

Drawing Name: I:\337 - Lennar Homes\010 - Grace Meadows\Plat\Unit 1\Grace Meadows Unit 1 Plat.dwg User: kellyk Dec 15, 2020 - 7:32am

PLAT 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, ZONE CENTRAL (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 EXTRATERRITORIAL JURISDICTION OF 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 COMAL COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 48091C0460F, EFFECTIVE DATE SEPTEMBER 2, 2009 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.
- FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ADJACENT TO THE CURB BY THE DEVELOPER AT THE TIME OF STREET CONSTRUCTION ALONG:
 - DIGNITY WAY - LOT 904, BLOCK 2.
 - COURTSEY TRL - LOT 904, BLOCK 2.
 - DONAIRE LN - LOT 905, BLOCK 1.
 - GRACE PARK RD - LOTS 901 AND 902, BLOCK 10, LOT 904, BLOCK 2, AND OPPOSITE LOTS 901 AND 902, BLOCK 10.
 - GENADE TRL - LOT 902, BLOCK 10 AND LOT 903, BLOCK 9.
- FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ADJACENT TO THE CURB BY THE DEVELOPER AT THE TIME OF BUILDING CONSTRUCTION ALONG:
 - DIGNITY WAY, COURTSEY TRL, GENADE TRL, PARDON WAY, DONAIRE LN AND GRACE PARK RD.
- 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 2018 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR ONE DWELLING UNIT(S) PER BUILDABLE LOT WITH A MAXIMUM OF 168 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.
- 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 10 (OPEN SPACE), LOT 902, BLOCK 10 (DRAINAGE), LOT 903, BLOCK 9 (DRAINAGE), LOT 904, BLOCK 2 (HOA PARK), LOT 905, BLOCK 1 (DRAINAGE), LOT 909, BLOCK 1 (UTILITY) WILL BE OWNED AND MAINTAINED BY THE GRACE MEADOWS HOME OWNER ASSOCIATION, 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 DECEMBER 15, 2020
PLAT REVISED OCTOBER 30, 2020
PLAT PREPARED AUGUST 28, 2020



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

FINAL PLAT ESTABLISHING GRACE MEADOWS, UNIT 1

BEING 36.63 ACRES SITUATED IN SUBDIVISION NO. 58 OF THE A.M. ESNAURIZAR ELEVEN LEAGUE GRANT, COMAL COUNTY, TEXAS. BEING A PORTION OF A CALLED 88.5 ACRE TRACT DESCRIBED IN DOCUMENT NO. 200706027817, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	75.00'	S44°50'26"W
L2	60.00'	S45°09'34"E
L3	53.36'	N44°50'26"E
L4	50.00'	N44°50'26"E
L5	10.00'	S45°09'34"E
L6	10.00'	N44°50'26"E
L7	50.00'	S45°09'34"E
L8	75.00'	N44°50'26"E
L9	42.90'	N72°29'06"E
L10	10.00'	S45°09'34"E
L11	10.00'	N44°50'26"E
L12	10.00'	N44°50'26"E
L13	37.61'	S44°50'26"W

