

LOCATION MAP
NTS

NOTES :

1. ALL LOTS WITHIN THIS SUBDIVISION WILL BE PROVIDED WATER BY GREEN VALLEY SPECIAL UTILITY DISTRICT AND ELECTRIC SERVICE BY GUADALUPE VALLEY ELECTRIC, TELEPHONE AND CABLE SERVICES FOR THIS SUBDIVISION WILL BE PROVIDED BY AT&T COMMUNICATIONS AND/OR TIME WARNER.

2. BEARINGS SHOWN HERE ON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.

3. PROPERTY CORNERS WILL BE SET WITH 1/2" IRON ROD PINS WITH A PLASTIC CAP STAMPED "SHERWOOD SURVEYING" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION, UNLESS NOTED OTHERWISE.

4. THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

5. THIS SUBDIVISION IS NOT WITHIN THE CITY LIMITS OF NEW BRAUNFELS.

6. THIS PROPERTY LIES WITHIN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.

7. NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREA (100 YR FLOOD), AS DEFINED BY THE GUADALUPE COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 48187C0115F, EFFECTIVE DATE NOVEMBER 2, 2007, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY..

8. 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 AND THE COUNTY 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.

9. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.

10. A WAIVER TO THE REQUIREMENT FOR THE CONSTRUCTION OF SIDEWALKS WAS GRANTED WITH THE APPROVAL OF THE ORIGINAL SUBDIVISION PLAT RECORDED IN VOLUME 6, PAGE 573, OF THE MPRGCT.

11. 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 2-0- 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.

12. THIS SUBDIVISION IS SUBJECT TO THE CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR ONE NEW DWELLING UNIT FOR LOT 5E-1B. AT SUCH TIME THAT MORE THAN ONE RESIDENTIAL DWELLING UNITS PER LOT IS CONSTRUCTED , THE OWNER(S) OF THE PROPERTY SHALL CONTACT THE CITY TO COMPLY WITH THE ORDINANCE.

13. ANY INSTALLATION OF DRIVEWAYS AND SEPTIC SYSTEMS WITHIN THE UNINCORPORATED AREAS OF GUADALUPE COUNTY MUST BE PERMITTED BY THE GUADALUPE COUNTY ROAD DEPT. AND GUADALUPE COUNTY ENVIRONMENTAL HEALTH DEPT.

14. ANY ACTIVITY OCCURRING WITHIN THE REGULATORY FLOODPLAIN OF THE UNINCORPORATED AREAS OF GUADALUPE COUNTY MUST BE PERMITTED BY THE GUADALUPE COUNTY FLOODPLAIN MANAGER.

15. GUADALUPE VALLEY ELECTRIC COMPANY RESERVES THE RIGHT TO A 15' WIDE EASEMENT ON EITHER SIDE OF ANY EXISTING OVERHEAD ELECTRICAL LINES.

16. EACH LOT IS SUBJECT TO A FLOATING 10' WIDE BY 40' LONG GUY WIRE EASEMENT TO BE LOCATED BY GVEC.

17. ALL EXISTING GVEC OVERHEAD LINES POSSESS A 30' CENTERLINE EASEMENT, 15' EACH SIDE OF LINE.

18. 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 UNDERRGROUND UTILITIES.

19. NO BUILDINGS, WELLS OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT.

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, RICHARD A. GOODWIN, 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.

