

**ORDINANCE NO. 2024-**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS REZONING APPROXIMATELY 9.4 ACRES OUT THE J.M. VERAMENDI SURVEY, ABSTRACT NO. 2, COMAL COUNTY, ADDRESSED AT 373 & 403 E. BRIDGE ST., 312, 340 & 373 E. MILL ST., AND 385 & 401 E. SAN ANTONIO ST., FROM C-2 (GENERAL BUSINESS DISTRICT), C-4 (RESORT COMMERCIAL DISTRICT) AND M-1 (LIGHT INDUSTRIAL DISTRICT) TO MU-B SUP (HIGH INTENSITY MIXED USE DISTRICT WITH A TYPE 1 SPECIAL USE PERMIT); REPEALING ALL ORDINANCES IN CONFLICT; CONTAINING A SAVINGS CLAUSE; AND DECLARING AN EFFECTIVE DATE.**

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**WHEREAS**, the City Council of the City of New Braunfels has complied with all requirements of notice of public hearing as required by the Zoning Ordinance of the City of New Braunfels; and

**WHEREAS**, in keeping with the spirit and objectives of the MU-B SUP (High Intensity Mixed Use District with a Type 1 Special Use Permit), the City Council has given due consideration to all components of said district; and

**WHEREAS**, the rezoning is in compliance with the Future Land Use Plan; and

**WHEREAS**, the City Council desires to amend the Zoning Map by changing the zoning of approximately 9.4 acres out the J.M. Veramendi Survey, Abstract No. 2, Comal County, addressed at 373 & 403 E. Bridge St., 312, 340 & 373 E. Mill St., and 385 & 401 E. San Antonio St. from C-2 (General Business District), C-4 (Resort Commercial District) and M-1 (Light Industrial District) to MU-B SUP (High Intensity Mixed Use District with a Type 1 Special Use Permit); and

**WHEREAS**, in keeping with the spirit and objectives of a Type 1 Special Use Permit, the City Council has given due consideration to all components of said permit; and

**WHEREAS**, the City recognizes that granting such a permit is possible while promoting the health, safety and general welfare of the public, by providing harmony between existing zoning districts and land uses; and

**WHEREAS**, it is the intent of the City to ensure for the health, safety and general welfare of the public by providing compatible and orderly development, which may be suitable only in certain locations in a zoning district through the implementation of a Type 1 Special Use Permit meeting those requirements cited in Sections 3.6-2 and 3.6-3, Chapter 144 of the New Braunfels Code of Ordinances; and

**WHEREAS**, the requested rezoning is in accordance with Envision New Braunfels, the City's Comprehensive Plan; and

**WHEREAS**, the City Council desires to grant a Type 1 Special Use Permit at 373 & 403 E. Bridge St., 312, 340 & 373 E. Mill St., and 385 & 401 E. San Antonio St. for MU-B SUP (High Intensity Mixed Use District with a Type 1 Special Use Permit); **now, therefore;**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEW BRAUNFELS, TEXAS:**

## **SECTION 1**

**THAT** pursuant to Section 1.2-3, Chapter 144 of the New Braunfels Code of Ordinances, the Zoning Map of the City of New Braunfels is revised by rezoning the following tract of land from C-2 (General Business District), C-4 (Resort Commercial District) and M-1 (Light Industrial District) to MU-B SUP (High Intensity Mixed Use District with a Type 1 Special Use Permit) and designating said property with a "Type 1 Special Use Permit" with the requirements and allowances herein described:

Approximately 9.4 acres out the J.M. Veramendi Survey, Abstract No. 2, Comal County, as delineated and described in Exhibit "B," attached.

## **SECTION 2**

**THAT** the Type 1 Special Use Permit be subject to the following requirements and allowances:

1. Uses listed in Exhibit "A" shall not be allowed on the Property.
2. Definition of Permitted Uses: Golf course (miniature) shall include par 3 and putt-putt course. Tennis courts shall also include pickle ball courts.
3. A Parking Demand Study, per Sec. 144-5.1-3 (d), shall be submitted and approved prior to building permit issuance to determine the number of required parking spaces.
4. Parking garage(s) shall maintain pedestrian-friendly and active habitable frontages on the first floor level that blend with the existing block face. This shall be accomplished with the following requirements:
  - a. Liner retail, restaurant, or office for a minimum depth of 20 feet on the first floor of the parking garage facing the public right-of-way and/or pedestrian spaces.
  - b. Awnings or canopies shall delineate pedestrian entrances to the structure.
  - c. Ground-level, low-water native landscaping around the perimeter of the parking garage.
5. Surface Parking Lot(s) landscaping shall provide native shade trees within 50 feet of all parking spaces and shall meet or exceed all parking lot landscape code requirements.
6. Building Setbacks:
  - a. Minimum Front, Side, and Rear Building Setback: 0 ft.
  - b. Build to Line: The first floor of buildings shall be built to the property line along San Antonio Street and shall include one or more public entrances along San Antonio Street.
  - c. Buildings facing all other public rights-of-way must be built to the property line, unless a public space, such as a sidewalk, outdoor seating area, linear park, or

other pedestrian-oriented area is located between the right-of-way and building, in which case the building may be set back from the property line to accommodate such use.

