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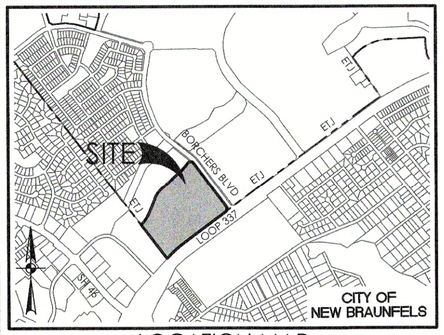

LOCATION MAP

NOT-TO-SCALE

NBU NOTES:

1. MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OF 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.
2. UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING AND SERVICE.
3. UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
4. EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER/DEVELOPERS EXPENSE.
5. 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.
6. NBU IS NOT RESPONSIBLE FOR LANDSCAPING OR IRRIGATION IN UE/LE.
7. NBU WILL NOT BE RESPONSIBLE FOR RESTORATION OF SIDEWALKS OR LANDSCAPING DAMAGED FROM UTILITY WORK IN AREAS WHERE UTILITY EASEMENTS ARE COMBINED WITH SIDEWALK EASEMENTS OR LANDSCAPE EASEMENTS.

FLOOD ZONE NOTE:

NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREA (100 YR. FLOOD), AS DEFINED BY THE COMAL COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NO. 48091C0435G EFFECTIVE DATE 5/8/2024 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

UTILITY PROVIDER NOTE:

THE PROPERTY WILL BE SERVED BY THE FOLLOWING:
NEW BRAUNFELS UTILITIES (WATER, SEWER, ELECTRIC)
AT&T (TELECOMMUNICATIONS)
SPECTRUM (TELECOMMUNICATIONS)

DRAINAGE EASEMENT NOTES:

1. DRAINAGE EASEMENTS SHALL "REMAIN FREE OF ALL OBSTRUCTIONS."
2. MAINTENANCE OF DRAINAGE EASEMENT SHOWN OUTSIDE OF LOT LINES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF NEW BRAUNFELS OR COMAL COUNTY.
3. NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF 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 COMAL 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.

SIDEWALK AND ACCESS WAY NOTES:

1. SIX (6) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY SITE BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG BORCHERS BLVD
2. SIX (6) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED DURING THE LATTER OF BUILDING PERMIT OR STREET CONSTRUCTION ALONG:
   a. FUTURE ROADWAY
3. TEN (10) FOOT WIDE MULTI-USE TRAIL WILL BE CONSTRUCTED BY THE SITE BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION WITHIN THE LANDSCAPE AND ~~PEDESTRIAN~~ BUFFER EASEMENT. ALONG LOOP 337.

CROSS ACCESS:

LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS FOR LOT(S) 1-6, BLOCK 1.

COMMON SPACE NOTE:

LOT 900 BLOCK 1 IS A LANDSCAPE, PEDESTRIAN, & ACCESS EASEMENT.

THE AFOREMENTIONED LOT IS TO BE MAINTAINED BY THE DEVELOPER AND NOT THE CITY OF NEW BRAUNFELS.

APPROVED FOR ACCEPTANCE

10/30/2025 — DATE — Matthew Simmat — For DIRECTOR OF PLANNING

10/27/2025 — DATE — CITY ENGINEER

SURVEYOR'S NOTES:

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH ½" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE (SCALE FACTOR = 1.00014)
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

KNOW ALL MEN BY THESE PRESENTS

I, THE UNDERSIGNED CHANCE T. SRP, 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.

STATE OF TEXAS REGISTERED CHANCE TREVOR SRP 6916 PROFESSIONAL LAND SURVEYOR

CHANCE T. SRP
REGISTERED PROFESSIONAL LAND SURVEYOR #6916
PAPE-DAWSON
1672 INDEPENDENCE DRIVE, SUITE 102
NEW BRAUNFELS, TX 78132

SUBDIVISION PLAT OF VERAMENDI PRECINCT 11A

BEING 34.171 ACRES OF LAND SITUATED IN THE JUAN MARTIN DE VERAMENDI SURVEY NO. 2, ABSTRACT 3, COMAL COUNTY, TEXAS; COMPRISED OF A PORTION OF A 48.237 ACRE TRACT DESCRIBED IN A DEED TO VERAMENDI PE-CAIRNS, LLC, AS RECORDED IN DOCUMENT NO. 201906036476 AND A 255.715 ACRE TRACT DESCRIBED IN A DEED TO VERAMENDI PE-BRISBANE, LLC, AS RECORDED IN DOCUMENT NO. 201706013192, BOTH OF WHICH RECORDED IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

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. THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT AND STRUCTURES FOR REDUCTION OF DISCHARGE VELOCITY WILL NOT ENCROACH BY STRUCTURE OR GRADING INTO STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE, TRANSITION OR CONTRIBUTING ZONES, PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION WILL NOT BE ALLOWED. NO NEW EASEMENTS OF ANY TYPE SHOULD BE LOCATED IN AREAS OF ROW RESERVATION OR DEDICATION.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S, "ACCESS MANAGEMENT MANUAL ", 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.
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 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.

