

A FINAL PLAT FOR THE ESTATES AT STONE CROSSING, PHASE 11, A 1.62 ACRE TRACT

BEING A 1.62 ACRE TRACT OF LAND LOCATED IN THE J. VERAMENDI SURVEY, ABSTRACT NO. 2, COMAL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 149.575 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 201206024300 OF THE OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

OWNER'S ACKNOWLEDGEMENT :

STATE OF TEXAS
COUNTY OF COMAL

KNOW TO ALL MEN THESE PRESENTS:

I, THE UNDERSIGNED OWNER, OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ESTATES AT STONE CROSSING, PHASE 11 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.

STEPHEN SALLMAN
THE ESTATES AT STONE CROSSING, LTD.
4040 N. CENTRAL EXPRESSWAY, SUITE 850
DALLAS, TEXAS 75204
(214) 368-0238 OFF
(214) 368-0812 FAX

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 _____

SURVEYOR'S CERTIFICATE :

STATE OF TEXAS
COUNTY OF COMAL

KNOW ALL MEN THESE PRESENTS:

I, THE UNDERSIGNED KYLE PRESSLER, 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 THE CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR
KYLE PRESSLER #6528
8 SPENCER ROAD, SUITE 300
BOERNE, TEXAS 78006
OFFICE: (830) 249-0600
FAX: (830) 246-0099



FOR COMAL COUNTY

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 AND OFFICIAL SEAL, THIS THE _____ DAY OF _____, 20____.

COUNTY CLERK, COMAL COUNTY, TEXAS

DEPUTY

APPROVED THIS ____ DAY OF _____, 20____, BY THE PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

