

NOTES:

- ALL LOTS WITHIN THE SUBDIVISION WILL BE SERVED BY PUBLIC WATER, SEWER AND ELECTRICITY PROVIDED BY NEW BRAUNFELS UTILITIES. TELEPHONE SERVICE FOR THE SUBDIVISION WILL BE PROVIDED BY AT&T COMMUNICATIONS AND/OR TIME WARNER.
- BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.
- PERMANENT AND STABLE MONUMENTATION WAS FOUND OR SET FOR ALL CORNERS ON THE OUTER BOUNDARY OF THIS PLAT. PROPERTY CORNERS WERE SET WITH 1/2" IRON PIN WITH PLASTIC CAP LABELED "HMT" WHERE PRACTICAL. OTHERWISE, A MONUMENT THAT IS PERMANENT AND STABLE WAS USED.
- THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- A PORTION OF THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF NEW BRAUNFELS, TEXAS, AND A PORTION IS WITHIN THE NEW BRAUNFELS EXTRATERRITORIAL JURISDICTION.
- THIS SUBDIVISION IS WITHIN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.
- SIDEWALKS WILL NOT BE CONSTRUCTED FOR THIS DEVELOPMENT.
- 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 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.
- THE ELEVATION OF THE LOWEST FLOOR 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 STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO STORMWATER CONVEYANCE STRUCTURES MUST HAVE A FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN 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.

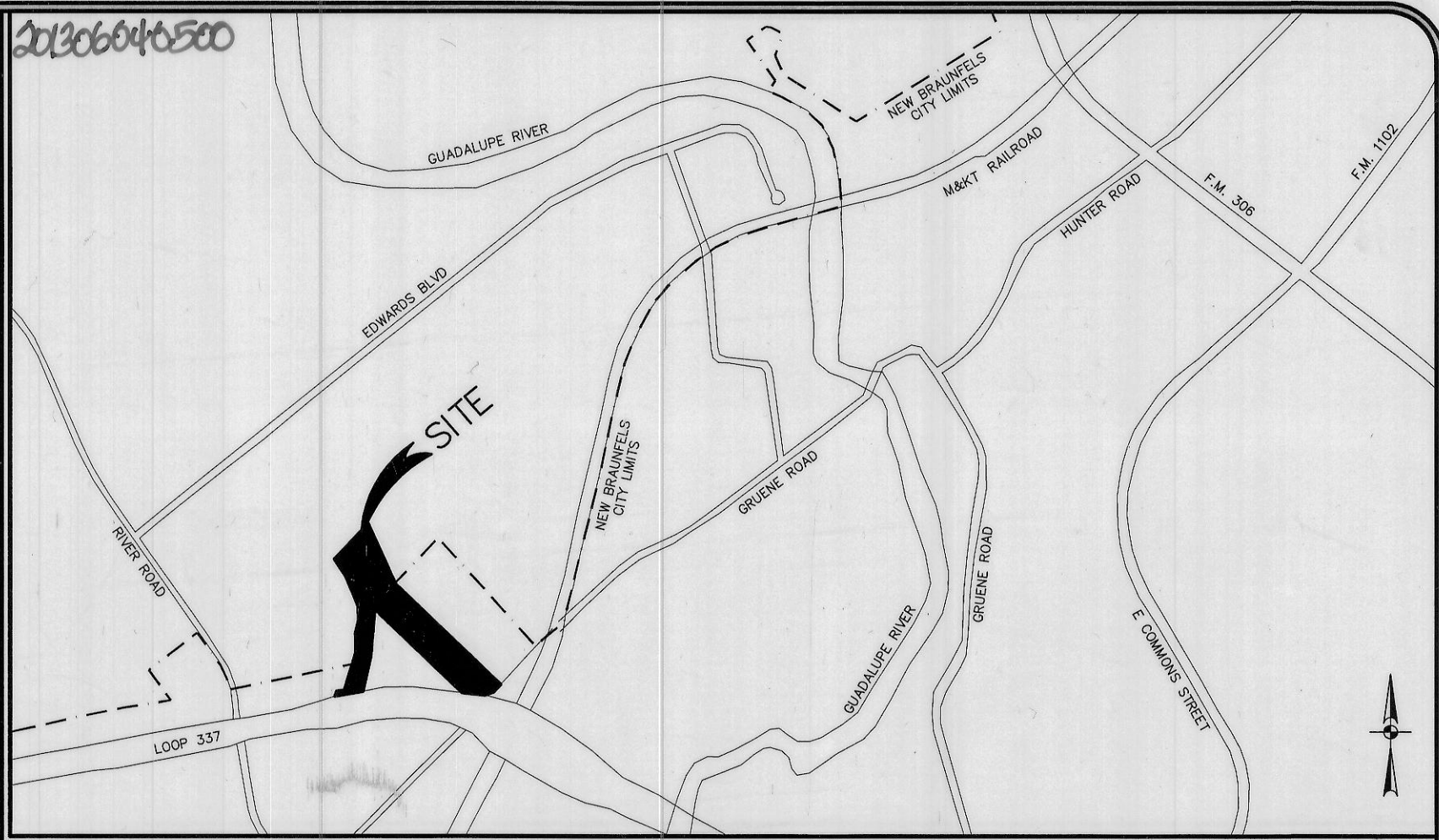
- MAINTENANCE OF DRAINAGE EASEMENT DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- A PORTION OF THIS SUBDIVISION IS WITHIN THE 100-YEAR FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) PANEL 48091C0455F, DATED SEPTEMBER 2, 2009.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- LOT 4 IS A DRAINAGE EASEMENT AND A NON-BUILDABLE LOT AND IS TO BE MAINTAINED BY THE LOT OWNER. BY VIRTUE OF THIS PLAT, THE OWNER OF LOT 4 HEREBY HAS A BLANKET ACCESS EASEMENT ACROSS LOT 3 CONNECTING TO THE SHARED ACCESS EASEMENT THAT CROSSES LOTS 1 AND 2. THIS EASEMENT IS FOR THE SOLE PURPOSE OF THE OWNER OF LOT 4 HAVING THE ABILITY TO ACCESS SAID LOT FROM ROCK STREET TO MAINTAIN THE DRAINAGE EASEMENT.
- THE 20' WIDE SHARED ACCESS EASEMENT SHOWN ON LOTS 1 AND 2 IS PRIVATE AND FOR THE USE OF LOTS 1, 2, 3, 4 AND THE CITY FIRE DEPARTMENT. THE SHARED ACCESS EASEMENT IS TO BE MAINTAINED BY THE PROPERTY OWNER(S) AND IS TO BE MAINTAINED 20 FEET WIDE AND FREE AND CLEAR FROM OBSTRUCTIONS AT LEAST 13.5 FEET ABOVE THE GROUND SURFACE.
- AT SUCH TIME THAT ADDITIONAL RESIDENTIAL OR COMMERCIAL UNITS ARE DEVELOPED WITHIN THIS SUBDIVISION, A FIRE HYDRANT SHALL BE INSTALLED WITHIN THE SHARED ACCESS EASEMENT NO MORE THAN 600 FEET FROM THE FRONT OF THE UNIT. THE FUTURE RESIDENTIAL DWELLING UNIT ON LOT 3 IS EXEMPT.

