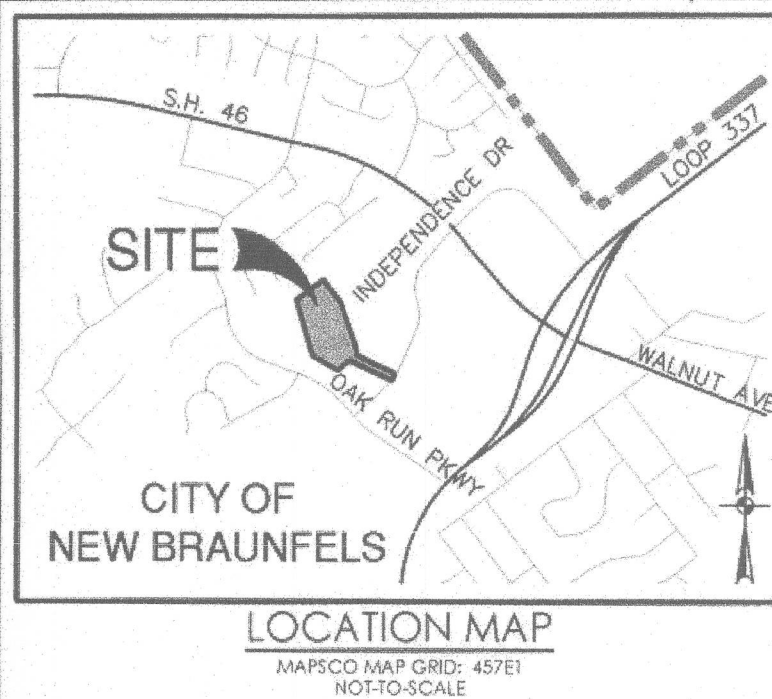


RECORDED

FINAL PLAT ESTABLISHING MISSION HILL PARK

BEING A 10.002 ACRE TRACT OF LAND BEING THAT SAME TRACT DESCRIBED IN DEED TO NEW BRAUNFELS PARKS FOUNDATION RECORDED IN DOCUMENT NUMBER 201206045190 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, IN THE ANDRES SANCHEZ SURVEY NUMBER 286, ABSTRACT 528, IN THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS.



NBU NOTES:

1. MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OF 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.
2. UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING AND SERVICE.
3. UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
4. EACH LOT MUST HAVE ITS WATER AND SEWER SERVICE AT THE OWNER/DEVELOPER'S EXPENSE.
5. 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.
6. NBU IS NOT RESPONSIBLE FOR LANDSCAPING OR IRRIGATION IN UE/LE.

UTILITY PROVIDER NOTE:

THE PROPERTY WILL BE SERVED BY THE FOLLOWING:
NEW BRAUNFELS UTILITIES (WATER, SEWER, ELECTRIC)
AT&T (TELECOMMUNICATIONS)
SPECTRUM

SCHOOL DISTRICT NOTE:

REFERENCED PROPERTY LIES WITHIN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.

SIDEWALK AND ACCESS WAY NOTES:

EXISTING SIX FOOT WIDE PUBLIC SIDEWALKS ADJACENT TO INDEPENDENCE DRIVE

DRAINAGE EASEMENT NOTES:

1. DRAINAGE EASEMENTS SHALL "REMAIN FREE OF ALL OBSTRUCTIONS."
2. NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASES 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 GRANTORS 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.
3. MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

NOTES:

1. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114-STREETS, SIDEWALKS AND OTHER PUBLIC SPACES.
2. THIS SUBDIVISION LIES WITHIN THE RECHARGE ZONE OF THE EDWARDS AQUIFER.
3. THIS SUBDIVISION LIES WITHIN THE CITY LIMITS OF NEW BRAUNFELS, TEXAS.
4. FINISHED FLOOR ELEVATION MUST BE MINIMUM OF TEN (10) INCHES ABOVE FINAL ADJACENT GRADE AND THE LOT BE GRADED IN ACCORDANCE WITH THE APPROVED GRADING PLAN.

