

PRELIMINARY PLAT ESTABLISHING

ABISO NEW BRAUNFELS

BEING A TOTAL OF 7.129 ACRES ESTABLISHING LOTS 1, 2, 3, 4, 5,
BLOCK 1, OUT OF THE ANDRES SANCHEZ SURVEY NO. 286,
A-528 AND THE WILLIAM MOCKFORD SURVEY NO. 285, A-393
CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS.



GENERAL NOTES:

1. PLAT ESTABLISHING FIVE NON-RESIDENTIAL LOTS.
2. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET AS 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
3. THIS PROPERTY LIES WITHIN THE NEW BRAUNFELS I.S.D.
4. UTILITY PROVIDERS:
ELECTRIC - NEW BRAUNFELS UTILITIES (N.B.U.)
SEWER - NEW BRAUNFELS UTILITIES (N.B.U.)
WATER - NEW BRAUNFELS UTILITIES (N.B.U.)
CABLE - SPECTRUM
PHONE - AT&T
5. THIS PLAT PREPARED JULY 18, 2019
6. NO DRAINAGE IMPROVEMENTS OR STRUCTURES ARE TO BE CONSTRUCTED OR LOCATED IN SUCH A MANNER AS TO CONFLICT WITH EXISTING OR PROPOSED UTILITY IMPROVEMENTS.
7. NO PORTION OF ANY LOT ON THIS PLAT IS WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE ADOPTED FLOOD MAPS OF THE CITY OF NEW BRAUNFELS.
8. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCE.
9. NO STRUCTURES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF DRAINAGE EASEMENTS SHOWN ON THIS PLAT, NO LANDSCAPING, FENCES, OR OTHER TYPES 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 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.
10. A 6-FOOT SIDEWALK WILL BE INSTALLED AT LEAST 4 FEET FROM THE CURB OR EDGE OF THE SHOULDER ALONG S.H. LOOP 337 BY THE OWNER / DEVELOPER AT THE TIME OF CONSTRUCTION / DEVELOPMENT.
11. THIS DEVELOPMENT LIES OVER THE EDWARDS AQUIFER RECHARGE ZONE.
12. 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 LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.

STATE OF TEXAS
COUNTY OF COMAL
I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE ABISO NEW BRAUNFELS SUBDIVISION 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/DEVELOPER
BLAKE HONIGBLUM, MANAGER OF ABISO DEVELOPMENT, LLC,
970 ISOM ROAD
SAN ANTONIO, TEXAS 78216
PHONE: (210)-802-0110

STATE OF TEXAS
COUNTY OF COMAL
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, A.D. 20_____, BY _____

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

APPLICANT:

BLAKE HONIGBLUM, MANAGER OF ABISO DEVELOPMENT, LLC,
970 ISOM ROAD
SAN ANTONIO, TEXAS 78216
PHONE: (210)-802-0110

RECORD TITLE OWNERS:

RICHARD A. KIESLING
2850 LOOP 337
NEW BRAUNFELS, TEXAS 78130
E-MAIL: RKIESLING@SBCGLOBAL.NET

BOB R. KIESLING
2956 LOOP 337
NEW BRAUNFELS, TEXAS 78130
E-MAIL: BRKIESLING@SBCGLOBAL.NET

NEW BRAUNFELS UTILITIES 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 COMAL

KNOWN ALL MEN BY THESE PRESENTS:
I, THE UNDERSIGNED TIM C. PAPPAS, 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.

TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
TPAPPAS@KFWENGINEERS.COM
3421 PAESANOS PARKWAY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

TXDOT NOTES:

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. 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 ENCROACH BY STRUCTURE OR GRADING INTO STATE ROW. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICES DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW WILL NOT BE ALLOWED.
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) ACCESS POINT, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 820.71 FEET. 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.
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 AS 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.

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

DATE	APPROVED FOR ACCEPTANCE PLANNING DIRECTOR
DATE	CITY ENGINEER
DATE	NEW BRAUNFELS UTILITIES
DATE	PLANNING COMMISSION CHAIR

STATE OF TEXAS

COUNTY OF COMAL

I, _____, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT BOOK _____, SEC # _____ OF COMAL COUNTY ON THE _____ DAY OF _____, 20_____, A _____, IN WITNESS MY HAND, OFFICIAL SEAL. THIS THE _____ DAY OF _____, 20_____,

