

FINAL REPLAT & SUBDIVISION PLAT ESTABLISHING
THE CASINAS AT GRUENE PHASE 1 & 2

BEING 18.51 ACRE TRACT OF LAND, BEING A REPLAT OF LOT 16 AND
LOT 17 OF THE FERDINAND & MATHILDE HANZ ESTATE PARTITION,
AN ADDITION TO THE CITY OF NEW BRAUNFELS, TEXAS, AS
RECORDED IN VOLUME 1 PAGE 46 OF THE PLAT RECORDS OF COMAL
COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF COMAL

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT,
AND DESIGNATED AS THE FINAL SUBDIVISION PLAT OF THE CASINAS AT
GRUENE PHASE 1 & 2, 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:

DATE

CASINAS @ GRUENE LLC
1251LAKEFIELD DRIVE
CANYON LAKE, TX. 78133

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY
APPEARED _____ KNOWN TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, 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 ____ DAY OF

_____, A.D. 20__

NOTARY PUBLIC COMAL COUNTY TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

KNOWN 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 _____

SURVEYOR NOTES:

- 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" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- BEARINGS AND DISTANCES ARE IN SURFACE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- NO PORTION OF ANY LOTS ON THIS PLAT ARE IN THE SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA FLOOD MAP 445 OF 505, COMMUNITY PANEL NO. 48091C0445F, DATE SEPTEMBER 2, 2009.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A).
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00013934351

GENERAL NOTES:

- THE PROPERTY WILL BE SERVED BY THE FOLLOWING UTILITY PROVIDERS:
NEW BRAUNFELS UTILITIES - ELECTRIC, SANITARY SEWER & WATER

SPECTRUM - CABLE TV
AT&T - PHONE SERVICE

- THIS PROPERTY IS LOCATED WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.

- FOUR (4) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE HOME BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG:

- CASINAS CIR, CASETTA RUN, FARMHOUSE TRL, CASETTA TRL AND TUSCAN VW.

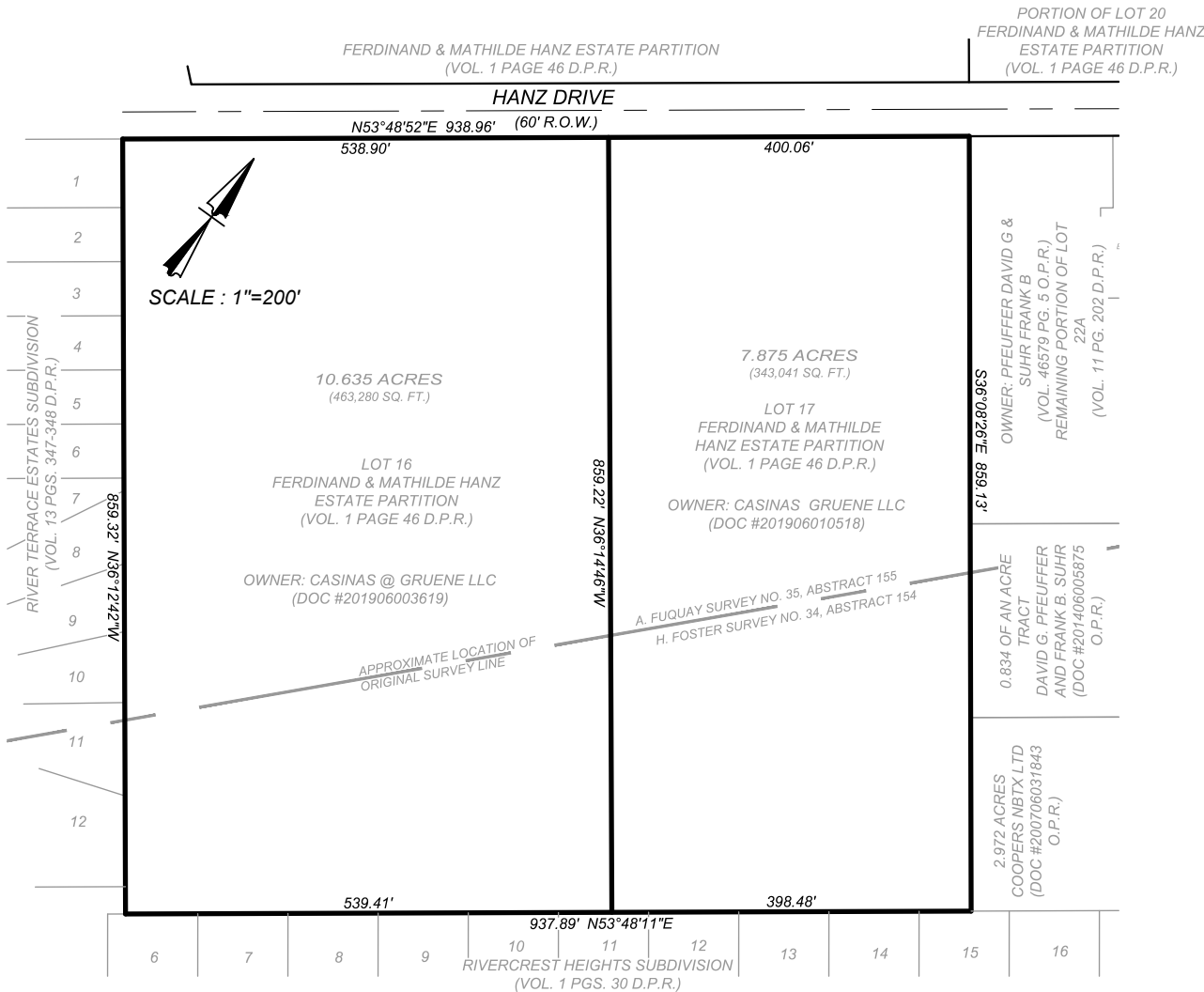
FOUR (4) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:

- CASINAS CIR - LOT 901, BLOCK 1
- CASETTA TRL - LOT 901, BLOCK 1

FOUR (4) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:

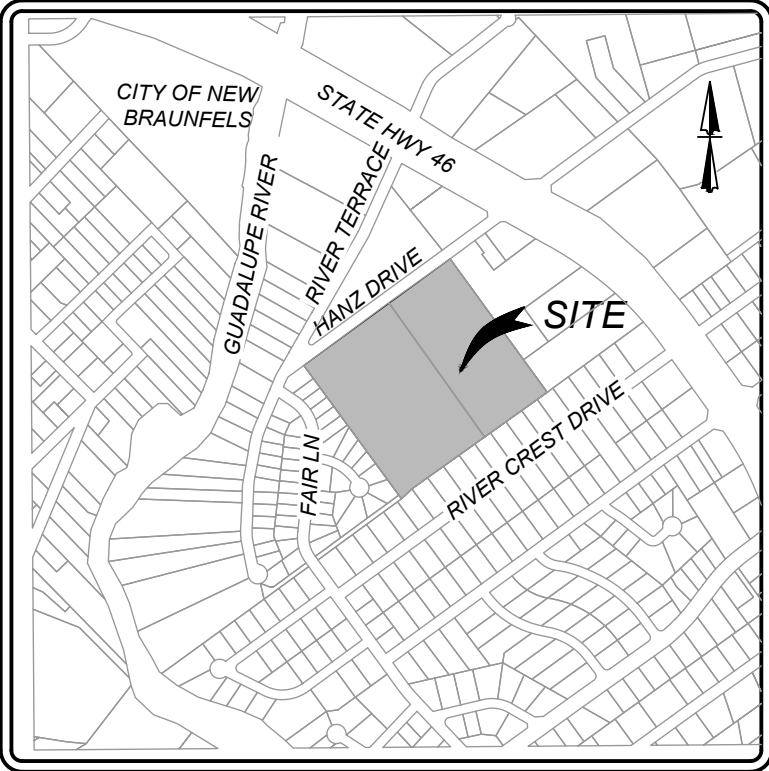
- SOUTH SIDE OF HANZ DRIVE

- EACH INDIVIDUAL LAND OWNER/BUILDER AT THE TIME OF BUILDING PERMIT AND CONSTRUCTION ALONG CASINA CIR, CASETTA RUN, FARMHOUSE TRL, CASETTA TRL AND TUSCAN VW. 4 FOOT WIDE PUBLIC SIDEWALK WILL BE INSTALLED, 3.0-FT FROM THE BACK OF CURB, PER CITY STANDARDS BY THE DEVELOPER AT THE TIME OF STREET CONSTRUCTION ALONG ASHLIN RUN, LOT 1 901 BLOCK 1, AND ALONG LOT 902 BLOCK 1. 4 FOOT PUBLIC SIDEWALK WILL BE INSTALLED, 4.0- FT FROM THE BACK OF CURB PER CITY STANDARDS BY THE DEVELOPER AT THE TIME OF STREET CONSTRUCTION ALONG HANZ DRIVE.
- 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 EASEMENT ARE PRIVATE. MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE RESPONSIBILITY OF THE PROPERTY OWNER.
- THIS SUBDIVISION IS SUBJECT TO THE 2006 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE (11/2017). THIS PLAT IS APPROVED FOR 2 DWELLING UNITS PER LOT, WITH A MAXIMUM OF 126 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 NEW DWELLING UNIT.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS, AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- SIDE ENTRY GARAGES MUST BE SETBACK A MINIMUM OF 20 FEET FROM THE CORNER SIDE LOT LINE.
- 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 DECREASES 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.
- THE MAINTENANCE OF PEDESTRIAN EASEMENTS, OPEN SPACES, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS, ETC. ARE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION AND NOT THE RESPONSIBILITY OF THE CITY OF NEW BRAUNFELS. THESE AREAS ARE DESIGNATED AS LOT 901 BLOCK 1 AND LOT 902 BLOCK 1.
