

Drawing Name: T:\031 - DR Horton\031.060 - Parkside Platting\Unit 2 Plat\Parkside Unit 2 Preliminary Plat-REDLINE.dwg User: GeneJ Feb 19, 2019 - 12:32pm

- PLAT NOTES:
1. ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER SERVICES BY SPRINGS HILL WATER SUPPLY. SEWER SERVICES WILL BE PROVIDED BY GUADALUPE-BLANCO RIVER AUTHORITY. ELECTRIC SERVICES BY NEW BRAUNFELS UTILITIES. TELEPHONE AND CABLE SERVICES FOR THE SUBDIVISION WILL BE PROVIDED BY AT&T COMMUNICATIONS AND/OR SPECTRUM.
 2. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983. GRID. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.00014.
 3. 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 OF NEW BRAUNFELS.
 6. THIS SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
 7. NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREA (100 YR. FLOOD), AS DEFINED BY THE GUADALUPE COUNTY, TEXAS FLOOD INSURANCE RATE MAP NUMBER 48187C0120F, 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 AND GUADALUPE COUNTY 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 EASEMENTS.
 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 BY THE HOME BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE PLAT, ALONG:
A. VESPER BEND, TWISTED CREEK, LAKE HILLS, DOUBLE OAK DR, HUNTER PEAK, AND WINCHESTER DR.
 11. TEN (10) FOOT WIDE ALTERNATE PEDESTRIAN PLAN SHARED USE PATH WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
A. WINCHESTER DR--LOT 812, BLOCK 35; AND LOT 824, BLOCK 36.
 12. FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
A. VESPER BEND--OPPOSITE LOTS 22--24, BLOCK 1; LOT U, BLOCK 1; AND LOT T, BLOCK 39.
B. DOUBLE OAK DR--LOT T, BLOCK 39; AND LOT S, BLOCK 32.
C. WINCHESTER DR--OPPOSITE LOT 825, BLOCK 36; AND OPPOSITE LOT 813, BLOCK 35.
 13. THE ELEVATION OF THE LOWEST FLOOR OF 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 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.
 14. THIS SUBDIVISION IS SUBJECT TO THE 2018 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR ONE (1) DWELLING UNIT PER BUILDABLE LOT WITH A MAXIMUM OF 105 LOTS WHERE FEES ARE DUE AT THE TIME OF PLAT RECORDATION. AT SUCH TIME THAT ANY NEW DWELLING UNITS ARE CONSTRUCTED, THE OWNER(S) OF THE LOT(S) SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.
 15. THIS UNIT CONTAINS 105 BUILDABLE RESIDENTIAL LOTS.
 16. LOT S (DRAINAGE), LOT T (DRAINAGE), AND LOT U (DRAINAGE) WILL BE OWNED AND MAINTAINED BY THE PARKSIDE SUBDIVISION HOME OWNERS ASSOCIATION.
 17. PERMANENT WATER QUALITY CONTROLS ARE REQUIRED FOR THIS SUBDIVISION PLAT IN ACCORDANCE WITH THE CITY OF NEW BRAUNFELS DRAINAGE AND EROSION CONTROL DESIGN MANUAL.
 18. THIS SUBDIVISION IS SUBJECT TO THE AIRPORT HAZARD ZONING STANDARDS AND REGULATIONS.
 19. ANY DRIVEWAY CONSTRUCTION ON COUNTY ROADS WITHIN THE UNINCORPORATED AREAS OF GUADALUPE COUNTY MUST BE PERMITTED BY THE GUADALUPE COUNTY ROAD DEPT.

KNOW ALL MEN BY THESE PRESENTS:

I, 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 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
410 N. SEGUIN AVE., NEW BRAUNFELS, TEXAS 78130

PLAT REVISED FEBRUARY 19, 2019
PLAT PREPARED JANUARY 18, 2019



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PRELIMINARY PLAT ESTABLISHING PARKSIDE, UNIT 2

BEING 19.87 ACRE OF LAND OUT OF THE ANTONIO MARIA ESNAURIZAR SURVEY, ABSTRACT 20, LOCATED IN GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A CALLED 127.74 ACRE TRACT, TRACT SEVEN, AND A PORTION OF A CALLED 80.48 ACRE TRACT, TRACT FOUR, ALL RECORDED IN VOLUME 4221, PAGE 706, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

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.

STATE OF TEXAS COUNTY OF GUADALUPE

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS PARKSIDE, UNIT 2, 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.

