



~~Planning & Development Services Department~~

550 Landa Street

New Braunfels, Texas 78130

(830) 221-4050

www.newbraunfels.gov

Submitted to the Public Works

Department (via Online Submittal)

Closure & Abandonment of Streets, Alleys or Public Ways Application

1. Applicant: _____
Agent (if applicable): _____
Address: _____
Telephone: _____
Email: _____
2. Location of Street, Alley or Public way to be closed/abandoned: _____

3. Legal Description: _____

4. Reason for closure/abandonment: _____

5. Attachments: X metes & bounds description/legal description (if applicable)
 X letters from abutting owners joining in request (if applicable)
 _____ statement of nonparticipation (if applicable, use City provided document)
 X \$515.00 non-refundable application fee

Note: The New Braunfels Code of Ordinances does not permit the closure or abandonment of *half* streets, alleys or public ways.

6. I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS ACCURATE AND CORRECT.

Please see the attached authorization letter _____

Owner's Signature

_____ Date

FOR OFFICE USE ONLY

Received on: _____ Receipt No.: _____ Check No.: _____

Received by: _____ Case No.: _____ Planning Com. Date: _____

City Council: 1st reading _____ 2nd reading _____ Ordinance No.: _____

Legal Description and Survey

0.972 ACRES OF LAND LOCATED IN THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS. BEING A PART OF BRIDGE STREET (66.66' R.O.W.), RECORDED IN VOLUME G, PAGE 127, DEED RECORDS, COMAL COUNTY, TEXAS.

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.

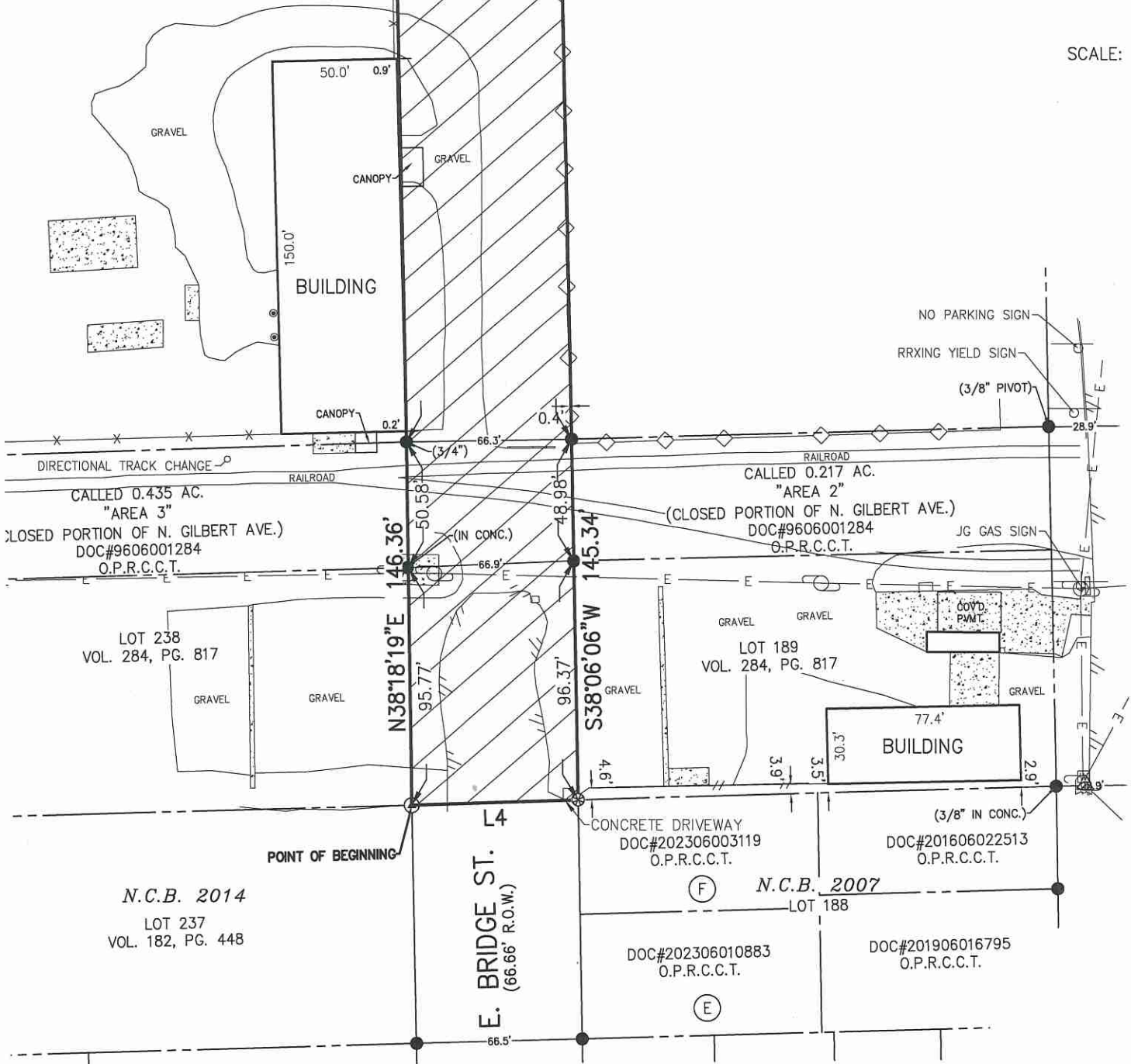
BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (NA2011) EPOCH 2010.00.