FLOODPLAIN NOTE:

NO PORTION OF ANY LOT ON THIS PLAT IS WITHIN AN INDICATED SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE ADOPTED FLOOD MAPS OF THE CITY OF NEW BRAUNFELS AS DEFINED BY THE COMAL COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 48091C0435F, EFFECTIVE DATE SEPTEMBER 2, 2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PARKS NOTE:

THIS SUBDIVISION IS SUBJECT TO THE CITY OF NEW BRAUNFELS 2018 PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. AT SUCH TIME THAT RESIDENTIAL DWELLING UNITS ARE CONSTRUCTED WITHIN THE SUBDIVISION, THE OWNERS SHALL CONTACT THE CITY OF NEW BRAUNFELS AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.

SURVEYOR'S NOTES:

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH A 1/2" IRON ROD WITH CAP OR DISK MARKED "PAPE-DAWSON" AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE (SCALE FACTOR FOR GRID TO SURFACE 1.00014).
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

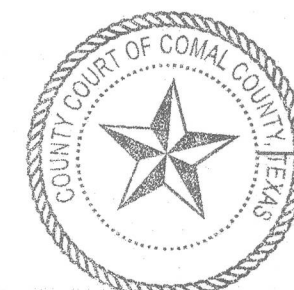
KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED TOM H. MILO, 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.

TOM H. MILO
REGISTERED PROFESSIONAL LAND SURVEYOR #6819
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213



CERTIFIED TO BE A TRUE AND
CORRECT COPY.
BOBBIE KOEPP, County Clerk
Comal County
PAGE 1 OF 2



BOBBIE KOEPP
COUNTY CLERK, COMAL COUNTY, TEXAS
BY: JESSICA HASTE, DEPUTY

**PAPE-DAWSON
ENGINEERS**

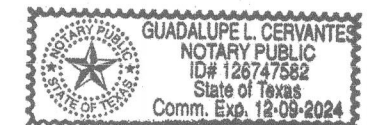
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.376.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: May 13, 2021

STATE OF TEXAS
COUNTY OF COMAL

I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE MISSION HILL PARK 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.

Joyce Compton 51921
OWNER/DEVELOPER: JOYCE COMPTON DATE
(CHAIRMAN OF THE NEW BRAUNFELS PARKS FOUNDATION)
NEW BRAUNFELS PARKS FOUNDATION
110 GOLF COURSE ROAD
NEW BRAUNFELS, TEXAS, 78130



STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
THIS 19 DAY OF May 2021 BY Joyce Compton
Guadalupe L. Cervantes
NOTARY PUBLIC
STATE OF TEXAS
MY COMMISSION EXPIRES: 12-9-2024

CERTIFICATE OF APPROVAL

APPROVED THIS THE 4th DAY OF May 2021 BY THE PLANNING
COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS
Ed Lee Edwards CHAIRMAN

APPROVED FOR ACCEPTANCE
6/22/2021 Jacob M. Shell
DATE PLANNING AND DEVELOPMENT SERVICES DIRECTOR
6/22/2021 MK
DATE CITY ENGINEER
6/10/2021 J...
DATE NEW BRAUNFELS UTILITIES

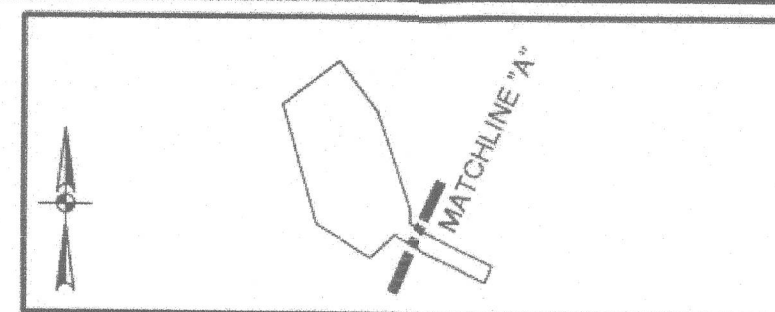
STATE OF TEXAS
COUNTY OF COMAL

I, Bobbie Koepf DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR
RECORD IN THE MAP AND PLAT RECORDS, DOC #2010603452 OF COMAL COUNTY
ON THE 28th DAY OF June 2021 AT 9:40 A.M.