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING	
C1	99.56'	370.00'	015°25'04"	50.08'	99.26'	N53°22'29"E	
C2	23.56'	15.00'	090°00'00"	15.00'	21.21'	N89°50'26"E	
C3	173.19'	370.00'	026°49'09"	88.21'	171.61'	S59°04'32"W	
C4	30.80'	15.00'	117°38'40"	24.79'	25.67'	N13°39'46"E	
C5	10.18'	15.00'	038°52'15"	5.29'	9.98'	N64°35'42"W	
C6	146.38'	50.00'	167°44'30"	465.62'	99.43'	S00°09'34"E	
C7	10.18'	15.00'	038°52'15"	5.29'	9.98'	N64°16'33"E	
C8	23.56'	15.00'	090°00'00"	15.00'	21.21'	N00°09'34"W	
C9	23.56'	15.00'	090°00'03"	15.00'	21.21'	S00°09'34"E	
C10	23.56'	15.00'	090°00'00"	15.00'	21.21'	N89°50'26"E	
C11	178.52'	370.00'	027°38'40"	91.03'	176.79'	N58°39'46"E	
C12	145.11'	310.00'	026°49'09"	73.91'	143.78'	S59°04'32"W	
C13	149.57'	310.00'	027°38'40"	76.27'	148.12'	N58°39'46"E	
C14	19.95'	15.00'	076°11'36"	11.76'	18.51'	S69°25'06"E	
C15	36.23'	150.00'	013°50'16"	18.20'	36.14'	N38°14'26"W	
C16	23.56'	15.00'	090°00'00"	15.00'	21.21'	S00°09'34"E	
C17	23.56'	15.00'	090°00'00"	15.00'	21.21'	S89°50'26"W	
C18	23.56'	15.00'	090°00'00"	15.00'	21.21'	N00°09'34"W	
C19	23.56'	15.00'	090°00'00"	15.00'	21.21'	N89°50'26"E	
C20	23.56'	15.00'	090°00'00"	15.00'	21.21'	S00°09'34"E	

STATE OF TEXAS
COUNTY OF COMAL

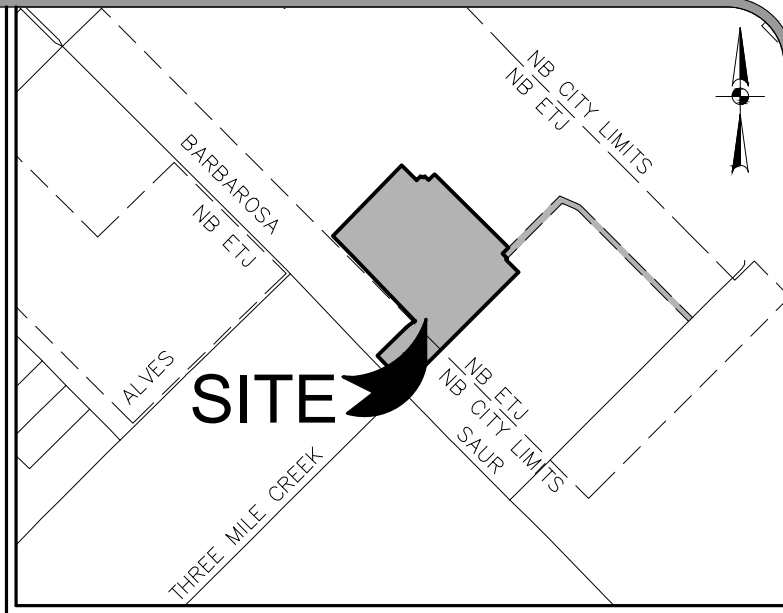
I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE GRACE MEADOWS, UNIT 1, A SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

MSSC INVESTMENTS LP
RICHARD MOTT
1922 DRY CREEK WAY
SAN ANTONIO, TX 78259

STATE OF TEXAS
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

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C21	23.56'	15.00'	090°00'00"	15.00'	21.21'	S89°50'26"W
C22	23.56'	15.00'	090°00'00"	15.00'	21.21'	N00°09'34"W
C23	23.56'	15.00'	090°00'00"	15.00'	21.21'	S00°09'34"E
C24	23.56'	15.00'	090°00'00"	15.00'	21.21'	S89°50'25"W
C25	23.56'	15.00'	090°00'00"	15.00'	21.21'	N00°09'34"W
C26	23.56'	15.00'	090°00'00"	15.00'	21.21'	N89°50'26"E
C27	23.56'	15.00'	090°00'00"	15.00'	21.21'	S00°09'34"E
C28	23.56'	15.00'	090°00'00"	15.00'	21.21'	S89°50'26"W
C29	22.21'	835.00'	001°31'27"	11.11'	22.21'	N44°56'45"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 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 OFFICIAL SEAL, THIS THE _____ DAY OF _____, 20____.

