

**LOCATION MAP**  
SCALE: 1"=2000'

**GENERAL NOTES:**

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH ½ INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BASELINE CORP."
- ALL BEARINGS AND DISTANCES SHOWN HERE ON OUR REFERENCE TO THE TEXAS COORDINATE SYSTEM OF 1983, TEXAS SOUTH- CENTRAL ZONE 4204, AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.0. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COORDINATES WERE ADJUSTED FROM STATE PLANE GRID TO SURFACE USING A SCALED ADJUSTMENT FACTOR OF 1.00015. (RECIPROCAL= 0.9998500225)
- NO PORTION OF ANY LOT ON THIS PLAT IS WITHIN AN INDICATED SPECIAL FLOOD ZONE HAZARD ZONE, DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR COMAL COUNTY, TEXAS COMMUNITY PANEL NUMBER 48091C043G EFFECTIVE DATE, MAY 8, 2024.
- THIS PROPERTY LIES IN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.
- THIS PROPERTY LIES IN THE EDWARDS AQUIFER RECHARGE ZONE.
- ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER, SEWER AND ELECTRIC BY NEW BRAUNFELS UTILITIES.
- PROPOSED USE: PRESERVATION LAND USE  
TOTAL ACREAGE: 9.527 ACRES
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- 6 FOOT PUBLIC SIDEWALKS WILL BE CONSTRUCTED A MINIMUM OF 4 FEET FROM THE BACK OF CURB OR SHOULDER ALONG STATE HWY 46.
- THIS PROPERTY IS SITUATED IN THE CITY OF NEW BRAUNFELS.
- 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 DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENTS, 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 GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SET DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- THIS SUBDIVISION IS SUBJECT TO THE 2018 CITY OF NEW BRAUNFELS PARKLAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR DWELLING UNITS ON LOT AND DWELLING UNIT, AT SUCH TIME THE ADDITIONAL DWELLING UNITS ARE CONSTRUCTED THE OWNER(S) OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.

