Description: Comal,TX Plat Map - Year.DocID 2016.36316 Page: 1 of 1
Order: T Comment:

FINAL PLAT ESTABLISHING
GRUENE RIVER PLACE

#20160603631 6

BEING A 9.40 ACRE TRACT OUT OF THE A.P. FUQUAY SURVEY, ABSTRACT NO. 155, COMAL COUNTY, TEXAS, BEING ALL OF CALLED 0.198 ACRE TRACT AND 0.215 ACRE TRACT AS DESCRIBED IN DOCUMENT NO. 201606009010, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS AND THE REMAINDER OF 9.403 ACRE TRACT AS DESCRIBED IN DOCUMENT NO. 201506028755, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

PLAT NOTES:

1. 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 TIME WARNER.
2. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.
3. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH PLASTIC CAP STAMPED "HMT" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
4. THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER TRANSITION ZONE.
5. THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF NEW BRAUNFELS, TEXAS.
6. THE SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
7. A PORTION OF THE SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ZONE AE (1% ANNUAL CHANCE FLOOD), AS DEFINED BY THE COMAL COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 48091C0455F, EFFECTIVE DATE SEPTEMBER 2, 2009 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 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.
9. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
10. 4' WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ALONGSIDE AND ADJACENT TO THE CURB BY THE OWNER AT THE TIME OF HOME CONSTRUCTION ALONG GRUENE PLACE DR AND RIVER PLACE DR. 4' WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ADJACENT TO LOTS 500, 600 AND 700, BLOCK 1 AND LOT 501, BLOCK 2 ALONGSIDE AND ADJACENT TO THE CURB BY THE DEVELOPER AT THE TIME OF SUBDIVISION CONSTRUCTION.
11. A 10' WIDE CONCRETE SHARED USE PATH WILL BE CONSTRUCTED 1' INSIDE THE R.O.W. ADJACENT TO LOTS 500 AND 600, BLOCK 1 AND LOT 501, BLOCK 2 ALONG HANZ DRIVE PER CITY STANDARDS BY THE DEVELOPER AT TIME OF SUBDIVISION CONSTRUCTION.
12. 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.
13. THIS SUBDIVISION IS SUBJECT TO THE CITY OF NEW BRAUNFELS PARK LAND AND DEDICATION ORDINANCE. THIS PLAT IS APPROVED FOR ONE DWELLING UNIT PER BUILDABLE LOT. 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 NEW DWELLING UNIT.
14. ALL LOTS MEET THE REQUIRED MINIMUM SQUARE FOOTAGE OF THE "GRUENE RIVER PLACE" PLANNED DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS.
15. LOTS 500 AND 501 ARE LANDSCAPE/SIGNAGE EASEMENT LOTS THAT WILL BE OWNED/MAINTAINED BY THE GRUENE RIVER PLACE HOME OWNERS ASSOCIATION.
16. LOT 600 IS A DRAINAGE EASEMENT LOT OWNED BY THE GRUENE RIVER PLACE HOME OWNERS ASSOCIATION AND MAINTAINED BY THE CITY OF NEW BRAUNFELS PER DOCUMENT NO. 200506013038 O.P.R.C.C.T. AND DOCUMENT NO. 200506013039 O.P.R.C.C.T.
17. LOT 700 IS A NON-BUILDABLE RIVER ACCESS EASEMENT LOT, THATS PURPOSE IS TO PROVIDE RIVER ACCESS TO THE LOT OWNERS IN THE SUBDIVISION, AND WILL BE OWNED/MAINTAINED BY THE GRUENE RIVER PLACE HOME OWNERS ASSOCIATION.
18. BASE FLOOD ELEVATION FOR THIS TRACT IS CALCULATED TO BE APPROXIMATELY 627.7'. BASE FLOOD ELEVATION WAS DETERMINED BY INTERPOLATING BETWEEN BASE FLOOD ELEVATION LINES SHOWN ON COMMUNITY PANEL NUMBER 48091C0455F, EFFECTIVE DATE SEPTEMBER 2, 2009, AS PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.
19. MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE RESPONSIBILITY OF THE PROPERTY OWNER.
20. ALL HOMES ON LOTS 1-37 WILL BE INSTALLED WITH NFPA COMPLIANT FIRE SPRINKLER SYSTEMS.
21. THIS SUBDIVISION IS ZONED "GRUENE RIVER PLACE" PLANNED DEVELOPMENT DISTRICT AND IS SUBJECT TO THE DEVELOPMENT STANDARDS OF THE "GRUENE RIVER PLACE" PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 2015-59.
22. THE SECONDARY ACCESS REQUIREMENT OF THE INTERNATIONAL FIRE CODE WILL BE MET BY THE INSTALLATION OF NFPA COMPLIANT FIRE SPRINKLER SYSTEMS IN EVERY DWELLING UNIT IN LIEU OF CONSTRUCTING A BRIDGE BETWEEN RIVER TERRACE AND RIVER PLACE.

