

Drawing Name: T:\297 - AC 483 LTD\001 - Saengerhalle and Hwy 46\Plotting\Plat\Hidden Springs Unit 1 Plat.dwg User: kellyk Sep 01, 2020 - 1:32pm

EXHIBIT NOTES:

- ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER, SEWER AND ELECTRIC SERVICE BY NEW BRAUNFELS UTILITIES. TELEPHONE AND CABLE SERVICES FOR THE SUBDIVISION WILL BE PROVIDED BY AT&T COMMUNICATIONS AND/OR SPECTRUM.
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983, GRID. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.00015.
- 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 PINS WITH PLASTIC CAP STAMPED "HMT" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF NEW BRAUNFELS, TEXAS.
- THIS SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREA (100 YR. FLOOD), AS DEFINED BY THE GUADALUPE COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 48187C0105F, EFFECTIVE DATE NOVEMBER 2, 2007 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 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.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- TEN (10) FOOT WIDE SHARED USE PATH WILL BE CONSTRUCTED PER CITY STANDARDS BY THE DEVELOPER AT THE TIME OF SUBDIVISION CONSTRUCTION ALONG:
A. SANEGERHALLE RD
- FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS BY THE DEVELOPER AT THE TIME OF STREET CONSTRUCTION ALONG:
A. HIDDEN BLISS - LOT 901, BLOCK 2 AND LOT 903, BLOCK 2.
B. HONEY OAK LN - LOT 901, BLOCK 2.
C. CANOPY OAK LN - LOT 901, BLOCK 2.
D. KINSLEY WAY - LOT 902, BLOCK 5.
E. JAYCEN LN - OPPOSITE LOTS 52-57, BLOCK 1.
- FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS BY THE HOME BUILDER AT THE TIME OF BUILDING CONSTRUCTION ALONG:
A. HIDDEN BLISS, HONEY OAK LN, ATHERTON AVE, CANOPY OAK LN, KINSLEY WAY, TAMAR WAY AND JAYCEN LN.
- THE ELEVATION OF THE LOWEST FLOOR OF A STRUCTURE SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO STORMWATER CONVEYANCE STRUCTURES MUST HAVE A FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE A PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE GARAGE AND SHALL PREVENT WATER FROM LEAVING THE STREET.
- THIS SUBDIVISION IS SUBJECT TO THE 2006 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR ONE DWELLING UNIT PER BUILDABLE LOT WITH A MAXIMUM OF 110 BUILDABLE LOTS. AT SUCH TIME THAT ADDITIONAL DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT(S) SHALL NOTIFY THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.
- THIS UNIT CONTAINS 110 BUILDABLE RESIDENTIAL LOTS. ALL LOTS MEET THE MINIMUM SQUARE FOOTAGE REQUIREMENT ACCORDING TO THE ZONING ORDINANCE.
- ALL DRAINAGE EASEMENTS WITHIN THE LOTS WILL BE OWNED AND MAINTAINED BY PROPERTY OWNER.
- PERMANENT WATER QUALITY CONTROLS ARE REQUIRED FOR THIS SUBDIVISION PLAT IN ACCORDANCE WITH THE CITY OF NEW BRAUNFELS DRAINAGE AND EROSION CONTROL DESIGN MANUAL.
- LOT 901, BLOCK 2 (DRAINAGE) WILL BE OWNED AND MAINTAINED BY THE SUBDIVISION PROPERTY OWNER.
- THIS SUBDIVISION IS SUBJECT TO THE AIRPORT HAZARD ZONING DISTRICT STANDARDS AND REGULATIONS.
- LOT 902, BLOCK 5 AND LOT 903, BLOCK 2 ARE NON-RESIDENTIAL COMMON SPACE LOTS FOR SIGNAGE, SUBDIVISION LANDSCAPING AND UTILITY EASEMENTS TO BE OWNED AND MAINTAINED BY THE SUBDIVISION PROPERTY OWNER(S), ITS SUCCESSORS AND/OR ASSIGNS.

NEW BRAUNFELS UTILITIES 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' 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 AND SEWER SERVICE AT THE OWNER'S/DEVELOPER'S EXPENSE.
- DO NOT COMBINE ANY NEW UTILITY EASEMENTS (U.E.) WITH DRAINAGE EASEMENTS (D.E.) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (U.E.) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED DOROTHY J. TAYLOR, 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.

