FINAL PLAT ESTABLISHING LOT 277R, BLOCK 4, SUNGATE, UNIT 7B AND BLOCK 9, SUNGATE, 8 BEING A REPLAT OF LOT 277, BLOCK 4, SUNGATE, UNIT 7B, RECORDED IN VOL. 8, PG. 341 OF THE GUADALUPE COUNTY, TEXAS MAP AND PLAT RECORDS AND LOT 276, BLOCK 9, SUNGATE, UNIT 8, IN VOL. 8, PG. 420 OF THE GUADALUPE COUNTY, TEXAS MAP AND PLAT RECORDS

STATE OF TEXAS*
COUNTY OF HAYS*

KNOW ALL MEN BY THESE PRESENTS

We, Koby Harding and wife Priscilla Harding, the undersigned owners of the land described in deeds recorded in Instrument # 202099016929 & Instrument # 202099006608, shown on this plat, and designated herein as the FINAL PLAT ESTABLISHING LOT 277R, BLOCK 4, SUNGATE, UNIT 7B AND BLOCK 9, SUNGATE, 8 BEING A REPLAT OF LOT 277, BLOCK 4, SUNGATE, UNIT 7B, RECORDED IN VOL. 8, PG. 341 OF THE GUADALUPE COUNTY, TEXAS MAP AND PLAT RECORDS AND LOT 276, BLOCK 9, SUNGATE, UNIT 8, IN VOL. 8, PG. 420 OF THE GUADALUPE COUNTY, TEXAS MAP AND PLAT RECORDS, and whose name is subscribed hereto, do hereby amend 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.

TO CERTIFY WHICH, WITNESS by my hand this _____ day of _____ A.D. 20__.

By: _____
Koby Harding
1643 Sun Bay Dr.
New Braunfels, Texas 78130

By: _____
Priscilla D. Harding
1643 Sun Bay Dr.
New Braunfels, Texas 78130

STATE OF TEXAS*
COUNTY OF GUADALUPE*

The instrument was acknowledged before me on this _____ day of _____, 20_____, by _____.

GIVEN UNDER MY HAND AND SEAL of office this _____ day of _____ A.D. 20__.

_____
NOTARY PUBLIC

My Commission Expires: _____

KNOW ALL MEN BY THESE PRESENTS

I, the undersigned Arthur Vasquez Torres, 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.

RELEASED FOR REVIEW 03/15/21
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

_____Registered Professional Land Surveyor No.5737

Approved this the _____ day of _____, 20_____, by the Planning Commission of the City of New Braunfels, Texas.

