

VICINITY MAP
NOT TO SCALE
NEW BRAUNFELS, TEXAS

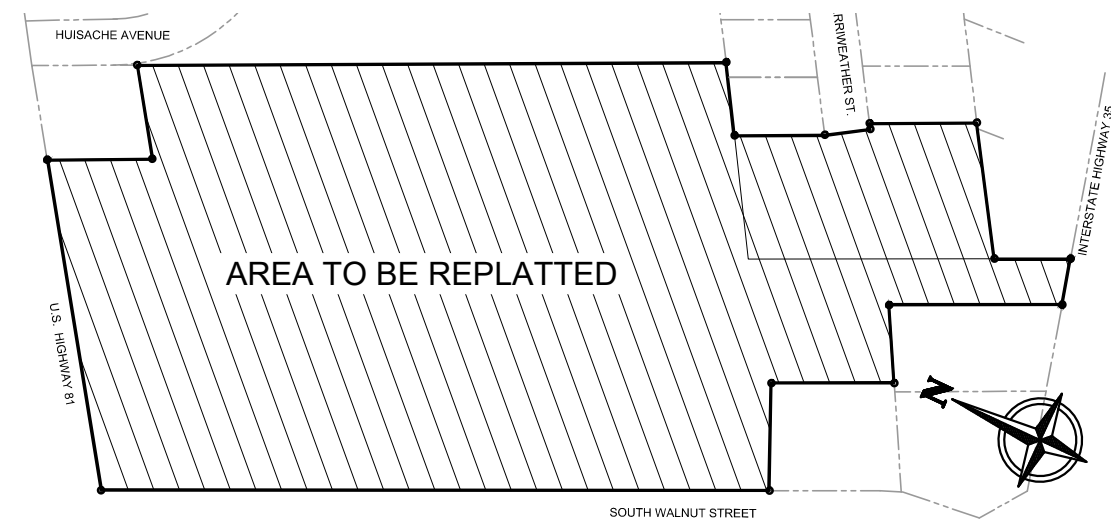
LEGEND

	DESCRIPTION
---	PROPERTY LINE/ (R.O.W.) LINE
- - -	ADJACENT PROPERTY LINE/ (R.O.W.) LINE
●	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET

FINAL REPLAT ESTABLISHING

HEB S. WALNUT AVE SUBDIVISION

FINAL PLAT OF THE HEB S. WALNUT AVE SUBDIVISION, BLOCK 14, LOT 1, BEING A REPLAT OF LOT 1, BLOCK 14, HEB NEW BRAUNFELS #1 SUBDIVISION ADDITION, AN ADDITION TO THE CITY OF NEW BRAUNFELS, TEXAS, AS RECORDED IN DOCUMENT #201706022198 OF THE PLAT RECORDS OF COMAL COUNTY, TEXAS AND LOT 1, HEB NEW BRAUNFELS SUBDIVISION ADDITION, AN ADDITION TO THE CITY OF NEW BRAUNFELS, TEXAS, AS RECORDED IN VOLUME 11, PAGE 13 OF THE PLAT RECORDS OF COMAL COUNTY, TEXAS.



THE AREA BEING REPLATTED

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK 14, HEB NEW BRAUNFELS #1 SUBDIVISION, AS RECORDED IN DOCUMENT #201706022198 AND 11.949 ACRES, LOT 1, HEB NEW BRAUNFELS SUBDIVISION, AS RECORDED IN VOLUME 11, PAGE 13 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS TOGETHER WITH EXHIBIT A, B, C, D, OF THE CITY ORDINANCE NO. 2015-69 OF THE CITY OF NEW BRAUNFELS, TEXAS, AND IS BEING REPLATTED TO COMBINE THE TWO LOTS INTO ONE LOT.

