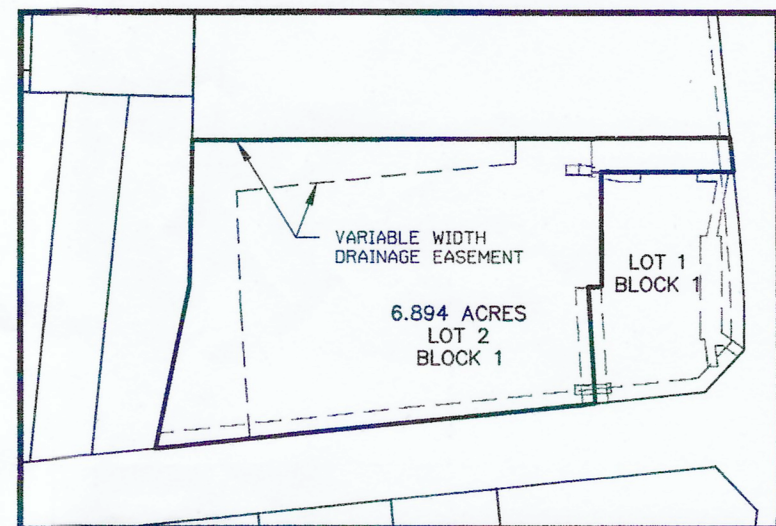


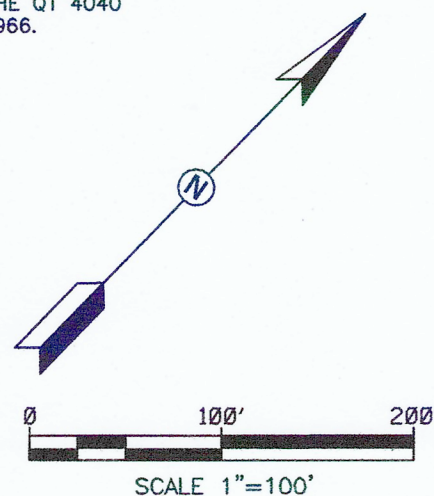
FINAL PLAT OF QT 4040 ADDITION, BLOCK 1, LOT 2A, 2B AND 3

BEING A REPLAT OF LOT 2, BLOCK 1, QT 4040 ADDITION, A SUBDIVISION SITUATED IN COMAL COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 201906038966, OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.



AREA TO BE REPLATTED

THE PURPOSE OF THIS REPLAT IS:
TO SUBDIVIDE LOT 2 AND ESTABLISH LOT 3 FROM THE QT 4040
ADDITION, RECORDED IN DOC. NO. 201906038966.



STATE OF TEXAS
COUNTY OF COMAL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE QT ADDITION OF LOT 2A, 2B AND 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.

Charles W. Aycock
OWNER:

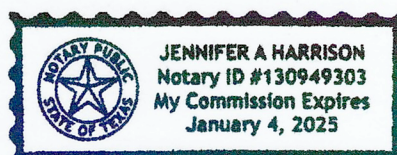
HW GRUENE HEIGHTS, LLC., A DELWARE LIMITED LIABILITY COMPANY
BY: FREIHEIT MANAGER, LLC., A DELWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER
BY: CHARLES W. AYCOCK, MANAGING DIRECTOR
8522 BROADWAY STE 109-3
SAN ANTONIO, TX 78217
STATE OF TEXAS

COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 31 DAY OF August, 2021.

BY *Charles W. Aycock*

Jennifer A. Harrison
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 01-04-2025



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
DREW A. MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348
D.A. MAWYER LAND SURVEYING, INC.
5151 W. SH46
NEW BRAUNFELS, TEXAS 78132
FIRM #10191500



2021 W SH46, STE 105
NEW BRAUNFELS, TX 78132
PH: 830-358-7127 ink-civil.com
TBPE FIRM F-13351

LEGEND:
P.O.B. = POINT OF BEGINNING
B.L. = BUILDING SETBACK LINE
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
R.O.W. = RIGHT-OF-WAY
O.S. = OPEN SPACE LOT
PAGE MATCH LINE
1/2" IRON PIN SET
IRON PIN FOUND
TXDOT MONUMENT FOUND
ROADWAY CENTERLINE
DRAINAGE LOT
D.L. = COMAL COUNTY MAP AND PLAT RECORDS
C.C.O.P.R. = COMAL COUNTY OFFICIAL PUBLIC RECORDS

NOTES:

- ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER, SEWER AND ELECTRIC BY NEW BRAUNFELS UTILITIES.
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE IN GRID BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983. DISTANCES SHOWN HEREON ARE SURFACE USING COMBINED SCALE FACTOR OF 1.00015.
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND MARKERS WILL BE SET WITH 1/2" IRON PIN WITH PLASTIC CAP STAMPED "DAM #5348 PROP. COR." IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- QT ADDITION OF LOTS 2A, 2B AND 3, FALLS WITHIN THE CITY LIMITS OF THE CITY OF NEW BRAUNFELS.
- THE PROPOSED USE OF THE SUBDIVISION IS FOR COMMERCIAL.
- QT ADDITION OF LOTS 2A, 2B AND 3, ESTABLISHING A TOTAL OF 3 LOTS, WITH 2A AND 2B BEING BUILDABLE.
- THIS SUBDIVISION IS SUBJECT TO THE 2018 CITY OF NEW BRAUNFELS PARK LAND AND DEDICATION ORDINANCE. NON-RESIDENTIAL USE SUBDIVISIONS ARE NOT SUBJECT TO DEDICATION AND DEVELOPMENT REQUIREMENTS. HOWEVER, AT SUCH TIME THAT ANY DWELLING UNITS ARE CONSTRUCTED THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.
- SIDEWALKS ARE REQUIRED BY THE CITY OF NEW BRAUNFELS. FIVE (5) FOOT SIDEWALKS ARE EXISTING ALONG FM 306 FRONTAGE. FIVE (5) FOOT SIDEWALKS ARE ALONG FM 1102 FRONTAGE ARE EXISTING AND WERE BUILT WITH THE DEVELOPMENT OF LOT 1.
- 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.
- NO STRUCTURES IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER AND SEWER SYSTEM WHICH HAS BEEN APPROVED BY NEW BRAUNFELS UTILITIES.
- MAINTENANCE AND OWNERSHIP OF THE DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT AND THE MAINTENANCE AND OWNERSHIP OF LOT 3 SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- NO PORTION OF ANY LOT ON THIS PLAT IS WITHIN AN INDICATED SPECIAL FLOOD HAZARD ZONE, 100-YEAR FLOOD BOUNDARY, AS DEFINED BY THE COMAL COUNTY, TEXAS COMMUNITY PANEL NUMBER 4809100455F, REVISED NOVEMBER 02, 2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- EACH LOT OWNER SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF THE SEWER SERVICE STUB OUT AND DETERMINING THE MINIMUM SERVICEABLE FINISH FLOOR ELEVATION.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS, AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- NO PORTION OF THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION IS SUBJECT TO THE AIRPORT HAZARD ZONE DISTRICT STANDARDS

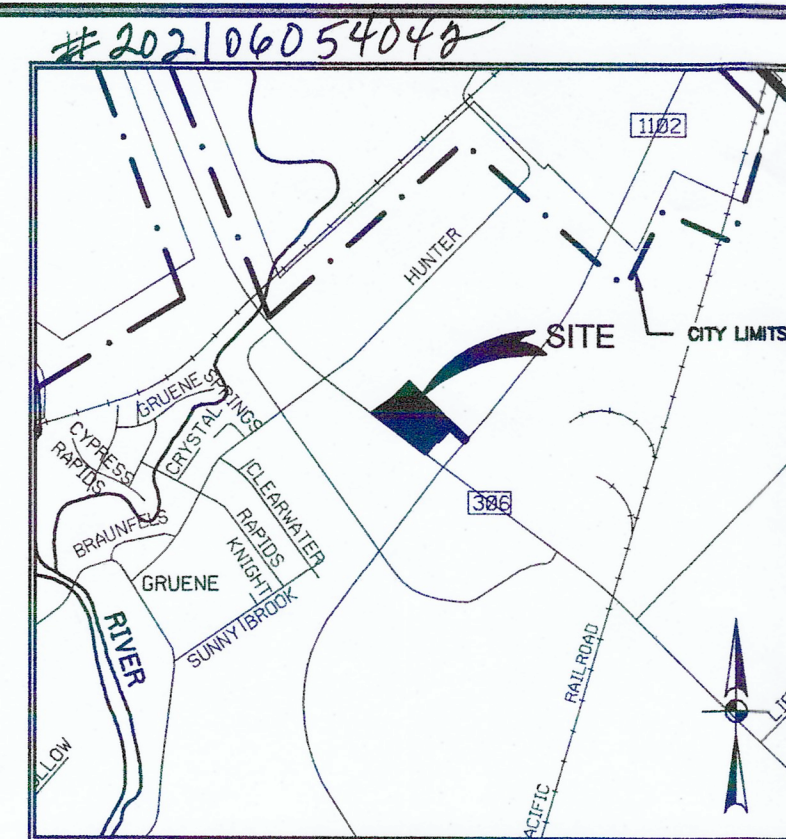
AND REGULATIONS OF THE CITY OF NEW BRAUNFELS ZONING ORDINANCE AND LOCATED WITHIN THE OUTER PRECISION AND TRANSITION ZONES FOR BUILDING HEIGHT.

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 BUILDING STRUCTURE 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.

