

PLAT NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983, GRID. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.00017.
- 2. THIS PROPERTY LIES IN THE FOLLOWING SERVICES AREA: ELECTRIC NEW BRAUNFELS UTILITIES WATER NEW BRAUNFELS UTILITIES SEWER NEW BRAUNFELS UTILITIES
- 3. THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- 4. THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF NEW BRAUNFELS, TEXAS.
- 5. THE SUBDIVISION IS WITHIN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.
- THE SUBDIVISION IS LOCATED WITHIN "ZONE AE" SPECIAL FLOOD HAZARD AREA (100 YR. FLOOD), AS DEFINED BY THE COMAL COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 48091C0455F, EFFECTIVE DATE SEPTEMBER 2, 2009.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- 8. FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE HOME BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG:

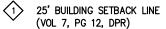
 A. MOONCREST DRIVE
- 9. THE ELEVATION OF THE LOWEST FLOOR OF A STRUCTURE SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO STORMWATER CONVEYANCE STRUCTURES MUST 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. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE A PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE GARAGE AND SHALL PREVENT WATER FROM LEAVING THE
- 10. THIS SUBDIVISION IS SUBJECT TO THE CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR ONE DWELLING UNIT PER BUILDABLE LOT WHERE FEES ARE DUE AT THE TIME OF PLATTING. AT SUCH TIME THAT ADDITIONAL DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH NEW DWELLING UNIT.

NEW BRAUNFELS UTILITY 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
- 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.
- 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 OWNERS/DEVELOPER'S EXPENSE.
- 5. 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.

LEGEND

AC ACRF(S) VAR WID VARIABLE WIDTH B.S.L. BUILDING SETBACK LINE ESMT EASEMENT REPETITIVE REARING BLK BLOCK NCR NEW CITY BLOCK AND/OR DISTANCE DPR DEED AND PLAT RECORDS OF VOL VOLUME PG PAGE(S) OPR OFFICIAL PUBLIC RECORDS ROW RIGHT-OF-WAY NVAE NON VEHICULAR ACCESS EASEMENT (OFFICIAL PUBLIC RECORDS OF (SURVEYOR) FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) REAL PROPERTY) OF COMAL COUNTY, TEXAS SET 1/2" IRON ROD © CENTER LINE GETCTV GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION (UNLESS NOTED OTHERWISE)



SURVEYOR NOTE

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83 (93).

1/2" IRON RODS WITH PLASTIC CAP STAMPED "MMES RPLS 6490" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

COORDINATES SHOWN HEREON ARE GRID.

DISTANCES SHOWN HEREON ARE SURFACE. GRID TO SURFACE = GRID * 1.00014.

STATE OF TEXAS COUNTY OF BEXAN

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERING AND LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MEALS—MYERS ENGINEERING & SURVEYING LLC

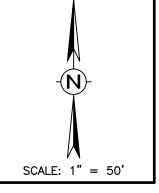
MEALS-MYERS ENGINEERING & SURVEYING LLC PAUL L. MYERS, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

ENGINEERING & SURVEYING LLC 7711 ECKHERT ROAD #108 SAN ANTONIO, TX 78240 (210) 740-2483 | (830) 931-1269 TBPE No. F-18576 TBPLS No. 101942291 WWW.MEALSMYERS.COM

