

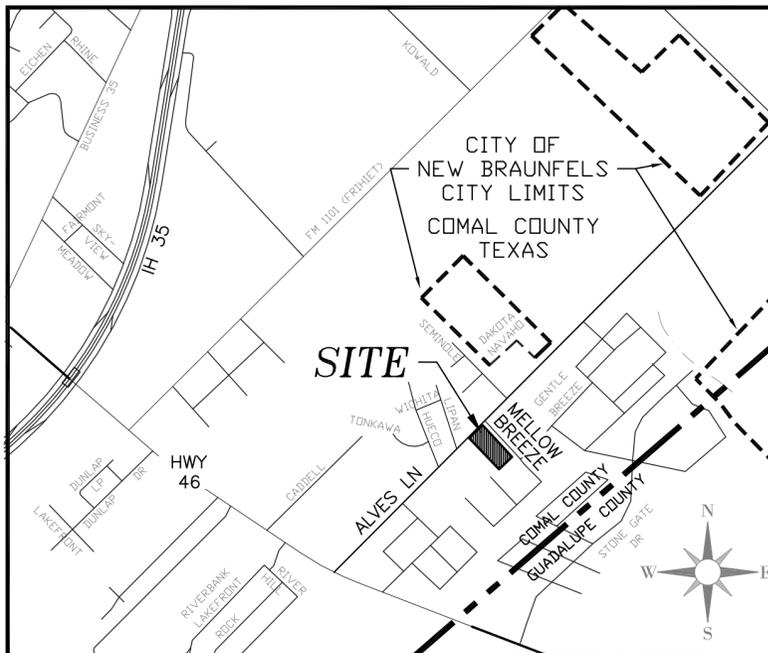
GENERAL NOTES

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "URBAN CIVIL" AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTIONS UNLESS NOTED OTHERWISE.
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD83 (NA2011), SOUTH-CENTRAL ZONE. BASED ON GPS OBSERVATIONS TO COOP CORS BASE STATION SG1. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES ADJUSTED FROM STATE PLANE GRID TO PROJECT SURFACE USING A SURFACE ADJUSTMENT SCALE FACTOR OF 1.00014.
- NO PORTION OF ANY LOT ON THIS PLAT IS WITHIN A SPECIAL FLOOD HAZARD ZONE, PER FLOOD INSURANCE RATE MAP, COMAL COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48091C0455F, EFFECTIVE DATE SEPTEMBER 2, 2009.
- THIS PROPERTY LIES IN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRAUNFELS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S 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.
- WATER SERVICE WILL BE PROVIDED BY NEW BRAUNFELS UTILITIES.
- ELECTRIC SERVICE WILL BE PROVIDED BY NEW BRAUNFELS UTILITIES.
- SEWER SERVICE WILL BE PROVIDED BY NEW BRAUNFELS UTILITIES.
- TELEPHONE SERVICE WILL BE PROVIDED BY A.T.&T.
- REFERENCED PROPERTY DOES LIE WITHIN THE CITY LIMITS OF NEW BRAUNFELS.
- DRAINAGE EASEMENTS SHALL BE FREE FROM ALL OBSTRUCTIONS. MAINTENANCE OF DRAINAGE EASEMENT DESIGNATED WITHIN A LOT SHALL BE RESPONSIBILITY OF THE PROPERTY OWNER. NO DEVELOPMENT, BUILDING OR STRUCTURE IS PERMITTED WITHIN A DRAINAGE EASEMENT.
- 4' SIDEWALKS WILL BE CONSTRUCTED BY THE HOME BUILDER ADJACENT TO THE CURB AT THE TIME OF BUILDING CONSTRUCTION ALONG MELLOW BREEZE.
- A 6' PUBLIC SIDEWALK WILL BE CONSTRUCTED ADJACENT TO ALVES LANE BY THE CITY AS PART OF A 2013 BOND PROJECT.
- PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE OTHER THAN THEIR INTENDED USE (i.e., NO STRUCTURES, SEPTIC TANK FIELDS, ETC.). GRANTEEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
- ALL DRAINAGE AND UTILITY EASEMENTS ARE PUBLIC.
- THIS SUBDIVISION IS SUBJECT TO THE 2018 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR 1 DWELLING UNIT PER BUILDABLE LOT FOR LOTS 2A AND 2B AND 2 DWELLING UNITS PER BUILDABLE LOT FOR LOTS 2C, 2D, AND 2E WITH A MAXIMUM OF 8 UNITS, WHERE FEES ARE DUE AT THE TIME OF FINAL PLAT RECORDATION. AT SUCH TIME THAT ADDITIONAL DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.
- THE ELEVATIONS OF THE LOWEST FLOOR SHALL BE ELEVATED 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND AS PRESCRIBED IN THE BUILDING REGULATIONS AND CODE OF ORDINANCES. FINISHED GRADES SHALL BE SLOPES TO DIRECT STORMWATER AWAY FROM THE STRUCTURE.

