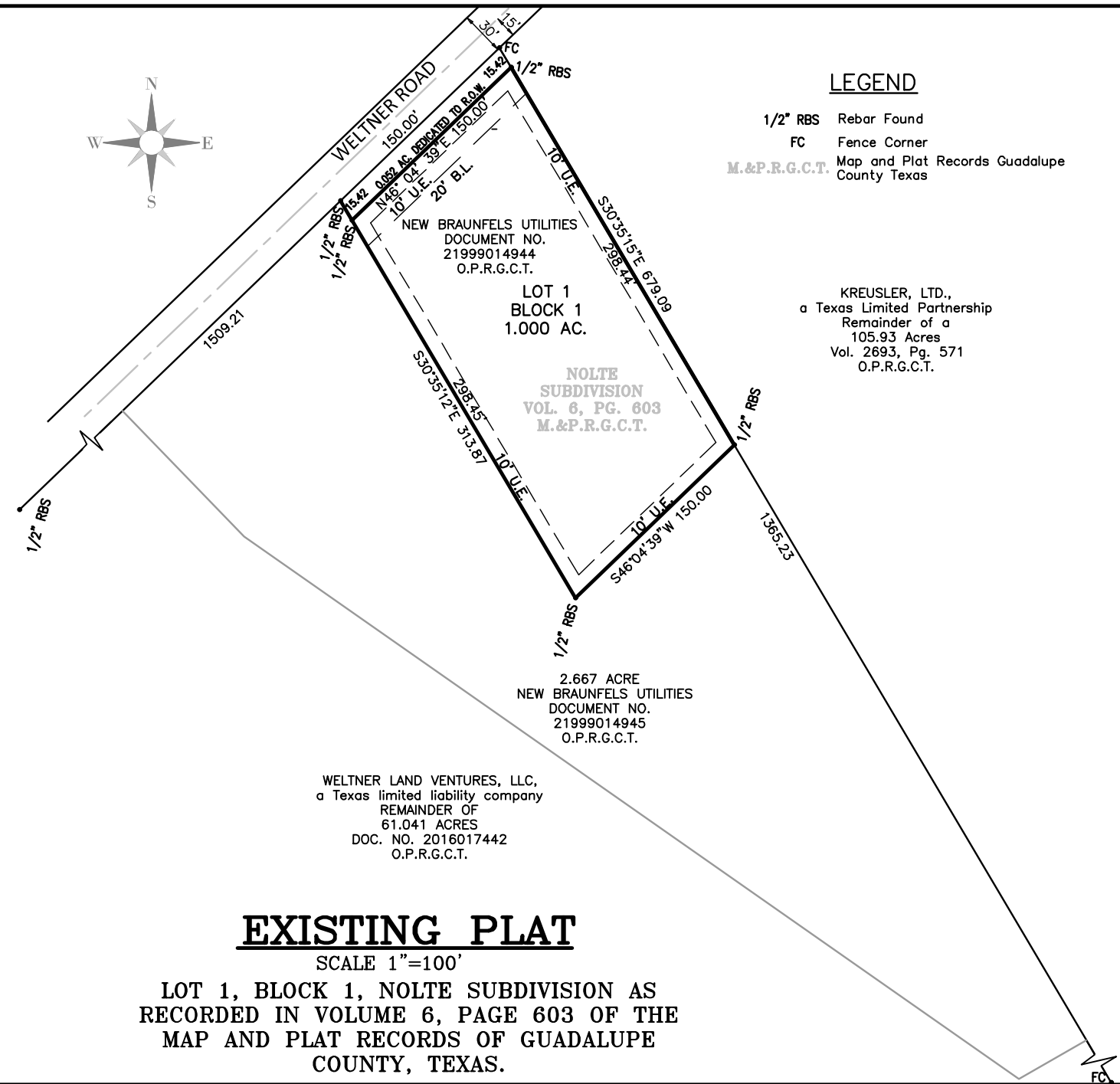


GENERAL NOTES

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2 INCH IRON ROD WITH PLASTIC CAP "URBAN CIVIL".
2. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD83 (NA2011), SOUTH-CENTRAL ZONE. BASED ON GPS OBSERVATIONS TO COOP CORS BASE STATION SG11. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES WERE ADJUSTED FROM STATE PLANE GRID TO PROJECT SURFACE USING A SURFACE ADJUSTMENT SCALE FACTOR OF 1.00015.
3. NO PORTION OF ANY LOT ON THIS PLAT IS WITHIN AN INDICATED SPECIAL FLOOD HAZARD ZONE, DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR GUADALUPE COUNTY, TEXAS COMMUNITY PANEL NUMBER 48187C0120F, EFFECTIVE DATE NOVEMBER 2, 2007.
4. THIS PROPERTY LIES IN THE COMAL COUNTY INDEPENDENT SCHOOL DISTRICT.
5. THERE ARE EXISTING IMPROVEMENTS ON REFERENCE SITE.
6. 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 DECREASE 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 GRANTOR'S 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.
7. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
8. THIS SUBDIVISION IS SUBJECT TO THE CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. AT SUCH TIME THAT ADDITIONAL DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT(S) SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH NEW DWELLING UNIT.
9. WATER SERVICE AND ELECTRIC SERVICE WILL BE PROVIDED BY NEW BRAUNFELS UTILITIES.
