

Drawing Name: N:\Projects\M05A001 Travelstead Tract\Planning\Plotting\Unit 1A\Spring Valley Unit 1A Plat.DWG User: StevenGarcia Dec 07, 2020 - 10:43am

OWNER:
RAUSCH COLEMAN
C/O DAVID C. FRYE
4058 N. COLLEGE AVE SUITE 300
FAYETTEVILLE AR, 72703

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: _____

STATE OF TEXAS
COUNTY OF GUADALUPE

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS SPRING VALLEY SUBDIVISION UNIT 1A, 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.

OWNER:
RAUSCH COLEMAN
C/O DAVID C. FRYE
4058 N. COLLEGE AVE SUITE 300
FAYETTEVILLE AR, 72703

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



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
D.L. = DRAINAGE LOT
— PAGE MATCH LINE
○ = 1/2" IRON PIN SET
● = IRON PIN FOUND

FINAL PLAT ESTABLISHING

SPRING VALLEY SUBDIVISION UNIT 1A

BEING 23.734 ACRES, AND INCLUDING ALL OF 9.992 ACRES OF LAND, BEING A REPLAT OF TRACT 1, ANITA'S ACRES SUBDIVISION, A SUBDIVISION SITUATED IN THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, AND RECORDED IN VOLUME 5, PAGE 58, OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, AND BEING 13.742 ACRES OF LAND OUT OF A 50.005 ACRE TRACT OF LAND, BEING APPROXIMATELY 36.681 ACRES OUT OF SUBDIVISION NO. 64, OF THE A. M. ESNAURIZAR SURVEY, ABSTRACT NO. 20, IN GUADALUPE COUNTY, TEXAS, AND APPROXIMATELY 13.324 ACRES OUT OF SUBDIVISION NO. 64, OF THE A. M. ESNAURIZAR SURVEY, ABSTRACT NO. 1, IN COMAL COUNTY, TEXAS, AND BEING ALL OF A CALLED 20.0237 ACRE TRACT OF LAND DESCRIBED IN VOLUME 451, PAGES 250-255, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND ALL OF A CALLED 30.0 ACRE TRACT OF LAND DESCRIBED IN VOLUME 740, PAGES 47-49, OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS

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. STONEGATE DR IS A MINOR COLLECTOR AND HAS A 60 FOOT RIGHT-OF-WAY.
- SIDEWALK NOTES:
 - FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE HOME BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE PLAT, ALONG:
-FISHER WAY, JENNIFER CV, THEA CV, AND GRACIE WAY
 - FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
-FISHER WAY - LOT 900 AND LOT 901 BLOCK 1; 900 BLOCK 10
-STONE GATE DR -LOT 900 AND LOT 902 BLOCK 1; LOT 900 AND LOT 901 BLOCK 2; LOT 900 BLOCK 10
-THEA COVE - LOT 900 BLOCK 2
 - SIX (6) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED ALONG ALVES LANE WITH THE ALVES LANE CAPITAL IMPROVEMENTS PROJECT.
 - TEN (10) FOOT WIDE HIKE AND BIKE TRAIL WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF STREET CONSTRUCTION WITH A CONNECTION TO ALVES LANE. THE TRAIL WILL BE CONSTRUCTED ALONG THE SOUTHWESTERN SIDE OF FISHER WAY CROSSING AT THE INTERSECTION OF FISHER WAY AND STONE GATE DR.

- LOT 900 BLOCK 1 IS A COMMON AREA LOT. LOT 900 BLOCK 2 IS AN HOA LOT. LOT 901 BLOCK 1, LOT 902 BLOCK 1, LOT 902 BLOCK 2 AND LOT 900 BLOCK 10 ARE DRAINAGE LOTS AND ARE NON-BUILDABLE 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, COMAL COUNTY, OR GUADALUPE COUNTY.
- 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.

- SPRING VALLEY SUBDIVISION UNIT 1A, DOES FALL WITHIN BOTH THE CITY LIMITS OF THE CITY OF NEW BRAUNFELS AND THE ETJ.