7. Compatibility Setbacks:
  - a. Where the MU-B District abuts a one-, two-, three- or four-family use or zoning district, the building setback from the one-, two-, three- or four-family property line shall be at least 20 feet.
  - b. To achieve a staircase approach to reach the maximum building height:
    - i. The allowed building height shall be 36 feet for any building or portion building between 20 and 35 feet from the one-, two-, three-, or four-family property line.
    - ii. The allowed building height shall be 72 feet for any building or portion of a building between 35 and 50 feet from the one-, two-, three-, or four-family property line.
    - iii. The allowed building height for any building or portion of a building that is greater than 50 feet from the one-, two-, three-, or four-family property line shall be 120 feet.
8. Residential Buffer Wall: The residential buffer wall requirement as described in Section 144-5.3-2 (h) shall not apply.
9. Loading docks, trash receptacles, recycling compactors, mechanical and electrical equipment, and any other equipment that generates odor, smoke, or noise, shall not be constructed or located within 20 feet of any abutting one-, two-, three- or four-family use or zoning district.
10. Residential Screening: Landscaping or fencing shall screen loading docks, trash receptacles, recycling compactors, and mechanical and electrical equipment to limit or prevent their visibility from any one-, two-, three- or four-family use or zoning district.
11. Multi-Family Lot Coverage: The multi-family lot coverage standard per Section 144-3.4-11 (b)(2)(x) shall not apply.
12. Development of the site shall be in compliance with the above-listed development standards. Any significant alterations to the approved development standards will require an amendment to the SUP with a recommendation from the Planning Commission and consideration by the City Council.

### **SECTION 3**

**THAT** all other ordinances, or parts of ordinances, in conflict herewith are hereby repealed to the extent that they are in conflict.

### **SECTION 4**

**THAT** if any provisions of this ordinance shall be held void or unconstitutional, it is hereby provided that all other parts of the same which are not held void or unconstitutional shall remain in full force and effect.

**SECTION 5**

**THIS** ordinance will take effect upon the second and final reading in accordance with the provisions of the Charter of the City of New Braunfels.

**PASSED AND APPROVED:** First reading this 25<sup>th</sup> day of November, 2024.

**PASSED AND APPROVED:** Second reading this 9<sup>th</sup> day of December, 2024.

**CITY OF NEW BRAUNFELS**

\_\_\_\_\_  
**NEAL LINNARTZ, Mayor**

**ATTEST:**

\_\_\_\_\_  
**GAYLE WILKINSON, City Secretary**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**VALERIA M. ACEVEDO, City Attorney**

## EXHIBIT “A”

### The following uses are not allowed:

#### Residential uses:

- Community home (see definition).
- Dormitory (in which individual rooms are for rental).
- Hospice.

#### Non-residential uses:

- Adult day care (no overnight stay).
- Adult day care (with overnight stay).
- Aircraft support and related services.
- Airport.
- Ambulance service (private).
- Archery range.
- Athletic fields.
- Auto body repair, garages (see section 144-5.11).
- Auto glass repair/tinting (see section 144-5.11).
- Auto interior shop/upholstery (see section 144-5.11).
- Auto leasing.
- Auto muffler shop (see section 144-5.11).
- Auto paint shop.
- Auto repair garage (general) (see section 144-5.11).
- Automobile driving school (including defensive driving).
- Barns and farm equipment storage (related to agricultural uses).
- Blacksmith or wagon shops.
- Book binding.
- Bottling or distribution plants (milk).
- Bottling works.
- Bowling alley/center (see section 144-5.13).
- Bus barns or lots.
- Cemetery and/or mausoleum.
- Check cashing service.
- Cleaning, pressing and dyeing (non-explosive fluids used).
- Cold storage plant.
- Communication equipment—Installation and/or repair.
- Contractor's office/sales, with outside storage including vehicles.

- Convenience store with or without fuel sales.
- Credit agency.
- Curio shops.
- Dance hall/dancing facility (see section 144-5.13).
- Day camp.
- Exterminator service.
- Fair ground.
- Farms, general (crops) (see chapter 6 and section 144-5.9).
- Farms, general (livestock/ranch) (see chapter 6 and section 144-5.9).
- Filling station (fuel tanks must be below the ground).
- Food processing (no outside public consumption).
- Forge (hand).
- Forge (power).
- Freight terminal, rail/truck (when any storage of freight is outside an enclosed building).
- Freight terminal, truck (all storage of freight in an enclosed building).
- Frozen food storage for individual or family use.
- Funeral home/mortuary.
- Furniture manufacture.
- Galvanizing works.
- Golf course (public or private).
- Heavy load (farm) vehicle sales/repair (see section 144-5.14).
- Ice plants.
- Industrial laundries.
- Laboratory equipment manufacturing.
- Laundry, commercial (without self serve).
- Leather products manufacturing.
- Light manufacturing.
- Limousine/taxi service.
- Lumberyard (see section 144-5.15).
- Lumberyard or building material sales (see section 144-5.15).
- Machine shop.
- Manufactured home sales.
- Manufacturing and processes.
- Metal fabrication shop.
- Moving, transfer, or storage plant.
- Non-bulk storage of fuel, petroleum products and liquefied petroleum.
- Nursing/convalescent home/sanitarium.