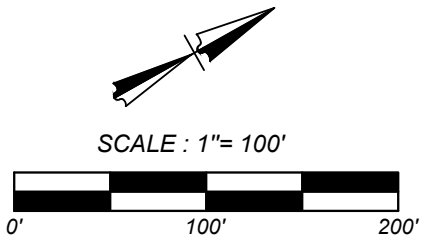
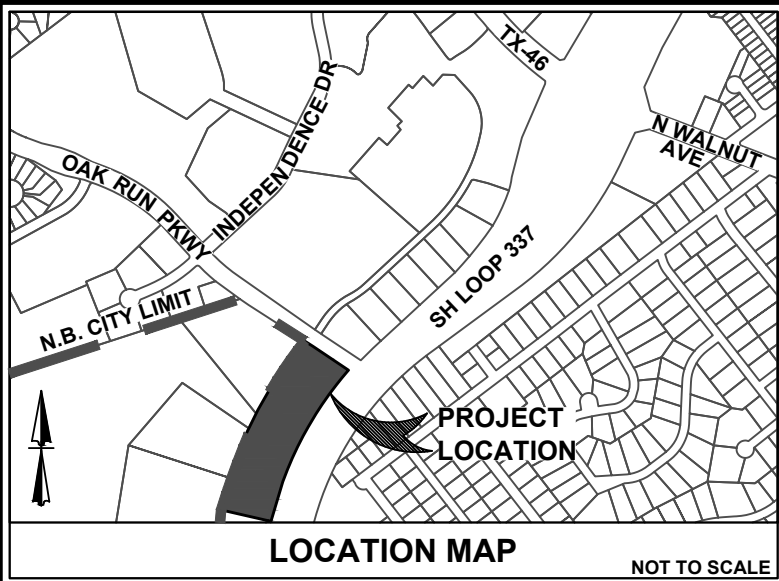
COUNTY CLERK, COMAL COUNTY, TEXAS

DEPUTY

PRELIMINARY PLAT ESTABLISHING

ABISO NEW BRAUNFELS

BEING A TOTAL OF 7.129 ACRES ESTABLISHING LOTS 1, 2, 3, 4, 5,
BLOCK 1, OUT OF THE ANDRES SANCHEZ SURVEY NO. 286,
A-528 AND THE WILLIAM MOCKFORD SURVEY NO. 285, A-393
CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS.