TXDOT NOTES:

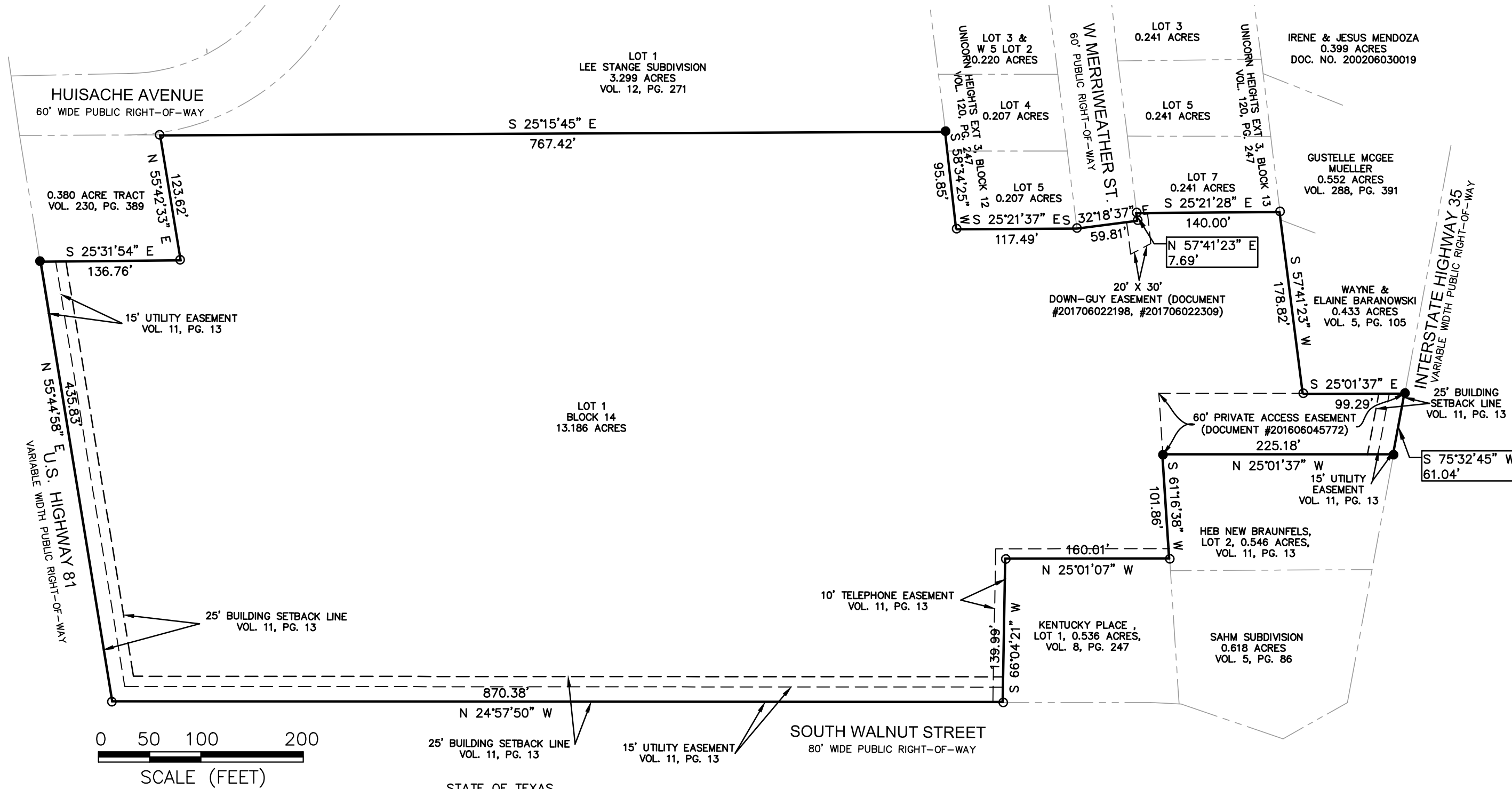
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. 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 PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW WILL NOT BE ALLOWED.
- 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 1 (ONE) POINTS OF ACCESS ALONG US HWY 81 BASED ON AN APPROXIMATE OVERALL FRONTAGE OF 435.83 FEET, AND 1 (ONE) POINT OF ACCESS ALONG IH-35 FRONTAGE ROAD BASED ON AN APPROXIMATE OVERALL FRONTAGE OF 61.04 FEET.
- 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 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.

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 SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
- DO NOT COMBINE ANY NEW UTILITY EASEMENTS (UE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENT (UE) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.