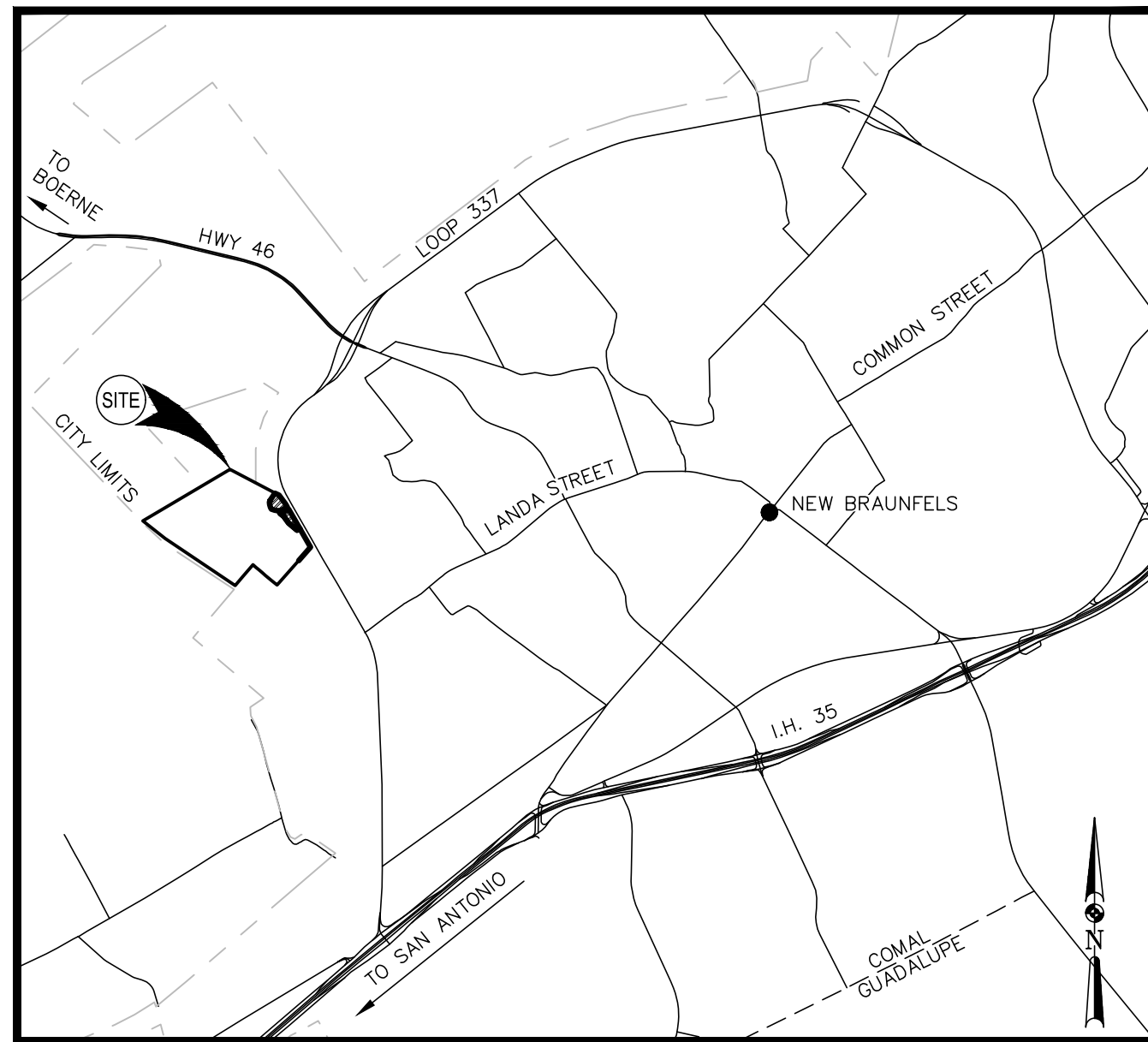
CHAIRMAN

APPROVED FOR ACCEPTANCE

DATE _____ PLANNING DIRECTOR _____

DATE _____ CITY ENGINEER _____

DATE _____ NEW BRAUNFELS UTILITIES _____



LOCATION MAP
NTS

SURVEY NOTES:

- DATE PREPARED: APRIL 12, 2019
- UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINT OF CURVATURE ARE MARKED WITH A SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG." PLASTIC CAP.
- NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YR FEMA FLOOD PLAIN AS DESIGNATED ON BY THE CITY OF NEW BRAUNFELS COMMUNITY PANEL #48091C0435F. SEPTEMBER 2, 2009. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES LOCATED THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THE FLOOD HAZARD AREA IS SUBJECT TO CHANGE AS DETAILED STUDIES OCCUR AND/OR WATERSHED OR CHANNEL CONDITIONS CHANGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- ORIGINAL SURVEY LINES SHOWN HEREON ARE APPROXIMATE AND HAVE NOT BEEN FIELD LOCATED BY THIS PLAT.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GRID, U.S. SURVEY FEET.

PARKS AND RECREATION NOTES:

- THIS PLAT IS SUBJECT TO THE SEC. 118-50: OFF-STREET BIKEWAYS AND TRAILS. THE OWNER/DEVELOPER WILL CONSTRUCT A 10-FOOT WIDE SHARED USE PATH WITHIN A 20-FOOT WIDE PEDESTRIAN EASEMENT AT TIME OF CONSTRUCTION AND SHALL BE MAINTAINED BY THE CITY OF NEW BRAUNFELS. THE TRAIL WILL BE CONSTRUCTED 6- FEET INSIDE THE PROPERTY AND 4- FEET ON THE RIGHT OF WAY.
- NON-RESIDENTIAL USE SUBDIVISIONS ARE NOT SUBJECT TO PARK LAND DEDICATION AND DEVELOPMENT REQUIREMENTS. HOWEVER, AT SUCH TIME THAT ANY DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.

OWNER\DEVELOPER
THE ESTATES AT STONE CROSSING, LTD.
4040 N. CENTRAL EXPRESSWAY SUITE 850
DALLAS, TEXAS 75204
OFFICE: (214) 368-0238
FAX: (214) 368-0812

ENGINEERING\SURVEYING
MATKIN-HOOVER ENGINEERING & SURVEYING
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
OFFICE: (830) 249-0600
FAX: (830) 249-0099

DRAINAGE NOTES:

FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL, OR DIG OUT SUCH STREAM COURSE, ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS, AND PROTECTING RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT OBSTRUCTIONS WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM. MAINTENANCE OF DRAINAGE EASEMENTS WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY PROTECTED TREES REMOVED FROM A DRAINAGE EASEMENT ARE SUBJECT TO APPROVAL OF A TREE REMOVAL PERMIT AND REPLACEMENT TREES.

WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

UTILITY NOTES:

- MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE, OF 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(NBU), 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 SHALL HAVE ACCESS TO THE METER LOCATIONS AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
- EACH TRACT IS SUBJECT TO A FLOATING GUY WIRE EASEMENT/S AND ITS DIMENSIONS SHALL BE DETERMINED BY THE NEED OF THE UTILITIES.
- DO NOT COMBINE ANY NEW UTILITY EASEMENTS (UE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (UE) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.
- NBU IS NOT RESPONSIBLE FOR LOSS OF LANDSCAPING OR LANDSCAPING INFRASTRUCTURE IN AREAS WHERE LANDSCAPE AND UTILITY EASEMENTS COEXIST.
- 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.

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.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCR OACH BY STRUCTURE OR GRADING INTO STATE ROW. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR STRIPS WITHIN STATE ROW WILL NOT BE ALLOWED.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOT'S, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 1 (ONE) RIGHT-IN/OUT ONLY ACCESS POINT, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 450 FEET. 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.
- 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.
 - THE FINAL SIDEWALK ALIGNMENT WILL BE COORDINATED WITH THE FUTURE SITE DEVELOPMENT OF THE COMMERCIAL PROPERTY AND WILL BE SUBJECT TO REVIEW AND APPROVAL OF TxDOT WHERE IMMEDIATELY ADJACENT TO TxDOT RIGHT-OF-WAY.
- 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.

GENERAL NOTES:

- THE SUBDIVISION IS LOCATED IN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.
- UTILITY SERVICES:
 - WATER, SEWER AND ELECTRIC WILL BE PROVIDED BY NBU
 - CABLE/TELEPHONE WILL BE PROVIDED BY AT&T AND TIME WARNER
 - GAS WILL BE PROVIDED BY CENTERPOINT ENERGY
- THE TRACT LIES OVER THE EDWARDS AQUIFER RECHARGE ZONE(EARZ).
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC PLACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF 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 AND 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.
- TEN (10) FOOT SIDEWALKS WILL BE CONSTRUCTED BY BUILDER PER TxDOT STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG LOOP 337 ADJACENT TO LOT 1 BLOCK B AND LOT 800 BLOCK B.
- NO SIDEWALK IS REQUIRED ALONG THE SOUTH SIDE OF STONE CROSSING BOULEVARD.