PLAT NOTES:

1. THIS PLAT IS SUBJECT TO THE REQUIREMENTS AND REGULATIONS OF THE VERAMENDI DEVELOPMENT COMPANY DEVELOPMENT AGREEMENT, RECORDED AS DOCUMENT NO. 201506029547 AND AS AMENDED.
2. THIS PLAT IS LOCATED WITHIN THE LARGE FORMAT RETAIL PLANNING SUB AREA.
3. STANDARDS FOR PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE LATEST EDITION OF THE *AMERICAN NATIONAL STANDARD A300 PLANTING AND TRANSPLANTING NURSERY STOCK* PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. TREE REPLACEMENT SHALL OCCUR WITHIN 12 MONTHS OF REMOVAL OF THE HIGH VALUE TREE UNLESS DEFERRED TO AN ADJACENT UNIT. WHERE A REPLACEMENT TREE DOES NOT SURVIVE FOR A PERIOD OF AT LEAST 24 MONTHS, THE ORIGINAL APPLICANT OR CURRENT LANDOWNER SHALL REPLACE THE TREE, PREFERABLY DURING OCTOBER - FEBRUARY, UNTIL THE TREE SURVIVES A 12-MONTH PERIOD.
5. SHOULD ANY TREE DESIGNATED FOR RETENTION IN AN APPROVED TREE PROTECTION PLAN DIE PRIOR TO, OR WITHIN 12 MONTHS OF THE COMPLETION OF CONSTRUCTION WORKS, THE APPLICANT SHALL REPLACE THE DEAD TREE WITH A REPLACEMENT TREE/S EQUAL TO THE TOTAL CALIPER INCHES OF THE DEAD TREE. NO GRADING, TRENCHING OR EQUIPMENT SHALL BE CONDUCTED IN THE AREA IDENTIFIED IN THE ROOT PROTECTION ZONE. ALL WORK TO BE PERFORMED BY HAND OR UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.
6. DURING CONSTRUCTION, THE CLEANING OF EQUIPMENT OR MATERIALS AND/OR THE DISPOSAL OF ANY WASTE MATERIAL, INCLUDING, BUT NOT LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC., UNDER THE CANOPY OR DRIP LINE OF ANY HIGH VALUE TREE SHALL BE PROHIBITED. NO GRADING, TRENCHING OR EQUIPMENT SHALL BE CONDUCTED OR USED IN THE AREA IDENTIFIED IN THE ROOT PROTECTION ZONE. ALL WORK SHALL BE PERFORMED BY HAND OR UNDER THE SUPERVISION OF A CERTIFIED ARBORIST. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY HIGH VALUE TREE.
7. LOTS TO BE HELD IN COMMON PROPERTY BY A HOMEOWNERS' OR PROPERTY OWNERS' ASSOCIATION SHALL BE SHOWN ON THE PLAT AS A SEPARATE LOT.
8. NO BUILDING SHALL BE SITED WITHIN THE EXTENT OF A SENSITIVE FEATURE AND ASSOCIATED BUFFER. FOR ANY LOT WHICH CONTAINS A HIGH VALUE TREE, AND A BUILDING ENVELOPE WAS NOT APPROVED AS PART OF A FINAL PLAT, THE LOCATION OF A BUILDING ENVELOPE SHALL BE APPROVED BY THE PLANNING DIRECTOR PRIOR TO A BUILDING PERMIT BEING ISSUED.
9. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
10. IMPERVIOUS COVER THE MAXIMUM CUMULATIVE IMPERVIOUS COVER PERCENTAGE FOR THE PROPERTY AS A WHOLE AND FOR EACH SECTOR PLAN SHALL NOT EXCEED SIXTY-FIVE PERCENT (65%).
11. AMENDMENTS TO THE PARK PROGRAMMING SCHEDULE, INCLUDING BUT NOT LIMITED TO THE PROVISION OF ADDITIONAL IMPROVEMENTS OR SUBSTITUTING IMPROVEMENTS, SHALL BE ADMINISTRATIVELY APPROVED BY THE PARKS DIRECTOR.
12. THIS PLAT WILL COMPLY WITH LOCATION AND AMENITY STANDARDS FOR TRAILS AS SHOWN IN THE SECTOR PLAN.
13. TOTAL NUMBER OF LOTS = 9.
14. ROADS, FACILITIES, STRUCTURES AND IMPROVEMENTS SUCH AS SIDEWALKS, PATHS, TRAILS, TRAILHEADS, PARK IDENTIFICATION AND WAY FINDING SIGNAGE, SEATING, PICNIC TABLES, DRINKING FOUNTAINS, PET DRINKING FOUNTAINS, TRASH RECEPTACLES, PET WASTE RECEPTACLES, SHADE STRUCTURES, OUTLOOKS, RETAINING WALL, PUBLIC UTILITIES, STORMWATER MANAGEMENT FACILITIES, WATER QUALITY MEASURES AND SIGNAGE ARE PERMITTED WITHIN THE GREEN RIBBON. ALL OTHER DEVELOPMENT SHALL BE PROHIBITED WITHIN THE GREEN RIBBON.

