VACATE AND REPLAT FILING

SUBDIVISON NAME: FELLERS SUBD LT 1 BK 1

MAP and PLAT RECORDS

VOL 9 **PAGE** 348-349

GUADALUPE COUNTY CLERK

BY: Lauren Moulder **DEPUTY CLERK**

202099027766
I certify this instrument was FILED and RECORDED
in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
10/02/2020 03:38:51 PM PAGES: 4 LAUREN
TERESA KIEL, COUNTY CLERK

COUNTY COURT GUADALUPE COUNTY, TEXAS

Teresa Kiel

Issue Date : 7/10/2020

TAX CERTIFICATE

Office of Daryl John Tax Assessor-Collector

Guadalupe Tax Office
307 W. Court
Seguin, TX 78155
Ph: (830) 379-2315 Fax: (830) 372-9940

This certificate includes tax years up to 2019

Entities to which this certificate applies:

RLT - Lateral Roads

GGU - Guadalupe County

Property Information

Property ID : 1G1005-0001-00100-0-00
Quick-Ref ID : R739546

FM 725

FELLERS BLOCK 1 LOT 1
COMMERCIAL LOT 1.73 AC
COMMERCIAL LOT

Value Information

Land HS	:	$0.00
Land NHS	:	$333,015.00
Imp HS	:	$0.00
Imp NHS	:	$0.00
Ag Mkt	:	$0.00
Ag Use	:	$0.00
Tim Mkt	:	$0.00
Tim Use	:	$0.00
HS Cap Adj	:	$0.00
Assessed	:	$333,015.00

Owner Information

Owner ID : O0174609

RICHARD BEACH FAMILY LP
1341 WINDING WAY
NEW BRAUNFELS, TX 78132

Ownership: 100.00%

This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code Section 33.48 are due on the described property for the following taxing unit(s)

Entity	Year	Tax	Discount	P&I	Atty Fee	TOTAL
GGU	2019	1,105.27	0.00	0.00	0.00	0.00
RLT	2019	166.51	0.00	0.00	0.00	0.00

Total for current bills if paid by 7/31/2020 : $0.00
Total due on all bills 7/31/2020 : $0.00

2019 taxes paid for entity GGU $1,105.27
2019 taxes paid for entity RLT $166.51

2019 Total Taxes Paid : $1,271.78

Date of Last Payment : 12/30/19

If applicable, the above-described property has / is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate.].

Signature of Authorized Officer of the Tax Office

Date of Issue	:	07/10/2020
Requestor	:	RICHARD BEACH FAMILY LP
Receipt	:	SC-2020-143186
Fee Paid	:	$10.00
Payer	:	MOELLER INGALLS LLC

FINAL PLAT ESTABLISHING THE

FELLERS SUBDIVISION, BLOCK 1, LOTS 1R, 2R, 3R, 4R

BEING A REPLAT OF BLOCK 1, LOT 1, OF THE FELLERS SUBDIVISION, AN ADDITION TO THE CITY OF NEW BRAUNFELS, TEXAS, AS RECORDED IN VOLUME 8, PAGES 490–491 OF THE PLAT RECORDS OF GUADALUPE COUNTY TEXAS.

THE PURPOSE OF THIS REPLAT IS:

ADD LOTS FOR DUPLEX USE.

NOTES:

1. ALL LOTS WITHIN THE SUBDIVISION WILL BE SERVED BY A PUBLIC WATER SUPPLY OWNED BY GREEN VALLEY SPECIAL UTILITY DISTRICT, AND A SANITARY SEWER SYSTEM OWNED BY GUADALUPE–BLANCO RIVER AUTHORITY. ELECTRICITY WILL BE PROVIDED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE. TELEPHONE SERVICE FOR THE SUBDIVISION WILL BE PROVIDED BY AT&T COMMUNICATIONS. THERE WILL BE NO GAS SERVICE PROVIDED.

2. BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00015

3. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND MARKERS WILL BE SET WITH 1/2" IRON PIN WITH PLASTIC CAP STAMPED "DAM #5348 PROP. COR." IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.

4. LOTS 1R, 2R, 3R, AND 4R, BLOCK 1 FELLERS SUBDIVISION, FALLS WITHIN THE CITY LIMITS OF THE CITY OF NEW BRAUNFELS.

5. THE PROPOSED USE OF THE SUBDIVISION IS 3 DUPLEX RESIDENTIAL LOTS, AND 1 COMMERCIAL LOT.

6. ALL LOTS WITHIN THIS SUBDIVISION MEET THE MINIMUM REQUIRED SQUARE FOOTAGE AS REQUIRED PER THE PROPERTY ZONING.

7. THE SUBDIVISION IS WITHIN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.

8. SIDEWALK NOTES:
   - 8.1. SIX (6) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG:
     - HIGHLAND VIEW
   - 8.2. SIX (6) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG:
     - FM 725

9. 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 DECREASES THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRAUNFELS AND GUADALUPE COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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.