- Outside storage (as primary use).
- Plastic products molding/reshaping.
- Plumbing shop.
- Portable building sales.
- Propane sales (retail).
- Quick lube/oil change/minor inspection.
- Retirement home/home for the aged.
- Rodeo grounds.
- RV park.
- RV/travel trailer sales.
- Sheet metal shop.
- Shooting gallery—Indoor (see section 144-5.13).
- Sign manufacturing/painting plant.
- Storage—Exterior storage for boats and recreational vehicles.
- Storage in bulk.
- Taxidermist.
- Telemarketing agency.
- Telephone exchange (office and other structures).
- Tire sales (outdoors).
- Tool rental.
- Transfer station (refuse/pick-up).
- Welding shop.

**EXHIBIT "B"**

**Survey**

with accompanying metes & bounds description

FOR ZONING PURPOSES ONLY

BEING 4.365 ACRES OF LAND LOCATED IN THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, BEING ALL OF LOT 238, NEW CITY BLOCK 2014, ALL OF LOTS 314-319, NEW CITY BLOCK 2015, CITY OF NEW BRAUNFELS, RECORDED IN VOLUME 284, PAGE 817, CORRECTED IN VOLUME 286, PAGE 616, DEED RECORDS, COMAL COUNTY, TEXAS, AND A CALLED 0.435 OF AN ACRE TRACT OF LAND, "AREA 3", RECORDED IN DOCUMENT NO. 9606001284, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

LEGEND:

- = FND. 1/2" IRON PIN UNLESS OTHERWISE NOTED
- = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT" UNLESS OTHERWISE NOTED
- B.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R.O.W. = RIGHT-OF-WAY
- ( ) = RECORD CALLS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
- D.R.C.C.T. = DEED RECORDS, COMAL COUNTY, TEXAS