16. THIS SUBDIVISION IS SUBJECT TO THE CITY OF NEW BRAUNFELS PARKLAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR RESIDENTIAL DEVELOPMENT ON LOTS 1, 2, AND 3 WITH ONE DWELLING UNIT EACH. AT SUCH TIME THAT ADDITIONAL RESIDENTIAL DWELLING UNITS ARE CONSTRUCTED WITHIN THIS SUBDIVISION, THE OWNER(S) SHALL SUBMIT THE THEN CURRENT DEDICATION AND DEVELOPMENT FEE TO THE CITY OF NEW BRAUNFELS WITH THE BUILDING PERMIT(S) FOR EACH NEW DWELLING UNIT.

17. CONTAINS: 18.64 ACRES WITHIN PLAT LIMITS

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 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.
- 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.) WITH OUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.



LOCATION MAP
NOT TO SCALE

STATE OF TEXAS
COUNTY OF COMAL

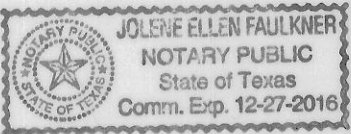
I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS CULVER SUBDIVISION, A SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS,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

OWNER: DR. WILLIAM CULVER
881 ROCK STREET
NEW BRAUNFELS, TX 78130
(830) 237-1479

STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 26 DAY OF August 2013
BY William Culver

Jolene Ellen Faulkner
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 12-27-2016



STATE OF TEXAS
COUNTY OF COMAL

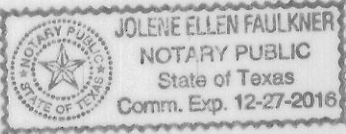
I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS CULVER SUBDIVISION, A SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS,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

OWNER: JUDY CULVER
881 ROCK STREET
NEW BRAUNFELS, TX 78130
(830) 237-1479

STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 24 DAY OF August 2013
BY Judy Culver

Jolene Ellen Faulkner
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 12-27-2016