PAPE-DAWSON
1672 INDEPENDENCE DR, STE 102 I NEW BRAUNFELS, TX 78132 I 830.632.5933
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: September 30, 2025

STATE OF TEXAS
COUNTY OF COMAL

I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE VERAMENDI PRECINCT 11A SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, 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/DEVELOPER: GARRETT MECHLER — DATE 10/10/2025
VERAMENDI PE-CAIRNS, LLC
2168 OAK RUN PKWY
NEW BRAUNFELS, TEXAS 78132

STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 10 DAY OF ~~October, 2025, BY Garrett Mechler~~

ALEX HARDEMAN Notary Public, State of Texas Comm. Expires 05-20-2028 Notary ID 130670969

NOTARY PUBLIC
STATE OF Texas
MY COMMISSION EXPIRES: 5/20/2028

STATE OF TEXAS
COUNTY OF COMAL

I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE VERAMENDI PRECINCT 11A SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, 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/DEVELOPER: GARRETT MECHLER — DATE 10/10/2025
VERAMENDI PE-BRISBANE, LLC
2168 OAK RUN PKWY
NEW BRAUNFELS, TEXAS 78132

STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 10 DAY OF ~~October, 2025, BY Garrett Mechler~~

ALEX HARDEMAN Notary Public, State of Texas Comm. Expires 05-20-2028 Notary ID 130670969

NOTARY PUBLIC
STATE OF Texas
MY COMMISSION EXPIRES: 5/20/2028

STATE OF TEXAS
COUNTY OF COMAL

I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS VERAMENDI PRECINCT 11A SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, 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/DEVELOPER: — DATE 10/3/25
COMAL COUNTY WCID 1A
1108 LAVACA, SUITE 510
AUSTIN, TX 78701

STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 3 DAY OF October, 2025, BY Donald Straw

ALEX HARDEMAN Notary Public, State of Texas Comm. Expires 05-20-2028 Notary ID 130670969

NOTARY PUBLIC
STATE OF Texas
MY COMMISSION EXPIRES: 5/20/2028

STATE OF TEXAS
COUNTY OF COMAL

I, Bobbie Koepp, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS,
DOC # 202501603839 OF COMAL COUNTY ON THE 30th DAY OF October, 2025 AT 10:37am

WITNESS MY HAND OFFICIAL SEAL, THIS THE 30th DAY OF October, 2025.

COUNTY CLERK, COMAL COUNTY, TEXAS

DEPUTY

COUNTY COURT OF COMAL COUNTY, TEXAS

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA ON SHEET 2 OF 2

SHEET 1 OF 2

VERAMENDI PRECINCT 11A

Civil Job No. 30001-81; Survey Job No. 9230-19

Date: Sep. 26, 2025, 10:36 AM - User: ...
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202506034839

SUBDIVISION PLAT OF VERAMENDI PRECINCT 11A

BEING 34.171 ACRES OF LAND SITUATED IN THE JUAN MARTIN DE VERAMENDI SURVEY NO. 2, ABSTRACT 3, COMAL COUNTY, TEXAS; COMPRISED OF A PORTION OF A 48.237 ACRE TRACT DESCRIBED IN A DEED TO VERAMENDI PE-CAIRNS, LLC, AS RECORDED IN DOCUMENT NO. 201906036476 AND A 255.715 ACRE TRACT DESCRIBED IN A DEED TO VERAMENDI PE-BRISBANE, LLC, AS RECORDED IN DOCUMENT NO. 201706013192, BOTH OF WHICH RECORDED IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

SCALE: 1"= 100'

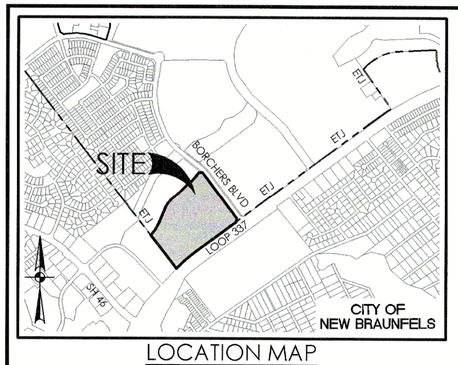
0' 100' 200' 300'

PAPE-DAWSON

1672 INDEPENDENCE DR, STE 102 I NEW BRAUNFELS, TX 78132 I 830.632.5633

TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: September 30, 2025



LOCATION MAP

NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
DOC	DOCUMENT NUMBER	ROW	RIGHT-OF-WAY
DRCC	DEED RECORDS OF COMAL COUNTY, TEXAS	VAR WID	VARIABLE WIDTH
ELEC	ELECTRICAL	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
ESMT	EASEMENT		SET 1/2" IRON ROD (PD)
ETJ	EXTRATERRITORIAL JURISDICTION		SET 1/2" IRON ROD (PD)-ROW
MPR	MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS		
OPR	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS		

1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS FLOODPLAIN

℄ CENTERLINE

1. 20' UTILITY EASEMENT
2. 1' VEHICULAR NON-ACCESS EASEMENT
3. 30' LANDSCAPE & BUFFER ESMT

1. 40' UTILITY & DRAINAGE ESMT (DOC 200106003623, MPR)
2. 30' UTILITY AND DRAINAGE ESMT (DOC 200106003623, MPR)
3. UTILITY & ACCESS EASEMENT (DOC 202006023866, OPR)
4. 20' UTILITY EASEMENT (DOC 202306002391, MPR)
5. 20' UTILITY EASEMENT (DOC 201806040233, OPR)
6. 3.24 AC. SEWER EASEMENT (VOL 529, PG 566, OPR)
7. 0.303 AC. NBU ELEC UTILITY ESMT (DOC 202006041441, OPR)
8. 0.674 AC. VAR WID WATER ESMT (DOC 202506033816, OPR)
9. 0.037 AC. 10' SANITARY SEWER ESMT (DOC 202506033813, OPR)
10. 2.492 AC. VAR WID DRAINAGE & ACCESS ESMT (DOC 202506033520, OPR)
11. 0.359 AC. 20' ACCESS EASEMENT (DOC 202506033519, OPR)
12. 0.183 AC. 10' ACCESS EASEMENT (DOC 202506033536, OPR)
13. 0.874 AC. VAR WID SANITARY SEWER ESMT (DOC 202506033813, OPR)
14. 20' UTILITY EASEMENT (DOC 202006059261, MPR)

