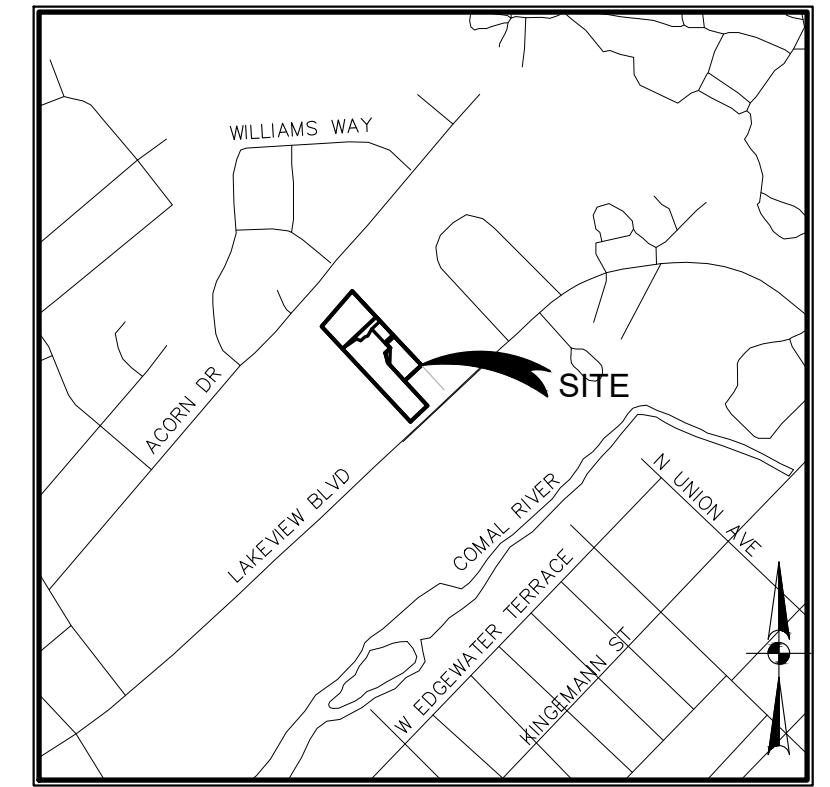


RE-PLAT ESTABLISHING

# LANDA PARK HIGHLANDS RE-PLAT

ESTABLISHING LOT 33A-R, 33B-R, 33C-R AND 33D, CONTAINING 3.352 ACRES OF LAND, ALL BEING OUT OF TRACT 33, LANDA PARK HIGHLANDS, RECORDED IN VOL. 64, PG. 619 OF THE DEED OF RECORDS OF COMAL COUNTY, TEXAS, BEING A CALLED TRACT 1 AND TRACT 2 AS DESCRIBED IN DOC. #200006031110 OF THE DEED OF RECORDS OF COMAL COUNTY, TEXAS



**LOCATION MAP**  
SCALE: 1"=1,000'

**NOTES:**

1. ALL LOTS WITHIN THE SUBDIVISION WILL BE SERVED BY A PUBLIC WATER SUPPLY AND SANITARY SEWER OWNED BY NEW BRAUNFELS UTILITIES. ELECTRICITY WILL BE PROVIDED BY NEW BRAUNFELS UTILITIES. TELEPHONE SERVICE FOR THE SUBDIVISION WILL BE PROVIDED BY AT&T COMMUNICATIONS AND/OR TIME WARNER.
2. THIS PROPERTY LIES IN THE CITY OF NEW BRAUNFELS.
3. THE SUBDIVISION IS WITHIN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.
4. 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.
5. 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.
6. LANDA PARK HIGHLANDS RE-PLAT, DOES FALL WITHIN THE CITY LIMITS OF THE CITY OF NEW BRAUNFELS.
7. THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY RESIDENTIAL.
8. LANDA PARK HIGHLANDS RE-PLAT, ESTABLISHING A TOTAL OF 4 LOTS, WITH 4 BEING BUILDABLE.
9. 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 2 BUILDABLE LOTS. 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.
10. 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 DECREASES 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 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.
11. 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.
12. NO STRUCTURES IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER AND SEWER SYSTEM WHICH HAS BEEN APPROVED BY NEW BRAUNFELS UTILITIES.
13. THE SUBDIVISION IS ZONED R-2 (SINGLE FAMILY & TWO FAMILY DISTRICT)
14. SHARED ACCESS EASEMENT FOR LOT 33A-R, LOT 33B-R, LOT 33C-R AND LOT 33D
15. THIS SUBDIVISION PLAT DOES NOT REMOVE, AMEND OR ALTER ANY RESTRICTIONS PLACED ON THE PROPERTY BY LANDA PARK HIGHLANDS AS RECORDED IN VOLUME 9, PAGE 126 IN THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.
16. PARKLAND IN-LIEU FEE AND PARK DEVELOPMENT FEE: LOT 33A-R EXEMPT FOR TWO EXISTING DWELLING UNITS. LOT 33B-R AND LOT 33C-R EXEMPT FOR 1 EXISTING DWELLING UNIT. A DWELLING UNIT ON NEW LOT 33D WILL REQUIRE AN ADDITIONAL FEE OF \$2,038.
17. ACCESS TO THIS SUBDIVISION FROM OAKWOOD ESTATES SUBDIVISION IS PROHIBITED.
18. THIS PLAT REFLECTS THE INTENT TO BUILD ONE DWELLING UNIT ON NEW LOT 33D AND NO DWELLING UNITS FOR LOTS 33A-R, 33B-R OR 33C-R. FUTURE DWELLING UNITS ARE SUBJECT TO CITY ORDINANCE REGARDING PARKLAND DEDICATION AND DEVELOPMENT. IT IS THE RESPONSIBILITY OF THE OWNER OF DESCRIBED PARCELS TO CONTACT THE CITY OF NEW BRAUNFELS TO DISCUSS CONSTRUCTION OF DWELLING UNITS NOT ADDRESSED AT TIME OF PLAT.
19. 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 48091C0435G, REVISED MAY 08, 2024 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
20. EACH LOT OWNER SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF THE SEWER SERVICE STUB OUT AND DETERMINING THE MINIMUM SERVICEABLE FINISH FLOOR ELEVATION.
21. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS, AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
22. THIS PROPERTY IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