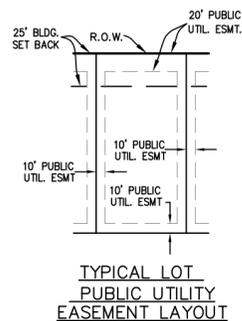
FINAL REPLAT OF LOT 2
SCHRIEWER SUBDIVISION
 ESTABLISHING
LOTS 2A, 2B, 2C, 2D, AND 2E
SCHRIEWER SUBDIVISION

BEING
1.077 ACERS, SITUATED IN THE A.M. ESNAURIZER ELEVEN LEAGUE GRANT SURVEY, COMAL COUNTY TEXAS, BEING ALL OF LOT 2, SCHRIEWER SUBDIVISION, AS RECORDED IN VOL. 11, PG. 203 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

THE PURPOSE OF THIS REPLAT OF LOT 2, SCHRIEWER SUBDIVISION IS TO DIVIDE EXISTING LOT 2 INTO 5 LOTS.



LOCATION MAP
 NOT TO SCALE



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 SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT, MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO 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 BUILDING STRUCTURE AND SERVICE.
- UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
- EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER/DEVELOPER'S EXPENSE.
- DO NOT COMBINE ANY NEW UTILITY EASEMENTS (UE) WITH 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.

EACH TRACT IS SUBJECT TO A FLOATING GUY WIRE EASEMENT AND ITS DIMENSIONS SHALL BE DETERMINED BY THE NEED OF THE UTILITIES.

**STATE OF TEXAS
 COUNTY OF COMAL**

I, _____ do hereby certify that the foregoing instrument was filed for record in the Map and Plat Records. Doc # _____ of Comal County on the _____ day of _____, A.D. 2019 at _____ M.

Witness my hand official seal, this _____ day of _____, A.D. 2019.

County Clerk, Comal County, Texas.

Deputy

CERTIFICATE OF APPROVAL

Approved this the _____ day of _____, 2019, 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

**STATE OF TEXAS
 COUNTY OF COMAL**

I, the undersigned, KEITH W. WOOLEY, 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.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. AUGUST 8, 2019

KEITH W. WOOLEY, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5463
 URBAN CIVIL
 190 SOUTH SEGUIN AVE.
 NEW BRAUNFELS, TEXAS 78130

OWNER'S ACKNOWLEDGEMENT:

**STATE OF TEXAS
 COUNTY OF COMAL**

I (We) the undersigned owner(s) of the land shown on this plat, and designated herein as the FINAL REPLAT OF LOT 2 SCHRIEWER SUBDIVISION, ESTABLISHING LOTS 2A, 2B, 2C, 2D, AND 2E SCHRIEWER 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, alleys, parks, drains, easements and public places thereon shown for the purposes and consideration therein expressed.

 BARRY JAROSZEWSKI
 OWNER OF LOT 2
 328 ALVES LN
 NEW BRAUNFELS, TEXAS 78130

**STATE OF TEXAS
 COUNTY OF COMAL**

This instrument was acknowledged before me this _____ day of _____, 2019,
 by: _____

 Notary Public, State of Texas
 My Commission Expires: _____

**URBAN
 CIVIL**

190 S. SEGUIN AVE NEW BRAUNFELS, TEXAS 78130
 PHONE (830) 606-3913 FAX (830) 625-2204
 TBPE FIRM# 17233 TBPLS FIRM# 10005900

