

LOCATION MAP

SCALE: NTS



Comal County

OFFICE OF COMAL COUNTY ENGINEER

February 4, 2016

TO: Commissioner Donna Eccleston, Precinct 1
FROM: Betty Lien, Subdivision Coordinator
RE: Final approval of the subdivision plat, FM 2673 SE, within Comal County, Texas
OWNER(S): Ensenada Shores, Ltd.

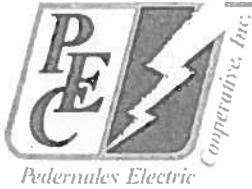
We request placement of this subdivision plat on the February 11, 2016 Commissioners Court agenda for final approval.

REMARKS:

FM 2673 SE, consists of 1 lot, being 6.582 acres in size.

This subdivision will be served by a state-certified public water supply system and individual on-site sewage facilities. Comment letters from the servicing utilities have been received.

Other pertinent information is on file in our office. This plat meets the requirements for final approval.



P.O. Box 2226 Canyon Lake, Texas 78133-0009
(830) 964-3346 • 1-888-554-4732
www.pec.coop
Se habla español.

August 12, 2015

RECEIVED
SEP 15 2015
COUNTY ENGINEER

Mr. Steve L. Sallman
Ensenada Shores, Ltd.
4925 Greenville Avenue, Suite 1020
Dallas, Texas 75206

Re: Electric Service Availability and/or Plat Approval Letter

Dear Mr. Sallman:

Pedernales Electric Cooperative has reviewed your proposed FM 2673 SE Subdivision in Comal County and finds it acceptable. We foresee no conflicts with serving your property that is within PEC's (CCN) service area as established by the Public Utility Commission (PUC) of Texas. Pedernales Electric Cooperative (PEC) currently serves this sole-certified service area and will continue to do so.

The Cooperative requires its utility infrastructures to be placed within dedicated utility easements and the member requesting new service is responsible for securing such easements, along with any applicable plats, permits, licenses, variances, or amendments. The installation of any electric facilities will be subject to the provisions of the Cooperative's current Line Extension Policy as outlined at www.pec.coop.

If you have any questions regarding this review, please contact our District Engineering Department in Canyon Lake at 1-800-868-4791, Extension 7625.

Respectfully,

David S. Nelson, **SPAWA**
District Planning Supervisor
Pedernales Electric Cooperative, Inc.

DSN:EAG:eh
Y99

cc: Comal County
Mr. Drew A. Mawyer, R.P.L.S.



August 12, 2015

RECEIVED
SEP 15 2015
COUNTY ENGINEER

Michelle Vollmar
Senior Survey Tech
D.A. Mawyer Surveying
132 Caddell Lane

Re: Required Utility Easements – Plat Review/ Approval Letter, F.M. 2673 SE, 6.582 acre
Lot 1. Comal County, Texas

Dear Ms. Vollmar:

Upon review of the preliminary plat of F.M. 2673 SE, Guadalupe Valley Telephone Cooperative, Inc. has no objections or revisions to the proposed typical utility easements as detailed on the plat. Proposed easements, as shown, will allow for proper placement of our facilities.

This letter may serve as approval for our easement requirements concerning this development, if finalized as shown on the preliminary plat.

If I can be of any further assistance, please do not hesitate to call.

Respectfully,

A handwritten signature in black ink, appearing to read 'D. Cook', followed by a long horizontal line extending to the right.

David K. Cook, RWA
Right-of-Way Agent
Guadalupe Valley Telephone Cooperative, Inc.

Re: FM 2673 SE PLAT-txdot

Michelle Kunde-Vollmar

Thu 9/10/2015 3:05 PM

To: Michelle Kunde-Vollmar <michelle@dam-tx.com>;

RECEIVED
DEC 16 2015
COUNTY ENGINEER

From: Brien Hocher <Brien.Hocher@txdot.gov>
Sent: Thursday, September 10, 2015 10:38 AM
To: Daryl Pawelek
Cc: Drew Mawyer
Subject: RE: FM 2673 SE PLAT

Fine with me. Thanks

From: Daryl Pawelek [mailto:daryl.pawelek@sbcglobal.net]
Sent: Thursday, September 10, 2015 9:49 AM
To: Brien Hocher
Cc: Drew Mawyer
Subject: FM 2673 SE PLAT
Importance: High

Brien,

As we discussed last week the plat has been updated noting the approximate location of the future driveway that is intended to line up with the church drive across the road.

Please reply if this is in line with what we had discussed so that we can include a copy of the email along with plat submittal to Comal County.

Thank you.

Daryl D. Pawelek, P.E.

Pawelek & Moy, Inc.
130 W. Jahn Street
New Braunfels, Texas 78130
phone: 830-629-2563
fax: 830-629-2564

Talk. Text. Crash.