**NBU NOTES:**

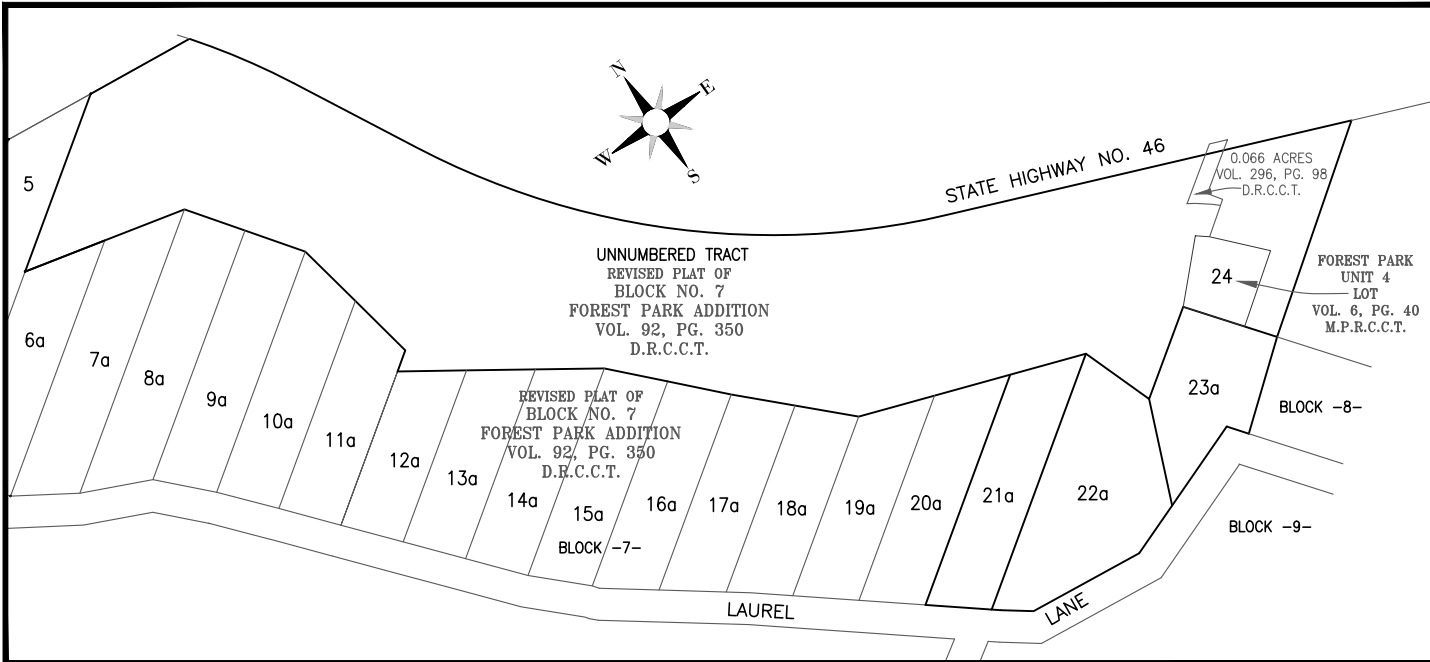
- MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER, ANY USE, OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND ALL SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT, MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO THE NEW BRAUNFELS UTILITIES, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO THE APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY OTHER GOVERNING BODY, THE PROPERTY OWNER MUST OBTAIN IN ADVANCE WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT OR ANY PART OF IT.
- UTILITIES WILL POSSESS A 5-FOOT WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE, THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF THE BUILDING STRUCTURE AND SERVICE.
- UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED IN THE FENCED AREA.
- EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER/ DEVELOPERS EXPENSE.
- DO NOT COMBINE ANY NEW UTILITY EASEMENTS (UE) UNDER DRAINAGE UNDER DRAINAGE EASEMENTS (DE) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (UE) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.
- NBU IS NOT RESPONSIBLE FOR DAMAGES TO PROPERTY IMPROVEMENTS (I.E. LANDSCAPING, TREES, PAVEMENT, SIGNS, DRAINAGE STRUCTURES, PRIVATE UTILITIES, ETC.) THAT ARE PLACED IN ANY TYPE OF UTILITY EASEMENT TO ENSURE NO CONFLICTS EXIST WITH UTILITY INFRASTRUCTURE IN THE EASEMENT. ALL SUCH IMPROVEMENTS PLACED IN ANY TYPE OF UTILITY EASEMENT MUST BE REVIEWED AND APPROVED THROUGH THE NBU EASEMENT ENCROACHMENT PROCESS. NBU DEVELOPMENT SERVICES FACILITATES THE EASEMENT ENCROACHMENT APPLICATION PROCESS.

**LOT SUMMARY**

0.690 ACRES – LOT 1  
1.696 ACRES – LOT 2  
9.685 ACRES – LOT 3  
0.676 ACRES – LOT 4  
0.924 ACRES – LOT 5  
0.061 ACRES – R.O.W. DEDICATION  
13.732 ACRES – TOTAL ACREAGE

**REVISED PLAT OF  
BLOCK NO. 7  
FOREST PARK ADDITION**

BEING A 13.732 ACRE TRACT OF LAND SITUATED IN THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, AND BEING OUT OF THE J.M. VERAMENDI SURVEY NUMBER 1, ABSTRACT NUMBER 2, COMPRISING PART OF THAT "UNNUMBERED TRACT", ALL OF LOT 21A AND LOT 22A, AND PART OF LOT 23A, BLOCK 7, REVISED PLAT OF BLOCK NO. 7, FOREST PARK ADDITION, AS RECORDED IN VOLUME 92, PAGE 350, OF THE DEED RECORDS OF COMAL COUNTY, TEXAS, AND ALL OF LOT 24, BLOCK 7, FOREST PARK UNIT 4, ACCORDING TO PLAT RECORDED IN VOLUME 6, PAGE 40, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.



