

LOCATION MAP
MAPSCO MAP GRID: 457E1
NOT-TO-SCALE

NBU 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 OF 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' WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE 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 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 LANDSCAPING OR IRRIGATION IN UE/LE.

UTILITY PROVIDER NOTE:

THE PROPERTY WILL BE SERVED BY THE FOLLOWING:
NEW BRAUNFELS UTILITIES (WATER, SEWER, ELECTRIC)
AT&T (TELECOMMUNICATIONS)
SPECTRUM

SCHOOL DISTRICT NOTE:

REFERENCED PROPERTY LIES WITHIN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.

SIDEWALK AND ACCESS WAY NOTES:

EXISTING SIX FOOT WIDE PUBLIC SIDEWALKS ADJACENT TO INDEPENDENCE DRIVE

FINAL PLAT ESTABLISHING MISSION HILL PARK

BEING A 10.002 ACRE, TRACT OF LAND BEING THAT SAME TRACT DESCRIBED IN DEED TO NEW BRAUNFELS PARKS FOUNDATION RECORDED IN DOCUMENT NUMBER 201206045190 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, IN THE ANDRES SANCHES SURVEY NUMBER 286, ABSTRACT 528, IN THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS.

DRAINAGE EASEMENT NOTES:

1. DRAINAGE EASEMENTS SHALL REMAIN FREE OF ALL OBSTRUCTIONS."
2. 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 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.
3. MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

NOTES:

FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114-STREETS, SIDEWALKS AND OTHER PUBLIC SPACES.
THIS SUBDIVISION LIES WITHIN THE RECHARGE ZONE OF THE EDWARDS AQUIFER.
THIS SUBDIVISION LIES WITHIN THE CITY LIMITS OF NEW BRAUNFELS, TEXAS.

FLOODPLAIN NOTE:

NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN ANY EXISTING SPECIAL FLOOD HAZARD ZONE A, 100-YEAR FLOOD BOUNDARY, AS DEFINED BY THE COMAL COUNTY, TEXAS COMMUNITY PANEL NUMBER 48091C0435F, EFFECTIVE DATE SEPTEMBER 02, 2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PARKS NOTE:

THIS SUBDIVISION IS SUBJECT TO THE CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE.



NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: April 06, 2021

STATE OF TEXAS
COUNTY OF COMAL

I, [WE], THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE MISSION HILL PARK 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: JOYCE COMPTON DATE
(CHAIRMAN OF THE NEW BRAUFNELS PARKS FOUNDATION)
NEW BRAUNFELS PARKS FOUNDATION
110 GOLF COURSE ROAD
NEW BRAUNFELS, TEXAS, 78130

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED
AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE
THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

APPROVED FOR ACCEPTANCE

DATE CITY ENGINEER

DATE NEW BRAUNFELS UTILITIES

DATE DIRECTOR OF PLANNING

CERTIFICATE OF APPROVAL

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

PLANNING COMMISSION CHAIRMAN

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

BY: _____, DEPUTY

SURVEYOR'S NOTES:

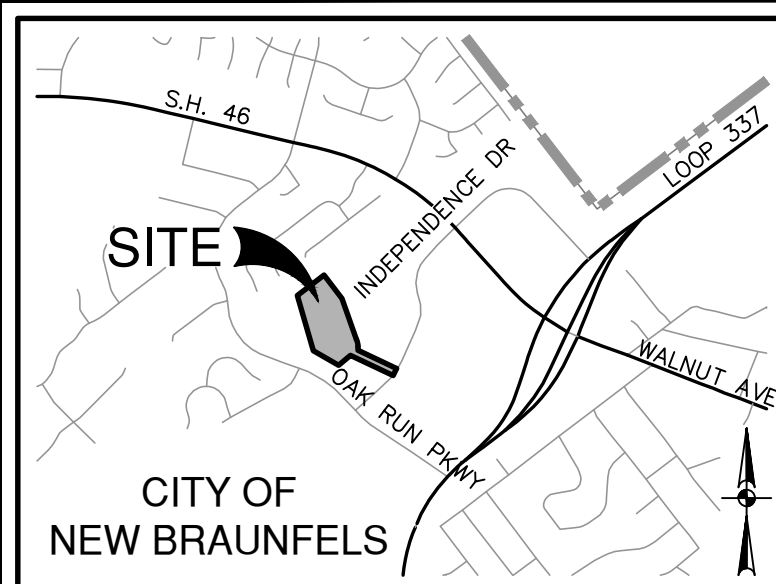
1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH A 1/2" IRON ROD WITH CAP OR DISK MARKED "PAPE-DAWSON" AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 [NA2011] EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE (SCALE FACTOR FOR GRID TO SURFACE 1.00014).
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 [NA2011] EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED TOM H. MILO, 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.

TOM H. MILO
REGISTERED PROFESSIONAL LAND SURVEYOR #6819
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213



LOCATION MAP

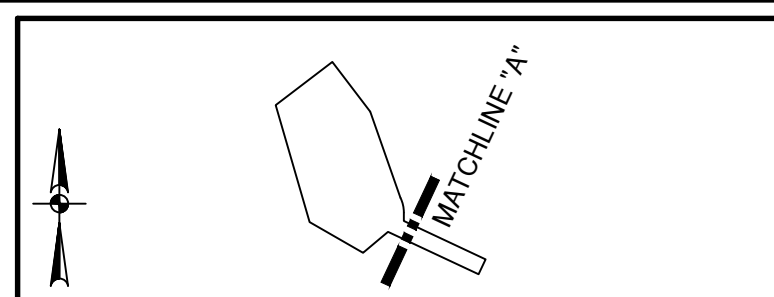
MAPSCO MAP GRID: 457E
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
DCC	DOCUMENT NUMBER	ROW	RIGHT-OF-WAY
MPR	MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS (SURVEYOR)	●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
		○	SET 1/2" IRON ROD (PD)-ROW

	CITY OF NEW BRAUNFELS LIMITS
	CENTERLINE

	20' UTILITY EASEMENT (VOL. 12, PG. 27, MPR)		LOT 1, BLOCK 1 EMERALD COTTAGES AT WV (DOC. 201506042067, MPR)
	25' BUILDING SETBACK (VOL. 12, PG. 27, MPR)		LOT 1 WP VILLAGE TRACT B-1 (DOC. 201406006585, MPR)
	50' BUFFER (ORDINANCE NO. 2007-72)		
	20' UTILITY EASEMENT (DOC. 2009096014170, MPR)		
	15' DRAINAGE EASEMENT (DOC. 2009096014170, MPR)		
	APPROXIMATE LOCATION 25' ACCESS EASEMENT (DOC. 201206045190, OPR)		

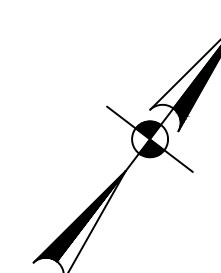


INDEX MAP

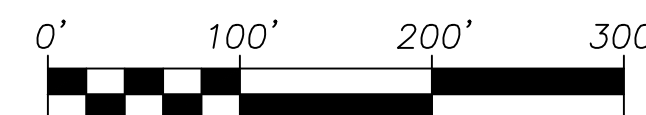
SCALE: 1" = 1000'

