

FINAL PLAT ESTABLISHING
SUNSETS AT BARBAROSA SUBDIVISION

BEING 46.267 ACRE OF LAND FROM ALL OF 50.000 ACRES OF LAND SITUATED IN THE A.M. ESNAURIZAR ELEVEN LEAGUE GRANT SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, AND BEING OUT OF A 49.000 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 2016001331 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

NOTES:

- ALL LOTS WITHIN THE SUBDIVISION WILL BE SERVED BY ON SITE SEPTIC, SPRING HILL FOR WATER, AND NBU FOR ELECTRIC.
- 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.
- SUNSETS AT BARBAROSA SUBDIVISION UNIT 1 DOES NOT FALL WITHIN THE CITY LIMITS OF THE CITY OF NEW BRAUNFELS, BUT IS WITHIN THE NEW BRAUNFELS ETJ.
- SUNSETS AT BARBAROSA SUBDIVISION UNIT 1 ESTABLISHING A TOTAL OF 22 LOTS, WITH 21 BEING BUILDABLE.
- 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 48187C0130F REVISED NOVEMBER 02, 2007 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- NO PORTION OF THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THE ENTIRE SUBDIVISION IS LOCATED WITHIN THE NAVARRO INDEPENDENT SCHOOL DISTRICT AND IN COUNTY PRECINCT 2
- NO STRUCTURES, WALLS, OR OTHER OBSTRUCTION OF ANY KIND SHALL BE PLACED WITHIN THE BOUNDARIES OF DRAINAGE EASEMENTS. NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENT OR DECREASES THE HYDRAULIC CAPACITY OF THE EASEMENT SHALL BE ALLOWED
- IN ORDER TO PROMOTE SAFE USE OF STREETS AND PRESERVE THE CONDITION OF THE PUBLIC STREETS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED COUNTY RIGHT-OF-WAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE GUADALUPE COUNTY ROAD AND BRIDGE DEPARTMENT
- NO STRUCTURES/HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT UNTIL AN ON-SITE SEWAGE FACILITY PERMIT HAS BEEN ISSUED OR PUBLIC SEWER HAS BEEN PROVIDED AND ROAD CONSTRUCTION IS COMPLETED AND APPROVED
- NO FENCING OR STRUCTURES THAT WILL INTERFERE WITH ADEQUATE DRAINAGE FLOW WILL BE ALLOWED ON OR ACROSS SUCH LINES
- ALL SUBDIVISION DRIVEWAYS SHALL HAVE A CULVERT WITH TWO 15" RCP PIPES PLACED AT LOW POINT OF ROADSIDE SWALE PARALLELING THE EDGE OF PAVEMENT.

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT AND STRUCTURES FOR REDUCTION OF DISCHARGE VELOCITY WILL NOT ENCROACH BY STRUCTURE OR GRADING INTO STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION. NO NEW EASEMENTS OF ANY TYPE SHOULD BE LOCATED IN AREAS OF ROW RESERVATION OR DEDICATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S, "ACCESS MANAGEMENT MANUAL". ACCESS TO THE PROPERTY MAY BECOME RIGHT-IN/OUT ONLY WITH THE FUTURE EXPANSION OF SUNSETS AT BARBAROSA. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

GUADALUPE VALLEY ELECTRIC COOPERATIVE:

- WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT-WIDE EASEMENT TO THE SERVICE METER 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 THE LOCATION NOT BEING WITHIN A FENCED AREA.
- ANY EASEMENT DESIGNATED AS A GVEC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
- ALL UTILITY EASEMENTS ARE FOR CONSTRUCTION, UPGRADE, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES AND SHALL REMAIN AT FINAL GRADE.
- ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, UPGRADING, AND MAINTAINING THE ELECTRICAL FACILITIES AND SHALL REMAIN AT FINAL GRADE.
- ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.
- THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.