10. NO SEWER SERVICE WILL BE PROVIDED OR REQUIRED.
11. TELEPHONE SERVICE WILL BE PROVIDED BY A.T.&T. AND SPECTRUM CABLE.
12. DRAINAGE EASEMENTS SHALL BE FREE FROM ALL OBSTRUCTIONS. MAINTENANCE OF DRAINAGE EASEMENT SHALL BE RESPONSIBILITY OF THE PROPERTY OWNER. NO DEVELOPMENT, BUILDING OR STRUCTURES IS PERMITTED WITHIN A DRAINAGE EASEMENT.
13. REFERENCED PROPERTY DOES LIE WITHIN THE CITY OF NEW BRAUNFELS CITY LIMITS AND WITHIN GUADALUPE COUNTY.
14. A SIX FOOT SIDEWALK WILL BE CONSTRUCTED PER CITY OF NEW BRAUNFELS STANDARDS BY CONTRACTOR. ALONG STATE HIGHWAY 46 APPROXIMATELY ONE FOOT OFF THE PROPERTY LINE AT THE TIME OF BUILDING PERMIT.
15. THIS SUBDIVISION IS SUBJECT TO THE AIRPORT HAZARD ZONING DISTRICT STANDARDS AND REGULATIONS.



OWNER'S ACKNOWLEDGEMENT:

STATE OF TEXAS
COUNTY OF GUADALUPE

KNOW ALL MEN BY THESE PRESENTS:

I (We) the undersigned owner(s) of the land shown on this plat, and designated herein as the FINAL PLAT VACATING NOLTE SUBDIVISION, ESTABLISHING NEW BRAUNFELS UTILITIES, WELTNER PUMP STATION, LOT 1, BLOCK 1 to the City of New Braunfels, County of Guadalupe, Texas and whose name is subscribed hereto, do hereby subdivide such property and dedicated to the use of the Public all streets, alleys, parks, drains, easements and public places thereon shown for the purposes and consideration therein expressed.