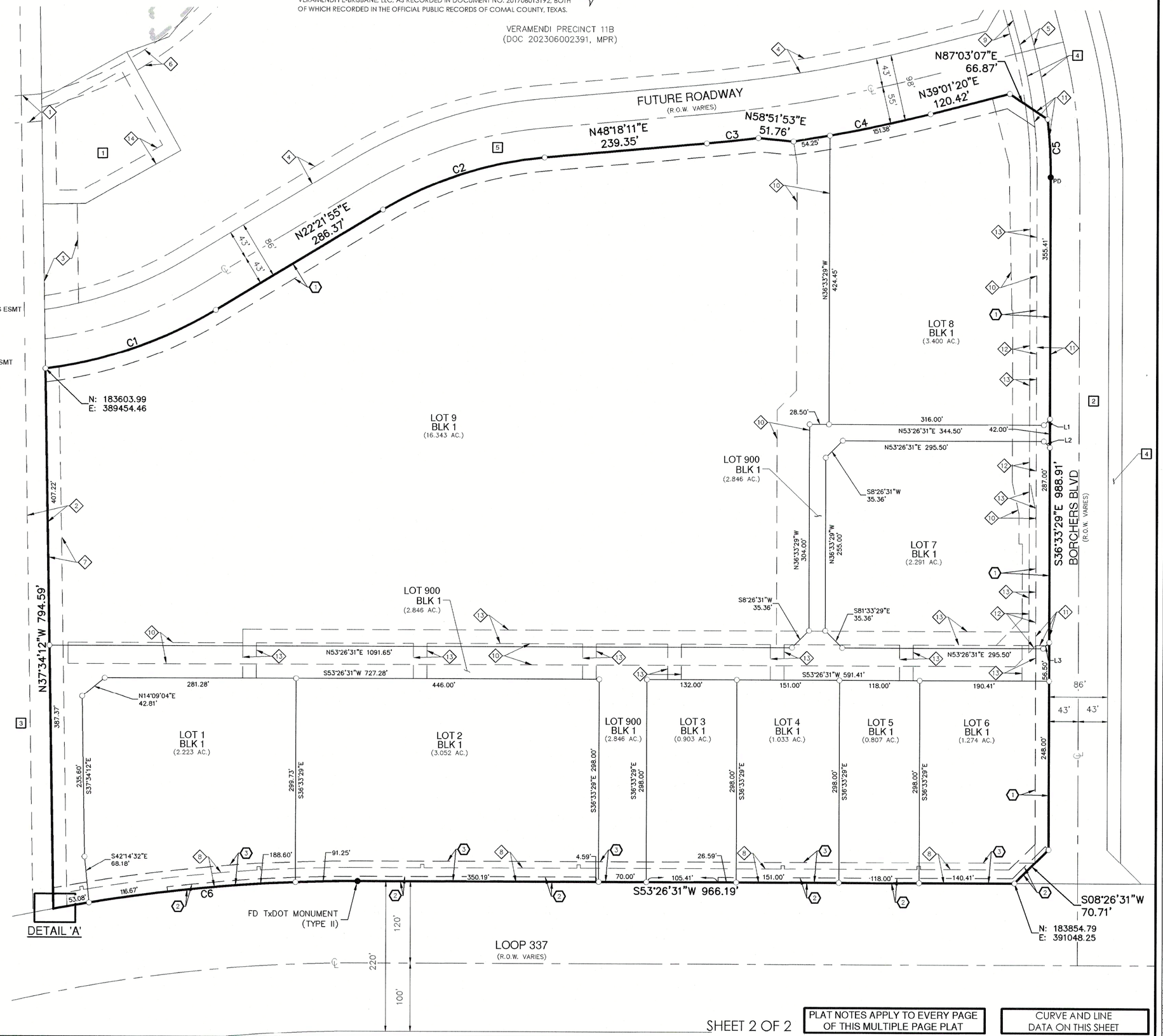
1. NBU OAKBROOK (DOC 202006059261, MPR)
2. VERAMENDI 1A-1 (DOC 201806043757, OPR)
3. LOT 3 BLOCK 3, OAK RUN COMMERCIAL RESERVE UNIT 8 (DOC 200106003623, MPR)
4. A REMAINDER OF A 255.715 AC. TRACT VERAMENDI PE-BRISBANE, LLC. (DOC 201806013192, OPR)
5. A REMAINDER OF A 48.237 AC. TRACT VERAMENDI PE-CAIRNS, LLC. (DOC 201906036476, OPR)

