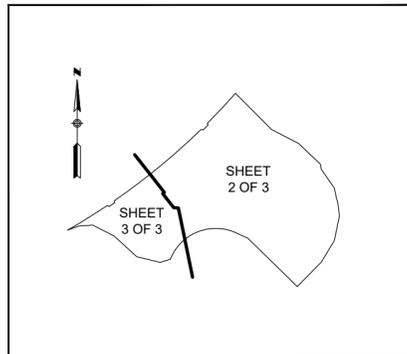


LOCATION MAP
NOT TO SCALE



INDEX MAP
NOT TO SCALE

CERTIFICATE OF APPROVAL

APPROVED THIS THE _____ DAY OF _____, 20____
BY THE PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS,
TEXAS.

PLANNING COMMISSION CHAIRPERSON

APPROVED FOR ACCEPTANCE

DIRECTOR OF PLANNING

CITY ENGINEER

NEW BRAUNFELS UTILITIES

SURVEYOR NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AN LOT MARKERS WILL BE SET WITH 3/8" IRON ROD WITH CAP MARKED "LJA" OR MAG NAIL WITH DISK MARKED "LJA" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORHT AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE (SCALE FACTOR = 1.00014)
- 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.

STATE OF TEXAS
COUNTY OF COMAL

I, THE UNDERSIGNED _____ GORDON ANDERSON _____, 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.

GORDON ANDERSON
REGISTERED PROFESSIONAL LAND SURVEYOR #6617
LJA SURVEYING
9830 COLONNADE BOULEVARD, SUITE 300
SAN ANTONIO, TEXAS 78230

NBU NOTES:

- 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.
- 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.
- UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
- EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER/DEVELOPER'S EXPENSE.
- 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.
- NBU IS NOT RESPONSIBLE FOR LANDSCAPING OR IRRIGATION IN UE/LE.

FLOOD ZONE NOTES:

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. 48091C0435F EFFECTIVE DATE 9/2/2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

UTILITY PROVIDER NOTES:

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

DRAINAGE EASEMENT NOTES:

- DRAINAGE EASEMENTS SHALL "REMAIN FREE OF ALL OBSTRUCTIONS."
- MAINTENANCE OF DRAINAGE EASEMENT SHOWN OUTSIDE OF LOT LINES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER'S, OR THE PROPERTY OWNER'S ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF NEW BRAUNFELS OR COMAL COUNTY.
- 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:

- FOUR (4) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE HOME BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG:
A. SENDERO VW
B. BELLOTA TRL
C. LENTISCO ST
D. PALMILLA AVE
- FOUR (4) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
A. SENDERO VW - LOT 900, BLOCK 121; LOT 900, BLK 120; LOT 900, BLK 122; LOT 900, BLK 119; LOT 900, BLK 118.
B. BELLOTA TRL - LOT 900, BLOCK 123; LOT 900, BLK 121; LOT 900, BLK 122.
C. LENTISCO ST - LOT 901, BLOCK 117; LOT 900, BLK 121; LOT 900, BLK 117; LOT 900, BLK 123.

CURVE TABLE						
Curve #	Arc	Rad	I	Tan	Chord Bearing	Chord
C1	653.66	405.00	92°28'28"	422.88	S67° 46' 28"W	584.99
C2	380.09	5550.00	3°55'26"	190.12	N58° 07' 39"E	380.01
C3	23.44	15.00	89°32'49"	14.88	S79° 03' 39"E	21.13
C4	23.44	15.00	89°32'49"	14.88	N10° 29' 10"E	21.13
C5	921.70	5550.00	9°30'55"	461.91	N50° 30' 07"E	920.64
C6	23.44	15.00	89°32'49"	14.88	S89° 28' 56"E	21.13
C7	23.44	15.00	89°32'49"	14.88	N0° 03' 54"E	21.13
C8	335.41	5550.00	3°27'46"	167.76	N43° 06' 25"E	335.36
C9	226.84	724.00	17°57'07"	114.36	N53° 41' 04"W	225.92
C10	144.02	601.00	13°43'48"	72.36	N55° 47' 44"W	143.68
C11	449.35	276.00	93°16'57"	292.28	N2° 17' 21"W	401.34
C12	10.07	15.00	38°27'27"	5.23	N25° 07' 24"E	9.88
C13	145.66	50.00	166°54'54"	435.97	N89° 21' 07"E	99.35
C14	10.07	15.00	38°27'27"	5.23	S26° 25' 09"E	9.88
C15	194.64	652.00	17°06'15"	98.05	S54° 12' 00"E	193.91
C16	5.22	776.00	0°23'09"	2.61	S62° 33' 33"E	5.22
C17	22.78	15.00	87°01'44"	14.24	N74° 07' 09"E	20.66
C18	289.72	326.00	50°55'10"	155.21	N56° 03' 53"E	280.28

