- 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
- 4. THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- 5. THIS SUBDIVISION IS WITHIN THE EXTRATERRITORIAL JURISDICTION LIMITS OF THE CITY LIMITS OF THE CITY OF NEW BRAUNFELS, TEXAS.
- 6. THIS SUBDIVISION IS WITHIN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.
- 7. A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA ZONE A (100 YR. FLOOD), AS DEFINED BY THE GUADALUPE COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 48187C0115F, EFFECTIVE DATE NOVEMBER 2, 2007 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 8. 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
- 9. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- 10. FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS TWENTY (20) FEET OFF THE PROPERTY LINE BY THE DEVELOPER AT THE TIME OF SUBDIVISION
- A. ZIPP RD LOT 901, BLOCK 7, LOT 902, BLOCK 1 AND LOT 903, BLOCK 2. 11. 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:

  A. PRADO\_VERDE — LOT\_902, BLOCK 1 AND LOT 903 BLOCK 2.
  - MOSCATO RD AND JARLSBERG LN LOT 904, BLOCK 2
  - MUENSTER AVE LOT 901, BLOCK 7, LOT 902, BLOCK 1 AND LOT 905, BLOCK 4. HAVARTI WAY LOT 905, BLOCK 4.
  - MONSCATO RD LOT 907, BLOCK 7 AND LOT 908, BLOCK 6.
- 12. 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:

  A. PRADO VERDE, MOSCATO RD, SESOS DR, HAVARTI WAY, AND MUENSTER AVE AND
- 13. 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 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 PROPERTY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE GARAGE AND SHALL PREVENT WATER FROM LEAVING THE STREET.
- 14. 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 99 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.
- 15. ALL DRAINAGE EASEMENTS WITHIN THE LOTS WILL BE OWNED AND MAINTAINED BY PROPERTY
- 16. LOT 901, BLOCK 7 (DRAINAGE), LOT 902, BLOCK 1 (DRAINAGE), LOT 903, BLOCK 2 (DRAINAGE), LOT 904, BLOCK 2 (DRAINAGE), LOT 905, BLOCK 4 (HOA PARK), LOT 906, BLOCK 7 (DRAINAGE), LOT 907, BLOCK 7 (UTILITY), LOT 908, BLOCK 6 (UTILITY) AND LOT 909, BLOCK 7 (ACCESS AND MAINTENANCE) WILL BE OWNED AND MAINTAINED BY THE SUBDIVISION PROPERTY OWNER, ITS SUCCESSORS AND/OR ASSIGNS.

KNOW ALL MEN BY THESE PRESENTS:

, 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 PREPARED MARCH 8, 2021



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

## FINAL PLAT ESTABLISHING

BEING A 23.39 ACRE TRACT SITUATED IN THE SARAH DeWITT SURVEY NO. 48, ABSTRACT NO. 103, GUADALUPE COUNTY, TEXAS. BEING A PORTION OF A 45.004 ACRE TRACT RECORDED IN DOCUMENT NO. 201999025821, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

**GVEC NOTES:** 

FENCED AREA.

UNDERGROUND UTILITIES.

GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER

ANY EASEMENT DESIGNATED AS A GVEC 20'x20' UTILITY EASEMENT SHALL

REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A

OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND

ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE

(INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER

THE LOCATION NOT BEING WITHIN A FENCED AREA.

LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON

LOCATION OF BUILDING OR STRUCTURE.

GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH

## GBRA NOTES:

- 1. PROVIDE DEDICATED EASEMENTS IN THE NAME OF GBRA. EASEMENTS SHALL NOT OVERLAP OR BE WITHIN RESIDENTIAL LOTS.
- 2. WHERE OUTSIDE OF PUBLIC RIGHT-OF-WAY, PROVIDE DEDICATED EASEMENTS WITH A MINIMUM WIDTH EQUAL TO PIPE OUTSIDE DIAMETER, ROUNDED UP TO THE NEAREST FOOT, PLUS 10 FEET MINIMUM ON EACH SIDE. FOR EASEMENTS WITH MULTIPLE PIPES, PROVIDE 10 FEET MINIMUM HORIZONTAL CLEARANCE BETWEEN PIPES. PROVIDE ADDITIONAL WIDTH FOR EASEMENTS THAT ARE NOT LOCATED ADJACENT TO PUBLIC
- 3. THE GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) IS HEREBY DEDICATED THE EASEMENT AND RIGHTS-OF-WAY IN THE AREAS DÉSIGNATED ON THIS PLAN FOR WASTEWATER FACILITIES FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED WASTEWATER FACILITIES AND APPURTENANCES.
- 4. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GBRA SHALL HAVE THE RIGHT TO REMOVE SAID LANDS OF ALL TREES OR PARTS THEREOF, OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF THE FACILITIES AND
- 5. OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN GBRA EASEMENTS.
- 6. DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GBRA EASEMENTS MUST BE APPROVED IN WRITING BY GBRA AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GBRA.
- 7. MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 8. THE PROPERTY OWNER MUST INSTALL 16-FOOT GATES IN ANY FENCES THAT CROSS GBRA UTILITIES; GATES MUST BE CENTERED ACROSS GBRA UTILITIES.
- 9. CUSTOMER WASTEWATER SERVICES SHALL NOT BE INSTALLED WITHIN FENCED AREAS.

THIS SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND APPROVED FOR EASEMENTS. UPON REQUEST OF THE CUSTOMER AND PAYMENT OF THE REQUIRED FEES, GBRA WILL PROVIDE DOMESTIC SEWER SERVICE TO EACH LOT IN THIS SUBDIVISION, BY AGREEMENT WITH THE

DATE GUADALUPE-BLANCO RIVER AUTHORITY

## GVSUD NOTES:

OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULLY AUTHORIZED AGENT, DEDICATES TO GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WIT THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY OVER AND ACROSS THOSE AREAS MARKED AS "WATERLINE EASEMENT" AND IN ALL STREETS AND BYWAYS, SUCH PIPELINES, SERVICE LINES, WATER METERS, AND OTHER WATER SYSTEM APPURTENANCES AS IT REQUIRES, TOGETHER WIT THE RIGHT OF INGRESS AND EGRESS, THE RIGHT TO REMOVE FROM SAID LAND ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES, STRUCTURES, IMPROVEMENTS OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. NO OTHER UTILITY LINES MAY BE LOCATED WITHIN 36" PARALLEL TO WATER LINES.

ANY MONETARY LOSS TO GREEN VALLEY SUD RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCTED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USEABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISION OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, AND THE REGULATION ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR AS LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

THIS SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND APPROVED FOR EASEMENTS. UPON REQUEST OF THE CUSTOMER AND PAYMENT OF THE REQUIRED FEES, THE DISTRICT WILL PROVIDE DOMESTIC WATER SERVICE TO EACH LOT IN THIS SUBDIVISION, BY AGREEMENT WITH THE

DATE

GREEN VALLEY SPECIAL UTILITY DISTRICT

STATE OF TEXAS

COUNTY OF GUADALUPE

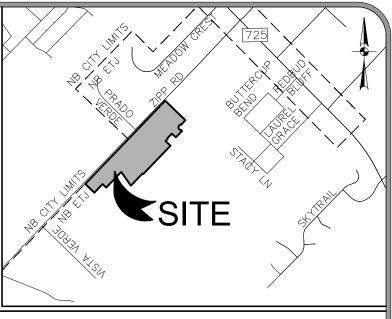
I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE <u>VOGES</u>, <u>UNIT 1</u> A SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF GUADALUPE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC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

RAUSCH COLEMAN HOMES SAN ANTONIO, LLC BY: JUSTIN COX 4059 N. COLLEGE, SUITE 300, BOX 9 FAYETTEVILLE, AR 72703

STATE OF COUNTY OF \_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_, 20\_\_\_,

