,240.53  
GRID E=2,251,804.71

LOCATION MAP  
NOT TO SCALE

URBAN  
CIVIL

190 S. SEGUIN AVE NEW BRAUNFELS, TEXAS 78130  
PHONE (830) 606-3913 FAX (830) 625-2204  
TBPE FIRM# 17233 TBPLS FIRM# 10005900

PREPARED DATE: JULY 16, 2019

JOB NO.: 1905.03

SHEET NO. 1 OF 2

PREPARED BY: BGM

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 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-FOOT WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF BUILDING STRUCTURE 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/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 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.

PEDERNALES ELECTRIC COOPERATIVE, INC. (P.E.C.) NOTES

1. THERE IS HEREBY DEDICATED A TWENTY (20) FOOT WIDE, PUBLIC UTILITY EASEMENT ADJACENT TO ALL STREET RIGHT-OF-WAY LINE.
2. THERE IS HEREBY DEDICATED A TEN (10) FOOT WIDE, PUBLIC UTILITY EASEMENT ADJACENT TO ALL NON-STREET LOT LINE.

STATE OF TEXAS  
COUNTY OF COMAL

I, \_\_\_\_\_do hereby certify that the foregoing instrument was filed for record in the Map and Plat Records. Doc # \_\_\_\_\_ of Comal County on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2019 at \_\_\_\_ M.

Witness my hand official seal, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2019.

County Clerk, Comal County, Texas.

PRELIMINARY  
Deputy

CERTIFICATE OF APPROVAL

Approved this the \_\_\_\_\_ day of \_\_\_\_\_, 2019, by the Planning Commission of the City of New Braunfels, Texas.

PRELIMINARY  
Chairman

APPROVED FOR ACCEPTANCE

\_\_\_\_\_  
Date

PRELIMINARY  
Planning Director

\_\_\_\_\_  
Date

PRELIMINARY  
City Engineer

\_\_\_\_\_  
Date

PRELIMINARY  
New Braunfels Utilities

STATE OF TEXAS  
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS:

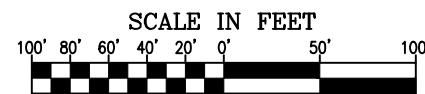
I, the undersigned, KEITH W. WOOLEY, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correctly made under my supervision and in compliance with City and State survey regulations and laws and made on the ground and that the corner monuments were 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. JULY 24, 2019

PRELIMINARY

KEITH W. WOOLEY, R.P.L.S.  
TEXAS LICENSE NO. 5463  
URBAN CIVIL  
190 SOUTH SEGUIN AVE.  
NEW BRAUNFELS, TEXAS 78130

## PRELIMINARY PLAT OF

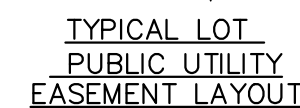


SCALE IN FEET

A horizontal scale bar with alternating black and white segments. The top is labeled 'SCALE IN FEET'. Below the bar, markings are provided at 100', 80', 60', 40', 20', 0', 50', and 100'.

### Key Legend

- 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. JULY 24, 2019



Line Table		
Line #	Length	Direction
L1	21.27'	N00°39'58"W
L2	12.31'	N55°14'48"W
L3	8.41'	S55°14'48"E

Curve Table						
Curve #	Chord Bearing	Chord	Radius	Delta	Length	Tangent
C1	S51°03'29"W	72.05'	65.00'	067°19'08"	76.37'	43.28'
C2	N79°12'21"W	36.00'	65.00'	032°09'12"	36.48'	18.73'
C3	N44°38'53"W	114.83'	65.00'	124°05'37"	140.78'	122.49'
C4	N37°48'16"W	55.61'	65.00'	050°38'57"	57.46'	30.76'
C5	N02°24'42"E	33.41'	65.00'	029°46'59"	33.79'	17.28'

45.379 Acre tract, situated in the W. Hughes Survey Number 29, Abstract Number 214, Comal County, Texas, comprised of 40.111 Acres, designated as Tract 1 and 5.268 Acres, designated as Tract 2, in a Deed from Ranches of Comal, LP, to Trustee of the MD Generations Trust dated 2017-12-19, as recorded in Document Number 201806039315 of the Official Public Records of Comal County, Texas

# URBAN CIVIL

190 S. SEGUIN AVE NEW BRAUNFELS, TEXAS 78130  
PHONE (830) 606-3913 FAX (830) 625-2204  
TBPE FIRM# 17233 TBPLS FIRM# 10005900

PREPARED DATE: JULY 16, 2019	JOB NO.: 1905.03
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SHEET NO. 2 OF 2	PREPARED BY: BGM
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