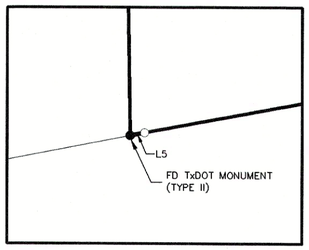
CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	643.00'	23°46'30"	N34°15'10"E	264.90'	266.81'
C2	557.00'	25°56'16"	N35°20'03"E	250.01'	252.15'
C3	2043.00'	2°08'23"	N47°13'59"E	76.29'	76.30'
C4	2055.00'	5°43'59"	N41°53'20"E	205.54'	205.62'
C5	757.00'	6°28'04"	S39°47'32"E	85.41'	85.45'
C6	2412.00'	10°40'47"	S48°06'07"W	448.94'	449.59'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S8°26'31"W	12.73'
L2	N81°33'29"W	12.73'
L3	S8°26'31"W	12.73'
L4	N53°26'31"E	295.50'
L5	N42°27'10"E	0.14'





DETAIL 'A'

SCALE: 1" = 1'

SHEET 2 OF 2

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA ON THIS SHEET

VERAMENDI PRECINCT 11A

Civil Job No. 30001-81; Survey Job No. 9230-19

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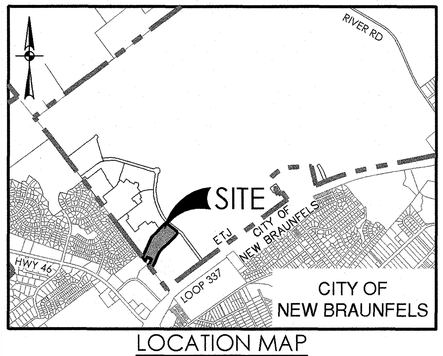

LOCATION MAP
NOT-TO-SCALE

NBU NOTES:

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2. UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING AND SERVICE.
3. UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
4. EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER/DEVELOPERS EXPENSE.
5. 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.
6. NBU IS NOT RESPONSIBLE FOR LANDSCAPING OR IRRIGATION IN UE/LE.

FLOOD ZONE NOTE:

NO PORTION OF ANY LOT ON THIS PLAT IS WITHIN AN INDICATED SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE FEMA FIRM MAP NO 48091C0435F EFFECTIVE DATE 9/2/2009.

UTILITY PROVIDER NOTE:

THE PROPERTY WILL BE SERVED BY THE FOLLOWING:
NEW BRAUNFELS UTILITIES (WATER, SEWER, ELECTRIC)
AT&T (TELECOMMUNICATIONS)
SPECTRUM (TELECOMMUNICATIONS)

DRAINAGE EASEMENT NOTES:

1. DRAINAGE EASEMENTS SHALL "REMAIN FREE OF ALL OBSTRUCTIONS."
2. MAINTENANCE OF DRAINAGE EASEMENT SHOWN OUTSIDE OF LOT LINES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF NEW BRAUNFELS OR COMAL COUNTY.
3. NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF 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 COMAL 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.

SIDEWALK NOTES:

1. SIX (6) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE SITE BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG:
   a. BORCHERS BLVD - LOT 109, BLOCK 19
2. SIX (6) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED DURING THE LATTER OF BUILDING PERMIT OR STREET CONSTRUCITON ALONG:
   a. FUTURE ROADWAY

CERTIFICATE OF APPROVAL

APPROVED THIS THE 7th DAY OF September, 2022 BY THE PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

For PLANNING COMMISSION CHAIRPERSON

APPROVED FOR ACCEPTANCE

1/23/2023 — DATE — DIRECTOR OF PLANNING

1/20/2023 — DATE — CITY ENGINEER

1/12/2023 — DATE — NEW BRAUNFELS UTILITIES

SURVEYOR'S NOTES:

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH ½" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE (SCALE FACTOR = 0.9998600196)
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

KNOW ALL MEN BY THESE PRESENTS

I, THE UNDERSIGNED DAVID A. CASANOVA, 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.

DAVID A. CASANOVA
REGISTERED PROFESSIONAL LAND SURVEYOR #4251
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213

STATE OF TEXAS REGISTERED DAVID A. CASANOVA 4251 PROFESSIONAL LAND SURVEYOR

SUBDIVISION PLAT OF VERAMENDI PRECINCT 11B

BEING 15.759 ACRES OF LAND, COMPRISED OF A PORTION OF THE 48.237 ACRE TRACT DESCRIBED IN DOCUMENT NO. 201906036476 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS AND A PORTION OF THE 255.715 ACRE TRACT DESCRIBED IN DOCUMENT NO. 201706013192 IN SAID OFFICIAL PUBLIC RECORDS, IN THE JUAN MARTIN DE VERAMENDI SURVEY NO. 2, ABSTRACT 3, COMAL COUNTY, TEXAS.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA ON SHEET 2 OF 3

PLAT NOTES:

1. THIS PLAT IS SUBJECT TO THE REQUIREMENTS AND REGULATIONS OF THE WORD-BORCHERS RANCH JOINT VENTURE DEVELOPMENT AGREEMENT (VERAMENDI), RECORDED AS DOCUMENT NO 201506029547 AND AS AMENDED.
2. THIS PLAT IS LOCATED WITHIN THE MIXED USE EMPLOYMENT PLANNING SUB AREA.
3. STANDARDS FOR PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE LATEST EDITION OF THE *AMERICAN NATIONAL STANDARD A300 PLANTING AND TRANSPLANTING NURSERY STOCK* PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. TREE REPLACEMENT SHALL OCCUR WITHIN 12 MONTHS OF REMOVAL OF THE HIGH VALUE TREE UNLESS DEFERRED TO AN ADJACENT UNIT. WHERE A REPLACEMENT TREE DOES NOT SURVIVE FOR A PERIOD OF AT LEAST 24 MONTHS, THE ORIGINAL APPLICANT OR CURRENT LANDOWNER SHALL REPLACE THE TREE, PREFERABLY DURING OCTOBER - FEBRUARY, UNTIL THE TREE SURVIVES A 12-MONTH PERIOD.
5. SHOULD ANY TREE DESIGNATED FOR RETENTION IN AN APPROVED TREE PROTECTION PLAN DIE PRIOR TO, OR WITHIN 12 MONTHS OF THE COMPLETION OF CONSTRUCTION WORKS, THE APPLICANT SHALL REPLACE THE DEAD TREE WITH A REPLACEMENT TREE/S EQUAL TO THE TOTAL CALIPER INCHES OF THE DEAD TREE. NO GRADING, TRENCHING OR EQUIPMENT SHALL BE CONDUCTED IN THE AREA IDENTIFIED IN THE ROOT PROTECTION ZONE. ALL WORK TO BE PERFORMED BY HAND OR UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.
6. DURING CONSTRUCTION, THE CLEANING OF EQUIPMENT OR MATERIALS AND/OR THE DISPOSAL OF ANY WASTE MATERIAL, INCLUDING, BUT NOT LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC., UNDER THE CANOPY OR DRIP LINE OF ANY HIGH VALUE TREE SHALL BE PROHIBITED. NO GRADING, TRENCHING OR EQUIPMENT SHALL BE CONDUCTED OR USED IN THE AREA IDENTIFIED IN THE ROOT PROTECTION ZONE. ALL WORK SHALL BE PERFORMED BY HAND OR UNDER THE SUPERVISION OF A CERTIFIED ARBORIST. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY HIGH VALUE TREE.
7. ROADS, FACILITIES, STRUCTURES AND IMPROVEMENTS SUCH AS SIDEWALKS, PATHS, TRAILS, TRAILHEADS, PARK IDENTIFICATION AND WAY FINDING SIGNAGE,SEATING, PICNIC TABLES, DRINKING FOUNTAINS, PET DRINKING FOUNTAINS, TRASH RECEPTACLES, PET WASTE RECEPTACLES, SHADE STRUCTURES, OUTLOOKS, RETAINING WALL, PUBLIC UTILITIES, STORMWATER MANAGEMENT FACILITIES, WATER QUALITY MEASURES AND SIGNAGE ARE PERMITTED WITHIN LOT 901, BLOCK 35. ALL OTHER DEVELOPMENT SHALL BE PROHIBITED WITHIN LOT 901, BLOCK 35.
8. LOTS TO BE HELD IN COMMON PROPERTY BY A HOMEOWNERS' OR PROPERTY OWNERS' ASSOCIATION SHALL BE SHOWN ON THE PLAT AS A SEPARATE LOT.
9. NO BUILDING SHALL BE SITED WITHIN THE EXTENT OF A SENSITIVE FEATURE AND ASSOCIATED BUFFER, FOR ANY LOT WHICH CONTAINS A HIGH VALUE TREE, AND A BUILDING ENVELOPE WAS NOT APPROVED AS PART OF A FINAL PLAT, THE LOCATION OF A BUILDING ENVELOPE SHALL BE APPROVED BY THE PLANNING DIRECTOR PRIOR TO A BUILDING PERMIT BEING ISSUED.
10. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
11. IMPERVIOUS COVER PER SECTION 3.4 OF THE DEVELOPMENT AGREEMENT, THE MAXIMUM CUMULATIVE IMPERVIOUS COVER PERCENTAGE FOR THE PROPERTY AS A WHOLE AND FOR EACH SECTOR PLAN SHALL NOT EXCEED SIXTY-FIVE PERCENT (65%).
12. AMENDMENTS TO THE PARK PROGRAMMING SCHEDULE, INCLUDING BUT NOT LIMITED TO THE PROVISION OF ADDITIONAL IMPROVEMENTS OR SUBSTITUTING IMPROVEMENTS, SHALL BE ADMINISTRATIVELY APPROVED BY THE PARKS DIRECTOR.
13. THIS PLAT WILL COMPLY WITH LOCATION AND AMENITY STANDARDS FOR TRAILS AS SHOWN IN THE SECTOR PLAN.
14. TOTAL NUMBER OF LOTS = 2.

SCHOOL DISTRICT NOTE:

REFERENCED PROPERTY LIES WITHIN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.

COMMON SPACE NOTE:

LOT 900, BLOCK 19 IS A VARIABLE WIDTH DRAINAGE, LANDSCAPE, PEDESTRIAN AND PRIVATE SANITARY SEWER EASEMENT TO THE BENEFIT OF LOT 109, BLOCK 19.

STATE OF TEXAS
COUNTY OF COMAL

I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE VERAMENDI PRECINCT 11B SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, 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.

