

LOCATION MAP
NOT TO SCALE

OWNER/DEVELOPER:
RON AND CLARE CARRILLO
OWNERS OF LOT 1
P.O. BOX 690483
SAN ANTONIO, TX 78269

SENAIDO RODRIGUEZ, JR.
OWNERS OF LOT 2
1886 W. MILL ST.
NEW BRAUNFELS, TX 78130

SENAIDO RODRIGUEZ, SR.
OWNERS OF LOT 3
1617 MICHIGAN ST.
NEW BRAUNFELS, TX 78130

PURPOSE:
THE PURPOSE OF THIS PLAT IS TO CREATE
3 RESIDENTIAL LOTS FROM THE REMAINDER
OF A 6.73 ACRE TRACT, COMAL COUNTY
APPRAISAL DISTRICT PID.#71218.

MINOR PLAT

SENAIDO DUAL CROSSING

6.451 ACRES, SITUATED IN THE JOHN THOMPSON SURVEY NUMBER 21, ABSTRACT NUMBER 608, COMAL COUNTY, TEXAS AND LOCATED PARTIALLY WITHIN THE CITY LIMITS OF NEW BRAUNFELS, TEXAS, BEING COMPRISED OF A 2.470 ACRE TRACT, DESCRIBED IN A DEED FROM RON CARRILLO AND CLARE CARRILLO TO SENAIIDO RODRIGUEZ, SR. AS RECORDED IN DOCUMENT NUMBER 202006002574 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, A 1.772 ACRE TRACT, DESCRIBED IN A DEED FROM RON CARRILLO AND CLARE CARRILLO TO SENAIIDO RODRIGUEZ, JR. AS RECORDED IN DOCUMENT NUMBER 202006008671 OF THE SAID OFFICIAL PUBLIC RECORDS AND A PORTION OF A 6.73 ACRE TRACT, DESCRIBED IN A DEED FROM LOUELLA JARISCH PITTMAN TO RON CARRILLO AND CLARE CARRILLO, AS RECORDED IN DOCUMENT NUMBER 200406002795 OF THE SAID OFFICIAL PUBLIC RECORDS

GENERAL NOTES

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2 INCH IRON ROD WITH PLASTIC CAP "URBAN CIVIL" UNLESS NOTED OTHERWISE.
- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD83 (NA2011), SOUTH-CENTRAL ZONE 4205. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. COORDINATES WERE ADJUSTED FROM STATE PLANE GRID TO SURFACE USING A SCALED ADJUSTMENT FACTOR OF 1.00015. (RECIPROCAL OF 1.00015=0.99985002250).
- NO PORTION OF ANY LOT ON THIS PLAT IS WITHIN AN INDICATED SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE FLOOD MAPS OF THE CITY OF NEW BRAUNFELS, TEXAS, FLOOD INSURANCE RATE MAP 48091C0445F FOR COMAL COUNTY, TEXAS EFFECTIVE DATE SEPTEMBER 2, 2009.
- THIS PROPERTY LIES IN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- 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.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- THIS SUBDIVISION IS SUBJECT TO THE 2018 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR 1 DWELLING UNIT PER BUILDABLE LOT WITH A MAXIMUM OF 3 LOTS, WHERE FEES ARE DUE AT THE TIME OF FINAL PLAT RECORDATION. 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 DWELLING UNIT.

- WATER SERVICE WILL BE PROVIDED BY NEW BRAUNFELS UTILITIES.
- SEWER SERVICE WILL BE PROVIDED BY INDIVIDUAL PRIVATE ONSITE SEWAGE FACILITIES.
- ELECTRIC SERVICE WILL BE PROVIDED BY NEW BRAUNFELS UTILITIES.
- TELEPHONE SERVICE WILL BE PROVIDED BY A.T.&T. AND SPECTRUM CABLE.
- SUBJECT PROPERTY IS LOCATED WITHIN COMAL COUNTY AND PARTIALLY WITHIN THE CITY LIMITS OF NEW BRAUNFELS, TEXAS.

- MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN THE LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

- THE ELEVATION OF THE LOWEST FLOOR SHALL BE ELEVATED 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND AS PRESCRIBED IN THE BUILDING REGULATIONS AND CODE OF ORDINANCES. FINISHED GRADES SHALL BE SLOPED TO DIRECT STORMWATER AWAY FROM THE STRUCTURE.

- 4-FOOT PUBLIC SIDEWALK TO BE CONSTRUCTED PER CITY STANDARDS BY THE DEVELOPER/PROPERTY OWNER ALONG LOT 1 ADJACENT TO IH-35 AT THE TIME OF LOT 1 CONSTRUCTION. SIDEWALKS WILL NOT BE CONSTRUCTED ALONG JARRATT ST. AND LOUELLA DR. AS PER CITY COUNCIL APPROVAL DATED JANUARY 5, 2021.