CONTINENTAL HOMES OF TEXAS, LP
A TEXAS LIMITED PARTNERSHIP

BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER

BY: _____
ROBERT A. DAIGLE, VICE PRESIDENT
CONTINENTAL HOMES OF TEXAS, LP
DBA D R HORTON - AMERICA'S BUILDER
210 W. HUTCHISON STREET
SAN MARCOS, TEXAS 78666

STATE OF TEXAS COUNTY OF COMAL

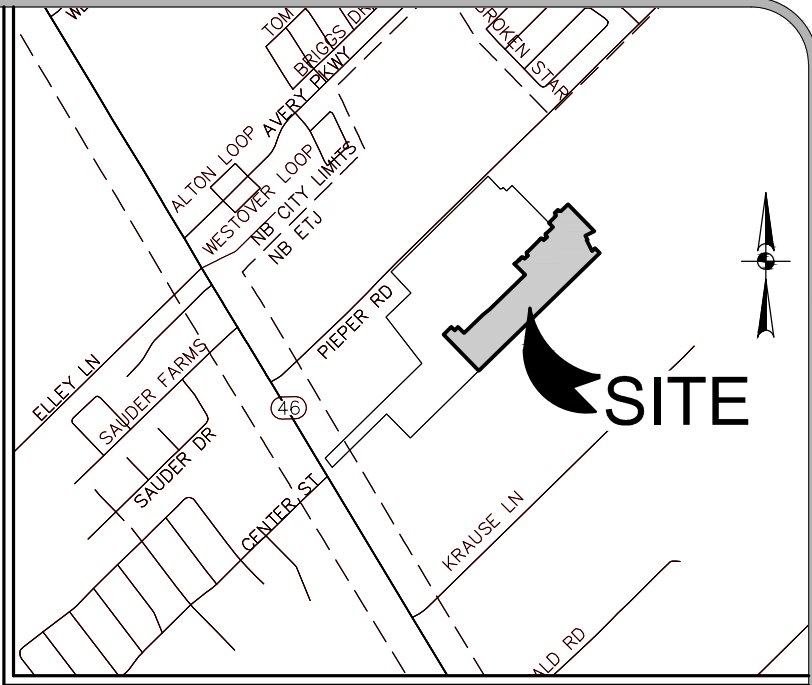
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS

_____ DAY OF _____, 20____.

BY _____

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____



LOCATION MAP
NOT TO SCALE

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 RIGHT-OF-WAY.
3. THE GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) IS HEREBY DEDICATED THE EASEMENT AND RIGHTS-OF-WAY IN THE AREAS DESIGNATED 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 APPURTENANCES.
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.

APPROVED THIS THE _____ 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, _____, COUNTY CLERK OF GUADALUPE COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D., 20____, AT _____ M. AND FULLY RECORDED THE _____ DAY OF _____, A.D. 20____, AT _____ M. IN THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY IN BOOK _____, ON PAGE _____, IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

COUNTY CLERK, GUADALUPE COUNTY, TEXAS

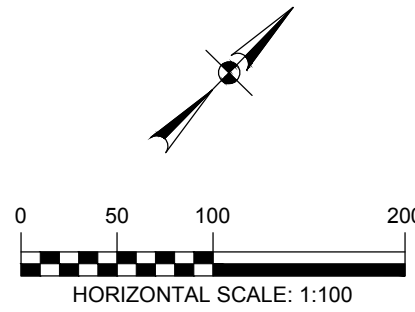
DEPUTY _____

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	40.68'	N45°40'28"E
L2	17.50'	S44°19'32"E
L3	50.00'	N45°40'28"E
L4	17.50'	N44°19'32"W
L5	17.93'	S44°19'32"E
L6	50.00'	N45°40'28"E
L7	17.93'	N44°19'32"W
L8	17.50'	N44°19'32"W

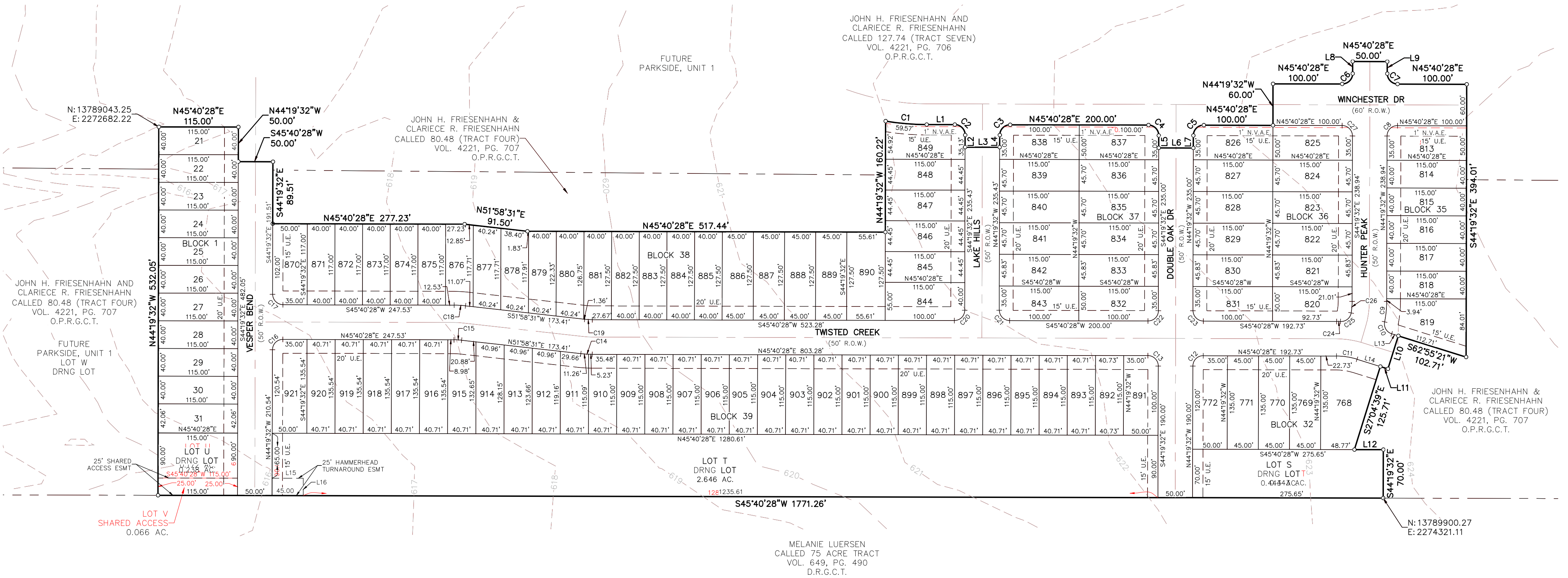
LINE TABLE		
LINE #	LENGTH	DIRECTION
L9	17.50'	S44°19'32"E
L10	50.00'	S27°04'39"E
L11	11.56'	S62°55'21"W
L12	41.88'	N45°40'28"E
L13	10.00'	N62°55'21"E
L14	46.80'	S62°55'21"W
L15	45.00'	N45°40'28"E
L16	25.00'	S44°19'32"E