10. THE ELEVATION OF THE LOWEST FLOOR 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 ADJACENT TO STORMWATER CONVEYANCE STRUCTURES MUST HAVE A FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100–YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE A PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE GARAGE AND SHALL PREVENT WATER FROM LEAVING THE STREET.

11. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.

12. NO STRUCTURES IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM WHICH HAS BEEN APPROVED BY GREEN VALLEY SPECIAL UTILITY DISTRICT, AND PUBLIC SEWER SYSTEM WHICH HAS BEEN APPROVED BY GUADALUPE–BLANCO RIVER AUTHORITY.

13. NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE EXISTING SPECIAL FLOOD HAZARD ZONE A, 100–YEAR FLOOD BOUNDARY, AS DEFINED BY THE GUADALUPE COUNTY, TEXAS COMMUNITY PANEL NUMBER 48187C0115F, EFFECTIVE NOVEMBER 2, 2007 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

14. THIS SUBDIVISION IS SUBJECT TO THE 2006 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR 2 DWELLING UNITS PER BUILDABLE LOT FOR LOTS 2R, 3R AND 4R. 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.

GREEN VALLEY SPECIAL UTILITY DISTRICT:

EASEMENT CERTIFICATE

1. THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY OVER AND ACROSS THOSE AREAS MARKED AS "WATERLINE EASEMENT" AND IN ALL STREETS AND BYWAYS, SUCH PIPELINES, SERVICE LINES, WATER METERS, AND OTHER WATER SYSTEM APPURTENANCES AS IT REQUIRES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, THE RIGHT TO REMOVE FROM SAID LAND ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES, STRUCTURES, IMPROVEMENTS OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. NO OTHER UTILITY LINES MAY BE LOCATED WITHIN 36" PARALLEL TO WATERLINES.

2. ANY MONETARY LOSS TO GREEN VALLEY SUD RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USEABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE–EXISTING CONDITION.

3. THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISION OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

GUADALUPE VALLEY ELECTRIC COOPERATIVE:

1. GVEC WILL MAINTAIN A 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING.

2. GVEC SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARDS WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.

3. GVEC TO HAVE A 5' WIDE ELECTRIC EASEMENT ON ALL ROAD CROSSINGS IN WHICH ELECTRIC LINES ARE PLACED.

4. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.

TXDOT NOTES:

1. 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.

2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT–OF–WAY.

3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1 ACCESS POINT KNOWN AS HIGHLAND VIEW, BASED ON AN OVERALL PLATTED FRONTAGE OF APPROXIMATELY 523.85 FEET. THE DEVELOPER WILL PROVIDE CHANNELIZATION TO PREVENT ACCESS TO THE FRONTAGE ROAD U–TURN.

4. 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.

5. ANY TRAFFIC CONTROL MEASURE (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

GUADALUPE–BLANCO RIVER AUTHORITY NOTES:

1. THE GUADALUPE–BLANCO RIVER AUTHORITY (GBRA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS–OF–WAYS IN THE AREAS DESIGNATED ON THIS PLAT AS "GBRA SANITARY SEWER" FOR THE PURPOSED OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED SANITARY SEWER FACILITIES AND APPURTENANCES.

2. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GBRA SHALL HAVE THE RIGHT TO REMOVE SAID LANDS OF ALL TREES OR PARTS THEREOF, OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF THE FACILITIES AND APPURTENANCES.

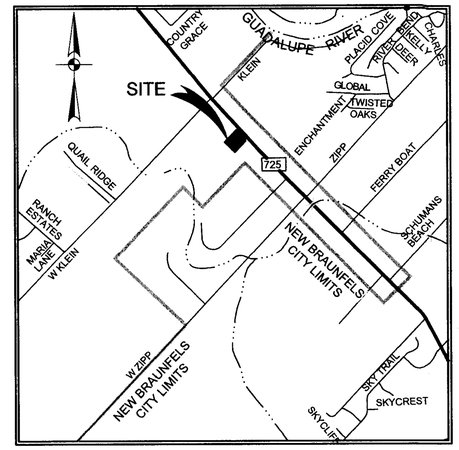
3. OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS ARE NOT ALLOWED WITHIN GBRA EASEMENTS.

4. DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GBRA EASEMENTS MUST BE APPROVED IN WRITING BY GBRA AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GBRA.

5. MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

6. THE PROPERTY OWNER MUST INSTALL 16 FOOT GATES IN ANY FENCES THAT CROSS GBRA UTILITIES; GATES MUST BE CENTERED ACROSS GBRA UTILITIES.

7. CUSTOMER SANITARY SEWER SERVICES SHALL NOT BE INSTALLED WITHIN FENCED AREAS.

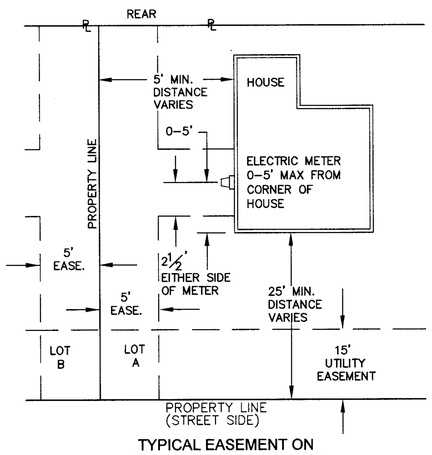


LOCATION MAP

SCALE: 1"=2,000'

NOTE: G.V.E.C. WILL MAINTAIN 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING.

G.V.E.C. SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARDS WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.



TYPICAL EASEMENT ON INTERIOR PROPERTY LINE

NOTE:

THIS PLAT DOES NOT REMOVE ANY COVENANTS OR RESTRICTIONS ASSOCIATED WITH THE FELLERS SUBDIVISION.

APPROVED THIS THE 4th DAY OF June, 2019 BY THE PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

CHAIRMAN (D. Lee Edwards)

APPROVED FOR ACCEPTANCE

10/2/2020 DATE — PLANNING DIRECTOR FOR

10/1/2020 DATE — CITY ENGINEER

STATE OF TEXAS
COUNTY OF GUADALUPE

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE LOTS 1R, 2R, 3R, AND 4R, BLOCK 1 FELLERS SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF GUADALUPE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, 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.

OWNER:
BEACH FAMILY LIMITED PARTNERSHIP
BY: RICHARD BEACH
1341 WINDING WAY
NEW BRAUNFELS, TX 78130

STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 14 DAY OF July, 2020 BY Richard Beach

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 01-04-2021

JENNIFER A. HARRISON
Notary Public, State of Texas
Comm. Expires 01-04-2021
Notary ID 130949303

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, DREW A. MAWYER, 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.

DREW A. MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348
D.A. MAWYER LAND SURVEYING
5151 W. SH46
NEW BRAUNFELS, TEXAS 78132
FIRM #10191500

STATE OF TEXAS REGISTERED DREW A. MAWYER 5348 PROFESSIONAL LAND SURVEYOR

MOELLER & ASSOCIATES
Engineering Solutions
2021 SH 46W, Ste. 105
New Braunfels, TX 78132
ph: (830) 358-7127
www.ma-tx.com TBPE FIRM F-13351

LEGEND:
P.O.B. = POINT OF BEGINNING
B.L. = BUILDING SETBACK LINE
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
R.O.W. = RIGHT–OF–WAY
N.A.E. = NON–ACCESS EASEMENT
○ = 1/2" IRON PIN SET
● = IRON PIN FOUND
P.V.T.U.E. = PRIVATE UTILITY EASEMENT

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TERESA KIEL, COUNTY CLERK

VOL 9 Pg 348-349

DEPUTY Lauren Moulder

Drawing Name: N:\Projects\BEACO05.101 Glencrest Commercial Replat\Planning\Platting\Fellers Replat Lots 1R, 2R, 3R Block 1.dwg User: melanienorris Jul 10, 2020 – 11:01am