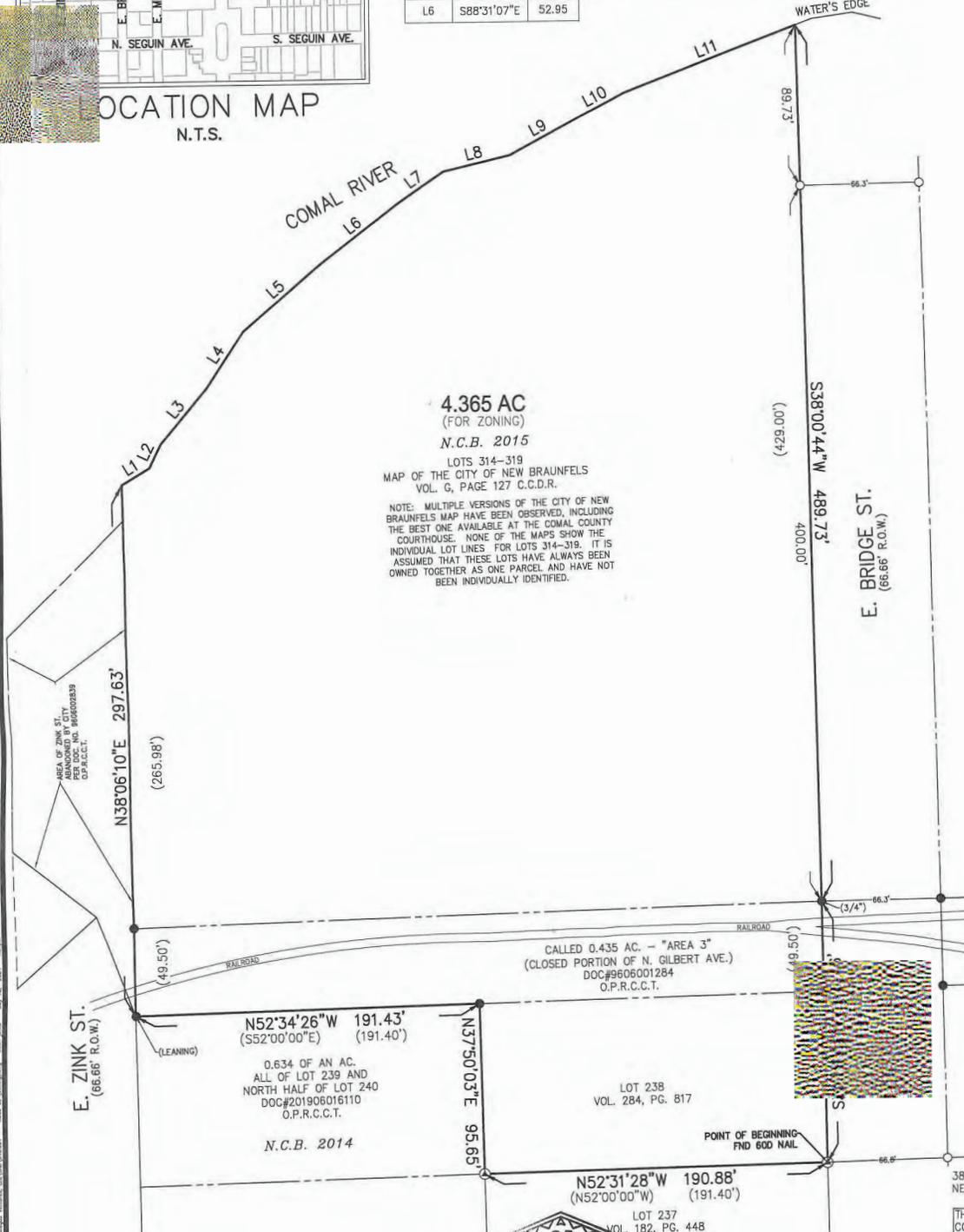


LINE #	BEARING	LENGTH
L1	S82°08'15"E	18.28
L2	N65°08'16"E	15.15
L3	N78°59'36"E	40.27
L4	N72°23'52"E	37.62
L5	N88°29'12"E	58.33
L6	S88°31'07"E	52.95

LINE #	BEARING	LENGTH
L7	S85°27'52"E	31.67
L8	S64°06'10"E	38.03
L9	S79°30'11"E	42.78
L10	S78°34'45"E	30.05
L11	S71°58'48"E	102.74



LOCATION MAP N.T.S.



4.365 AC  
(FOR ZONING)  
N.C.B. 2015

LOTS 314-319  
MAP OF THE CITY OF NEW BRAUNFELS  
VOL. G, PAGE 127 C.C.D.R.

NOTE: MULTIPLE VERSIONS OF THE CITY OF NEW BRAUNFELS MAP HAVE BEEN OBSERVED, INCLUDING THE BEST ONE AVAILABLE AT THE COMAL COUNTY COURTHOUSE. NONE OF THE MAPS SHOW THE INDIVIDUAL LOT LINES FOR LOTS 314-319. IT IS ASSUMED THAT THESE LOTS HAVE ALWAYS BEEN OWNED TOGETHER AS ONE PARCEL AND HAVE NOT BEEN INDIVIDUALLY IDENTIFIED.

N38°06'10"E 297.63'  
(265.98')

E. ZINK ST.  
(66.66' R.O.W.)

N52°34'26"W 191.43'  
(S52°00'00"E) (191.40')

0.634 OF AN AC.  
ALL OF LOT 239 AND  
NORTH HALF OF LOT 240  
DOC#201906016110  
O.P.R.C.C.T.  
N.C.B. 2014

N37°50'03"E 93.65'

LOT 238  
VOL. 284, PG. 817

CALLED 0.435 AC. - "AREA 3"  
(CLOSED PORTION OF N. GILBERT AVE.)  
DOC#9606001284  
O.P.R.C.C.T.

N52°31'28"W 190.88'  
(N52°00'00"W) (191.40')

LOT 237  
VOL. 182, PG. 448

WATER'S EDGE  
L11  
89.73'  
L10  
L9  
L8  
L7  
L6  
L5  
L4  
L3  
L2  
L1  
38.00'44"W 489.73'  
(.009.624)  
400.00'  
E. BRIDGE ST.  
(66.66' R.O.W.)

385 E. SAN ANTONIO ST.  
NEW BRAUNFELS, TEXAS

THIS SURVEY IS CERTIFIED TO:  
COLEGAS VENTURES, LLC.

DRAWN BY: JS

**HMT**  
ENGINEERING & SURVEYING

290 S. CASTELL AVE., STE. 100  
NEW BRAUNFELS, TX 78130  
TBPE FIRM F-10961  
TBPLS FIRM 10153600

STATE OF TEXAS  
REGISTERED  
DOROTHY J. TAYLOR  
6295  
PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION

THIS 6TH DAY OF MAY 2024  
FIELD WORK DATE, MAY 15, 2023

DOROTHY J. TAYLOR  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295  
540.001-4.365 AC

METES AND BOUNDS DESCRIPTION  
FOR A 4.365 ACRE TRACT OF LAND  
FOR ZONING PURPOSES ONLY  
"TRACT 1"

Being a 4.365 acre tract of land located in the J.M. Veramendi Survey, Abstract No. 2, Comal County, Texas, being all of Lot 238, New City Block 2014, all of Lots 314-319, New City Block 2015, City of New Braunfels, recorded in Volume 284, Page 817, corrected in Volume 286, Page 616, Deed Records, Comal County, Texas, and a called 0.435 of an acre tract of land, "Area 3", (a former portion of Gilbert Street, now closed) recorded in Document No. 9606001284, Official Public Records, Comal County, Texas, said 4.365 acre tract of land being more particularly described as follows:

BEGINNING at a found 60D nail in the Northwest right of way line of East Bridge Street for the South corner of Lot 238, New City Block 2014, same point being the East corner of Lot 237;