WITNESS MY HAND OFFICIAL SEAL, THIS THE 28th DAY OF June
2021

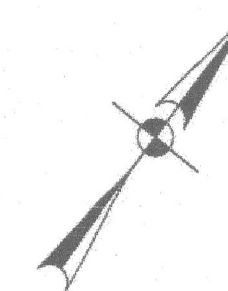
MISSION HILL PARK

Civil Job No. 30031-00; Survey Job No. 30031-00



RECORDED

BEING A 10.002 ACRE TRACT OF LAND BEING THAT SAME TRACT DESCRIBED
IN DEED TO NEW BRAUNFELS PARKS FOUNDATION RECORDED IN
DOCUMENT NUMBER 201206045190 OF THE OFFICIAL PUBLIC RECORDS OF
COMAL COUNTY, TEXAS, IN THE ANDRES SANCHES SURVEY NUMBER 286,
ABSTRACT 528, IN THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS.



SCALE: 1" = 100'



**PAPE-DAWSON
ENGINEERS**

NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #47C | TEXAS SURVEYING FIRM #10029800

DATE OF PREPARATION: May 13, 2021

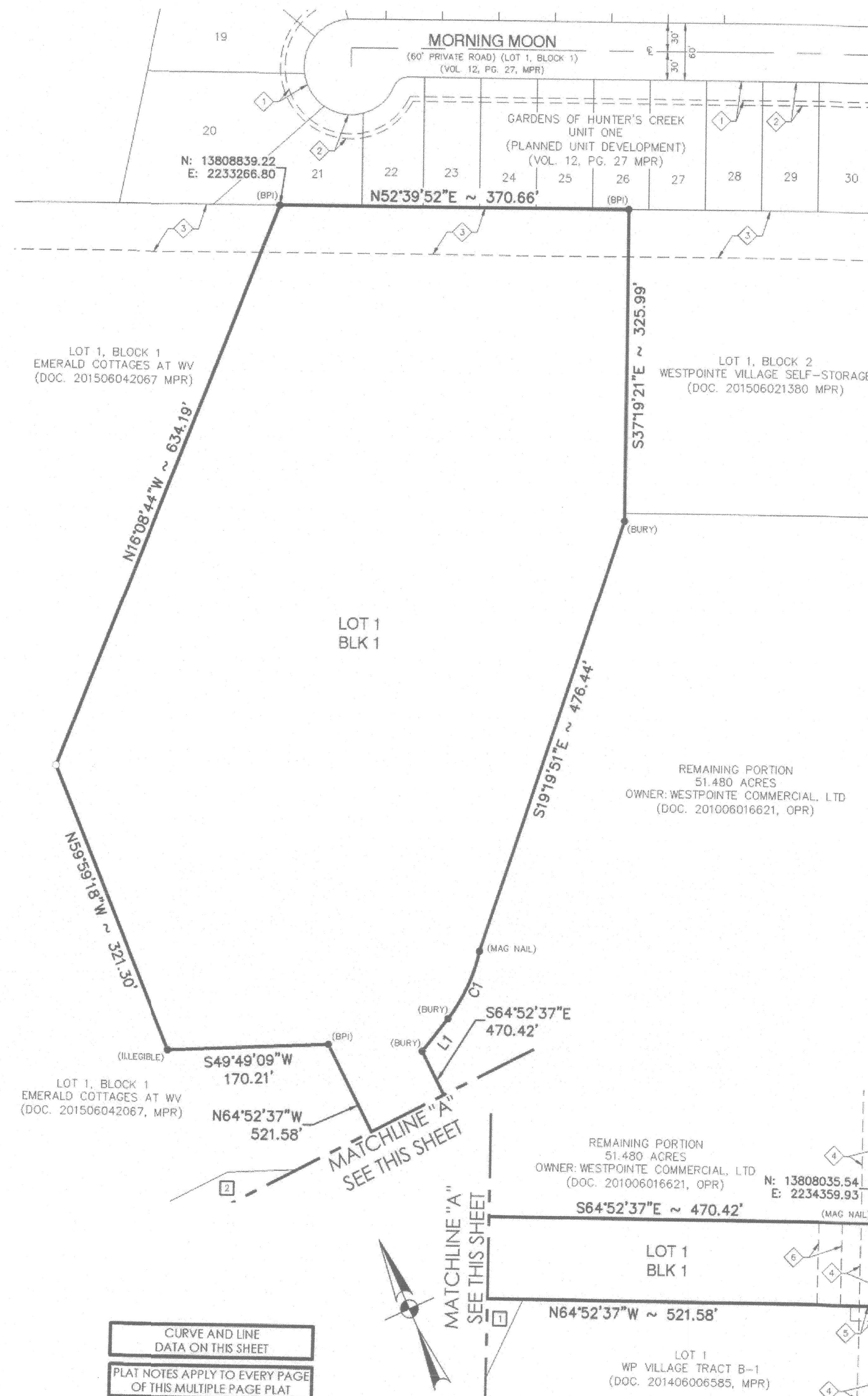
LOCATION MAP

MAPSCO MAP GRID: 457E
NOT-TO-SCALE

LEGEND

AC BLK DOC	ACRE(S) BLOCK DOCUMENT NUMBER	VOL PG ROW	VOLUME PAGE(S) RIGHT-OF-WAY
MPR	MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS		SET 1/2" IRON ROD (PD) SET 1/2" IRON ROD (PD)-ROW
CITY OF NEW BRAUNFELS LIMITS CENTERLINE			

- | | | | |
|---|---|---|---|
| 1 | 20' UTILITY EASEMENT
(VOL. 12, PG. 27, MPR) | 1 | LOT 1, BLOCK 1
