

STATE OF TEXAS
COUNTY OF BEXAR

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE WASSER RANCH, UNIT 3 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.

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

DATE

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC
STATE OF _____

MY COMMISSION EXPIRES: _____.

1. BEARINGS ARE BASED ON THE STATE PLAN COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. THE PROPERTY WILL BE SERVED BY THE FOLLOWING UTILITY PROVIDERS:
NEW BRAUNFELS UTILITIES - WATER, SANITARY SEWER, ELECTRIC
CENTERPOINT ENERGY - GAS
TIME WARNER - CABLE
AT&T - TELEPHONE
3. THIS PROPERTY IS LOCATED WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
4. 4-FOOT PUBLIC SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS BY EACH INDIVIDUAL HOME BUILDER AT THE TIME OF BUILDING PERMIT ADJACENT THE CURB ALONG PADER (PUBLIC STREET SECTION), ALSTER, KOCHER DR, KINZIG DR, BIST ST, MINDEL ST, WERRA LN, LUSATAIN DR, SALZACH DR, HEIMBACH, RENCH AND REMS.
5. THE DEVELOPER SHALL CONSTRUCT 4-FOOT PUBLIC SIDEWALKS PER CITY STANDARDS ADJACENT TO CURB ALONG FRONTAGE OF LOT 901, BLOCK 7 AND LOT 901, BLOCK 12 AT THE TIME OF STREET CONSTRUCTION.
6. DRAINAGE EASEMENT MEANS A DELINEATED PORTION OF LAND SET ASIDE FOR THE OVERLAND OR UNDERGROUND TRANSFER OR STORAGE OF STORM WATER. THIS AREA SHALL NOT HAVE ANY PERMANENT STRUCTURES, FENCES, OR OTHER OBSTACLES HINDERING THE SAFE TRANSFER OF WATER THROUGH THE EASEMENT. ALL DRAINAGE EASEMENTS ARE PRIVATE. MAINTENANCE OF DRAINAGE EASEMENTS DESIGNED WITHIN A LOT SHALL BE RESPONSIBILITY OF THE PROPERTY OWNER. THE MAINTENANCE OF PEDESTRIAN EASEMENTS, OPEN SPACES, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS, HOA PARKLAND OR HOMEOWNERS ASSOCIATION PARKLAND, ETC. ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OR THE HOME OWNERS ASSOCIATION AND NOT THE RESPONSIBILITY OF THE CITY OF NEW BRAUNFELS.
7. THIS SUBDIVISION IS SUBJECT TO THE CITY OF NEW BRAUNFELS PARKLAND AND DEDICATION ORDINANCE. THIS PLAT IS APPROVED FOR ONE DWELLING UNIT PER BUILDABLE LOT WITH A MAXIMUM OF 109 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 NEW DWELLING UNIT.
8. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS, AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
9. SUBDIVISION IS SUBJECT TO THE DEVELOPMENT STANDARDS AS DEFINED IN CITY OF NEW BRAUNFELS ORDINANCE NO. 2016-37.
10. SIDE ENTRY GARAGES MUST BE SET BACK A MINIMUM OF 20 FEET FROM THE CORNER SIDE LOT LINE.
11. 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 TYPES 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 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.
12. ALL SINGLE FAMILY RESIDENTIAL LOTS WITHIN THIS SUBDIVISION MEET THE REQUIRED MINIMUM SQUARE