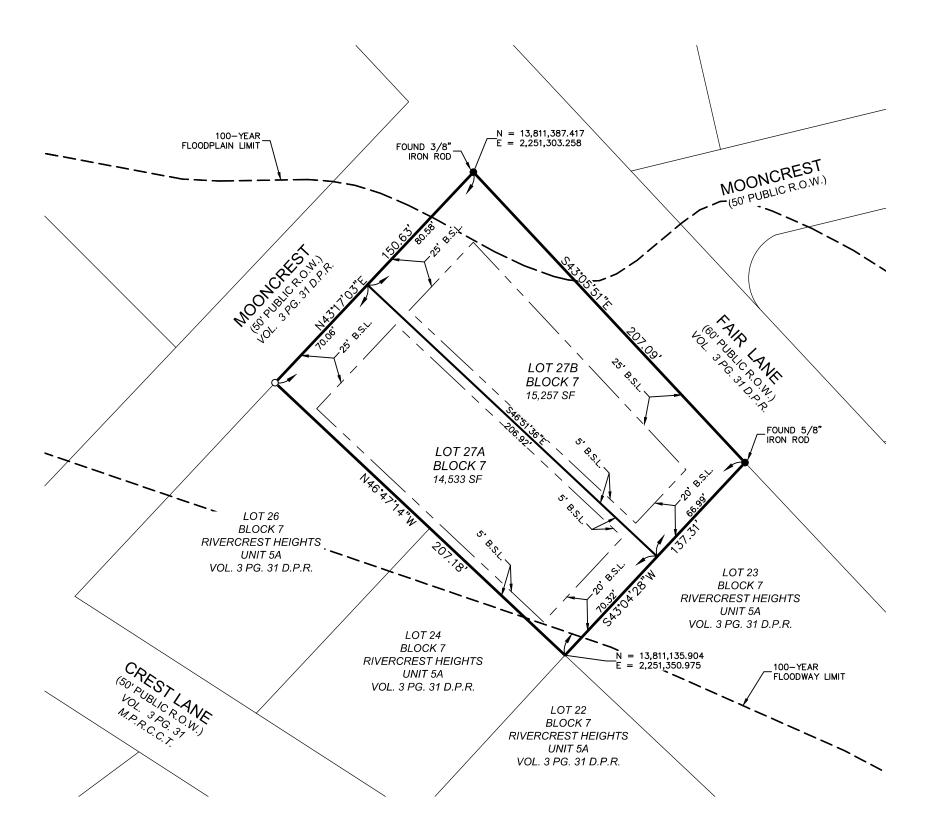
MMES PROJECT NO.: 19097

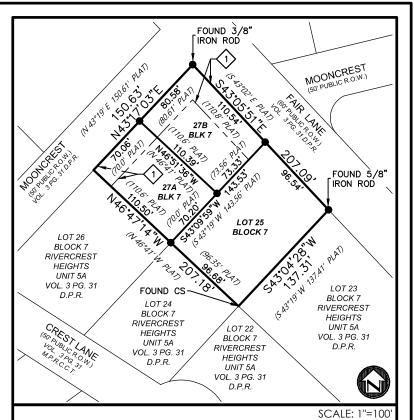
MARCH 6. 2020



RE-PLAT ESTABLISHING RIVERCREST HEIGHTS UNIT 5A LOTS 27A AND 27B, BLOCK 7

BEING A TOTAL OF 0.684 OF AN ACRE TRACT OF LAND ESTABLISHING LOTS 25A AND 25B, BLOCK 7, BEING COMPRISED OF LOTS 27A AND 27B, BLOCK 7, RESUBDIVISION PLAT OF RIVERCREST HEIGHTS UNIT 5A, COMAL COUNTY, TEXAS. RECORDED IN VOLUME 7, PAGE 12, MAP AND PLAT RECORDS COMAL COUNTY, TEXAS AND LOT 25, BLOCK 7, RIVERCREST HEIGHTS UNIT 5A SUBDIVISION RECORDED IN VOLUME 3, PAGE 31, MAP AND PLAT RECORDS COMAL COUNTY, TEXAS.





AREA BEING RE-PLATTED

AREA BEING RE-PLATTED HAS BEEN PREVIOUSLY RE-PLATTED AS LOTS 27A AND 27B, BLOCK 7, RESUBDIVISION PLAT OF RIVERCREST HEIGHTS UNIT 5A, COMAL COUNTY, TEXAS. RECORDED IN VOLUME 7, PAGE 12, MAP AND PLAT RECORDS COMAL COUNTY, TEXAS. ADDITIONAL AREA BEING RE-PLATTED HAS BEEN PREVIOUSLY PLATTED AS LOT 25, BLOCK 7, RIVERCREST HEIGHTS UNIT 5A SUBDIVISION RECORDED IN VOLUME 3, PAGE 31, MAP AND PLAT RECORDS COMAL COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF COMAL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS AMENDING PLAT OF RIVERCREST HEIGHTS UNIT 5A, LOTS 27A AND 27B, BLOCK 7, A 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, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

1186 MOONCREST
NEW BRAUNFELS, TEXAS 78130

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: _______

STATE OF TEXAS COUNTY OF COMAL

CHRISTOPHER HARPER

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS AMENDING PLAT OF RIVERCREST HEIGHTS UNIT 5A, LOTS 27A AND 27B, BLOCK 7, A 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, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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D OFFICIAL SEAL, THIS THE 20 L COUNTY, TEXAS	DAY OF	
	IT WAS FILED FOR RECORD OF COMAL C AT OFFICIAL SEAL, THIS THE	