SUBDIVISION PLAT
OF
VERAMENDI PRECINCT 19 UNIT 1

BEING 38.4273 ACRES OF LAND, OUT OF THE 244.440 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 202206035304 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, IN THE JUAN MARTIN VERAMENDI SURVEY NO. 2, ABSTRACT 3, COMAL COUNTY, TEXAS.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S6° 04' 06"E	37.82
L2	S12° 00' 43"E	100.00
L3	S30° 16' 26"E	12.08
L4	S7° 30' 56"E	124.35
L5	N65° 59' 17"W	109.97
L6	S72° 46' 02"W	90.00
L7	S85° 44' 51"W	120.00
L8	S69° 30' 30"W	95.65
L9	N55° 42' 46"E	58.00
L10	N45° 17' 29"E	58.00
L11	S44° 42' 31"E	39.00
L12	S42° 59' 25"E	100.04
L13	S44° 42' 31"E	39.25
L14	S62° 39' 38"E	90.66
L15	S48° 55' 50"E	51.17
L16	S44° 21' 07"W	19.51
L17	N62° 45' 07"W	84.91
L18	S30° 36' 17"W	17.64
L19	S81° 31' 28"W	130.65
L20	S57° 00' 07"W	50.00
L21	N54° 16' 43"W	48.40
L22	N55° 59' 49"W	100.04
L23	N54° 16' 43"W	28.51
L24	N34° 17' 14"W	82.52
L25	S34° 17' 14"E	82.52
L26	N37° 44' 35"E	22.51
L27	N51° 53' 16"E	397.97
L28	N7° 51' 03"E	14.79
L29	N44° 42' 31"W	110.17
L30	S46° 27' 43"E	98.05

LINE TABLE		
LINE	DIRECTION	LENGTH
L31	S44° 42' 31"E	39.25
L32	S62° 39' 38"E	90.66
L33	S48° 55' 50"E	51.17
L34	S44° 21' 07"W	28.83
L35	N62° 45' 07"W	84.91
L36	N45° 51' 56"W	75.28
L37	N7° 51' 03"E	14.79
L38	S45° 51' 56"E	75.28
L39	S30° 36' 17"W	17.64
L40	S81° 31' 28"W	130.65
L41	S57° 00' 07"W	50.00
L42	N54° 16' 43"W	48.40
L43	N52° 31' 26"W	97.97
L44	N37° 44' 35"E	24.10
L46	S38° 06' 44"E	131.36
L47	N38° 06' 44"W	138.34
L48	S47° 50' 11"W	60.64
L49	N86° 23' 21"W	38.22

PLAT NOTES:

- THIS PLAT IS SUBJECT TO THE REQUIREMENTS AND REGULATIONS OF THE VERAMENDI DEVELOPMENT COMPANY DEVELOPMENT AGREEMENT, RECORDED AS DOCUMENT NO. 201506029547 AND AS AMENDED.
- THIS PLAT IS LOCATED WITHIN THE NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL PLANNING AREA.
- 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 NURSEYMEN.
- 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.
- 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.
- 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.
- LOTS TO BE HELD IN COMMON PROPERTY BY A HOMEOWNERS' OR PROPERTY OWNERS' ASSOCIATION SHALL BE SHOWN ON THE PLAT AS A SEPARATE LOT.
- 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.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- 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%).
- 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.
- THIS PLAT WILL COMPLY WITH LOCATION AND AMENITY STANDARDS FOR TRAILS AS SHOWN IN THE SECTOR PLAN.
- (78) RESIDENTIAL LOTS, (8) COMMON SPACE LOTS.