TXDOT NOTES:

- 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.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- 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 A MAXIMUM COMBINED TOTAL OF 3 (THREE) RIGHT IN/OUT ONLY ACCESS POINTS TO FM 306 BASED ON AN OVERALL PLATTED FRONTAGE OF APPROXIMATELY 690.95 FEET. LOTS 1 AND 2B SHALL MAINTAIN 1(ONE) EXISTING SHARED ACCESS POINT TO FM 306 AS DESIGNATED ABOVE ALONG ITS FM 306 FRONTAGE. LOTS 2A AND 2B SHALL BE ALLOWED EACH ONE ACCESS POINT AS DESIGNATED ABOVE ALONG THEIR FM 306 FRONTAGE. LOT 2B OF THE PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1 (ONE) SHARED ACCESS POINT TO FM 1102, TO BE SHARED WITH LOT 1, BASED ON AN OVERALL PLATTED FRONTAGE OF APPROXIMATELY 54.21 FEET. LOT 3 WILL NOT HAVE ACCESS TO THE STATE HIGHWAY SYSTEM. THERE SHALL BE INTERNAL CROSS ACCESS ACROSS ALL OF THE LOTS, INCLUDING LOT 1, BETWEEN ALL POINTS OF ACCESS TO THE STATE HIGHWAY SYSTEM. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE, OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, 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 ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FUTURE MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
- 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 AS DIRECTED BY TXDOT.
- ANY TRAFFIC CONTROL MEASURE (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.



LOCATION MAP

SCALE: 1"=2,000'

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.12'	N50°03'52"W
L2	54.21'	S37°31'12"W
L3	38.74'	N43°08'39"E

APPROVED THIS 23rd DAY OF April, 2021 BY THE THE
CITY OF NEW BRAUNFELS, TEXAS.

APPROVED FOR ACCEPTANCE

10/15/2021
DATE

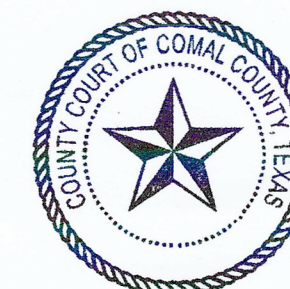
10/15/2021
DATE

10/15/2021
DATE

Shirley A. Smith
PLANNING DIRECTOR
Camille R. Smith
CITY ENGINEER
Shirley A. Smith
NEW BRAUNFELS UTILITIES

STATE OF TEXAS
COUNTY OF COMAL

I, *Bobbie Kaapp*, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS
FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC# 202106054048 OF
COMAL COUNTY ON THE 15 DAY OF October, 2021, AT 3:08 P. M.
WITNESS MY HAND OFFICIAL SEAL, THIS THE 15 DAY OF October, A.D. 2021.



COUNTY CLERK, COMAL COUNTY, TEXAS

Kyle Brown Moore
DEPUTY

LEGEND		
C.C.O.P.R.	COMAL COUNTY OFFICIAL PUBLIC RECORDS	SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG & SURVEY" PLASTIC CAP
C.C.M.P.R.	COMAL COUNTY MAP AND PLAT RECORDS	FOUND 1/2" IRON ROD
VOL.	VOLUME	FOUND 3/8" IRON ROD
PG.	PAGE	
CL	CENTER LINE	
CL	CITY LIMITS	
ADJR.	ADJR. PROPERTY	

NOTES:

- THE PROPERTY WILL BE SERVED BY THE FOLLOWING PROVIDERS:
NEW BRAUNFELS UTILITIES -WATER, SANITARY SEWER, ELECTRIC
CENTERPOINT ENERGY -GAS
TIME WARNER -CABLE
AT&T -TELEPHONE
- THIS PROPERTY IS LOCATED WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- PROPOSED LAND USE FOR THIS PROPERTY IS COMMERCIAL.
- THIS PROPERTY IS LOCATED WITHIN THE OUTER PRECISION ZONE AND IS SUBJECT TO THE AIRPORT HAZARD ZONING DISTRICT STANDARDS AND REGULATIONS OF THE CITY OF NEW BRAUNFELS.
- PERMANENT WATER QUALITY CONTROLS ARE REQUIRED FOR THIS SUBDIVISION PLAT IN ACCORDANCE WITH THE CITY OF NEW BRAUNFELS DRAINAGE AND EROSION CONTROL DESIGN MANUAL.
- MAINTENANCE OF DRAINAGE INFRASTRUCTURE AND EASEMENTS DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE UNDERLYING PROPERTY OWNER/DEVELOPER. MAINTENANCE OF THE VARIABLE WIDTH DRAINAGE EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER OF LOT 2.
- NO STRUCTURES, WALLS OR OTHER OBSTRUCTION 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 DECREASE 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 OF THE OWNER/DEVELOPERS PROPERTY TO INSPECT INFRASTRUCTURE AND TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.
- FUTURE DEVELOPMENT SHALL BE SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC PLACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- SIDEWALKS ARE REQUIRED BY THE CITY OF NEW BRAUNFELS. 5' SIDEWALKS ARE EXISTING ON FM 306 FRONTAGE. SIDEWALKS WILL NEED TO BE INSTALLED ON FM 1102 STREET FRONTAGE AND BE 6' IN WIDTH. THE INSTALLATION OF SIDEWALK ALONG FM 1102 FRONTAGE WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER OF LOT 1 DURING THE BUILDING PHASE OF CONSTRUCTION FOR LOT 1 AND THE INSTALLATION WILL BE IMMEDIATELY ADJACENT TO THE CURB.
- NON-RESIDENTIAL USE SUBDIVISIONS ARE NOT SUBJECT TO PARK LAND DEDICATION AND DEVELOPMENT REQUIREMENTS. HOWEVER, AT SUCH TIME THAT ANY DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE UNDERLYING LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.