- ALL LOTS ON THIS PLAT MEET THE REQUIRED MINIMUM SQUARE FOOTAGE.
- CLEAR VISION AREAS ARE TO BE CLEAR OF TREES, STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT INHIBIT VISIBILITY.
- LOT 902 BLOCK 1 IS DESIGNATED AS A DRAINAGE LOT.
- LOT 901 BLOCK 1 IS DESIGNATED AS A DRAINAGE LOT, EMERGENCY ACCESS EASEMENT AND PUBLIC UTILITY EASEMENT.
- PERMANENT WATER QUALITY CONTROLS ARE REQUIRED FOR THIS SUBDIVISION PLAT IN ACCORDANCE WITH THE CITY OF NEW BRAUNFELS DRAINAGE AND EROSION CONTROL DESIGN MANUAL.



AREA BEING REPLATTED

18.51 ACRES BEING RE-PLATTED WAS PREVIOUSLY PLATTED AS LOT 16 AND LOT 17 OF
THE FERDINAND & MATHILDE HANZ ESTATE PARTITION, RECORDED IN VOL. 1, PG.46 OF
THE DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS.



LOCATION MAP

KFW
ENGINEERS + SURVEYING
162 W Mill St. New Braunfels, TX 78130
Phone #: (830) 220-8042 • Fax #: (210) 979-8441
TBP# Firm #: 9513 • TBP#S Firm #: 10122300

LEGEND

- O S.I.R. = SET 1/2" IRON ROD WITH
BLUE CAP STAMPED "KFW
SURVEYING"
- F.I.R. = FOUND IRON ROD
- F.I.P. = FOUND IRON PIPE
- 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
- V.N.A.E. = VEHICULAR NON-ACCESS
EASEMENT
- ESMT = EASEMENT

NBU NOTES:

- 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.
- UTILITIES WILL POSSESS A 5- FOOT 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.
- UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
- EACH LOT MUST HAVE ITS OWN WATER & SEWER SERVICE AT THE OWNER'S/DEVELOPERS EXPENSE.
- DO NOT COMBINE ANY NEW UTILITY EASEMENT WITH DRAINAGE EASEMENTS OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS WITHOUT WRITTEN APPROVAL FROM THE NEW BRAUNFELS UTILITIES.

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 _____, 20__.

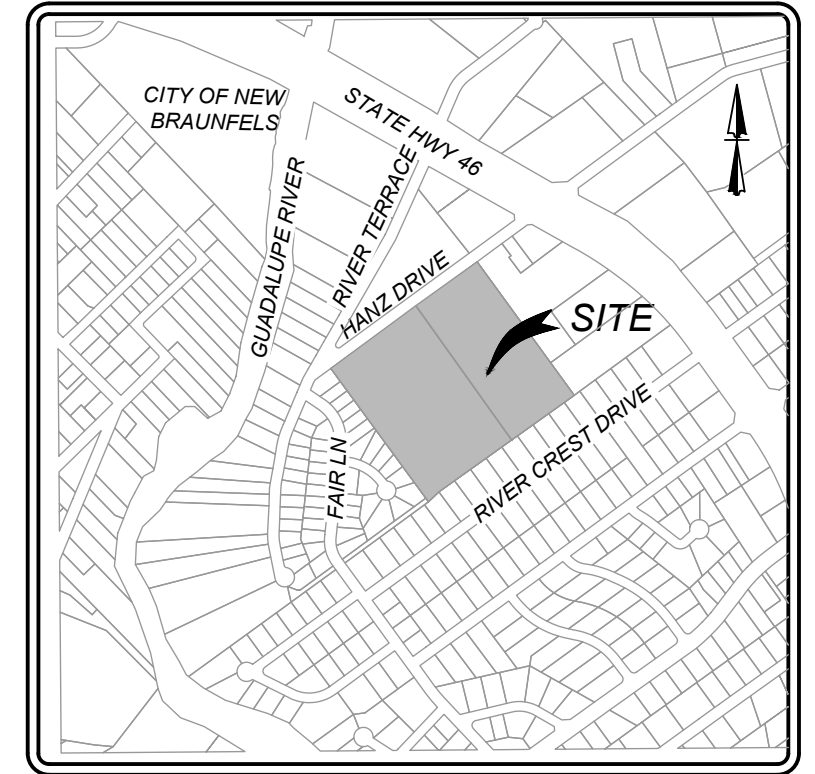
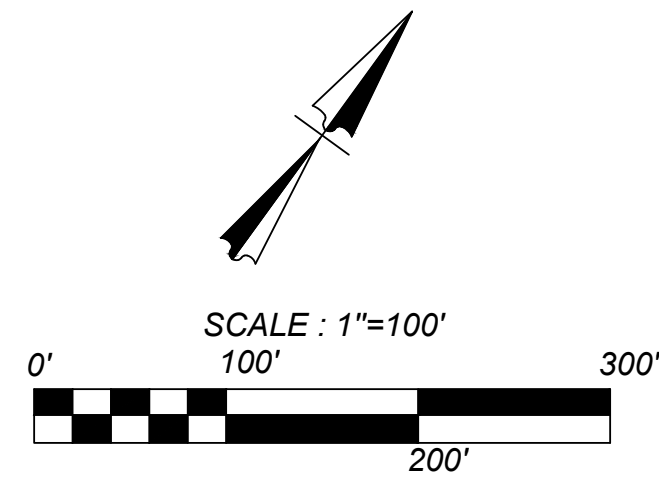
COUNTY CLERK, COMAL COUNTY, TEXAS