COMMON SPACE NOTES:

LOT 900, BLOCK 117 IS A LANDSCAPE, PEDESTRIAN & ACCESS EASEMENT
LOT 901, BLOCK 117 IS A LANDSCAPE, PEDESTRIAN & ACCESS EASEMENT
LOT 900, BLOCK 118 IS A DRAINAGE, LANDSCAPE, PEDESTRIAN & ACCESS EASEMENT
LOT 900, BLOCK 119 IS A LANDSCAPE, PEDESTRIAN & ACCESS EASEMENT
LOT 900, BLOCK 120 IS A LANDSCAPE, PEDESTRIAN & ACCESS EASEMENT
LOT 900, BLOCK 121 IS A LANDSCAPE, PEDESTRIAN & ACCESS EASEMENT
LOT 900, BLOCK 123 IS A DRAINAGE, LANDSCAPE, PEDESTRIAN & ACCESS EASEMENT
LOT 900, BLOCK 125 IS A LANDSCAPE, PEDESTRIAN & ACCESS EASEMENT

ALL AFOREMENTIONED LOTS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR PROPERTY OWNER AND NOT THE CITY OF NEW BRAUNFELS.

CURVE TABLE						
Curve #	Arc	Rad	I	Tan	Chord Bearing	Chord
C19	117.27	274.00	24°31'21"	59.55	N69° 15' 47"E	116.38
C20	211.09	176.00	68°43'10"	120.33	S88° 38' 18"E	198.66
C21	128.75	369.00	19°59'29"	65.04	S44° 16' 59"E	128.10
C22	54.32	311.00	10°00'28"	27.23	S39° 17' 29"E	54.25
C23	25.65	15.00	97°57'43"	17.24	N86° 43' 26"E	22.63
C24	68.14	276.00	14°08'41"	34.24	N44° 48' 55"E	67.96
C25	142.66	226.00	36°10'05"	73.80	N69° 58' 19"E	140.31
C26	21.00	15.00	80°12'18"	12.63	N47° 57' 12"E	19.32
C27	98.67	151.00	37°26'26"	51.17	N26° 34' 16"E	96.93
C28	23.56	15.00	90°00'00"	15.00	N0° 17' 29"E	21.21
C29	23.56	15.00	90°00'00"	15.00	S89° 42' 31"E	21.21
C30	243.14	776.00	17°57'07"	122.57	S53° 41' 04"E	242.14
C31	131.56	549.00	13°43'48"	66.10	S55° 47' 44"E	131.24
C32	364.69	224.00	93°16'57"	237.22	S2° 17' 21"E	325.73
C33	23.56	15.00	90°00'00"	15.00	S89° 21' 07"W	21.21
C34	210.16	704.00	17°06'15"	105.87	N54° 12' 00"W	209.38
C35	213.38	724.00	16°53'11"	107.47	N54° 18' 32"W	212.61
C36	104.48	226.00	26°29'18"	53.19	N59° 06' 35"W	103.55

CURVE TABLE						
Curve #	Arc	Rad	I	Tan	Chord Bearing	Chord
C37	21.00	15.00	80°12'18"	12.63	N32° 15' 05"W	19.32
C38	64.69	99.00	37°26'26"	33.55	N26° 34' 16"E	63.55
C39	110.19	174.00	36°17'01"	57.01	S64° 00' 26"E	108.36
C40	143.00	776.00	10°33'30"	71.70	S51° 08' 41"E	142.80
C41	22.78	15.00	87°01'44"	14.24	S12° 54' 34"E	20.66
C42	243.51	274.00	50°55'10"	130.46	S56° 03' 53"W	235.57
C43	139.53	326.00	24°31'21"	70.85	S69° 15' 47"W	138.47
C44	148.72	124.00	68°43'10"	84.78	N88° 38' 18"W	139.97
C45	24.09	15.00	92°01'18"	15.54	N8° 16' 04"W	21.58
C46	55.30	224.00	14°08'41"	27.79	N44° 48' 55"E	55.16
C47	139.58	174.00	45°57'47"	73.79	N74° 52' 10"E	135.87
C48	350.29	5570.00	3°36'12"	175.20	N43° 11' 29"E	350.24
C49	295.01	5570.00	3°02'05"	147.54	N57° 31' 42"E	294.97
C50	65.23	291.00	12°50'37"	32.75	N40° 42' 33"W	65.10
C51	538.58	5570.00	5°32'24"	269.50	N52° 26' 19"E	538.37
C52	356.51	5570.00	3°40'02"	178.32	N47° 37' 45"E	356.45

LJA Engineering, Inc.