NBU 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 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/DEVELOPER'S EXPENSE.
- DO NOT COMBINE ANY NEW UTILITY EASEMENTS (UE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (UE) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.
- NBU IS NOT RESPONSIBLE FOR DAMAGES TO PROPERTY IMPROVEMENTS (I.E. LANDSCAPING, TREES, PAVEMENT, SIGNS, DRAINAGE STRUCTURES, PRIVATE UTILITIES, ETC.) THAT ARE PLACED IN ANY TYPE OF UTILITY EASEMENT. TO ENSURE NO CONFLICT EXIST WITH UTILITY INFRASTRUCTURE IN THE EASEMENT, ALL SUCH IMPROVEMENTS PLACED IN ANY TYPE OF UTILITY EASEMENT MUST BE REVIEWED AND APPROVED THROUGH THE NBU EASEMENT ENCROACHMENT PROCESS NBU DEVELOPMENT SERVICES FACILITATES THE EASEMENT ENCROACHMENT APPLICATION PROCESS.

TDOT NOTES:

- FOR DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURE FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCRACH BY STRUCTURE OR GRADING INTO STATE ROW. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW WILL NOT BE ALLOWED.
- LOT 1 BLOCK 1 AND LOT 2 BLOCK 1 OF THE PROPERTY WILL HAVE A SHARED POINT OF FM 306 ACCESS AT THE COMMON PROPERTY LINE. OTHER FM 306 ACCESS TO LOT 2 BLOCK 1 WILL BE AS REGULATED AS DIRECTED BY TDOT'S "ACCESS MANAGEMENT MANUAL". LOT 2 BLOCK 1 ACCESS TO FM 1102 WILL BE SHARED WITH LOT 1 BLOCK 1 AND WILL BE AS REGULATED AS DIRECTED BY TDOT'S "ACCESS MANAGEMENT MANUAL". LOT 1 BLOCK 1 WILL NOT HAVE DIRECT ACCESS TO FM 1102. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, 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 ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TDOT.
- 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.

KNOW TO ALL MEN BY THESE PRESENTS:
I, THE UNDERSIGNED, Kyle L. Pressler, 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.

KYLE L. PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR #6528
MATKINHOVER ENGINEERING & SURVEYING
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

JOSHUA J. VALENTA
LICENSED PROFESSIONAL ENGINEER #114592
MATKINHOVER ENGINEERING & SURVEYING
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006

CERTIFIED TO BE A TRUE AND CORRECT COPY.
BOBBIE KOEPP, County Clerk
Comal County
PAGE 1 OF 1

SURVEY NOTES:

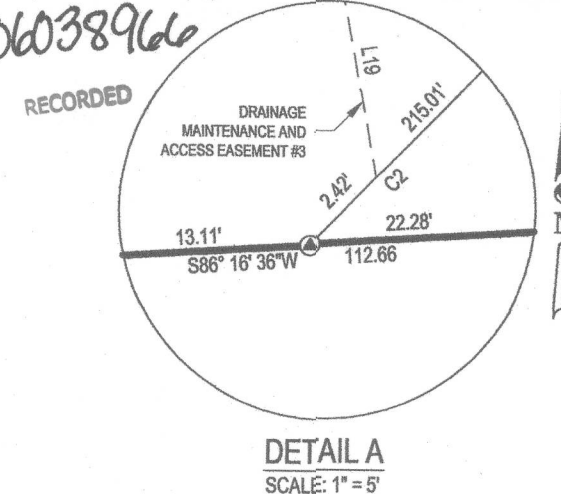
- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GRID UNITS.
- NO PORTION OF ANY LOT ON THIS PLAT IS WITHIN A SPECIAL FLOOD HAZARD ZONE, ACCORDING TO FEMA PANEL 48091C0455F, DATED SEPTEMBER 2, 2009.
- THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF NEW BRAUNFELS & COMAL COUNTY ORDINANCES AND RESTRICTIONS.
- THE PROPERTY IS CURRENTLY ZONED "M-1" (LIGHT INDUSTRIAL DISTRICT) ACCORDING TO THE CITY OF NEW BRAUNFELS PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT GIS MAP.

MATKINHOVER
ENGINEERING & SURVEYING
P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0099
TEXAS REGISTERED ENGINEERING FIRM F-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

FINAL APPROVED PLAT ESTABLISHING# 201906038966

QT 4040 ADDITION

AN 8.777 ACRE TRACT OF LAND SITUATED IN THE CITY OF NEW BRAUNFELS, ESTABLISHING LOTS 1, AND 2, AND BEING THE REMAINING PORTION OF A CALLED 8.777 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 201806033286 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND ALL OF A CALLED 1.864 ACRE TRACT OF LAND AS CONVEYED TO QUIKTRIP CORPORATION OF RECORD IN DOCUMENT NO. 201906031541 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C2	217.44'	1834.86'	006° 47' 23"	N40° 49' 04" E	217.31'
C4	202.66'	1849.86'	006° 16' 37"	S40° 33' 42" W	202.56'



STATE OF TEXAS
COUNTY OF COMAL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS QT 4040 ADDITION, 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.