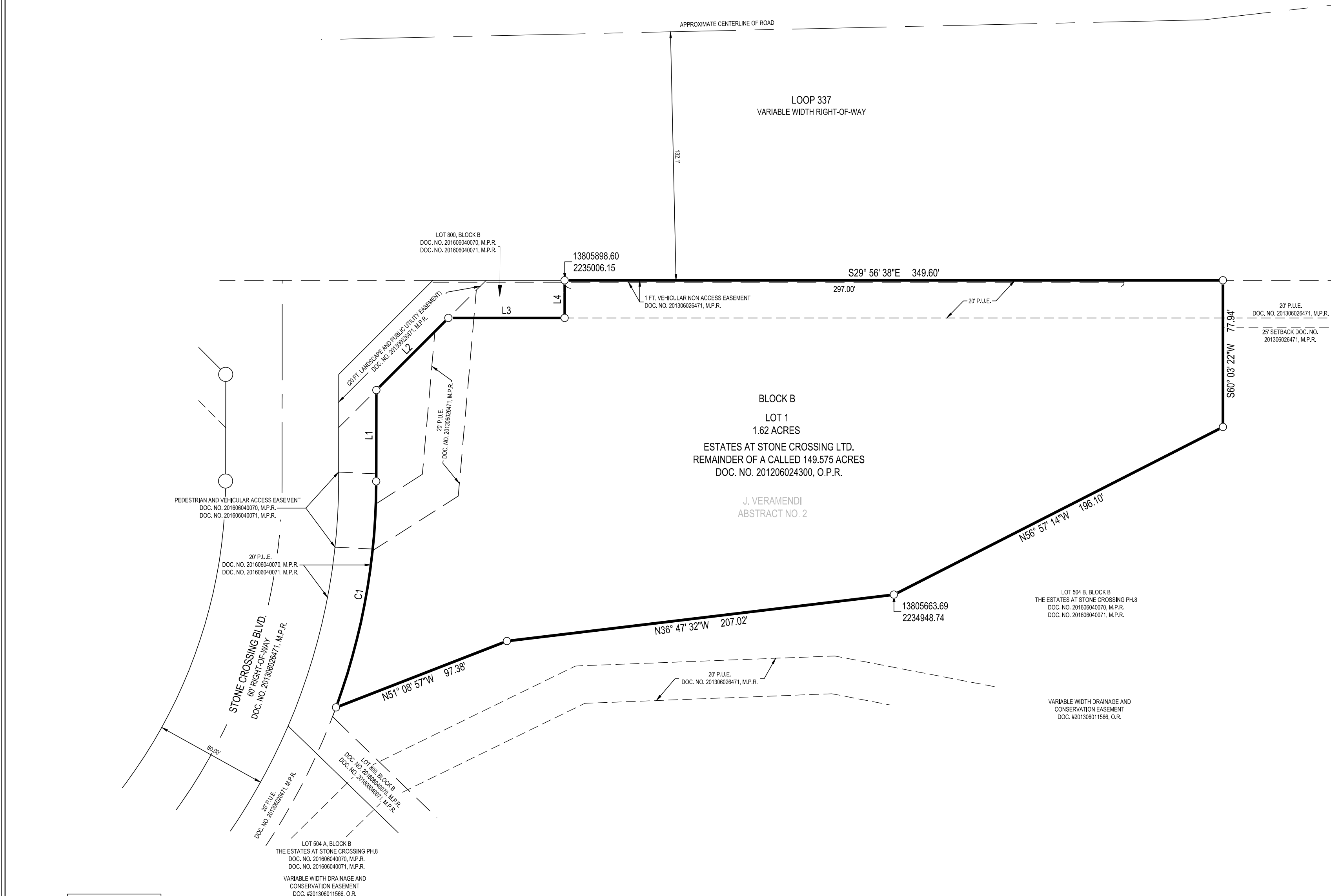
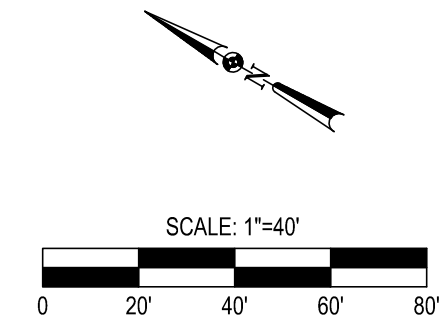
MATKIN-HOOVER

ENGINEERING & SURVEYING

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CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

NOTES:
1) TOPOGRAPHY SHOWN ON FIRST SUBMITTAL OF FINAL PLAT TO BE REMOVED ON RECORDED VERSION.



- LEGEND**
- O.P.R. OFFICIAL PUBLIC RECORDS
 - M.P.R. MAP AND PLAT RECORDS
 - P.U.E. PUBLIC UTILITY EASEMENT
 - O.R. OFFICIAL RECORDS
 - SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N60° 05' 54"E	48.46'
L2	S74° 55' 22"E	54.18'
L3	S29° 56' 38"E	61.72'
L4	N60° 03' 22"E	20.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	350.00'	122.67'	20°04'50"	N70° 08' 19"E	122.04'

FINAL PLAT FOR
ESTABLISHING THE
ESTATES AT STONE
CROSSING, PHASE 11
SHEET 2 OF 2

MATKIN HOOVER
ENGINEERING & SURVEYING

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