THENCE departing the Northwest right of way line of East Bridge Street, with the Southwest line of Lot 238 and the Northeast line of Lot 237, N 52°31'28" W, a distance of 190.88 feet to a 60D nail under a chain link fence for the West corner of Lot 238, the North corner of Lot 237, same point lying in the Southeast line of a called 0.634 of an acre tract of land (all of Lot 239 and the North half of Lot 240), recorded in Document No. 201906016110, Official Public Records, Comal County, Texas, and a corner of the herein described tract;

THENCE with the Northwest line of Lot 238 and the Southeast line of said 0.634 of an acre tract, N 37°50'03" E, a distance of 95.65 feet to a found 1/2" iron pin in the Southwest line of said 0.435 of an acre tract of land, "Area 3", recorded in Document No. 9606001284, Official Public Records, Comal County, Texas, same point being the North corner of Lot 238, and a corner of the herein described tract;

THENCE with the Southwest line of said 0.435 of an acre tract and the Northeast line of said 0.634 of an acre tract, N 52°34'26" W, a distance of 191.43 feet to a found 1/2" iron pin (leaning) in the Southeast right of way line of East Zink Street for the West corner of said 0.435 of an acre tract, the North corner of said 0.634 of an acre tract and the West corner of the herein described tract;

THENCE with the Southeast right of way line of East Zink Street and the Northwest line of said 0.435 of an acre tract, continuing with the Northwest line of Lots 314-319, New City Block 2015, N 38°06'10" E, at a distance of 265.00 feet passing a set 1/2" iron pin with cap "HMT", and continuing in all a total distance of 297.63 feet to a point at the edge of water of the Southwest bank of the Comal River for the Northwest corner of the herein described tract;

THENCE departing the Southeast right of way line of East Zink Street, following the North lines of NCB 2015 along the waters edge of the Comal River, the following eleven (11) calls:

1. S 82°08'15" E, a distance of 18.28 feet to a point for a corner;
2. N 65°08'16" E, a distance of 15.15 feet to a point for a corner;
3. N 78°59'36" E, a distance of 40.27 feet to a point for a corner;
4. N 72°23'52" E, a distance of 37.62 feet to a point for a corner;
5. N 88°29'12" E, a distance of 58.33 feet to a point for a corner;
6. S 88°31'07" E, a distance of 52.95 feet to a point for a corner;
7. S 85°27'52" E, a distance of 31.67 feet to a point for a corner;
8. S 64°06'10" E, a distance of 38.03 feet to a point for a corner;
9. S 79°30'11" E, a distance of 42.78 feet to a point for a corner;
10. S 78°34'45" E, a distance of 30.05 feet to a point for a corner;

11. S 71°58'48" E, a distance of 102.74 feet to a point at the edge of water lying in the Northwest right of way line of said East Bridge Street for the East corner of NCB 2015, and the East corner of the herein described tract;

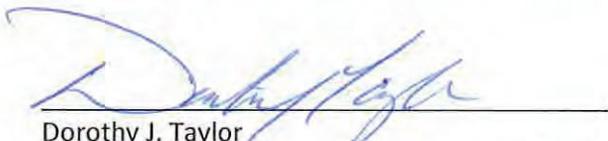
THENCE departing the edge of water on the Southwest bank of the Comal River, with the Northwest right of way line of East Bridge Street and the Southeast lines of NCB 2015, S 38°00'44" W, at a distance of 60.73 feet passing a set 1/2" iron pin with cap "HMT" and continuing in all a total distance of 489.73 feet to a found 3/4" iron pin for the South corner of NCB 2015, the same point being the East corner of the aforementioned 0.435 of an acre tract, and a corner of the herein described tract;

THENCE continuing with the Northwest right of way line of East Bridge Street, the Southeast line of said 0.435 of an acre tract and the Southeast line of Lots 238, S 38°18'19" W, a distance of 146.36 feet to the POINT OF BEGINNING, containing 4.365 acres of land in Comal County, Texas.

Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (NA2011) Epoch 2010.00.

Written May 7, 2024.  
Field work date, May 15, 2023.

Reference survey of said 4.365 acre tract of land prepared this same date.

  
Dorothy J. Taylor  
Registered Professional Land Surveyor No. 6295  
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5-13-24



FOR ZONING PURPOSES ONLY

BEING 0.639 ACRES OF LAND LOCATED IN THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, BEING ALL OF LOT 189, NEW CITY BLOCK 2007, CITY OF NEW BRAUNFELS, AND A CALLED 0.217 ACRE TRACT OF LAND, "AREA 2", RECORDED IN DOCUMENT NO. 9606001284, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.



SCALE: 1"=60'

LEGEND:

- = FND. 1/2" IRON PIN UNLESS OTHERWISE NOTED
- ⊗ = SET "X" IN CONCRETE
- B.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R.O.W. = RIGHT-OF-WAY
- ( ) = RECORD CALLS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
- D.R.C.C.T. = DEED RECORDS, COMAL COUNTY, TEXAS



LOCATION MAP  
N.T.S.

