

***** HERALD-ZEITUNG *****

LEGAL NOTICE

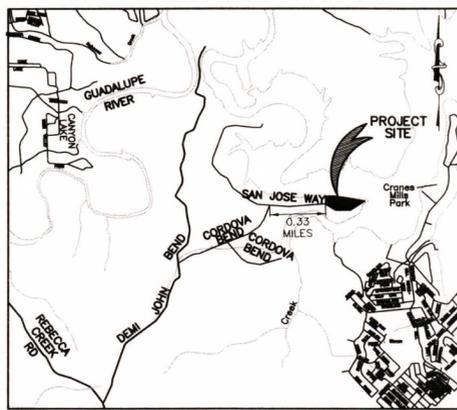
July 11, 2016

PUBLISH : July 17, 2016 (Sunday)
July 19, 2016 (Tuesday)
July 20, 2016 (Wednesday)

LEGAL NOTICE

Notice is hereby given that on Thursday, July 28, 2016, at 8:30 a.m., in a meeting of Commissioners Court in the Commissioners Courtroom located at 100 Main Plaza, New Braunfels, a public hearing shall be held to consider the Vacate and Replat of Lots 27 and 28AP, Cordova Bend at Canyon Lake, Unit One, establishing Lots 27R and 28APR. Anyone wishing to protest said action should attend and voice their opinion. Call 830-608-2090 for further information.

Cc: Commissioners Court



LEGEND

- 1/2" DIAMETER IRON PINS FOUND TAGGED "PROTECH" UNLESS OTHERWISE NOTED
- SPINDLE FOUND
- 60D NAIL FOUND
- ⊙ 4" FENCE POST FOUND
- 1/2" DIAMETER IRON PINS SET
- ESMT EASEMENT
- BSL BUILDING SETBACK LINE
- ADJACENT PROPERTY LINES
- SURVEY LINES
- D.E. PUBLIC DRAINAGE EASEMENT
- U.E. PUBLIC UTILITY EASEMENT
- OPRCCT OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
- MPRCCT MAP & PLAT RECORDS, COMAL COUNTY, TEXAS
- DRCCCT DEED RECORDS, COMAL COUNTY, TEXAS

