



May 11, 2022

Mr. Matthew Simmont
City of New Braunfels, Planning Division
550 Landa Street
New Braunfels, TX 78130

Re: WAIVER REQUEST
Final Plat for Huisache Hills, Lots 5E-1 & 5E-2 Replat
NO ROW FRONTAGE

Dear Mr. Simmont:

Pursuant to Section 118-45(b), this is written request for a proposed new lot in a subdivision that does not front onto a dedicated, improved public street.

This property is at the very end of an existing, platted private street. The proposed new lot falls to the back of the current Lot 5E-1 and is uniquely situated along a platted future 30' minor collector to the City of New Braunfels, recorded in document # 2016018841, map and plat records of Guadalupe County, Texas. The future plan is for this new proposed ± 6 acre lot to be sold to the adjacent property owner for future development. It is our understanding the unimproved 30' minor collector is to ultimately connect to W. Zipp Road. A temporary 30' access easement will be provided via separate instrument along the shared lot lines of proposed lots 5E-1A and 5E-2R.

As the land sits today, the proposed lot 5E-1B cannot be legally sold until it is replatted into its own legal lot. Absolutely no development is planned for this property at this time.

Respectfully,

Heather L. Steed
Plat Coordinator