

APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF NEW BRAUNFELS.

CHAIRMAN

APPROVED FOR ACCEPTANCE

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
PLANNING DIRECTOR

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
CITY ENGINEER

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
NEW BRAUNFELS UTILITIES

STATE OF TEXAS  
COUNTY OF COMAL

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE FINAL PLAT OF LOT 51R, BLOCK M, COPPER RIDGE THE ADDITION NORTH BEING 5.376 ACRES AND BEING A REPLAT OF LOT 51, COPPER RIDGE THE ADDITION NORTH PHASE AS RECORDED IN DOCUMENT NUMBER 201806028385 AND 4.31 ACRES OUT OF THE J. HEIDRICH SURVEY NO. 772, ABSTRACT NO. 984, AS RECORDED IN DOCUMENT NUMBER 2019060003174 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 STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

LORI ANN ODEN  
16928 HIDDEN OAK WOODS  
SAN ANTONIO, TX 78248

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

KNOWN ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, KYLE PRESSLER, 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.

KYLE PRESSLER  
REGISTERED PROFESSIONAL SURVEYOR  
NO. 6528 STATE OF TEXAS  
STATE OF TEXAS, COUNTY OF COMAL

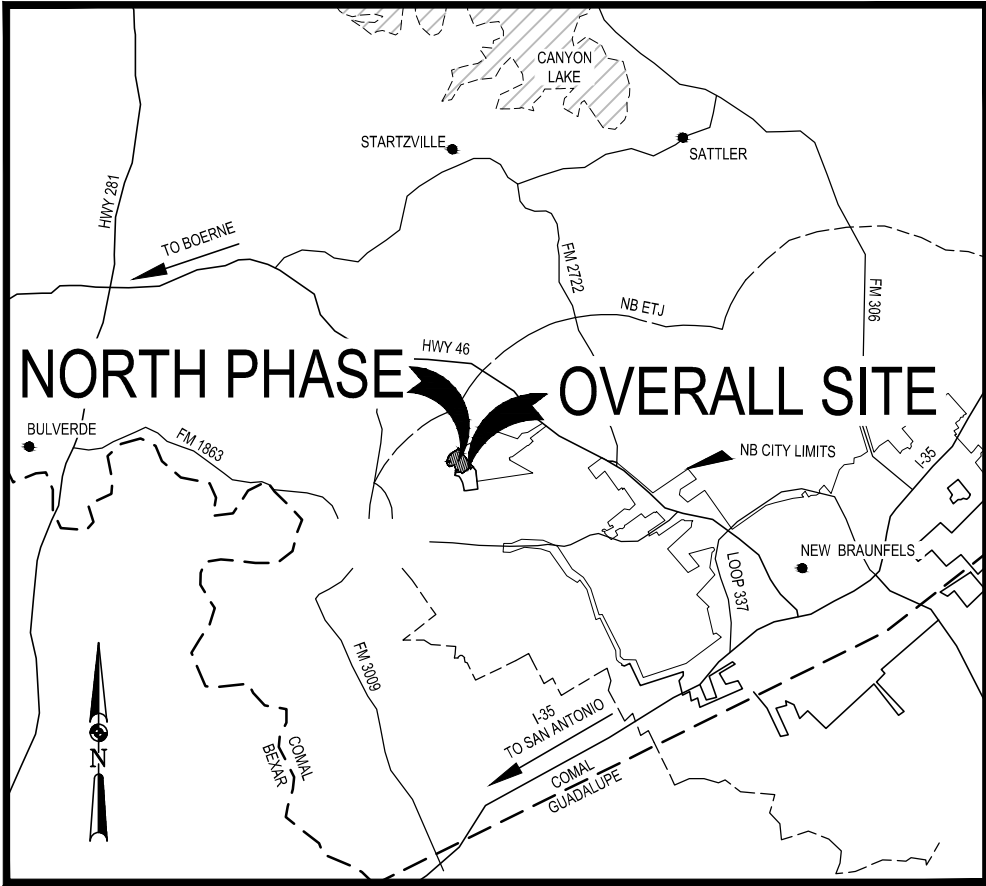
I, \_\_\_\_\_, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC # \_\_\_\_\_ OF COMAL COUNTY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M.  
WITNESS MY HAND OFFICIAL SEAL, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COUNTY CLERK, COMAL COUNTY, TEXAS