9830 Colonnade Blvd
Suite 300
San Antonio, Texas 78230

Phone 210.503.2700
LJA.COM
FRN-F-1386

DATE OF PREPARATION: 11/28/2023

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 19 UNIT 1 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
VERAMENDI PE - EMERALD, LLC
387 W. MILL STREET, SUITE 200
NEW BRAUNFELS, TEXAS 78132

STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____
BY _____

NOTARY PUBLIC
THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

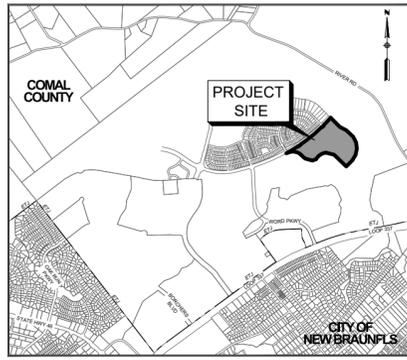
STATE OF TEXAS
COUNTY OF COMAL

I, _____, DO HEREBY CERTIFY THAT FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC# _____ OF COMAL COUNTY ON THE _____ DAY OF _____, 20____ AT _____ M.

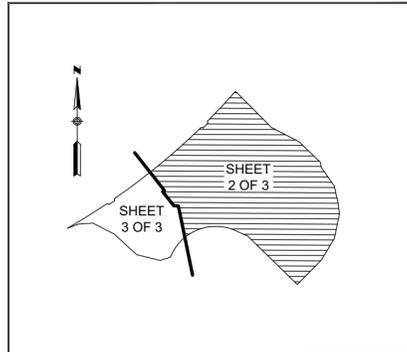
WITNESS MY HAND AND OFFICIAL SEAL, THIS _____ DAY OF _____, 20____.

COUNTY CLERK, COMAL COUNTY, TEXAS

DEPUTY



LOCATION MAP
NOT TO SCALE



INDEX MAP
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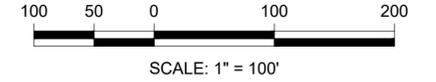
LEGEND

- FOUND 1/2" IRON ROD (UNLESS NOTED)
- SET 1/2" IRON ROD
- AC ACRE(S)
- DOC DOCUMENT NUMBER
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- MPR MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- PG. PAGE(S)
- ESMT EASEMENT
- ETJ EXTRATERRITORIAL JURISDICTION
- NCB NEW CITY BLOCK
- BLK BLOCK

- (A) 20' UTILITY ESMT
- (B) 10' UTILITY ESMT
- (A) 20' SANITARY SEWER LINE ESMT (VOL. 1018, PG. 730, OPR)