- THE PROPOSED USE OF THE SUBDIVISION IS FOR RESIDENTIAL.

- SPRING VALLEY SUBDIVISION UNIT 1A, ESTABLISHING A TOTAL OF 78 LOTS, WITH 72 BEING BUILDABLE.

- THIS SUBDIVISION IS SUBJECT TO THE 2006 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR 90 DWELLING UNITS WITH A MAXIMUM OF 72 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 DWELLING UNIT.

- NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR DRAINAGE ROW SHOWN ON THIS PLAT, NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DRAINAGE ROW OR DECREASES THE HYDRAULIC CAPACITY OF THE EASEMENT OR ROW. AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRAUNFELS, COMAL COUNTY 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 OR DRAINAGE ROW AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS OR DRAINAGE ROW.

- 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 48091C0455F, 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.

- NO PORTION OF THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

- PERMANENT WATER QUALITY CONTROLS ARE REQUIRED FOR THIS SUBDIVISION PLAT IN ACCORDANCE WITH THE CITY OF NEW BRAUNFELS DRAINAGE AND EROSION CONTROL DESIGN MANUAL.

- 2' CONTOURS ARE SOURCED FROM THE CITY OF NEW BRAUNFELS LIDAR GIS DATABASE AND ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1988.

- THIS SUBDIVISION IS SUBJECT TO THE AIRPORT HAZARD ZONING STANDARDS AND REGULATIONS.

- ANY DRIVEWAY CONSTRUCTION ON COUNTY ROADS WITHIN THE UNINCORPORATED AREAS OF GUADALUPE COUNTY MUST BE PERMITTED BY THE GUADALUPE COUNTY ROAD DEPARTMENT.

- 1' NON-ACCESS EASEMENT PROVIDED ALONG THE REAR LOT BOUNDARY OF LOTS 1-9, BLOCK 5.

NEW BRAUNFELS UTILITIES NOTES:

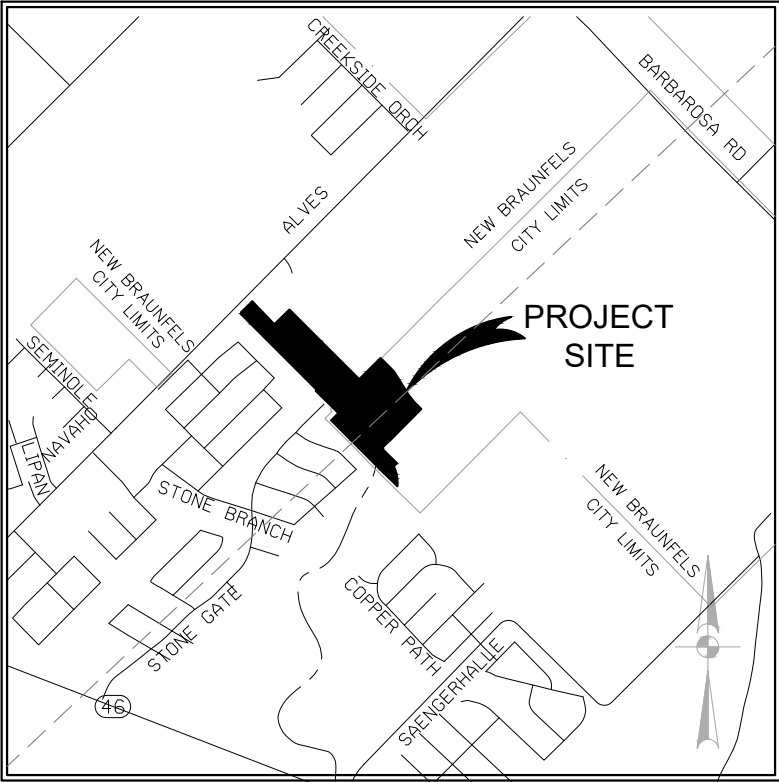
- MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT, MUST NOT ENDANGER OR INTERFERE WITH THE 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.



