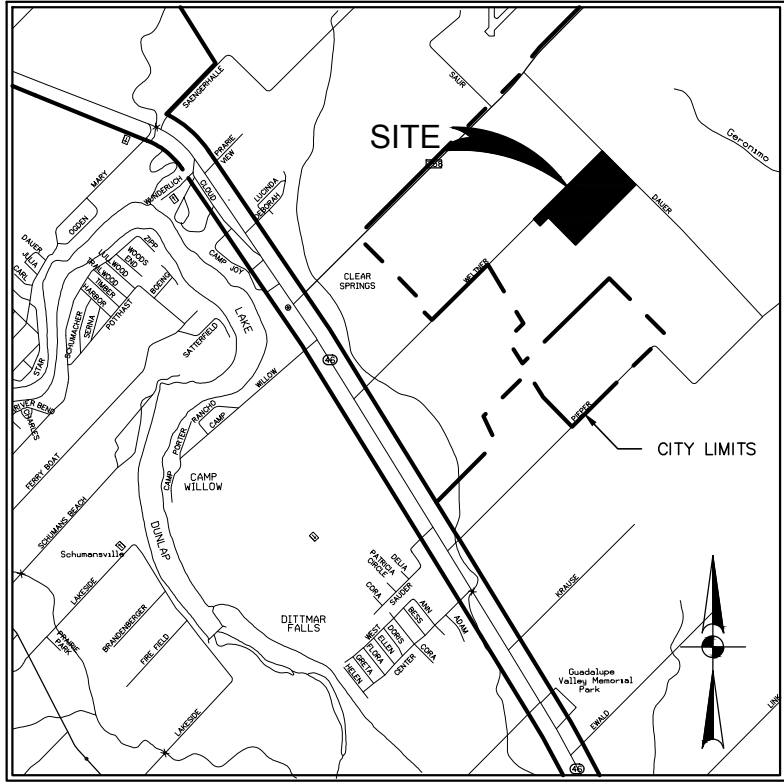


Drawing Name: N:\Projects\BAKE001 76ac Dauer Ranch\Planning\Plotting\Dauer Ranch Unit 1 Plat.dwg User: melanienorris Jun 30, 2020 - 12:05pm

FINAL PLAT ESTABLISHING

DAUER RANCH ESTATES UNIT 1

BEING 31.859 ACRE OF LAND FROM 76.218 ACRES OF LAND SITUATED IN THE A.M. ESNAURIZAR ELEVEN LEAGUE GRANT SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, AND BEING ALL OF A 75.96 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 2756, PAGE 1010 OF THE OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS.



LOCATION MAP
SCALE: 1"=3,000'

NOTES:

- ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER, SEWER AND ELECTRIC BY NEW BRAUNFELS UTILITIES.
- ALL STREETS ARE PROPOSED TO BE OF A LOCAL TYPE FUNCTIONAL CLASSIFICATION WITH 50 FOOT RIGHT-OF-WAYS UNLESS NOTED OTHERWISE.
- 4' SIDEWALKS AT THE BACK OF CURB WILL BE CONSTRUCTED FOR THIS DEVELOPMENT BY HOME BUILDER AT TIME OF BUILDING PERMIT ON ALL INTERNAL STREETS. 4' SIDEWALKS WILL BE CONSTRUCTED AT THE BACK OF CURB BY THE DEVELOPER AT THE TIME OF STREET CONSTRUCTION ALONG COMMON AREA LOT 1 BLOCK 1, LOT 1 BLOCK 2 AND LOT 1 BLOCK 3 AND ALONG OPEN SPACE LOT 1 BLOCK 4, LOT 1 BLOCK 5 AND LOT 28 BLOCK 7.
- 4' SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER AT THE TIME OF CONSTRUCTION ALONG WELTNER RD AND DAUER RANCH RD.
- LOT 1 BLOCK 1, LOT 1 BLOCK 2 AND LOT 1 BLOCK 3 ARE COMMON AREA LOTS AND ARE NON-BUILDABLE LOTS. LOT 1 BLOCK 4, LOT 1 BLOCK 5 AND LOT 28 BLOCK 7 ARE OPEN SPACE LOTS. THESE LOTS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION, THEIR SUCCESSOR'S OR ASSIGNS, AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF NEW BRAUNFELS OR GUADALUPE COUNTY. LOT 12 BLOCK 2 IS A UTILITY LOT AND IS PROPOSED TO BE USED AS A LIFT STATION AND WILL BE MAINTAINED BY NBU.
- THE SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE IN GRID BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983. DISTANCES SHOWN HEREON ARE SURFACE USING COMBINED SCALE FACTOR OF 1.00015.
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND MARKERS WILL BE SET WITH 1/2" IRON PIN WITH PLASTIC CAP STAMPED "DAM #5348 PROP. COR." IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- DAUER RANCH ESTATES UNIT 1, DOES NOT FALL WITHIN THE CITY LIMITS OF THE CITY OF NEW BRAUNFELS.
- THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY RESIDENTIAL.
- DAUER RANCH ESTATES UNIT 1, ESTABLISHING A TOTAL OF 135 LOTS, WITH 128 BEING BUILDABLE.
- THIS SUBDIVISION IS SUBJECT TO THE CITY OF NEW BRAUNFELS PARK LAND AND DEDICATION ORDINANCE. THIS PLAT IS APPROVED FOR ONE DWELLING UNIT PER BUILDABLE LOT WITH A MAXIMUM OF 128 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 NEW DWELLING UNIT.
- 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 DECREASES THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED. THE CITY OF NEW BRAUNFELS AND GUADALUPE 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 ELEVATION OF THE LOWEST FLOOR 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.
- NO STRUCTURES IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER AND SEWER SYSTEM WHICH HAS BEEN APPROVED BY NEW BRAUNFELS UTILITIES.

