

PLAT NOTES:

- ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED SEWER, WATER AND ELECTRIC SERVICE BY NEW BRAUNFELS UTILITIES. TELEPHONE AND CABLE SERVICES FOR THE SUBDIVISION WILL BE PROVIDED BY AT&T COMMUNICATIONS AND/OR SPECTRUM.
- 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 1.00015.
- 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.
- THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF NEW BRAUNFELS, TEXAS.
- THIS SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREA (100 YR. FLOOD), AS ADOPTED BY THE CITY OF NEW BRAUNFELS, 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.
- 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 EASEMENTS.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- SIX (6) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ADJACENT TO THE PROPERTY LINE BY THE DEVELOPER AT THE TIME OF SUBDIVISION DEVELOPMENT ALONG:
A. HUNTER ROAD
- 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 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.
- THIS UNIT CONTAINS 1 BUILDABLE RESIDENTIAL LOT. THE LOT MEETS THE MINIMUM SQUARE FOOTAGE REQUIREMENT ACCORDING TO THE CITY'S ZONING ORDINANCE.
- ALL DRAINAGE EASEMENTS WITHIN THE LOTS WILL BE OWNED AND MAINTAINED BY PROPERTY OWNER.
- PERMANENT WATER QUALITY CONTROLS ARE REQUIRED FOR THIS SUBDIVISION PLAT IN ACCORDANCE WITH THE CITY OF NEW BRAUNFELS DRAINAGE AND EROSION CONTROL DESIGN MANUAL.
- THIS SUBDIVISION IS LOCATED WITHIN THE OUTER PRECISION ZONE OF THE AIRPORT HAZARD OVERLAY DISTRICT.
- UTILITY CAPACITY FOR THE LOT(S) IS SUBJECT TO THE CONDITIONS OUTLINED IN THE NEW BRAUNFELS UTILITIES ("NBU") SUMMARY OF REASONS FOR CONDITIONAL APPROVAL OF APPLICATION FOR UTILITY CERTIFICATION APPROVED ON OCTOBER 25, 2022, FOR WATER AND WASTEWATER SERVICE AND ON NOVEMBER 7, 2022, FOR ELECTRIC SERVICE, BOTH OF WHICH ARE ON FILE WITH NBU.
- THIS SUBDIVISION IS SUBJECT TO THE 2018 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR 1 DWELLING UNIT PER BUILDABLE LOT WITH A MAXIMUM OF 1 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 DWELLING UNIT.
- TEN (10) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SITE DEVELOPMENT ALONG FM 1102.

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 DWELLING 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.
- NBU IS NOT RESPONSIBLE FOR DAMAGES TO PROPERTY IMPROVEMENTS (I.E. LANDSCAPING, TREES, PAVEMENT, SIGNS, DRAINAGE STRUCTURES, PRIVATE UTILITIES, ETC.) THAT ARE PLACED IN ANY TYPE OF UTILITY EASEMENT. TO ENSURE NO CONFLICTS EXIST WITH UTILITY INFRASTRUCTURE IN THE EASEMENT, ALL SUCH IMPROVEMENTS PLACED IN ANY TYPE OF UTILITY EASEMENT MUST BE REVIEWED AND APPROVED THROUGH THE NBU EASEMENT ENCRoACHMENT PROCESS. NBU DEVELOPMENT SERVICES FACILITATES THE EASEMENT ENCRoACHMENT APPLICATION PROCESS.

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 MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

DOROTHY J. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295
290 S. CASTELL AVE., SUITE 100, NEW BRAUNFELS, TEXAS 78130



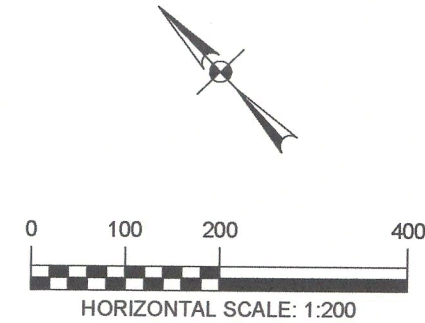
STATE OF TEXAS
COUNTY OF COMAL

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE FM 1102 35-ACRE TRACT 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, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

BY: George W. House Jr.
GEORGE W HOUSE JR
142 ELM CREEK RD.
LOCKHART, TX 78644-4504

MINOR PLAT ESTABLISHING
FM 1102 35-ACRE TRACT

BEING 35.250 ACRES OF LAND OUT OF THE ORILLA RUSSELL LEAGUE SURVEY NO. 2, ABSTRACT NO. 485, COMAL COUNTY, TEXAS, AND BEING A CALLED 35.250 ACRE TRACT OF LAND RECORDED IN DOC. NO. 201106003216, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS



LEGEND:
● = FND 1/2" IRON PIN
○ = SET 1/2" IRON PIN W/
PLASTIC CAP STAMPED "HMT"
B.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE 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



LOCATION MAP
NOT TO SCALE

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 STRUCTURE FOR REDUCTION OF DISCHARGE VELOCITY WILL NOT ENCRoACH BY STRUCTURE OR GRADING INTO ROW OR INTO AREAS ROW RESERVATION OR DEDICATION. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE, TRANSITION, CONTRIBUTING ZONES, PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION WILL NOT BE ALLOWED. 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 TXDOTS "ACCESS MANAGEMENT MANUAL" AND DETERMINED BASED ON AN APPROVED TRAFFIC IMPACT ANALYSIS. INTERNAL ACCESS SHOULD BE PROVIDED BETWEEN THE LOTS. 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 OWNERSHIP, UNIQUE PHYSICAL LIMITATION, 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 LOCATION 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.

