



20620 Townsen Blvd. East  
Humble, TX 77338  
281-812-2100

Board of Adjustment,

Alternative Sign Plan request for Landry's Retail/Restaurant/Hotel Site Development at 744 IH 35 N, New Braunfels, Texas.

➤ Site overview –

Acres – 7 acre, 3 lot property with frontage along HWY 35 N Frontage Rd.

The development is divided into 3 separate lots. With two of the lots having I35 frontage.

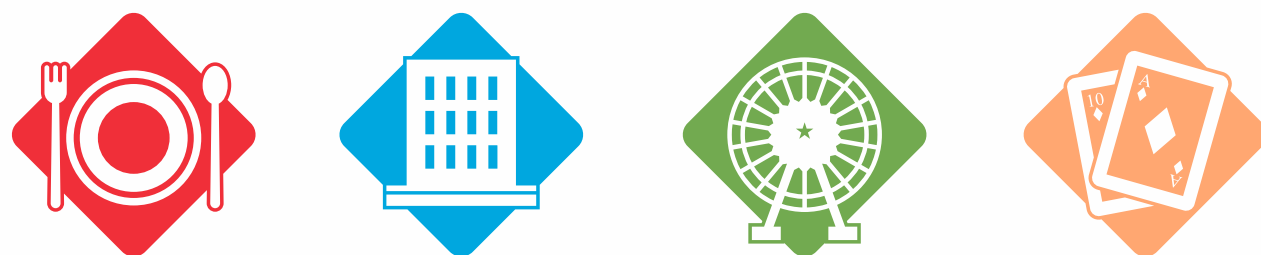
The two lots that abut I35 have 570' of total frontage for both lots. We are proposing 1 multi-tenant sign to capture the signage for all 3 lots, which will include 4 separate businesses.

In Sec. 106-14 (B) the code states: "A shared monument sign is encouraged" and that's what we'd like to propose. The following request for the Alternate Sign Plan is to reduce and consolidate the total number of signs and aggregate reduction in height and total sign square footage. This request includes a single primary multi-tenant sign that exceeds code allowance by 12' in height from 48' to 60' and square footage from what would be 800 square feet total with two signs to 857.1 square feet in the single multi-tenant sign.

Request for site signage:

- Lot 1R-1: No signage.
- Lot 1R-2: 1 multi-tenant sign.
- Lot 1R-3: No Signage.

The following request reduces the maximum allowable total in overall height, square feet, and quantity. We feel that a single, consolidated, multi-tenant sign will present a clean and comprehensive aesthetic to the city and the many travelers on HWY 35. I believe this coincides with the encouragements of Sec. 106-14 and meets the intent of the Alternative Sign Plan request. I appreciate your consideration of this request!



# LANDRY'S

DINING • HOSPITALITY • ENTERTAINMENT • GAMING



## LANDRY'S CORPORATE

744 IH 35 N, NEW BRAUNFELS, TEXAS 78130

---

### MULTI-TENANT SIGN PACKAGE



# Why You Should Choose Humble Sign Co

**“Not all Signs are Created Equal”**



## **Premium Service**

Our team of skilled professionals is committed to proactive communication. We handle every aspect of sign making in-house, from permitting to installation, ensuring a seamless process and timely delivery.

Humble Sign Co.

4.9 ★★★★★ 167 Google reviews

Small business · Sign shop in Humble, Texas

## **5-Star Google Rating**

Rated 4.9/5 on Google, our reputation speaks for itself. Our dedication to quality and customer satisfaction has earned us a top-tier Google rating, reflecting our commitment to delivering the best signage solutions.



## **Quality Construction**

We use all-aluminum construction, high-grade LEDs, automotive-grade paint for a flawless finish, and much more to ensure durable, vibrant signs backed by our unmatched 10 year warranty.

**These Companies Trust Us**





SIGN LEGEND

SIGN A

MULTI-TENANT SIGN



SIGN LOCATIONS  
SCALE: NTS

HUMBLE

SIGN CO

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Better. More.

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HUMBLE, TEXAS 77338 • 281-812-2100  
WWW.HUMBLESIGNCO.COM

CLIENT: LANDRY'S CORPORATE

ADDRESS: 744IH 35 N

CITY/STATE: NEW BRAUNFELS, TEXAS 78130

DATE: 11.12.19

DRAWING: QT 33685

DESIGNER: JAVIER GARZA

SALES REP: BART PETERSCHICK

JOB PM: LORI WILLIAMS

REVISIONS	
R11	3.28.24 - SIZE/PLACEMENT CHANGE- JG
R12	3.28.24 - VERBIAGE CHANGE- JG

PRIMARY ELECTRICAL

UNLESS OTHERWISE SPECIFIED, ELECTRICAL SIGNS WILL BE MANUFACTURED WITH 120 VOLTS A.C. PRIMARY ELECTRICAL SERVICE. THE FINAL CONNECTION THEREOF IS THE TOTAL RESPONSIBILITY OF THE CLIENT WITHIN 6 FEET OF THE ELECTRICAL SIGN

Ⓢ SPECIFICATIONS

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN

120 VOLT ELECTRICAL

ELECTRICAL LOAD: SIGN

40 AMP CIRCUIT:

ELECTRICAL LOAD: EMC

20 AMP CIRCUIT:

SIGNATURE

CLIENT:

DATE:

PAGE 3 OF 10

10 YEAR  
WARRANTY

5+5

PARTS & LABOR



SIGN A

QTY: 1

FABRICATE & INSTALL A DOUBLE FACED ILLUMINATED PYLON SIGN WITH TENANT SECTION.