NEW BRAUNFELS UTILITIES - NBU
IAN TAYLOR, P.E., CHIEF EXECUTIVE OFFICER
P.O. BOX 310289
NEW BRAUNFELS, TEXAS 78131-0289

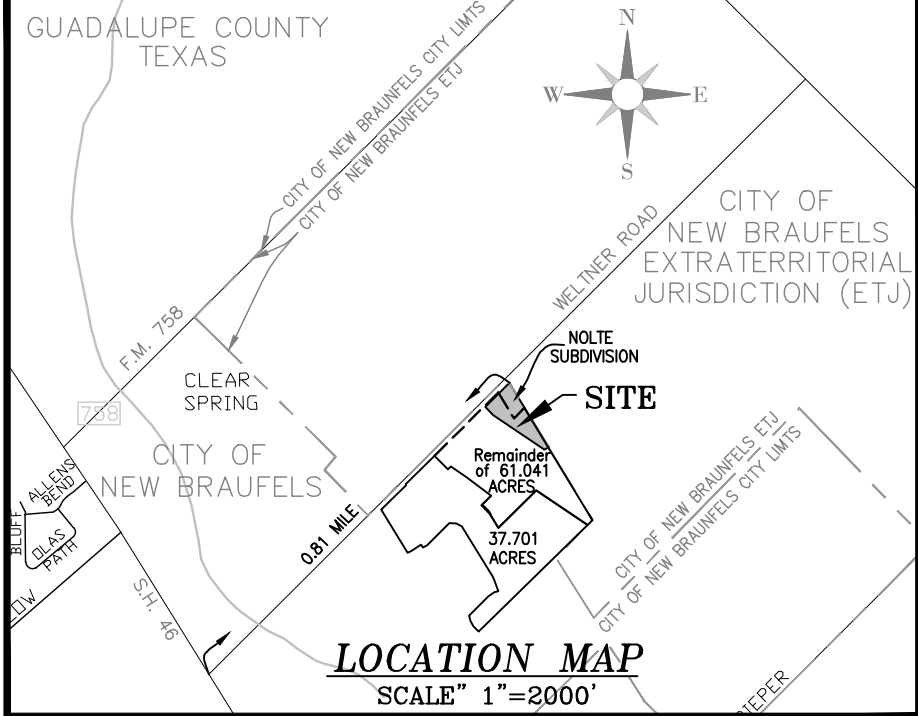
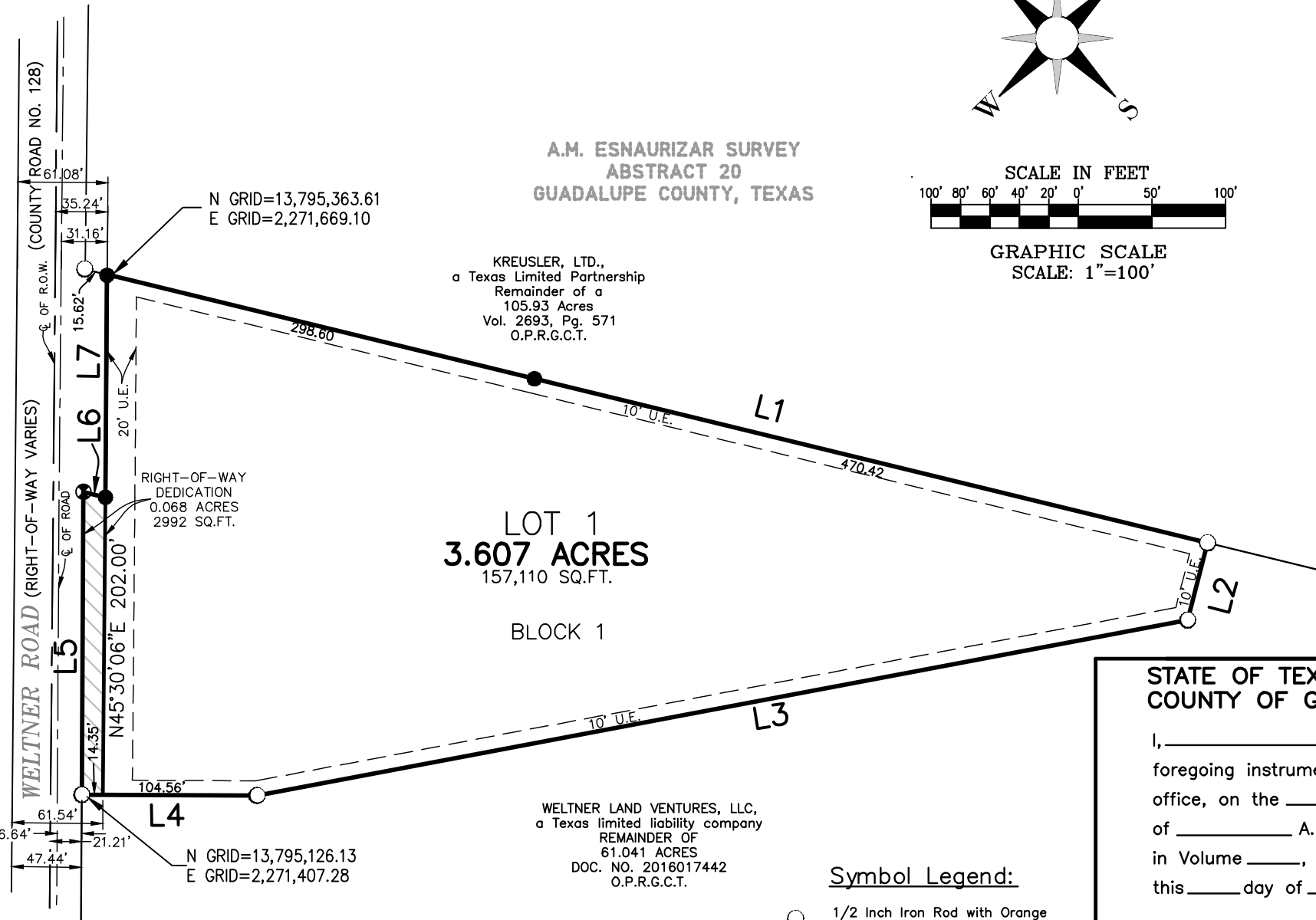
This instrument was acknowledged before me this _____ day of _____, 2019,

