

1.703 ACRES OF LAND LOCATED IN THE A.M. ESNAURIZAR SURVEY NO.1, ABSTRACT NO. 1, COMAL COUNTY, TEXAS, BEING THAT SAME LAND CALLED 1.71 ACRES, RECORDED IN VOLUME 234, PAGE 410, DEED RECORDS, COMAL COUNTY, TEXAS.

The undersigned hereby acknowledge that this survey has been reviewed and accepted.

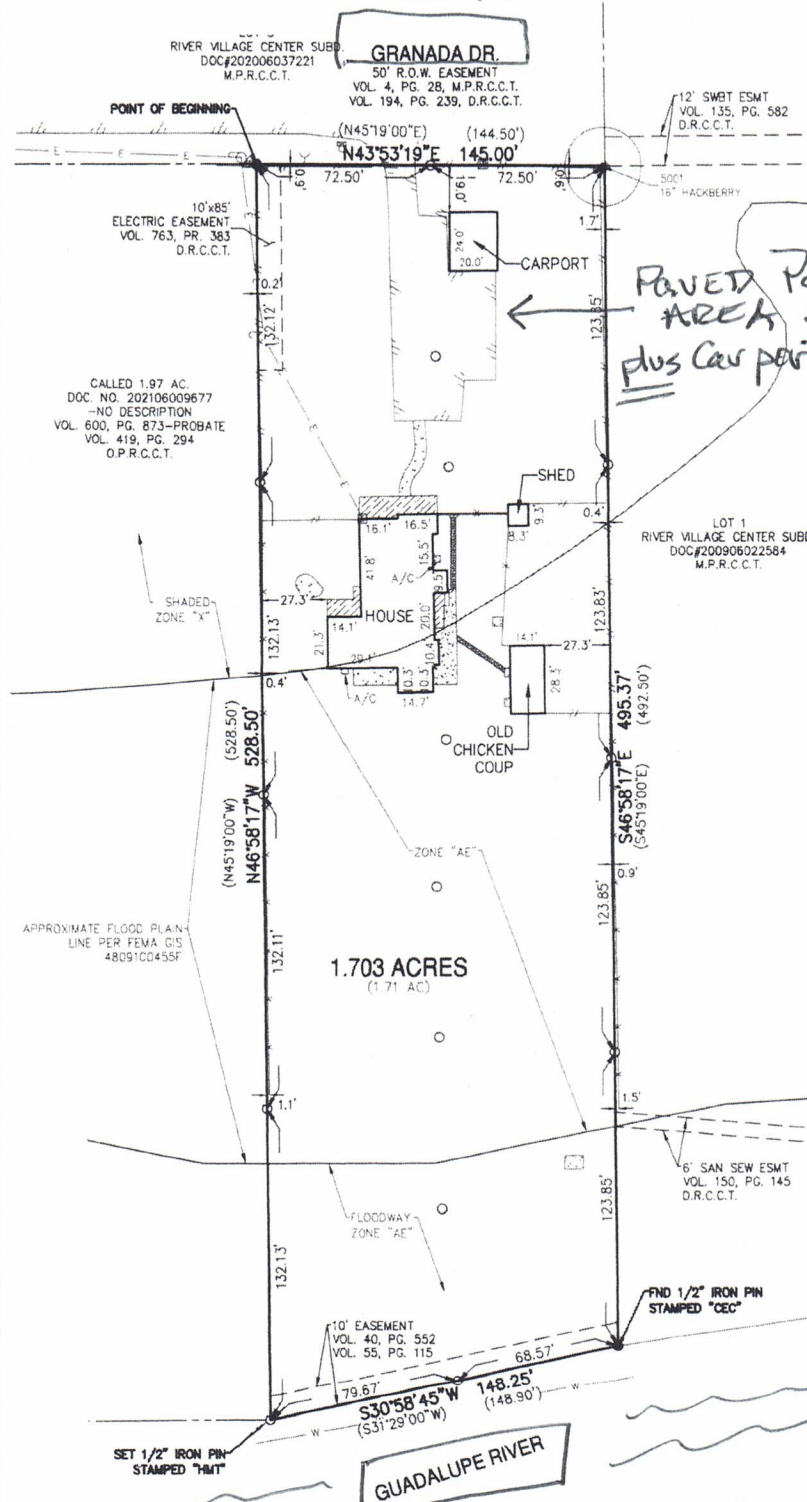
# 586 Granada Site Plan



**LEGEND:**

- = FND 1/2" IRON PIN UNLESS OTHERWISE NOTED
- = SET 1/2" IRON PIN W/
- S.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R.O.W. = RIGHT-OF-WAY
- ( ) = RECORD CALLS
- M.P.R.C.C.T. = MAP & PLAT RECORDS OF COMAL COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- D.R.C.C.T. = DEED RECORDS OF COMAL COUNTY, TEXAS
- ⊕ = WATER METER
- ⊕ = TELEPHONE PEDESTAL
- ⊕ = ELECTRIC METER
- ⊕ = MAILBOX
- ⊕ = POWER POLE
- ⊕ = GUY ANCHOR
- E — = OVERHEAD ELECTRIC
- X — = HOG WIRE FENCE
- // — = WOOD FENCE
- / — = EDGE OF ASPHALT
- W — = EDGE OF WATER
- ▭ = CONCRETE
- ▭ = WOOD DECK
- ▭ = PAVERS