Matthew D. Miller
OWNER/DEVELOPER
MATTHEW D. MILLER
DIRECTOR OF REAL ESTATE
QUIKTRIP CORPORATION
4705 S. 129TH EAST AVE
TULSA, OKLAHOMA 74134

ERIN RACZKOWSKI
Notary Public, State of Texas
Comm. Expires 05-14-2023
Notary ID 132011838

STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 2nd DAY OF October A.D. 2019 BY Matthew D. Miller

Erin Raczkowski
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 5/14/2023

STATE OF TEXAS
COUNTY OF COMAL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS QT 4040 ADDITION, 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.

Bart C. Koontz
OWNER/DEVELOPER
BART C. KOONTZ
PRESIDENT
KODD 306, LLC
A TEXAS LIMITED LIABILITY COMPANY
BY: KODD 306 MM, LLC
A TEXAS LIMITED LIABILITY COMPANY
ITS MANAGING MEMBER

CYNTHIA H. STEVENS
Notary Public, State of Texas
Comm. Expires 08-08-2020
Notary ID 772487-6

STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 7th DAY OF October A.D. 2019 BY Bart C. Koontz

Cynthia H. Stevens
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 6/8/2020

APPROVED THIS THE 7th DAY OF May, 2019, BY THE PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

D. Lee Edwards
CHAIRMAN D. Lee Edwards

APPROVED FOR ACCEPTANCE

10/28/2019
DATE
10/29/2019
DATE
10/14/19
DATE

Spencer M. Smith
DIRECTOR OF PLANNING
Carlynn
CITY ENGINEER
Joshua J. Valenta
NEW BRAUNFELS UTILITIES

STATE OF TEXAS
COUNTY OF COMAL

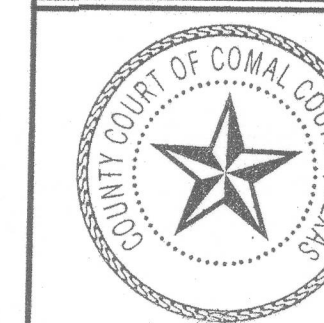
I, Bobbie Koepf, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOCUMENT NO. 201906038966, ON THE 29 DAY OF October, 2019 AT 3:34 PM in the Official Public Records of Comal County, Texas, and time stamped.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 29 DAY OF October, 2019.

COUNTY CLERK, COMAL COUNTY, TEXAS
Sammy Kowalski

DEPUTY
Bobbie Koepf
County Clerk
By Sammy Kowalski
10-29-19

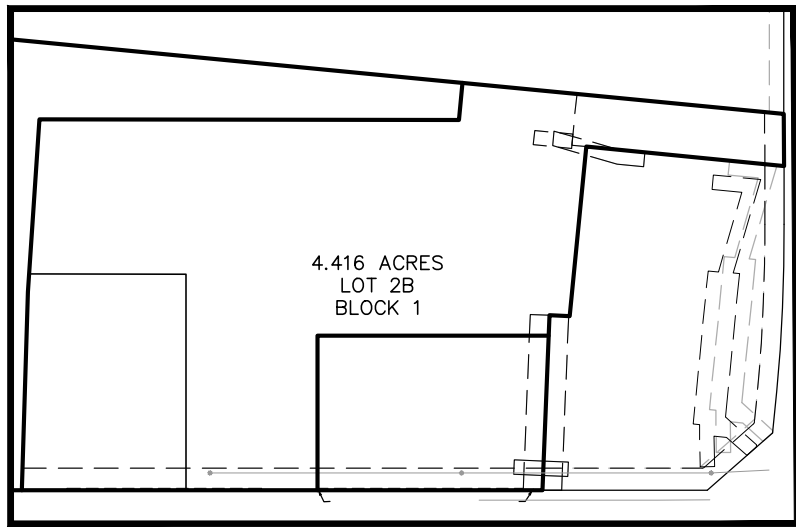
PREPARED: OCTOBER 2019



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N50° 03' 52" W	21.12
L2	N10° 28' 48" W	28.30
L3	N37° 31' 12" E	60.79
L4	N37° 31' 12" E	54.21
L5	N46° 47' 28" W	13.04
L6	N43° 08' 39" E	38.73
L7	S38° 54' 33" W	31.76
L8	N53° 08' 27" W	15.00
L9	N38° 54' 33" E	44.02
L10	N46° 42' 02" W	6.69
L11	N43° 12' 32" E	160.00
L12	S46° 47' 28" E	10.86
L13	N54° 04' 37" E	88.40
L14	N46° 42' 41" W	31.40
L15	N43° 17' 19" E	15.00
L16	S54° 04' 37" W	101.72
L17	S46° 47' 28" E	6.61
L18	S43° 12' 32" W	149.56
L19	S10° 28' 48" E	43.47
L20	N43° 07' 49" E	14.96
L21	S46° 52' 52" E	27.96
L22	S38° 20' 54" E	69.62
L23	S43° 12' 32" W	15.25
L24	N38° 20' 54" W	71.00
L25	N38° 58' 08" E	15.00
L26	S38° 58' 08" W	15.00
L27	N50° 03' 52" W	56.36
L28	S50° 03' 52" E	56.36