LOCATION MAP

SCALE: 1"=2,000'

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, DOCUMENT NO. _____
OF COMAL COUNTY THE ____ DAY OF _____, 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, COMAL COUNTY, TEXAS

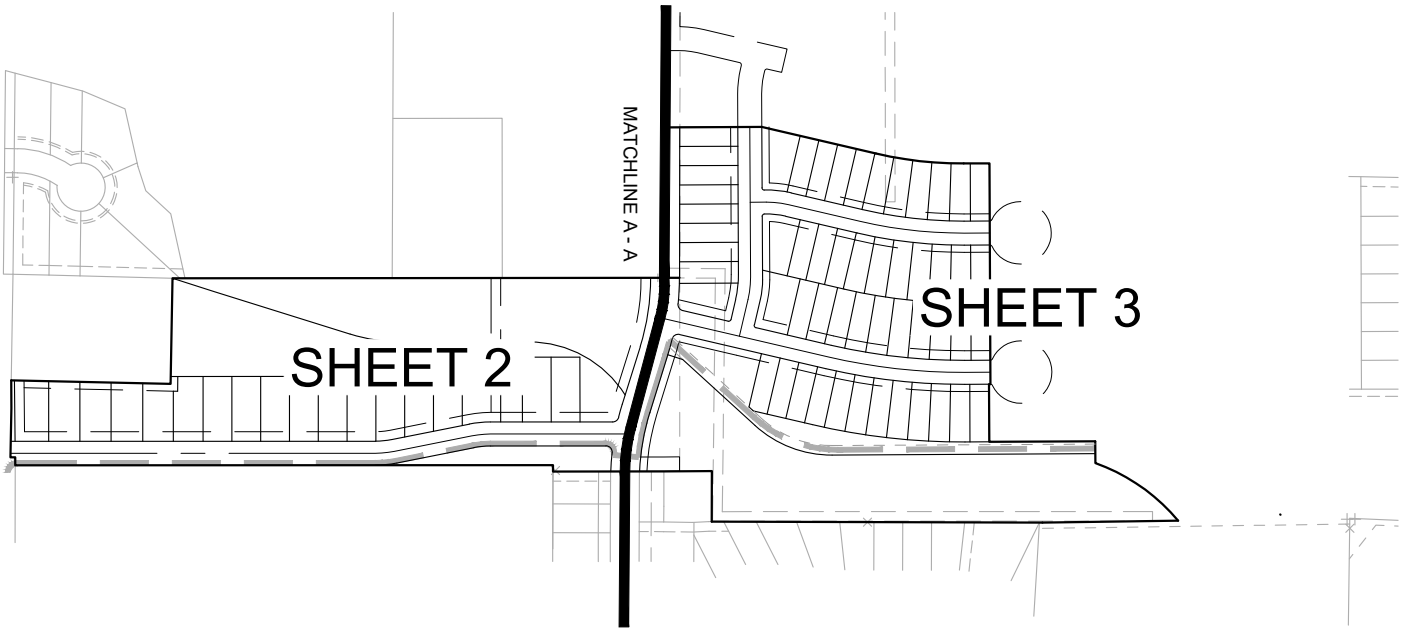
DEPUTY

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 _____



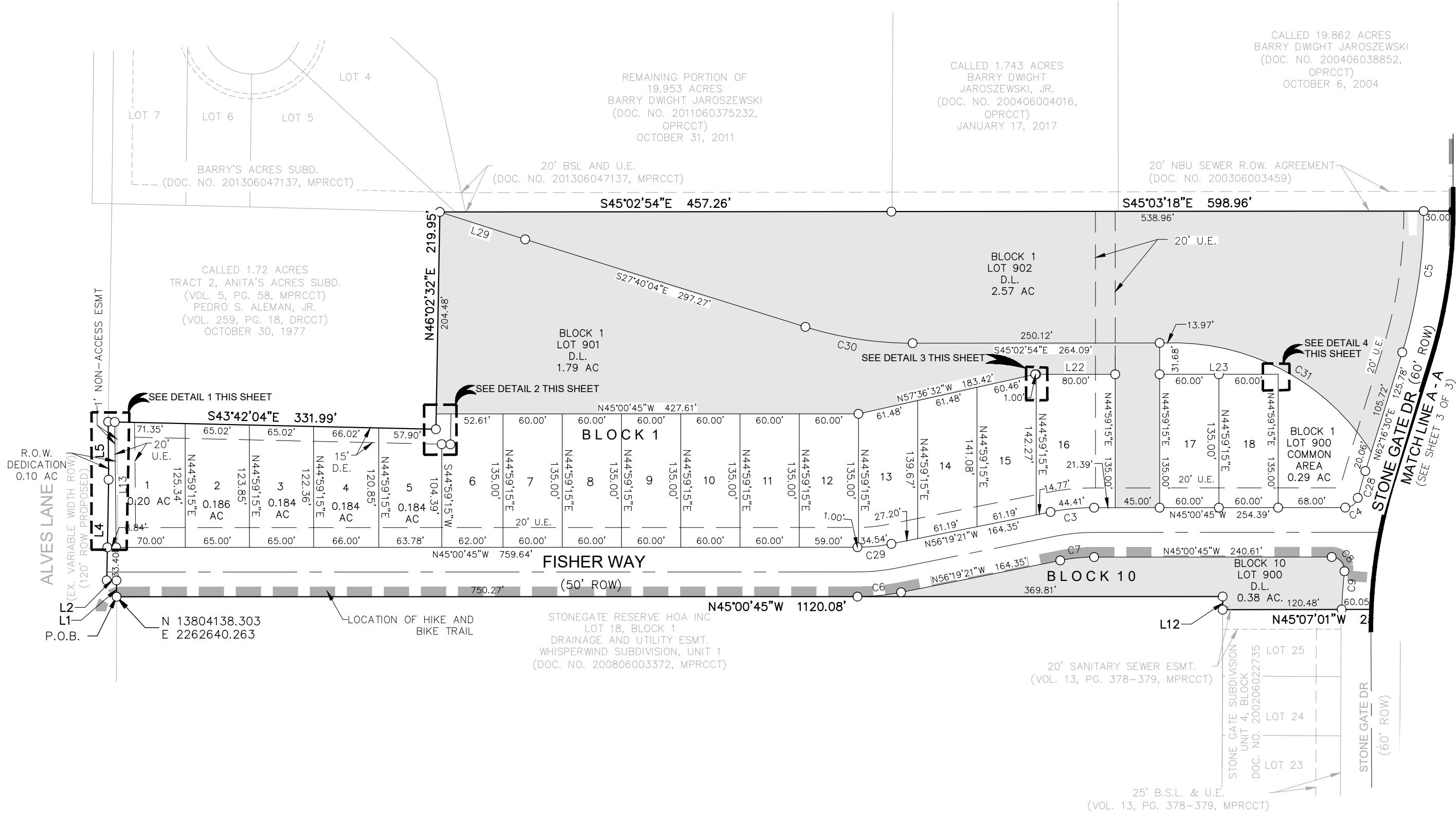
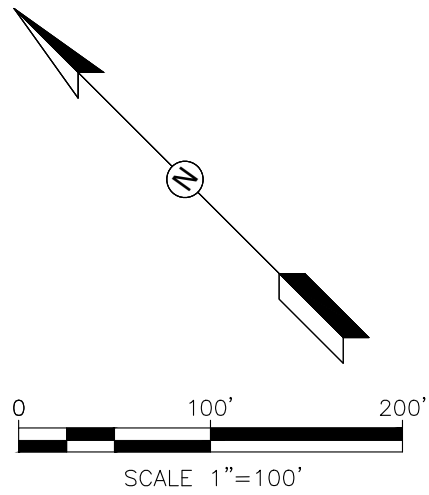
INDEX MAP DETAIL

SCALE: 1" = 400'

