

BEING A TOTAL OF 1.996 ACRES TRACT OF LAND LYING IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS,
SAID 1.996 ACRES RECORDED IN DOCUMENT NO. 202199027363, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

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. THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT AND STRUCTURES FOR REDUCTION OF FLOOD VELOCITIES AND FLOOD DAMAGE TO EXISTING DRAINAGE INTO THE STATE ROAD RESERVATION OR DEDICATION, FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE, TRANSITION OR CONTRIBUTING ZONES, PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE BARRIERS WITHIN STATE ROAD RESERVATION OR DEDICATION WILL NOT BE ALLOWED. NO NEW EMBANKMENTS OR ANY TYPE SHOULD BE LOCATED IN AREAS OF ROAD RESERVATION OR DEDICATION.
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 MAXIMUM COMBINED TOTAL OF 1 (ONE) SHARED ACCESS POINT, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 120.20 FEET. THE ACCESS POINT WILL BE SHARED WITH THE 37.792 ACRE TRACT TO THE NORTHWEST; THIS ACCESS POINT WILL BECOME A DEDICATED ACCESS POINT WITH THE FUTURE EXPANSION OF SH 46. THIS ACCESS POINT WILL PROVIDE ACCESS FOR ANY OUTDOOR ADVERTISING SIGN LOCATED WITHIN THE 120.20 FOOT FRONTAGE OF THE PROPERTY, WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTED SPACING INTERVALS. THE LOCATION OF THE ACCESS POINT WILL BE DETERMINED WITH CONSIDERATION GIVEN TO PROPERTY, 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 OR THE NUMBER OF ACCESS POINTS. THE LOCATION OF THE 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 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.

0.138 OF AN ACRE
ACCESS EASEMENT
DOCUMENT NO. 202199027363
O.P.R.G.C.

— N: 13778804.54
E: 2277040.93

— FIR W/ ORANGE

F.M. HIGHWAY 46
(120' RIGHT-OF-WAY)

I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS NEW BRAUNFELS TRAILER SUBDIVISION PLAT LYING IN THE A.M. ENSAURIZAR SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED AMY GLOVER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

THIS NEW BRAUNFELS TRAILER SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.

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

APPROVED FOR ACCEPTANCE

PLANNING AND DEVELOPMENT SERVICES DIRECTOR

CITY ENGINEER

NEW BRAUNFELS UTILITIES

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 NUMBER _____ OF GUADALUPE COUNTY
 ON THIS THE _____ DAY OF _____ 20____.

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

COUNTY CLERK, GUADALUPE COUNTY, TEXAS

DEPUTY

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S39°59'11"E	120.20'
L2	N44°48'18"W	119.73'

FIR = FOUND IRON ROD
 AC. = ACRES
 B.S.L. = BUILDING SETBACK LINE
 R.O.W. = RIGHT OF WAY
 VOL. = VOLUME
 PG. = PAGE(S)
 G.C.R. = GUADALUPE COUNTY RECORDS, TEXAS
 O.P.R.G.C. = OFFICIAL PUBLIC RECORDS OF
 GUADALUPE COUNTY, TEXAS
 -587.5- = EXISTING 0.5' CONTOUR LINE
 -587.0- = EXISTING 1.0' COUNTER LINE
 ————— = PROPERTY BOUNDARY
 - - - - - = RIGHT-OF-WAY LINE
 ————— = ADJOINING PROPERTY LINE
 - - - - - = EASEMENT LINE
 ⊙ = FOUND MONUMENT

1. THE TRACT IS WITHIN THE BOUNDARIES OF WATER CERTIFICATE OF CONVENIENCE AND NECESSITY NO. 10666, WHICH IS POSSESSED BY SHWSC. SHWSC WILL PROVIDE WATER SERVICE TO THE REFERENCED TRACT UPON THE EXECUTION OF A NON-STANDARD SERVICE AGREEMENT BETWEEN SHWSC AND THE LANDOWNER AND COMPLETION OF THE OBLIGATIONS CONTAINED THEREIN.
2. ONCE THE TERMS UPON WHICH SHWSC WILL PROVIDE WATER SERVICE TO THE TRACT ARE AGREED TO IN A NON-STANDARD SERVICE AGREEMENT BETWEEN SHWSC AND THE OWNER OF THE TRACT, SHWSC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
3. ANY EASEMENT DESIGNATED AS A SHWSC UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
4. ALL SHWSC EASEMENTS ARE FOR CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ANY SHWSC FACILITY LOCATED WITHIN SAID EASEMENT.
5. NO CONCRETE OR PAVEMENT MAY BE PLACED OVER A SHWSC WATER UTILITY LINE.

