



290 S. Castell Avenue, Ste 100  
New Braunfels, TX 78130  
TBPE-FIRM F-10961  
TBPLS FIRM 10153600

April 27, 2021

Mr. Matthew Simmont  
City of New Braunfels  
550 Landa Street  
New Braunfels TX 78130

RE: Waiver Request – Misty Acres, Unit Two, Block 3, Lot 6R-1, Lot 6R-2 and Lot 6R-3 Replat  
Section 118-11 – Waiver Request for Drainage Easement around Floodway

Mr. Simmont,

The approved Misty Acres, Unit Two, Block 3, Lot 6R-1, Lot 6R-2 and Lot 6R-3 Replat abuts up against the Guadalupe River where a small portion of the Floodway encroaches on the rear of the property. The developer of the properties would like to build boat houses/docks along the water edge for homeowners to enjoy the benefits of living along the river.

According to code Sec. 118-51(f)(3)(b) – In areas where there is an approved and mapped floodway, the subdivider or developer shall designate a drainage easement(s) for the floodway.

We would like to request the drainage easement requirement be waived for these properties. The subdivider of the property would like to build boat houses/docks, walkways to the river edge, etc, so that home owners can utilize their entire property with the benefits of living on the river edge. Our client plans to complete drainage studies required by the City to build said structures.

We respectfully request an approval to waive this requirement. Please contact me if you have any questions or concerns.

Thank you,

A handwritten signature in blue ink that reads 'Chris Van Heerde, PE'. The signature is fluid and cursive, with the initials 'CHV' being prominent.

Chris Van Heerde, PE  
Managing Partner