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S71°58'48"E	9.78
L2	S58°59'15"E	23.13
L3	S37°15'39"E	35.26
L4	N52°51'43"W	66.79

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.

N.C.B. 2006
PRINCE SOLMS PARK
TORREY MILL
MAP OF THE CITY OF NEW BRAUNFELS
VOL. G, PAGE 127 C.C.D.R.

- LEGEND:
- = FND. 1/2" IRON PIN UNLESS OTHERWISE NOTED
 - ⊙ = FND. MAG NAIL
 - ⊗ = 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
 - ⊞ = WATER METER
 - ⊞ = FIRE HYDRANT
 - = SIGN
 - ⊞ = POWER POLE
 - ⊞ = GUY ANCHOR
 - ⊙ = GUARD POST
 - E — = OVERHEAD ELECTRIC
 - // — = EDGE OF ASPHALT
 - ▭ = CONCRETE
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
 - D.R.C.C.T. = DEED RECORDS, COMAL COUNTY, TEXAS



SCALE: 1"=60'

DRAWN BY: JS
FIELD CREW: MZ



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 9TH DAY OF APRIL 2024

DOROTHY J. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295

540.001

METES AND BOUNDS DESCRIPTION
FOR A 0.972 ACRE TRACT OF LAND
PART OF BRIDGE STREET
EXHIBIT "A"

Being a 0.972 of an acre tract of land located in the City of New Braunfels, Comal County, Texas, being a portion of land called Bridge Street (66.66' R.O.W.), recorded in Volume G, Page 127, Deed Records, Comal County, Texas, said 0.972 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, recorded in Volume 284, Page 817, Deed Records, Comal County, Texas, same point being the East corner of Lot 237, New City Block 2014, City of New Braunfels, recorded in Volume 182, Page 448, Deed Records, Comal County, Texas;

THENCE, along the Southwest line of said Lot 238 and the Northwest line of East Bridge Street N 38°18'19" E, a distance of 95.77 feet, passing through a found 1/2" iron pin marking the East corner of said Lot 238, and the South corner of a called 0.435 acre tract of land called "Area 3" (closed portion of N. Gilbert Ave.), recorded in Document No. 9606001284, Official Public Records, Comal County, Texas, and continuing a distance of 50.58 feet, for a total of 146.36 feet to a found 3/4" iron pin marking the South corner of Lots 314-319, New City Block 2015, Map of the City of New Braunfels, Volume G, Page 127, Deed Records, Comal County, Texas, the same point being the East corner of said 0.435 acre tract;

THENCE, along the Southeast line of said Lots 314-319 and the Northwest line of East Bridge Street, N 38°00'44" E, at a distance of 400.00 feet passing a 1/2" iron rod with cap "HMT" set for a point on line and continuing in all a total distance of 489.73 feet to the edge of water on the Comal River, marking the North corner of the herein described tract, the same point being the East corner of said Lot 314-319;