FINAL PLAT
ESTABLISHING
MISSION HILL PARK

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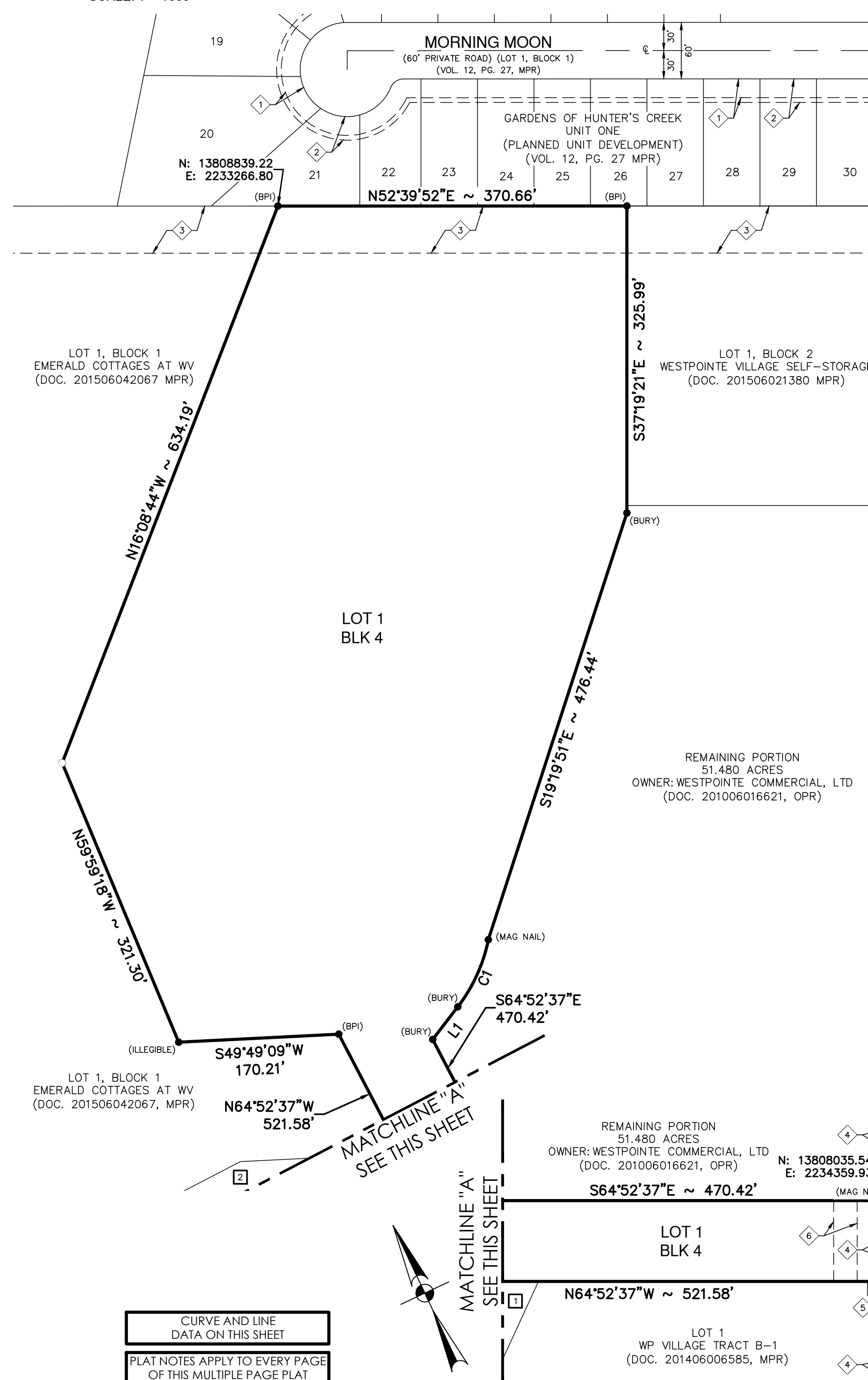
SCALE: 1" = 100'



**PAPE-DAWSON
ENGINEERS**

NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
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DATE OF PREPARATION: April 6, 2021



LINE TABLE		
LINE #	BEARING	LENGTH
L1	S0°09'41"W	43.69
L2	S25°06'56"W	85.82

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	174.00'	26°00'46"	S12°50'42"E	78.32'	79.00'