

LOCATION MAP
NOT TO SCALE

GENERAL 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 1/2 INCH IRON ROD WITH PLASTIC CAP "URBAN CIVIL" UNLESS NOTED OTHERWISE.
2. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD83 (NAZ011), SOUTH-CENTRAL ZONE 4205. 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 OF 1.00015=0.999848292033).
3. NO PORTION OF ANY LOT ON THIS PLAT IS WITHIN AN INDICATED SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE FLOOD MAPS OF THE GUADALUPE COUNTY, TEXAS, FLOOD INSURANCE RATE MAP 48187C0255F FOR COMAL COUNTY, TEXAS EFFECTIVE DATE NOVEMBER 2, 2007.
4. THIS PROPERTY LIES IN THE MARION INDEPENDENT SCHOOL DISTRICT.
5. 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.
6. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
7. WATER SERVICE WILL BE PROVIDED BY GREEN VALLEY SUD.
8. SEWER SERVICE WILL BE PROVIDED BY INDIVIDUAL PRIVATE ONSITE SEWAGE FACILITIES.
9. ELECTRIC SERVICE WILL BE PROVIDED BY GVEC.
10. TELEPHONE SERVICE WILL BE PROVIDED BY A.T.&T. AND SPECTRUM CABLE.
11. SUBJECT PROPERTY IS LOCATED WITHIN GUADALUPE COUNTY AND WITHIN THE CITY OF NEW BRAUNFELS, EXTRA-TERRITORIAL JURISDICTION.
12. MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN THE LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
13. THE ELEVATION 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 SLOPED TO DIRECT STORMWATER AWAY FROM THE STRUCTURE.
14. NO SIDEWALK CONSTRUCTION IS REQUIRED IN ACCORDANCE WITH THE WAIVER TO THE SIDEWALK REQUIREMENTS THAT WAS APPROVED BY NEW BRAUNFELS CITY COUNCIL ON _____.

GREEN VALLEY SPECIAL UTILITY DISTRICT:

EASEMENT CERTIFICATE

THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO. IN PERSON OR THROUGH A DULLY AUTHORIZED AGENT, DEDICATES TO GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY OVER AND ACROSS THOSE AREAS MARKED AS "WATERLINE EASEMENT" AND IN ALL STREETS AND BYWAYS, SUCH PIPELINES, SERVICE LINES, WATER METERS, AND OTHER WATER SYSTEM APPURTENANCES AS IT REQUIRES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, THE RIGHT TO REMOVE FROM SAID LANDS TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES, STRUCTURES, IMPROVEMENTS OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. NO OTHER UTILITY LINES BY BE LOCATED WITHIN 36" PARALLEL TO WATER LINES.

ANY MONETARY LOSS TO GREEN VALLEY SUD RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USEABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION.

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISION OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, AND THE REGULATION ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR AS LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. (GVEC) NOTES

1. ALL TRACTS ARE SUBJECT TO A 15' ELECTRIC AND COMMUNICATION EASEMENT ALONG ALL SIDE, FRONT AND REAR PROPERTY LINES.
2. EACH LOT IS SUBJECT TO A FLOATING 10' WIDE BY 40' LONG GUY WIRE EASEMENT TO BE LOCATED BY GVEC.
3. ALL EXISTING GVEC OVERHEAD LINES POSSESS A 30' CENTERLINE EASEMENT, 15' EACH SIDE OF LINE.
4. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
5. NO BUILDINGS, WELLS OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT.

NOTE: Any existing overhead lines, shall be plotted on the plat with a 30' centerline easement (15' on each side of line) or a note shall be added stating there shall be a 30' centerline easement (15' on each side of line) on all existing GVEC lines.

Key Legend

- 1/2 INCH IRON ROD SET WITH ORANGE CAP "URBAN CIVIL"
- 3/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JB ENG 3116" FOUND
- 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "2024" FOUND
- OFFICIAL PUBLIC RECORD OF GUADALUPE COUNTY TEXAS
- AC. ACRES

PURPOSE:

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A 14.055 ACRE TRACT, GUADALUPE COUNTY APPRAISAL DISTRICT PID.#60251, INTO TWO (2) LOTS.

