



1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: August 25, 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 4 - UNIT 2 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: PETER JAMES  
VERAMENDI PE - EMERALD, 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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

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 4 - UNIT 2 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 \_\_\_\_\_  
COMAL COUNTY WCID 1B  
14755 PRESTON ROAD, SUITE 600  
DALLAS, TEXAS 75254

STATE OF TEXAS  
COUNTY OF COMAL  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC  
STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

I, \_\_\_\_\_, DO HEREBY CERTIFY THAT THE 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 OFFICIAL SEAL, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
COUNTY CLERK, COMAL COUNTY, TEXAS

DEPUTY

# SUBDIVISION PLAT OF VERAMENDI PRECINCT 4 - UNIT 2

BEING 6.810 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 JAN MARTIN VERAMENDI SURVEY NO. 2, ABSTRACT 3, COMAL COUNTY, TEXAS.

### 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 NURSERYMEN.
- 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.
- 34 RESIDENTIAL LOTS, 2 COMMON SPACE LOTS.

### COMMON SPACE NOTE:

LOT 900, BLOCK 88 IS A LANDSCAPE, PEDESTRIAN, & ACCESS EASEMENT.  
LOT 901, BLOCK 87 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.

### 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/DEVELOPERS 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.
- A PRIVATE BOOSTER PUMP WILL BE REQUIRED WITH HOME CONSTRUCTION ON THE CUSTOMER SIDE OF THE METER FOR ANY LOT HAVING DOMESTIC WATER PRESSURE LESS THAN 50 PSI AND DESIGNATED WITH AN "\*" ON THIS SUBDIVISION PLAT.

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

### UTILITY PROVIDER NOTE:

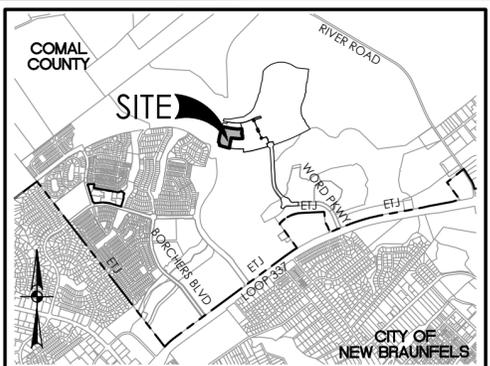
THE PROPERTY WILL BE SERVED BY THE FOLLOWING:  
NEW BRAUNFELS UTILITIES (WATER, SEWER, ELECTRIC)  
AT&T (TELECOMMUNICATIONS)  
SPECTRUM (TELECOMMUNICATIONS)

### DRAINAGE EASEMENT NOTES:

- DRAINAGE EASEMENTS SHALL REMAIN FREE OF ALL OBSTRUCTIONS."
- 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.
- 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:
  - PRIMARIA ST
  - BUTTONWOOD DR
- FOUR (4) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
  - PRIMARIA ST - LOT 900, BLOCK 88
- TEN (10) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION CONSTRUCTION WITHIN:
  - LOT 900, BLOCK 88
- ALL PEDESTRIAN CROSSING RAMPS ARE REQUIRED AT STREET CONSTRUCTION.



LOCATION 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

DATE \_\_\_\_\_ DIRECTOR OF PLANNING

DATE \_\_\_\_\_ CITY ENGINEER

DATE \_\_\_\_\_ NEW BRAUNFELS UTILITIES

### SURVEYOR'S NOTES:

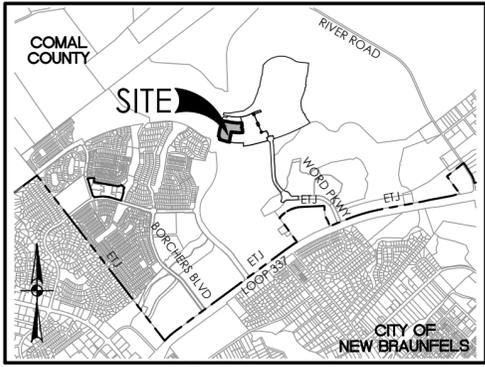
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN 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 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 BEXAR

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.

**PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.**

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



LOCATION MAP  
NOT TO SCALE

**LEGEND**

- |      |  |         |  |
|------|--|---------|--|
| AC   | ACRE(S)  | VOL     | VOLUME                                       |
| CV   | CLEAR VISION   | PG      | PAGE(S)                                      |
| DED  | DEDICATION   | ROW     | RIGHT-OF-WAY                                 |
| DOC  | DOCUMENT NUMBER  | SS      | SANITARY SEWER                               |
| ESMT | EASEMENT   | VAR WID | VARIABLE WIDTH                               |
| ETJ  | EXTRATERRITORIAL JURISDICTION                                  | VNAE    | VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE) |
| ML   | MATCHLINE (SURVEYOR)   | ●       | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| MPR  | MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS                    | ○       | SET 1/2" IRON ROD (PD)                       |
| OPR  | OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS                 | ○       | SET 1/2" IRON ROD (PD)-ROW                   |
| TEMP | TEMPORARY  |         |  |
| ---  | 100 YEAR FLOOD PLAIN   |         |  |
| ---  | CITY OF NEW BRAUNFELS EXTRATERRITORIAL JURISDICTION CENTERLINE |         |  |
- 
- |   |   |   |  |
|---|---|---|--|
| ① | 20' UTILITY EASEMENT  | ⑤ | 10' UTILITY EASEMENT (DOC _____, OPC)                      |
| ② | 10' UTILITY EASEMENT  | ⑥ | 20' UTILITY EASEMENT (DOC _____, OPC)                      |
| ③ | 15' UTILITY EASEMENT  | ⑦ | 12' TEMPORARY UTILITY AND ACCESS EASEMENT (DOC _____, OPR) |
| ④ | 20' DRAINAGE & ACCESS EASEMENT  | ⑧ | 20' SANITARY SEWER ESMT (DOC _____, OPR)                   |
| ④ | PARCEL A PART-1 FLOWAGE EASEMENT (VOL 179, PG 689, DR)  | ⑨ | 20' SANITARY SEWER ESMT (VOL 1018, PG 730, OPR)            |
| ④ | 20' UTILITY EASEMENT (DOC _____, MPR)   |   |  |
| ④ | 20' SANITARY SEWER EASEMENT (DOC _____, OPR)  |   |  |
| ④ | TEMPORARY VAR WID UTILITY AND ACCESS ESMT TO EXPIRE UPON PLATTING OF FUTURE RIGHT-OF-WAY AND LOT (DOC _____, OPR) |   |  |

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	90°00'00"	S38°56'34"W	21.21'	23.56'
C2	15.00'	90°00'00"	S51°03'26"E	21.21'	23.56'
C3	1650.00'	10°49'52"	N74°28'26"W	311.45'	311.91'
C4	150.00'	39°33'17"	N17°15'15"W	101.51'	103.55'
C5	980.00'	10°14'43"	N8°50'49"E	175.00'	175.24'
C6	528.00'	12°35'32"	N89°45'40"W	115.81'	116.04'
C7	526.00'	7°26'05"	N79°44'52"W	68.20'	68.25'
C8	15.00'	90°00'00"	S58°58'11"W	21.21'	23.56'
C9	124.00'	96°28'40"	S34°16'09"E	184.99'	208.80'
C10	176.00'	96°28'40"	N34°16'09"W	262.57'	296.36'
C11	15.00'	90°00'00"	S31°01'49"E	21.21'	23.56'
C12	474.00'	7°26'05"	S79°44'52"E	61.46'	61.51'
C13	472.00'	12°35'32"	S89°45'40"E	103.53'	103.73'
C14	1630.00'	4°21'00"	S77°40'57"E	123.73'	123.76'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N13°58'11"E	9.35'
L2	S6°03'26"E	114.84'
L3	S6°03'26"E	52.00'
L4	S6°03'26"E	54.35'
L5	S4°44'07"E	50.66'
L6	S83°56'34"W	52.22'
L7	S88°56'07"W	53.93'
L8	N87°18'36"W	49.99'
L9	N86°20'16"W	50.00'
L10	N82°30'29"W	8.38'
L11	S13°58'11"W	105.00'
L12	S76°01'49"E	35.86'
L13	N83°56'34"E	26.92'
L14	S83°56'34"W	26.48'
L15	N76°01'49"W	35.86'
L16	S82°30'29"E	28.00'
L17	N82°30'29"W	28.00'
L18	N52°32'57"W	82.28'