- THE 50' INGRESS/EGRESS EASEMENT ON LOT 2 AND 3 IS TO ALLOW FOR THE LOT OWNERS OF LOT 2 AND 3, AND TO EMERGENCY AND SERVICE VEHICLES ACCESS TO BOTH PUBLIC RIGHT-OF-WAY OF JARRATT ST. AND LOUELLA DR.

- BEFORE ANY VERTICAL CONSTRUCTION ON ANY LOTS CAN BEGIN, FIRE HYDRANTS AND DRIVEWAY CONNECTION BETWEEN JARRATT STREET AND LOUELLA DRIVE TO BE CONSTRUCTED TO MEET FIRE DEPARTMENT STANDARDS.

URBAN CIVIL

190 S. SEGUIN AVE NEW BRAUNFELS, TEXAS 78130
PHONE (830) 606-3913 FAX (830) 625-2204

TBPELS FIRM NUMBERS: ENGINEERING 17233 | SURVEYING 10005900

PREPARED DATE: JULY 10, 2020

JOB NO.: 2006.06

SHEET 1 of 2

PREPARED BY: B.M.

NBU NOTES

- MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE, OF AN 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.
- 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.
- 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/DEVELOPER'S EXPENSE.
- 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.
- NBU IS NOT RESPONSIBLE FOR DAMAGES TO PROPERTY IMPROVEMENTS (I.E. LANDSCAPING, TREES, PAVEMENT, SIGNS, DRAINAGE STRUCTURES, PRIVATE UTILITIES, ETC.) THAT ARE PLACED IN ANY TYPE OF UTILITY EASEMENT. TO ENSURE NO CONFLICTS EXIST WITH UTILITY INFRASTRUCTURE IN THE EASEMENT, ALL SUCH IMPROVEMENTS PLACED IN ANY TYPE OF UTILITY EASEMENT MUST BE REVIEWED AND APPROVED THROUGH THE NBU EASEMENT ENCROACHMENT PROCESS. NBU DEVELOPMENT SERVICES FACILITATES THE EASEMENT ENCROACHMENT APPLICATION PROCESS.

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCROACH BY STRUCTURE OR GRADING INTO STATE ROW. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW WILL NOT BE ALLOWED.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1 (ONE) POINT, BASED ON AN OVERALL PLATED HIGHWAY FRONTAGE OF APPROXIMATELY 264.55 FEET. WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS, THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

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 _____, A.D. 2021 at ____ M.

Witness my hand official seal, this _____ day of _____, A.D. 2021.

County Clerk, Comal County, Texas.

Deputy

CERTIFICATE OF APPROVAL

Approve this the _____ day of _____, 2020, by the Planning Commission of the City
of New Braunfels, Texas.

PRELIMINARY
Chairman

APPROVED FOR ACCEPTANCE

_____ Date _____	_____ Planning Director _____
_____ Date _____	_____ City Engineer _____
_____ Date _____	_____ New Braunfels Utilities _____

KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned, KEITH W. WOOLEY, 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.

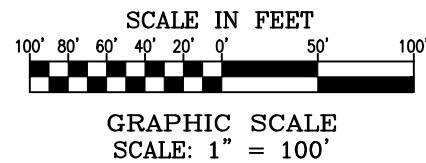
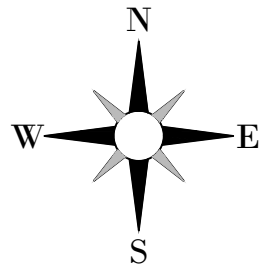
*PRELIMINARY. THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY
DOCUMENT. JULY 10, 2020.*