- MAINTENANCE OF DRAINAGE EASEMENT DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE EXISTING SPECIAL FLOOD HAZARD ZONE A, 100-YEAR FLOOD BOUNDARY, AS DEFINED BY THE GUADALUPE COUNTY, TEXAS COMMUNITY PANEL NUMBER 48187C0120F, REVISED NOVEMBER 02, 2007 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- EACH LOT OWNER SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF THE SEWER SERVICE STUB OUT AND DETERMINING THE MINIMUM SERVICEABLE FINISH FLOOR ELEVATION.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS, AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- ANY DRIVEWAY CONSTRUCTION ON COUNTY ROADS WITHIN THE UNINCORPORATED AREAS OF GUADALUPE COUNTY MUST BE PERMITTED BY THE GUADALUPE COUNTY ROAD DEPARTMENT.
- NO PORTION OF THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION IS LOCATED WITHIN THE HORIZONTAL ZONE OF THE AIRPORT HAZARD ZONING OVERLAY DISTRICT FOR HEIGHT. ALL STRUCTURES WILL BE UNDER 35FT IN HEIGHT AND ARE NOT RESTRICTED BY THE HORIZONTAL ZONE. ALSO, NO PORTION OF THE SITE IS WITHIN THE AIRPORT HAZARD ZONE OVERLAY DISTRICT FOR LAND USE OR DENSITY.
- PERMANENT WATER QUALITY CONTROLS ARE REQUIRED FOR THIS SUBDIVISION PLAT IN ACCORDANCE WITH THE CITY OF NEW BRAUNFELS DRAINAGE AND EROSION CONTROL DESIGN MANUAL.

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 BUILDING STRUCTURE 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.

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

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____ M., AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS IN VOLUME _____ PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS THE _____ DAY OF _____, A.D. 20____

COUNTY CLERK, GUADALUPE COUNTY, TEXAS

DEPUTY _____

STATE OF TEXAS
COUNTY OF GUADALUPE

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS DAUER RANCH ESTATES UNIT 1, 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, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER:
DAUER RANCH ESTATES, LLC
C/O LEE BAKER III
301 MAIN PLAZA, #385
NEW BRAUNFELS, TX. 78130

STATE OF TEXAS
COUNTY OF COMAL

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

BY _____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, DREW A. MAWYER, 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.

DREW A. MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348
D.A. MAWYER LAND SURVEYING
5151 W. SH46
NEW BRAUNFELS, TEXAS 78132
FIRM #10191500