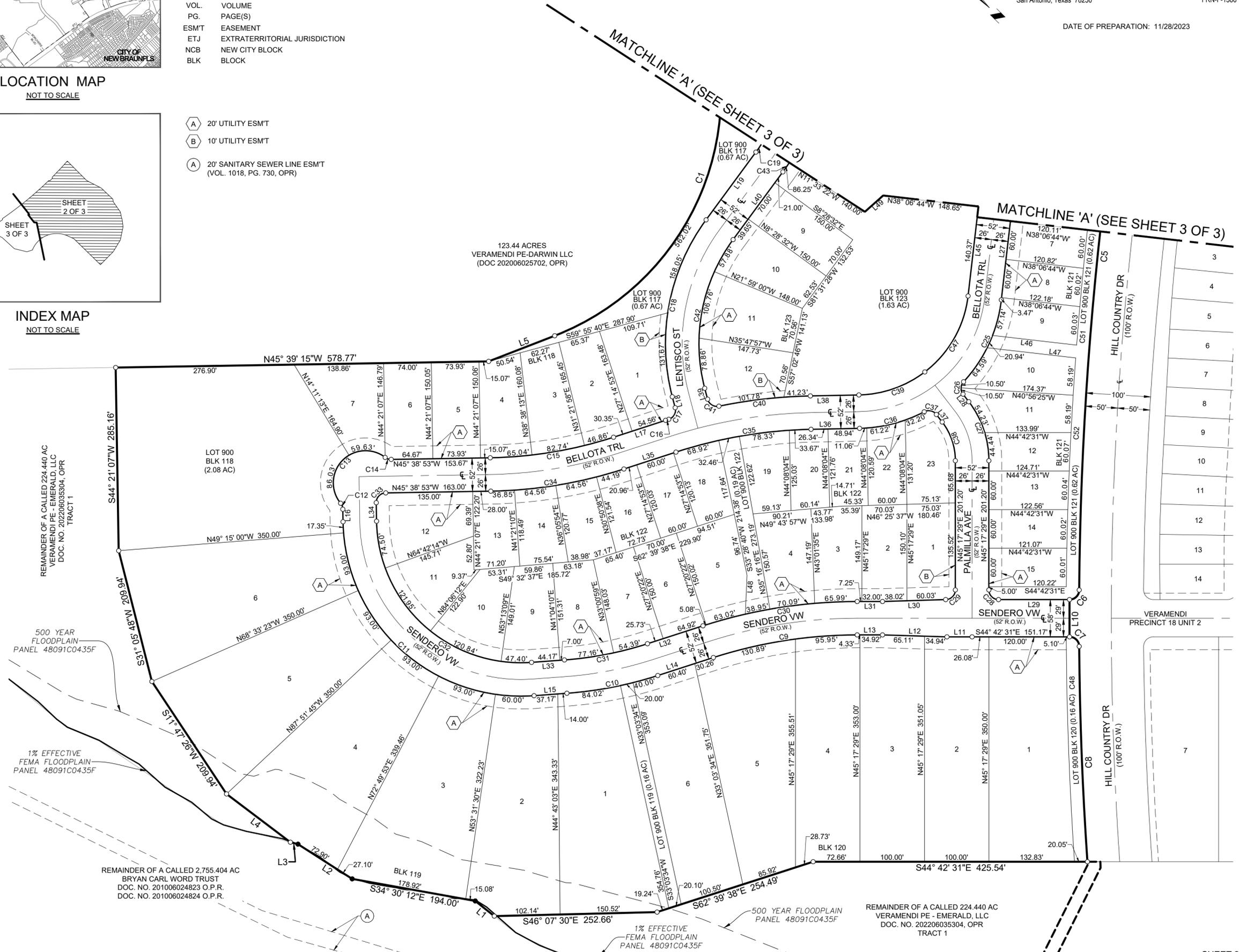
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BEING 38.4273 ACRES OF LAND, OUT OF THE 244.440 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 202206035304 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, IN THE JUAN MARTIN VERAMENDI SURVEY NO. 2, ABSTRACT 3, COMAL COUNTY, TEXAS.

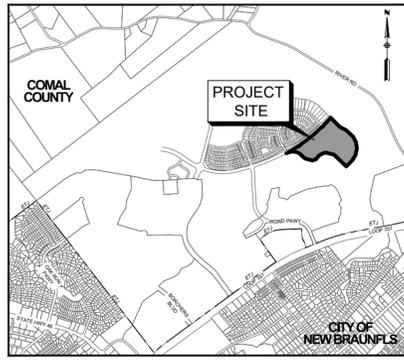


LJA Engineering, Inc. **LJA**
9830 Colonnade Blvd Phone 210.503.2700
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San Antonio, Texas 78230 FRN-F-1386

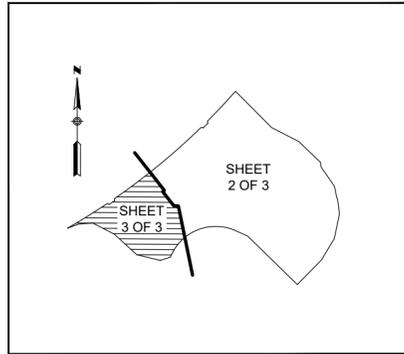
DATE OF PREPARATION: 11/28/2023



K:\SAS\666 AS3 Projects\1901 Veramendi Precinct 19-1\4216 Site Development Plans\DWG-Sheets\Sh_Plat.dwg
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LOCATION MAP
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INDEX MAP
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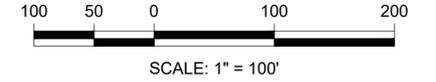
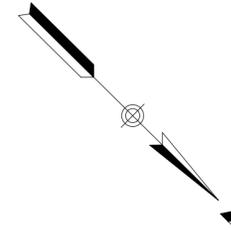
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- (A) 20' UTILITY ESMT
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- (A) 20' SANITARY SEWER LINE ESMT (VOL. 1018, PG. 730, OPR)