DOROTHY J. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295
290 S. CASTELL AVE., SUITE 100, NEW BRAUNFELS, TEXAS 78130

PLAT REVISED MAY 26, 2020
PLAT REVISED NOVEMBER 19, 2019
PLAT REVISED SEPTEMBER 3, 2019
PLAT REVISED JUNE 18, 2019
PLAT PREPARED MAY 20, 2019



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

FINAL PLAT ESTABLISHING HIDDEN SPRINGS, UNIT 1

BEING A 21.36 ACRE TRACT SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 202099016747, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	71.83'	70.00'	058°47'36"	39.44'	68.72'	S38°37'58"E
C2	86.60'	150.00'	033°04'48"	44.55'	85.41'	N59°47'35"W
C3	10.20'	15.00'	038°58'48"	5.31'	10.01'	N66°55'49"W
C4	147.30'	50.00'	168°47'48"	509.79'	99.52'	S02°01'19"E
C5	10.20'	15.00'	038°58'48"	5.31'	10.01'	N62°53'12"E
C6	21.48'	15.00'	082°02'39"	13.05'	19.69'	N02°22'29"E
C7	11.21'	100.00'	006°25'28"	5.61'	11.21'	N41°51'35"W
C8	23.56'	15.00'	090°00'00"	15.00'	21.21'	S89°55'41"W
C9	161.05'	150.00'	061°30'57"	89.27'	153.42'	N75°41'09"E
C10	74.57'	150.00'	028°29'03"	38.07'	73.81'	S59°18'51"E
C11	10.18'	15.00'	038°52'15"	5.29'	9.98'	N64°30'27"W
C12	146.38'	50.00'	167°44'30"	465.62'	99.43'	S00°04'19"E
C13	10.18'	15.00'	038°52'15"	5.29'	9.98'	N64°21'48"E
C14	23.56'	15.00'	090°00'00"	15.00'	21.21'	N00°04'19"W
C15	23.56'	15.00'	090°00'00"	15.00'	21.21'	N89°55'41"E
C16	153.78'	150.00'	058°44'20"	84.42'	147.13'	S74°17'51"W
C17	82.33'	150.00'	031°26'56"	42.23'	81.30'	N60°36'31"W
C18	23.56'	15.00'	090°00'00"	15.00'	21.21'	S89°53'03"E
C19	153.29'	150.00'	058°33'04"	84.09'	146.70'	S74°23'29"W
C20	57.74'	100.00'	033°04'48"	29.70'	56.94'	N59°47'35"W
C21	38.08'	100.00'	021°49'15"	19.28'	37.86'	S34°12'20"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C22	56.64'	150.00'	021°37'59"	28.66'	56.30'	N34°06'41"E
C23	23.56'	15.00'	090°00'00"	15.00'	21.21'	S00°04'19"E
C24	16.82'	150.00'	006°25'28"	8.42'	16.81'	N41°51'35"W
C25	9.91'	15.00'	037°51'44"	5.14'	9.73'	S57°34'42"E
C26	137.68'	50.00'	157°46'06"	254.48'	98.12'	N02°22'29"E
C27	9.91'	15.00'	037°51'44"	5.14'	9.73'	S62°19'40"W
C28	23.78'	15.00'	090°50'13"	15.22'	21.37'	S02°01'19"E
C29	23.56'	15.00'	090°00'00"	15.00'	21.21'	N89°55'41"E
C30	10.18'	15.00'	038°52'15"	5.29'	9.98'	S25°38'12"E
C31	146.38'	50.00'	167°44'30"	465.62'	99.43'	S89°55'41"W
C32	10.18'	15.00'	038°52'15"	5.29'	9.98'	N25°29'33"E
C33	107.37'	100.00'	061°30'57"	59.51'	102.28'	N75°41'09"E
C34	49.71'	100.00'	028°29'03"	25.38'	49.20'	S59°18'51"E
C35	23.56'	15.00'	090°00'00"	15.00'	21.21'	S00°04'19"E
C36	102.52'	100.00'	058°44'20"	56.28'	98.09'	S74°17'51"W
C37	54.89'	100.00'	031°26'56"	28.15'	54.20'	N60°36'31"W
C38	23.56'	15.00'	090°00'00"	15.00'	21.21'	N00°06'57"E
C39	57.13'	150.00'	021°49'15"	28.91'	56.78'	S34°12'20"W
C40	37.76'	100.00'	021°37'59"	19.11'	37.53'	N34°06'41"E
C41	102.19'	100.00'	058°33'04"	56.06'	97.80'	S74°23'29"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	6.44'	S42°54'48"E
L2	60.01'	S39°49'57"W
L3	72.10'	N59°00'16"E
L4	67.38'	N72°51'07"E
L5	45.90'	N79°23'20"E
L6	22.78'	S76°03'04"E
L7	23.23'	S0411°54"W
L8	10.83'	N85°32'33"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L9	42.65'	N74°09'53"E
L10	75.08'	S00°32'50"E
L11	33.11'	S29°57'07"W
L12	93.08'	N47°26'25"W
L13	11.46'	N45°04'19"W
L14	105.00'	S45°04'19"E
L15	105.00'	S45°04'19"E
L16	93.50'	S23°17'42"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L17	13.44'	S44°55'41"W
L18	3.71'	S45°04'19"E
L19	104.79'	N47°26'25"W
L20	30.00'	N42°33'35"E
L21	58.60'	N45°04'19"W
L23	22.86'	N45°04'19"W
L24	30.63'	N45°06'57"E
L25	93.50'	S23°17'42"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L26	13.44'	S44°55'41"W
L27	30.28'	S11°31'15"W
L28	45.35'	S37°03'47"E
L29	66.18'	N67°48'11"E
L30	65.12'	N79°39'15"E
L31	70.22'	S86°44'00"E
L32	67.00'	S61°49'18"E
L33	57.84'	S45°04'19"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L34	65.38'	S30°08'33"E
L35	59.70'	S02°52'26"W
L36	45.56'	N13°07'43"E

