

REVISION TRACKING (THIS SECTION TO BE REMOVED BEFORE RECORDING.)

DRAWING DATE: NOV 23, 2020. (ORIGINAL SUBMITTAL)

REV. 1: DEC. 1, 2020 - ADDED "BLK. 1" TO AREA BEING REPLATTED NOTE ON PG. 1. REVISIONS TO NOTES SECTIONS. ADDED CROWS FEET TO NORTHERN PROPERTY LINE OF LOT 1. REVISED L1 ON LINE TABLE.

REV. 2:

REV. 3:

REV. 4:

REV. 5:

STATE OF TEXAS
COUNTY OF COMAL

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREON AS FINAL PLAT OF OAK GROVE ESTATES - UNIT 5, LOTS 1, 2, AND 3, 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

DEAN W. SCHILLING
1531 FLAMING OAK DR
NEW BRAUNFELS, TX 78132

BETTY A. SCHILLING
1531 FLAMING OAK DR
NEW BRAUNFELS, TX 78132

STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY

OF _____, 2021.

BY: _____

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

I, THE UNDERSIGNED, ALBERT UECKER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE, IN COMPLIANCE WITH CITY AND STATE SURVEYING REGULATIONS AND LAWS, MADE ON THE GROUND, AND THAT CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY

NOT TO BE RECORDED FOR ANY PURPOSE

ALBERT UECKER, R.P.L.S # 5888 _____ DATE _____

A CERTIFICATE OF APPROVAL AND ACCEPTANCE BY THE PLANNING COMMISSION SHALL BE PLACED ON THE SUBDIVISION PLAT, AS FOLLOWS:

APPROVED THIS THE _____ DAY OF _____, 2021, BY THE PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

D. LEE EDWARDS
CHAIRMAN

APPROVED FOR ACCEPTANCE BY:

PLANNING AND DEVELOPMENT SERVICES DIRECTOR _____ DATE _____

CITY ENGINEER _____ DATE _____

NEW BRAUNFELS UTILITY _____ DATE _____

STATE OF TEXAS
COUNTY OF COMAL

I, _____ DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT

RECORDS, DOCUMENT # _____, OF COMAL COUNTY,

TEXAS, ON THE _____ DAY OF _____, 2021, AT

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE _____ DAY OF

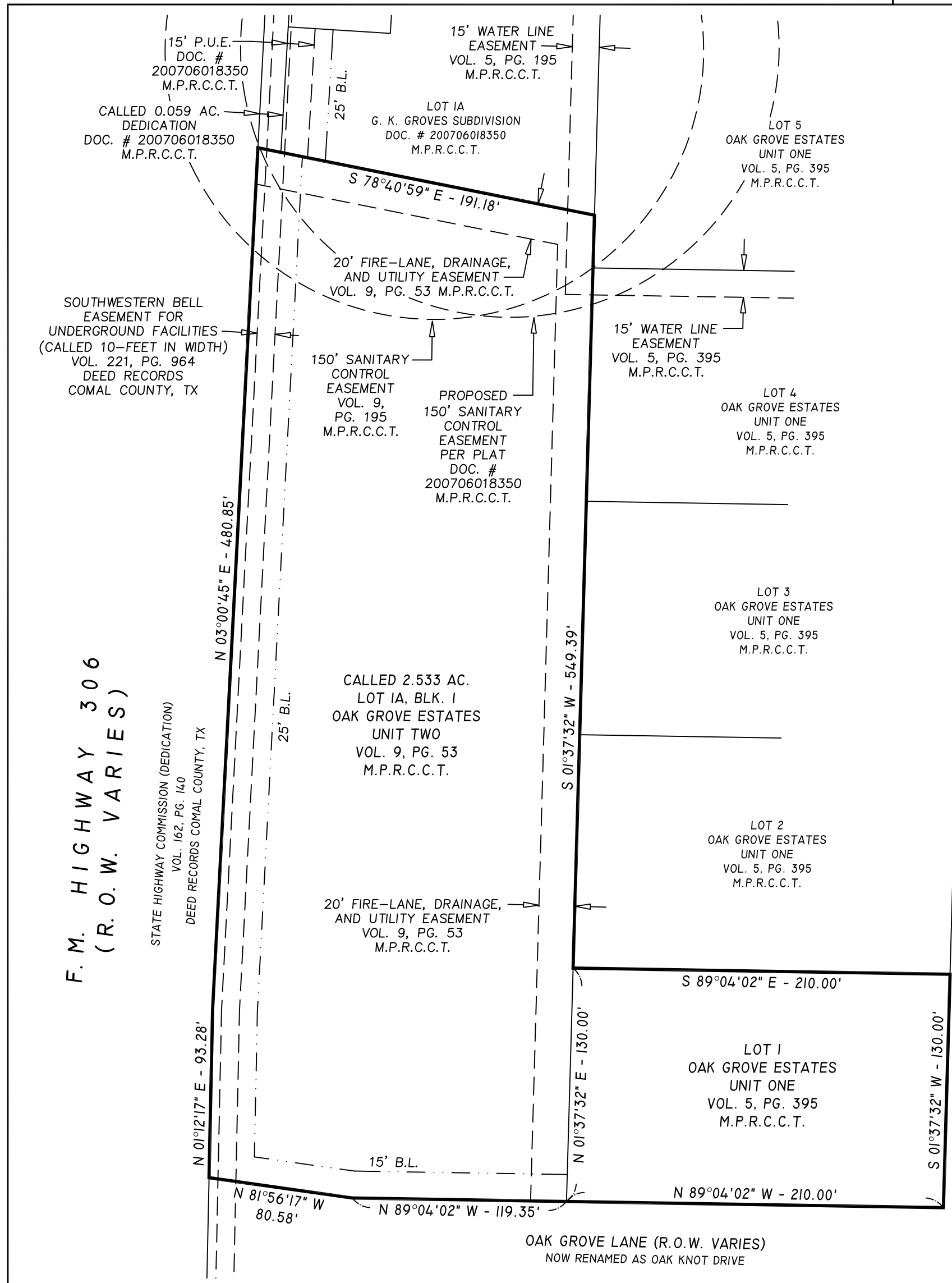
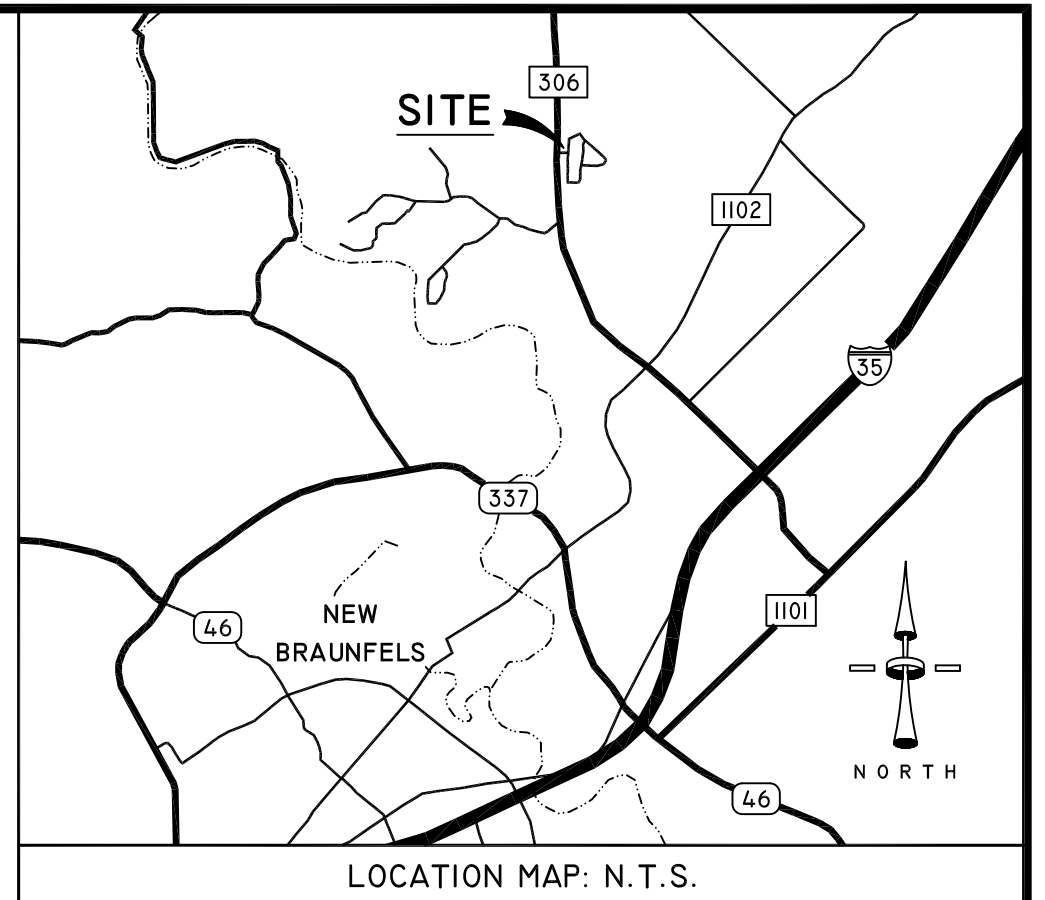
_____, 2021.