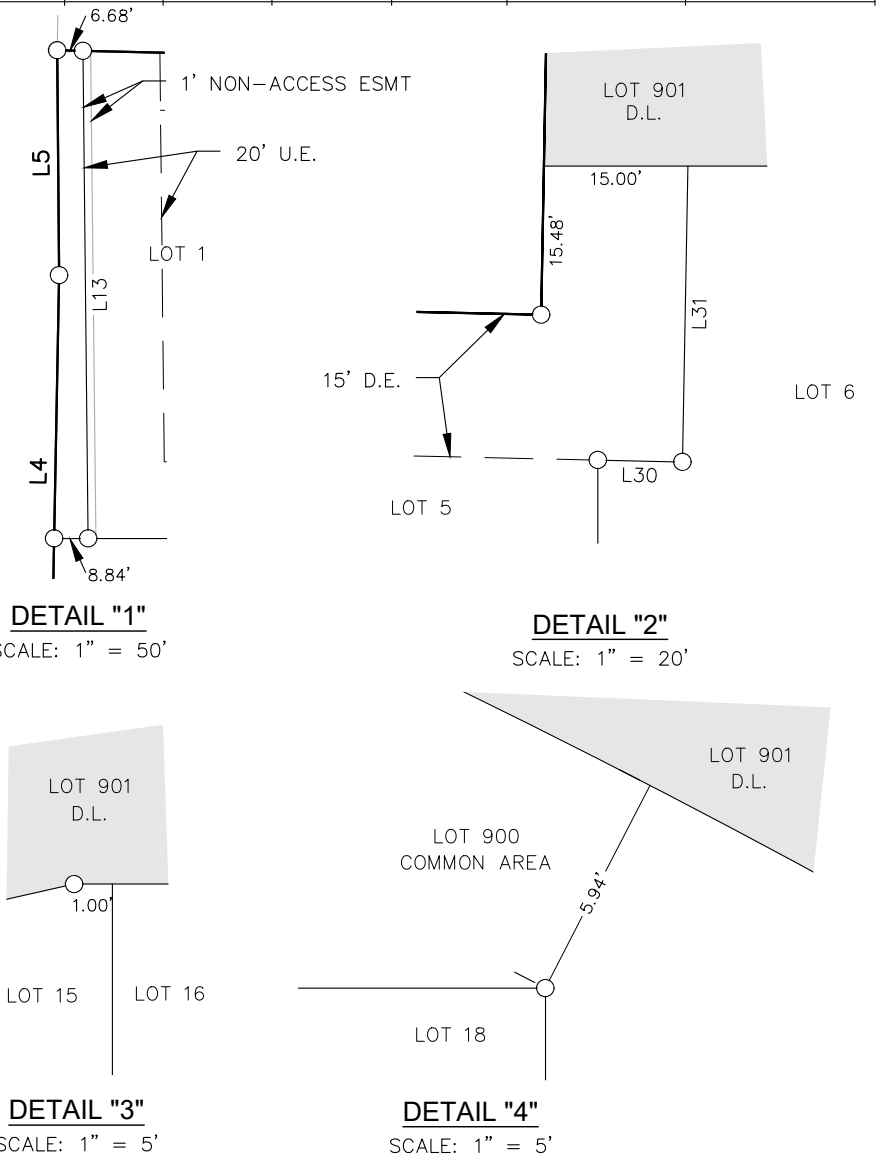
LINE TABLE		
LINE	LENGTH	BEARING
L1	16.62'	N44°23'14"E
L2	9.83'	S45°04'02"E
L3	219.95'	N46°02'32"E
L4	101.98'	N46°04'46"E
L5	58.56'	N44°31'41"E
L6	53.42'	S45°15'22"E
L7	3.00'	S45°15'22"E
L8	120.00'	N44°44'38"E
L9	45.31'	S44°44'38"W
L10	105.33'	N45°13'26"E
L11	99.87'	S45°24'12"E
L12	13.27'	N45°01'03"E
L13	126.98'	N44°23'14"E
L14	42.86'	N58°08'02"E
L15	126.72'	N44°44'38"E
L16	53.42'	N45°15'22"W
L17	53.42'	N45°15'22"W
L18	54.60'	N58°08'02"E
L19	53.42'	N45°15'22"W
L20	50.42'	N45°15'22"W
L21	50.42'	S45°15'22"E
L22	81.00'	N45°00'45"W
L23	120.00'	N45°00'45"W
L24	126.88'	S31°51'58"E
L25	96.58'	N31°51'58"W
L26	48.12'	N45°07'01"W
L27	29.98'	S45°03'02"W
L28	32.52'	N27°16'14"W
L29	90.74'	N27°11'39"W
L30	8.83'	N43°42'04"W
L31	30.82'	S46°02'32"W