THENCE, along the common line of the herein described tract and the Comal River the following three (3) calls:

1. S 71°58'48" E, a distance of 9.78 feet to a point for a corner;
2. S 58°59'15" E, a distance of 23.13 feet to a point for a corner;
3. S 37°15'39" E, a distance of 35.26 feet to a point for the East corner of the herein described tract and the North corner of Prince Solms Park, Torrey Mill, New City Block 2006, Map of the City of New Braunfels, recorded in Volume G, Page 127, Deed Records, Comal County, Texas;

THENCE, along the Northwest line of Prince Solms Park and the Southeast line of East Bridge Street, S 38°00'44" W, at a distance of 86.92 feet passing a 1/2" iron rod with cap "HMT" set for a point on line and continuing in all a total distance of 486.92 feet to a found 1/2" iron pin, marking the West corner of Prince Solms Park, and the North corner of a called 0.217 acre tract called "Area 2" (closed portion of N. Gilbert Ave.), recorded in Document No. 9606001284, Official Public Records, Comal County, Texas;

THENCE, along the Southeast line of East Bridge Street and the Northwest line of said 0.217 acre tract, S 38°06'06" W, a distance of 48.98 feet passing through a found 1/2" iron pin marking the West corner of said 0.217 acre tract, the same point being the North corner of Lot 189, New City Block 2007, Volume 284,

Page 817, Deed Records, Comal County, Texas, continuing along the Northwest line of said Lot 189 a distance of 96.37 feet for a total distance of 145.34 feet to a set "X" in concrete marking the West corner of said Lot 189 the same point being the North corner of Lot F, New City Block 2007, Document No. 202306003119, Official Public Records, Comal County, Texas;

THENCE, along the Southwest line of the herein described tract, crossing East Bridge Street, N 52°51'43" W, a distance of 66.79 feet to the POINT OF BEGINNING, containing 0.972 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 April 9, 2024.

Reference survey of said 0.972 acre tract of land prepared this same date.

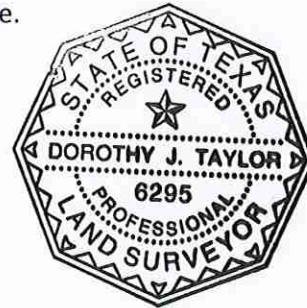


Dorothy J. Taylor

Registered Professional Land Surveyor No. 6295

S:\Projects\540 - Colegas Ventures, LLC\Esmt M&B's\BRIDGE STREET.docx

4-10-24



Authorization Letter

March 20, 2024

City of New Braunfels
Planning & Development Services Department
550 Landa Street
New Braunfels, Texas 78130

Re: Authorization to Submit an Application to the City of New Braunfels for the Closure, Abandonment and Sale or Exchange of Approximately 0.7520 Acres of E. Bridge Street Public Right-of-Way

The purpose of this correspondence is to request that the City of New Braunfels close, abandon, and sell or exchange approximately 0.752 acres of E. Bridge Street public right-of-way ("Right-of-Way"). Further, this letter authorizes Killen, Griffin & Farrimond, PLLC (c/o Ashley Farrimond) and HMT Engineering & Surveying to act as applicants/representatives in the filing and processing for approval of the application for the closure, abandonment, and sale or exchange of the Right-of-Way.

ADM Milling Co. is the owner of the adjacent properties located at 403 E. Bridge Street and the abandoned portion of N. Gilbert Avenue. I hereby declare that I represent ADM Milling Co. and have the authority to grant permission to request and process for approval the closure, abandonment, and sale or exchange of the Right-of-Way. Thank you for your time and attention to this matter.

ADM Milling Co.

By: Tedd Kruse

pb

Name: TEDD KRUSE

Title: PRESIDENT

State of Illinois §

County of Macon §

Before me, the undersigned authority, a notary public for the State of Illinois, on this day personally appeared Tedd Kruse, known to me to be the person whose name is subscribed to the foregoing letter and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 23rd day of April, 2024.



Michele L Engle