SURVEY NOTES:

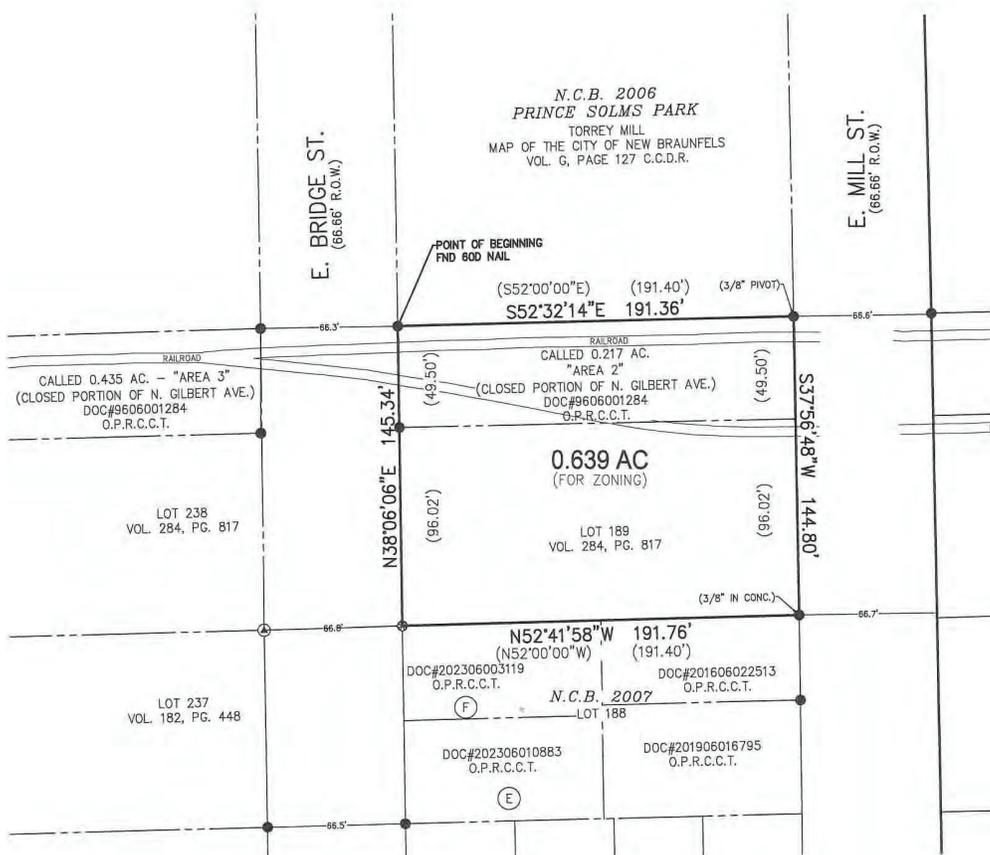
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

THIS SURVEYOR HAS NOT CONDUCTED A TITLE SEARCH TO DEPICT OTHER MATTERS OF RECORD, SUCH AS EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.

NO ATTEMPT HAS BEEN MADE TO LOCATE ANY IMPROVEMENTS, EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREON.

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (NA2011) EPOCH 2010.00.

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



385 E. SAN ANTONIO ST.  
NEW BRAUNFELS, TEXAS

THIS SURVEY IS CERTIFIED TO:  
COLEGAS VENTURES, LLC.

DRAWN BY: JJS



290 S. CASTELL AVE., STE. 100  
NEW BRAUNFELS, TX 78130  
TBPE FIRM F-10961  
TBPLS FIRM 10153600



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION

THIS 8TH DAY OF MAY 2024  
FIELD WORK DATE, MAY 15, 2023

DOROTHY J. TAYLOR  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295

METES AND BOUNDS DESCRIPTION  
FOR A 0.639 OF AN ACRE TRACT OF LAND  
FOR ZONING PURPOSES ONLY  
"TRACT 2"

Being a 0.639 of an acre tract of land located in the J.M. Veramendi Survey, Abstract No. 2, Comal County, Texas, being all of Lot 189, New City Block 2007, City of New Braunfels conveyed to ADM Milling Co. in Volume 284, Page 817 of the Comal County Deed Records and all of a called 0.217 of an acre tract of land, "Area 2", (a former portion of Gilbert Street now closed) recorded in Document No. 9606001284, Official Public Records, Comal County, Texas, said 0.639 of an acre tract of land being more particularly described as follows:

BEGINNING at a found 1/2" iron pin in the Southeast right of way line of East Bridge Street for the West corner of Prince Solms Park, New City Block 2006, City of New Braunfels, same point being the North corner of said 0.217 of an acre tract of land, "Area 2", recorded in Document No. 9606001284, Official Public Records, Comal County, Texas;

THENCE departing the Southeast right of way line of East Bridge Street, with the Northeast line of said 0.217 of an acre tract and the Southwest line of Prince Solms Park, New City Block 2006, S 52°32'14" E, a distance of 191.36 feet to a found 3/8" iron pin (pivot) in the Northwest right off way line of East Mill Street for the South corner of Prince Solms Park, New City Block 2006, the East corner of said 0.217 of an acre tract, and the East corner of the herein described tract;