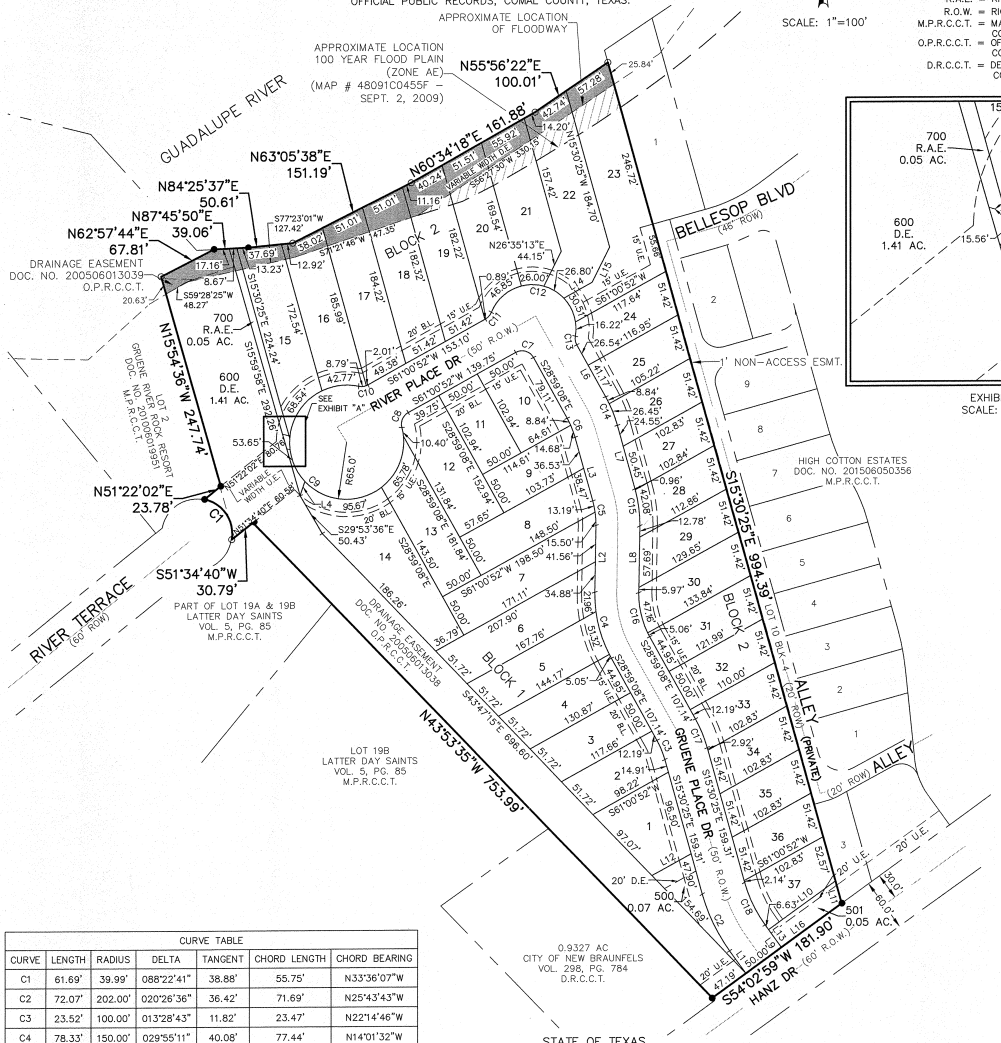
NEW BRAUNFELS UTILITIES NOTES:

