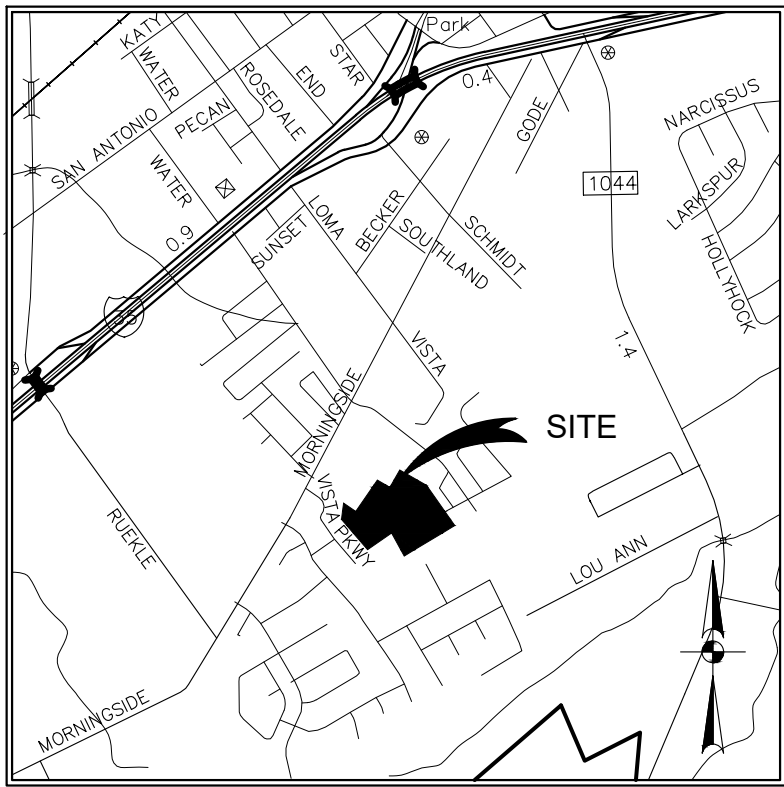


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PRELIMINARY PLAT ESTABLISHING

# SUNSET RIDGE SUBDIVISION

BEING A 12.124 ACRE TRACT OF LAND OUT OF THE JOHN THOMPSON SURVEY NO. 21, COMAL COUNTY, TEXAS, AND BEING OUT OF THE REMAINDER OF A 19.6752 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 969, PAGE 293 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS, AND ALSO BEING OUT OF THE REMAINDER OF LOT 1R, BLOCK 1 OF SCHLEICHER ESTATES SUBDIVISION AS RECORDED IN VOLUME 8, PAGE, 185 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.



## LOCATION MAP

SCALE: 1"=2,000'

### NOTES:

1. THE SUBDIVISION IS WITHIN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.
2. 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.
3. 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.
4. THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY RESIDENTIAL.
5. LOT 901 BLOCK 2 IS A DRAINAGE LOT AND IS NON-BUILDABLE. THIS LOT WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION, THEIR SUCCESSOR'S OR ASSIGNS AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF NEW BRAUNFELS, COMAL COUNTY OR GUADALUPE COUNTY.
6. SELF SUBDIVISION, ESTABLISHING A TOTAL OF 53 LOTS, WITH 52 BEING BUILDABLE.
7. THIS SUBDIVISION IS SUBJECT TO THE 2018 CITY OF NEW BRAUNFELS PARK LAND AND DEDICATION ORDINANCE. THIS PLAT IS APPROVED FOR 1 DWELLING UNIT PER BUILDABLE LOT WITH A MAXIMUM OF 52 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.
8. 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.
9. NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE EXISTING SPECIAL FLOOD HAZARD ZONE A, 100-YEAR FLOOD BOUNDARY, AS DEFINED BY THE COMAL COUNTY, TEXAS COMMUNITY PANEL NUMBER 48091C0445F, REVISED NOVEMBER 02, 2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
10. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS, AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
11. ANY DRIVEWAY CONSTRUCTION ON COUNTY ROADS WITHIN THE UNINCORPORATED AREAS OF COMAL COUNTY MUST BE PERMITTED BY THE COMAL COUNTY ROAD DEPARTMENT.
12. NO PORTION OF THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

### NEW BRAUNFELS UTILITIES NOTES:

1. 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.
2. 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.
3. UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
4. EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER'S/DEVELOPER'S EXPENSE.
5. 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.

STATE OF TEXAS  
COUNTY OF COMAL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE SELF 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.