_____ Chairman

___/___/_____ _____
Date Planning Director

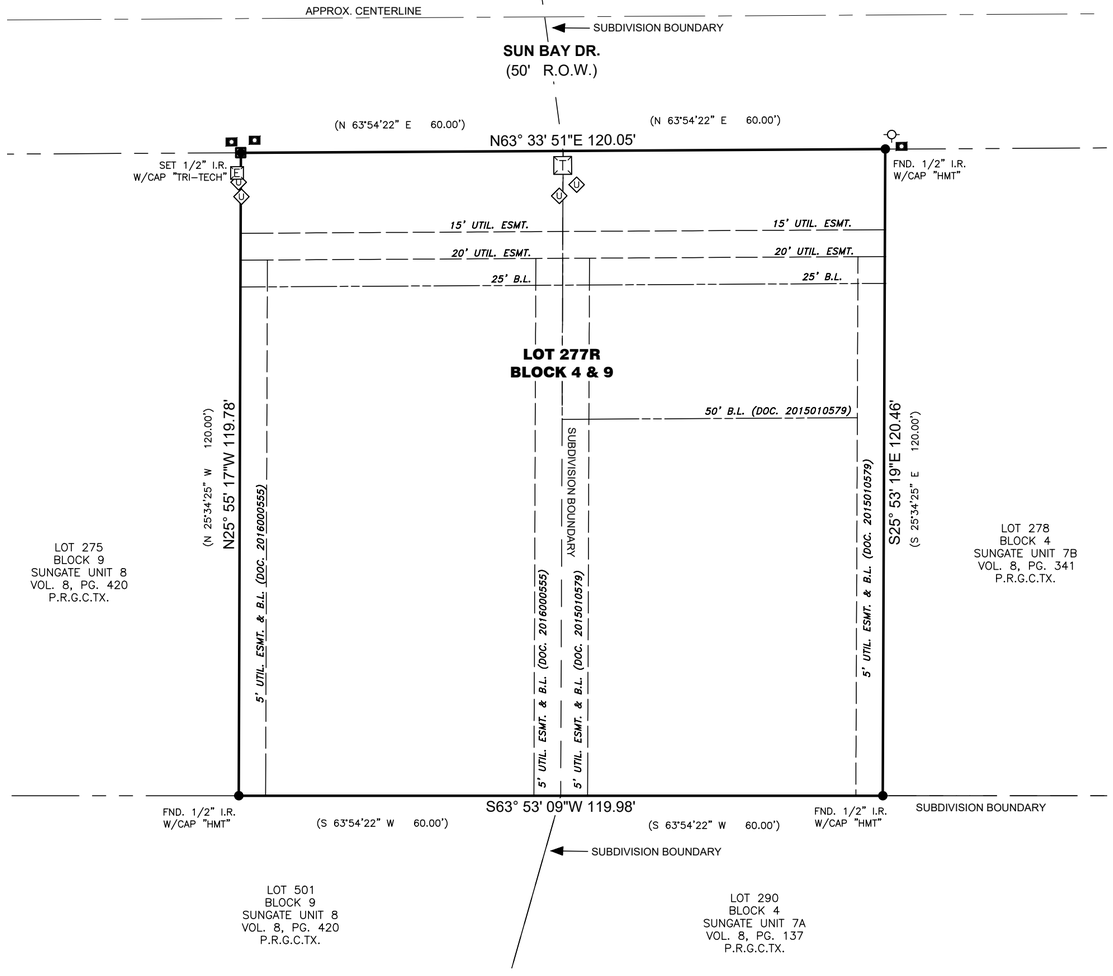
___/___/__ __ _____
Date City Engineer

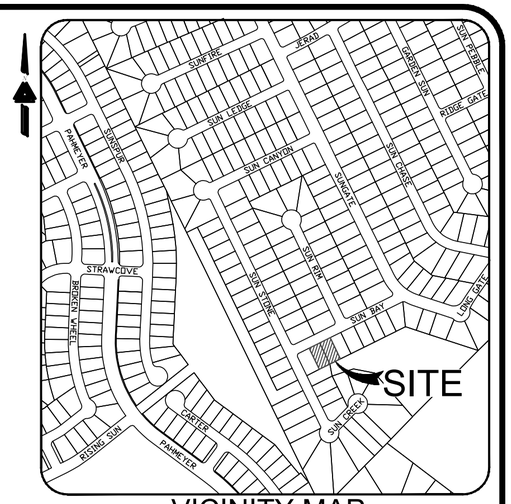
___/___/__ __ _____
Date New Braunfels Utilities

STATE OF TEXAS*
COUNTY OF Guadalupe*

I, Teresa Kiel, County Clerk of Guadalupe County, Texas, do hereby certify that the foregoing instrument in writing, with its certificate of authentication was filed for record in my office on the _____ day of _____ A.D. 20__ at _____ o'clock, __M., in the Map and Plat Records of Guadalupe County, Texas, in Instrument No. _____, in testimony whereof, witness my hand and official seal of office this _____ day of _____, A.D. 20_____.

