

## Legislation Text

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**File #:** 19-156, **Version:** 2

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Presenter/Contact

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**SUBJECT:**

Approval of a special warranty deed between Pecan Crossing Owners Association, Inc and the City of New Braunfels for the conveyance of two drainage rights-of-way, Lots 112 and 113, Block 3, Pecan Crossing, Unit Four 4, a subdivision situated in the City of New Braunfels, Guadalupe County Texas.

**BACKGROUND / RATIONALE:**

On July 10, 2015, Sedcor, Ltd., the Developers of the Pecan Crossing Subdivision, Unit 4 recorded an approved plat in the Plat Records of Guadalupe County, Texas. According to plat note number 18, lots 112 and 113 of block 3 were designated as drainage rights-of-way and were to be accepted and maintained by the City.

On May 30, 2018, Sedcor, Ltd. subsequently deeded the above referenced drainage rights-of-way to the Pecan Crossing Owners Association in error. These drainage rights of way perform the primary drainage for the Pecan Crossing Subdivision and ultimately drains such water into the city owned and maintained South Bank drainage way. The Pecan Crossing Owners Association has requested that the City accept conveyance of the two lots as originally prescribed in the plat.

**ADDRESSES A NEED/ISSUE IN A CITY PLAN OR COUNCIL PRIORITY:**

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**FISCAL IMPACT:**

None

**COMMITTEE RECOMMENDATION:**

N/A

**STAFF RECOMMENDATION:**

Staff recommends approval and acceptance of the two drainage rights-of-way.