COUNTY CLERK, COMAL COUNTY, TEXAS

DEPUTY

Drawing Name: I:\337 - Lennar Homes\010 - Grace Meadows\Plat\Unit 1\Grace Meadows Unit 1 Plat.dwg Dec 15, 2020 - 7:32am User: kellyk

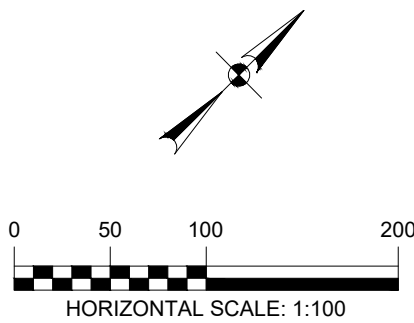
PLAT REVISED DECEMBER 15, 2020
PLAT REVISED OCTOBER 30, 2020
PLAT PREPARED AUGUST 28, 2020



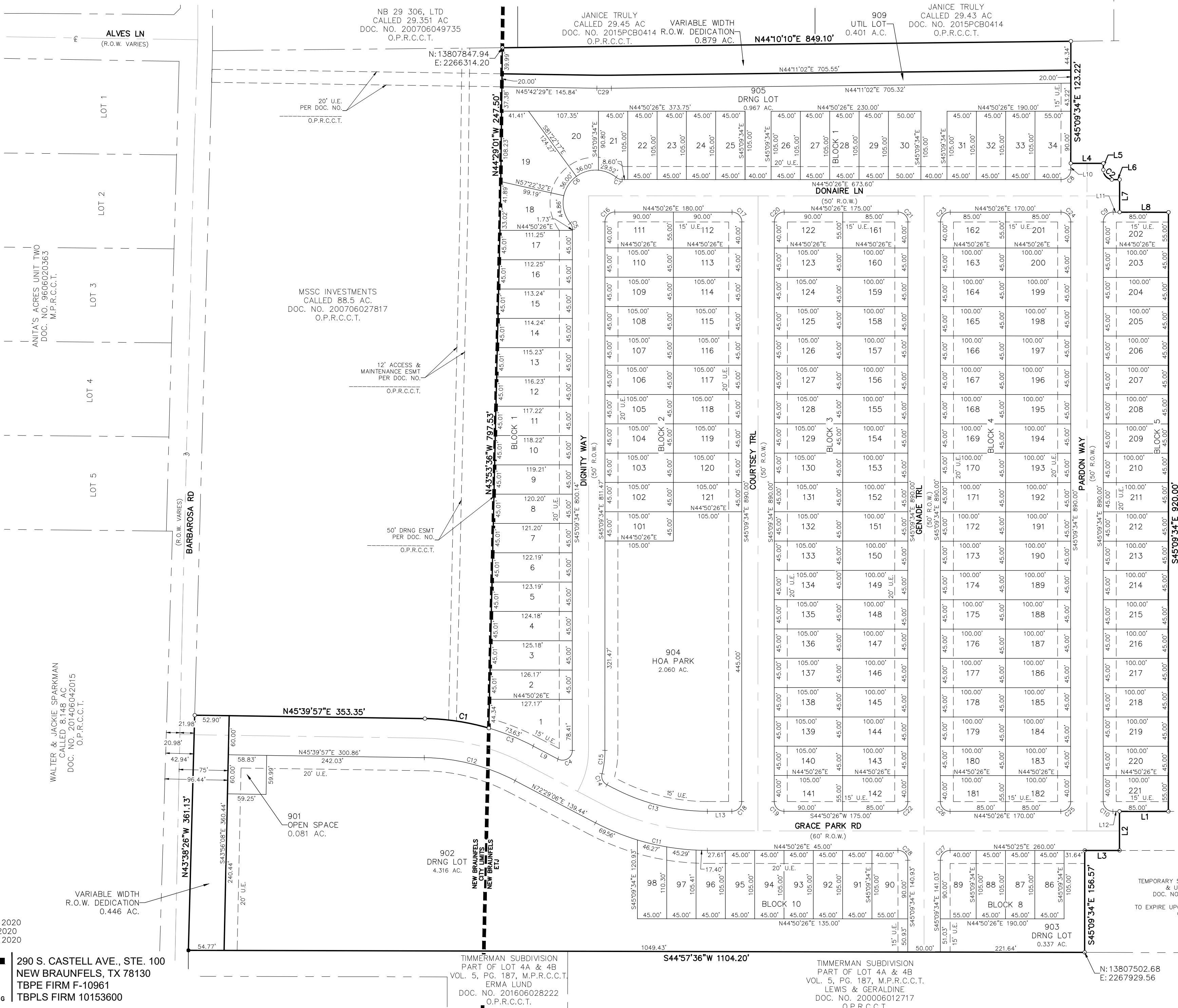
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