GUADALUPE COUNTY NOTES:

- NO FURTHER IMPROVEMENTS ARE PROPOSED OR WILL BE CONTEMPLATED WITHOUT ADDITIONAL APPROVAL OF THE GUADALUPE COUNTY ENGINEER.
- FUTURE IMPROVEMENTS WILL BE CONSIDERED CUMULATIVELY WITH PRIOR AND EXISTING STRUCTURES ON SITE FOR THE PURPOSES OF DRAINAGE IMPACT.
- SUBSEQUENT SUBDIVISION OF THE PROPERTY INTO SMALLER TRACTS WILL NULLIFY THIS APPROVAL AND WILL REQUIRE SUBMITTAL OF A DRAINAGE STUDY FOR REVIEW IN ADDITION TO APPLICABLE PLATTING REQUIREMENTS. DETENTION OR OTHER MITIGATION MAY BE REQUIRED PER PROPOSED TRACT AND ACCOUNT FOR EXISTING IMPROVEMENTS.
- CHANGE IN USE OF THE IMPROVEMENTS REQUIRES APPROVAL BY GUADALUPE COUNTY AND DETENTION OR OTHER DRAINAGE MITIGATION MAY BE REQUIRED AT THAT TIME.
- TRANSFER OF PROPERTY OWNERSHIP DOES NOT RELEASE SUBSEQUENT OWNER(S) FROM THE OBLIGATIONS IMPOSED HEREIN.
- MAINTENANCE RESPONSIBILITY FOR DRAINAGE WILL NOT BE ACCEPTED BY THE COUNTY OTHER THAN THAT ACCEPTED IN CONNECTION WITH DRAINING OR PROTECTING THE ROAD SYSTEM. MAINTENANCE RESPONSIBILITY FOR STORM WATER MANAGEMENT CONTROLS WILL REMAIN WITH THE OWNER.

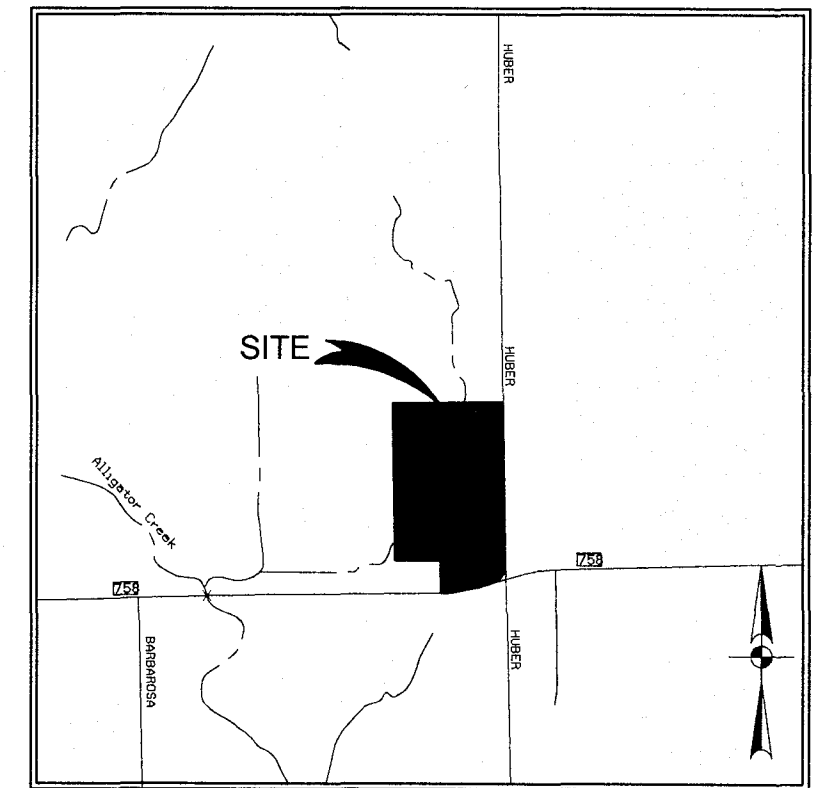
SPRINGS HILL WATER SUPPLY CORPORATION NOTES:

- EXISTING WATER INFRASTRUCTURE IN THE VICINITY OF THE TRACT IS AVAILABLE TO SERVE THE PROPOSED DEVELOPMENT. IF THE DEVELOPMENT EXCEEDS THE CAPACITY OF THE EXISTING WATER INFRASTRUCTURE, THEN IT WILL BE THE DEVELOPER'S RESPONSIBILITY TO MAKE THE NECESSARY WATER IMPROVEMENTS TO THE EXISTING INFRASTRUCTURE TO PROVIDE SUFFICIENT CAPACITY. EXTENT OF THE NECESSARY WATER IMPROVEMENTS WILL BE OUTLINED IN A MEMORANDUM OF UNDERSTANDING OR NON-STANDARD SERVICE AGREEMENT PRIOR TO THE APPROVAL OF ANY FINAL PLAT.
- SHWSC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- ANY EASEMENT DESIGNATED AS A SHWSC UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
- ALL SHWSC EASEMENTS ARE FOR CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ANY SHWSC FACILITY LOCATED WITHIN SAID EASEMENT.