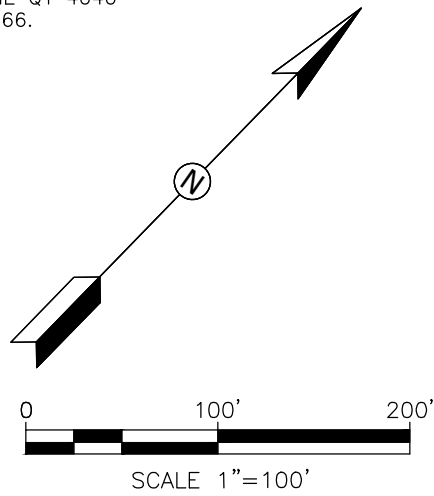
PLAT SUMMARY	
LOTS	2
ROAD L.F.	0.00
R.O.W. DED.	4864 SQFT
LOTS/ACRE	0.228
ACRE/LOT	4.389

Drawing Name: N:\Projects\AYC002\101 Hfco0 Replat\Planning\Plotting\AYC002 Plot for Gruene Heights Replat.dwg User: chadriesenbahn Jan 11, 2022 - 7:41am



AREA TO BE REPLATTED

THE PURPOSE OF THIS REPLAT IS:
TO SUBDIVIDE LOT 2 AND ESTABLISH LOT 3 FROM THE QT 4040
ADDITION, RECORDED IN DOC. NO. 201906038966.



STATE OF TEXAS
COUNTY OF COMAL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS
THE QT ADDITION OF LOT 2A, 2B AND 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.

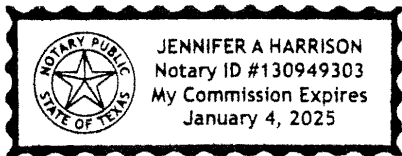
OWNER:
HW GRUENE HEIGHTS, LLC., A DELWARE LIMITED LIABILITY COMPANY
BY: FREIHEIT MANAGER, LLC., A DELWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER
BY: CHARLES W. AYCOCK, MANAGING DIRECTOR
8522 BROADWAY STE 109-3
SAN ANTONIO, TX 78217
STATE OF TEXAS

COUNTY OF COMAL

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

BY _____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____



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
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348
D.A. MAWYER LAND SURVEYING, INC.
5151 W. SH46
NEW BRAUNFELS, TEXAS 78132
FIRM #10191500