**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 BUILDING STRUCTURE 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 COMAL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE LANDA PARK HIGHLANDS RE-PLAT 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.

OWNER:  
CORY ELROD  
503 LAKEVIEW BLVD  
NEW BRAUNFELS, TX 78130

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: \_\_\_\_\_.

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  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348  
D.A. MAWYER LAND SURVEYING, INC.  
5151 W. SH46  
NEW BRAUNFELS, TEXAS 78132  
FIRM #10191500



- LEGEND:**
- R.O.W. = RIGHT-OF-WAY
  - U.E. = UTILITY EASEMENT
  - OPRCCT = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
  - = 1/2" IRON PIN SET WITH CAP STAMPED "DAM #5348 PROP. COR."
  - = IRON PIN FOUND

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

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

STATE OF TEXAS  
COUNTY OF COMAL

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 OFFICIAL SEAL, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

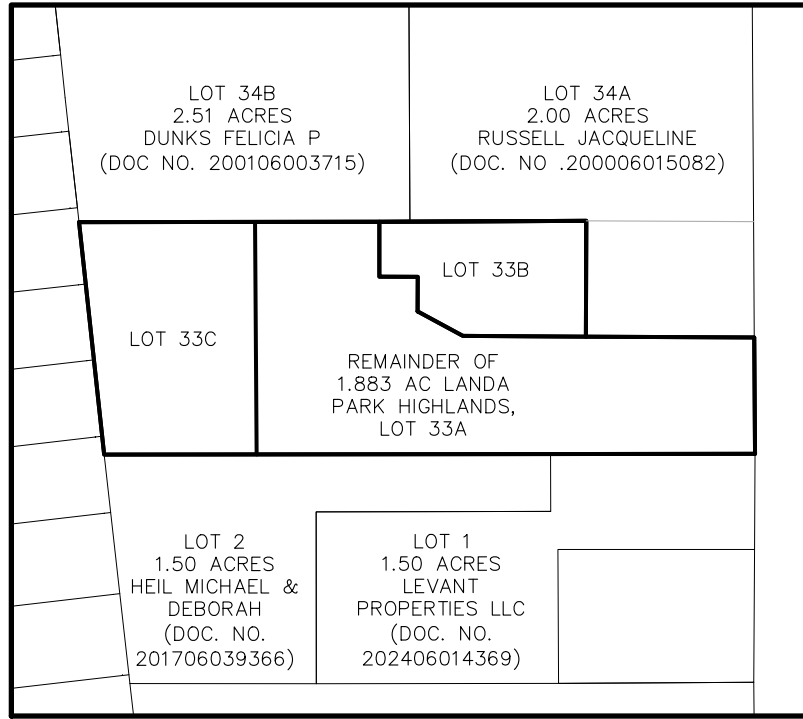
COUNTY CLERK, COMAL COUNTY, TEXAS

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DEPUTY

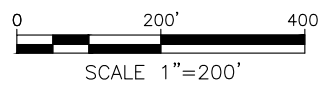
RE-PLAT ESTABLISHING

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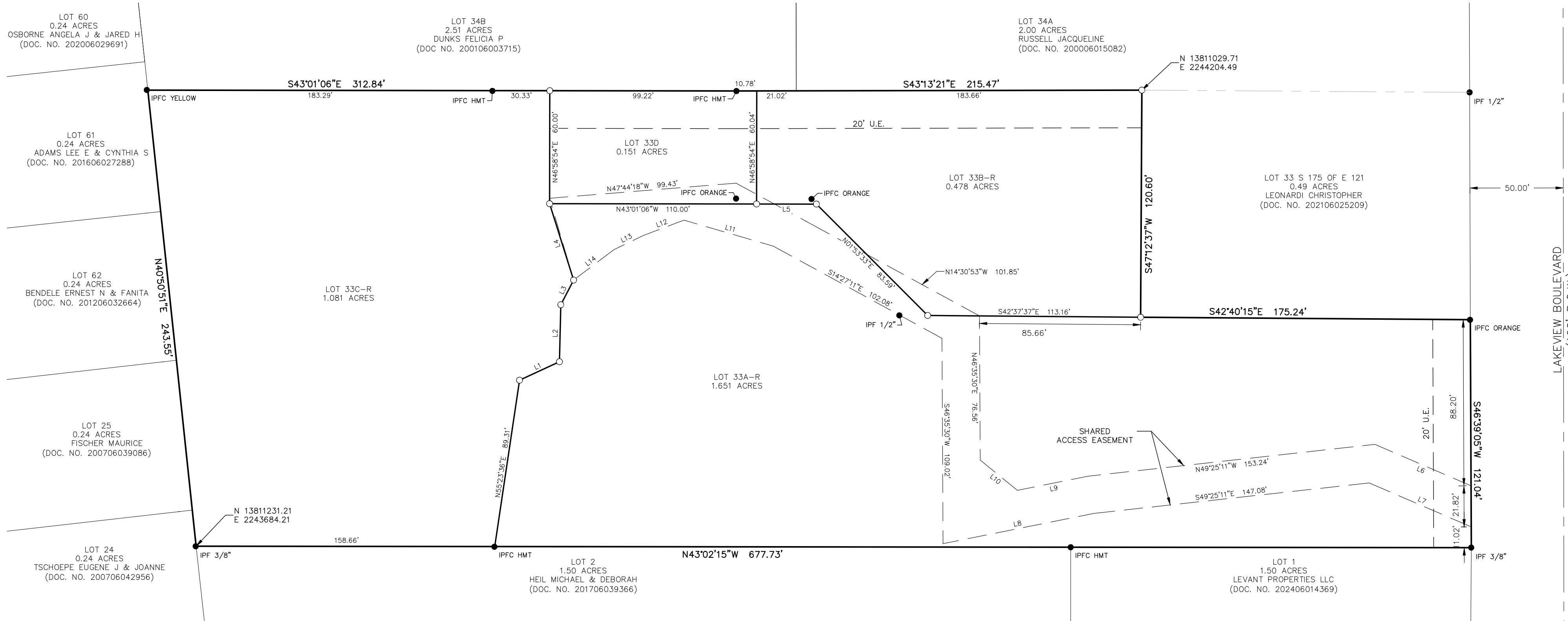
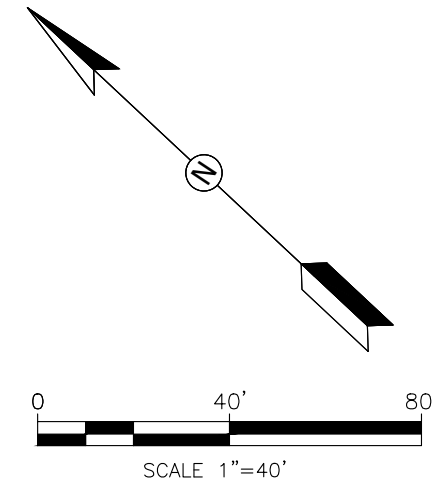
SITE MAP



## PURPOSE FOR REPLAT:

THE PURPOSE OF THIS REPLAT IS: TO SUBDIVIDE LANDA PARK HIGHLANDS LOT 33A, 33B, 33C, A 3.352 ACRE TRACT OF LAND INTO FOUR (4) LOTS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.37'	S67°56'04"E
L2	30.29'	N48°17'33"E
L3	14.76'	N74°24'04"E
L4	42.51'	N29°23'50"E
L5	31.84'	N42°56'57"W
L6	55.64'	N19°48'32"W
L7	59.07'	S19°48'32"E
L8	81.86'	S54°25'05"E
L9	38.47'	N54°25'05"W
L10	25.44'	N03°54'47"W
L11	49.52'	S26°54'06"E
L12	23.08'	S63°46'25"E
L13	17.31'	S68°48'37"E
L14	26.83'	S80°06'54"E



- LEGEND:
- = RIGHT-OF-WAY
  - - - = UTILITY EASEMENT
  - - - = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
  - = 1/2" IRON PIN SET WITH CAP STAMPED "DAM #5348 PROP. COR."
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