FINAL PLAT ESTABLISHING SPRING VALLEY SUBDIVISION UNIT 1A

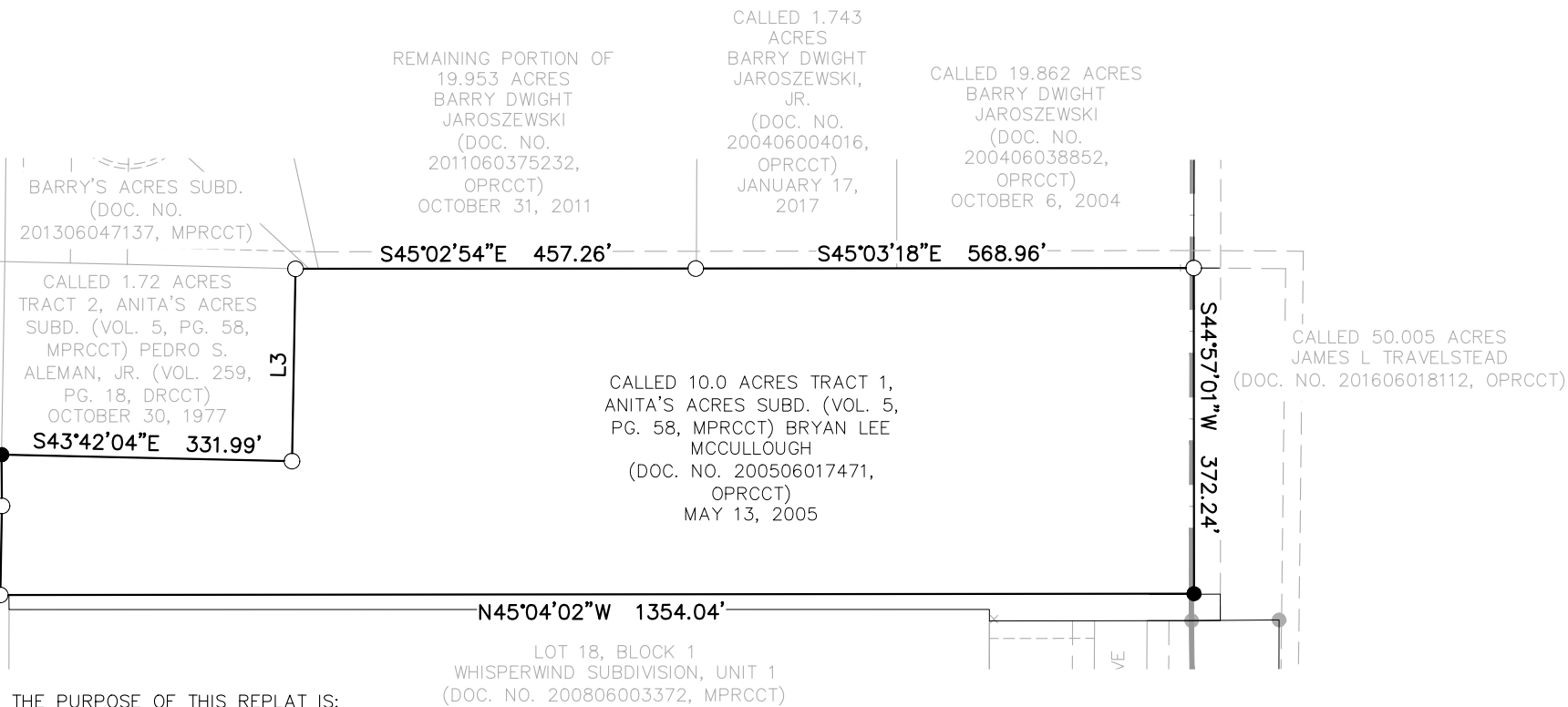
BEING 23.734 ACRES, AND INCLUDING ALL OF 9.992 ACRES OF LAND, BEING A REPLAT OF TRACT 1, ANITA'S ACRES SUBDIVISION, A SUBDIVISION SITUATED IN THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, AND RECORDED IN VOLUME 5, PAGE 58, OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, AND BEING 13.742 ACRES OF LAND OUT OF A 50.005 ACRE TRACT OF LAND, BEING APPROXIMATELY 36.681 ACRES OUT OF SUBDIVISION NO. 64, OF THE A. M. ESNAURIZAR SURVEY, ABSTRACT NO. 20, IN GUADALUPE COUNTY, TEXAS, AND APPROXIMATELY 13.324 ACRES OUT OF SUBDIVISION NO. 64, OF THE A. M. ESNAURIZAR SURVEY, ABSTRACT NO. 1, IN COMAL COUNTY, TEXAS, AND BEING ALL OF A CALLED 20.0237 ACRE TRACT OF LAND DESCRIBED IN VOLUME 451, PAGES 250-255, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND ALL OF A CALLED 30.0 ACRE TRACT OF LAND DESCRIBED IN VOLUME 740, PAGES 47-49, OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	212.60'	397.00'	30°40'56"	108.91'	210.06'	N10°11'04"W
C2	184.63'	790.00'	13°23'25"	92.74'	184.21'	S38°33'40"E
C3	44.41'	225.00'	11°18'36"	22.28'	44.34'	N50°40'03"W
C4	17.18'	13.00'	75°42'58"	10.10'	15.96'	N82°52'14"W
C5	145.18'	480.00'	17°19'48"	73.15'	144.63'	N53°36'36"E
C6	44.41'	225.00'	11°18'36"	22.28'	44.34'	N50°40'03"W
C7	34.54'	175.00'	11°18'36"	17.33'	34.49'	N50°40'03"W