_____
Teresa Kiel
County Clerk
Guadalupe County, Texas

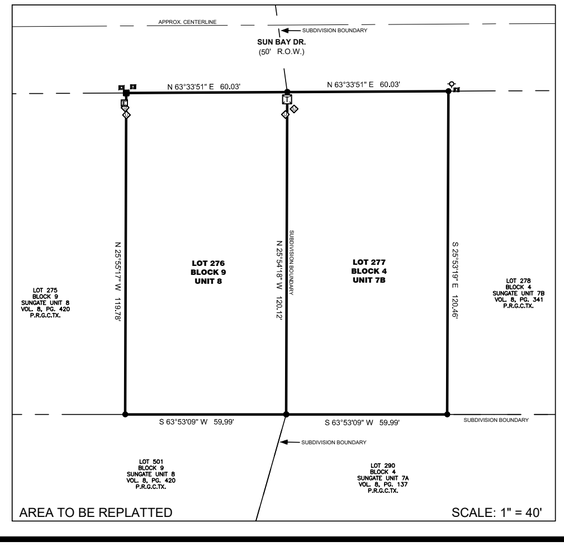


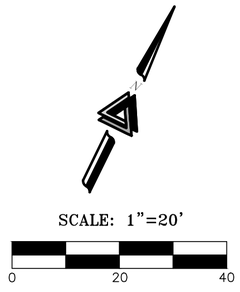


VICINITY MAP
N.T.S.

PLAT NOTES

1. Floodplain Note: The tract hereon lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as identified by the Federal Emergency Management Agency, Federal Insurance Administration, as shown on Map No. 48187C115F, dated November 2, 2007, for Guadalupe County. No portion of any lot on this plat is within a Special Flood Hazard Zone according to the adopted flood maps of the City of New Braunfels.
2. No portion of this subdivision lies within the boundaries of the 100 year flood plain as delineated on Guadalupe County F.I.R.M. Panel #48187C 0280 F, dated November 2, 2007.
3. This subdivision is within the city limits of the City of New Braunfels, Texas.
4. This subdivision lies within the following jurisdictions:
   New Braunfels Independent School District
4. Water supply for this subdivision is provided by New Braunfels Utilities. Wastewater treatment for this subdivision is to be provided by the New Braunfels Utilities. Electricity for this subdivision is provided by GVEC Cooperative, Inc. Telephone service for this subdivision is provided by Time Warner Cable.
5. This subdivision lies within the City Limits of The City of New Braunfels and is subject to its ordinances.
6. A 4–foot sidewalk shall be constructed by the owner/developer adjacent to the curb along Sun Bay Dr at the time of building construction.
7. Future development is subject to Chapter 114 (Streets, Sidewalks and Other Public Places) of the New Braunfels Code of Ordinances.
8. Finished floor elevations must be a minimum of 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.
9. Monuments were found or set at each corner of the survey boundary of the subdivision. Monuments and lot markers will be set with ½" iron pinswith plastic cap stamped "TRI–TECH" immediately after completion of utility installation and street construction unless noted otherwise.
10. Parkland and Development: In the event this plat is included in future subdivision for residential uses, the owner(s) shall immediately contact the City of New Braunfels per the Parkland Ordinance and before certificate(s) of occupancy may be issued by the City of New Braunfels.
11. The purpose of this replat is to remove the common line between the two adjoining lots that have the same ownership.
12. Bearings shown here on are based on Texas State Plan coordinates, south central zone (4204). Coordinates shown are in _____ values and may be converted to surface by multiplying by the surface adjustment factor of units: _____ us survey feet.





LEGEND

●	IRON ROD W/ TRI-TECH CAP SET	⊙	FIRE HYDRANT
•	IRON ROD FOUND	T	TRANSFORMER
⊙	UTILITY POLE	I.R.	IRON ROD
▣	WATER METER	FND	FOUND
☼	LIGHT POLE	ROW	RIGHT OF WAY
E	ELECTRIC BOX	PRGCTX	PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
◇	TELECOM PEDESTAL	DRGCTX	DEED RECORDS OF GUADALUPE COUNTY, TEXAS
(xx.xx')	RECORD DIMENSIONS		

PLAN 575X

SM-20-1127000
SMS-MC325-20

MARCH 15, 2021

ENGINEER: SURVEYOR:

TRI-TECH
ENGINEERING▲SURVEYING▲PLANNING
155 RIVERWALK DRIVE
SAN MARCOS, TEXAS 78666
PH: 512-440-0222
www.tritechtx.com
TBPLS REGIS. #:10193729
TBPE REGIS. #: F-18693