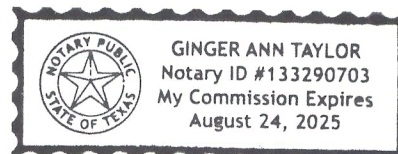
APPROVED THIS THE 5th DAY OF January, 2023
BY THE CITY OF NEW BRAUNFELS, TEXAS.

APPROVED FOR ACCEPTANCE

1/30/2023 DATE
1/30/2023 DATE
1/27/2023 DATE
Shawn Shell PLANNING DIRECTOR
BMJ CITY ENGINEER
NEW BRAUNFELS UTILITIES

STATE OF TEXAS
COUNTY OF COMAL
Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
01/30/2023 03:18:50 PM
TRACY 4 Page(s)
202306003102

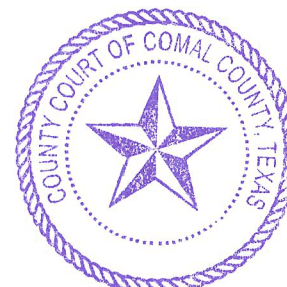
Bobbie Koepp
Tracy Gehr
DEPUTY



STATE OF TEXAS
COUNTY OF Comal

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS
23 DAY OF January, 2023
BY George W. House Jr.

George W. House Jr.
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 8/24/25



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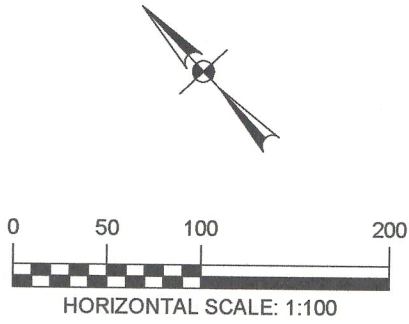
MINOR PLAT ESTABLISHING
FM 1102 35-ACRE TRACT

BEING 35.250 ACRES OF LAND OUT OF THE ORILLA RUSSELL LEAGUE SURVEY
NO. 2, ABSTRACT NO. 485, COMAL COUNTY, TEXAS, AND BEING A CALLED
35.250 ACRE TRACT OF LAND RECORDED IN DOC. NO. 201106003216, OF THE
OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

NOLAND AND VERA KOEPP LIMITED PARTNERSHIP, LTD.
REMAINDER OF 72.00 AC.
TRACT 3, EXHIBIT C, DOC. #200506019928
O.P.R.C.C.T.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	503.39'	S24°49'05"W
L2	208.19'	S26°53'13"W
L3	207.88'	S31°13'47"W
L4	207.75'	S35°20'15"W
L5	121.38'	S37°38'16"W
L6	279.82'	N43°25'15"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L7	332.88'	N46°19'49"W
L8	508.27'	S24°49'05"W
L9	207.35'	S26°53'13"W
L10	206.77'	S31°13'47"W
L11	206.91'	S35°20'15"W
L12	119.49'	S37°38'16"W



- LEGEND:
- = FND 1/2" IRON PIN
 - = SET 1/2" IRON PIN W/
PLASTIC CAP STAMPED "HMT"
 - B.L. = BUILDING SETBACK LINE
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COMAL COUNTY, TEXAS
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COMAL COUNTY, TEXAS

N: 13821350.56
E: 2257040.63

NEW BRAUNFELS ETJ
NEW BRAUNFELS CITY LIMITS

R.O.W. DEDICATION
0.13 AC.

GRUENEFIELD, UNIT 5
DOC. NO. 202106015177
M.P.R.C.C.T.

N44°48'41"E 926.81'
926.80'
20' U.E.

60'
30'
53.8'
30'
23.8'

HUNTER ROAD
(VARIABLE WIDTH R.O.W.)

6.18'

326.70'

L7

HOUSE GEORGE W JR
CALLED 2.163 AC.
DOC #201106003216
O.P.R.C.C.T.

97'

RAYMOND PEIRY
5.327 AC.
DOC. #200806015449
E.P.R.C.C.T.

LOT 1, BLOCK 1
34.69 AC.

R.O.W. DEDICATION
0.43 AC.

1135.37'
N46°19'38"W 1150.45'

CENTURION INDUSTRIES INC.
LOT 1A, BLOCK 1
VACATING PLAT OF LOT 1, BLK 1
COLEMAN INDUSTRIES PARK UNIT ONE
ESTABLISHING LOT 1A & LOT 1B,
BLOCK 1, VOL. 12, PG. 216
M.P.R.C.C.T.

15.08'

N: 13819465.40
E: 2257268.08