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



LOCATION MAP NOT TO SCALE

NOTE: G.V.E.C. WILL MAINTAIN G.V.E.C. SHALL HAVE ACCESS 5' EASEMENT FOR SERVICE TO THE METER LOCATIONS FROM THE FRONT YARDS WITH ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING THE METER LOCATIONS NOT BEING UPON LOCATION OF DWELLING. LOCATED WITHIN A FENCED AREA. -5' MIN. HOUSE (DISTANCE VARIES) FLECTRIC METER 5' MAX FROM CORNER OF HOUSE  $|2\frac{1}{2}|$ EASE. EITHER SIDE OF METER 25' MIN (DISTANCE EASE. VARIES) LOT LOT UTII ITY EASEMENT PROPERTY LINE (STREET SIDE) TYPICAL EASEMENT ON

INTERIOR PROPERTY LINE

PPROVED THIS THE	DAY OF	, 20	,
Y THE PLANNING COMMISSION	OF THE CITY OF NEW		_
RAUNFELS, TEXAS.			

CHAIRMAN

APPROVED FOR ACCEPTANCE

DATE	PLANNING DIRECTOR
DATE	CITY ENGINEER

STATE OF TEXAS COUNTY OF GUADALUPE

COUNTY CLERK, GUADALUPE COUNTY, TEXAS

DEPUTY

FINAL PLAT ESTABLISHING CURVE TABLE BEING A 23.39 ACRE TRACT SITUATED IN THE SARAH DeWITT SURVEY NO. 48, CHORD LENGTH CURVE | LENGTH | RADIUS | DELTA TANGENT CHORD BEARING LINE TABLE ABSTRACT NO. 103, GUADALUPE COUNTY, TEXAS. BEING A PORTION OF A 45.004 ACRE TRACT RECORDED IN DOCUMENT NO. 201999025821, OFFICIAL PUBLIC C1 | 185.10' 49.95' | 212°18'25" -172.46 LINE # LENGTH 95.96' S01°28'07"E DIRECTION RECORDS, GUADALUPE COUNTY, TEXAS. C2 23.56' 15.00' | 090°00'00" 15.00' 21.21 S88°54'39"W L1 S46°05'21"E 18.37 C3 23.56 15.00' | 090°00'00" 15.00' 21.21 S01°05'21"E L2 12.31' S46°05'21"E C4 15.00' S88°54'39"W 23.56 15.00' | 090°00'00" 21.21 HORIZONTAL SCALE: 1:100 L3 50.00' S43°54'39"W C5 23.56 15.00' | 090°00'00" 15.00' 21.21 N01°05'21"W L4 N46°05'21"W 15.00' LEGEND: С6 23.56 15.00' 090°00'00" 15.00' 21.21 S88°54'39"W • = FND 1/2" IRON PIN W/ L5 15.00' S46°05'21"E PLASTÍC CAP STAMPED "HMT" С7 23.56' 15.00' | 090°00'00" 15.00' 21.21 S01°05'21"E (UNLESS NOTED OTHERWISE) L6 3.60' S46°05'21"E O = SET 1/2" IRON PIN W/С8 5.29 9.98' N65°31'28"W PLASTIC CAP STAMPED "HMT" 10.18 15.00' 038°52'15" L7 41.24 S57°16'26"E U.E. = UTILITY EASEMENT С9 146.38 50.00' 167°44'30" 465.62 99.43' S01°05'21"E UTIL = UTILITYL8 40.46' N46°05'21"W DRNG = DRAINAGE R.O.W. = RIGHT-OF-WAYC10 10.18 15.00' 038°52'15" 5.29' 9.98' N63°20'46"E L9 N34°54'16"W 41.24 A&M = ACCESS & MAINTENANCE M.P.R.G.C.T. = MAP AND