

Drawing Name: N:\Projects\MD5901 Travelshed Tract\Planning\Plotting\Unit 1B\Spring Valley Unit 1B.dwg User: jpothanchewerl May 28, 2021 9:57am

PRELIMINARY PLAT ESTABLISHING

SPRING VALLEY SUBDIVISION UNIT 1B

BEING 11.603 ACRES OF LAND OUT OF A 50.005 ACRE TRACT OF LAND AND 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:

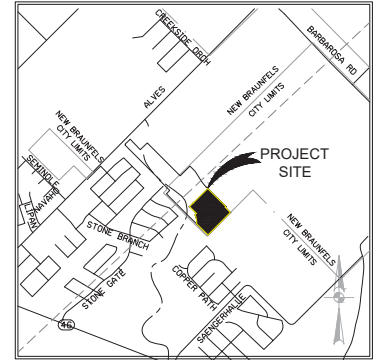
- ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER, SEWER, AND ELECTRIC BY NEW BRAUNFELS UTILITIES.
- ALL STREETS ARE PROPOSED TO BE OF A LOCAL TYPE FUNCTIONAL CLASSIFICATION WITH 50 FOOT RIGHT-OF-WAYS UNLESS NOTED OTHERWISE.
- SIDEWALK NOTES:**
 - FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE HOME BUYER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE PLAT, ALONG:
 - THEA CV, GRACIE WAY AND JENNIFER WAY
 - FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
 - THEA CV
 - LOT 901 BLOCK 2; LOT 901, BLOCK 3
 - GRACIE WAY - LOT 901, BLOCK 3; LOT 901, BLOCK 4
 - JENNIFER WAY - LOT 900, BLOCK 2; LOT 902, BLOCK 2
 - TEN (10) FOOT WIDE HIKE AND BIKE TRAIL WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF STREET CONSTRUCTION PROVIDING A CONNECTION TO JENNIFER WAY. 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 2 IS AN HDA LOT AND IS A NON-BUILDABLE LOT. LOT 901 BLOCK 2, LOT 902 BLOCK 3 AND LOT 901 BLOCK 4, ARE DRAINAGE LOTS AND ARE NON-BUILDABLE LOTS. THESE LOTS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION, THEIR SUCCESSORS 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 1B, DOES NOT FALL WITHIN THE CITY LIMITS OF THE CITY OF NEW BRAUNFELS.
- THE PROPOSED USE OF THE SUBDIVISION IS FOR RESIDENTIAL.
- SPRING VALLEY SUBDIVISION UNIT 1B, ESTABLISHING A TOTAL OF 76 LOTS, WITH 71 BEING BUILDABLE.
- THIS SUBDIVISION IS SUBJECT TO THE 2006 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR 71 DWELLING UNITS WITH A MAXIMUM OF 71 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 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 WITHOUT THE APPROVAL OF THE CITY ENGINEER. 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 48187C0100F, 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.

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 _____ 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, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS SPRING VALLEY SUBDIVISION UNIT 1B, 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