PRELIMINARY PLAT ESTABLISHING
PARKSIDE, UNIT 2

BEING 19.87 ACRE OF LAND OUT OF THE ANTONIO MARIA ESNAURIZAR SURVEY, ABSTRACT 20, LOCATED IN GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A CALLED 127.74 ACRE TRACT, TRACT SEVEN, AND A PORTION OF A CALLED 80.48 ACRE TRACT, TRACT FOUR, ALL RECORDED IN VOLUME 4221, PAGE 706, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.



- LEGEND:
- o = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT"
 - U.E. = UTILITY EASEMENT
 - DRNG = DRAINAGE
 - R.O.W. = RIGHT-OF-WAY
 - N.V.A.E. = NON-VEHICULAR ACCESS EASEMENT
 - M.P.R.G.C.T. = MAP AND PLAT RECORDS, GUADALUPE COUNTY, TEXAS
 - O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS
 - D.R.G.C.T. = DEED RECORDS, GUADALUPE COUNTY, TEXAS



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	59.57'	370.00'	009°13'30"	29.85'	59.51'	N50°17'13"E
C2	23.56'	15.00'	090°00'00"	15.00'	21.21'	S89°19'32"E
C3	23.56'	15.00'	090°00'00"	15.00'	21.21'	N00°40'28"E
C4	23.56'	15.00'	090°00'00"	15.00'	21.21'	S89°19'32"E
C5	23.56'	15.00'	090°00'00"	15.00'	21.21'	N00°40'28"E
C6	23.56'	15.00'	090°00'00"	15.00'	21.21'	N00°40'28"E
C7	23.56'	15.00'	090°00'00"	15.00'	21.21'	S89°19'32"E
C8	23.56'	15.00'	090°00'00"	15.00'	21.21'	S00°40'28"W
C9	29.58'	150.00'	011°17'52"	14.84'	29.53'	N38°40'36"W
C10	22.00'	15.00'	084°03'00"	13.52'	20.08'	S75°03'10"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C11	30.10'	100.00'	017°14'52"	15.17'	29.99'	S54°17'54"W
C12	23.56'	15.00'	090°00'00"	15.00'	21.21'	S00°40'28"W
C13	23.56'	15.00'	090°00'00"	15.00'	21.21'	N89°19'32"W
C14	16.50'	150.00'	006°18'03"	8.26'	16.49'	N48°49'30"E
C15	11.00'	100.00'	006°18'03"	5.50'	10.99'	S48°49'30"W
C16	23.56'	15.00'	090°00'00"	15.00'	21.21'	S00°40'28"W
C17	23.56'	15.00'	090°00'00"	15.00'	21.21'	S89°19'32"E
C18	16.50'	150.00'	006°18'03"	8.26'	16.49'	S48°49'30"W
C19	11.00'	100.00'	006°18'03"	5.50'	10.99'	N48°49'30"E
C20	23.56'	15.00'	090°00'00"	15.00'	21.21'	N00°40'28"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C21	23.56'	15.00'	090°00'00"	15.00'	21.21'	S89°19'32"E
C22	23.56'	15.00'	090°00'00"	15.00'	21.21'	N00°40'28"E
C23	23.56'	15.00'	090°00'00"	15.00'	21.21'	S89°19'32"E
C24	5.54'	150.00'	002°06'57"	2.77'	5.54'	S46°43'57"W
C25	21.62'	15.00'	082°33'51"	13.17'	19.79'	N06°30'30"E
C26	16.67'	100.00'	009°33'06"	8.35'	16.65'	N39°32'59"W
C27	23.56'	15.00'	090°00'00"	15.00'	21.21'	N89°19'32"W

PLAT REVISED FEBRUARY 19, 2019
PLAT PREPARED JANUARY 18, 2019



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