SCALE: 1"=50'



**TITLE COMMITMENT:**  
NEW BRAUNFELS TITLE COMPANY  
OF # NBT-2071-2021  
EFFECTIVE DATE: 02/22/2021

**SCHEDULE B**

1. SCHEDULE B IS HEREBY DELETED
- 10f) GUADALUPE WATER POWER COMPANY EASEMENT RECORDED IN VOLUME 40, PAGE 552, DEED RECORDS, COMAL COUNTY, TEXAS - SHOWN HEREON.
- 10g) TEXAS POWER CORPORATION EASEMENT RECORDED IN VOLUME 55, PAGE 115, DEED RECORDS, COMAL COUNTY, TEXAS - SHOWN HEREON.
- 10h) CITY OF NEW BRAUNFELS EASEMENT RECORDED IN VOLUME 98, PAGE 400 AND VOLUME 98, PAGE 403, DEED RECORDS, COMAL COUNTY, TEXAS-CANNOT BE LOCATED AS DESCRIBED.
- 10i) NEW BRAUNFELS UTILITIES ELECTRIC RIGHT-OF-WAY AGREEMENT RECORDED IN VOLUME 763, PAGE 393, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS - SHOWN HEREON.

**SURVEY NOTES:**

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83.

A METES & BOUNDS DESCRIPTION OF THIS TRACT WAS CREATED IN CONJUNCTION WITH THIS SURVEY.

FENCES SHOWN HEREON ARE GRAPHIC ONLY, WITH DIMENSIONAL TIES SHOWN AT SPECIFIC LOCATIONS WHERE THEY WERE PHYSICALLY MEASURED. THE FENCE LINE MAY MEANDER BETWEEN SAID MEASURED LOCATIONS. THE DIMENSIONS SHOWING THE DISTANCE BETWEEN THE FENCE AND THE PROPERTY LINE ALSO INDICATES WHICH SIDE OF THE PROPERTY LINE THE FENCE IS ON.

TREE SYMBOLS SHOWN HEREON ONLY REPRESENT THE LOCATION OF THE TREE. THE ACTUAL DRIP-LINE OF THE TREE(S) ARE NOT REPRESENTED ON THIS SURVEY. TREES LOCATED BY SURVEY DREW, NOT ARBORIST.

ACCORDING TO MAP NO. 48091C0455F OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR COMAL COUNTY, DATED 09/02/2009 THE SUBJECT TRACT IS SITUATED WITHIN:  
 ① ZONE AE DESCRIBED AS A SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT (100-YEAR FLOOD) WITH BASE FLOOD ELEVATIONS DETERMINED ② FLOODWAY AREAS IN ZONE AE DEFINED AS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENTS SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS ③ SHADED ZONE X DEFINED AS AREAS OF THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR FLOOD); AREAS OF 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) WITH AVERAGE DEPTHS OF LESS THAN ONE FOOT OR WITH DRAINAGE AREAS LESS THAN ONE SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

THE LOCATION OF THE FLOOD ZONE LINES SHOWN HEREON WERE DETERMINED BY OVERLAYING COMAL COUNTY FEMA GIS FOR SAID FIRM MAP. THE ACTUAL LOCATION AS DETERMINED BY ELEVATION CONTOURS MAY DIFFER. HMT ASSUMES NO LIABILITY AS TO THE ACCURACY OF THE LOCATION OF THE FLOOD ZONE LIMITS.

SEE EXHIBIT A

586 GRANADA  
NEW BRAUNFELS, TEXAS

THIS SURVEY IS CERTIFIED TO:  
MARK SACCO AND NEW  
BRAUNFELS TITLE COMPANY-MAIN

DRAWN BY: JS  
FIELD CREW: RP



280 S. CASTELL AVE., STE. 100  
NEW BRAUNFELS, TX 78130  
TBP# FIRM F-10961  
TBP#S FIRM 10153600



I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT ALL OBSERVABLE EVIDENCE OF EASEMENTS ON THE GROUND ARE SHOWN AND ALL OBSERVABLE EVIDENCE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES ARE SHOWN

THIS 15TH DAY OF MARCH 2021  
REVISED: 03-25-2021 ABSTRACT NO.

DOUGLAS B. COTTLE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6149

Exhibit A to 586 Granada Site Plan for  
Special Use Permit for Short Term Rental Application

We, Rebecca and Mark Sacco, the property owners, acknowledge that this site plan submitted for the purposes of rezoning this property is, to the best of our knowledge, in accordance with all applicable provisions of the Zoning Ordinance. Additionally, we understand that City Council approval of this site plan in conjunction with a rezoning case does not relieve us from adherence to any/all City-adopted Codes/Ordinances at the time of plan submittal for building permits. Nor does it relieve us from adherence to any/all state or federal rules and regulations.







5a - North East corner of subject property, adjacent commercial development, and apartments complex across Granada. Note IH 35 in the background.



5b - View from eastern border of subject property across new commercial development and to Marriott Hotel



5c - View from subject property across Guadalupe River to Sports fields at Camp Comal



5d - View of subject at drive way entrance from Granada



5e - View of subject property from the SW corner at Granada