DEPUTY

PREPARED: FEBRUARY 2020 PAGE 1 OF 2

FINAL REPLAT & SUBDIVISION PLAT ESTABLISHING
THE CASINAS AT GRUENE PHASE 1 & 2

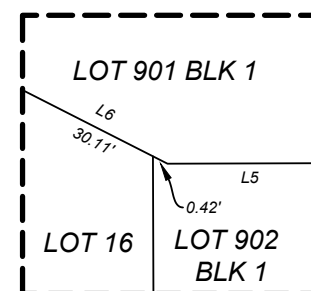
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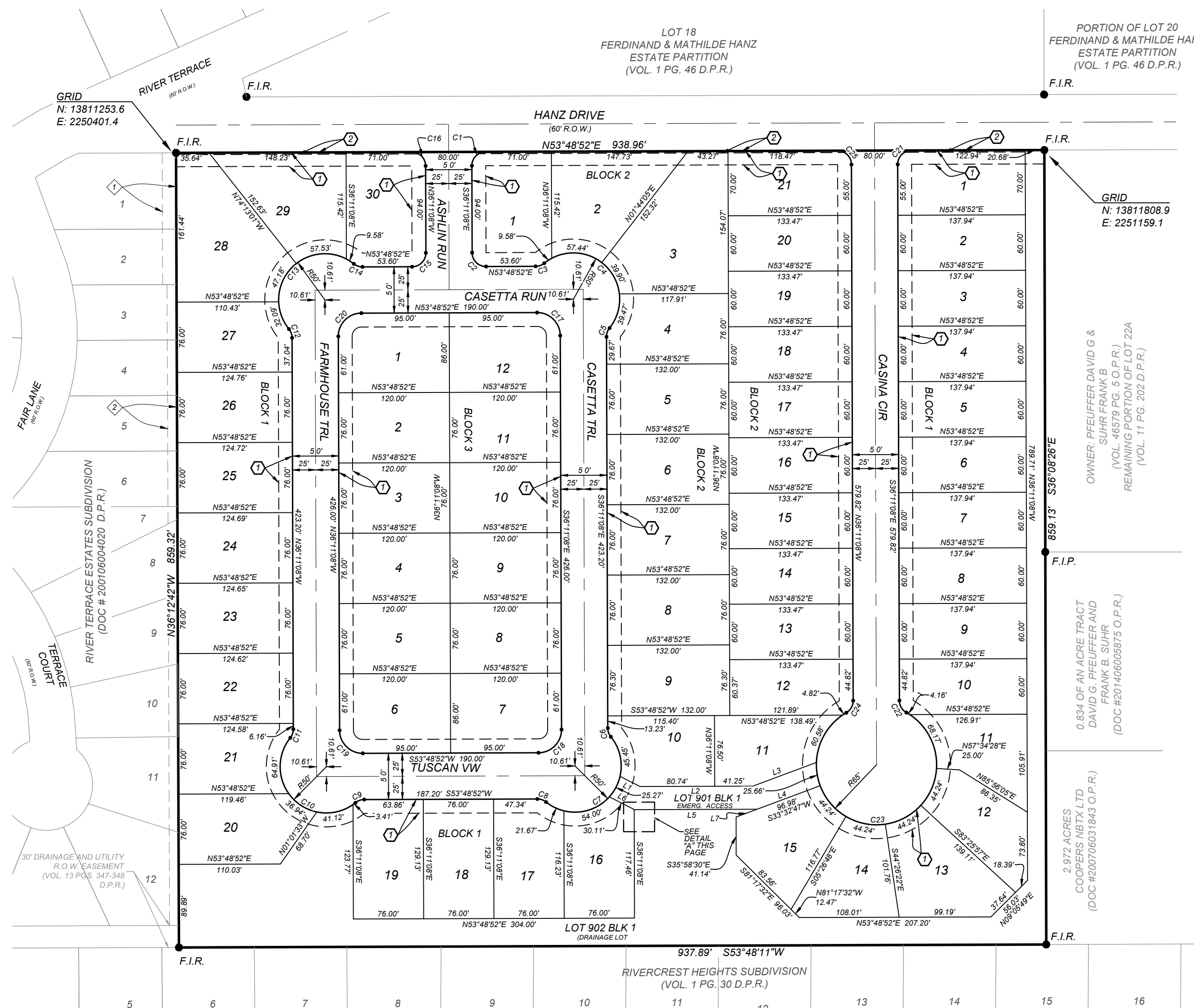
LOCATION MAP