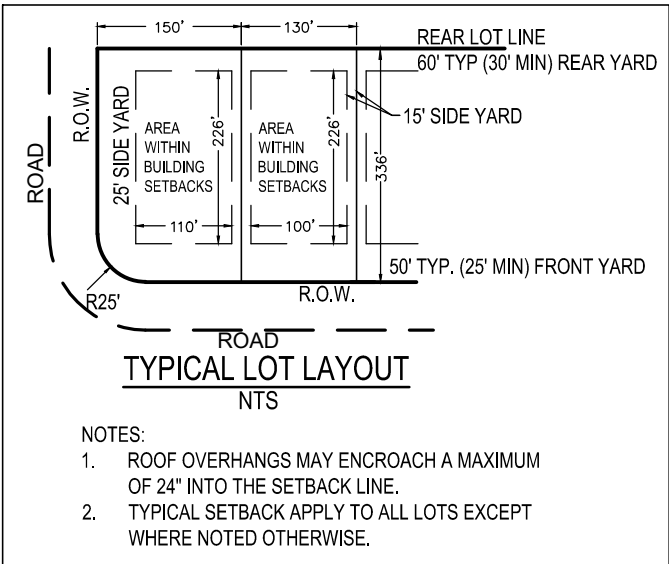
DEPUTY

FINAL PLAT OF LOT 51R, BLOCK M, COPPER RIDGE THE ADDITION NORTH BEING 5.376 ACRES AND BEING A REPLAT OF LOT 51, COPPER RIDGE THE ADDITION NORTH PHASE AS RECORDED IN DOCUMENT NUMBER 201806028385 AND 4.31 ACRES OUT OF THE J. HEIDRICH SURVEY NO. 772, ABSTRACT NO. 984, AS RECORDED IN DOCUMENT NUMBER 2019060003174.

PURPOSE FOR REPLAT:  
THE PURPOSE OF THIS REPLAT IS TO COMBINE LOT 51 OF COPPER RIDGE THE ADDITION NORTH AND A 4.31 ACRE TRACT INTO LOT 51R.



LOCATION MAP



- NOTES:
1. ROOF OVERHANGS MAY ENCROACH A MAXIMUM OF 24" INTO THE SETBACK LINE.
  2. TYPICAL SETBACK APPLY TO ALL LOTS EXCEPT WHERE NOTED OTHERWISE.

EASEMENT NOTES:

ALL PROPERTIES DESIGNATED AS EASEMENTS SHALL BE FOR THE BENEFIT OF THE CITY OF NEW BRAUNFELS HAVING PUBLIC AND/OR PRIVATE COMPANIES PROVIDING A SERVICE TO THE COPPER RIDGE SUBDIVISION AND MAY BE UTILIZED FOR THE FOLLOWING PURPOSES:

DRAINAGE:

FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL, OR DIG OUT SUCH STREAM COURSE, ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT. INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS, AND PROTECTING RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM. MAINTENANCE OF DRAINAGE EASEMENTS WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

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.

UTILITY:

1. MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE, OF 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. 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.

NOTES:

1. SOME PORTION OF LOTS ON THIS PLAT ARE SHOWN TO BE WITHIN A SPECIAL FLOOD HAZARD ZONE "A" AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR COMAL COUNTY, TEXAS ON PANEL NUMBER 48091C0410F, DATED EFFECTIVE SEPTEMBER 2, 2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
2. THE TRACT LIES OVER THE EDWARDS AQUIFER RECHARGE ZONE(EARZ). A WPAP HAS BEEN SUBMITTED AND APPROVED BY TCEQ ON OCTOBER 25, 2016.
3. THE SUBDIVISION IS LOCATED IN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.
4. UTILITY SERVICES:
  - 4.1. WATER - INDIVIDUAL PRIVATE WATER WELL
  - 4.2. ELECTRIC - NEW BRAUNFELS UTILITIES
  - 4.3. COMMUNICATIONS - GVTC
5. COMAL COUNTY ENGINEERING OFFICE HAS AUTHORIZED THE USE OF ON-SITE SEPTIC SYSTEMS FOR WASTEWATER DISPOSAL FOR COPPER RIDGE, THE ADDITION SUBDIVISION. PLEASE NOTE EACH LOT WILL BE SUBJECT TO SPECIAL REQUIREMENTS PER 30TAC§285 AND SHALL REQUIRE INDIVIDUAL SEPTIC PERMIT APPROVAL FROM COMAL COUNTY. NO SEPTIC TANKS SHALL BE PERMITTED WITHIN UTILITY EASEMENTS.
6. THE 150' SANITARY CONTROL EASEMENT SHOWN AROUND NATURAL GEOLOGIC SENSITIVE FEATURES IS SHOWN FOR THE LAYOUT OF MOST COMMON ON-SITE SEWAGE FACILITIES. AN ALTERNATIVE SEPARATION DISTANCE CAN BE PROPOSED BASED ON THE METHOD OF THE DISPOSAL SYSTEM IN COMPLIANCE WITH TITLE 30, PART 1 OF THE TEXAS ADMINISTRATIVE CODE (TAC), CHAPTER 285, SUBCHAPTER E, 285.40-285.42 AND TABLE 10 IN 285.90.
7. NO PUBLIC SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED FOR THIS SUBDIVISION.
8. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS, AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
9. THIS SUBDIVISION IS SUBJECT TO THE CITY OF NEW BRAUNFELS PARK LAND DEDICATION ORDINANCE. THIS PLAN IS APPROVED FOR ONE DWELLING UNIT PER BUILDABLE LOT WITH A MAXIMUM OF 81 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.
10. THE MAXIMUM IMPERVIOUS COVER PER RESIDENTIAL LOT IS 10,500 SQUARE FEET. IF EACH LOT IN THIS SUBDIVISION INSTALLS THE MAXIMUM IMPERVIOUS COVER, THE RESULTANT IMPERVIOUS COVER FOR THE ENTIRE SUBDIVISION IS 19.5%.
11. THE CUSTOMER IS RESPONSIBLE FOR DESIGN, CONSTRUCTION, OPERATION AND MAINTENANCE BEYOND THE POINT OF DELIVERY AND HAS SOLE CONTROL AND SUPERVISION OVER THE CUSTOMERS INSTALLATION INCLUDING REVIEW, PERMITTING AND COMPLIANCE WITH ALL CITY PLUMBING CODES OR OTHER APPLICABLE CODES.
12. VERTICAL CONTROL POINT NOTE: BENCHMARK #1 (BM #1) FOR VERTICAL CALIBRATION ONLY IS LOCATED AT N138819532.482 E2200979.09. THE BENCHMARK IS DESCRIBED AS A 1/2" IRON ROD WITH A BLUE CAP AT AN ELEVATION OF 1118.805'.

OWNER:

LORI ANN ODEN  
16928 HIDDEN OAK WOODS  
SAN ANTONIO, TX 78248

SURVEYOR:

MATKIN HOOVER ENGINEERING & SURVEYING  
C/O KYLE PRESSLER, R.P.L.S  
8 SPENCER ROAD, SUITE 100  
BOERNE, TEXAS 78006  
OFF: (830) 249-0600  
KYLE.PRESSLER@MATKINHOOVER.COM

AGENT/ENGINEER:

MATKIN HOOVER  
ENGINEERING & SURVEYING  
C/O GARRETT D. KELLER, P.E.  
8 SPENCER ROAD, SUITE 100  
BOERNE, TEXAS 78006  
OFF: (830) 249-0600  
GKELLER@MATKINHOOVER.COM

**MATKINHOOVER**  
ENGINEERING & SURVEYING  
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFFICE: (830) 249-0600  
CONTACT@MATKINHOOVER.COM  
TEXAS REGISTERED ENGINEERING FIRM F-006512  
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-1004000  
GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347  
CIVIL ENGINEERS | SURVEYORS | LAND PLANNERS | CONSTRUCTION MANAGERS | CONSULTANTS  
3303 SHELL ROAD SUITE 3  
GEORGETOWN, TEXAS 78628  
OFFICE: 512.868.2244

