



MACINA · BOSE · COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
TBPE Firm Registration #784 | TBPLS Firm Registration #10011700 | SBE Certified #214046463
www.mbcengineers.com

November 4, 2021

Planning & Development Services Department
550 Landa Street.
New Braunfels, Texas 78130

Dear Planning & Development,

On behalf of the Developer, this letter is to request that the City of New Braunfels approves this waiver to allow an island subdivision surrounded by the 1% annual chance to flood. The developer is aware of this and has taken the precautions needed on his current home that is built on lot 19R.

If you have any additional comments or need additional information please do not hesitate to contact me.

Sincerely,
MACINA · BOSE · COPELAND AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read 'Daniel R. Espinosa', written over a horizontal line.

Daniel R. Espinosa
DRE/nt
30893/Guadalupe



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October 29, 2021

Planning & Development Services Department
550 Landa Street.
New Braunfels, Texas 78130

Dear Planning & Development,

On behalf of the Developer, this letter is to request that the City of New Braunfels approves this waiver to not designate the floodway as a flood easement. In Long Creek Subdivision Phase 2C, the Developer was approved to build on Lot 19R, therefore the replat shall not be an issue if we abide by the City Ordinance.

If you have any additional comments or need additional information please do not hesitate to contact me.

Sincerely,

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November 4, 2021

Planning & Development Services Department
550 Landa Street.
New Braunfels, Texas 78130

Dear Planning & Development,

On behalf of the Developer, this letter is to request that the City of New Braunfels approves this waiver to not require lot frontage on a public street. Lot 19r was developed with the understanding conditions. The replat of this lot will be done with the same conditions and guidelines to meet the City Ordinance.

If you have any additional comments or need additional information please do not hesitate to contact me.

Sincerely,
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