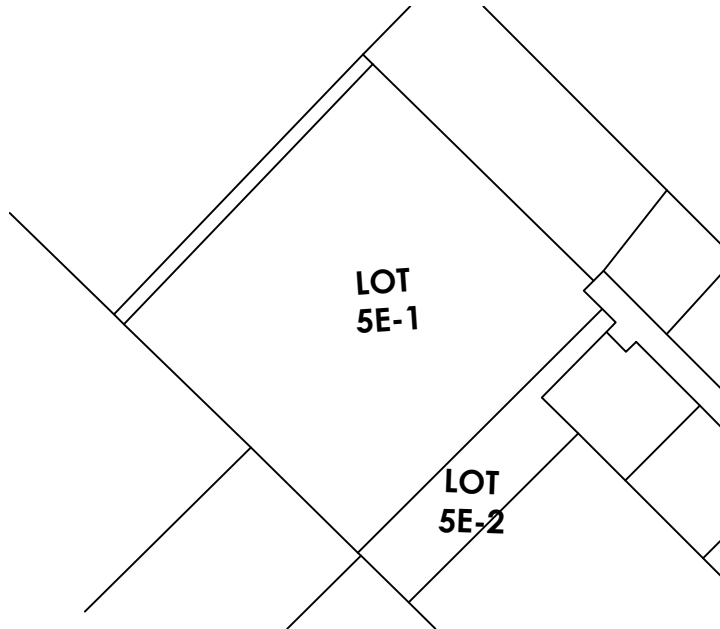
RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- ROW RIGHT-OF-WAY
- AC ACRES
- MPRGCT MAP & PLAT RECORDS GUADALUPE COUNTY, TX
- NTS NOT TO SCALE
- OPRGCT OFFICIAL PUBLIC RECORDS GUADALUPE COUNTY, TX
- ESMT EASEMENT
- BSL BUILDING SETBACK

REPLAT OF LOTS 5E-1 AND 5E-2, HUISACHE HILLS
ESTABLISHING LOTS 5E-1A, 5E-1B, 5E-1C AND 5E-2R
BEING ALL OF LOTS 5E-1 AND 5E-2, HUISACHE HILLS, RECORDED IN VOLUME 8, PAGE 557,
MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

0 50 100 200
SCALE (1"=100')



VACATE

LOTS 5E-1 AND 5E-2, HUISACHE HILLS, RECORDED IN
VOL 8, PAGE 557, MPRGCT

STATE OF TEXAS
COUNTY OF GUADALUPE

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS LOTS 5E-1A, 5E-1B, & 5E-1C, HUISACHE HILLS TO THE CITY OF NEW BRAUNFELS, COUNTY OF GUADALUPE, 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.

JEFFREY A. HANSEN
316 CASTIN LN
NEW BRAUNFELS, TX 78130

ROBIN R. HANSEN
316 CASTIN LN
NEW BRAUNFELS, TX 78130

STATE OF TEXAS
COUNTY OF GUADALUPE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF
_____, 2022.

NOTARY PUBLIC, STATE OF TEXAS MY COMMISSION EXPIRES _____

APPROVED THIS THE _____ DAY OF _____, 20____, BY THE PLANNING
COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

CHAIRMAN _____

APPROVED FOR ACCEPTANCE

DATE _____ PLANNING DIRECTOR _____

DATE _____ CITY ENGINEER _____

DATE _____ NEW BRAUNFELS UTILITIES _____

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 45°34'40" E	157.24
L2	S 18°08'22" W	38.38
L3	S 08°55'05" W	66.11
L4	S 42°45'50" W	54.66
L5	N 71°35'22" W	60.27
L6	S 81°09'42" W	83.36
L7	N 25°08'37" W	105.42
L8	N 02°38'19" E	61.87
L9	N 43°04'57" E	85.65
L10	N 61°48'58" E	48.71
L11	N 85°19'13" E	27.27
L12	S 45°34'37" E	80.33
L13	S 44°04'46" W	82.86
L14	N 43°45'57" E	9.86



STATE OF TEXAS
COUNTY OF GUADALUPE

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS LOT 5E-2R, HUISACHE HILLS TO THE CITY OF NEW BRAUNFELS, COUNTY OF GUADALUPE, 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.

JASON DEAN
300 CASTIN LN
NEW BRAUNFELS, TX 78130

ZAIDA DEAN
300 CASTIN LN
NEW BRAUNFELS, TX 78130

STATE OF TEXAS
COUNTY OF GUADALUPE

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