



October 29, 2020

Planning Department
City of New Braunfels
550 Landa Street
New Braunfels, TX 78130

Self Subdivision Minor Final Plat

The intent of this letter is to request an exemption from plat code section 118-46 part C.

This subdivision is located at 2919 Morningside Dr. New Braunfels, TX 78130. We are submitting a minor final plat for a portion of the 19.6752 Acres owned by Sandra Self (Vol. 969, PG. 293, OPRCCT) and a portion of lot 1R, Block 1, of Schleicher Estates Subdivision (Vol. 8, PG. 185, MPRCCT). This subdivision is located within the city limits of New Braunfels and is zoned as R-1A-5.5 and R-1A-4.

The purpose of this plat is to revise a lot line between two existing lots. The current owner of the property is wanting to revise this lot line in order to allow for full transfer of the portion of the property that will be subsequently replatted and developed for small-lot residential use (see attached preliminary plat for the final intent of Lot 2). When Lot 2 is platted again the requirements of plat code 118-46 part C will be met.

If you need additional information or have any questions, please do not hesitate to contact myself or Jeff Moeller, P.E.

Sincerely,

A handwritten signature in blue ink, appearing to read 'James Ingalls'. The signature is fluid and cursive, with a large initial 'J'.

James Ingalls, P.E.