

LOCATION MAP

NOT TO SCALE

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- O.P.R. OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- PG. PAGE
- DOC. DOCUMENT
- V.N.A.E. VEHICULAR NON-ACCESS ESM'T.
- ESM'T. EASEMENT
- N.C.B. NEW CITY BLOCK
- BLK. BLOCK
- G.E.T.CA GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED DREW A. MAWYER, 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.

DREW A. MAWYER, RPLS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348
D.A. MAWYER LAND SURVEYING FIRM #0191500
5151 W. SH 46, NEW BRAUNFELS, TEXAS 78132

THE DEVEREAUX

BEING 8.629 ACRES OF LAND SITUATED IN THE A. SANCHEZ SURVEY NO. 286, ABSTRACT NO. 528, IN THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS
AND BEING OUT OF A CALLED 11.924 ACRE TRACT OF LAND, AS CONVEYED TO WESTPOINT APTS, LTD, AND RECORDED IN DOCUMENT NO. 202106038875, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

GENERAL PLAT NOTES:

- ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER, SEWER, AND ELECTRIC BY NEW BRAUNFELS UTILITIES.
- PROPERTY CORNERS WILL BE SET WITH 1/2" IRON PIN WITH PLASTIC CAP LABELED "DAM PROP" COR" WHERE PRACTICAL. OTHERWISE, A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED UNLESS OTHERWISE NOTED.
- 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 TYPES 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 COMAL 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.
- 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.
- NO STRUCTURES IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER AND SEWER SYSTEM WHICH HAS BEEN APPROVED BY NEW BRAUNFELS UTILITIES.
- MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREET, SIDEWALKS, AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.

GENERAL PLAT NOTES (CONT):

- A 6-FOOT PUBLIC SIDEWALK WILL BE CONSTRUCTED PER CITY STANDARDS BY THE OWNER/DEVELOPER AT THE TIME OF BUILDING PERMIT ADJACENT TO INDEPENDENCE DRIVE. ALL 6 FEET OF THE SIDEWALK WILL BE CONSTRUCTED WITHIN THE RIGHT-OF-WAY ADJACENT TO INDEPENDENCE DRIVE.
- BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.
- ALL DISTANCES & COORDINATES SHOWN ARE IN SURFACE WITH A 1.00017 SCALE FACTOR APPLIED.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE EXISTING ZONE A, 100-YEAR FLOOD BOUNDARY, AS DEFINED BY THE COMAL COUNTY, TEXAS COMMUNITY PANEL NUMBER 480910455F, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE SEPTEMBER 2, 2008. HOWEVER, THE ENTIRETY OF THE SUBDIVISION IS LOCATED WITHIN THE SHADED ZONE X "OTHER FLOOD AREAS" BY SAID MAP PANEL.
- THIS SUBDIVISION FALLS WITHIN CITY LIMITS OF THE CITY OF NEW BRAUNFELS.

PARKS AND RECREATION NOTE:

- THIS SUBDIVISION IS SUBJECT TO THE 2018 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR A MAXIMUM OF 240 DWELLING UNITS. 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 DWELLING UNIT.

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 OF THE EASEMENT TO NEW BRAUNFELS UTILITIES, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENT 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.

NEW BRAUNFELS UTILITIES NOTES (CONT):