TENANT CABINETS

- ALUMINUM CONSTRUCTION PAINTED P1 WITH 4" RETAINERS
- FACES: WHITE FLEX
- GRAPHICS: DIGITAL PRINTED V1
- ILLUMINATED: USING WHITE LED'S & POWER SUPPLIES

HORIZONTAL CROWNS

- ALUMINUM CONSTRUCTION PAINTED P2

POLE COVER

- ALUMINUM CONSTRUCTION PAINTED P1

PAD

- 6" CONCRETE BELOW & ABOVE GRADE

SUPPORTS

- (1) BASE - 48" OD x 0.5" WALL STEEL SUPPORT TO BE PRIMED
- (1) MID - 36" OD x 0.5" WALL STEEL SUPPORT TO BE PRIMED
- (1) SUB - 18" OD x 0.5" WALL STEEL SUPPORT TO BE PRIMED

FOUNDATION

- (1) 6'-0" DIAMETER x 21'-0" DEEP CONCRETE PIER

COLORS

PAINT COLORS - SATIN FINISH

P1: MP DARK GREY TBD

P2: MP SILVER

VINYL COLORS

V1: 3M DIGITAL PRINT WITH LAMINATE

27'-0"

26'-0"

6"

9'-0"

9'-0"

9'-0"

6'-0"

6"

26'-0"

6'-0"

TENANT



TENANT

TENANT

5'-8"

4'-8"

60'-0"

4'-8"

SIGN AREA TOTAL SQUARE FOOTAGE - 857.1 SQ. FT

234 SQ. FT. PER LARGER TENANT

156 SQ. FT. SMALLER TENANT

EXAMPLE

EXISTING SIGN ON I-35 NEW BRAUNFELS

APPROXIMATE TOTAL SQUARE FOOTAGE- 685 SQ. FT.

26'-0"

12'-6"

22'-6"

16'-0"

60'-0"



SIGN ELEVATION

SCALE: 3/32" = 1'-0"

SIGN ELEVATION

SCALE: 3/32" = 1'-0"

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20620 TOWNSEN BLVD. EAST

HUMBLE, TEXAS 77338 • 281-812-2100

WWW.HUMBLESIGNCO.COM

CLIENT: LANDRY'S CORPORATE

ADDRESS: 744IH 35 N

CITY/STATE: NEW BRAUNFELS, TEXAS 78130

DATE: 11.12.19

DRAWING: QT 33685

DESIGNER: JAVIER GARZA

SALES REP: BART PETERSCHICK

JOB PM: LORI WILLIAMS

REVISIONS

R113.28.24 - SIZE/PLACEMENT CHANGE- JG

R123.28.24 - VERBIAGE CHANGE- JG

PRIMARY ELECTRICAL

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120 VOLT ELECTRICAL

ELECTRICAL LOAD: SIGN SINGLE 120V

40 AMP CIRCUIT: 1

ELECTRICAL LOAD: EMC

20 AMP CIRCUIT:

SIGNATURE

CLIENT:

DATE:

PAGE 4 OF 10

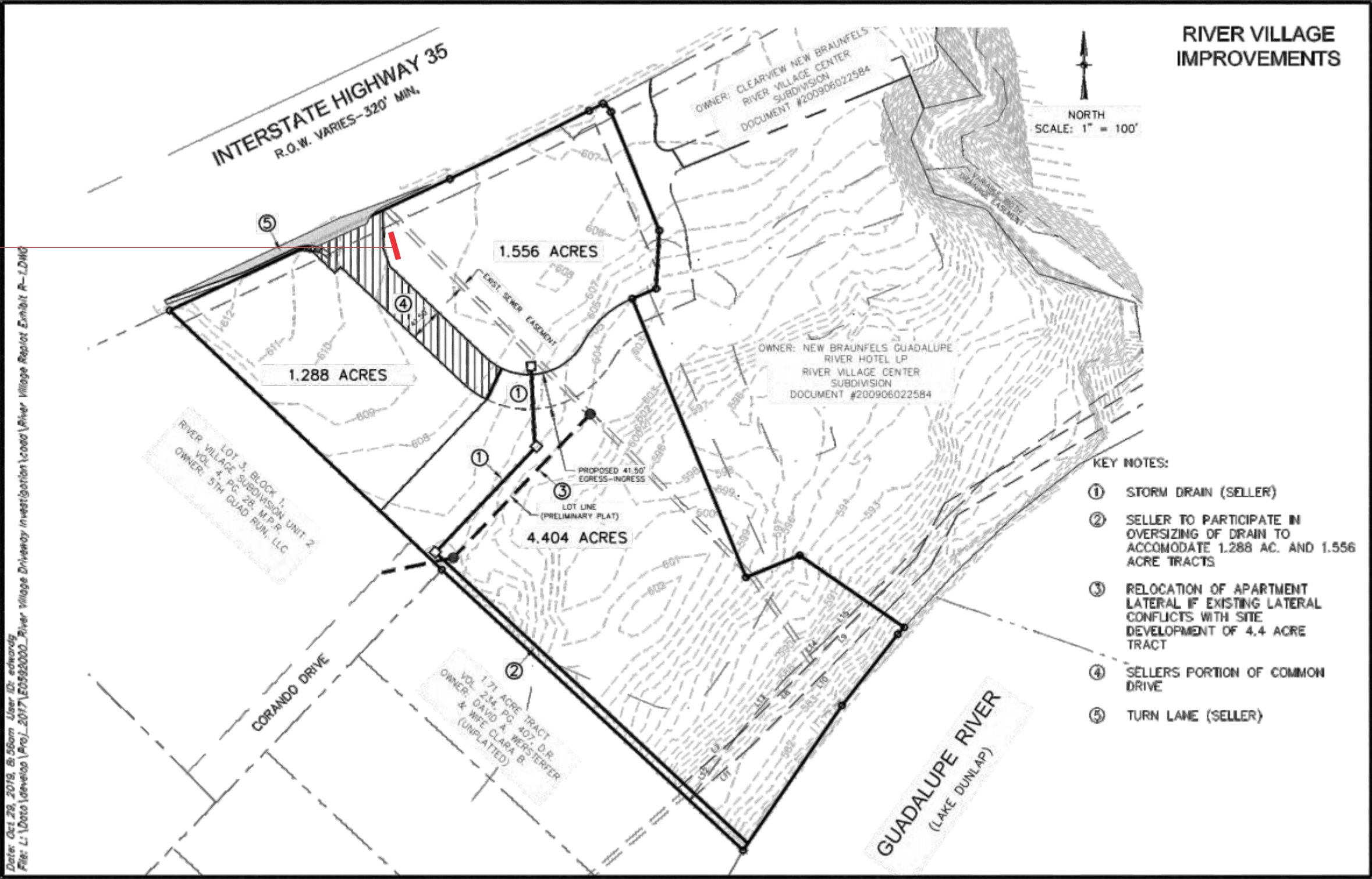
10 YEAR WARRANTY

5+5

PARTS & LABOR

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SIGN PLACEMENT



SITE PLAN

CLIENT: LANDRY'S CORPORATE

ADDRESS: 744IH 35 N

CITY/STATE: NEW BRAUNFELS, TEXAS 78130

DATE: 11.12.19

DRAWING: QT 33685

DESIGNER: JAVIER GARZA

SALES REP: BART PETERSCHICK

JOB PM: LORI WILLIAMS

REVISIONS	
R11	3.28.24 - SIZE/PLACEMENT CHANGE- JG
R12	3.28.24 - VERBIAGE CHANGE- JG

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ELECTRICAL LOAD: SIGN

40 AMP CIRCUIT:

ELECTRICAL LOAD: EMC

20 AMP CIRCUIT:

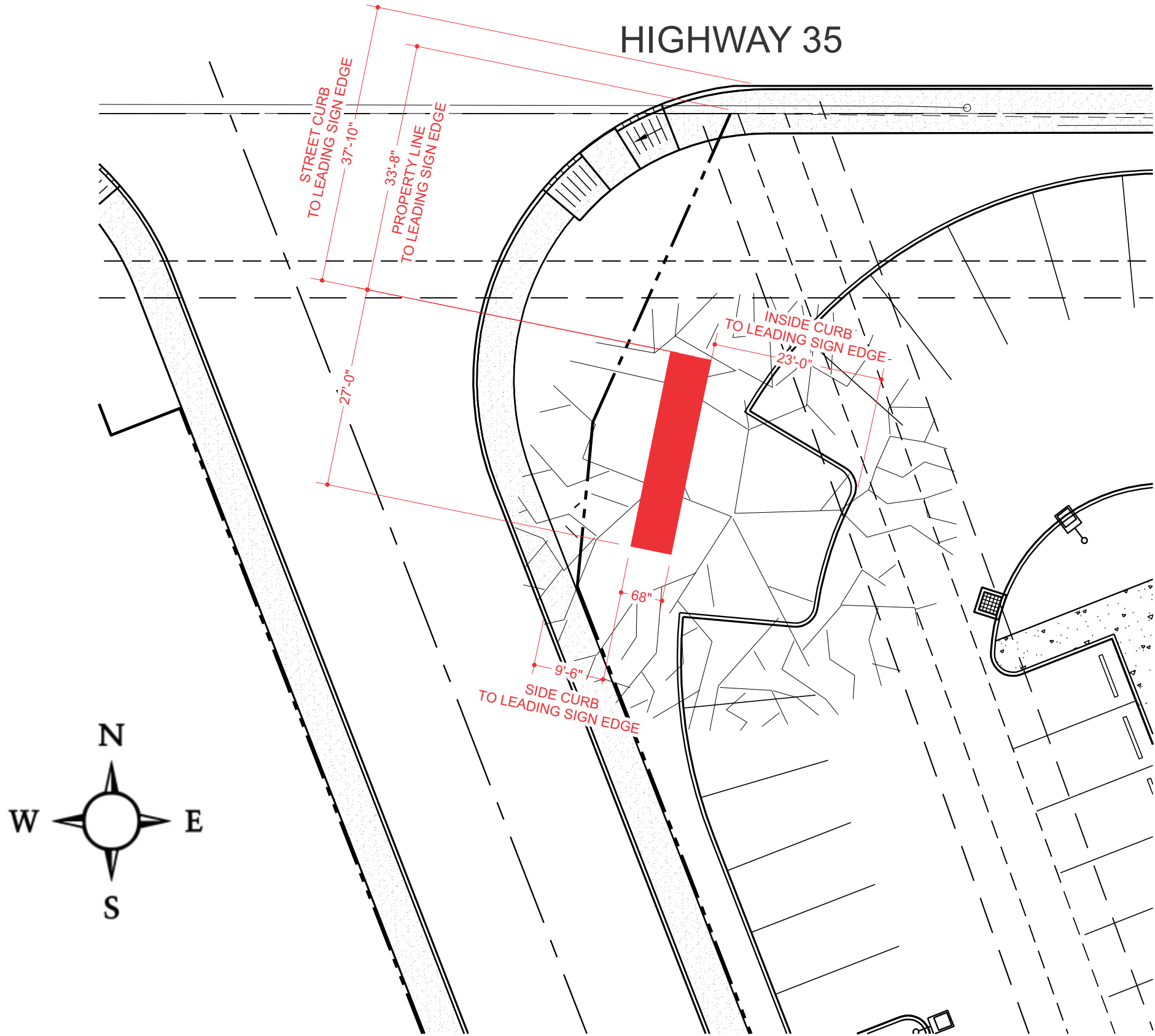
**SIGNATURE**

CLIENT:

DATE:

**PAGE 5 OF 10**





**SITE PLAN**  
SCALE: 1/16" = 1'-0"

CLIENT:	LANDRY'S CORPORATE
ADDRESS:	744IH 35 N
CITY/STATE:	NEW BRAUNFELS, TEXAS 78130
DATE:	11.12.19

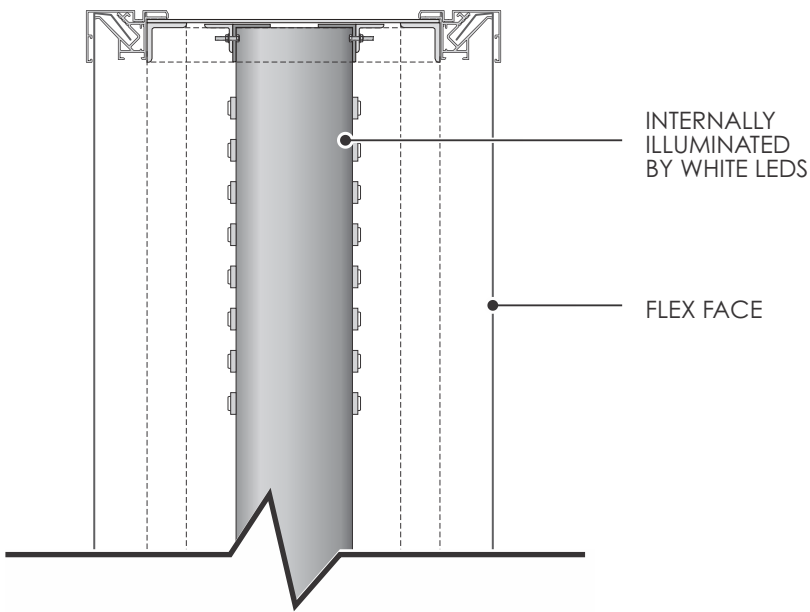
DRAWING:	QT 33685
DESIGNER:	JAVIER GARZA
SALES REP:	BART PETERSCHICK
JOB PM:	LORI WILLIAMS

REVISIONS	
R11	3.28.24 - SIZE/PLACEMENT CHANGE- JG
R12	3.28.24 - VERBIAGE CHANGE- JG
R13	4.17.24 - PLACEMENT CHANGE- JG

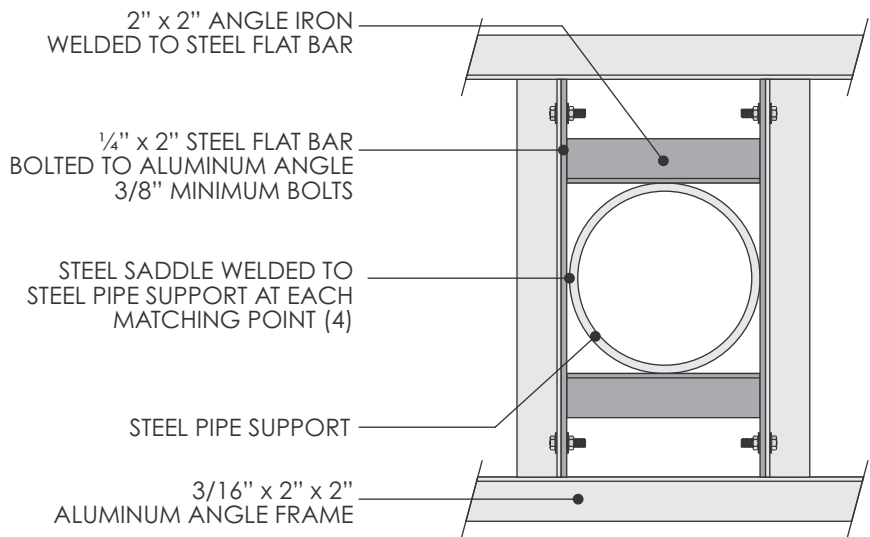
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120 VOLT ELECTRICAL
ELECTRICAL LOAD: SIGN <input type="text"/>
40 AMP CIRCUIT: <input type="text"/>
ELECTRICAL LOAD: EMC <input type="text"/>
20 AMP CIRCUIT: <input type="text"/>