COUNTY CLERK, COMAL COUNTY, TEXAS

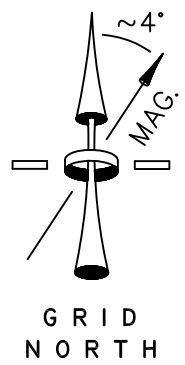
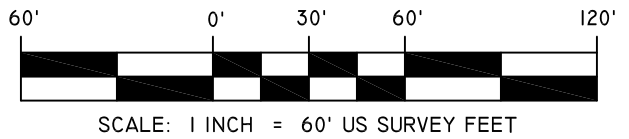
DEPUTY

PRELIMINARY
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FINAL PLAT OF:
OAK GROVE ESTATES - UNIT 5
BEING A REPLAT OF LOT 1, OAK GROVE ESTATES UNIT ONE, RECORDED IN VOLUME 5, PAGE 395, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, AND LOT 1A, BLOCK 1, OAK GROVE ESTATES UNIT TWO, RECORDED IN VOLUME 9, PAGE 53, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS.



LEGEND:
M.P.R.C.C.T. = MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
P.U.E. = PUBLIC UTILITY EASEMENT
B.L. = BUILDING SETBACK LINE



AREA BEING RE-PLATTED

AREA BEING RE-PLATTED FOR PURPOSE OF EXPANDING LOT 1, OAK GROVE ESTATES UNIT ONE, AND DIVIDING LOT 1A, BLK. 1, OAK GROVE ESTATES UNIT TWO.

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ENCUMBRANCES NOT SHOWN:

EASEMENT (BLANKET)
OVER OAK GROVE ESTATES UNIT ONE TO PEDERNALES ELECTRIC COOPERATIVE, INC.
PER VOL. 288, PG. 665
DEED RECORDS OF COMAL COUNTY, TX

PER OAK GROVES ESTATES UNIT ONE PLAT:
5-FOOT AERIAL EASEMENT ON EACH SIDE
OF ALL EASEMENTS AND STREETS AND
EXTENDING UPWARDS AS REQUIRED.