C8	21.84'	13.00'	96°16'28"	14.51'	19.36'	N03°07'29"E
C9	38.74'	540.00'	4°06'38"	19.38'	38.73'	N49°12'24"E
C10	124.32'	480.00'	14°50'24"	62.51'	123.98'	S54°51'18"W
C11	20.31'	13.00'	89°30'44"	12.89'	18.31'	N76°37'20"W
C12	292.13'	1250.00'	13°23'25"	146.73'	291.46'	N38°33'40"W
C13	280.44'	1200.00'	13°23'25"	140.86'	279.81'	N38°33'40"W
C14	7.85'	5.00'	90°00'00"	5.00'	7.07'	N13°08'02"E
C15	40.90'	175.00'	13°23'25"	20.54'	40.81'	N51°26'20"E
C16	7.75'	5.00'	88°47'13"	4.90'	7.00'	N89°08'14"E
C17	44.60'	175.00'	14°36'12"	22.42'	44.48'	N39°10'04"W
C18	224.35'	960.00'	13°23'25"	112.69'	223.84'	N38°33'40"W
C19	212.67'	910.00'	13°23'25"	106.82'	212.19'	N38°33'40"W
C20	56.10'	225.00'	14°17'13"	28.20'	55.96'	N39°00'34"W
C21	7.93'	5.00'	90°53'48"	5.08'	7.13'	N00°42'16"W
C22	52.58'	225.00'	13°23'25"	26.41'	52.46'	N51°26'20"E
C23	7.85'	5.00'	90°00'00"	5.00'	7.07'	N76°51'58"W
C24	18.74'	13.00'	82°35'34"	11.42'	17.16'	N09°25'49"E
C25	54.45'	540.00'	5°46'39"	27.25'	54.43'	N47°50'17"E
C26	320.17'	1370.00'	13°23'25"	160.82'	319.44'	N38°33'40"W
C27	252.40'	1080.00'	13°23'25"	126.78'	251.83'	N38°33'40"W
C28	28.31'	540.00'	3°00'14"	14.16'	28.31'	N60°46'23"E
C29	34.54'	175.00'	11°18'36"	17.33'	34.49'	N50°40'03"W
C30	110.27'	363.50'	17°22'50"	55.56'	109.85'	S36°21'29"E
C31	238.76'	236.50'	57°50'40"	130.67'	228.75'	N16°07'34"W
C32	176.28'	236.50'	42°42'26"	92.46'	172.23'	S23°57'40"E