SIGNATURE
CLIENT: <input type="text"/>
DATE: <input type="text"/>
PAGE 6 OF 10



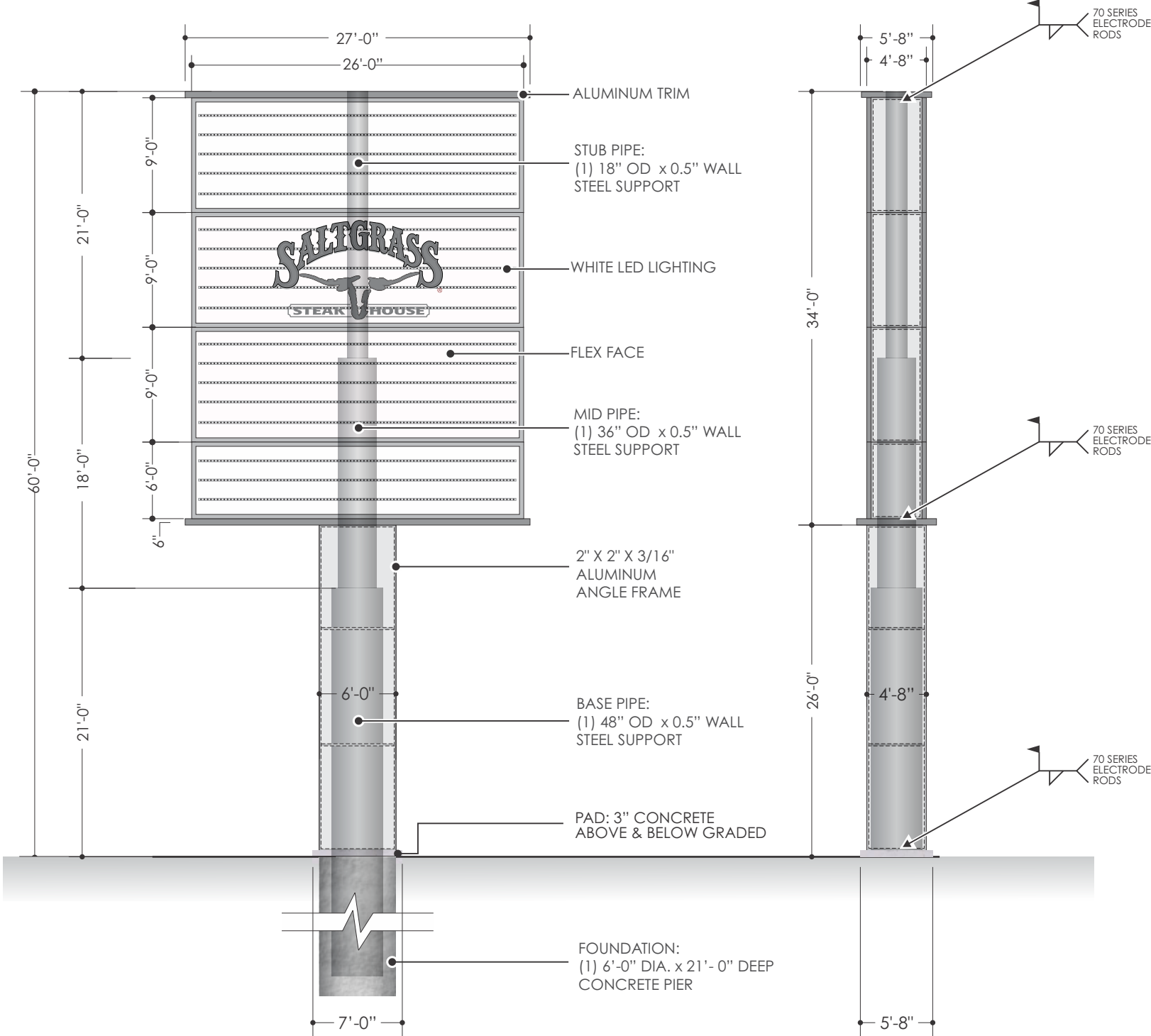
TENANT CABINET DETAIL  
SCALE: NTS



CABINET DETAIL  
SCALE: NTS

PLAN VIEW

SCALE: 3/32" = 1'-0"



SIGN ELEVATION

SCALE: 3/32" = 1'-0"

REVISIONS	
R11	3.28.24 - SIZE/PLACEMENT CHANGE- JG
R12	3.28.24 - VERBIAGE CHANGE- JG

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120 VOLT ELECTRICAL
ELECTRICAL LOAD: SIGN <b>SINGLE 120V</b>
40 AMP CIRCUIT: <b>1</b>
ELECTRICAL LOAD: EMC
20 AMP CIRCUIT:

SIGNATURE
CLIENT: _____
DATE: _____
PAGE 7 OF 10





SIGN LOCATION- DRIVING EAST ON IH 35 FRONTAGE ROAD

CLIENT:	LANDRY'S CORPORATE
ADDRESS:	744IH 35 N
CITY/STATE:	NEW BRAUNFELS, TEXAS 78130
DATE:	11.12.19

DRAWING:	QT 33685
DESIGNER:	JAVIER GARZA
SALES REP:	BART PETERSCHICK
JOB PM:	LORI WILLIAMS

REVISIONS	
R11	3.28.24 - SIZE/PLACEMENT CHANGE- JG
R12	3.28.24 - VERBIAGE CHANGE- JG

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120 VOLT ELECTRICAL
ELECTRICAL LOAD: SIGN <input type="text"/>
40 AMP CIRCUIT: <input type="text"/>
ELECTRICAL LOAD: EMC <input type="text"/>
20 AMP CIRCUIT: <input type="text"/>