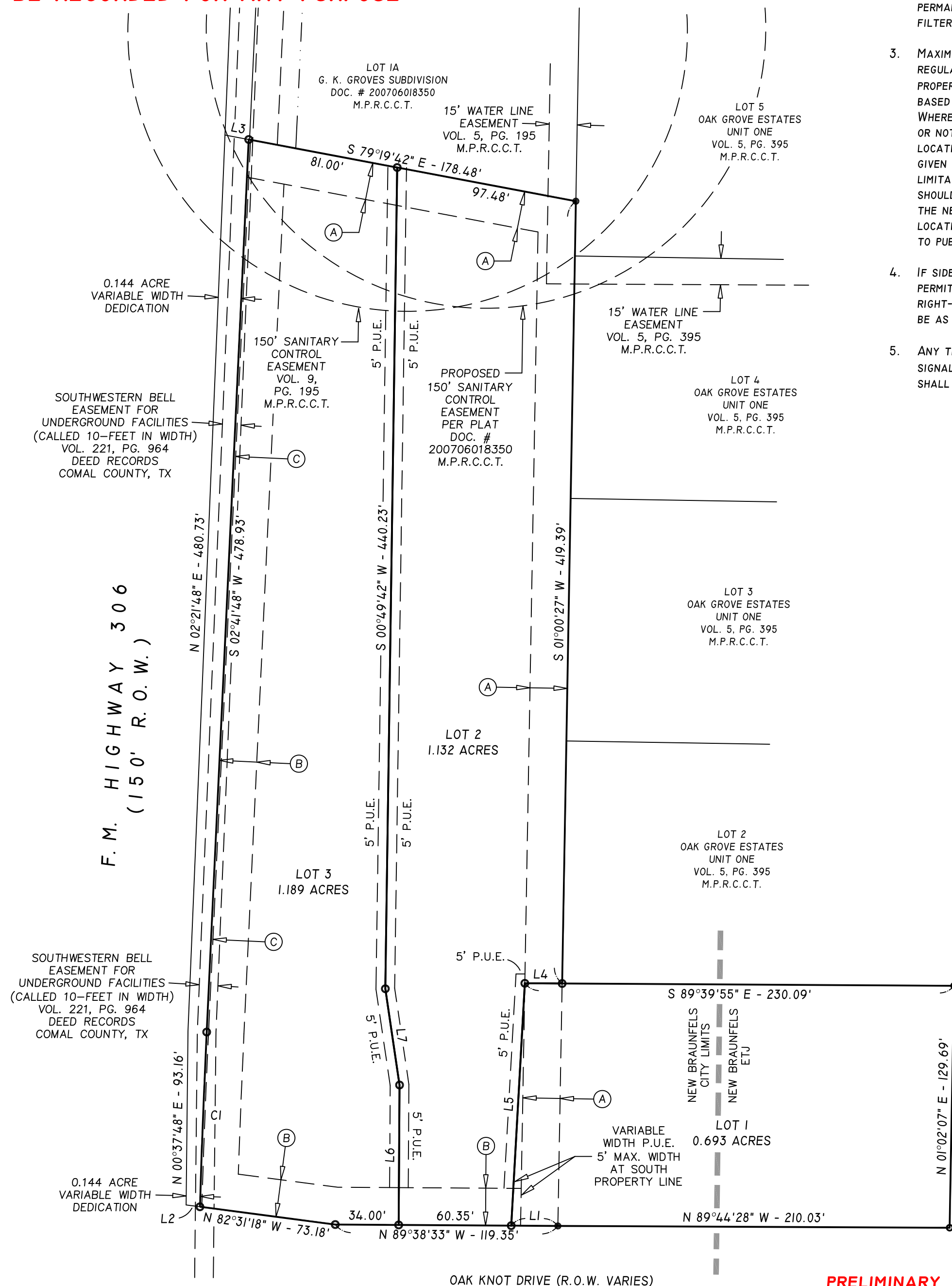
1. MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT, MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES, IT'S 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 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 IT'S OWN WATER AND SEWER AT THE OWNER/DEVELOPER'S EXPENSE.
5. DO NOT COMBINE ANY NEW UTILITY EASEMENT (U.E.) WITH DRAINAGE EASEMENTS (D.E.) NOR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (U.E.) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.