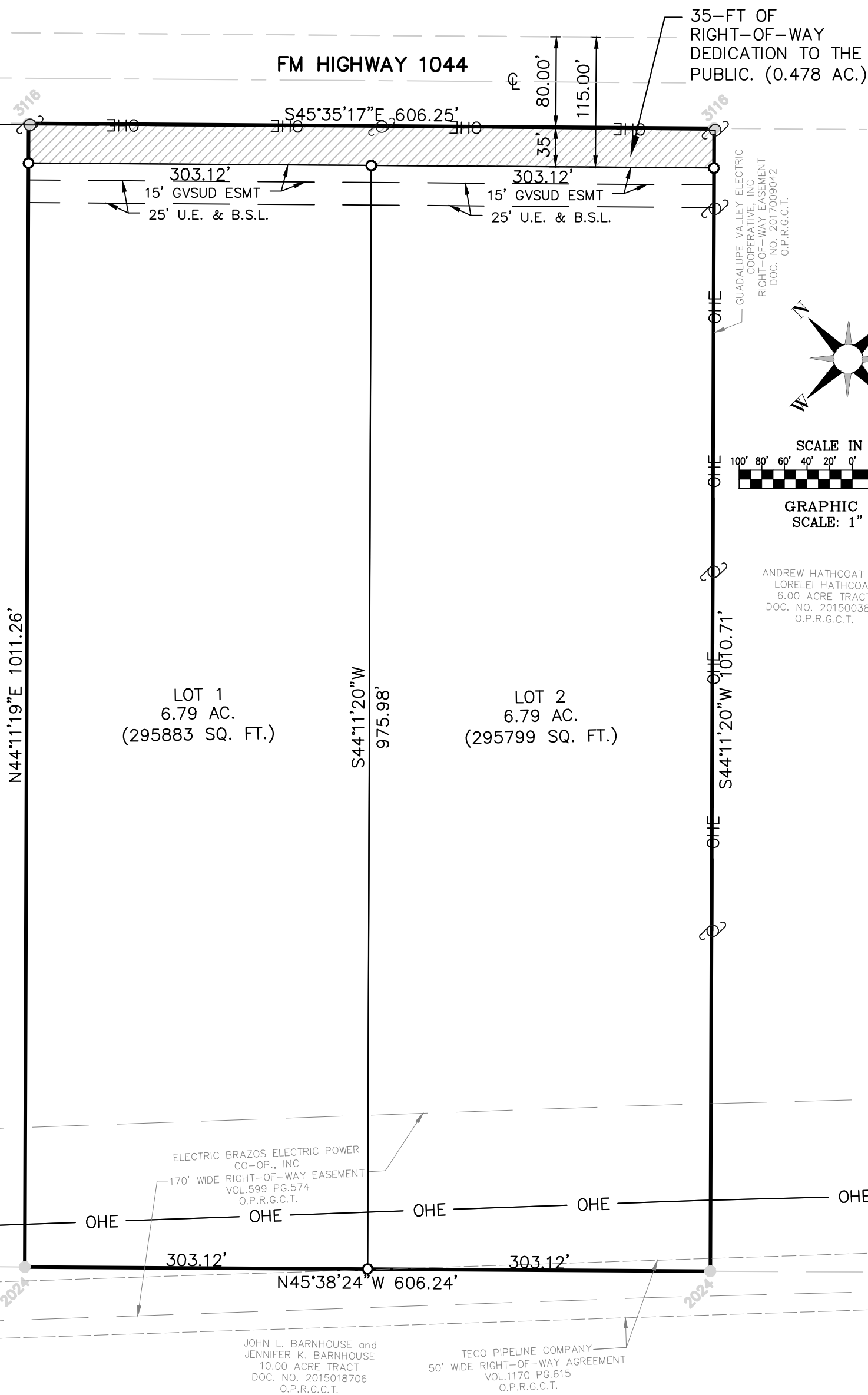
OWNER/DEVELOPER:

EL REAL LA LAJA LLC
JOSE ALFREDO MUNOZ
OWNER
2613 PATRON VLG.
CIBOLO, TX, 78108

MINOR FINAL PLAT

EL REAL LA LAJA SUBDIVISION

14.069 ACRES, SITUATED IN THE WILLIAM BRACKEN SURVEY NUMBER 23, ABSTRACT NUMBER 52, GUADALUPE COUNTY TEXAS, AND ALSO BEING COMPRISED OUT OF A 8.056 ACRE TRACT DESCRIBED IN VOL. 1623, PG. 514, AND A 6.00 AC. TRACT DESCRIBED IN VOL. 1623, PG. 522, BOTH OF THE OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS, AS DESCRIBED IN RECORDED DOCUMENT NUMBER 202099037356 OF OFFICIAL PUBLIC RECORD OF GUADALUPE COUNTY, TEXAS.



TXDOT NOTES:

1. 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.
2. 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 IMPERIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCR OACH 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.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 2 (TWO) POINT, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 606.25 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.
4. 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.
5. 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.

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS COUNTY OF GUADALUPE

KNOW ALL MEN BY THESE PRESENTS:

I (We) the undersigned owner(s) of the land shown on this plat, and designated herein as the EL REAL LA LAJA subdivision to the City of New Braunfels ETJ, County of Guadalupe, Texas and whose name is subscribed hereto, do hereby subdivide part of my land as shown, and dedicate the streets and easements for the purposes shown hereon.

EL REAL LA LAJA LLC
JOSE ALFREDO MUNOZ (OWNER)
2613 PATRON VLG.
CIBOLO, TX, 78108

STATE OF TEXAS COUNTY OF COMAL

This instrument was acknowledged before me this _____ day of _____, 2021, by: _____.

Notary Public, State of Texas
My Commission Expires: _____

STATE OF TEXAS COUNTY OF GUADALUPE

I, _____ do hereby certify that the foregoing instrument was filed for record in the Map and Plat Records. Document No. _____ of Guadalupe County, Texas on the _____ day of _____, 2021 at _____ M.

Witness my hand and official seal, this _____ day of _____, 2021.

County Clerk, Guadalupe County, Texas.

Date
PRELIMINARY
Deputy

CERTIFICATE OF APPROVAL

Approve this the _____ day of _____, 2021, by the Planning Commission of the City of New Braunfels, Texas.

PRELIMINARY
Chairman - D. LEE EDWARDS

APPROVED FOR ACCEPTANCE

Date
PRELIMINARY
Planning Director

Date
PRELIMINARY
City Engineer

Date
PRELIMINARY
New Braunfels Utilities

STATE OF TEXAS COUNTY OF GUADALUPE

KNOW ALL MEN BY THESE PRESENTS:

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.
APRIL 30, 2021 AND MAY 4, 2021.

KEITH W. WOOLEY, R.P.L.S.
TEXAS LICENSE NO. 5463
URBAN CIVIL
190 S. SEGUIN AVE.
NEW BRAUNFELS, TEXAS 78130

URBAN CIVIL

190 S. SEGUIN AVE NEW BRAUNFELS, TEXAS 78130
PHONE (830) 606-3913 FAX (830) 625-2204

TBPELS FIRM NUMBERS: ENGINEERING 17233 | SURVEYING 10005900

PREPARED DATE: MAY 10, 2021

JOB NO.: 2104.07

SHEET 1 of 1

PREPARED BY: B.M.