PLAT RECORDS, C11 23.56 15.00' | 090°00'00" 15.00' 21.21 N01°05'21"W L10 40.00 N46°05'21"W GUADALUPE COUNTY, TEXAS O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS, C12 21.21 N88°54'39"E 23.56 15.00' | 090°00'00" 15.00' L11 N34°42'49"W 4.21' GUADALUPE COUNTY, TEXAS C13 23.56 15.00' | 090°00'00" 15.00' 21.21 N01°05'21"W L12 S43°54'39"W 12.00 C14 23.56 15.00' 21.21 N88°54'39"E 15.00' | 090°00'00" L13 28.00' S43°54'39"W C15 15.00' 038°52'15" 5.29 9.98' N24°28'32"E 10.18 L14 28.00' S43°54'39"W 50.00' | 167°44'30" S88°54'39"W C16 | 146.38' 465.62 99.43' L15 12.00' S43°54'39"W C17 10.18 15.00' | 038°52'15" 5.29 9.98' S26°39'14"E L16 10.21 S21°57'34"W C18 23.56 15.00' | 090°00'00" 15.00' 21.21 S88°54'39"W L17 45.91 N46°05'21"W 23.56 15.00' 090°00'00" 15.00' 21.21 N01°05'21"W L18 21.00' S43°53'12"W WILLIAM C20 15.00' N88°54'39"E 23.56 15.00' | 090°00'00" 21.21 KRETZMEIR TRUSTEE L19 N46°05'21"W 24.90' CALLED 1.0 AC.-VOL. 2869, PG. 1057 L20 146.52' N43°54'39"E 0.P.R.G.C.T. THE MEADOWS FULGENCIO & MARIA VOL. 4, PG. 135 THE MEADOWS CABALLERO WILLIAM HENRY VOL. 4, PG. 135 M.P.R.G.C.T. CALLED 2.622 AC. GUADALUPE VALLEY ELECTRIC CO-OP KRETZMEIR M.P.R.G.C.T. DOC. NO. 2001999013610 CALLED 16.267 AC. LOT 54 LOT 55 CALLED 0.369 AC. LOT 57 LOT 56 VOL. 863, PG. 409 LOT 73 0.P.R.G.C.T. VOL. 3112, PG. 985 0.P.R.G.C.T. VARIABLE WIDTH 0.P.R.G.C.T. PEDESTRIAN ESMT DOC. NO. . O.P.R.G.C.T VARIABLE WIDTH VARIABLE WIDTH \_\_ \_PEDESTRIAN ESMT PEDESTRIAN ESMT 902 903 N: 13785905.31 901 20' GVSUD WATER DOC. NO. 7IPP RD \_DRNG LOT= \_DRNG\_LOT<del>\_</del> E: 2255091.46 0.P.R.G.C.T. LINE ESMT<sub>=</sub>
VOL. 1819, PG. 5
O.P.R.G.C.T. DRNG LOT (60' R.O.W.) FOUND 3/8" 0.254 AC. 0.406 AC. 0.432 AC. IRON PIN N43°53'08"E 2045.74' NEW BRAUNFELS CITY LIMITS **NEW BRAUNFELS ETJ** 24.70' 50.00' 24.47' 24.50 24.72 -5' GVEC U.E. L20 \L19 \L18| \_S43°54'39"W 775.16'\_ -S43°54'39"W 449.24' — -S43**°**54**'**39"W 711.27'— 33.11' 40.00' 50.00' 50.00' 40.00' 40.00' 40.00' 40.00' 40.00 120.72 62.65 43.