MIKE ANDREWS _____ DATE _____
 GENERAL MANAGER
 SPRINGS HILL WATER SUPPLY CORPORATION

NEW BRAUNFELS UTILITIES NOTES:

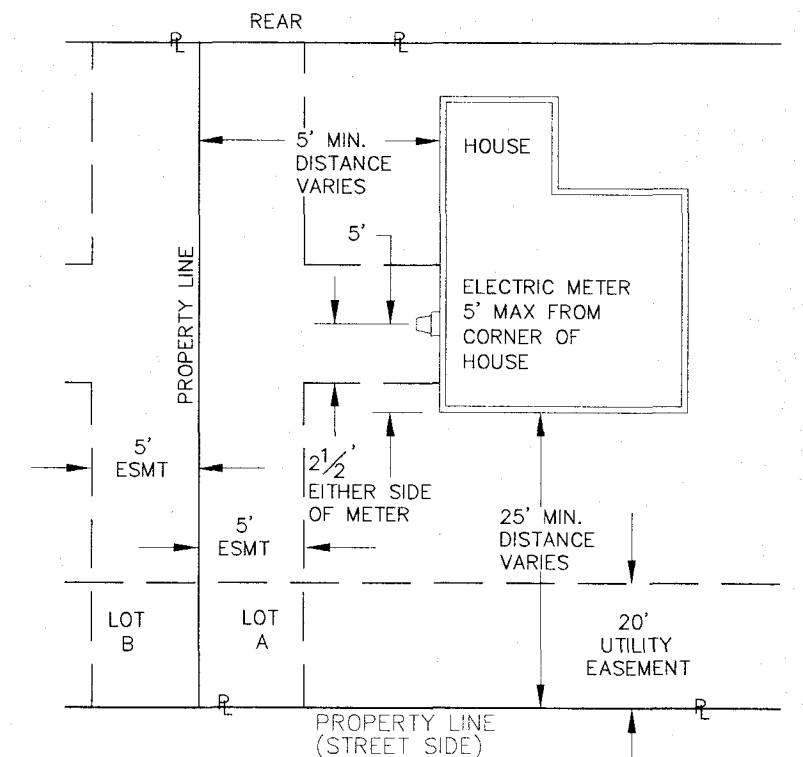
- MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT, MUST NOT ENDANGER OR INTERFERE WITH THE 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'

NOTE: G.V.E.C. WILL MAINTAIN 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING.

G.V.E.C. SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARDS WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.



TYPICAL EASEMENT ON INTERIOR PROPERTY LINE

THE SUBDIVISION PLAT OF SUNSETS AT BARBAROSA HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE INC. FOR EASEMENTS

DATE _____ AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

COMMISSIONERS

GREG SEDENBERGER, PRECINCT 1 _____ DREW ENGELKE, PRECINCT 2 _____

MICHAEL CARPENTER, PRECINCT 3 _____ STEPHEN GERMANN, PRECINCT 4 _____

THIS PLAT OF SUNSETS AT BARBAROSA SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF GUADALUPE COUNTY, TEXAS, WHICH COURT ACKNOWLEDGES THAT THE PLAT CONFORMS TO THE SUBDIVISION REGULATIONS OF SAID COUNTY AND DOES HEREBY APPROVE SAID PLAT

DATED THIS _____ DAY OF _____, 20____

KYLE KUTCHER COUNTY JUDGE _____ TERESA KIEL COUNTY CLERK _____

STATE OF TEXAS
 COUNTY OF GUADALUPE

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS SUNSETS AT BARBAROSA SUBDIVISION UNIT 1 TO THE 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, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

John H F Scanio
 OWNER:
 JOHN H F SCANIO
 HUBER 758 LLC
 662 BROOK ASHLEY
 NEW BRAUNFELS, TX 78130

STATE OF TEXAS
 COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 1 DAY OF July, 2024

BY *John H F scanio*
 NOTARY PUBLIC, STATE OF TEXAS
 MY COMMISSION EXPIRES: 12/31/2027

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
 DREW A. MAWYER
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348
 D.A. MAWYER LAND SURVEYING
 5151 W. SH46
 NEW BRAUNFELS, TEXAS 78132
 FIRM #0191500