**AREA TO BE REPLATED**

THE AREA TO BE PLATTED BEING A 11.600 ACRE TRACT OF THE UNNUMBERED TRACT OF THE 12 ACRES OUT OF THE REVISED BLOCK 7 OF FOREST PARK ADDITION, AS RECORDED IN VOLUME 92, PAGE 350 OF THE DEED AND PLAT RECORDS OF COMAL COUNTY TEXAS, AND SAVE AND EXCEPT A 0.066 OF AN ACRE CONVEYED TO THE CITY OF NEW BRAUNFELS, AS RECORDED IN VOLUME 296, PAGE 98, OF THE DEED RECORDS OF COMAL COUNTY, TEXAS, AND LOT 24, BLOCK 7, FOREST PARK UNIT 4, AS RECORDED IN VOLUME 6, PAGE 40, OF THE MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS.

**TXDOT PLAT NOTES:**

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT AND STRUCTURES FOR REDUCTION OF DISCHARGE VELOCITY WILL NOT ENCROACH BY STRUCTURE OR GRADING INTO STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE, TRANSITION OR CONTRIBUTING ZONES, PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION WILL NOT BE ALLOWED. NO NEW EASEMENTS OF ANY TYPE SHOULD BE LOCATED IN AREAS OF ROW RESERVATION OR DEDICATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOTS, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF [UPDATE] ACCESS POINTS, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY [UPDATE] FEET. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

**CERTIFICATE OF APPROVAL**

APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BY THE PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

PLANNING COMMISSION CHAIRPERSON

**APPROVED FOR ACCEPTANCE**

DATE \_\_\_\_\_ DIRECTOR OF PLANNING

DATE \_\_\_\_\_ CITY ENGINEER

DATE \_\_\_\_\_ NEW BRAUNFELS UTILITIES

**STATE OF TEXAS  
COUNTY OF COMAL**

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, EDWARD A. PRINCE, 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.

EDWARD A. PRINCE  
TEXAS REGISTRATION NO. 6465  
BASELINE CORPORATION

**STATE OF TEXAS  
COUNTY OF COMAL**

I, \_\_\_\_\_, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOCUMENT NUMBER \_\_\_\_\_ OF COMAL COUNTY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024, AT \_\_\_\_\_ M.

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

**STATE OF TEXAS  
COUNTY OF COMAL**

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE REVISE PLAT OF BLOCK NO. 7, FOREST PARK ADDITION, A SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEY, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

LOT 1, LOT 2 AND LOT 3, BLOCK 7  
FRED B. WILLARD AND COLLEEN P. WILLARD  
610 LAUREL LN.  
NEW BRAUNFELS, TEXAS 78130-6152

**STATE OF TEXAS  
COUNTY OF COMAL**

I, \_\_\_\_\_, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOCUMENT NUMBER \_\_\_\_\_ OF COMAL COUNTY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024, AT \_\_\_\_\_ M.

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

**STATE OF TEXAS  
COUNTY OF COMAL**

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE REVISE PLAT OF BLOCK NO. 7, FOREST PARK ADDITION, A SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEY, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

LOT 4, BLOCK 7  
JAY D. DUDLEY AND KAREN B. DUDLEY  
648 LAUREL LN.  
NEW BRAUNFELS, TEXAS 78130-6152

**STATE OF TEXAS  
COUNTY OF COMAL**

I, \_\_\_\_\_, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOCUMENT NUMBER \_\_\_\_\_ OF COMAL COUNTY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024, AT \_\_\_\_\_ M.

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

**STATE OF TEXAS  
COUNTY OF COMAL**

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE REVISE PLAT OF BLOCK NO. 7, FOREST PARK ADDITION, A SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATED TO THE USE OF THE PUBLIC ALL STREETS, ALLEY, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

LOT 5, BLOCK 7  
CHARLES E. BAERTL AND MARCIA J. BAERTL  
630 LAUREL LN.  
NEW BRAUNFELS, TEXAS 78130-6152

**STATE OF TEXAS  
COUNTY OF COMAL**

I, \_\_\_\_\_, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOCUMENT NUMBER \_\_\_\_\_ OF COMAL COUNTY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2024, AT \_\_\_\_\_ M.

