

FINAL PLAT OF THE STOLTE SUBDIVISION
BEING 5.971 ACRES OF LAND SITUATED IN COMAL COUNTY, TEXAS, OUT OF THE ORILLA RUSSELL SURVEY 2, ABSTRACT NO. 485,
AND BEING ALL OF THAT CERTAIN 5.281 ACRE TRACT (TRACT 1) AND ALL OF THAT THAT CERTAIN 0.689 ACRE TRACT (TRACT 2)
DESCRIBED IN A DEED OF RECORD IN DOCUMENT NO. 201906030827, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

OWNER'S ACKNOWLEDGEMENT:
STATE OF TEXAS:
COUNTY OF COMAL:

I THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE STOLTE 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.

MARK SMITH, REGISTERED AGENT
INVESTAUSTIN1, LLC, GENERAL PARTNER OF
190 STOLTE ROAD, LTD.
17401 RUSH PEA CIRCLE
AUSTIN, TX 78738

STATE OF TEXAS:
COUNTY OF COMAL:

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

BY _____

PRINTED NAME: _____
NOTARY PUBLIC, _____ STATE OF TEXAS

MY COMMISSION EXPIRES: _____

PLAT NOTES

1. THIS SUBDIVISION IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF NEW BRAUNFELS, TEXAS.
2. THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
3. NO PORTION OF ANY LOT ON THIS PLAT IS WITHIN AN INDICATED SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE ADOPTED FLOOD MAPS OF THE CITY OF NEW BRAUNFELS.
4. WATER, AND ELECTRIC SERVICES WILL BE PROVIDED BY NEW BRAUNFELS UTILITIES. WASTEWATER SERVICE WILL BE PROVIDED BY EACH LOT THROUGH USE OF O.S.S.F. PER COMAL COUNTY REGULATIONS.
5. 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.
6. NON-RESIDENTIAL USE SUBDIVISIONS ARE NOT SUBJECT TO PARK LAND DEDICATION AND DEVELOPMENT REQUIREMENTS. HOWEVER, AT SUCH TIME THAT ANY DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.
7. A SIX (6) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE OWNER/BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG STOLTE ROAD AND IH 35, UNLESS A SIDEWALK WAIVER IS APPROVED.

TXDOT NOTES

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCROACH BY STRUCTURE OR GRADING INTO STATE ROW. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW WILL NOT BE ALLOWED.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 0 (ZERO) ACCESS POINT, TO THE STATE HIGHWAY SYSTEM. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.
5. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, 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.

PHILLIP L. McLAUGHLIN, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5300
1805 OUIDA DRIVE
AUSTIN, TX 78728

DATE _____

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THESE PLANS AND ALL ENGINEERING ASPECTS ARE IN COMPLIANCE WITH CITY AND STATE ENGINEERING REGULATIONS AND LAWS.

JENNIFER M. GARCIA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 106000
3711 S. MOPAC EXPRESSWAY, SUITE 550
AUSTIN, TEXAS
(512) 429-0400

DATE _____

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

CHAIRMAN

APPROVED FOR ACCEPTANCE

DATE _____ PLANNING DIRECTOR

DATE _____ CITY ENGINEER

DATE _____ 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, DOC # _____ OF COMAL COUNTY ON THE _____ DAY

OF _____, 20____, AT _____M.

WITNESS MY HAND AND SEAL, THIS THE _____ DAY OF _____, 20____.