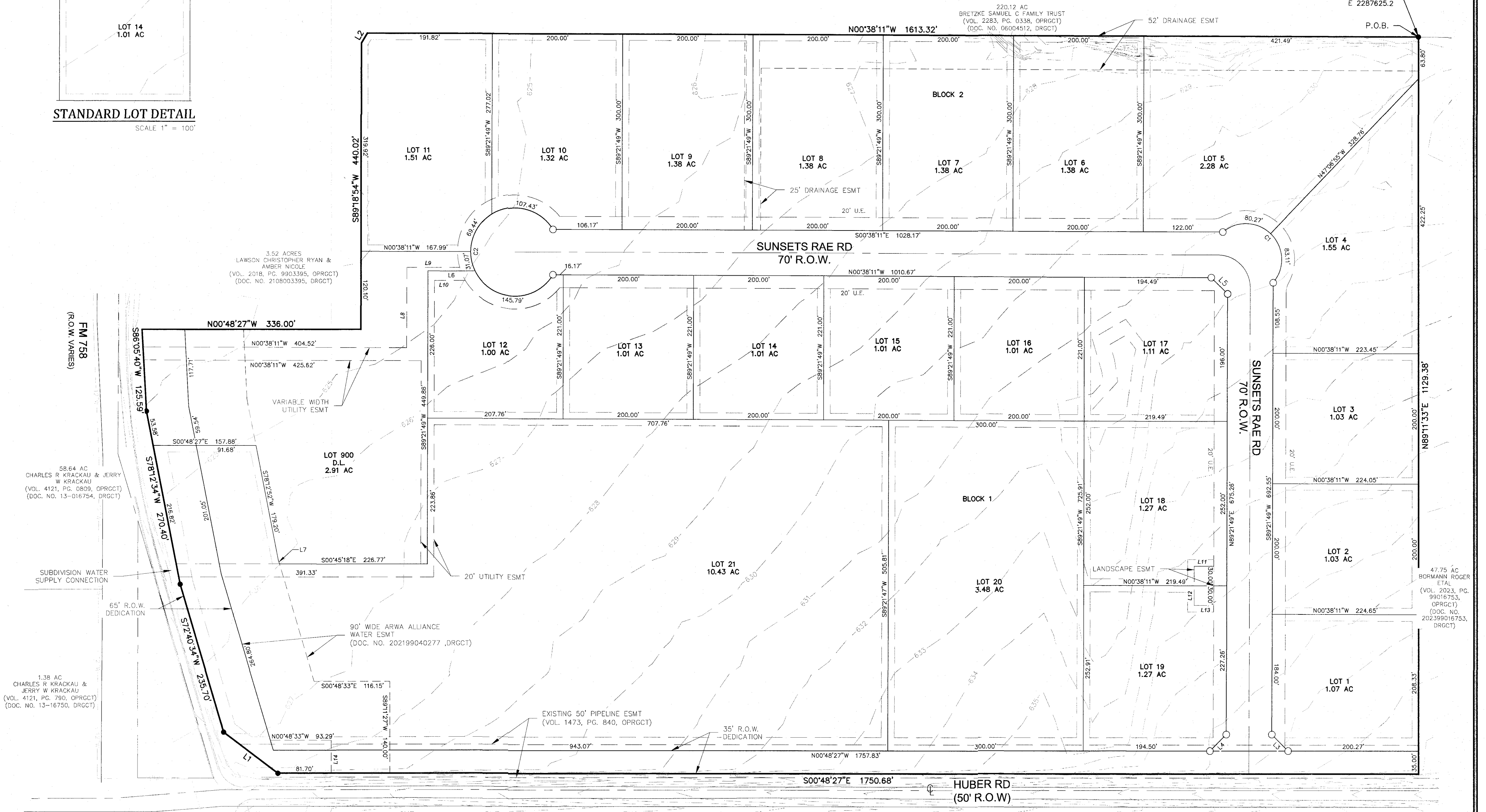
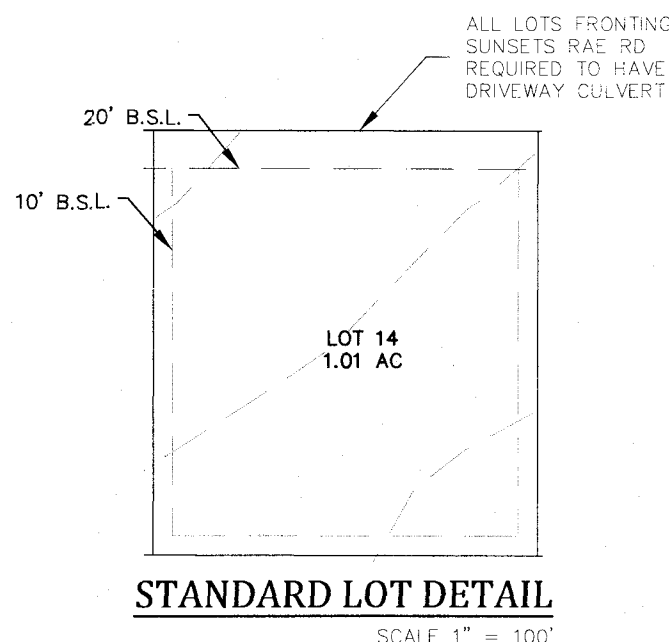
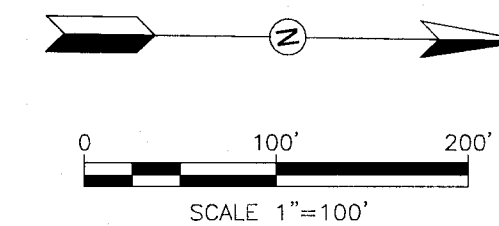
- LEGEND:**
- P.O.B. = POINT OF BEGINNING
 - B.S.L. = BUILDING SETBACK LINE
 - ESMT = EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - = 1/2" IRON PIN SET
 - = IRON PIN FOUND
 - DRGCT = DEED RECORDS GUADALUPE COUNTY TEXAS
 - OPRGCT = OPEN PUBLIC RECORDS GUADALUPE COUNTY TEXAS
 - D.L. = DRAINAGE LOT
 - = EXISTING 12" WATER LINE
 - = EXISTING 6" WATER LINE
 - — — = BUILDING SETBACK LINE
 - — — = OVERHEAD ELECTRIC LINE