FINAL PLAT OF WASSER RANCH, UNIT-3

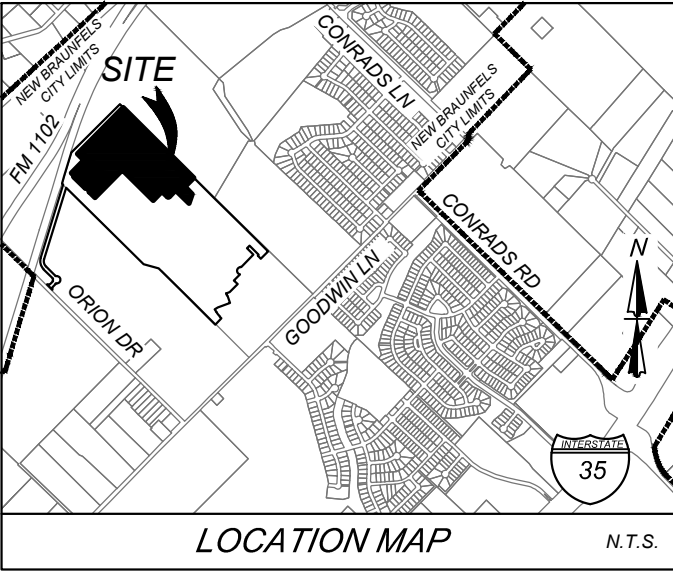
BEING A 24.28 ACRE TRACT OF LAND, SITUATED IN THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, OUT OF THE ORILLA RUSSELL SURVEY NO. 2, ABSTRACT 485 AND BEING A PORTION OF A 61.68 ACRE TRACT CONVEYED TO CHESMAR HOMES CT, LTD. IN DOCUMENT NO. 201606000804, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS 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.

FOOTAGE ACCORDING TO THE "WASSER RANCH" PLANNED DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS, CITY OF NEW BRAUNFELS ORDINANCE NO. 2016-37.

13. THIS SUBDIVISION IS LOCATED WITHIN THE TRANSITION ZONE & OUTER PRECISION APPROACH ZONE OF THE AIRPORT HAZARD ZONING OVERLAY DISTRICT.
14. RESIDENTIAL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF TEN (10) INCHES ABOVE FINAL ADJACENT GRADE. LOT SHALL BE GRADED IN ACCORDANCE WITH THE APPROVED GRADING PLAN.
15. NO PORTION OF ANY LOT ON THIS PLAT IS WITHIN AN INDICATED SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE COMAL/GUADALUPE COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 48091C0290F, EFFECTIVE DATE 9/2/2009, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
16. PROPOSED LAND USE FOR WASSER RANCH UNIT 3 IS SINGLE-FAMILY RESIDENTIAL WITH DENSITY OF 4.48 LOTS/ACRE.

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.



KFW
ENGINEERS + SURVEYING
162 W Mill St, New Braunfels, TX 78130
Phone #: (830) 220-6042 • Fax #: (830) 627-9097
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

SURVEYOR NOTES:

1. 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
2. BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
3. REFERENCED PROPERTY IS IN ZONE AE, AREAS DETERMINED TO BE INSIDE THE 100-YEAR FLOODPLAIN, AND ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 290 OF 505, COMMUNITY PANEL NO. 48091C0290F, DATED SEPTEMBER 2, 2009.
4. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.0001393.

STATE OF TEXAS
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS:
I, THE UNDERSIGNED TERESA A. SEIDEL _____, 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.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

APPROVED THIS THE ____ DAY OF _____, 20__ BY THE
PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

DATE _____ CHAIRMAN _____

APPROVED FOR ACCEPTANCE

DATE _____ PLANNING DIRECTOR _____

DATE _____ CITY ENGINEER _____

DATE _____ NEW BRAUNFELS UTILITIES _____

OWNER / DEVELOPER:
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PHONE: (210) 957-3395

STATE OF TEXAS
COUNTY OF COMAL

I, _____, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOCUMENT NO. _____ OF COMAL COUNTY, TEXAS ON THE ____ DAY OF _____, A.D. 20__ AT ____ M.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE ____ DAY OF _____, 2020.

