

Drawing Name: T:\337 - Lennar Homes\010 - Grace Meadows\Plat\Unit 2\Grace Meadows Unit 2 Plat.dwg User: kellyk Dec 15, 2020 - 3:33pm

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, 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 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:
  - PARDON WAY - LOT 906, BLOCK 8 AND LOT 907, BLOCK 8.
  - HONOR RD - LOT 903, BLOCK 9, LOT 907, BLOCK 8, AND LOT 908, BLOCK 8.
  - DONAIRE LN - LOT 906, BLOCK 8, AND LOT 907, BLOCK 8.
  - GRACE PARK RD - LOT 903, BLOCK 9.
- FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ADJACENT TO THE CURB BY THE HOME BUILDER AT THE TIME OF BUILDING CONSTRUCTION ALONG:
  - PARDON WAY, ELEGANCE DR, FINESSE LN, HONOR RD, 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 151 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 903, BLOCK 9 (DRAINAGE), LOT 906, BLOCK 8 (DRAINAGE), LOT 907, BLOCK 8 (OPEN SPACE), LOT 908, BLOCK 8 (DRAINAGE), AND LOT 910, BLOCK 8 (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 ON 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 JANUARY 4, 2021  
PLAT REVISED OCTOBER 30, 2020  
PLAT PREPARED AUGUST 28, 2020



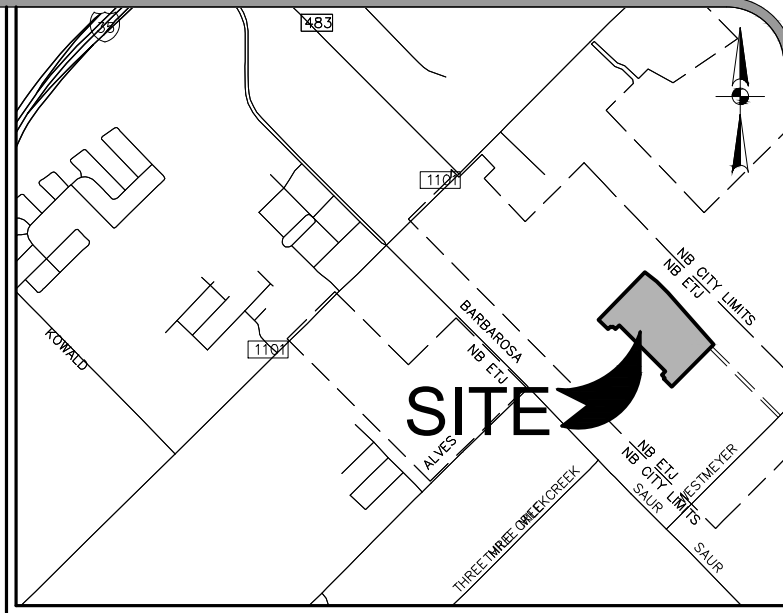
290 S. CASTELL AVE., STE. 100  
NEW BRAUNFELS, TX 78130  
TBPE FIRM F-10961  
TBPLS FIRM 10153600

FINAL PLAT ESTABLISHING  
GRACE MEADOWS, UNIT 2

BEING 27.00 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

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	23.56'	15.00'	090°00'00"	15.00'	21.21'	S89°50'26"W
C2	23.56'	15.00'	090°00'00"	15.00'	21.21'	N00°09'34"W
C3	23.56'	15.00'	090°00'00"	15.00'	21.21'	S89°50'26"W
C4	10.18'	15.00'	038°52'15"	5.29'	9.98'	N25°24'18"E
C5	146.38'	50.00'	167°44'30"	465.62'	99.43'	S89°50'26"W
C6	10.18'	15.00'	038°52'15"	5.29'	9.98'	S25°43'27"E
C7	37.37'	100.00'	021°24'35"	18.90'	37.15'	S55°51'52"E
C8	56.52'	150.00'	021°35'26"	28.60'	56.19'	N55°46'26"W
C9	37.68'	100.00'	021°35'26"	19.07'	37.46'	N55°46'26"W
C10	19.22'	15.00'	073°24'46"	11.18'	17.93'	S76°43'27"W
C11	13.05'	155.00'	004°49'21"	6.53'	13.04'	N42°25'45"E
C12	23.56'	15.00'	090°00'00"	15.00'	21.21'	N00°09'34"W
C13	23.56'	15.00'	090°00'00"	15.00'	21.21'	N89°50'26"E
C14	23.56'	15.00'	090°00'00"	15.00'	21.21'	N00°09'34"W
C15	23.56'	15.00'	090°00'00"	15.00'	21.21'	N89°50'26"E
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'	S00°09'34"E
C19	23.56'	15.00'	090°00'00"	15.00'	21.21'	S89°50'26"W
C20	270.79'	815.00'	019°02'13"	136.65'	269.55'	N34°39'56"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	45.00'	N44°50'26"E
L2	60.00'	N45°09'34"W
L3	75.00'	N44°50'26"E
L4	75.00'	S44°50'26"W
L5	50.00'	N45°09'34"W
L6	10.00'	S44°50'26"W
L7	10.00'	N45°09'34"W
L8	50.00'	S44°50'26"W
L9	5.03'	S44°58'43"E
L10	5.18'	S44°58'43"E



LOCATION MAP  
NOT TO SCALE

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

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 2 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 \_\_\_\_\_

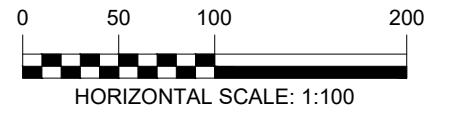
\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

FINAL PLAT ESTABLISHING  
GRACE MEADOWS, UNIT 2

BEING 27.00 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

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



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  
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

▨ = AIRPORT HAZARD  
TRANSITION ZONE  
▧ = AIRPORT HAZARD INNER  
TURNING ZONE

N: 13809183.22  
E: 2267611.36

S41°32'50"E 440.16'

S41°32'50"E 974.11'

HONOR RD

(50' R.O.W.)

FINESSE LN

(50' R.O.W.)

ELEGANCE DR

(50' R.O.W.)

PARDON WAY

(50' R.O.W.)

GRACE PARK RD

(60' R.O.W.)

S44°51'15"W 542.94'

S44°57'36"W 335.20'

N: 13807502.68  
E: 2267929.56

MATCHLINE A ~ SEE THIS SHEET

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

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

TIMMERMAN SUBDIVISION  
LOT 1C  
VOL. 6, PG. 178  
M.P.R.C.C.T.  
VOL. 4, PG. 193  
M.P.R.G.C.T.

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

JANICE TRULY  
CALLED 28.8 AC  
DOC. NO. 2015PCB0414  
O.P.R.C.C.T.

910  
UTIL LOT  
0.423 A.C.

VARIABLE WIDTH  
R.O.W. DEDICATION  
0.87 AC.

JANICE TRULY  
CALLED 29.43 AC  
DOC. NO. 2015PCB0414  
O.P.R.C.C.T.

N45°09'34"W 187.56'

PLAT REVISED JANUARY 4, 2021  
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