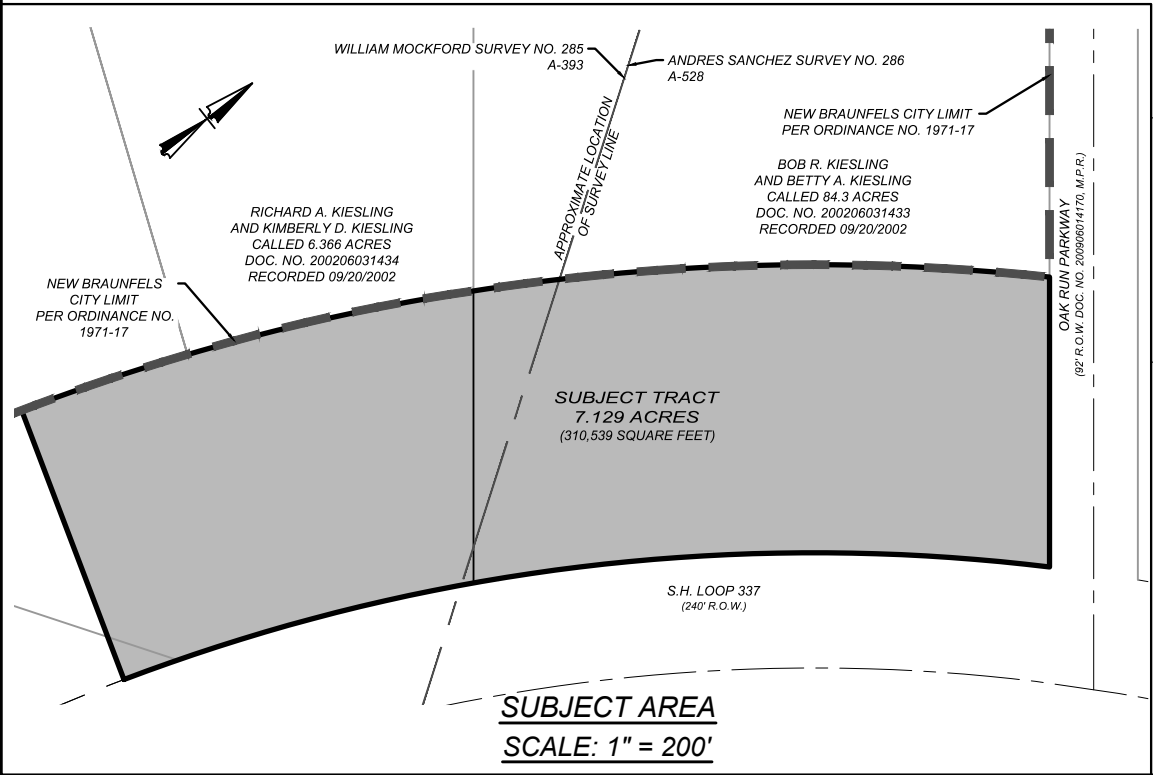
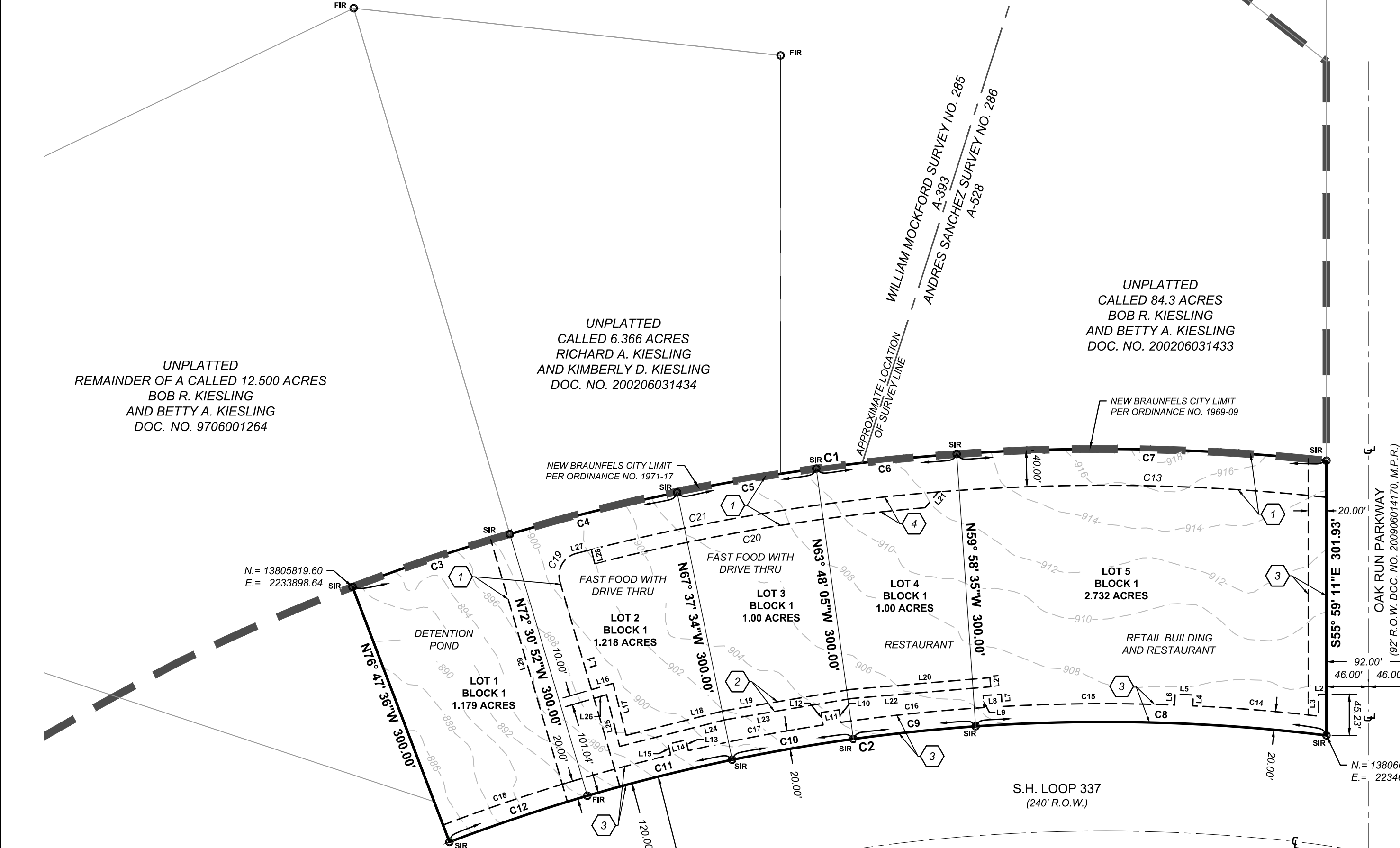


KFW
ENGINEERS + SURVEYING
3421 Paesanos Pkwy., Ste. 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