COUNTY CLERK, COMAL COUNTY, TEXAS

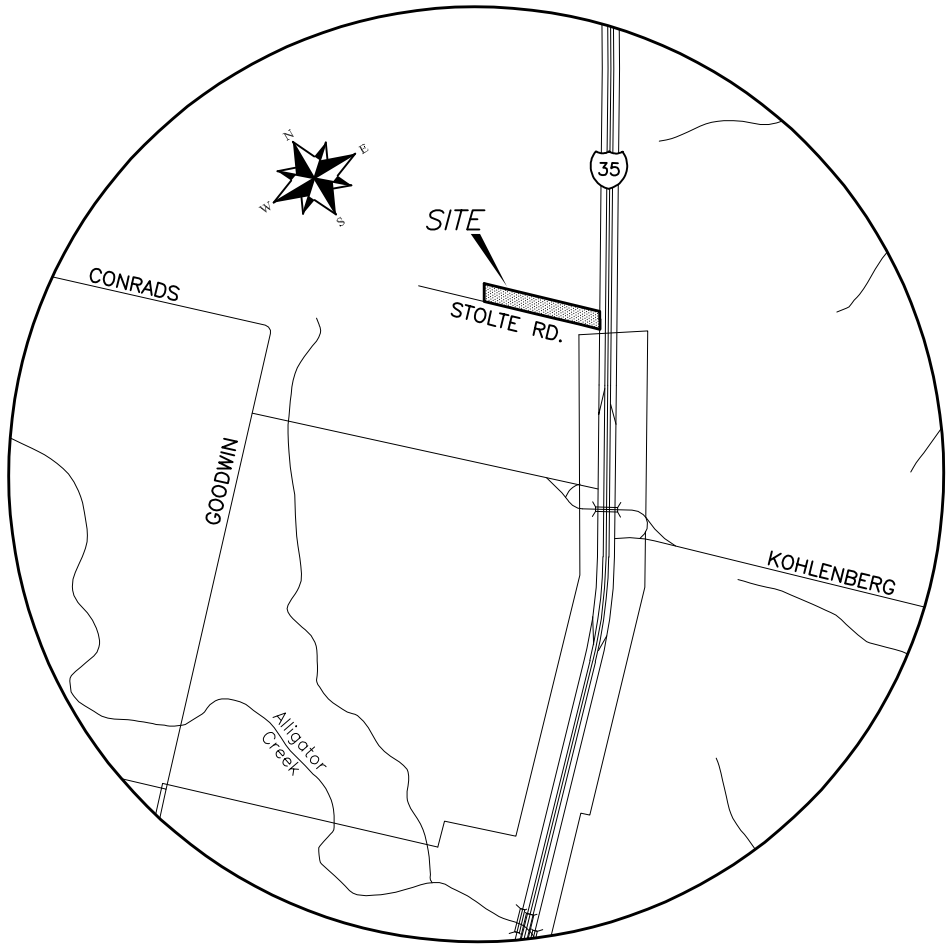
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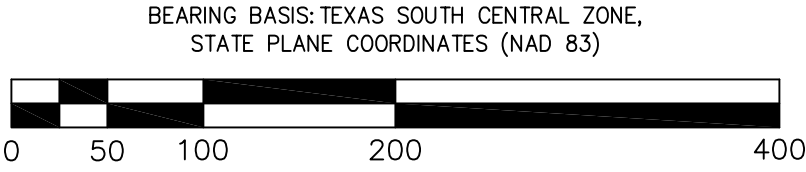
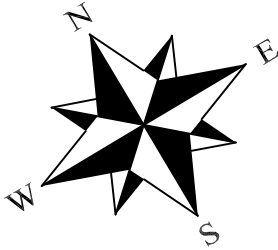
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LEGEND:

■	= TYPE 1 TXDOT MONUMENT FOUND
⊙	= TYPE 2 TXDOT MONUMENT FOUND
●	= 1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
INSIGNIA ●	= IRON ROD WITH CAP FOUND (INSIGNIA NOTED)
▲	= NAIL FOUND (TYPE NOTED)
○	= IRON ROD WITH G&R CAP SET
△	= CALCULATED POINT
ESMT.	= EASEMENT
(xxx)	= RECORD INFORMATION