FINAL PLAT ESTABLISHING GRACE MEADOWS, UNIT 1

BEING 36.63 ACRES SITUATED IN SUBDIVISION NO. 58 OF THE A.M. ESNAURIZAR ELEVEN LEAGUE GRANT, COMAL COUNTY, TEXAS. BEING A PORTION OF A CALLED 88.5 ACRE TRACT DESCRIBED IN DOCUMENT NO. 200706027817, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS



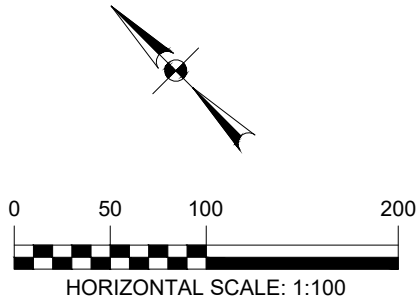
- LEGEND:**
- = FND 1/2" IRON PIN W/
PLASTIC CAP STAMPED "HMT"
(UNLESS NOTED OTHERWISE)
 - = SET 1/2" IRON PIN W/
PLASTIC CAP STAMPED "HMT"
 - U.E. = UTILITY EASEMENT
 - DRNG = DRAINAGE
 - R.O.W. = RIGHT-OF-WAY
 - M.P.R.C.C.T. = MAP AND PLAT RECORDS,
COMAL COUNTY, TEXAS
 - O.P.R.C.C.T. = OFFICIAL PUBLIC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



Drawing Name: I:\337 - Lennar Homes\010 - Grace Meadows\Plat\Unit 1\Grace Meadows Unit 1 Plat.dwg User: kellyk Dec 15, 2020 - 7:35am

FINAL PLAT ESTABLISHING GRACE MEADOWS, UNIT 1

BEING 36.63 ACRES SITUATED IN SUBDIVISION NO. 58 OF THE A.M. ESNAURIZAR ELEVEN LEAGUE GRANT, COMAL COUNTY, TEXAS. BEING A PORTION OF A CALLED 88.5 ACRE TRACT DESCRIBED IN DOCUMENT NO. 200706027817, OFFICIAL PUBLIC RECORDS, COMAL 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"
 - R.O.W. = RIGHT-OF-WAY
 - M.P.R.G.C.T. = MAP AND PLAT RECORDS,
GUADALUPE COUNTY, TEXAS
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS,
COMAL COUNTY, TEXAS
 - O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS,
GUADALUPE COUNTY, TEXAS
 - ℄ = EXISTING CENTER LINE

MSSC INVESTMENTS
CALLED 88.5 AC.
DOC. NO. 200706027817
O.P.R.C.C.T.

TEMPORARY 50' WIDE ACCESS
& UTILITY EASEMENT
DOC. NO. _____
O.P.R.C.C.T.
TO EXPIRE UPON RECORDATION
OF FUTURE PLAT

LOT 1C

TIMMERMAN SUBDIVISION
VOL. 6, PG. 178
M.P.R.C.C.T.
VOL. 4, PG. 193
M.P.R.G.C.T.

LOT 1B

JERRY C &
CAROLYN E ABEL
CALLED 1.645 AC.
VOL. 641, PG. 624
O.P.R.G.C.T.

WESTMEYER RD
(60' R.O.W.)

COMAL COUNTY LIMITS
GUADALUPE COUNTY LIMITS

MATCHLINE A ~ SEE SHEET 2 OF 3

PLAT REVISED DECEMBER 15, 2020
PLAT REVISED OCTOBER 30, 2020
PLAT PREPARED AUGUST 28, 2020



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