12/9/22 — DATE

OWNER/DEVELOPER: PETER JAMES
VERAMENDI PE - BRISBANE, LLC
387 W. MILL STREET, SUITE 200
NEW BRAUNFELS, TEXAS 78130

STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 9 DAY OF December, 2022, BY Peter James.

ALEX RUE
Notary Public
State of Texas
ID # 13067096-9
My Comm. Expires 05-20-2024

NOTARY PUBLIC
STATE OF TEXAS

MY COMMISSION EXPIRES: 5/20/2024

PAPE-DAWSON ENGINEERS

NEW BRAUNFELS I SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS
2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000
TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: November 28, 2022

STATE OF TEXAS
COUNTY OF COMAL

I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE VERAMENDI PRECINCT 11B SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, 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.

12/9/22 — DATE

OWNER/DEVELOPER: PETER JAMES
VERAMENDI PE - CAIRNS, LLC
387 W. MILL STREET, SUITE 200
NEW BRAUNFELS, TEXAS 78130

STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 9 DAY OF December, 2022, BY Peter James.

ALEX RUE
Notary Public
State of Texas
ID # 13067096-9
My Comm. Expires 05-20-2024

NOTARY PUBLIC
STATE OF TEXAS

MY COMMISSION EXPIRES: 5/20/2024

STATE OF TEXAS
COUNTY OF COMAL

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12/7/22 — DATE

OWNER/DEVELOPER:

COMAL COUNTY WCID 1A
1108 LAVACA, SUITE 510
AUSTIN, TX 78701

STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 7th DAY OF December, 2022, BY _____.

NOTARY PUBLIC
STATE OF TEXAS

MY COMMISSION EXPIRES: 07/23/2024

SUSAN MARY BLANCHARD
Notary Public, State of Texas
Comm. Expires 07-23-2024
Notary ID 132585406

STATE OF TEXAS
COUNTY OF COMAL

I, Bobbie Koepp, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC #202306002391 OF COMAL COUNTY ON THE 24th DAY OF January, 2023 AT 8:49 A.M.

WITNESS MY HAND OFFICIAL SEAL, THIS THE 24th DAY OF January, 2023.

COUNTY COURT OF COMAL COUNTY, TEXAS

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: Tracy Ellis, DEPUTY

SHEET 1 OF 2

VERAMENDI PRECINCT 11B

Civil Job No. 30001-60; Survey Job No. 30001-60

Date: Nov. 2, 2022, 2:56 PM – User ID: corner File: P:\2001\01\00\Design\Civil\Plat\PP-30001160-FINAL.dwg

#2023060234

SUBDIVISION PLAT OF VERAMENDI PRECINCT 11B

BEING 15.759 ACRES OF LAND, COMPRISED OF A PORTION OF THE 48.237 ACRE TRACT DESCRIBED IN DOCUMENT NO. 201906036476 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS AND A PORTION OF THE 255.715 ACRE TRACT DESCRIBED IN DOCUMENT NO. 201706013192 IN SAID OFFICIAL PUBLIC RECORDS, IN THE JUAN MARTIN DE VERAMENDI SURVEY NO. 2, ABSTRACT 3, COMAL COUNTY, TEXAS.

SCALE: 1"= 100'

0' 100' 200' 300'

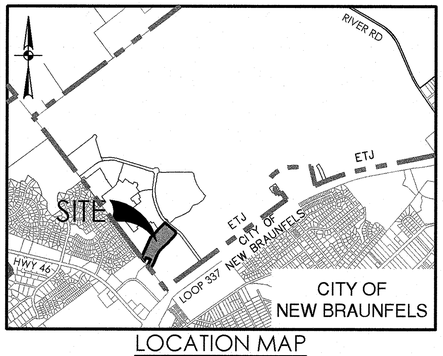
PAPE-DAWSON ENGINEERS

NEW BRAUNFELS I SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS

2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000

TBPE FIRM REGISTRATION #470 I TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: November 28, 2022



LOCATION MAP

NOT-TO-SCALE

LEGEND

AC	ACRE(S)
BLK	BLOCK
DED	DEDICATION
DOC	DOCUMENT NUMBER
DR	DEED RECORDS OF COMAL COUNTY, TEXAS
ESMT	EASEMENT
ETJ	EXTRATERRITORIAL JURISDICTION
MPR	MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS
VOL	VOLUME
PG	PAGE(S)
ROW	RIGHT-OF-WAY
SD	STORM DRAINAGE
SS	SANITARY SEWER
VAR WID	VARIABLE WIDTH
(SURVEYOR) ●	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD (PD)
○	SET 1/2" IRON ROD (PD)-ROW