1. THIS PROPERTY LIES WITHIN THE FOLLOWING SERVICE AREAS:
ELECTRIC: PEDERNALES ELECTRIC CO-OP, INC.
WATER: 4-D WATER COMPANY, LLC.
SEWER: ON-SITE SANITARY SEWAGE FACILITIES
TELEPHONE & CABLE: AT&T COMMUNICATIONS AND/OR SPECTRUM
2. THIS SUBDIVISION LIES IN THE EDWARDS AQUIFER CONTRIBUTING ZONE WITHIN THE TRANSITION ZONE.
3. A PORTION OF THIS SUBDIVISION LIES IN THE CITY LIMITS OF NEW BRAUNFELS AND A PORTION LIES WITHIN THE NEW BRAUNFELS EXTRATERRITORIAL JURISDICTION LIMITS.
4. THIS SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
5. 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 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.
6. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
7. SIDEWALKS ARE NOT REQUIRED ALONG OAK KNOT DRIVE AND FLAMING OAK.
8. SIDEWALKS ARE EXISTING ALONG HIGHWAY 306.
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 JOIST, 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 STREET.
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 WITH A MAXIMUM OF TWO (2) BUILDABLE LOTS, 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.
11. THIS PLAT CONTAINS 3 BUILDABLE RESIDENTIAL LOTS. ALL LOTS MEET THE MINIMUM SQUARE FOOTAGE REQUIREMENTS ACCORDING TO THE ZONING ORDINANCE.
12. ALL DRAINAGE EASEMENTS WITHIN THE LOTS WILL BE MAINTAINED BY PROPERTY OWNERS.
13. NO TILE OR CONCRETE SANITARY SEWER OF SEPTIC TANKS, LIVESTOCK, CESSPOOLS, OPEN-JOINTED SEPTIC TANK DRAIN-FIELDS, OR ANY HAZARD THAT MIGHT CAUSE POLLUTION TO THE WATER WELL SHALL BE LOCATED WITH THE SANITARY CONTROL EASEMENTS SHOWN ON THIS PLAT.

1. ALL BEARINGS AND COORDINATES SHOWN ARE BASED UPON THE NAD83(2011) TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204). ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
2. 1/2" IRON BARS WITH PLASTIC CAPS STAMPED "RPLS 5888" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

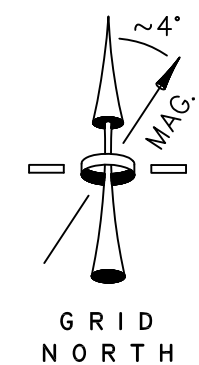
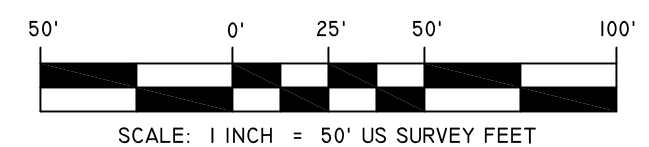
PRELIMINARY

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1. FOR RESIDENTIAL DEVELOPMENT 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 RIGHT-OF-WAY. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE RIGHT-OF-WAY 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". THIS PROPERTY IS ELIGIBLE FOR ZERO (0) POINTS OF ACCESS TO FM HWY 306 BASED ON APPROXIMATE OVERALL PLATTED FRONTAGE OF 572.66 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.

<u>LEGEND:</u>	
M.P.R.C.C.T.	= MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
P.U.E.	= PUBLIC UTILITY EASEMENT
B.L.	= BUILDING SETBACK LINE
(A)	= 20' FIRE-LANE, DRAINAGE, AND UTILITY EASEMENT PER VOL. 9, PG. 53, M.P.R.C.C.T.
(B)	= 20' DRAINAGE AND UTILITY EASEMENT
(C)	= 1' NON-ACCESS EASEMENT ALONG ENTIRE WESTERN PROPERTY LINE OF LOT 3.



LINE DATA	CURVE DATA
L1: N 89°38'33" W - 25.00'	CI:
L2: N 82°31'18" W - 7.47'	R = 5653.30'
L3: S 79°19'42" E - 12.95'	L = 93.73'
L4: N 89°39'55" W - 20.00'	T = 46.87'
L5: S 03°12'35" W - 130.11'	Δ = 0°57'00"
L6: N 00°21'27" E - 75.00'	CB = S 02°13'18" W
L7: N 08°24'27" W - 52.18'	CD = 93.73'