Line Table		
LINE #	LENGTH	DIRECTION
L1	234.48'	S72° 16' 50"E
L2	8.82'	S33° 57' 28"W
L3	24.03'	S56° 02' 32"E
L4	11.93'	N53° 31' 33"W
L5	20.00'	S36° 28' 27"W
L6	11.93'	S53° 31' 33"E
L7	13.28'	N59° 24' 08"W
L8	20.00'	S30° 35' 52"W
L9	13.28'	S59° 24' 08"E
L10	13.86'	N64° 23' 13"W
L11	20.00'	N25° 36' 47"E
L12	13.86'	S64° 23' 13"E
L13	12.10'	N69° 10' 17"W
L14	20.00'	S20° 49' 43"W
L15	12.10'	S69° 10' 17"E
L16	24.78'	N17° 49' 24"E
L17	58.94'	S70° 08' 34"E
L18	110.60'	N19° 52' 07"E
L19	141.59'	N24° 28' 22"E
L20	153.55'	N29° 11' 00"E

Line Table		
LINE #	LENGTH	DIRECTION
L21	10.00'	S60° 49' 00"E
L22	153.14'	N29° 11' 00"E
L23	140.78'	N24° 28' 22"E
L24	120.20'	N19° 52' 07"E
L25	58.58'	S70° 08' 34"E
L26	14.42'	N17° 49' 24"E
L27	17.32'	S19° 31' 13"W
L28	15.98'	S70° 00' 43"E
L29	300.01'	N72° 16' 50"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	1089.56'	2325.10	26°50'57"	1079.62'	S26° 37' 52"W
C2	980.76'	2025.10	27°44'54"	971.20'	S27° 04' 51"W
C3	182.38'	2356.22	4°26'05"	182.33'	S15° 27' 13"W
C4	189.64'	2325.10	4°40'24"	189.59'	N20° 02' 14"E
C5	155.21'	2325.10	3°49'29"	155.18'	N24° 17' 11"E
C6	155.21'	2325.10	3°49'29"	155.18'	N28° 06' 40"E
C7	407.11'	2325.10	10°01'56"	406.59'	N35° 02' 23"E
C8	386.37'	2025.10	10°55'53"	385.78'	N35° 29' 21"E
C9	135.19'	2025.10	3°49'29"	135.16'	N28° 06' 40"E
C10	135.19'	2025.10	3°49'29"	135.16'	N24° 17' 11"E
C11	164.05'	2026.98	4°38'13"	164.00'	N20° 03' 12"E
C12	159.97'	2025.10	4°31'34"	159.93'	S15° 28' 10"W
C13	427.32'	2285.10	10°42'52"	426.70'	S34° 48' 17"W
C14	138.84'	2045.10	3°53'03"	138.61'	S38° 41' 47"W
C15	189.74'	2045.10	5°18'57"	189.68'	S33° 32' 10"W
C16	157.93'	2045.10	4°25'28"	157.89'	S28° 06' 20"W
C17	150.78'	2045.10	4°13'27"	150.75'	S23° 13' 15"W
C18	262.06'	2045.10	7°20'31"	261.88'	S16° 52' 39"W
C19	39.96'	25.00	91°35'02"	35.84'	S26° 29' 19"E
C20	368.79'	2269.10	9°18'43"	368.38'	S24° 23' 30"W
C21	387.26'	2285.10	9°42'36"	386.80'	S24° 35' 33"W



- KEY NOTES**
- 1 VARIABLE WIDTH INGRESS / EGRESS AND PUBLIC UTILITY EASEMENT FOR SHARED ACCESS WITH ADJACENT DEVELOPMENTS
 - 2 10' PRIVATE DRAINAGE EASEMENT
 - 3 VARIABLE WIDTH ELECTRIC EASEMENT
 - 4 PRIVATE SANITARY SEWER EASEMENT

- LEGEND**
- F.I.R. = FOUND 1/2" IRON ROD
 - S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
 - R.O.W. = RIGHT-OF-WAY
 - M.P.R. = MAP AND PLAT RECORDS
 - - - APPROXIMATE LOCATION OF SURVEY LINE
 - NEW BRAUNFELS CITY LIMIT
 - # PROPOSED EASEMENT

- SURVEYOR NOTES:**
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
 - REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 435 OF 505, COMMUNITY PANEL NO. 48091C0435F, DATED SEPTEMBER 2, 2009.
 - DISTANCES SHOWN HEREON ARE SURFACE DISTANCES USING AN AVERAGE COMBINED FACTOR OF 0.99985443975.
 - THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A).