

- ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER, SEWER AND ELECTRIC SERVICES BY NEW BRAINFELS UTILITIES. TELEPHONE AND CABLE SERVICES FOR THE SUBDIVISION WILL BE PROVIDED BY AT&T COMMUNICATIONS AND/OR SPECTROM.
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CHURRE, ZONE, COOL), NORTH AMERICAN DATIM 1935, GMD. DESTANCES SHOWN HEREON ARE BASED UPON THE MEASUREMENTS. OWNERS SHARED BISTANCES TO GMD, APPLY A COMERNED SCALE FACTOR OF 1,00015.
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION.
  MONUMENTS AND LOT MARRESS MUL BE SET WITH 1/2" RION PIES WITH PASTIC CAP STAMPED "NUT
  IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED
  OTHERWISE.
- 4. THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- 5. THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF NEW BRAUNFELS, TEXAS.
- 6. THE SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- A PORTION OF THE SUBDIVISION IS LOCATED WITHIN AN INDICATED SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE ADOPTED THOOD MARKS OF THE COTTY OF NEW REALINETS, AS DEPIRED BY THE COMAL COUNTY. THE COTY OF NEW REALINETS, AS DEPIRED BY THE COMAL COUNTY THE COTY OF NEW REALINETS, AS DEPIRED BY THE FEBERAL EMPERIORITY OF THE CONTROL OF THE CONTR
- NO STRUCTURES, WALLS OF OTHER DESTRUCTIONS OF ANY VIND SHALL BE PLACED WITHIN THE LIMITS OF THE PRANICE LESSAMETS BOROWS ON THE PLAT NO ADMISSAMENCE PRICES OF OTHER THREE OF DESTRUCTIONS OF THE DRAINAGE EASEMENTS OF DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF THE PLATE OF THE PROPERTY OF THE PROPERTY OF THE PLATE OF
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- 10. FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS BY THE BUILDER AT THE TIME OF BUILDING CONSTRUCTION ALONG:
  A. MISTY ACRES
- A. MISTIT AUTES

  THE LEWIST 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 ANALOENT TO STORMWATER CONVEYANCE STRUCTURES WIST HAVE A FLOOR SLAP ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER SHALL HAVE A PROPERTY SUZED OROSS SWALL PREVENTING RUNOFF FROM ENTERIOR THE GRADE AND SHALL PREVENT WATER FROM LEAVING THE STREET.
- THIS UNIT CONTAINS 3 BUILDABLE RESIDENTIAL LOTS. ALL LOTS MEET THE MINIMUM SQUARE FOOTAGE REQUIREMENT ACCORDING TO THE ZONING ORDINANCE.
- 14. ALL DRAINAGE EASEMENTS DESIGNATED WITHIN THE LOTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER
- NO CUTTING OR GRADING ALLOWED IN 20' SEWER EASEMENT. ONLY LEVELING OR ADDING OF GRADE ALLOWED OVER 20' SEWER EASEMENT.
- 16. BASE FLOOD ELEVATION FOR THIS TRACT IS CALCULATED TO BE 602.2". BASE FLOOD ELEVATION WAS DETERMINED BY INTERPOLATING BETWEEN BASE FLOOD ELEVATION LINES SHOWN ON COMMUNITY PAREL NUMBER 48091C0455F EFFECTIVE DATE SEPTEMBER 2, 2009, AS PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.

## KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED DOROTHY J. TAYLOR, 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

DOROTHY I TAYLOR

DOROTHY J. TAYLOR REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295 290 S. CASTELL AVE., SUITE 100, NEW BRAUNFELS, TEXAS 78130

PLAT REVISED MARCH 22, 2021 PLAT PREPARED NOVEMBER 22, 2016



290 S. CASTELL AVE., STE, 100 NEW BRAUNFELS, TX 78130 TBPE FIRM F-10961

## REPLAT ESTABLISHING MISTY ACRES, UNIT 2, BLOCK 3, LOT 6R-1, LOT 6R-2 AND LOT 6R-3

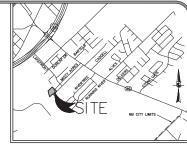
BEING LOT 6, BLOCK 3, REPLAT OF MISTY ACRES, UNIT TWO, RECORDED IN DOCUMENT NUMBER 200106027581, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS



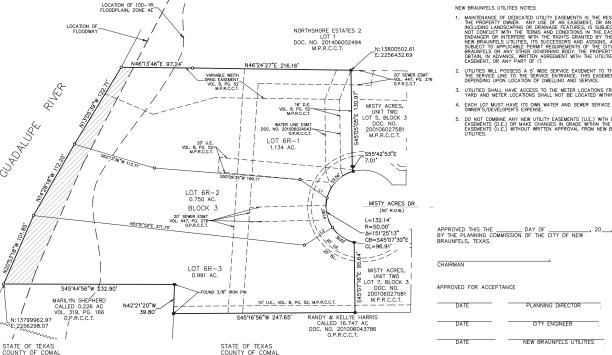
= FND 1/2" IRON PIN O = SET 1/2" IRON PIN W/
PLASTIC CAP STAMPED "HMT"

B.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT

U.E. = UIILITY EASEMENT
D.E. = DRAINAGE EASEMENT
R.O.W. = RIGHT-OF-WAY
M.P.R.C.C.T. = MAP AND PLAI RECORDS,
COMAL COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS,
COMAL COUNTY, TEXAS
W602
BASE R.DOO ELEVATION (B.F.E.)



LOCATION MAP NOT TO SCALE



STATE OF TEXAS COUNTY OF COMAL

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE MISTY ACRES, UNIT TWO, BLOCK 3, LOT GR-1, LOT GR-2 AS UDDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREID, 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.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS

DARRELL JONAS 4661 SPRING FORK DRIVE CORPUS CHRISTI, TEXAS 78413 STATE OF TEXAS COUNTY OF

\_\_ DAY OF \_\_\_

NOTARY PUBLIC STATE OF TEXAS

MY COMMISSION EXPIRES:

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE MISTY ACRES, UNIT TWO, BLOCK 3, LOT RE-1, LOT RE-2, AND LOT RE-3 A SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIED HEREIT, DO HEREPS VIBIOWIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAMS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

MAUREEN JONAS 4661 SPRING FORK DRIVE CORPUS CHRISTI, TEXAS 78413 STATE OF TEXAS COUNTY OF

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS

\_\_ DAY OF \_\_\_

NOTARY PUBLIC STATE OF TEXAS MY COMMISSION EXPIRES:

## NEW BRAUNEELS UTILITIES NOTES:

- MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING, ANDOCAPHIO OR DERINANCE FEATURES, IS SUBJECT TO AND SHALL NOT COMPLET WITH THE TERMS AND CONDITIONS IN THE RESEMENT, MUST NOT NEW BRAINESS UTILITIES, ITS SUCCESSORS AND ASSIONS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAINESS OR ANY OTHER COVERNING BODY. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF THE
- 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.
- UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
- EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER'S/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.

BICAGINI EES, TEXAS.	
CHAIRMAN	<u>.</u>
APPROVED FOR ACCEPTANCE	
DATE	PLANNING DIRECTOR .

DA.	TE	PLANNING DIRECTOR	
DA	TE	CITY ENGINEER	
DA	TE	NEW BRAUNFELS UTILITIES	-

STATE OF TEXAS COUNTY OF COMAL

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