GENERAL NOTES:

- PLAT PREPARED DECEMBER 19, 2019.
- FEMA NOTE - THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48091C0435F, DATED SEPT. 2, 2009, FOR COMAL COUNTY. NO PORTION OF ANY LOT ON THIS PLAT IS WITHIN A SPECIAL FLOOD HAZARD ZONE.
- WATER, SANITARY SEWER, AND ELECTRIC SERVICE PROVIDED BY NEW BRAUNFELS UTILITIES. TELEPHONE SERVICE PROVIDED BY AT&T. CABLE SERVICE PROVIDED BY TIME WARNER CABLE.
- BEARINGS SHOWN HERE ON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.
- THIS SUBDIVISION FALLS WITHIN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.
- MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE RESPONSIBILITY OF THE PROPERTY OWNER AND SHALL REMAIN FREE FROM ALL OBSTRUCTIONS.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREET, SIDEWALKS AND OTHER PUBLIC PLACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- 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.
- THIS SUBDIVISION IS SUBJECT TO THE CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. AT SUCH TIME THAT RESIDENTIAL DWELLING UNITS ARE CONSTRUCTED WITHIN THIS SUBDIVISION, THE OWNER(S) SHALL CONTACT THE CITY OF NEW BRAUNFELS AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.
- A PEDESTRIAN ACCESS EASEMENT IS HEREBY DEDICATED ACROSS THE SUBJECT PROPERTY TO ALLOW NEIGHBORHOOD RESIDENTS TO CONTINUE TO ACCESS THE RETAIL CENTER.
- NO VEHICULAR ACCESS IS ALLOWED TO OR FROM MERRIWEATHER STREET. ALL VEHICULAR ACCESS WILL BE VIA A RECORDED ACCESS EASEMENT (DOC#201606045772).
- THE LOCATION OF THE EASEMENTS GRANTED BY SEPARATE INSTRUMENT ARE APPROXIMATE AND SUCH EASEMENTS AND THEIR LOCATION ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF SUCH SEPARATE INSTRUMENT.
- THE OWNERS OF THE HEREIN DESCRIBED PROPERTY RESERVE UNTO THEMSELVES AND THEIR TENANTS AND OCCUPANTS THE RIGHT TO UTILIZE THE EASEMENT AREAS DEDICATED HEREON BY THE PLAT (OR ANY PREVIOUS PLAT) FOR PURPOSES WHICH DO NOT CONFLICT WITH THE APPLICABLE EASEMENT DEDICATED HERON, INCLUDING, WITHOUT LIMITATION, THE RIGHT TO USE SUCH EASEMENT AREAS FOR PAVING, CURBING, LIGHTING, PARKING AREAS, DRIVEWAYS, SIDEWALKS, SIGNAGE AND LANDSCAPING.
- EXCEPT TO THE EXTENT SUCH ITEMS ARE SHOWN HEREON, RESTRICTIONS, EASEMENTS AND SETBACKS SET FORTH IN PRIOR SUBDIVISION PLATS COVERING ANY PORTION OF THIS HEB S. WALNUT AVE SUBDIVISION ARE HEREBY RELEASED AND SHALL BE OF NO FURTHER FORCE AND EFFECT.



STATE OF TEXAS
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS:
I, THE UNDERSIGNED, ENRIQUE C. ELIZONDO, 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.

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

CHAIRMAN
APPROVED FOR ACCEPTANCE

DATE PLANNING DIRECTOR

DATE CITY ENGINEER

DATE NEW BRAUNFELS UTILITIES

STATE OF TEXAS
COUNTY OF _____

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HERE IN AS HEB S. WALNUT AVE 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, EXCEPT AREAS IDENTIFIED AS PRIVATE OR CREATED PURSUANT TO SEPARATE INSTRUMENT.

OWNER/DEVELOPER: BENJAMIN R. SCOTT, VICE PRESIDENT OF REAL ESTATE SAFD
H-E-B, LP, A TEXAS LIMITED PARTNERSHIP
646 S. FLORES
SAN ANTONIO, TEXAS 78204

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

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 BY HAND OFFICIAL SEAL, THIS THE _____ DAY OF _____, 20____.

COUNTY CLERK, COMAL COUNTY, TEXAS

DEPUTY



2115 STEPHEN'S PLACE, STE 410-A TBPE FIRM F-21047
NEW BRAUNFELS, TX 78130 (830) 377-4555