THENCE with the Northwest right of way line of East Mill Street, the Southeast line of said 0.217 of an acre tract and the Southeast line of said Lot 189, New City Block 2007, City of New Braunfels, S 37°56'48" W, a distance of 144.80 feet to a found 3/8" iron pin in concrete for the South corner of Lot 189, the East corner of Lot 188, being the East corner of a tract of land conveyed in Document No. 201606022513 of the Official Public Records of Comal County, Texas and a corner of the herein described tract;

THENCE departing the Northwest right of way line of East Mill Street, with the Southwest line of Lot 189 and the Northeast line of Lot 188, N 52°41'58" W, a distance of 191.76 feet to a set 1/2" iron pin with cap "HMT" in the Southeast right of way line of East Bridge Street for the West corner of Lot 189, the North corner of Lot 188, being the North corner of a tract of land conveyed in Document No. 202306003119, Official Public Records of Comal County, Texas and the West corner of the herein described tract;

THENCE with the Southeast right of way line of East Bridge Street, the Northwest line of Lot 189 and the Northwest line of said 0.217 of an acre tract, N 38°06'06" E, a distance of 145.34 feet to the POINT OF BEGINNING, containing 0.639 of an acre tract of land in Comal County, Texas.

Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (NA2011) Epoch 2010.00.

Written May 7, 2024.  
Field work date, May 15, 2023.

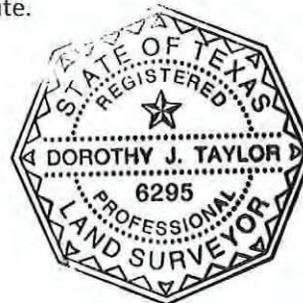
Reference survey of said 0.639 of an acre tract of land prepared this same date.



Dorothy J. Taylor  
Registered Professional Land Surveyor No. 6295

*5-13-24*

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LOCATION MAP  
N.T.S.

**SURVEY NOTES:**

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.  
 THIS SURVEYOR HAS NOT CONDUCTED A TITLE SEARCH TO DEPICT OTHER MATTERS OF RECORD, SUCH AS EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY.  
 NO ATTEMPT HAS BEEN MADE TO LOCATE ANY IMPROVEMENTS, EASEMENTS, OR RIGHTS OF WAY NOT SHOWN HEREON.  
 BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (NA2011) EPOCH 2010.00.  
 A METES & BOUNDS DESCRIPTION OF THIS TRACT WAS CREATED IN CONJUNCTION WITH THIS EXHIBIT.

**LEGEND:**

- = FND. 1/2" IRON PIN UNLESS OTHERWISE NOTED
- = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT" UNLESS OTHERWISE NOTED
- B.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R.O.W. = RIGHT-OF-WAY
- ( ) = RECORD CALLS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
- D.R.C.C.T. = DEED RECORDS, COMAL COUNTY, TEXAS
- ⊙ = SET MAG NAIL



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S04°56'19"E	35.30
L2	S34°35'05"E	31.76
L3	S26°28'20"E	31.01
L4	S78°47'20"E	18.29
L5	S46°57'11"E	4.49

**FOR ZONING PURPOSES ONLY**

BEING 4.387 ACRES OF LAND LOCATED IN THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, BEING ALL OF LOTS 102, 144, 145 AND PART OF LOT 133, NEW CITY BLOCK 2004, AND LOTS 136, 260, 261, 263, AND 298, NEW CITY BLOCK 2005, CITY OF NEW BRAUNFELS, RECORDED IN VOLUME 284, PAGE 817, CORRECTED IN VOLUME 286, PAGE 616, DEED RECORDS, COMAL COUNTY, TEXAS, A CALLED 0.436 OF AN ACRE TRACT OF LAND, "AREA 1", RECORDED IN DOCUMENT NO. 9606001284, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS, AND A CALLED 0.013 ACRE TRACT OF LAND, RECORDED IN DOCUMENT NO. 202406003438, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.



385 E. SAN ANTONIO ST.  
NEW BRAUNFELS, TEXAS  
THIS SURVEY IS CERTIFIED TO:  
COLEGAS VENTURES, LLC.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION  
 THIS 6TH DAY OF MAY 2024  
 FIELD WORK DATE, MAY 15, 2023  
 DOROTHY J. TAYLOR  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295

DRAWN BY: LJS



290 S. CASTELL AVE., STE. 100  
NEW BRAUNFELS, TX 78130  
TBPE FIRM F-10961  
TBPLS FIRM 10153600

METES AND BOUNDS DESCRIPTION  
FOR A 4.387 ACRE TRACT OF LAND  
FOR ZONING PURPOSES ONLY  
"TRACT 3"

