

LOCATION MAP  
NTS

**LEGEND**

●	1/2" IRON ROD FOUND (UNLESS NOTED)
○	1/2" IRON ROD SET
—	ROW RIGHT-OF-WAY
AC	ACRES
MPRGCT	MAP & PLAT RECORDS GUADALUPE COUNTY, TX
NTS	NOT TO SCALE
OPRGCT	OFFICIAL PUBLIC RECORDS GUADALUPE COUNTY, TX
ESMT	EASEMENT
BSL	BUILDING SETBACK

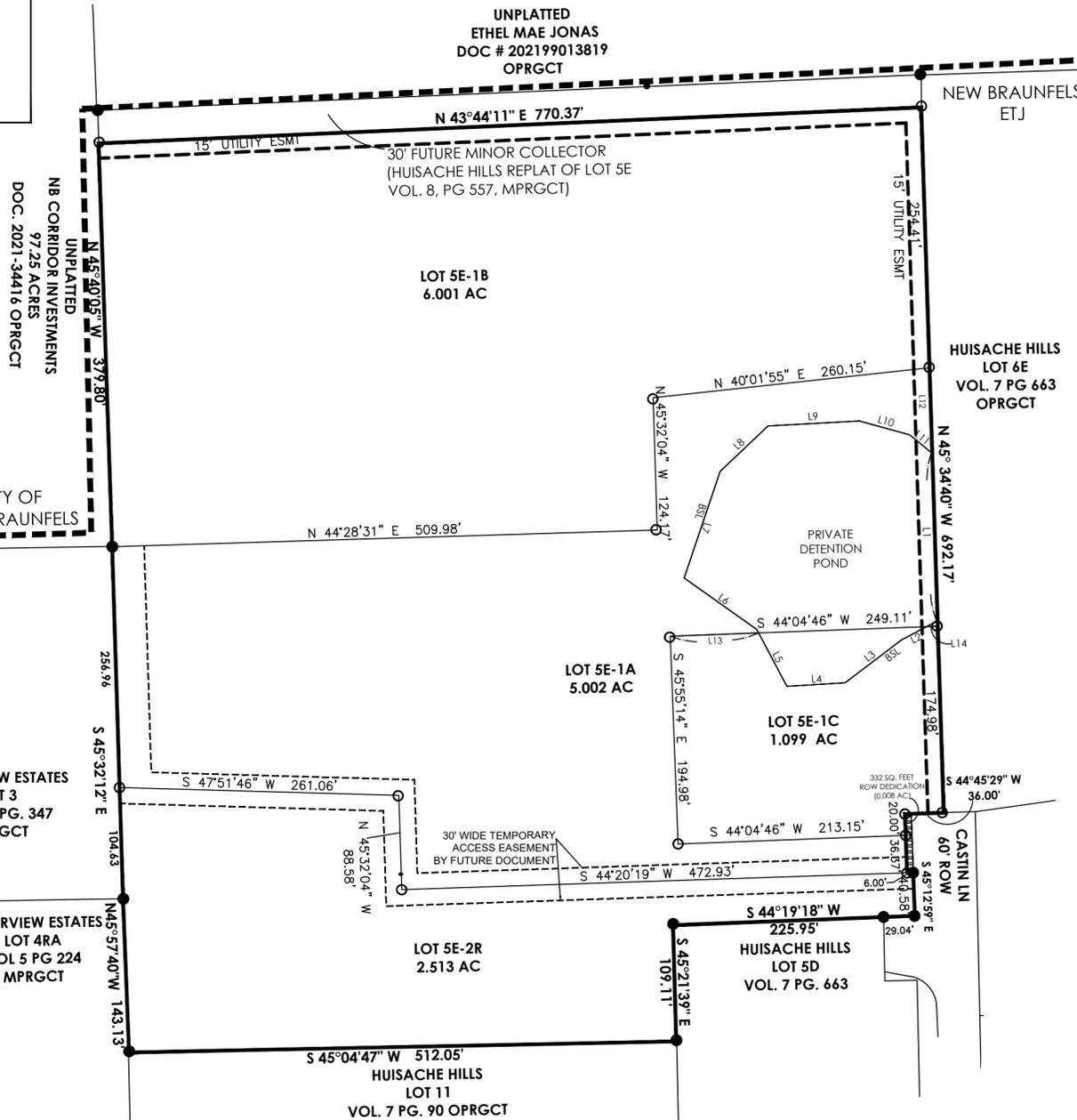
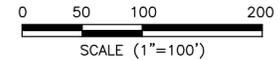
**NOTES :**