SUBDIVISION PLAT  
OF  
**VERAMENDI PRECINCT 4 - UNIT 2**

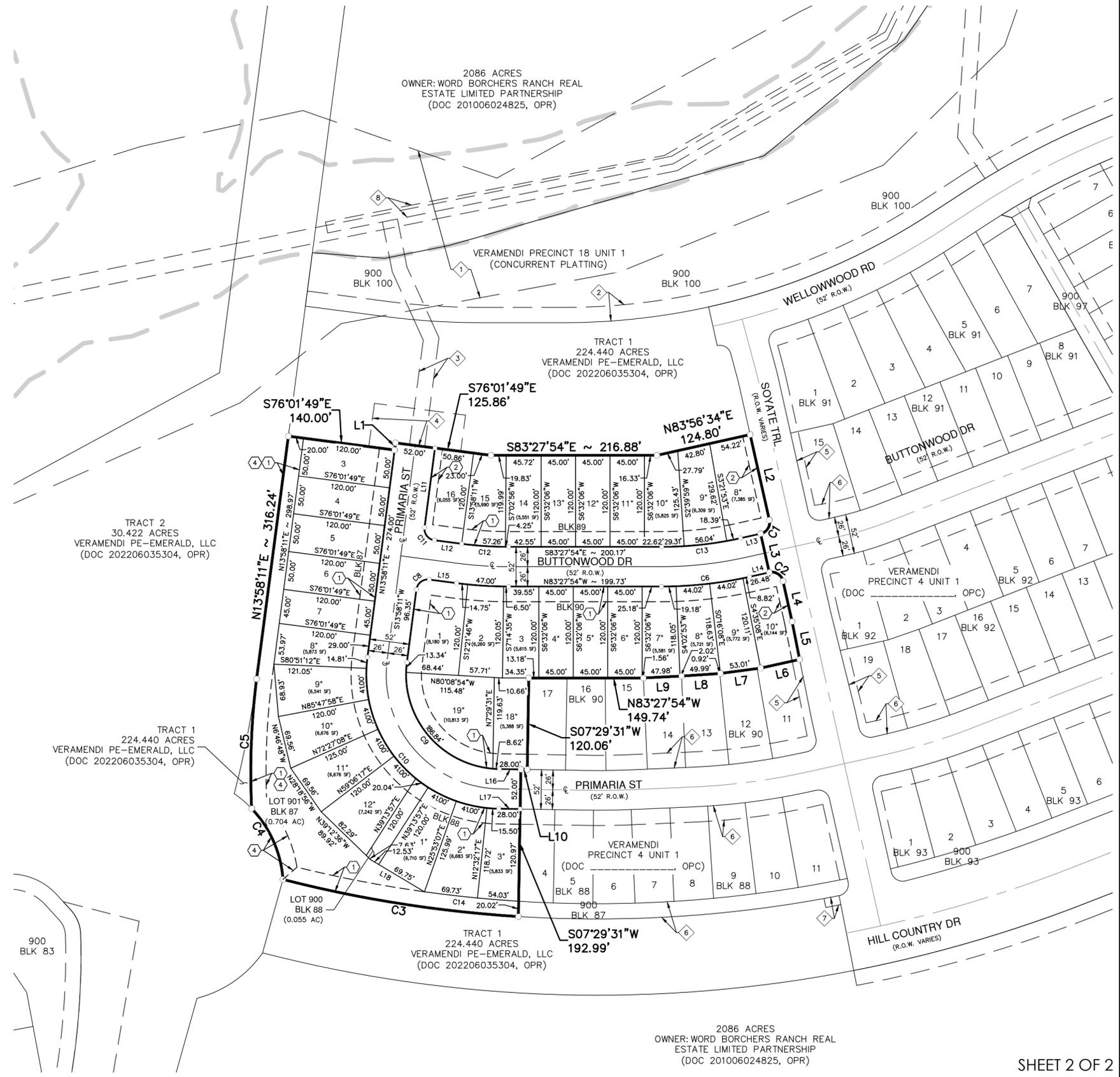
BEING 6.810 ACRES OF LAND, OUT OF THE 244.440 ACRE TRACT DESCRIBED IN DOCUMENT NUMBER 202206035304, IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, IN THE JAN MARTIN VERAMENDI SURVEY NO. 2, ABSTRACT 3, COMAL COUNTY, TEXAS.

SCALE: 1" = 100'

**PAPE-DAWSON ENGINEERS**

1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 830.632.5633  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: August 25, 2023



VERAMENDI PRECINCT 4 - UNIT 2  
Civil Job No. 30001-65; Survey Job No. 9092-21