SIGNATURE
CLIENT: <input type="text"/>
DATE: <input type="text"/>
PAGE 8 OF 10





SIGN LOCATION - DRIVING WEST ON IH 35

CLIENT:	LANDRY'S CORPORATE
ADDRESS:	744IH 35 N
CITY/STATE:	NEW BRAUNFELS, TEXAS 78130
DATE:	11.12.19

DRAWING:	QT 33685
DESIGNER:	JAVIER GARZA
SALES REP:	BART PETERSCHICK
JOB PM:	LORI WILLIAMS

REVISIONS	
R11	3.28.24 - SIZE/PLACEMENT CHANGE- JG
R12	3.28.24 - VERBIAGE CHANGE- JG

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120 VOLT ELECTRICAL
ELECTRICAL LOAD: SIGN <input type="text"/>
40 AMP CIRCUIT: <input type="text"/>
ELECTRICAL LOAD: EMC <input type="text"/>
20 AMP CIRCUIT: <input type="text"/>

SIGNATURE
CLIENT: <input type="text"/>
DATE: <input type="text"/>
PAGE 9 OF 10





NIGHT VIEW

CLIENT:	LANDRY'S CORPORATE
ADDRESS:	744IH 35 N
CITY/STATE:	NEW BRAUNFELS, TEXAS 78130
DATE:	11.12.19

DRAWING:	QT 33685
DESIGNER:	JAVIER GARZA
SALES REP:	BART PETERSCHICK
JOB PM:	LORI WILLIAMS

REVISIONS	
R11	3.28.24 - SIZE/PLACEMENT CHANGE- JG
R12	3.28.24 - VERBIAGE CHANGE- JG

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120 VOLT ELECTRICAL
ELECTRICAL LOAD: SIGN
40 AMP CIRCUIT:
ELECTRICAL LOAD: EMC
20 AMP CIRCUIT:

SIGNATURE
CLIENT:
DATE:
PAGE 10 OF 10



March 27, 2024

City of New Braunfels  
Sign Administration

RE:

*ALTERNATE SIGN PLAN APPLICATION  
SALTGRASS STEAKHOUSE  
744 IH 35N  
NEW BRAUNFELS, TEXAS*

To Whom It May Concern:

Humble Sign Co. has our permission to apply for an alternate sign plan application for Saltgrass Steakhouse at River Village.

Please let me know if you have any questions or concerns. Thank you in advance for your cooperation.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bevan Hebert", with a stylized flourish at the end.

Bevan Hebert

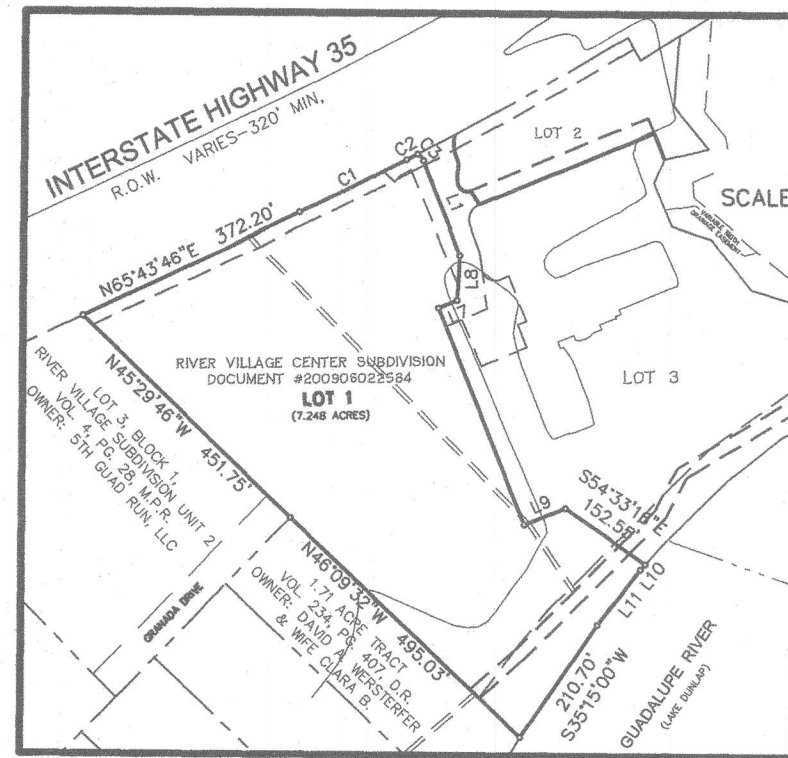
Sr. Project Manager  
bhebert@ldry.com  
832.985.2930

Landry's Inc  
1510 W. Loop South  
Houston TX 77027



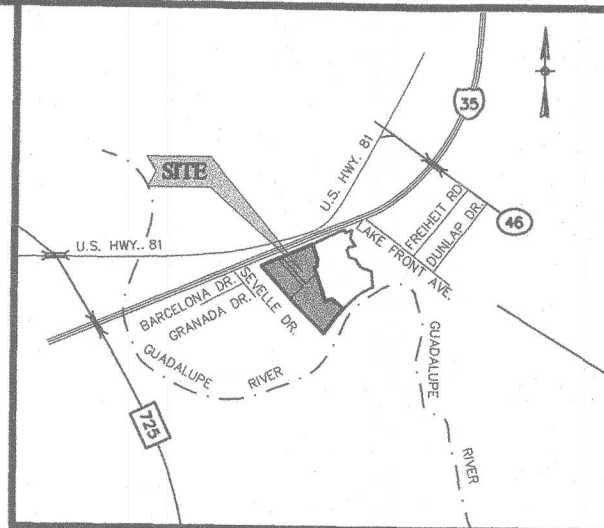


#202206048330



FINAL PLAT ESTABLISHING RIVER VILLAGE CENTER SUBDIVISION, LOTS 1R-1, 1R-2 AND 1R-3, BEING A REPLAT OF LOT 1 OF THE RIVER VILLAGE CENTER SUBDIVISION, AS RECORDED IN DOCUMENT #200906022584, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.