- ALL LOTS WITHIN THIS SUBDIVISION WILL BE PROVIDED WATER BY GREEN VALLEY SPECIAL UTILITY DISTRICT AND ELECTRIC SERVICE BY GUADALUPE VALLEY ELECTRIC, TELEPHONE AND CABLE SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY AT&T COMMUNICATIONS AND/OR TIME WARNER.
- BEARINGS SHOWN HERE ON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.
- PROPERTY CORNERS WILL BE SET WITH 1/2" IRON ROD PINS WITH A PLASTIC CAP STAMPED "SHERWOOD SURVEYING" 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 NOT WITHIN THE CITY LIMITS OF NEW BRAUNFELS.
- THIS PROPERTY LIES WITHIN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.
- NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREA (100 YR FLOOD), AS DEFINED BY THE GUADALUPE COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 48187C0115F, EFFECTIVE DATE NOVEMBER 2, 2007, 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 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 THE 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.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- A WAIVER TO THE REQUIREMENT FOR THE CONSTRUCTION OF SIDEWALKS WAS GRANTED WITH THE APPROVAL OF THE ORIGINAL SUBDIVISION PLAT RECORDED IN VOLUME 6, PAGE 573, OF THE MPRGCT.
- 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 2-0- 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 SUBDIVISION IS SUBJECT TO THE CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR ONE NEW DWELLING UNIT FOR LOT 5E-1B. AT SUCH TIME THAT MORE THAN ONE RESIDENTIAL DWELLING UNITS PER LOT IS CONSTRUCTED, THE OWNER(S) OF THE PROPERTY SHALL CONTACT THE CITY TO COMPLY WITH THE ORDINANCE.
- ANY INSTALLATION OF DRIVEWAYS AND SEPTIC SYSTEMS WITHIN THE UNINCORPORATED AREAS OF GUADALUPE COUNTY MUST BE PERMITTED BY THE GUADALUPE COUNTY ROAD DEPT. AND GUADALUPE COUNTY ENVIRONMENTAL HEALTH DEPT.
- ANY ACTIVITY OCCURRING WITHIN THE REGULATORY FLOODPLAIN OF THE UNINCORPORATED AREAS OF GUADALUPE COUNTY MUST BE PERMITTED BY THE GUADALUPE COUNTY FLOODPLAIN MANAGER.
- GUADALUPE VALLEY ELECTRIC COMPANY RESERVES THE RIGHT TO A 15' WIDE EASEMENT ON EITHER SIDE OF ANY EXISTING OVERHEAD ELECTRICAL LINES.
- EACH LOT IS SUBJECT TO A FLOATING 10' WIDE BY 40' LONG GUY WIRE EASEMENT TO BE LOCATED BY GVEC.
- ALL EXISTING GVEC OVERHEAD LINES POSSESS A 30' CENTERLINE EASEMENT, 15' EACH SIDE OF LINE.
- ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
- NO BUILDINGS, WELLS OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT.

KNOW ALL MEN BY THESE PRESENTS:  
I, THE UNDERSIGNED, RICHARD A. GOODWIN, 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.

RICHARD A. GOODWIN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069

REPLAT OF LOTS 5E-1 AND 5E-2, HUISACHE HILLS  
**ESTABLISHING LOTS 5E-1A, 5E-1B, 5E-1C AND 5E-2R**  
BEING ALL OF LOTS 5E-1 AND 5E-2, HUISACHE HILLS, RECORDED IN VOLUME 8, PAGE 557,  
MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 45°34'40" E	157.24
L2	S 18°08'22" W	38.38
L3	S 08°55'05" W	66.11
L4	S 42°45'50" W	54.66
L5	N 71°35'22" W	60.27
L6	S 81°09'42" W	83.36
L7	N 23°08'37" W	105.42
L8	N 02°38'19" E	61.87
L9	N 43°04'57" E	85.65
L10	N 61°48'58" E	48.71
L11	N 88°19'13" E	27.27
L12	S 45°34'37" E	80.33
L13	S 44°04'46" W	82.86
L14	N 43°45'57" E	9.86

STATE OF TEXAS  
COUNTY OF GUADALUPE

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS LOT 5E-2R, HUISACHE HILLS 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.

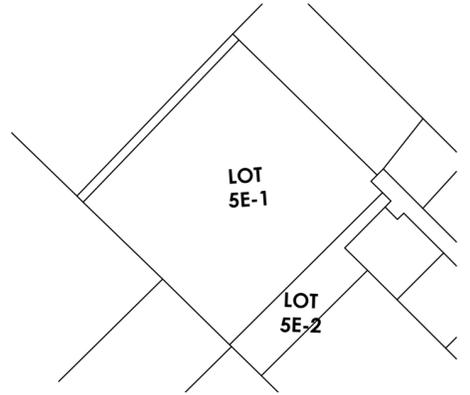
JASON DEAN  
300 CASTIN LN  
NEW BRAUNFELS, TX 78130

ZAIDA DEAN  
300 CASTIN LN  
NEW BRAUNFELS, TX 78130

STATE OF TEXAS  
COUNTY OF GUADALUPE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES \_\_\_\_\_



VACATE  
LOTS 5E-1 AND 5E-2, HUISACHE HILLS, RECORDED IN  
VOL 8, PAGE 557, MPRGCT

STATE OF TEXAS  
COUNTY OF GUADALUPE

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS LOTS 5E-1A, 5E-1B, & 5E-1C, HUISACHE HILLS 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.

JEFFREY A. HANSEN  
316 CASTIN LN  
NEW BRAUNFELS, TX 78130

ROBIN R. HANSEN  
316 CASTIN LN  
NEW BRAUNFELS, TX 78130

STATE OF TEXAS  
COUNTY OF GUADALUPE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES \_\_\_\_\_

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 \_\_\_\_\_