M & S

ENGINEERING, L.L.C.
ENGINEERS, PLANNERS, SURVEYORS
TEXAS REGISTERED ENGINEERING FIRM NO. F-1394

SHERWOOD SURVEYING, LLC

MAIN OFFICE
POST OFFICE BOX 970
SPRING BRANCH, TEXAS 78070
PHONE * (830) 228-5446
FAX * (830) 885-2170

BRANCH OFFICES
P.O. BOX 391
MCQUEENEY, TEXAS 78123

376 LANDA ST.
NEW BRAUNFELS, TEXAS 78130
PHONE * (830) 629-2988

POST OFFICE BOX 992
SPRING BRANCH, TEXAS 78070
PHONE * (830) 228-5446

**VACATE AND REPLAT OF LOTS 27 AND 28AP,
CORDOVA BEND AT CANYON LAKE, UNIT ONE,
ESTABLISHING LOTS 27R AND 28APR**

FINAL PLAT SUBMITTAL

LOCATION MAP
NOT TO SCALE

- NOTES:**
1. THIS SUBDIVISION DOES NOT LIE WITHIN THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.
 2. THIS PROPERTY WILL BE SERVED BY A STATE CERTIFIED PUBLIC WATER SUPPLY SYSTEM.
 3. THIS PROPERTY WILL BE SERVED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.
 4. THIS SUBDIVISION DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 5. COMAL COUNTY REQUIRES A MINIMUM 25' BUILDING SET-BACK LINE FROM ROAD FRONTAGE.
 6. A PORTION OF THIS PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE "A", THE 100-YEAR FLOOD ZONE, AS DEFINED BY THE FLOOD INSURANCE RATE MAP FOR COMAL COUNTY, TEXAS ON COMMUNITY PANEL NO. 48091C0090F, EFFECTIVE DATE SEPTEMBER 02, 2009, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 7. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANKS FIELDS, ETC.). GRANTEEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
 8. THERE IS HEREBY DEDICATED A TWENTY (20) FOOT WIDE PUBLIC UTILITY EASEMENT ADJACENT TO ALL STREET RIGHT-OF-WAY LINES, WHERE THE FIRST FIVE (5) FEET FROM RIGHT-OF-WAY ARE FOR PUBLIC UTILITY/DRAINAGE/BACKSLOPE/EMBANKMENT AS NEEDED, AND THE REMAINING FIFTEEN (15) FEET SHALL BE FOR PUBLIC UTILITIES AND SHALL REMAIN UNENCUMBERED.
 9. THERE IS HEREBY DEDICATED A TEN (10) FOOT WIDE PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT ADJACENT TO ALL NON-STREET LOT LINES.
 10. LOTS 27R AND 28APR WILL NOT MEET THE MINIMUM ROAD FRONTAGE REQUIREMENTS FOR RESUBDIVISION IN COMAL COUNTY, TEXAS, AND THE SUBDIVISION OF THESE LOTS FOR THE PURPOSE OF FINANCING HOME CONSTRUCTION OR FOR ANY OTHER PURPOSE WILL NOT COMPLY WITH THE CURRENT COMAL COUNTY SUBDIVISION REGULATIONS.
 11. 2 LOTS, BEING 41.56 ACRES.
 12. A DRAINAGE ANALYSIS HAS BEEN COMPLETED FOR THIS PLAT AND IS AVAILABLE FOR REVIEW AT THE COMAL COUNTY ENGINEER'S OFFICE. AREAS IDENTIFIED BY THE STUDY AS BEING INUNDATED DURING CERTAIN STORM EVENTS HAVE BEEN DESIGNATED AS BUILDING SETBACKS. THE CONSTRUCTION OF BUILDINGS WITHIN THE BUILDING SETBACKS REQUIRES COMMISSIONERS COURT APPROVAL.
 13. LOT 104 SHALL SERVE AS INGRESS AND EGRESS FOR THE PROPERTY OWNERS WITHIN THIS SUBDIVISION.
 14. LOT 104 SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

RECEIVED
JUL 11 2016
COUNTY ENGINEER

RECEIVED
JUL 11 2016
COUNTY ENGINEER

STATE OF TEXAS
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS:
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY SUBDIVIDES THIS LAND ACCORDING TO THE DIMENSIONS AS SHOWN. ALL ROADS TO BE CONSTRUCTED BY THIS PLAT SHALL NOT BE DEDICATED TO ANY STATE, MUNICIPALITY, OR OTHER GOVERNMENT ENTITY. THEY SHALL REMAIN PRIVATE ROADS.

BY: _____
HARRY B. ADAMS, IV
VICE-PRESIDENT
CORDOVA BEND LTD
OWNER: LOTS 27 AND 28AP
755 E MULBERRY AVE, STE 600
SAN ANTONIO, TX 78212

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS

NOTARY PUBLIC (PRINT NAME)

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR #4069
SHERWOOD SURVEYING, LLC.
P.O. BOX 992
SPRING BRANCH, TEXAS 78070



SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC, STATE OF TEXAS

NOTARY PUBLIC (PRINT NAME)

STATE OF TEXAS
COUNTY OF COMAL

I, BOBBIE KOEPP, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D., 20____, AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D., 20____, AT _____ M. IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT # _____ IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____, A.D., 20____.