- 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
 - D.L. = DRAINAGE LOT
 - = PAGE MATCH LINE
 - = 1/2" IRON PIN SET
 - = IRON PIN FOUND
 - = TXDOT MONUMENT FOUND
 - = EXISTING EASEMENT LINE
 - = NEW BRAUNFELS CITY LIMITS/ETJ
 - = COUNTY LINE
 - = HIKE AND BIKE TRAIL LOCATION
 - = DRAINAGE LOT



THE PURPOSE OF THIS REPLAT IS:

SUBDIVIDE INTO SMALLER RESIDENTIAL LOTS FOR INDIVIDUAL SALE.

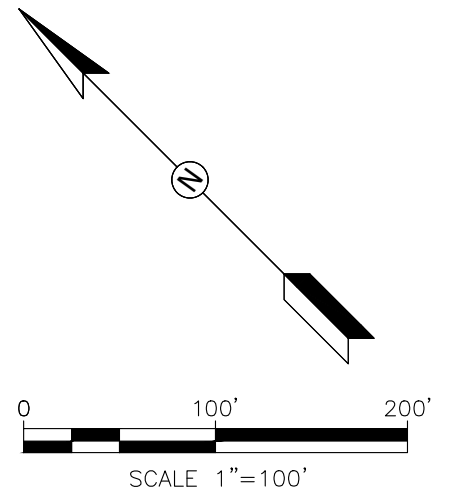
AREA TO BE REPLATTED - EXISING TRACT 1, ANITA'S ACRES SUBD.

SCALE: 1" = 200'

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

FINAL PLAT ESTABLISHING
SPRING VALLEY SUBDIVISION UNIT 1A

BEING 23.734 ACRES, AND INCLUDING ALL OF 9.992 ACRES OF LAND, BEING A REPLAT OF TRACT 1, ANITA'S ACRES SUBDIVISION, A SUBDIVISION SITUATED IN THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, AND RECORDED IN VOLUME 5, PAGE 58, OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, AND BEING 13.742 ACRES OF LAND OUT OF A 50.005 ACRE TRACT OF LAND, BEING APPROXIMATELY 36.681 ACRES OUT OF SUBDIVISION NO. 64, OF THE A. M. ESNAURIZAR SURVEY, ABSTRACT NO. 20, IN GUADALUPE COUNTY, TEXAS, AND APPROXIMATELY 13.324 ACRES OUT OF SUBDIVISION NO. 64, OF THE A. M. ESNAURIZAR SURVEY, ABSTRACT NO. 1, IN COMAL COUNTY, TEXAS, AND BEING ALL OF A CALLED 20.0237 ACRE TRACT OF LAND DESCRIBED IN VOLUME 451, PAGES 250-255, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND ALL OF A CALLED 30.0 ACRE TRACT OF LAND DESCRIBED IN VOLUME 740, PAGES 47-49, OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS



CALLLED 19.862 ACRES
BARRY DWIGHT JAROSZEWSKI
(DOC. NO. 200406038852,
OPRCCT)
OCTOBER 6, 2004

REMAINDER OF 50.005 ACRES
JAMES LEO TRAVELSTEAD
(DOC. NO. 201606018112, OPRCCT)
MAY 4, 2016

CALLLED 35.8 ACRES
BRASS REAL ESTATE GROWTH
FUND IV, L.P.
(DOC. NO. 2016005292, OPRGCT)
MARCH 15, 2016
VAR. WIDTH DRAINAGE ESMT.
(VOL. 13, PG. 378-379, MPRCCT)

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 - U.E. = UTILITY EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - O.S. = OPEN SPACE LOT
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