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 GUADALUPE

COUNTY CLERK, GUADALUPE COUNTY, TEXAS

DEPUTY _____

STATE OF TEXAS
COUNTY OF GUADALUPE

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE HIDDEN SPRINGS, UNIT 1 A SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF GUADALUPE, 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.

CENTURY LAND HOLDINGS II, LLC
BY: RUDY MUNOZ - VICE PRESIDENT OF LAND
3619 PAESANOS PARKWAY, SUITE 304
SAN ANTONIO, TEXAS 78231

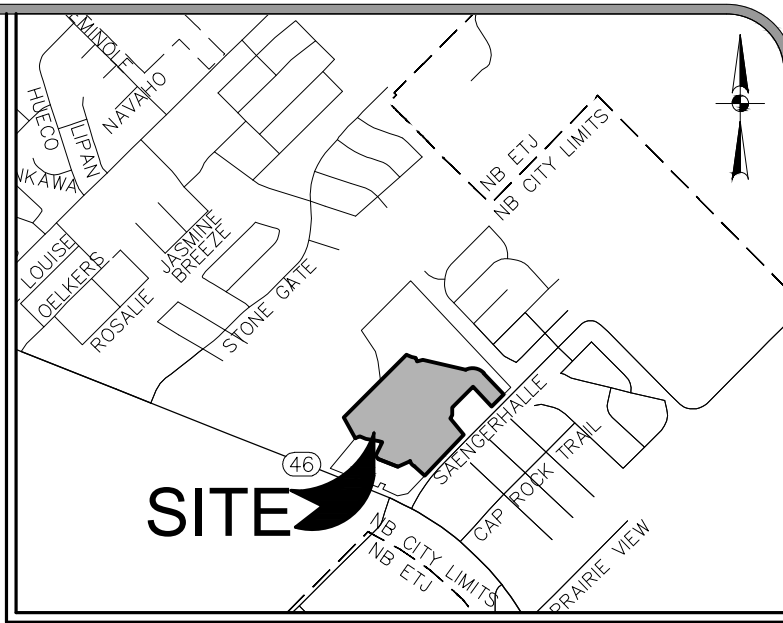
STATE OF _____
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS

_____ DAY OF _____, 20____,

BY _____

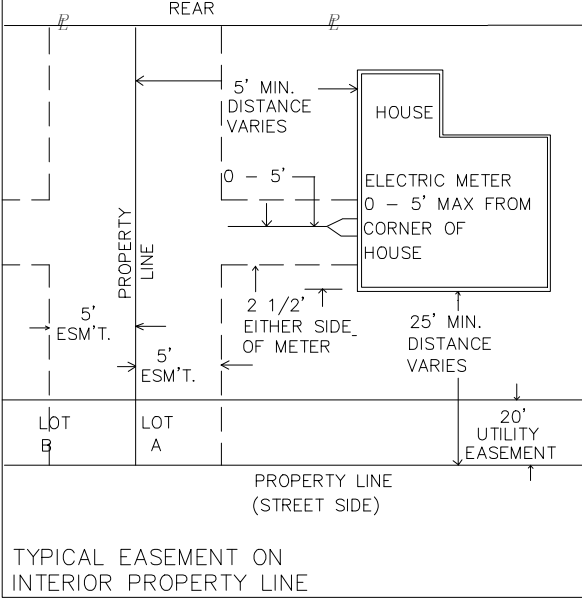
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____



LOCATION MAP
NOT TO SCALE

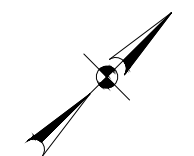
NOTE: G.V.E.C. WILL MAINTAIN 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING.

G.V.E.C. SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARDS WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.