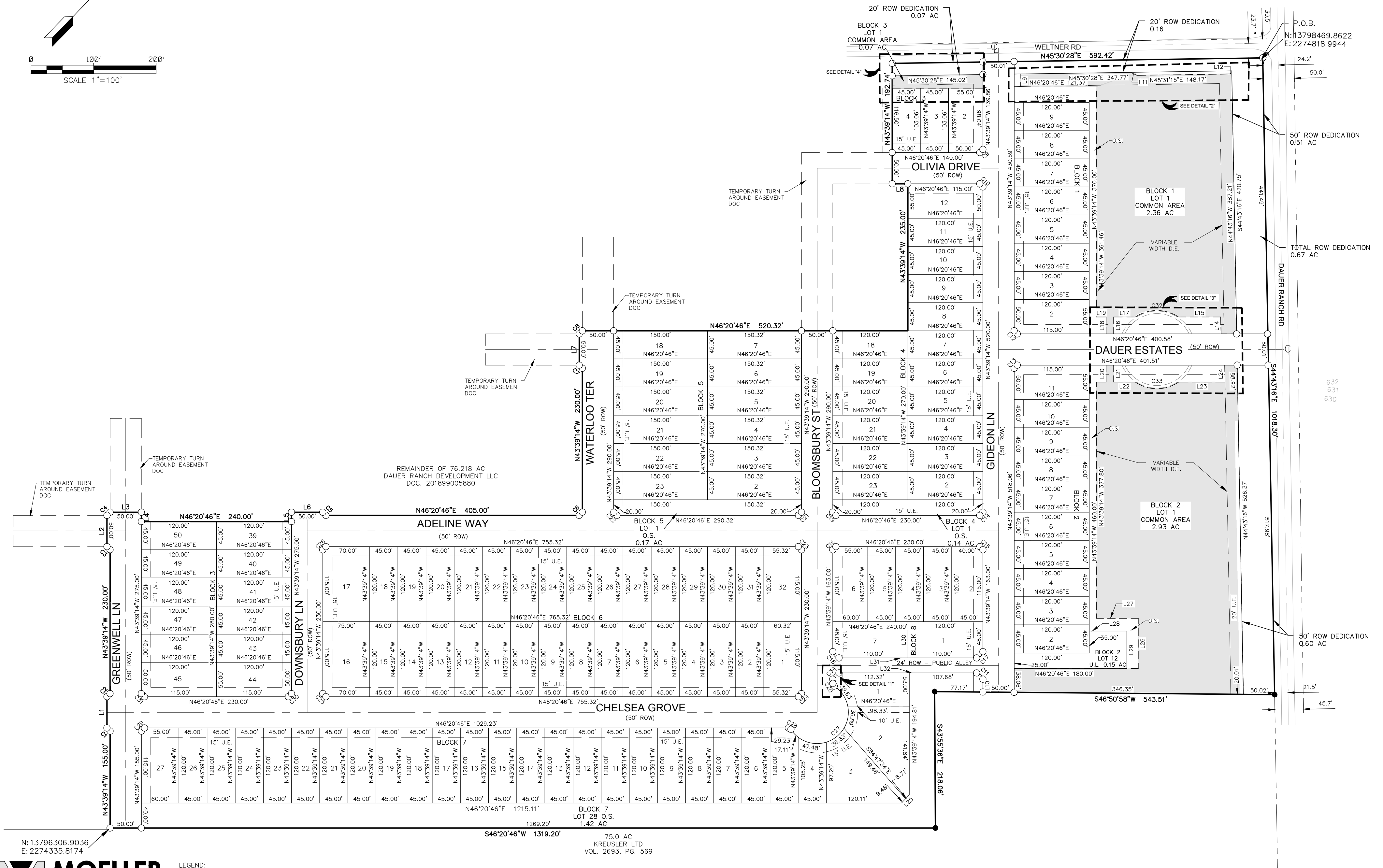
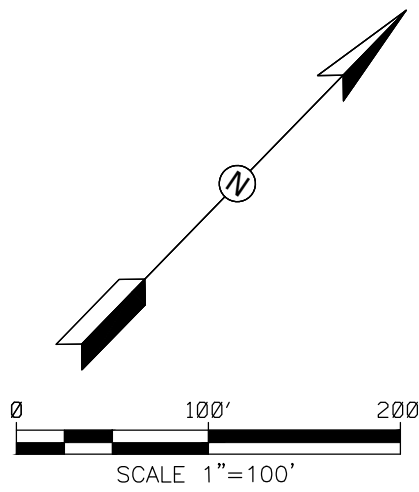
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Engineering Solutions
2021 SH 46W, Ste. 105
New Braunfels, TX 78132
ph: (830) 358-7127
www.ma-tx.com TBPE FIRM F-13351

LEGEND:
P.O.B. = POINT OF BEGINNING
B.L. = BUILDING SETBACK LINE
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
R.O.W. = RIGHT-OF-WAY
O.S. = OPEN SPACE LOT
U.L. = UTILITY LOT
PAGE MATCH LINE
1/2" IRON PIN SET
IRON PIN FOUND
TXDOT MONUMENT FOUND
AREA INSIDE DRAINAGE EASEMENT

FINAL PLAT ESTABLISHING
DAUER RANCH ESTATES UNIT 1

BEING 31.859 ACRE OF LAND FROM 76.218 ACRES OF LAND SITUATED IN THE A.M. ESNAURIZAR ELEVEN LEAGUE GRANT SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, AND BEING ALL OF A 75.96 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 2756, PAGE 1010 OF THE OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS.