COUNTY CLERK, COMAL COUNTY, TEXAS

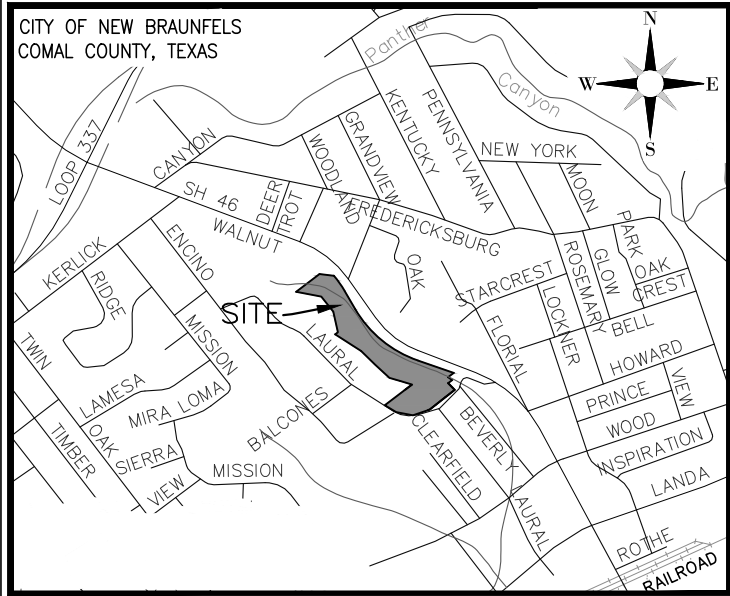
BY: \_\_\_\_\_, DEPUTY

**BASELINE**  
**BCCM**

Baseline Corporation  
TxSurv F-10030200  
190 S Seguin Ave  
New Braunfels, TX 78130  
830.606.3913  
BaselineSurveyors.net

PREPARED DATE: JULY 2024	PROJECT NO.: 2400000248.000.2	SHEET 1 OF 2
CHECKED BY: E.A.P.	PREPARED BY: M.H.	



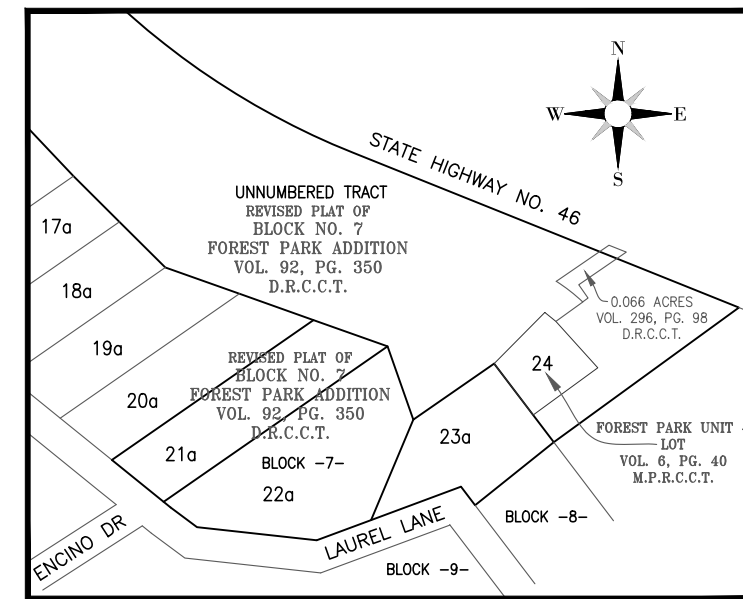


LOCATION MAP  
SCALE: 1"=2000'

LOT SUMMARY	
0.690 ACRES	LOT 1
1.696 ACRES	LOT 2
9.685 ACRES	LOT 3
0.676 ACRES	LOT 4
0.924 ACRES	LOT 5
0.061 ACRES	R.O.W. DEDICATION
13.732 ACRES	TOTAL ACREAGE