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 DWELLING 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.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	31.63'	S35°57'01"E
L2	76.44'	S00°56'03"W
L3	75.00'	S15°30'25"E
L4	16.94'	N18°48'57"E
L5	67.71'	S28°59'08"E
L7	75.00'	S15°30'25"E
L8	76.44'	S00°56'03"W
L9	31.63'	S35°57'01"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L10	94.03'	S54°02'59"W
L11	26.68'	S15°30'25"E
L12	50.92'	S61°00'52"W
L13	25.00'	S35°57'01"E
L14	36.74'	S61°00'52"W
L15	44.66'	N26°35'13"E
L16	84.71'	S54°02'59"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	61.69'	39.99'	088°22'41"	38.88'	55.75'	N33°36'07"W
C2	72.07'	202.00'	020°26'36"	36.42'	71.69'	N25°43'43"W
C3	23.52'	100.00'	013°28'43"	11.82'	23.47'	N22°14'46"W
C4	78.33'	150.00'	029°55'11"	40.08'	77.44'	N14°01'32"W
C5	28.70'	100.00'	016°26'28"	14.45'	28.60'	N07°17'11"W
C6	23.52'	100.00'	013°28'43"	11.82'	23.47'	N22°14'46"W
C7	23.56'	15.00'	090°00'00"	15.00'	21.21'	N73°59'08"W
C8	19.80'	15.00'	075°38'08"	11.64'	18.39'	S23°11'49"W
C9	336.80'	65.00'	296°52'46"	-39.93'	68.04'	S46°10'52"E
C10	10.80'	15.00'	041°14'38"	5.64'	10.57'	N81°38'11"E
C11	10.18'	15.00'	038°52'15"	5.29'	9.98'	N41°34'45"E
C12	146.38'	50.00'	167°44'30"	465.62'	99.43'	S73°59'08"E
C13	10.18'	15.00'	038°52'15"	5.29'	9.98'	S09°33'00"E
C14	35.29'	150.00'	013°28'43"	17.73'	35.21'	S22°14'46"E
C15	43.04'	150.00'	016°26'28"	21.67'	42.90'	S07°17'11"E
C16	52.22'	100.00'	029°55'11"	26.72'	51.63'	S14°01'32"E
C17	35.29'	150.00'	013°28'43"	17.73'	35.21'	S22°14'46"E
C18	54.23'	152.00'	020°26'36"	27.41'	53.95'	S25°43'43"E



SCALE: 1"=100'

LEGEND:
- ● = FND 1/2" IRON PIN
- O = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT"
- B.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R.A.E. = RIVER ACCESS EASEMENT
- 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
- D.R.C.C.T. = DEED RECORDS, COMAL COUNTY, TEXAS

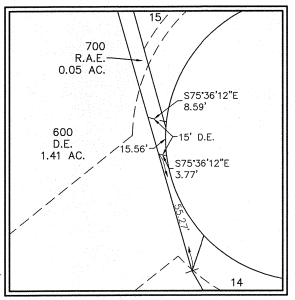
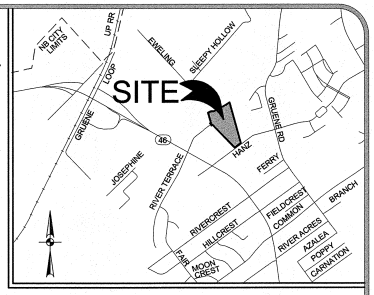


EXHIBIT "A"
SCALE: 1"=40'



LOCATION MAP
NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, MARK F. CONLAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE ON THE GROUND UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

MARK F. CONLAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6342
410 N. SEGUIN AVE., NEW BRAUNFELS, TEXAS 78130

STATE OF TEXAS
REGISTERED
MARK F. CONLAN
6342
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF HARRIS

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS GRUENE RIVER PLACE, LOTS 20 AND 21, BLOCK 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, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

MUBA, LLC
MIKE McELRAY – AUTHORIZED AGENT
4040 WASHINGTON AVE.
HOUSTON, TX 77007

STATE OF TEXAS
COUNTY OF HARRIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 26th DAY OF August, 2016
BY James H. McElray

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

LOU ANN WADE
Notary Public, State of Texas
Comm. Expires 04-22-2020
Notary ID 87728-1

APPROVED THIS THE 4th DAY OF November, 20 15.
BY THE PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

CHAIRMAN (Cory Elrod)

STATE OF TEXAS
COUNTY OF COMAL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS GRUENE RIVER PLACE, 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, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GRUENE RIVER HOMES, LLC
VIKKI LEGGITT – AUTHORIZED AGENT
1155 LOOP 337
NEW BRAUNFELS, TX 78130

STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 29th DAY OF AUGUST, 2016
BY VIKKI LEGGITT

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: JANUARY 28, 2017

KELLY KEPHART
Notary Public, State of Texas
My Commission Expires
January 28, 2017

APPROVED FOR ACCEPTANCE

9-16-16 DATE — PLANNING DIRECTOR

9/16/2016 DATE — CITY ENGINEER

9/12/2016 DATE — NEW BRAUNFELS UTILITIES

STATE OF TEXAS
COUNTY OF COMAL

I, Bobbie Koepp DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC# 201606036316 OF COMAL COUNTY ON THE 21 DAY OF September, 20 16 AT 8:29 A M.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 21 DAY OF September, 2016.

COUNTY CLERK, COMAL COUNTY, TEXAS
Jimmy Kowalski
DEPUTY

COUNTY COURT OF COMAL COUNTY, TEXAS

HMT
ENGINEERING & SURVEYING

410 N. SEGUIN AVE.
NEW BRAUNFELS,
TEXAS, 78130
WWW.HMTNB.COM
PH: (830)625-8555
TBPLS FIRM 10153600
TBPE FIRM F-10961

Drawing Name: N:_Projects\162 - Gruene River Homes\162.002 - Gruene River Place\162.002.103 - Platting\162.002.