COUNTY CLERK
COMAL COUNTY, TEXAS

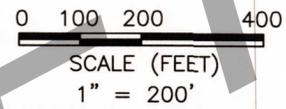
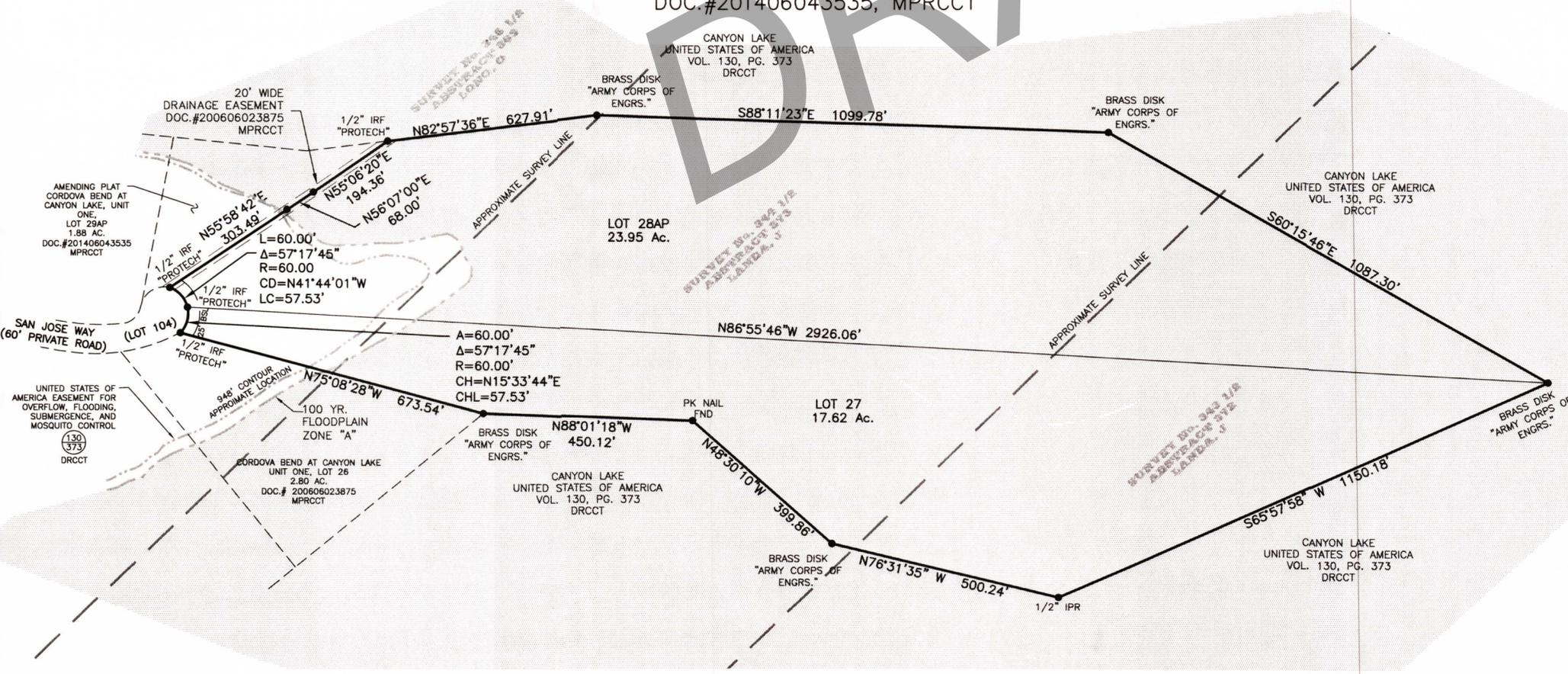
BY: _____
DEPUTY

VACATE AND REPLAT OF LOTS 27 AND 28AP,
CORDOVA BEND AT CANYON LAKE, UNIT ONE,
ESTABLISHING LOTS 27R AND 28APR _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF COMAL COUNTY, TEXAS AND IS HEREBY APPROVED FOR FILING BY SAID COURT ON _____, 20____.

DATED THIS _____ DAY OF _____, A.D., 20____.

BY: _____
COUNTY JUDGE

ATTEST: _____
COUNTY CLERK - DEPUTY



VACATE:
LOT 27 OF CORDOVA BEND AT CANYON LAKE, UNIT ONE, RECORDED IN DOC.#200606023875, MPRCCT, AND LOT 28AP OF THE AMENDING PLAT OF CORDOVA BEND AT CANYON LAKE, UNIT ONE, RECORDED IN DOC.#201406043535, MPRCCT