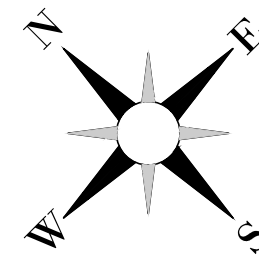
## REVISED PLAT OF BLOCK NO. 7 FOREST PARK ADDITION

BEING A 13.732 ACRE TRACT OF LAND SITUATED IN THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, AND BEING OUT OF THE J.M. VERAMENDI SURVEY NUMBER 1, ABSTRACT NUMBER 2, COMPRISING PART OF THAT "UNNUMBERED TRACT", ALL OF LOT 21A AND LOT 22A, AND PART OF LOT 23A, BLOCK 7, REVISED PLAT OF BLOCK NO. 7, FOREST PARK ADDITION, AS RECORDED IN VOLUME 92, PAGE 350, OF THE DEED RECORDS OF COMAL COUNTY, TEXAS, AND ALL OF LOT 24, BLOCK 7, FOREST PARK UNIT 4, ACCORDING TO PLAT RECORDED IN VOLUME 6, PAGE 40, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.



### AREA TO BE REPLATED

THE AREA TO BE REPLATED BEING A 11.600 ACRE TRACT OF THE UNNUMBERED TRACT OF THE 12 ACRES OUT OF THE REVISED BLOCK 7 OF FOREST PARK ADDITION, AS RECORDED IN VOLUME 92, PAGE 350 OF THE DEED AND PLAT RECORDS OF COMAL COUNTY TEXAS, AND SAVE AND EXCEPT A 0.066 OF AN ACRE CONVEYED TO THE CITY OF NEW BRAUNFELS, AS RECORDED IN VOLUME 296, PAGE 98, OF THE DEED RECORDS COMAL COUNTY, TEXAS, AND LOT 24, BLOCK 7, FOREST PARK UNIT 4, AS RECORDED IN VOLUME 6, PAGE 40, OF THE MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS.