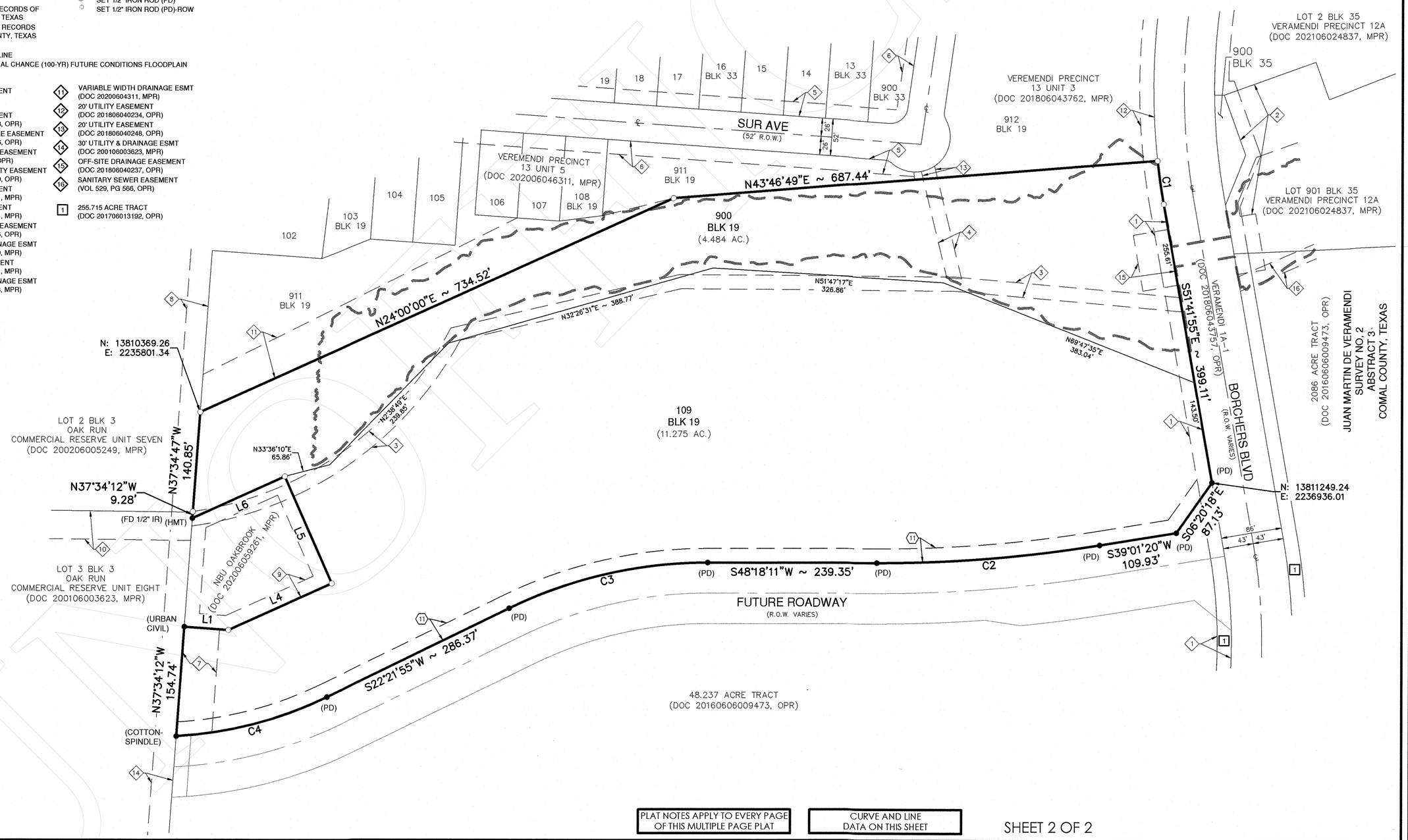
CENTERLINE

1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS FLOODPLAIN

- (11) 20' UTILITY EASEMENT
- (1) 20' UTILITY EASEMENT (DOC 201806040233, OPR)
- (2) OFF-SITE DRAINAGE EASEMENT (DOC 201806040236, OPR)
- (3) 3.24 ACRE SEWER EASEMENT (VOL 529, PG 566, OPR)
- (4) 20' OFF-SITE UTILITY EASEMENT (DOC 201806040249, OPR)
- (5) 20' UTILITY EASEMENT (DOC 202006046311, MPR)
- (6) 15' UTILITY EASEMENT (DOC 202006046311, MPR)
- (7) UTILITY & ACCESS EASEMENT (DOC 202006023866, OPR)
- (8) 30' UTILITY & DRAINAGE ESMT (DOC 200206005249, MPR)
- (9) 20' UTILITY EASEMENT (DOC 202006059261, MPR)
- (10) 40' UTILITY & DRAINAGE ESMT (DOC 200106003623, MPR)
- (11) VARIABLE WIDTH DRAINAGE ESMT (DOC 20200604311, MPR)
- (12) 20' UTILITY EASEMENT (DOC 201806040234, OPR)
- (13) 20' UTILITY EASEMENT (DOC 201806040248, OPR)
- (14) 30' UTILITY & DRAINAGE ESMT (DOC 200106003623, MPR)
- (15) OFF-SITE DRAINAGE EASEMENT (DOC 201806040237, OPR)
- (16) SANITARY SEWER EASEMENT (VOL 529, PG 566, OPR)
- [1] 255.715 ACRE TRACT (DOC 201706013192, OPR)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N52°25'48"E	62.57'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	943.00'	3°45'23"	S49°49'14"E	61.81'	61.83'
C2	1957.00'	9°16'50"	S43°39'46"W	316.65'	316.99'
C3	643.00'	25°56'16"	S35°20'03"W	288.61'	291.09'
C4	557.00'	22°47'56"	S33°45'53"W	220.18'	221.64'



PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE DATA ON THIS SHEET

Civil Job No. 30001-60; Survey Job No. 30001-60

Date: Nov 2, 2022, 2:58 PM – User ID: cantrell.ke
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