2021 W SH46, STE 105
 NEW BRAUNFELS, TX. 78132
 PH: 830-358-7127 ink-civil.com
 TBPE FIRM F-13351

FINAL PLAT ESTABLISHING SUNSETS AT BARBAROSA SUBDIVISION

BEING 46.267 ACRE OF LAND FROM ALL OF 50.000 ACRES OF LAND SITUATED IN THE A.M. ESNAURIZAR ELEVEN LEAGUE GRANT SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, AND BEING OUT OF A 49.000 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 2016001331 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.



- LEGEND:**
- P.O.B. = POINT OF BEGINNING
 - B.S.L. = BUILDING SETBACK LINE
 - ESMT = EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - 1/2" IRON PIN SET
 - IRON PIN FOUND
 - DRGCT = DEED RECORDS GUADALUPE COUNTY TEXAS
 - OPRGCT = OPEN PUBLIC RECORDS GUADALUPE COUNTY TEXAS
 - D.L. = DRAINAGE LOT
 - 12" WATER LINE
 - 6" WATER LINE
 - BUILDING SETBACK LINE
 - OVERHEAD ELECTRIC LINE

LINE TABLE		
LINE	LENGTH	BEARING
L1	103.96'	S36°00'34"W
L2	17.52'	N60°03'03"W
L3	35.30'	N44°16'41"E
L4	35.41'	N45°43'19"W
L5	35.36'	N44°21'49"E
L6	72.26'	N00°38'11"W
L7	6.19'	S72°38'03"W

LINE TABLE—EASEMENTS		
LINE	LENGTH	BEARING
L8	123.45'	N89°21'49"E
L9	81.05'	N00°38'11"W
L10	47.41'	N00°38'11"W
L11	30.00'	N00°38'11"W
L12	60.00'	S89°21'49"W
L13	30.00'	S00°38'11"E
L14	50.00'	N89°11'27"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	163.38'	55.00'	170°11'55"	641.46'	109.60'	S44°21'49"W
C2	353.73'	68.00'	298°02'40"	40.82'	70.00'	N89°21'49"E

2021 W SH46, STE 105
NEW BRAUNFELS, TX 78132
PH: 830-358-7127 ink-civil.com
TBPE FIRM F-13351