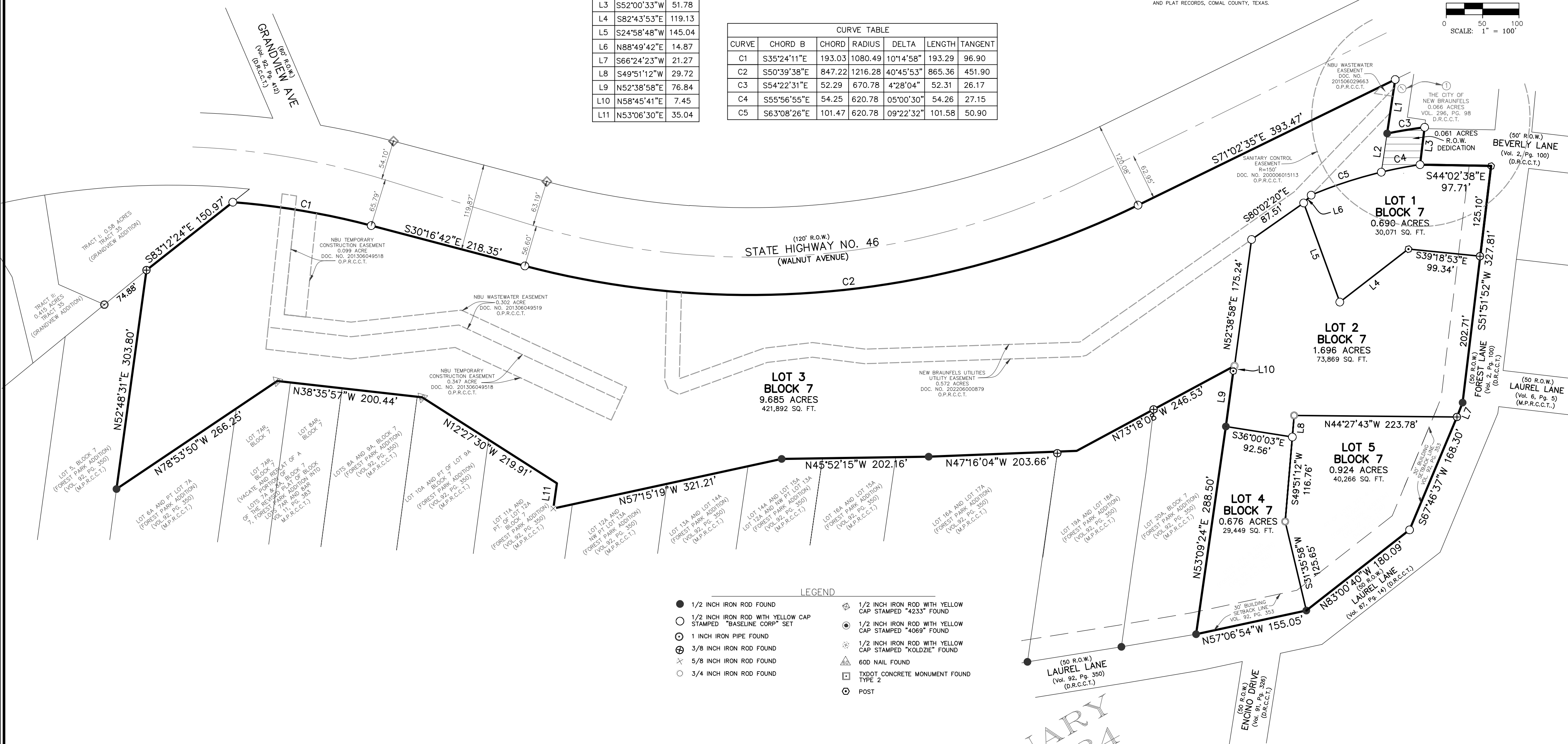


SCALE IN FEET



LINE TABLE		
LINE	BEARING	LENGTH
L1	S53°32'13"W	75.05
L2	N53°32'13"E	53.77
L3	S52°00'33"W	51.78
L4	S82°43'53"E	119.13
L5	S24°58'48"W	145.04
L6	N88°49'42"E	14.87
L7	S66°24'23"W	21.27
L8	S49°51'12"W	29.72
L9	N52°38'58"E	76.84
L10	N58°45'41"E	7.45
L11	N53°06'30"E	35.04

CURVE TABLE					
CURVE	CHORD B	CHORD	RADIUS	DELTA	LENGTH
C1	S35°24'11"E	193.03	1080.49	101°14'58"	193.29
C2	S50°39'38"E	847.22	1216.28	40°45'53"	865.36
C3	S54°22'31"E	52.29	670.78	4°28'04"	52.31
C4	S55°56'55"E	54.25	620.78	05°00'30"	54.26
C5	S63°08'26"E	101.47	620.78	09°22'32"	101.58



### LEGEND

- 1/2 INCH IRON ROD FOUND
- 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "BASELINE CORP" SET
- 1 INCH IRON PIPE FOUND
- 3/8 INCH IRON ROD FOUND
- 5/8 INCH IRON ROD FOUND
- 3/4 INCH IRON ROD FOUND
- 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "4233" FOUND
- 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "4069" FOUND
- 1/2 INCH IRON ROD WITH YELLOW CAP STAMPED "KOLDZIE" FOUND
- 60D NAIL FOUND
- TXDOT CONCRETE MONUMENT FOUND TYPE 2
- POST

PRELIMINARY  
09-30-2024

**BASLINE**

**BCCM**

Baseline Corporation  
TxSury F-10030200  
190 S Seguin Ave  
New Braunfels, TX 78130  
830.606.3913  
BaselineSurveyors.net

PREPARED DATE: JULY 2024

PROJECT NO.: 2400000248.000.2

CHECKED BY: E.A.P.

PREPARED BY: M.H.

SHEET 2 OF 2