

I, the undersigned owner of the land shown on this plat, and designated herein as the GRUENE SUNDAY HAUS ADDITION subdivision to the City of New Braunfels, County of Comal, Texas, and whose names are subscribed hereto, do hereby subdivide such property and dedicate to the use of the public all streets, alleys, parks, drains, easements, and public places shown for the purposes and considerations therein expressed.

GRUENE PROPERTY PARTNERS, LTD.,
a Texas limited partnership
By GRUENE SUNDAY HAUS, LLC,
a Texas limited liability company, General Partner

STATE OF TEXAS*
COUNTY OF COMAL*

This instrument was acknowledged before me, the undersigned authority, on this the 10 day of February, 2019 by Larry W. Waldrup, known-to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

Notary Public,
Richard McDaniel

APPROVED FOR ACCEPTANCE:

Director of Planning

City Engineer

New Braunfels Utilities

STATE OF TEXAS*
COUNTY OF COMAL*

I, Joy Streater, do hereby certify that the foregoing instrument was filed for record in the Map and Plat Records, Doc# 200906007105 of Cornal County on the 2 day of March, 2009, at 9:41 a.m. Witness my hand official seal, this the 2 day of March, 2009.

County Clerk, Comal County, Texas

Deputy

KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned Kelly Kilber, 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.

Kelly Kilber
Registered Professional Land Surveyor No. 2219
PRO-TECH ENGINEERING GROUP, Inc.
100 E. San Antonio St., Suite 100
San Marcos, Texas 78666

PLAN 5587

EO 14829

BEING 2.79 ACRES OF LAND IN THE
A.P. FUQUAY SURVEY NO. 35
CITY OF NEW BRAUNFELS
COMAL COUNTY, TEXAS
2 LOTS

FINAL

LEGEND

⊙	IRON STAKE FOUND
◻	ALUMINUM CAPPED IRON STAKE SET
□	TXDOT CONCRETE MONUMENT FOUND
●	FENCE POST
—X—	FENCE
	██████ COUNTY DEED RECORDS
	██████ COUNTY PLAT RECORDS
(xx)	RECORD INFORMATION

DEAN FISCHER &
KATHRYN A. FISCHER
TO
MIDTEX OIL, INC.
(1.186 AC)
MARCH 30, 1987

SCALE: 1" = 40'
PREPARED OCTOBER 22, 2008

VICINITY MAP
N.T.S.

1. No portion of this subdivision has been designated as being in a special flood hazard area, as delineated on the Flood Insurance Rate Map (FIRM) Panel No. 485493 007 E, dated January 5, 2006, for the city of New Braunfels, Comal County, Texas.
2. This subdivision lies within the Transition Zone of the Edwards Aquifer.
3. This subdivision lies within New Braunfels City Limits.
4. All drainage and utility easements are public unless otherwise noted.
5. This subdivision lies within the Comal Independent School District.
6. Six foot sidewalks will be constructed on Hunter Road and Old FM 306 by the owner/developer at the time a building permit is issued.
7. This subdivision is provided electricity by NBU.
8. Telephone service provided by AT & T.
9. Water & wastewater services provided by NBU.
10. Improvements exist on these lots which are not shown on this survey.
11. 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 easements, must not endanger or interfere with rights granted by the easements to New Braunfels Utilities, its successors and assigns, and shall be subject to applicable permit requirements of the City of New Braunfels or any 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-foot wide service easement to the dwelling along the service line to the service entrance. The 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 yard.
Each tract is subject to a floating Guy Wire easement and its dimensions shall be determined by the need of the utilities.
12. Contours shown hereon from on the ground survey by Pro-Tech Engineering Group.

**ENGINEERING
GROUP
INCORPORATED**

100 E. San Antonio St., Suite 100
San Marcos, TX. 78666
(512) 353-3335