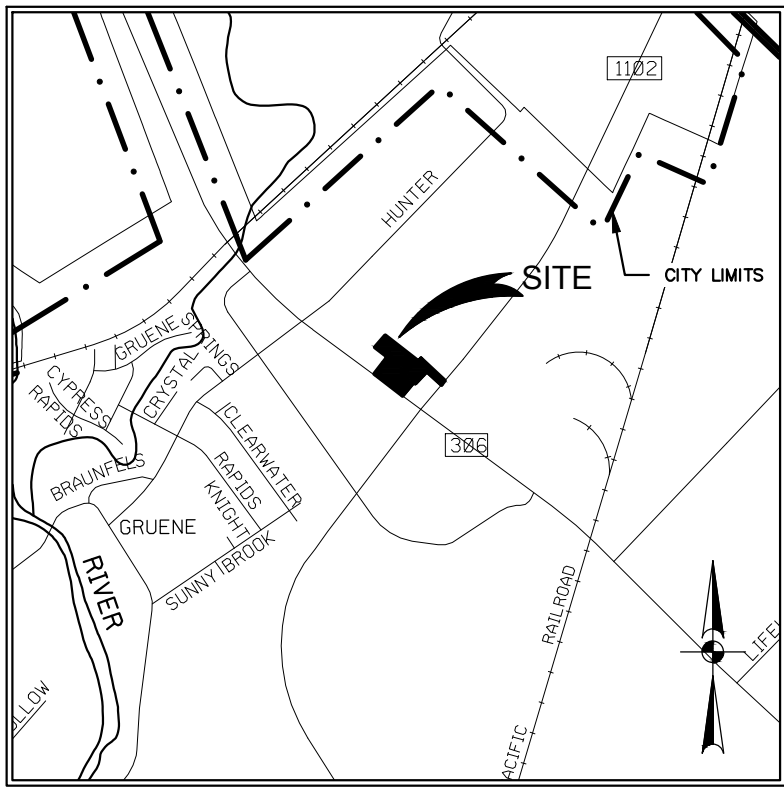
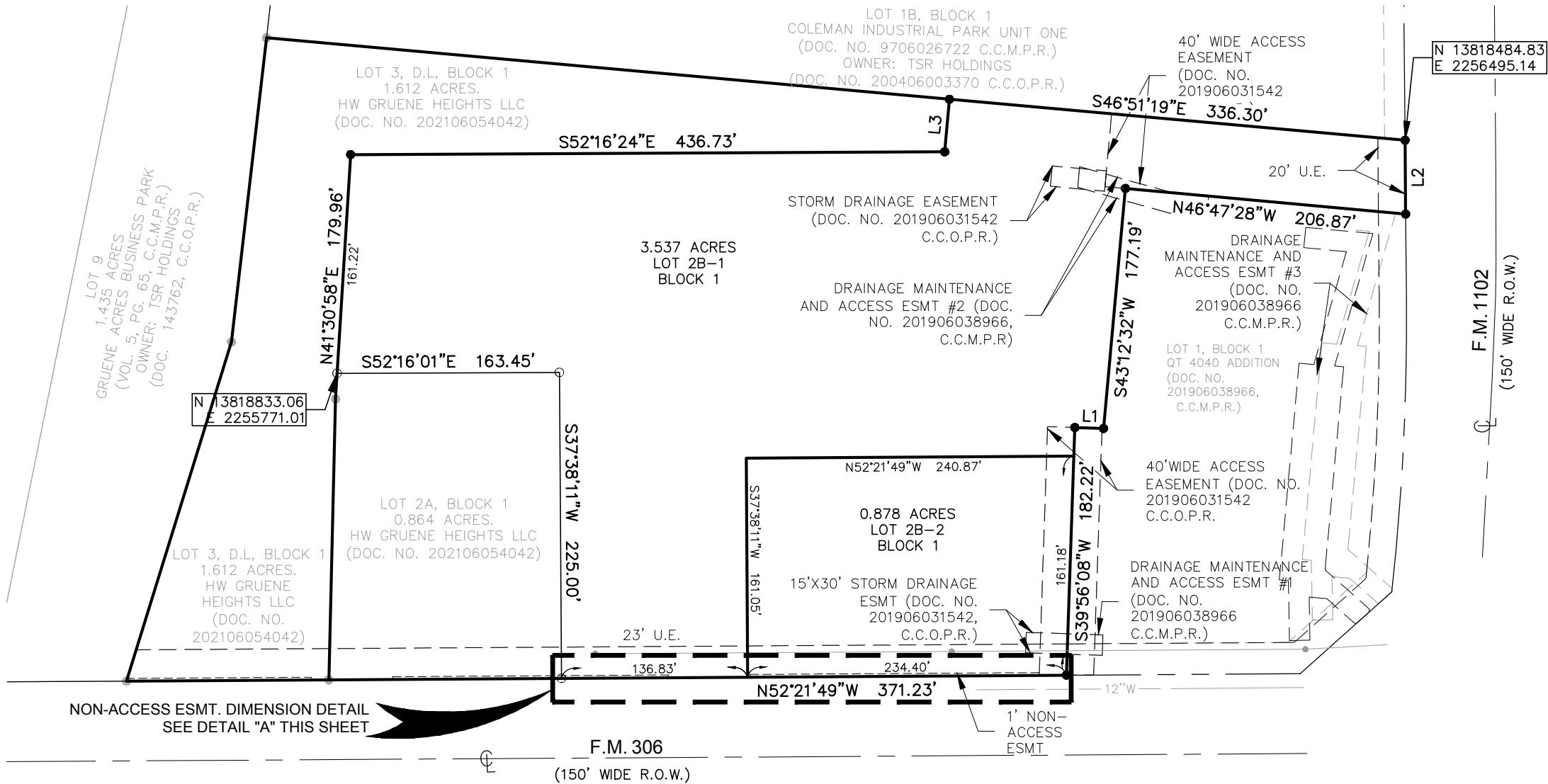


2021 W SH46, STE 105
NEW BRAUNFELS, TX. 78132
PH: 830-358-7127 ink-civil.com
TBPE FIRM F-13351

LEGEND:
P.O.B. = POINT OF BEGINNING
B.L. = BUILDING SETBACK LINE
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
R.O.W. = RIGHT-OF-WAY
O.S. = OPEN SPACE LOT
PAGE MATCH LINE
1/2" IRON PIN SET
IRON PIN FOUND
TXDOT MONUMENT FOUND
ROADWAY CENTERLINE
D.L. = DRAINAGE LOT
C.C.M.P.R. = COMAL COUNTY MAP AND
PLAT RECORDS
C.C.O.P.R. = COMAL COUNTY OFFICIAL
PUBLIC RECORDS

FINAL PLAT OF QT 4040 ADDITION, BLOCK 1, LOTS 2B-1 & 2B-2

BEING A REPLAT OF LOT 2, BLOCK 1, QT 4040 ADDITION, A SUBDIVISION SITUATED IN COMAL
COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO.
201906038966, OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.