1. GVEC TO HAVE A 5' WIDE EASEMENT ON ALL ROAD CROSSINGS IN WHICH ELECTRIC OR COMMUNICATION LINES ARE LOCATED.
2. WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
3. EACH LOT IS SUBJECT TO A FLOATING 10' WIDE BY 40' LONG GUY WIRE EASEMENT TO BE LOCATED BY GVEC.
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.

1. THE PROPERTY LIES IN THE FOLLOWING SERVICES AREA:
ELECTRIC -- GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
WATER -- SPRINGS HILL WATER SUPPLY CORPORATION
TELEPHONE -- AT&T OR SPECTRUM
2. THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS SUBDIVISION IS NOT WITHIN THE CITY LIMITS OF NEW BRAUNFELS, TEXAS.
4. THE SUBDIVISION IS WITHIN THE NAVARRO INDEPENDENT SCHOOL DISTRICT.
5. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE "X", THE 100-YEAR FLOOD ZONE, AS DEFINED BY THE FLOOD INSURANCE RATE MAP FOR GUADALUPE COUNTY, TEXAS ON COMMUNITY PANEL NO. 480266, EFFECTIVE DATE NOVEMBER 2, 2007, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS, AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
7. THE ELEVATION OF THE LOWEST FLOOR OF A STRUCTURE SHALL BE AT LEAST 10 INCHES ABOVE THE FINISH GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORM WATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO STORM WATER CONVEYANCE STRUCTURES SHALL HAVE A FLOOD ELEVATION OF 10' OR MAXIMUM OF FLOW BUILDABLE LOTS, AT 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.
8. THIS SUBDIVISION IS SUBJECT TO THE CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR ONE DWELLING UNIT PER BUILDABLE LOT WITH MAXIMUM OF FLOW BUILDABLE LOTS. AT SUCH TIME THAT ADDITIONAL DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH NEW DWELLING UNIT.
9. NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE BOUNDARIES OF DRAINAGE EASEMENTS, NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENT OR DECREASES THE HYDRAULIC CAPACITY OF THE EASEMENT SHALL BE ALLOWED.
10. IN ORDER TO PROMOTE SAFE USE OF STREETS AND PRESERVE THE CONDITION OF PUBLIC STREETS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS onto a PUBLICLY DEDICATED CITY RIGHT-OF-WAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE GUADALUPE COUNTY ROAD & BRIDGE DEPARTMENT.
11. NO STRUCTURES/HOMES ARE TO BE BUILT OR BROUGHT onto the LOT UNtil AN ON-SITE SEWAGE FACILITY PERMIT HAS BEEN ISSUED OR PUBLIC SEWER HAS BEEN PROVIDED AND ROAD CONSTRUCTION IS COMPLETED AND APPROVED.
12. NO FENCING OR STRUCTURES THAT WILL INTERFERE WITH ADEQUATE DRAINAGE FLOW WILL BE ALLOWED ON OR ACROSS SUCH LINES.

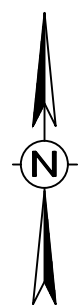
KNOWN ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED PAUL L. MYERS, A 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 MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

PAUL L. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6490
MEALS-MYERS ENGINEERING & SURVEYING, LLC
10906 LAUREATE DR. #101
SAN ANTONIO, TX 78249

MM
MEALS★MYERS
ENGINEERING & SURVEYING LLC

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TBPE No. F-18576
TBPLS No. 101942291
WWW.MEALSMYERS.COM
MMES PROJECT NO.: 21121



SCALE: 1" = 60'

SURVEYOR NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83 (93).
2. COORDINATES SHOWN HEREON ARE GRID.
3. DISTANCES SHOWN HEREON ARE SURFACE. $\text{GRID TO SURFACE} = \text{GRID} * 1.00015$.