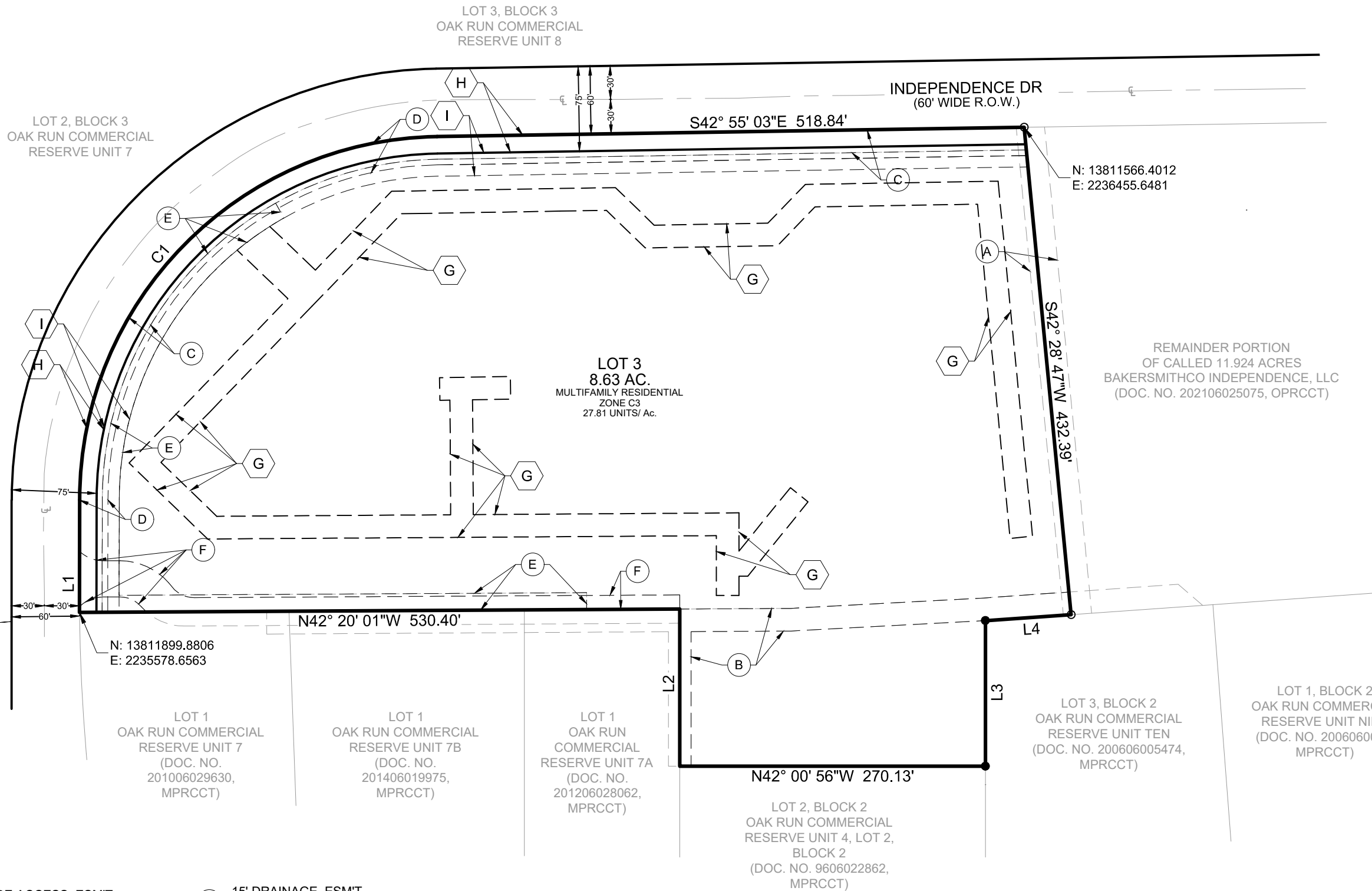
- UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE DWELLING ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING AND SERVICE.
- UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD, AND METER LOCATIONS SHALL NOT BE LOCATED 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.) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.

PLAT PREPARATION NOTE:

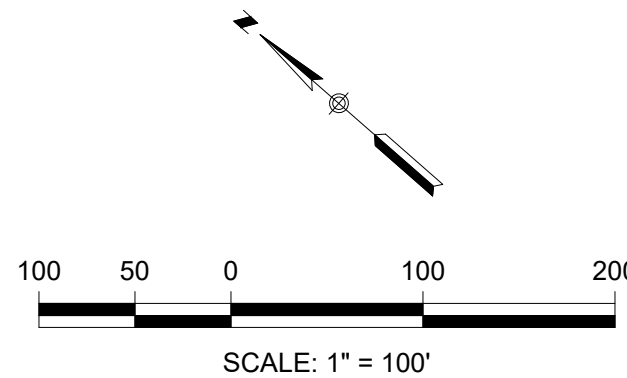
- THIS PLAT WAS PREPARED ON 06/01/2022.

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	99.29'	N48° 00' 35"E
L2	138.78'	N47° 59' 04"E
L3	128.52'	S47° 59' 20"W
L4	75.89'	N46° 00' 22"W

CURVE TABLE						
Curve #	I	Rad	Arc	Tan	Chord	Chord Bearing
C1	89°03'20"	321.09'	499.08'	315.84'	450.34'	S87° 27' 45"E



- (A) 25' WIDE ACCESS ESM'T. (DOC. NO. 200606006218, OPRCCT)
- (B) 20' SANITARY SEWER ESM'T. (DOC. NO. 201006028679, MPRCCT)
- (C) 20' UTILITY ESM'T. (DOC. NO. 200606005473, MPRCCT) (DOC. NO. 200606005474, MPRCCT)
- (D) 25' BUILDING SETBACK LINE (DOC. NO. 200606005474, MPRCCT) (VOL. 13, PG. 392., MPRCCT)
- (E) 15' DRAINAGE ESM'T. (DOC. NO. 201106006439, OPRCCT)
- (F) SHARED ACCESS ESM'T. (DOC. NO. 201006029630, MPRCCT)
- (G) VARIABLE WIDTH DRAINAGE ESM'T.
- (H) 15' ROW DEDICATION 0.38 Ac.
- (I) 20' UNDERGROUND ELECTRIC ESM'T



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TBPLS FRM NO. 10191500
5151 W. SH 46, NEW BRAUNFELS, TX 78132
PHONE (830) 730-4449

OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS
COUNTY OF HARRIS

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS PLAT OF LOT 3, 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:
WESTPOINT APARTMENTS, LTD
11111 KATY FREEWAY, STE. 625
HOUSTON, TEXAS 77079
TIM MARROQUIN

STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 20__.

BY: _____
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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

CHAIRMAN

APPROVED FOR ACCEPTANCE:

BY: _____ DATE: _____
PLANNING DIRECTOR

BY: _____ DATE: _____
CITY ENGINEER

BY: _____ DATE: _____
NEW BRAUNFELS UTILITIES

I, _____ DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC # _____ OF COMAL COUNTY ON THE ____ DAY OF _____, A.D. 20__ AT ____ M.

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS THE ____ DAY OF _____, A.D. 20__.

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____
DEPUTY