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 64.11' 81.57 50.00' 43.66' 43.66' 43.66' 43.66' 43.66' 43.66' 43.66' 43.62' BLOÇK 1 BLOCK 7 S43\*54'39"W 146.52' BLOCK 2 81 20.00' 20.00' 46.05'; 82 150.00, 30 5/5 DRGE MALDONADO, SF CALLED 76.15 AC. VOL. 1541, PG. 379 O.P.R.G.C.T. 20' U.E. 20' U.E. 35.00' 43.66 & C 56.97' 40.00' 35.00' 35.00' 40.00' 40.00' 40.00' 30.26' 40.00' 40.00' 40.00' 40.00' 40.00' 40.00' 40.00' 40.25' / 81.57' SEWER ESMI 80 N43°54'39"E 524.05' N43°54'39"E 159.36' -SESOS DR S43°54'39"W | M 906 (50' R.O.W.) N43°54'39"E 535.44' N43°54'39"E 670.00' DRNG LOT 35.00' 40. 35.00' 41.50' 41.50' 41.50' 41.50' 41.50' /S43°54'39"W 81.57 49.55' 53.68' 38.68' 79 69.47 0.129 AC 112.17 20' U.E. ¥8.00′ 17 S43°54'39"W 210.53 <del>'</del>23.98' 66 46°05′2 120.00 0 34°50′3 122.35 [] [] 95 [] 96 [] 97 [] 98 [] 909 94 ြဲမျှ 04 ဗွါ္ဂိုရ 105 င္ဂြဲရ 106 င္ဂြဲ 107 င္ဂြဲ 108 င္ဂြဲ 109 င္ဂြဲ 110 င္ဂြဲ 111 င္ဂြဲ 112 င္ဂြဲ 113 င္ဂြဲ 114 င္ဂြဲ 115 င္ဂြဲ 116 င္ဂြဲ 117 င္ဂြဲ 118 င္ဂြဲ 119 📛 120 120.00' 904 UTIL 18 └A&M LOT DRNG LOT 0.225 AC. 112.00' 0.055 AC. 4.431 AC. BLOCK 6 19 53.68' 53.68 40.83' 44.97' 44.97' 112.00' 50.00' S43\*54'39"W 384.68' S43°54'39"W LOCATION OF 100-YR **N**02,7 BLOCK 3 20 VOL GVEC ELECTRIC ESMT\_ VOL. 85, PG. 260 0.P.R.G.C.T. 120.00' CO, AC. 0051 . ,35.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 40.00' | 4 22 64.69' 44.97' 44.97' 35.00' FOUND 1/2" IRON PIN S43°54'39"W HAVARTI WAY W/CAP STAMPED "DAM" FOUND 1/2" IRON PIN 120.00' W/CAP STAMPED "DAM (50' R.O.W.) 23 FOUND 1/2" IRON -PIN W/CAP S43°54'39"W 199.57' 42.17' 42.17' 42.17' 35.00' 355.00 40.00' 40.00' 40.00' 40.00' 40.00' 40.00' 40.00' 35.00' RAUSCH COLEMAN HOMES S44°13'48"W STAMPED "DAM" SAN ANTONIO, LLC TEMPORARY 50' ACCESS
\_& UTILITY ESMT
PER DOC. NO. \_\_\_\_\_
O.P.R.G.C.T. S43°54'39"W 120.00′ ≥ 43.357 AC. 110.24 **`**\_L2 DOC. NO. 201999025821 37 0 36 0 30.55.00 30.50.55.00 135.00 N: 13787031.44 905 0.P.R.G.C.T. 31 g 32 👷 E: 2256866.33 HOA PARK TEMPORARY 15'x50'4 1.146 AC. UTILITY ESMT
PER DOC.
NO. \_\_\_\_\_
O.P.R.G.C.T. BLOÇK 5 BLOCK 4 FOUND 1/2" IRON PIN S43°57'21"W 159.52' W/CAP STAMPED "DAM" S43°54'39"W 298.44' S43°54'39"W 700.00' TEMPORARY 15'x50' PER DOC. NO. \_ 0.P.R.G.C.T. RAUSCH COLEMAN HOMES SAN ANTONIO, LLC 43.357 AC. PLAT PREPARED MARCH 8, 2021 RICHARD BEACH FAMILY DOC. NO. 201999025821 LIMITED PARTNERSHIP 0.P.R.G.C.T. CALLED 30.3030 AC. 290 S. CASTELL AVE., STE. 100 DOC. NO. 201999025812 O.P.R.G.C.T. NEW BRAUNFELS, TX 78130 TBPE FIRM F-10961 ENGINEERING & SURVEYING | TBPLS FIRM 10153600