LEGEND	
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■	SPINDLE FOUND
○	60D NAIL FOUND
⊙	4" FENCE POST FOUND
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ESMT	EASEMENT
---	BSL BUILDING SETBACK LINE
---	ADJACENT PROPERTY LINES
---	SURVEY LINES
D.E.	PUBLIC DRAINAGE EASEMENT
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OPRCCT	OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
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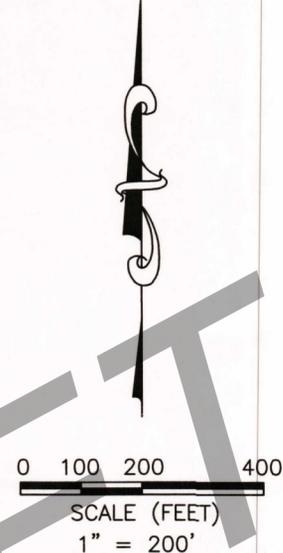
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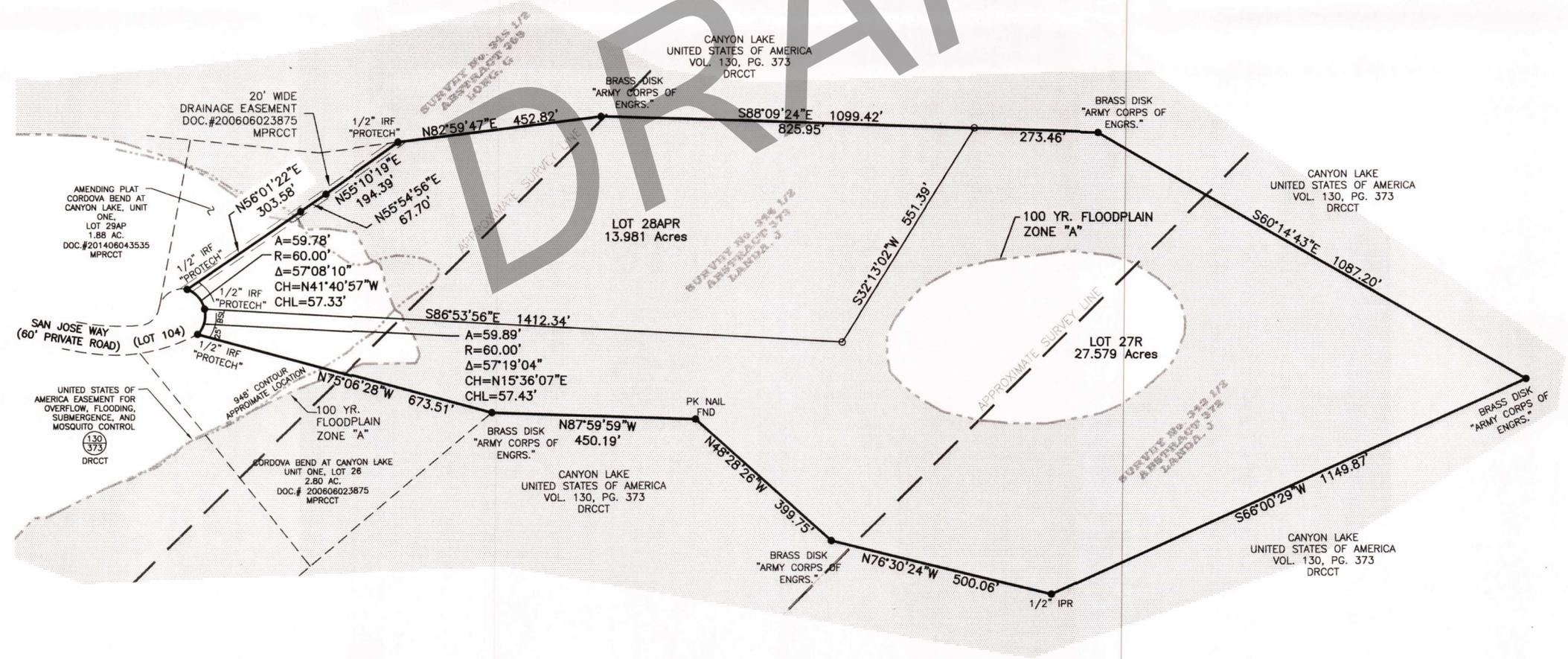
SHERWOOD SURVEYING, LLC

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JUL 11 2016
COUNTY ENGINEER



REPLAT:
ESTABLISHING LOTS 27R AND 28APR.



Date: Jun 24, 2016, 8:33am User ID: jmore File: S:\Active Projects\15MCMBS001 Cordova Bend\dwg\Cordova Bend Park Replat\15MCMBS001-REPLAT-001.dwg