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING
C1	23.56'	15.00'	15.00'	90°00'00"	S8°48'52"W
C2	23.56'	15.00'	15.00'	90°00'00"	S81°11'08"E
C3	10.18'	15.00'	5.29'	38°52'15"	N34°22'45"E
C4	146.38'	50.00'	465.62'	167°44'30"	S81°11'08"E
C5	10.18'	15.00'	5.29'	38°52'15"	S16°45'00"E
C6	10.18'	15.00'	5.29'	38°52'15"	S55°37'15"E
C7	146.38'	50.00'	465.62'	167°44'30"	S8°48'52"W
C8	10.18'	15.00'	5.29'	38°52'15"	S73°15'00"W
C9	10.18'	15.00'	5.29'	38°52'15"	S34°22'45"W
C10	146.38'	50.00'	465.62'	167°44'30"	N81°11'08"W
C11	10.18'	15.00'	5.29'	38°52'15"	N16°45'00"W
C12	10.18'	15.00'	5.29'	38°52'15"	N55°37'15"W
C13	146.38'	50.00'	465.62'	167°44'30"	N8°48'52"E
C14	10.18'	15.00'	5.29'	38°52'15"	N73°15'00"E
C15	23.56'	15.00'	15.00'	90°00'00"	N8°48'52"E
C16	23.56'	15.00'	15.00'	90°00'00"	N81°11'08"W
C17	39.27'	25.00'	25.00'	90°00'00"	S81°11'08"E
C18	39.27'	25.00'	25.00'	90°00'00"	S8°48'52"W
C19	39.27'	25.00'	25.00'	90°00'00"	N81°11'08"W
C20	39.27'	25.00'	25.00'	90°00'00"	N8°48'52"E
C21	23.56'	15.00'	15.00'	90°00'00"	S8°48'52"W
C22	15.71'	15.00'	8.66'	60°00'00"	S66°11'08"E
C23	340.34'	65.00'	37.53'	300°00'00"	S53°48'52"W
C24	15.71'	15.00'	8.66'	60°00'00"	N8°48'52"E
C25	23.56'	15.00'	15.00'	90°00'00"	N81°11'08"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.26'	N80°54'43"E
L2	121.98'	N53°48'52"E
L3	73.43'	N33°32'47"E
L4	72.90'	S33°32'47"W
L5	132.47'	S53°48'52"W
L6	30.54'	S80°54'43"W
L7	24.08'	S33°32'47"W



DETAIL "A"
SCALE 1"=5'



KFW
ENGINEERS + SURVEYING
162 W. Mill St., New Braunfels, TX 78130
Phone #: (830) 220-6042 • Fax #: (210) 979-8441
TBE Firm #: 9513 • TBPLS Firm #: 10122300

KEY NOTES

- 1 15' PUBLIC UTILITY EASEMENT
- 2 1' VEHICULAR NON-ACCESS EASEMENT
- 1 15' DRAINAGE EASEMENT (DOC # 200106004020 D.P.R.)
- 2 10' DRAINAGE EASEMENT (DOC # 200106004020 D.P.R.)

LEGEND

- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
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