NORTH  
SCALE: 1" = 100'



LOCATION MAP  
NOT TO SCALE

AREA BEING REPLATTED  
LOT 1 (7.248 ACRES), RIVER VILLAGE CENTER SUBDIVISION  
RECORDED IN DOCUMENT #200906022584, MAP AND PLAT  
RECORDS, COMAL COUNTY, TEXAS.

NOTES:

- THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE LOT 1 INTO THREE LOTS TO ALLOW FOR DEVELOPMENT OF THE SITE. THE PLAT ALSO INCLUDES A COMMON ACCESS EASEMENT AND NEW UTILITY AND DRAINAGE EASEMENTS TO ALLOW FOR SEWER RELOCATION AND A STORM DRAINAGE SYSTEM.
- A PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE EXISTING SPECIAL FLOOD HAZARD ZONE AE, 100-YEAR FLOOD LOCATION, AS DEFINED BY FEMA LETTER OF MAP REVISION (LOMR) CASE NO. 11-06-0637P (EFFECTIVE DATE OCTOBER 4, 2011). THIS PROPERTY IS LOCATED ON THE FEMA FLOOD INSURANCE RATE MAPS FOR COMAL COUNTY, TEXAS, COMMUNITY PANEL NUMBER 48019C-0455F, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED SEPTEMBER 2, 2009, ACCORDING TO THE ADOPTED FLOOD MAPS OF THE CITY OF NEW BRAUNFELS.
- THERE ARE EXISTING 5' PUBLIC SIDEWALKS ADJACENT TO IH 35.
- THIS PROPERTY IS LOCATED WITHIN COMAL COUNTY INDEPENDENT SCHOOL DISTRICT.
- UTILITY SERVICE WILL BE PROVIDED BY:  
NEW BRAUNFELS UTILITIES-ELECTRICITY, WATER, AND SEWER.  
CENTER POINT ENERGY-GAS.  
AT & T-TELEPHONE.  
TIME WARNER-CABLE TV.
- A. MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE RESPONSIBILITY OF THE PROPERTY OWNER.  
B. DRAINAGE EASEMENTS SHALL REMAIN FREE FROM ALL OBSTRUCTIONS.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- 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 (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 SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- THE ELEVATION OF THE LOWEST FLOOD OF A STRUCTURE SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORM WATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO STORM WATER CONVEYANCE STRUCTURES MUST HAVE A FLOOR SLAB ELEVATION OR BOTTOM OF THE FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE ONE HUNDRED YEAR WATER FLOW ELEVATION. THE STRUCTURE, DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE A PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE GARAGE AND SHALL PREVENT WATER FROM LEAVING THE STREET.
- THIS PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION IS SUBJECT TO THE CITY OF NEW BRAUNFELS 2018 PARKLAND DEDICATION AND DEVELOPMENT ORDINANCE. NON RESIDENTIAL SUBDIVISIONS ARE NOT SUBJECT TO THE PARKLAND DEDICATION AND DEVELOPMENT REQUIREMENTS, HOWEVER, AT SUCH TIME AS ANY DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE THEN CURRENT ORDINANCES FOR EACH DWELLING UNIT.

TYDOT 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.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPROPER COVER RELATED TO THE DEVELOPMENT, WILL NOT ENDOURAGE BY STRUCTURE OR GRADING INTO STATE ROW. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW WILL NOT BE ALLOWED.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TYDOT'S, "ACCESS MANAGEMENT MANUAL". LOT 1R-3 OF THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 1 (ONE) SHARED RIGHT-IN/OUT ONLY ACCESS POINT, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 109.37 FEET WHICH WILL ALSO PROVIDE ACCESS TO LOTS 1R-1 AND 1R-2. LOTS 1R-1 AND 1R-2 WILL NOT HAVE DIRECT ACCESS TO THE STATE HIGHWAY SYSTEM. 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 THROUGHFARE PLANS.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TYDOT. PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY, LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TYDOT.
- 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.

STATE OF TEXAS §  
COUNTY OF BEXAR §

I, THE UNDERSIGNED ALAN D. LINDSKOG, 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.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2845

APPROVED THIS 28<sup>th</sup> DAY OF July, 2021, BY THE PLANNING DIRECTOR OF THE CITY OF NEW BRAUNFELS, TEXAS.

APPROVED FOR ACCEPTANCE

DATE 10-20-22

DATE 10/20/22

DATE 10/19/2022

PLANNING DIRECTOR

CITY ENGINEER

NEW BRAUNFELS UTILITIES

I, Bobbie Koepf, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC #202206048330 OF COMAL COUNTY ON THE 14<sup>th</sup> DAY OF November 2022, AT 10:10 AM.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 14<sup>th</sup> DAY OF November, 2022

COUNTY CLERK, COMAL COUNTY, TEXAS

Tracy Ellis  
DEPUTY

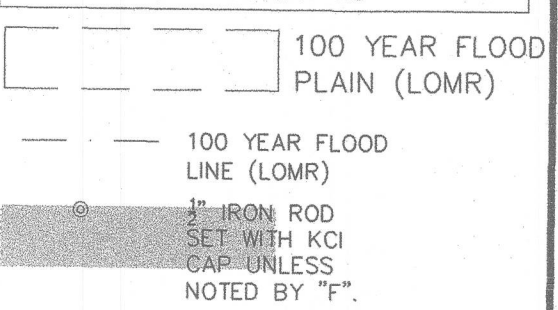
NEW BRAUNFELS UTILITIES NOTES:

- 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 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' WIDE SERVICE EASEMENT TO THE DWELLING ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING 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'S/DEVELOPER'S EXPENSE.
- DO NOT COMBINE ANY NEW UTILITY EASEMENTS (U.E.) WITH DRAINAGE EASEMENTS (D.E.) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (U.E.) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.
- NBU IS NOT RESPONSIBLE FOR DAMAGES TO PROPERTY IMPROVEMENTS (I.E. LANDSCAPING, TREES, PAVEMENTS, 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.