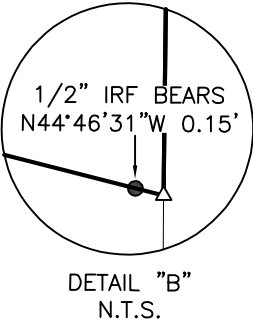
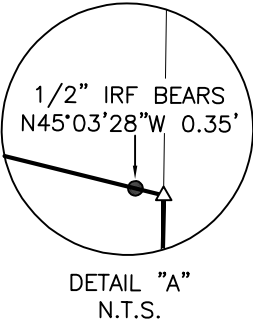
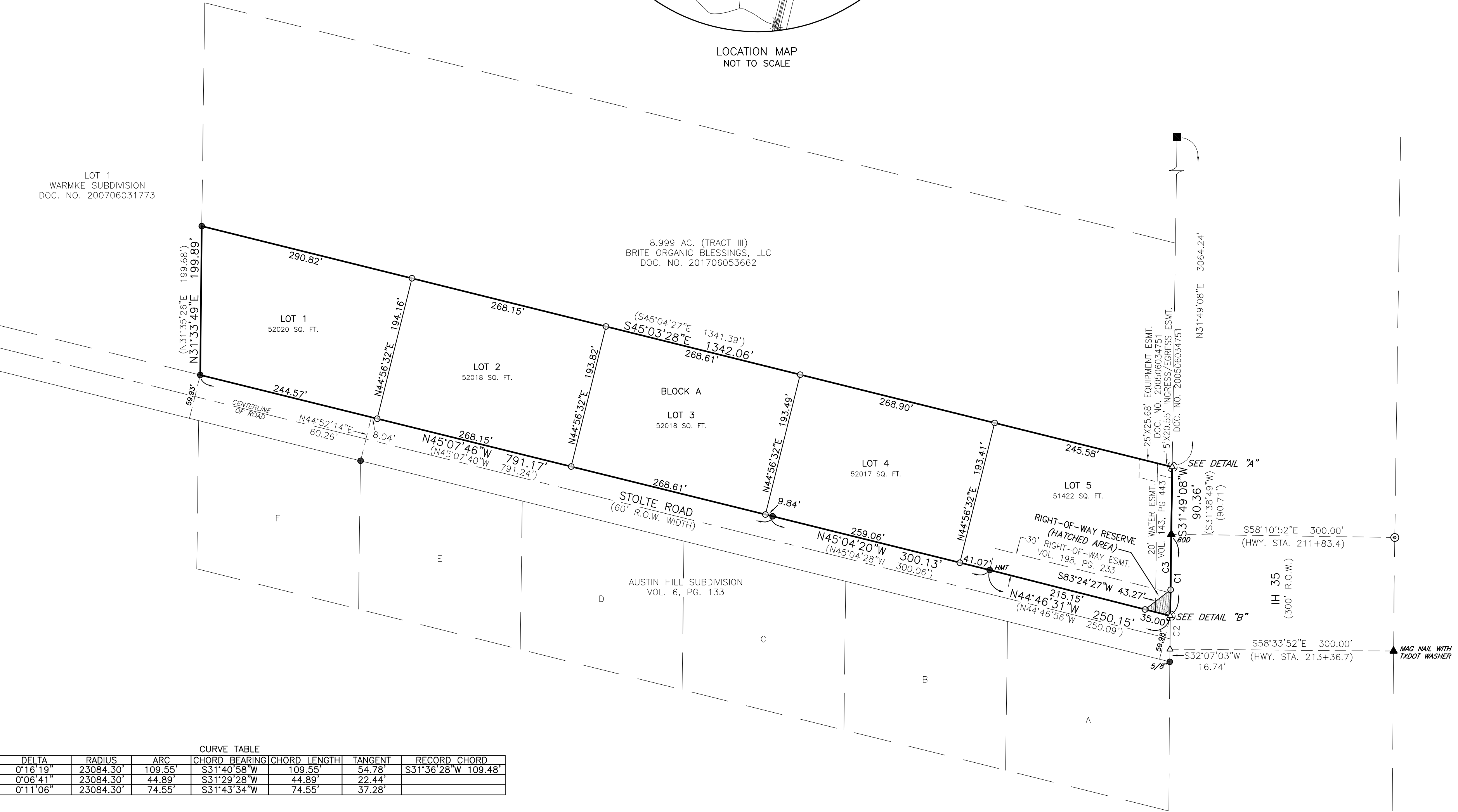


LOCATION MAP
NOT TO SCALE



SCALE: 1"=100'

DATE OF PLAT PREPARATION: FEBRUARY 12, 2020
TOTAL AREA OF PLAT: 5.971 AC. (260,090 SQ. FT.)



CURVE TABLE

NO.	DELTA	RADIUS	ARC	CHORD BEARING	CHORD LENGTH	TANGENT	RECORD CHORD
C1	0°16'19"	23084.30'	109.55'	S31°40'58"W	109.55'	54.78'	S31°36'28"W 109.48'
C2	0°06'41"	23084.30'	44.89'	S31°29'28"W	44.89'	22.44'	
C3	0°11'06"	23084.30'	74.55'	S31°43'34"W	74.55'	37.28'	

G&R
SURVEYING, LLC
1805 OUIDA DR.
AUSTIN, TEXAS 78728
PHONE: (512) 267-7430
FAX: (512) 836-8385
FIRM NO. 10032000