OWNER:  
JHFS HOLDINGS LLC  
C/O JACK SCANIO  
18618 TUSCANY STONE, #210  
SAN ANTONIO, TX 78258

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  
PAGE MATCH LINE  
1/2" IRON PIN SET  
IRON PIN FOUND  
TXDOT MONUMENT FOUND

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 OFFICIAL SEAL, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

COUNTY CLERK, COMAL COUNTY, TEXAS

DEPUTY \_\_\_\_\_

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M

MOELLER & ASSOCIATES

Engineering Solutions

2021 SH 46W, Ste. 105

New Braunfels, TX 78132

ph : ( 8 3 0 ) 3 5 8 - 7 1 2 7

www.ma-tx.com TBPE FIRM F-13351

LEGEND:

POINT OF BEGINNING

BUILDING SETBACK LINE

DRAINAGE EASEMENT

UTILITY EASEMENT

RIGHT-OF-WAY

OPEN SPACE LOT

PAGE MATCH LINE

1/2" IRON PIN SET

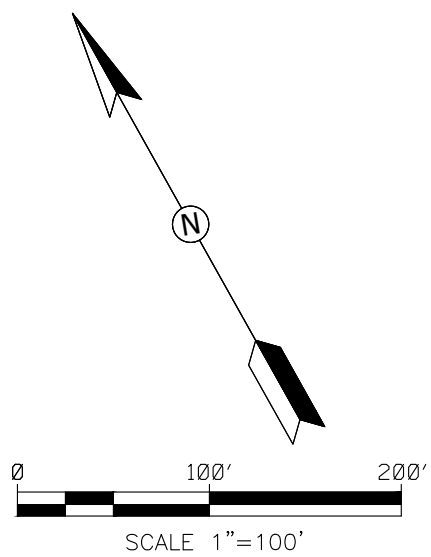
IRON PIN FOUND

TXDOT MONUMENT FOUND

PRELIMINARY PLAT ESTABLISHING

SUNSET RIDGE SUBDIVISION

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LINE TABLE		
LINE	LENGTH	BEARING
L1	54.43'	S33°51'31"W
L2	104.68'	N30°12'35"W
L3	105.61'	N30°12'35"W
L4	103.43'	N58°15'47"E
L5	104.03'	N58°15'47"E
L6	102.40'	N58°15'47"E
L7	54.30'	N60°50'09"W
L8	54.30'	N60°50'09"W
L9	100.24'	N29°09'51"E
L10	75.81'	N60°50'09"W
L11	116.58'	N33°51'31"E
L12	143.95'	N33°51'31"E
L13	16.98'	N52°21'41"E
L14	84.47'	N33°51'31"E
L15	68.11'	N40°08'49"W
L16	1.62'	N33°51'31"E
L17	68.80'	N60°50'09"W
L18	70.90'	N04°20'43"W
L19	178.57'	N60°50'09"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	23.16'	14.50'	91°31'38"	14.89'	20.78'	N75°58'24"W
C2	22.39'	14.50'	88°28'22"	14.12'	20.23'	N14°01'36"E
C3	23.72'	14.50'	93°42'59"	15.47'	21.16'	N11°24'18"E
C4	21.84'	14.50'	86°17'01"	13.59'	19.83'	N78°35'42"W
C5	23.72'	14.50'	93°42'59"	15.47'	21.16'	N11°24'18"E
C6	21.84'	14.50'	86°17'01"	13.59'	19.83'	N78°35'42"W
C7	77.53'	175.00'	25°22'58"	39.41'	76.89'	N48°08'40"W
C8	55.38'	125.00'	25°22'58"	28.15'	54.92'	N48°08'40"W
C9	22.78'	14.50'	90°00'00"	14.50'	20.51'	N15°50'09"W
C10	22.78'	14.50'	90°00'00"	14.50'	20.51'	N74°09'51"E
C11	22.11'	14.50'	87°21'07"	13.84'	20.03'	N14°30'43"W
C12	69.44'	175.00'	22°44'05"	35.18'	68.98'	N46°49'14"W
C13	55.38'	125.00'	25°22'58"	28.15'	54.92'	N48°08'40"W
C14	22.78'	14.50'	90°00'00"	14.50'	20.51'	N74°09'51"E
C15	4.97'	5.00'	56°56'39"	2.71'	4.77'	N32°21'51"W
C16	173.83'	50.00'	199°11'38"	295.71'	98.60'	N76°30'41"E
C17	21.59'	14.50'	85°18'19"	13.36'	19.65'	N76°30'41"E
C18	4.97'	5.00'	56°56'39"	2.71'	4.77'	N05°23'12"E
C19	4.97'	5.00'	56°56'39"	2.71'	4.77'	N62°19'51"E
C20	18.09'	14.50'	71°29'51"	10.44'	16.94'	N01°53'24"W
C21	161.78'	50.00'	185°23'09"	1063.02'	99.89'	N01°53'24"W
C22	4.97'	5.00'	56°56'39"	2.71'	4.77'	N66°06'39"W
C23	4.43'	10.00'	25°22'58"	2.25'	4.39'	N48°08'40"W