



BEING 0.999 ACRE TRACT OF LAND OUT OF J. M. VERMARDEN, TWO LEAGUE SURVEY, ABSTRACT NO. 2, CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS AND BEING ALL OF A CALLED 1.00 ACRE TRACT DESCRIBED IN DEED TO THE GARDENS AT NEW BRAUNFELS, LLC. OF RECORD IN DOCUMENT NO. 20200906045672, CITIICAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.



1. ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER, SEWER, AND ELECTRIC SERVICES BY NEW ORANGE COUNTY UTILITIES.

BUILDING CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE PLAN, ALONG:
— S. EAST AVENUE; DITMUNDER ST

STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4205), NORTH AMERICAN DATUM 1983. DISTANCES SHOWN HEREON ARE SURFACE USING COMBINE SCALE FACTOR OF 1.00015.

THE GARDENS AT NEW BRANFORD FALLS WITHIN THE CITY LIMITS OF THE CITY OF NEW BRANFORD SHALL BE MAINTAINED BY THE CITY OF NEW BRANFORD. UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.

9. THE CARDENS AT NEW BRANFORDS ESTABLISHING A TOTAL OF 5 LOTS, WITH 2 BEING BUILDABLE.

CONSTRUCTED; THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DRAINING UNIT.

EASEMENTS OR DECREASES THE HYDRAULIC CAPACITY OF THE EASTMAN, APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. CITY OF NEW BRUNSWICK AND GUADALUPE COUNTY SHALL HAVE THE RIGHT TO REMOVE AND REPAIR SUCH OBSTRUCTIONS TO DEFEND AND

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 FASHION SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPER

ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE A PROPERLY SIZED BRICK WALL PREVENTING RUND OFF FROM ENTERING THE GARAGE AND SHALL PREVENT WHEELS FROM LEAVING THE STREET.

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APPROVED FOR ACCEPTANCE
DATE 7/15/2021
DATE 7/14/2021
DATE 6/30/2021