GREGORY KRAFT
VOL. 1466, PG. 392



N: 13796306.9036
E: 2274335.8174

S46°20'46"E 1319.20'

75.0 AC
KREUSLER LTD
VOL. 2693, PG. 569

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- == TXDOT MONUMENT FOUND
- == AREA INSIDE DRAINAGE EASEMENT

DAUER RANCH ESTATES UNIT 1








LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	N43°39'14"W
L2	50.00'	N43°39'14"W
L3	50.00'	N46°20'46"E
L4	15.00'	S43°39'14"E
L5	15.00'	N43°39'14"W
L6	50.00'	N46°20'46"E
L7	50.00'	N43°39'14"W
L8	25.00'	N46°20'46"E
L9	20.67'	N44°29'32"W
L10	20.62'	S43°39'14"E
L11	11.24'	S71°45'16"W
L12	4.11'	N17°17'31"E
L13	6.90'	N43°39'14"W
L14	27.10'	N44°43'16"W
L15	67.20'	N46°20'46"E
L16	27.00'	N43°39'14"W
L17	34.50'	N46°20'46"E
L18	27.00'	N43°39'14"W
L19	15.80'	N46°20'46"E
L20	27.00'	N43°39'14"W
L21	27.00'	N43°39'14"W
L22	34.50'	N46°20'46"E
L23	74.14'	N46°20'46"E
L24	27.00'	N44°43'16"W
L25	18.20'	N00°05'56"W
L26	80.20'	N46°20'46"E
L27	67.00'	N46°20'46"E
L28	60.00'	N46°20'46"E
L29	60.00'	N43°39'14"W
L30	58.00'	N43°39'14"W
L31	220.00'	N46°20'46"E
L32	220.00'	N46°20'46"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	7.85'	5.00'	90°00'00"	5.00'	7.07'	N88°39'14"W
C2	7.85'	5.00'	90°00'00"	5.00'	7.07'	N01°20'46"E
C3	7.85'	5.00'	90°00'00"	5.00'	7.07'	N88°39'14"W
C4	7.85'	5.00'	90°00'00"	5.00'	7.07'	N01°20'46"E
C5	7.85'	5.00'	90°00'00"	5.00'	7.07'	S88°39'14"E
C6	7.85'	5.00'	90°00'00"	5.00'	7.07'	N01°20'46"E
C7	7.85'	5.00'	90°00'00"	5.00'	7.07'	N88°39'14"W
C8	7.85'	5.00'	90°00'00"	5.00'	7.07'	N01°20'46"E
C9	7.85'	5.00'	90°00'00"	5.00'	7.07'	N01°20'46"E
C10	7.85'	5.00'	90°00'00"	5.00'	7.07'	N88°39'14"W
C11	15.71'	10.00'	90°00'00"	10.00'	14.14'	S88°39'14"E
C12	7.85'	5.00'	90°00'00"	5.00'	7.07'	N88°39'14"W
C13	7.85'	5.00'	90°00'00"	5.00'	7.07'	N01°20'46"E
C14	7.85'	5.00'	90°00'00"	5.00'	7.07'	N01°20'46"E
C15	7.85'	5.00'	90°00'00"	5.00'	7.07'	N88°39'14"W
C16	7.85'	5.00'	90°00'00"	5.00'	7.07'	N01°20'46"E
C17	15.71'	10.00'	90°00'00"	10.00'	14.14'	N01°20'46"E
C18	15.71'	10.00'	90°00'00"	10.00'	14.14'	N88°39'14"W
C19	7.85'	5.00'	90°00'00"	5.00'	7.07'	N88°39'14"W
C20	4.97'	5.00'	56°56'39"	2.71'	4.77'	N72°07'34"W
C21	7.85'	5.00'	90°00'00"	5.00'	7.07'	N01°20'46"E
C22	7.85'	5.00'	90°00'00"	5.00'	7.07'	N88°39'14"W
C23	7.85'	5.00'	90°00'00"	5.00'	7.07'	N88°39'14"W
C24	7.85'	5.00'	90°00'00"	5.00'	7.07'	N01°20'46"E
C25	7.85'	5.00'	90°00'00"	5.00'	7.07'	N88°39'14"W
C26	7.85'	5.00'	90°00'00"	5.00'	7.07'	N01°20'46"E
C27	177.93'	50.00'	203°53'19"	236.36'	97.83'	N01°20'46"E
C28	4.97'	5.00'	56°56'39"	2.71'	4.77'	N74°49'06"E
C29	7.85'	5.00'	90°00'00"	5.00'	7.07'	N01°20'46"E
C30	7.85'	5.00'	90°00'00"	5.00'	7.07'	N01°20'46"E
C31	7.85'	5.00'	90°00'00"	5.00'	7.07'	N88°39'14"W
C32	73.60'	62.10'	67°54'21"	41.81'	69.37'	N46°20'46"E
C33	73.60'	62.10'	67°54'23"	41.81'	69.37'	N46°20'46"E
C34	15.71'	10.00'	90°00'00"	10.00'	14.14'	N01°20'46"E



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