Being a 4.387 acre tract of land located in the J.M. Veramendi Survey, Abstract No. 2, Comal County, Texas, being all of Lots 102, 144, 145 and part of Lot 133, New City Block 2004, and Lots 136, 260, 261, 263 and 298, New City Block 2005, City of New Braunfels, recorded in Volume 284, Page 817, corrected in Volume 286, Page 616, Deed Records, Comal County, Texas, and a called 0.436 of an acre tract of land, "Area 1", (a former portion of Gilbert Street now closed) recorded in Document No. 9606001284, Official Public Records, Comal County, Texas, and a called 0.013 acre tract, recorded in Document No. 202406003438, Official Public Records, Comal County, Texas, said 4.387 acre tract of land located being more particularly described as follows:

BEGINNING at a found 1/2" iron pin in the Southeast right of way line of East Mill Street for the West corner of a called 1.004 acre tract of land recorded in Document No. 201906026762, Official Public Records, Comal County, Texas, same point being the North corner of Lot 298, New City Block 2005, City of New Braunfels;

THENCE departing the Southeast right of way line of East Mill Street, with the Southwest line of said 1.004 acre tract and the Northeast lines of Lots 298 and 261, S 52°59'24" E, a distance of 193.48 feet to a fence corner post found for the South corner of said 1.004 acre tract, the East corner of Lot 261, same point being the West corner of Lot 260, and a corner of the herein described tract;

THENCE with the Southeast line of said 1.004 acre tract and the Northwest line of Lot 260, N 38°50'32" E, a distance of 169.16 feet to a found 1/2" iron pin in concrete at the edge of water in the Southwest bank of the Comal River for the East corner of said 1.004 acre tract, the North corner of Lot 260 and a corner of the herein described tract;

THENCE with the edge of water along the Southwest bank of the Comal River and the Northeast line of Lot 260, the following six (6) calls:

1. S 04°56'19" E, a distance of 35.30 feet to a point for a corner;
2. S 34°35'05" E, a distance of 31.76 feet to a point for a corner;
3. S 26°29'20" E, a distance of 31.01 feet to a point for a corner;
4. S 78°47'20" E, a distance of 18.29 feet to a point for a corner;
5. S 41°36'00" E, a distance of 91.12 feet to a point for a corner;
6. S 46°57'11" E, a distance of 4.49 feet to a set mag nail in a concrete drainage structure at the waters edge for the East corner of Lot 260, same point lying in the Northwest right of way line of East San Antonio Street, and a corner of the herein described tract;

THENCE departing the Southwest bank of the Comal River, with the Northwest right of way line of East San Antonio Street, and the Southeast line of Lots 260, Lot 136, and a called 0.436 acre tract of land, "Area 1", S 38°26'41" W, passing through a set 1/2" iron rod with cap "HMT" at a distance of 349.16 feet for the South corner of said 0.436 of an acre tract, same point being the East corner of Lot 133, and an East corner of a 0.013 acre tract out of Lot 133 conveyed to the ADM Milling Company in Document No. 202406003438, Official Public Records, Comal County, Texas, for a corner of the herein described tract, continuing for a distance of 355.16 feet passing through the South corner of said 0.013 acre tract, and continuing a total distance of 445.45 feet to a found 4" fence post under a concrete wall for the South corner of Lot 133, the East corner of Lot 132, and a corner of the herein tract;

THENCE departing the Northwest right of way line of East San Antonio Street, with the Southwest line of Lot 133 and the Northeast line of Lot 132, N 52°57'51" W, a distance of 192.04 feet to a point lying inside of a 21" pecan tree for the West corner of Lot 133, the North corner of Lot 132, the South corner of Lot 145, and the East corner of Lot 144, for a corner of the herein described tract;

THENCE with the Northwest lines of Lots 132 and Lot 2, and the Southeast lines of Lots 144 and 102, S 37°56'48" W, a distance of 190.72 feet to a set 1/2" iron pin with cap "HMT" in the Northeast right of way line of North Market Avenue for the West corner of Lot 2, the South corner of Lot 102, and the South corner of the herein described tract;

THENCE with the Northeast right of way line of North Market Avenue and the Southwest line of Lot 102, N 52°25'05" W, a distance of 192.06 feet to a set 1/2" iron pin with cap "HMT" in the East right of way line of the intersection of North Market Avenue and East Mill Street for the West corner of Lot 102, and a corner of the herein described tract;

THENCE with the Southeast right of way line of East Mill Street, the Northwest lines of Lots 102, 144, and 145, and the Northwest line of the aforementioned 0.436 of an acre tract of land, N 37°56'14" E, a distance of 336.66 feet to a found 1/2" iron pin for the North corner of said 0.436 of an acre tract, same point being the West corner of the aforementioned Lot 298, New City Block 2005, and a corner of the herein described tract;

THENCE continuing with the Southeast right of way line of East Mill Street and the Northwest line of said Lot 298 N 37°42'14" E, a distance of 188.94 feet to the POINT OF BEGINNING, containing 4.387 acres of land in Comal County, Texas.

Bearings shown hereon are based on the Texas State Plane Coordinate System, South Central Zone (4204), NAD 83 (NA2011) Epoch 2010.00.

Written May 7, 2024.  
Field work date May 15, 2023.

Reference exhibit of said 4.387 acre tract of land prepared this same date.

  
Dorothy J. Taylor  
Registered Professional Land Surveyor No. 6295  
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