COUNTY CLERK, COMAL COUNTY, TEXAS

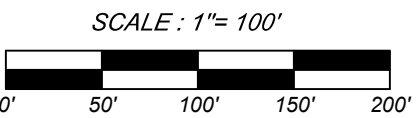
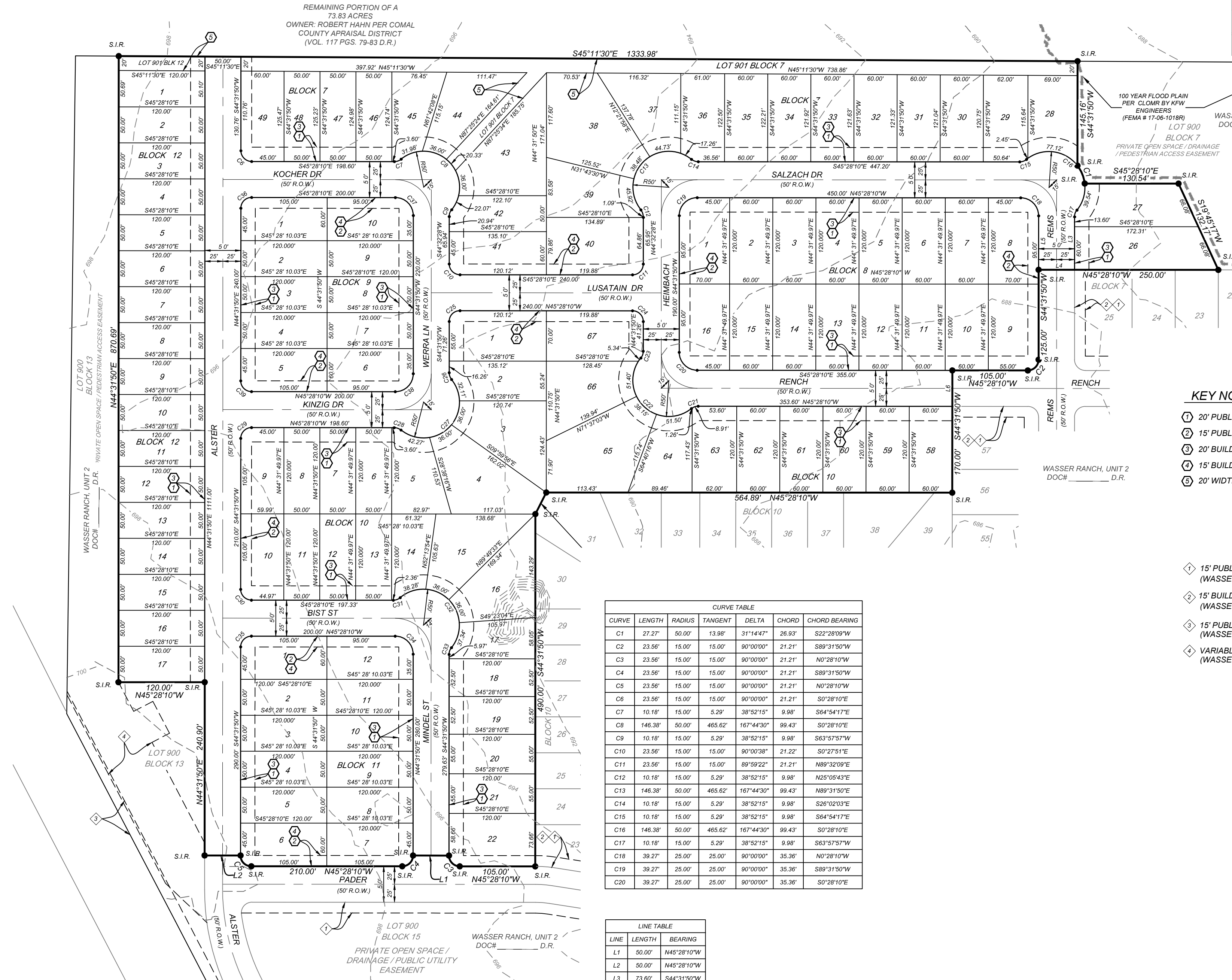
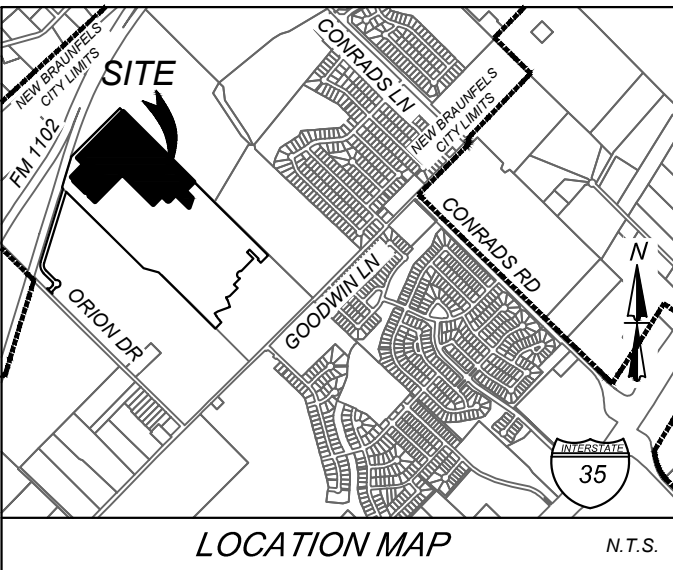
DEPUTY