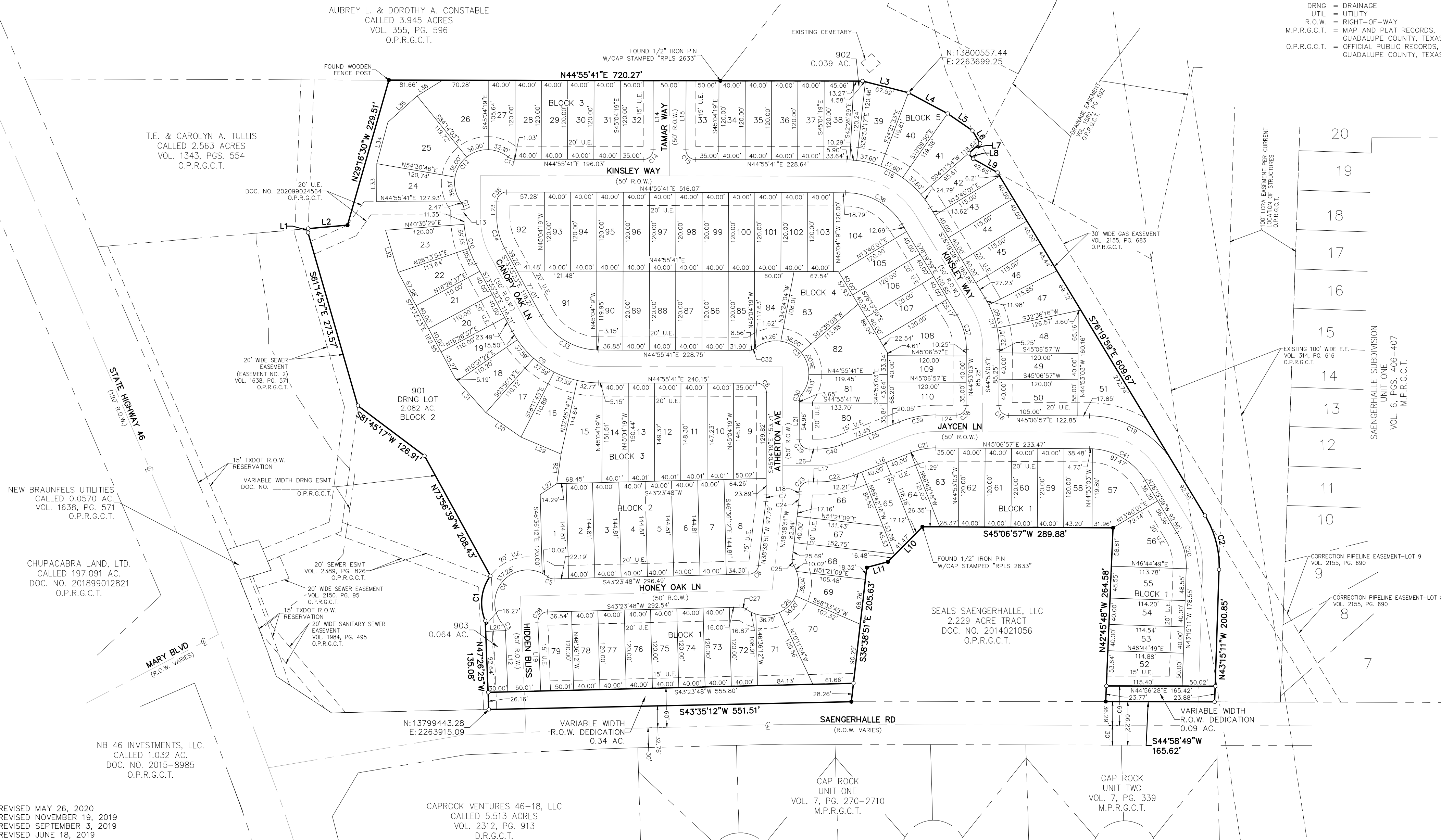


FINAL PLAT ESTABLISHING
HIDDEN SPRINGS, UNIT 1

BEING A 21.36 ACRE TRACT SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT
NO. 20, GUADALUPE COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 202099016747,
OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS



- LEGEND:
- = FND 1/2" IRON PIN W/
PLASTIC CAP STAMPED "HMT"
(UNLESS NOTED OTHERWISE)
 - = SET 1/2" IRON PIN W/
PLASTIC CAP STAMPED "HMT"
 - U.E. = UTILITY EASEMENT
 - DRNG = DRAINAGE
 - UTIL = UTILITY
 - R.O.W. = RIGHT-OF-WAY
 - M.P.R.G.C.T. = MAP AND PLAT RECORDS,
GUADALUPE COUNTY, TEXAS
 - O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS,
GUADALUPE COUNTY, TEXAS



PLAT REVISED MAY 26, 2020
PLAT REVISED NOVEMBER 19, 2019
PLAT REVISED SEPTEMBER 3, 2019
PLAT REVISED JUNE 18, 2019
PLAT PREPARED MAY 20, 2019



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600