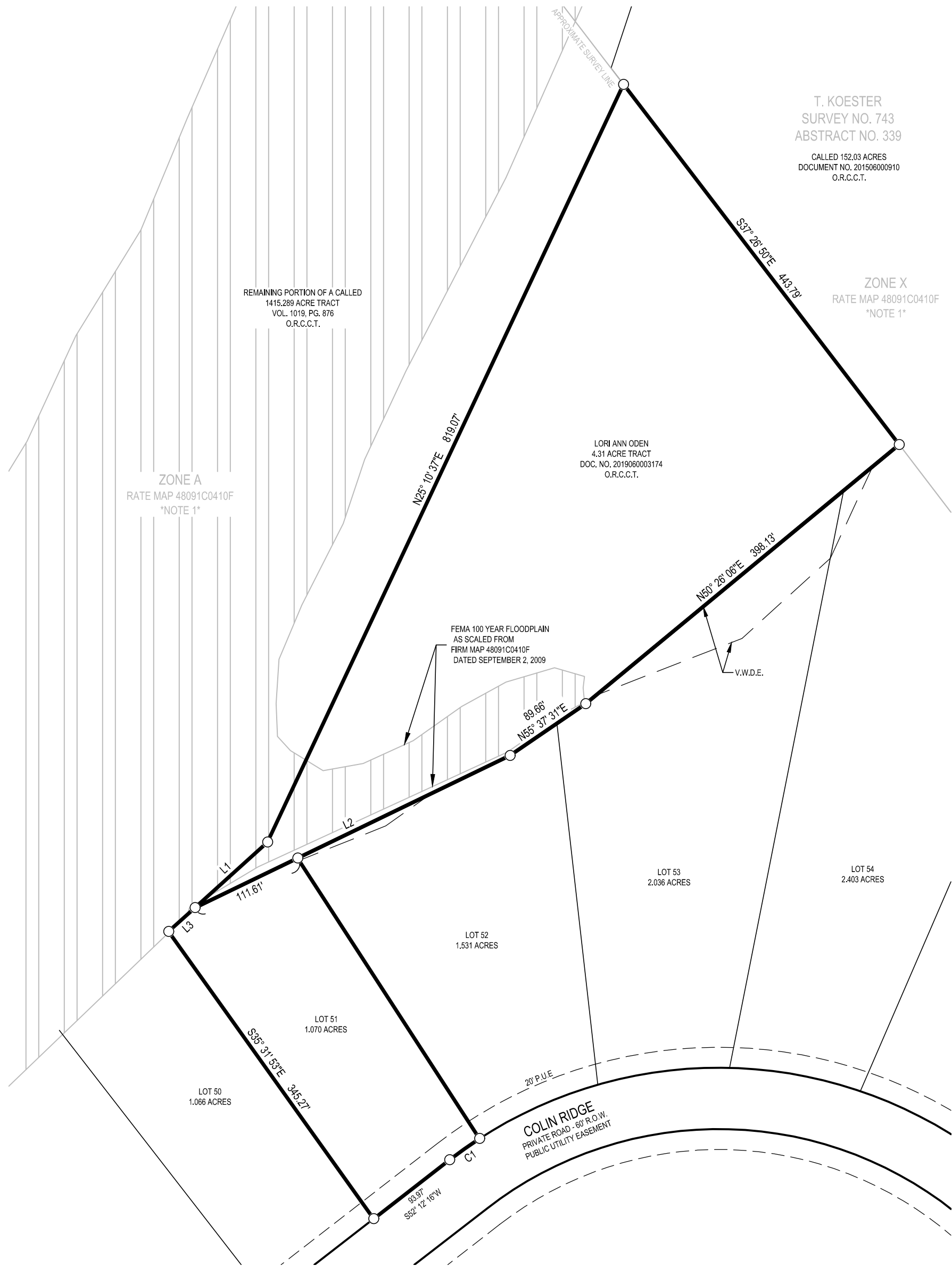
SUBMITTAL DATE: NOVEMBER 24, 2020

MHE JOB NO. - 07-4034

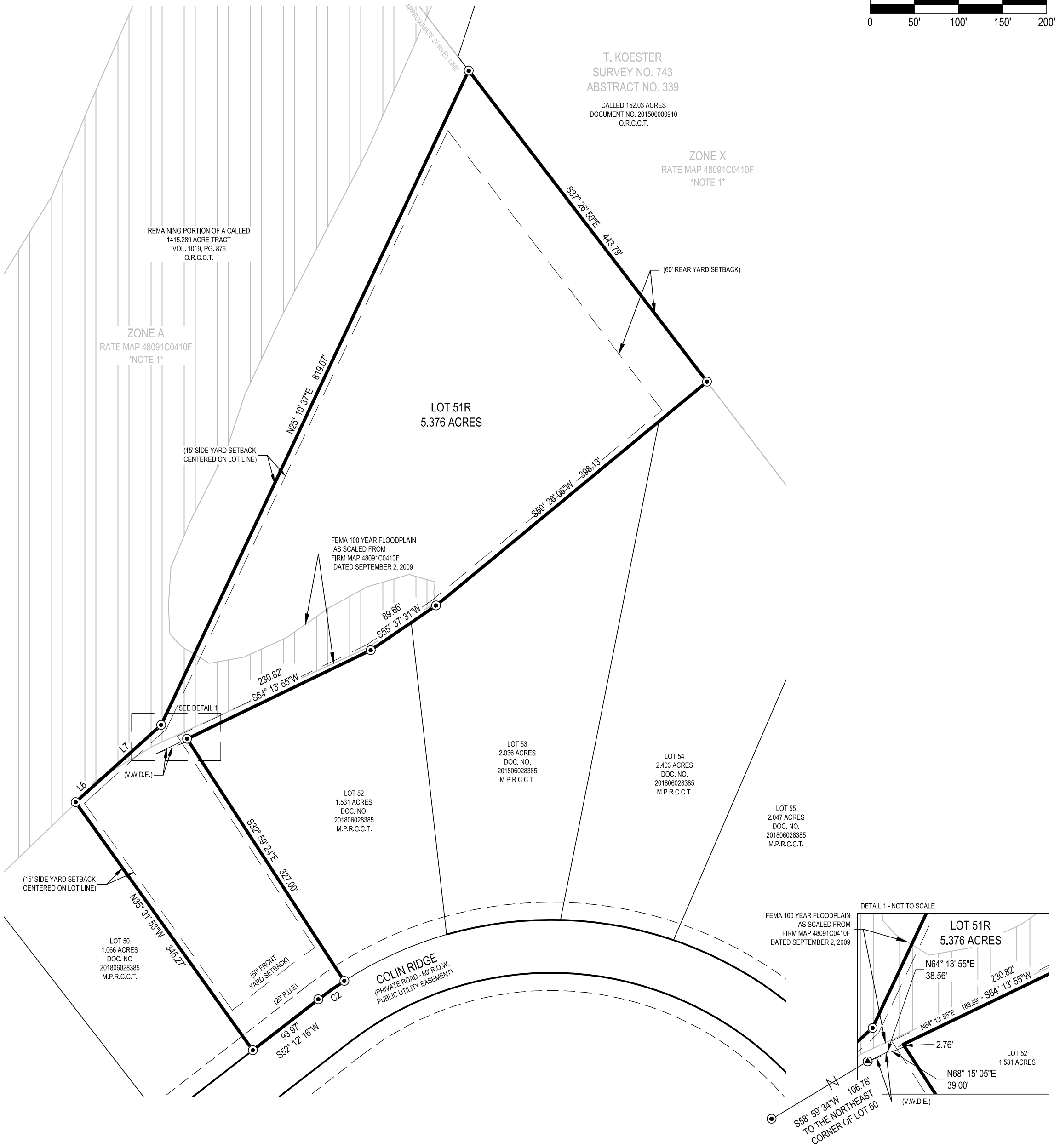
LEGEND

- ( ) DOCUMENT NUMBER 201806028385, DEED AND PLAT RECORDS OF KENDALL COUNTY, TEXAS.
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER  
ENG. & SURVEY" PLASTIC CAP
- ⊙ CALCULATED POINT
- ⊙ FOUND 1/2" IRON ROD WITH A RED  
"MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP

AS RECORDED



PROPOSED



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N47° 54' 22" E	95.70'
L2	N64° 13' 55" E	342.42'
L3	S47° 54' 22" W	34.89'
L6	S47° 54' 22" W	34.89'
L7	N47° 54' 22" E	95.70'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	430.00'	36.06'	4° 48' 20"	S54° 38' 28" W	36.05'
C2	430.00'	36.06'	4° 48' 20"	S54° 38' 28" W	36.05'

OWNER:

LORI ANN ODEN  
16928 HIDDEN OAK WOODS  
SAN ANTONIO, TX 78248

SURVEYOR:

MATKIN HOOVER ENGINEERING &  
SURVEYING  
C/O KYLE PRESSLER, R.P.L.S  
8 SPENCER ROAD, SUITE 100  
BOERNE, TEXAS 78006  
OFF: (830) 249-0600  
KYLE.PRESSLER@  
MATKINHOOVER.COM

AGENT/ENGINEER:

MATKIN HOOVER  
ENGINEERING & SURVEYING  
C/O GARRETT D. KELLER, P.E.  
3303 SHELL ROAD SUITE 3  
GEORGETOWN, TEXAS 78628  
OFF: (512) 868-2244  
GKELLER@MATKINHOOVER.COM

**MATKINHOOVER**  
ENGINEERING  
& SURVEYING

8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFFICE: (830) 249-0600  
CONTACT@MATKINHOOVER.COM  
TEXAS REGISTERED ENGINEERING FIRM F-004512  
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000  
GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347  
CIVIL ENGINEERS | SURVEYORS | LAND PLANNERS | CONSTRUCTION MANAGERS | CONSULTANTS

SUBMITTAL DATE: NOVEMBER 24, 2020

MHE JOB NO. - 07-4034