PREPARED DATE: AUGUST 2019

JOB NO.: 1904.11

SHEET NO. 1 OF 2

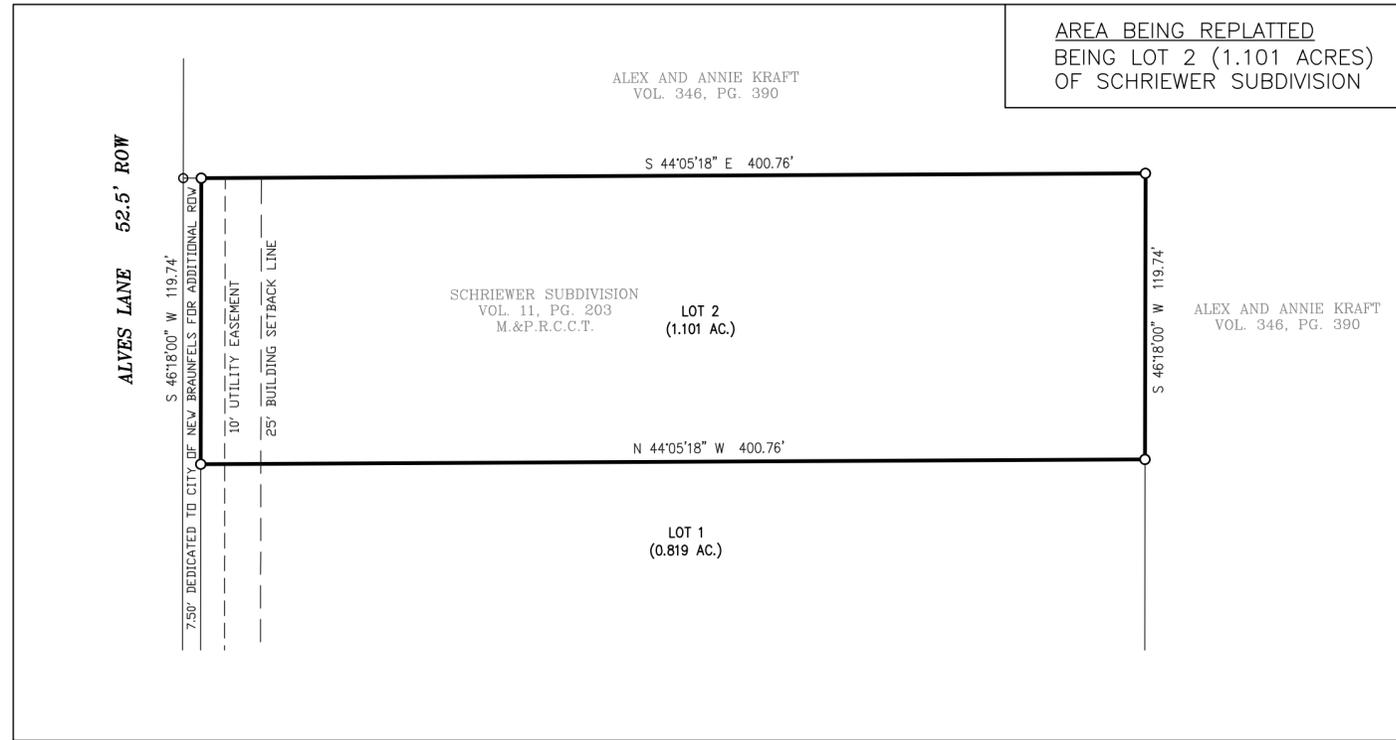
PREPARED BY: BGM

FINAL REPLAT OF LOT 2
SCHRIEWER SUBDIVISION
 ESTABLISHING
LOTS 2A, 2B, 2C, 2D, AND 2E
SCHRIEWER SUBDIVISION

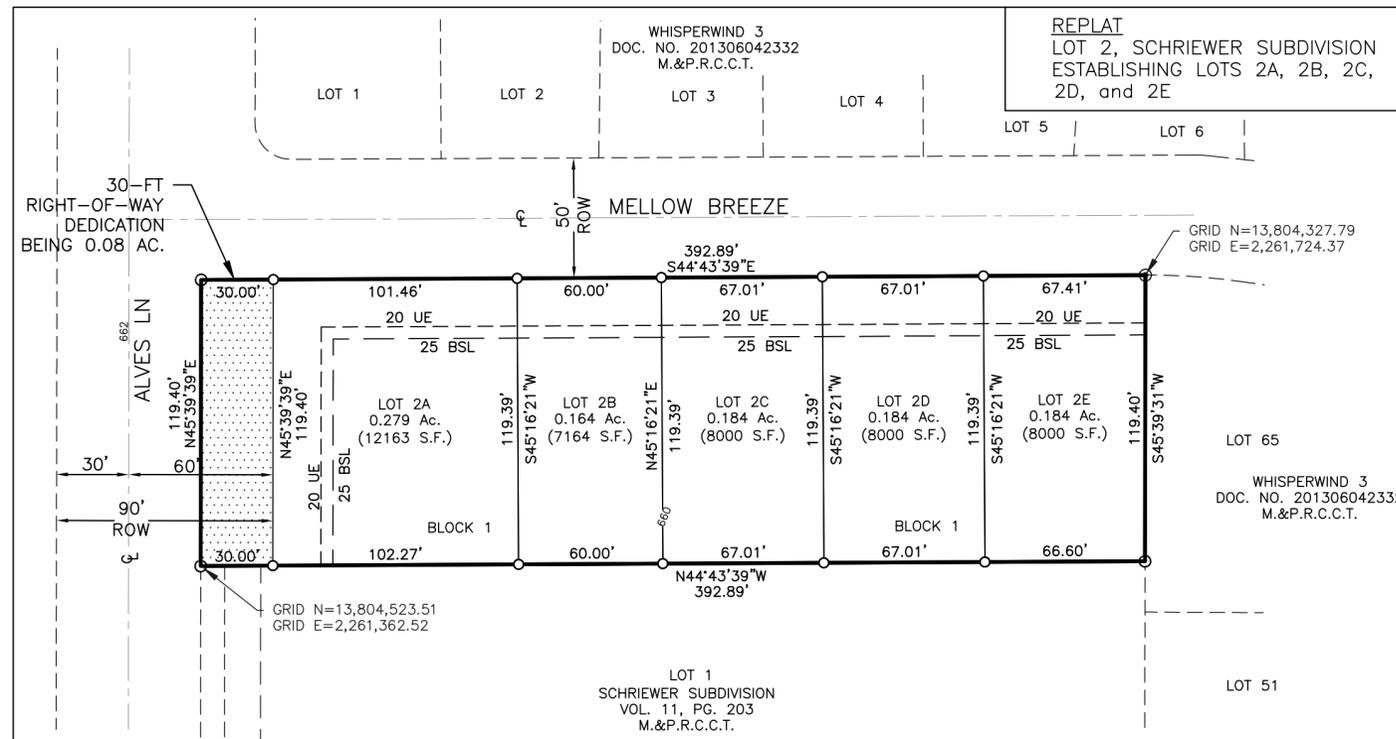
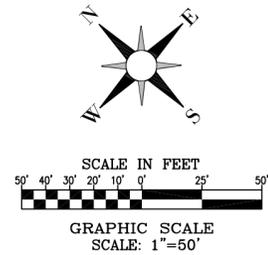
Key Legend

- 1/2 Inch Iron Rod Set with Orange Cap "URBAN CIVIL"
- ⊙ 1/2" Iron Rod Found
- M.&P.R.C.C.T Map and Plat Records of Comal County Texas
- AC. Acres
- 25 BSL Building Set Back Line
- 20 UE Public Utility Easement
- ⊕ Power Pole
- 660--- Exiting Contour

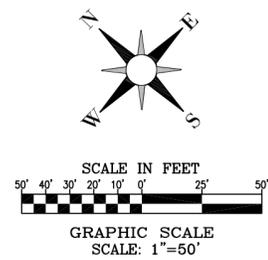
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. AUGUST 8, 2019



AREA BEING REPLATED
 BEING LOT 2 (1.101 ACRES)
 OF SCHRIEWER SUBDIVISION



REPLAT
 LOT 2, SCHRIEWER SUBDIVISION
 ESTABLISHING LOTS 2A, 2B, 2C,
 2D, and 2E



URBAN CIVIL

190 S. SEGUIN AVE NEW BRAUNFELS, TEXAS 78130
 PHONE (830) 606-3913 FAX (830) 625-2204
 TBPE FIRM# 17233 TBPLS FIRM# 10005900

PREPARED DATE: AUGUST 2019	JOB NO.: 1904.11
SHEET NO. 2 OF 2	PREPARED BY: BGM