CURVE TABLE							
CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA	TANGENT	
C1	186.26'	5996.76'	186.25'	N64°50'23"E	1°46'47"	93.14'	
C2	18.93'	5996.76'	18.92'	N63°51'35"E	0°10'51"	9.46'	
C3	14.26'	19.50'	13.94'	N42°12'32"W	41°53'43"	7.46'	
C4	36.27'	116.50'	36.13'	S54°24'59"E	17°50'25"	18.28'	
C5	135.74'	75.00'	117.96'	N82°39'22"E	41°53'43"	95.47'	
C6	77.63'	117.40'	76.22'	S49°45'06"W	37°53'12"	40.29'	
C7	174.57'	116.50'	158.69'	N73°44'10"E	85°51'19"	108.36'	
C8	50.19'	75.90'	49.29'	S49°45'06"W	37°53'12"	26.05'	

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.82'	S79°53'00"E
L2	36.56'	S45°29'46"E
L3	10.00'	N44°30'14"E
L4	22.33'	N18°50'11"W
L5	45.81'	N00°14'03"W
L6	4.10'	S30°48'30"W
L7	31.12'	S67°51'00"W
L8	69.68'	S04°00'52"W
L9	69.75'	N68°41'02"E
L10	11.40'	S44°06'00"W
L11	108.80'	S38°56'00"W
L12	4.10'	N30°48'30"E
DE1	64.19	N45°26'02"E
DE2	73.23	N47°17'24"E
DE3	82.20	N40°56'35"E
DE4	101.01'	N37°42'07"E
EL1	23.46'	S46°37'58"E
EL2	13.93'	N43°36'02"E
EL3	18.01'	N64°22'10"E
EL4	190.80'	S22°19'00"E
EL5	38.49'	S67°51'53"W
EL6	15.00'	S22°08'07"E
EL7	97.92'	N49°35'00"E
EL8	213.57'	N45°56'00"E
EL9	62.62'	N46°23'19"E
EL10	122.19'	N50°48'29"E
EL11	26.17'	N54°09'23"E
EL12	27.62'	N54°55'22"E

ABBREVIATIONS	
VOL	VOLUME
PG	PAGE
CATV	CABLE TV
TYP	TYPICAL
ROW	RIGHT OF WAY
TELE	TELEPHONE
SS	SANITARY
PR	PLAT RECORDS, COMAL COUNTY
ELEC	CITY PUBLIC SERVICE ELECTRIC
GAS	CITY PUBLIC SERVICE GAS
BSL	BUILDING SETBACK LINE - FRONT
SBSL	BUILDING SETBACK LINE - SIDE
OPR	OFFICIAL PROPERTY RECORDS, COMAL COUNTY
DPR	DEED AND PROPERTY RECORDS, COMAL COUNTY
NBU	NEW BRAUNFELS UTILITIES
F	1/2" FOUND IRON PIN
S	1/2" SET IRON PIN
VNAE	VEHICULAR NON-ACCESS EASEMENT
DE	DRAINAGE EASEMENT TIE
SE	SEWER EASEMENT TIE



NOTE: COORDINATES ON THIS PLAT ARE BASED ON TEXAS SOUTH CENTRAL GRID COORDINATES. SCALE FACTOR IS 1.00014. BEARING BASIN IS WEST LINE OF LOT 3 AS SHOWN ON RIVER VILLAGE CENTER SUBDIVISION. TO OBTAIN GRID BEARINGS ROTATE BEARINGS CLOCKWISE BY 0°54' 21"

OWNER'S AND AGENT'S ACKNOWLEDGEMENT:

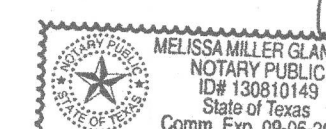
STATE OF TEXAS  
COUNTY OF Dallas

I (WE) THE UNDERSIGNED OWNER(S) AND AGENT(S) OF OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE RIVER VILLAGE CENTER SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

CLEARVIEW NEW BRAUNFELS LP (OWNER LOT 1R-1 AND 1R-2)  
AGENT FOR OGC RIVER VILLAGE HOTEL 1 LP (OWNER OF LOT 1R-3)  
BY: MICHAEL STARCHER  
2121 NORTH AKARD ST., SUITE 100, DALLAS, TEXAS 75201

STATE OF TEXAS  
COUNTY OF Dallas

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 13<sup>th</sup> DAY OF October, 2022 BY Melissa M. Glanton



NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES:



CIVIL ENGINEERING CONSULTANTS  
DON DURDEN, INC.  
11550 L.H. 10 WEST, SUITE 395  
SAN ANTONIO, TEXAS 78230  
P) 210.641.6440  
REGISTRATION #F-2214  
SURVEY LICENSE #T0041000  
Email: cec@cecotexas.com

SHEET 1 OF 1