LOCATION MAP

SCALE: 1"=2,000'

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.12'	N50°03'52"W
L2	54.21'	S37°31'12"W
L3	38.74'	N43°08'39"E

NOTES:

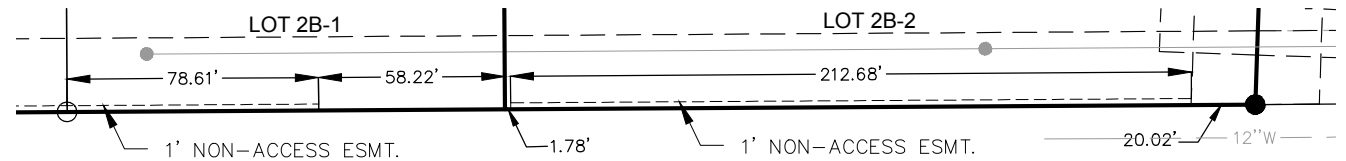
- ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER, SEWER AND ELECTRIC BY NEW BRAUNFELS UTILITIES.
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE IN GRID BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983. DISTANCES SHOWN HEREON ARE SURFACE USING COMBINED SCALE FACTOR OF 1.00015.
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND MARKERS WILL BE SET WITH 1/2" IRON PIN WITH PLASTIC CAP STAMPED "DAM #5348 PROP. COR." IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- QT ADDITION OF LOTS 2B-1 AND 2B-2, FALLS WITHIN THE CITY LIMITS OF THE CITY OF NEW BRAUNFELS.
- THE PROPOSED USE OF THE SUBDIVISION IS FOR COMMERCIAL.
- QT ADDITION OF LOTS 2B-1 AND 2B-2, ESTABLISHING A TOTAL OF 2 LOTS, WITH 2B-1 AND 2B-2 BEING BUILDABLE.
- THIS SUBDIVISION IS SUBJECT TO THE 2018 CITY OF NEW BRAUNFELS PARK LAND AND DEDICATION ORDINANCE. NON-RESIDENTIAL USE SUBDIVISIONS ARE NOT SUBJECT TO DEDICATION AND DEVELOPMENT REQUIREMENTS. HOWEVER, AT SUCH TIME THAT ANY DWELLING UNITS ARE CONSTRUCTED THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.
- SIDEWALKS ARE REQUIRED BY THE CITY OF NEW BRAUNFELS. FIVE (5) FOOT SIDEWALKS ARE EXISTING ALONG FM 306 FRONTAGE. FIVE (5) FOOT SIDEWALKS ARE ALONG FM 1102 FRONTAGE ARE EXISTING AND WERE BUILT WITH THE DEVELOPMENT OF LOT 1.
- 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.
- NO STRUCTURES IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER AND SEWER SYSTEM WHICH HAS BEEN APPROVED BY NEW BRAUNFELS UTILITIES.
- NO PORTION OF ANY LOT ON THIS PLAT IS WITHIN AN INDICATED SPECIAL FLOOD HAZARD ZONE, 100-YEAR FLOOD BOUNDARY, AS DEFINED BY THE COMAL COUNTY, TEXAS COMMUNITY PANEL NUMBER 48091C0455F, REVISED NOVEMBER 02, 2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- EACH LOT OWNER SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF THE SEWER SERVICE STUB OUT AND DETERMINING THE MINIMUM SERVICEABLE FINISH FLOOR ELEVATION.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS, AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- NO PORTION OF THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION IS SUBJECT TO THE AIRPORT HAZARD ZONE DISTRICT STANDARDS AND REGULATIONS OF THE CITY OF NEW BRAUNFELS ZONING ORDINANCE AND LOCATED WITHIN THE OUTER PRECISION AND TRANSITION ZONES FOR BUILDING HEIGHT.

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 BUILDING STRUCTURE 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.

TXDOT NOTES:

- 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.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOTS. ACCESS MANAGEMENT MANUAL. THE PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 3 (THREE) RIGHT IN/OUT ONLY ACCESS POINTS TO FM 306 BASED ON AN OVERALL PLATTED FRONTAGE OF APPROXIMATELY 690.95 FEET. LOTS 1 AND 2B SHALL MAINTAIN 1(ONE) EXISTING SHARED ACCESS POINT TO FM 306 AS DESIGNATED ABOVE ALONG ITS FM 306 FRONTAGE. LOTS 2A AND 2B SHALL BE ALLOWED EACH ONE ACCESS POINT AS DESIGNATED ABOVE ALONG THEIR FM 306 FRONTAGE. LOT 2B OF THE PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1 (ONE) SHARED ACCESS POINT TO FM 1102. TO BE SHARED WITH LOT 1. BASED ON AN OVERALL PLATTED FRONTAGE OF APPROXIMATELY 54.21 FEET. LOT 3 WILL NOT HAVE ACCESS TO THE STATE HIGHWAY SYSTEM. THERE SHALL BE INTERNAL CROSS ACCESS ACROSS ALL OF THE LOTS, INCLUDING LOT 1, BETWEEN ALL POINTS OF ACCESS TO THE STATE HIGHWAY SYSTEM. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, 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 ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
- 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 AS DIRECTED BY TXDOT.
- ANY TRAFFIC CONTROL MEASURE (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.



DETAIL "A"

SCALE: 1" = 60'

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

APPROVED FOR ACCEPTANCE

DATE	PLANNING DIRECTOR
DATE	CITY ENGINEER
DATE	NEW BRAUNFELS UTILITIES

STATE OF TEXAS
COUNTY OF COMAL

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 _____, 20____, AT _____ M.
WITNESS MY HAND OFFICIAL SEAL, THIS THE _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, COMAL COUNTY, TEXAS

DEPUTY