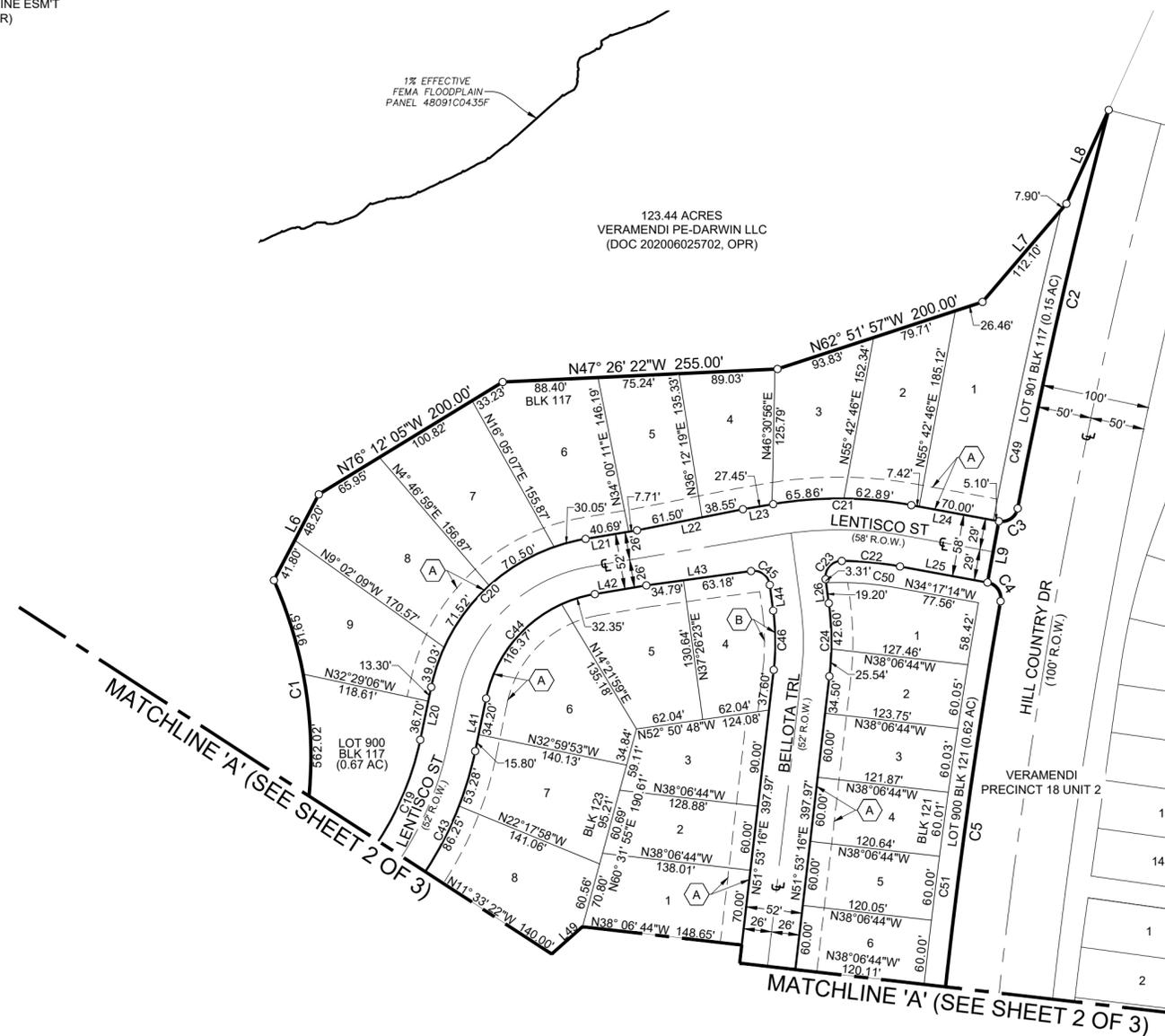
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OF
VERAMENDI PRECINCT 19 UNIT 1**

BEING 38.4273 ACRES OF LAND, OUT OF THE 244.440 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 202206035304 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, IN THE JUAN MARTIN VERAMENDI SURVEY NO. 2, ABSTRACT 3, COMAL COUNTY, TEXAS.



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