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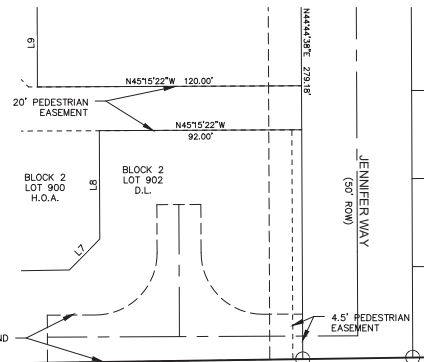
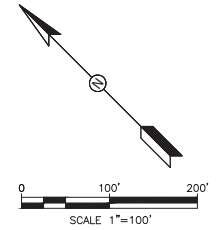
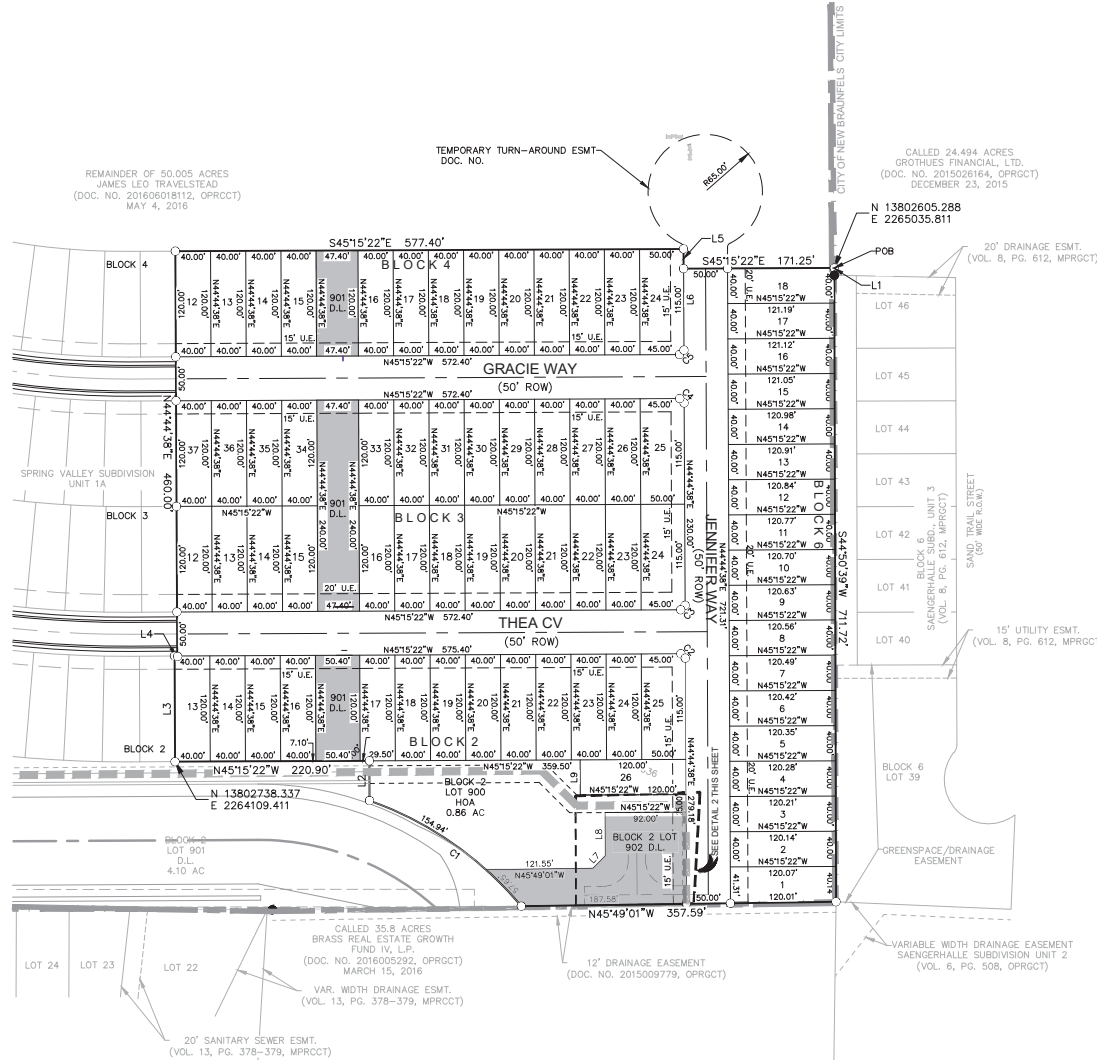
- LEGEND:
- P.O.B. = POINT OF BEGINNING
 - B.L. = BUILDING SETBACK LINE
 - D.L. = DRAINAGE LOT
 - U.E. = UTILITY EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - O.S. = OPEN SPACE LOT
 - = PAGE MATCH LINE
 - = 1/2" IRON PIN SET
 - = IRON PIN FOUND
 - = TXDOT MONUMENT FOUND

FINAL PLAT ESTABLISHING SPRING VALLEY SUBDIVISION UNIT 1B

BEING 11.603 ACRES OF LAND OUT OF A 50.005 ACRE TRACT OF LAND AND BEING APPROXIMATELY 36.681 ACRES OUT OF SUBDIVISION NO. 64, OF THE A. M. ENSAURIZAR SURVEY, ABSTRACT NO. 20, IN GUADALUPE COUNTY, TEXAS, AND APPROXIMATELY 13.324 ACRES OUT OF SUBDIVISION NO. 64, OF THE A. M. ENSAURIZAR 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

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.42'	S44°44'38"W
L2	45.31'	N44°44'38"E
L3	120.00'	N44°44'38"E
L4	3.00'	S45°15'22"E
L5	22.37'	S44°44'38"W
L6	115.00'	N44°44'38"E
L7	19.70'	N89°27'48"E
L8	49.21'	N44°44'38"E
L9	40.00'	N44°44'38"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	212.60'	397.00'	30°40'56"	108.91'	210.06'	N101°10'4"W
C2	7.85'	5.00'	90°00'00"	5.00'	7.07'	N00°15'22"W
C3	7.85'	5.00'	90°00'00"	5.00'	7.07'	N89°44'38"E
C4	7.85'	5.00'	90°00'00"	5.00'	7.07'	N00°15'22"W
C5	7.85'	5.00'	90°00'00"	5.00'	7.07'	N89°44'38"E



DETAIL "A"
SCALE: 1" = 40'

- LEGEND:**
- POINT OF BEGINNING
 - B.L. = BUILDING SETBACK LINE
 - D.L. = DRAINAGE LOT
 - 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
 - EXISTING EASEMENT LINE
 - NEW BRAUNFELS CITY LIMITS/ETJ
 - COUNTY LINE
 - HIKE AND BIKE TRAIL LOCATION
 - DRAINAGE EASEMENTS

MOELLER & ASSOCIATES
Engineering Solutions

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