410 N. SEGUIN AVE.
NEW BRAUNFELS,
TEXAS, 78130
WWW.HMTNB.COM
PH: (830)625-8555

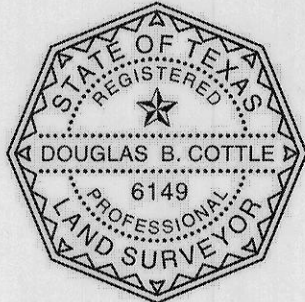
SUBDIVISION PLAT ESTABLISHING
CULVER SUBDIVISION

BEING 18.64 ACRES OF LAND OUT OF THE J.M VERAMENDI TWO LEAGUE SURVEY NO. 1, COMAL COUNTY, TEXAS, AND BEING THE REMAINING PORTIONS OF TRACT ONE, CALLED 10 ACRES, AND TRACT TWO, CALLED 12 ACRES, RECORDED IN DOCUMENT NUMBER 9906024823, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, DOUGLAS B. COTTLE, 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.

Douglas B. Cottle
DOUGLAS B. COTTLE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6149
410 N. SEGUIN AVE., NEW BRAUNFELS, TEXAS 78130



APPROVED THIS 6 DAY OF August, 2013 BY
THE PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS,
TEXAS

Cory Elrod
CHAIRMAN

APPROVED FOR ACCEPTANCE

9/19/2013
DATE

9/13/2013
DATE

9/10/2013
DATE

Sharon
PLANNING DIRECTOR

Thomas I. Carls
CITY ENGINEER

at Kaufman
NEW BRAUNFELS UTILITIES

STATE OF TEXAS
COUNTY OF COMAL

I, Jay Streeter DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC# 201306046500 OF COMAL COUNTY ON THE 20 DAY OF Sept, 2013, AT 9:30 A. M.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 20 DAY OF Sept, 2013

Jay Streeter
COUNTY CLERK, COMAL COUNTY, TEXAS

Sammy Kowalski
DEPUTY



LOT 6, BLOCK 20
PREISS HEIGHTS
VOLUME 6, PAGE 35
M.P.R.C.C.T.

LOT 2, BLOCK 20
PREISS HEIGHTS
VOLUME 5, PAGE 255
M.P.R.C.C.T.

LOT 2
LINNARTZ SUBDIVISION
VOLUME 10, PAGE 142
M.P.R.C.C.T.

CALLLED 6.5 AC.
GERALD HAMMER
VOLUME 184, PAGE 87
D.R.C.C.T.

CALLLED 73.85 AC.
JUNE S. WILLIAMS
DOCUMENT NUMBER 201106006320
O.P.R.C.C.T.

LOT 3
9.28 AC.

LOT 4
3.73 AC.
(DRAINAGE EASEMENT)
NON-BUILDABLE LOT

CALLLED 18.7 AC.
GERALD HAMMER
VOLUME 184, PAGE 94
D.R.C.C.T.

CALLLED 9.389 AC.
JAMIE & DENNIS EZELL
DOCUMENT NUMBER 9906017022
O.P.R.C.C.T.

CALLLED 6.360 AC.
NB COMMUNICATIONS, INC.
VOLUME 727, PAGE 291
D.R.C.C.T.

CALLLED 1.366 AC.
ALFREDO LEOS
DOCUMENT NUMBER 200906044806
O.P.R.C.C.T.

CALLLED 1.089 AC.
JACQUELYN COUSER
VOLUME 812, PAGE 42
O.P.R.C.C.T.

201306040500

ROCK STREET
(50' R.O.W.)

S42°32'51"W
98.49'

S69°30'23"W
88.80'

LOT 1
2.75 AC.

LOT 2
2.88 AC.

S43°36'03"W
40.00'

S46°29'45"E 409.32'

20' SHARED ACCESS EASEMENT

20' U.E.

S74°11'41"E 86.05'

N46°29'45"W 653.71'

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

20' U.E.

SCALE: 1"=100'

LEGEND:

B.L. = BUILDING SETBACK LINE

U.E. = UTILITY EASEMENT

D.E. = DRAINAGE EASEMENT

R.O.W. = RIGHT-OF-WAY

D.R.C.C.T. = DEED RECORDS,

COMAL COUNTY, TEXAS

O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS,

COMAL COUNTY, TEXAS

M.P.R.C.C.T. = MAP AND PLAT RECORDS,

COMAL COUNTY, TEXAS



410 N. SEGUIN AVE.
NEW BRAUNFELS,
TEXAS, 78130
WWW.HMTNB.COM
PH: (830)625-8555

SUBDIVISION PLAT ESTABLISHING CULVER SUBDIVISION

BEING 18.64 ACRES OF LAND OUT OF THE J.M. VERAMENDI TWO LEAGUE SURVEY NO. 1, COMAL COUNTY, TEXAS, AND BEING THE REMAINING PORTIONS OF TRACT ONE, CALLED 10 ACRES, AND TRACT TWO, CALLED 12 ACRES, RECORDED IN DOCUMENT NUMBER 9906024823, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.