by: _____.

Notary Public, State of Texas
My Commission Expires:

FINAL PLAT
OF
**NEW BRAUNFELS UTILITIES
WELTNER PUMP STATION
LOT 1, BLOCK 1**
VACATING
NOLTE SUBDIVISION

3.675 ACRES, SITUATED IN THE A. M. ESNAURIZAR SURVEY, ABSTRACT NUMBER 20, GUADALUPE COUNTY, TEXAS, COMPRISED OF A 2.667 ACRE TRACT, DESCRIBED IN A DEED FROM WELTNER LAND VENTURES, LLC., TO NEW BRAUNFELS UTILITIES AS RECORDED IN DOCUMENT NUMBER 21999014945 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND ALL OF A LOT 1, BLOCK 1, NOLTE SUBDIVISION, AS RECORDED IN VOLUME 6, PAGE 603 OF THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS, BEING THE SAME LAND DESCRIBED IN A DEED FROM CATHERINE JEAN NOLTE HEMSELL AND MIKI LOUISE NOLTE GILBREATH TO NEW BRAUNFELS UTILITIES AS RECORDED IN DOCUMENT NUMBER 21999014944 OF THE SAID OFFICIAL PUBLIC RECORDS.



STREET ADDRESS:
0 WELTNER ROAD
NEW BRAUNFELS, TEXAS 78130

NBU NOTES

1. 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.
2. UTILITIES WILL POSSESS A 5-FOOT WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF BUILDING STRUCTURE AND SERVICE.
3. UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
4. EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER/DEVELOPER'S EXPENSE.
5. 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.
6. 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 CONFLICTS 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.

STATE OF TEXAS
COUNTY OF GUADALUPE

I, _____ County Clerk of Guadalupe County, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office, on the _____ day of _____, A.D. 2019 at _____ m. and duly recorded the _____ day of _____ A.D. 2019 at _____ m. in the map and plat records of Guadalupe County, Texas in Volume _____, Page _____, in testimony whereof, witness my hand and official seal of office this _____ day of _____, A.D. 2019.

County Clerk, Guadalupe County, Texas.

CERTIFICATE OF APPROVAL

Approve this the _____ day of _____, 2019, by the Planning Commission of the City of New Braunfels, Texas.

Chairman

APPROVED FOR ACCEPTANCE

Date

Date

Date

Planning Director

City Engineer

New Braunfels Utilities

STATE OF TEXAS
COUNTY OF GUADALUPE

KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned, KEITH W. WOOLEY, 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. JULY 22, 2019.

KEITH W. WOOLEY, R.P.L.S.
TEXAS LICENSE NO. 5463
URBAN CIVIL
2461 LOOP 337
NEW BRAUNFELS, TEXAS 78130

**URBAN
CIVIL**

2461 LOOP 337 NEW BRAUNFELS, TEXAS 78130
PHONE (830) 606-3913 FAX (830) 625-2204
TBPE FIRM# 17233 TBPLS FIRM# 10005900

PREPARED DATE: SEPTEMBER, 2018

JOB NO.: 1806.06 NB

SHEET 1 of 1

PREPARED BY: M.H.