EMERALD COTTAGES AT WV
(DOC. 2011506022067, MPR) |
| 2 | 25' BUILDING SETBACK
(VOL. 12, PG. 27, MPR) | 2 | LOT 1
WP VILLAGE TRACT B-1
(DOC. 201408006585, MPR) |
| 3 | 50' BUFFER
(ORDINANCE NO. 2007-72) | | |
| 4 | 20' UTILITY EASEMENT
(DOC. 200906014170, MPR) | | |
| 5 | 15' DRAINAGE EASEMENT
(DOC. 200906014170, MPR) | | |
| 6 | APPROXIMATE LOCATION
25' ACCESS EASEMENT
(DOC. 201206045190, OPR) | | |




LINE #	BEARING	LENGTH
L1	S0°09'41"W	43.69'
L2	S25°06'56"W	85.82'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	174.00'	26°00'46"	S12°50'42"E	78.32'	79.00'

STATE OF TEXAS
COUNTY OF COMAL
I certify this to be a true and correct copy
of the record FILED & RECORDED in
the Official Public Records of Comal
County on the date and time stamped
thereon.

County Clerk
thereon.


 Bobbie Koepf
Bobbie Koepf
County Clerk
By Jessie Nixte
6-28-21

CURVE AND LINE
DATA ON THIS SHEET

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

SHEET 2 OF 2

CERTIFIED TO BE A TRUE AND
CORRECT COPY.

 BOBBIE KOEPP, County Clerk
Comal County
PAGE 2 OF 2

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