PREPARED: FEBRUARY 2020

SHEET 1 OF 2

FINAL PLAT OF
WASSER RANCH, UNIT-3

BEING A 24.28 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.



- LEGEND**
- F.I.R. = FOUND 1/2" IRON ROD
 - S.I.R. = SET 1/2" 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
 - FFE = MINIMUM FINISHED FLOOR ELEVATION
 - 690 - = EXISTING CONTOURS

KEY NOTES

- 20' PUBLIC UTILITY EASEMENT
 - 15' PUBLIC UTILITY EASEMENT
 - 20' BUILDING SETBACK LINE
 - 15' BUILDING SETBACK LINE
 - 20' WIDTH DRAINAGE LOT
-
- 15' PUBLIC UTILITY EASEMENT (WASSER RANCH UNIT-2)
 - 15' BUILDING SETBACK LINE (WASSER RANCH UNIT-2)
 - 15' PUBLIC UTILITY EASEMENT (WASSER RANCH UNIT-2)
 - VARIABLE WIDTH DRAINAGE EASEMENT (WASSER RANCH UNIT-2)

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD
C1	27.27'	50.00'	13.98'	31°14'47"	26.93'
C2	23.56'	15.00'	15.00'	90°00'00"	21.21'
C3	23.56'	15.00'	15.00'	90°00'00"	21.21'
C4	23.56'	15.00'	15.00'	90°00'00"	21.21'
C5	23.56'	15.00'	15.00'	90°00'00"	21.21'
C6	23.56'	15.00'	15.00'	90°00'00"	21.21'
C7	10.18'	15.00'	5.29'	38°52'15"	9.98'
C8	146.38'	50.00'	465.62'	167°44'30"	99.43'
C9	10.18'	15.00'	5.29'	38°52'15"	9.98'
C10	23.56'	15.00'	15.00'	90°00'38"	21.22'
C11	23.56'	15.00'	15.00'	89°59'22"	21.21'
C12	10.18'	15.00'	5.29'	38°52'15"	9.98'
C13	146.38'	50.00'	465.62'	167°44'30"	99.43'
C14	10.18'	15.00'	5.29'	38°52'15"	9.98'
C15	10.18'	15.00'	5.29'	38°52'15"	9.98'
C16	146.38'	50.00'	465.62'	167°44'30"	99.43'
C17	10.18'	15.00'	5.29'	38°52'15"	9.98'
C18	39.27'	25.00'	25.00'	90°00'00"	35.36'
C19	39.27'	25.00'	25.00'	90°00'00"	35.36'
C20	39.27'	25.00'	25.00'	90°00'00"	35.36'

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	N45°28'10"W
L2	50.00'	N45°28'10"W
L3	73.60'	S44°31'50"W
L4	50.00'	N45°28'10"W
L5	75.00'	N44°31'50"E
L6	50.00'	S44°31'50"W

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