PREPARED: July 10, 2020

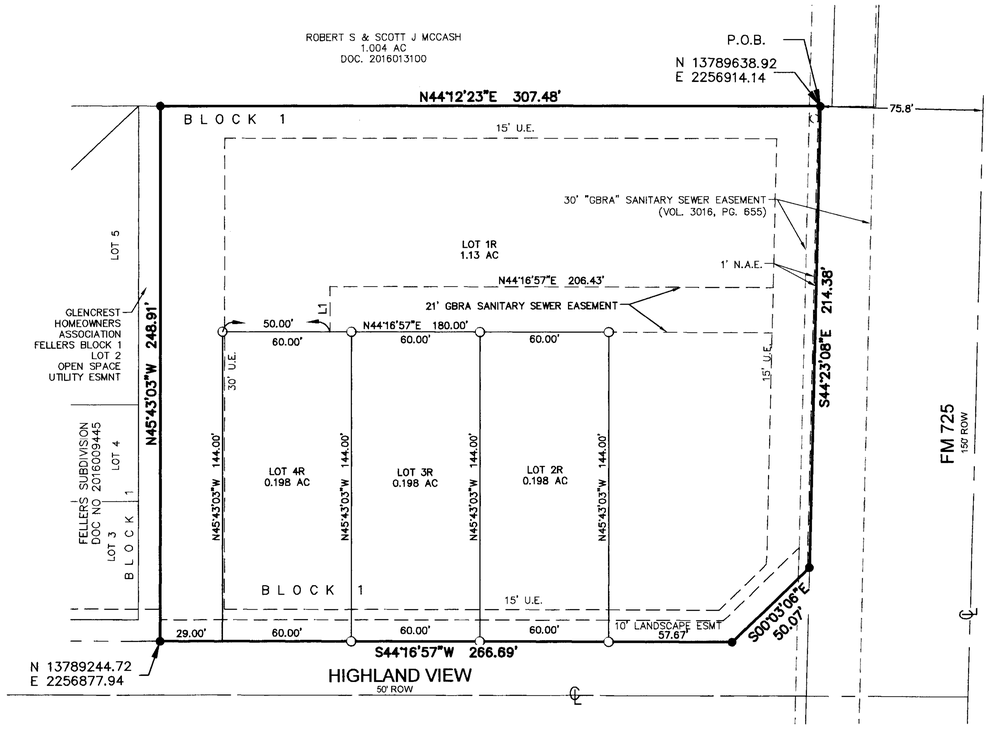
FINAL PLAT ESTABLISHING THE

FELLERS SUBDIVISION, BLOCK 1, LOTS 1R, 2R, 3R, 4R

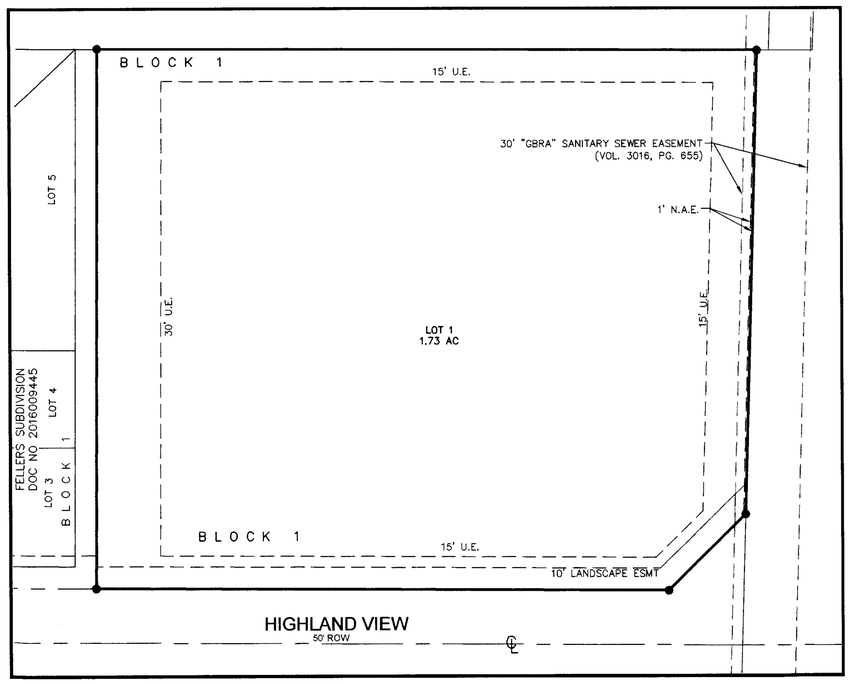
BEING A REPLAT OF BLOCK 1, LOT 1, OF THE FELLERS SUBDIVISION, AN ADDITION TO THE CITY OF NEW BRAUNFELS, TEXAS, AS RECORDED IN VOLUME 8, PAGES 490–491 OF THE PLAT RECORDS OF GUADALUPE COUNTY TEXAS.

0 50' 100'

SCALE 1"= 50'



LINE TABLE		
LINE	LENGTH	BEARING
L1	21.00'	N45°43'03"W



AREA TO BE REPLATTED - EXISTING LOT 1 BLOCK 1

MOELLER & ASSOCIATES
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Drawing Name: N:\Projects\BEAC005.101 Glencrest Commercial Replat\Planning\Platting\Fellers Replat Lots 1R, 2R, 3R Block 1.dwg User: melanienorris Jul 10, 2020 – 10:30am

PREPARED: July 10, 2020