KEITH W. WOOLEY, R.P.L.S.
TEXAS LICENSE NO. 5463
URBAN CIVIL
190 S. SEGUIN AVE.
NEW BRAUNFELS, TEXAS 78130

MINOR PLAT

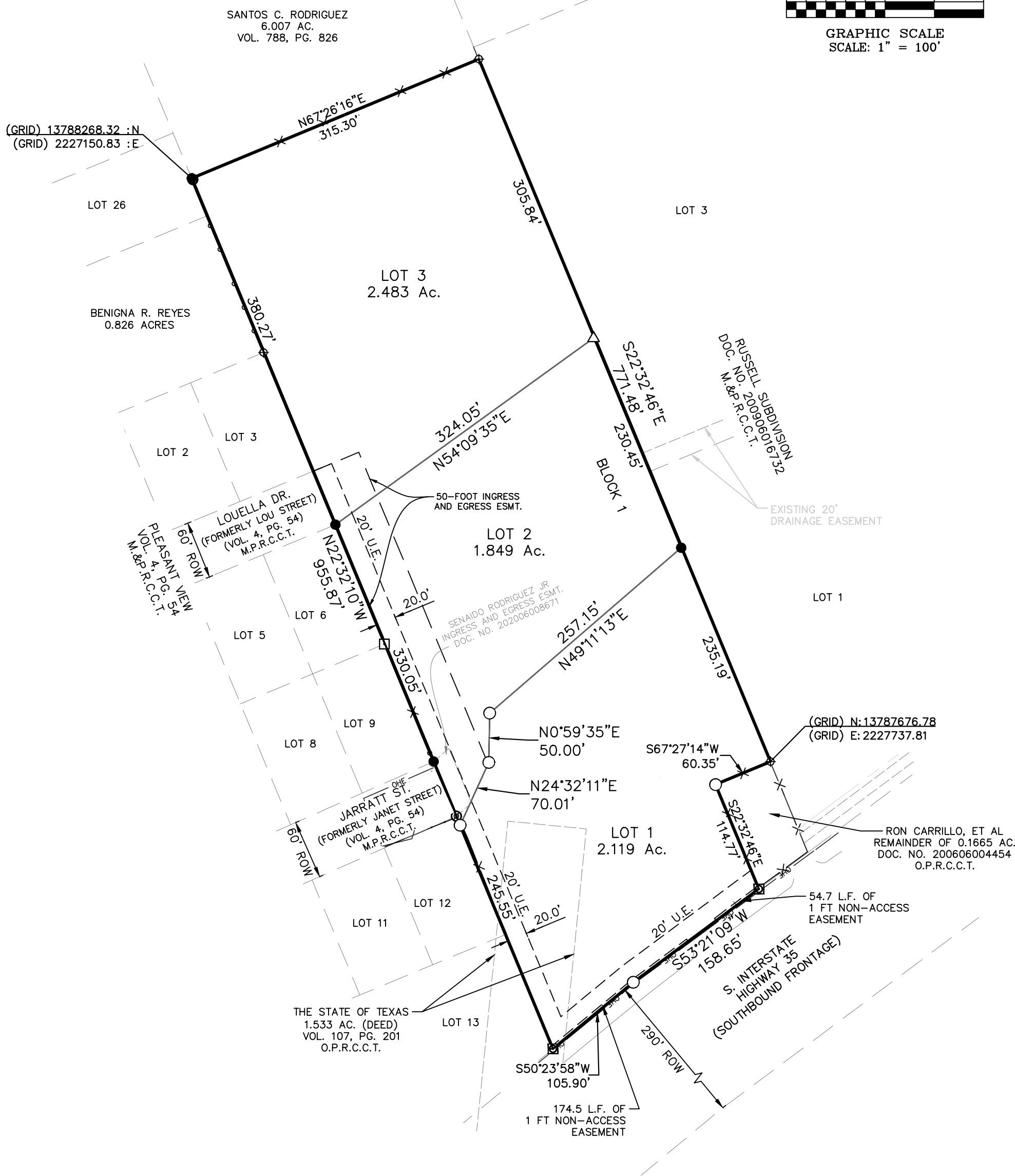
SENAIDO DUAL CROSSING

5135 F.M. 482, LLC
6.0815 ACRES
DOC. NO. 201806044820



LEGEND:

- 1/2" IRON ROD SET WITH ORANGE CAP "URBAN CIVIL"
- 1/2" IRON ROD FOUND
- 3/8" IRON ROD FOUND
- 1/2" IRON ROD FOUND GREEN CAP "WALS" FOUND
- MAG NAIL FOUND
- TXDOT MONUMENT FOUND-TYPE II
- EXISTING CONTOURS
- O.P.R.G.C.T OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS
- M.P.R.G.C.T MAP AND PLAT RECORDS OF GUADALUPE COUNTY TEXAS
- AC. ACRES
- U.E. UTILITY EASEMENT
- BSL BUILDING SET-BACK LINE



URBAN CIVIL

190 S. SEGUIN AVE NEW BRAUNFELS, TEXAS 78130
PHONE (830) 606-3913 FAX (830) 625-2204
TBPELS FIRM NUMBERS: ENGINEERING 17233 | SURVEYING 10005900

PREPARED DATE: JULY 10, 2020	JOB NO.: 2006.06
SHEET 2 of 2	PREPARED BY: B.M.