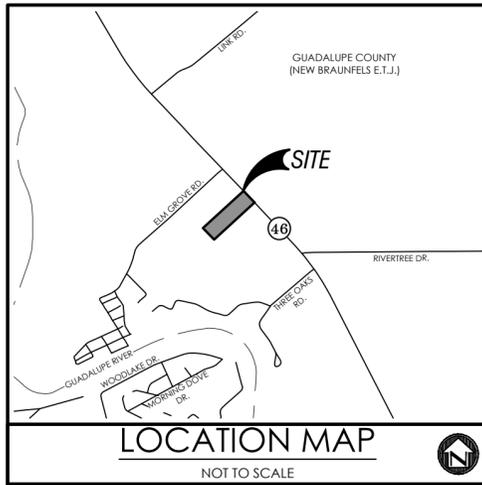


PLAT OF THE NEW BRAUNFELS TRAILER SUBDIVISION

BEING A TOTAL OF 1.996 ACRES TRACT OF LAND LYING IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS,
SAID 1.996 ACRES RECORDED IN DOCUMENT NO. 202199027363, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

SHWSC NOTES:

1. THE TRACT IS WITHIN THE BOUNDARIES OF WATER CERTIFICATE OF CONVENIENCE AND NECESSITY NO. 10666, WHICH IS POSSESSED BY SHWSC. SHWSC WILL PROVIDE WATER SERVICE TO THE REFERENCED TRACT UPON THE EXECUTION OF A NON-STANDARD SERVICE AGREEMENT BETWEEN SHWSC AND THE LANDOWNER AND COMPLETION OF THE OBLIGATIONS CONTAINED THEREIN.
2. ONCE THE TERMS UPON WHICH SHWSC WILL PROVIDE WATER SERVICE TO THE TRACT ARE AGREED TO IN A NON-STANDARD SERVICE AGREEMENT BETWEEN SHWSC AND THE OWNER OF THE TRACT, SHWSC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
3. ANY EASEMENT DESIGNATED AS A SHWSC UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
4. ALL SHWSC EASEMENTS ARE FOR CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ANY SHWSC FACILITY LOCATED WITHIN SAID EASEMENT.
5. NO CONCRETE OR PAVEMENT MAY BE PLACED OVER A SHWSC WATER UTILITY LINE.

GVEC NOTES:

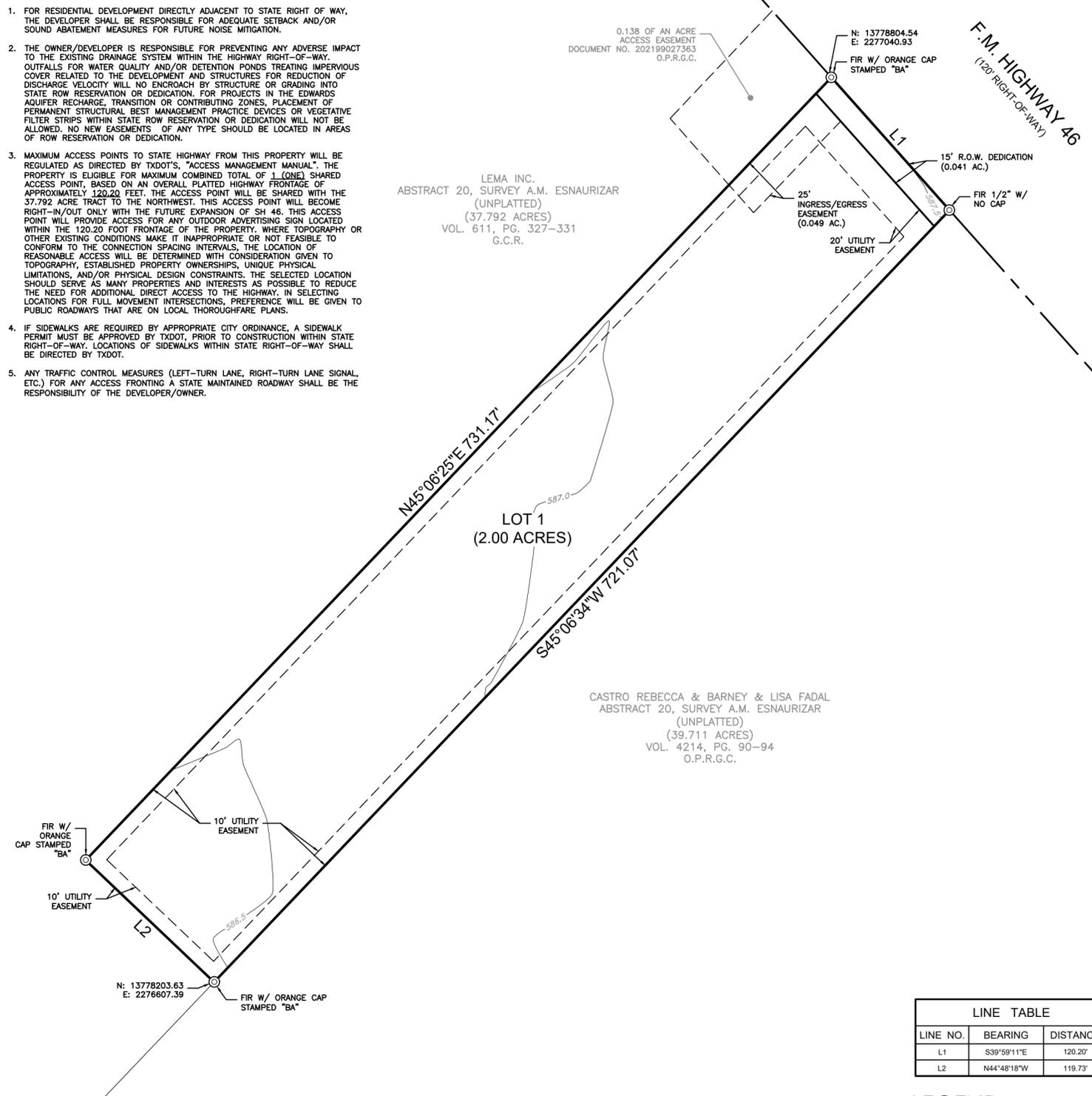
1. GVEC TO HAVE A 5' WIDE EASEMENT ON ALL ROAD CROSSINGS IN WHICH ELECTRIC OR COMMUNICATION LINES ARE LOCATED.
2. WHERE UNDERGROUND SERVICES ARE UTILIZED GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
3. EACH LOT IS SUBJECT TO A FLOATING 10' WIDE BY 40' LONG GUY WIRE EASEMENT TO BE LOCATED BY GVEC.
4. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.

PLAT NOTES:

1. THE PROPERTY LIES IN THE FOLLOWING SERVICES AREA:
ELECTRIC - GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
WATER - SPRINGS HILL WATER SUPPLY CORPORATION
TELEPHONE - AT&T OR SPECTRUM
2. THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS SUBDIVISION IS NOT WITHIN THE CITY LIMITS OF NEW BRAUNFELS, TEXAS.
4. THE SUBDIVISION IS WITHIN THE NAVARRO INDEPENDENT SCHOOL DISTRICT.
5. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE "X", THE 100-YEAR FLOOD ZONE, AS DEFINED BY THE FLOOD INSURANCE RATE MAP FOR GUADALUPE COUNTY, TEXAS ON COMMUNITY PANEL NO. 480266, EFFECTIVE DATE NOVEMBER 2, 2007, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS, AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
7. THE ELEVATION OF THE LOWEST FLOOR OF A STRUCTURE SHALL BE AT LEAST 10 INCHES ABOVE THE FINISH GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORM WATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO STORM WATER CONVEYANCE STRUCTURES MUST HAVE A FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE A PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE GARAGE AND SHALL PREVENT WATER FROM LEAVING THE STREET.
8. THIS SUBDIVISION IS SUBJECT TO THE CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR ONE DWELLING UNIT PER BUILDABLE LOT WITH A MAXIMUM OF TWO BUILDABLE LOTS. AT SUCH TIME THAT ADDITIONAL DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH NEW DWELLING UNIT.
9. NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE BOUNDARIES OF DRAINAGE EASEMENTS. NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENT OR DECREASES THE HYDRAULIC CAPACITY OF THE EASEMENT SHALL BE ALLOWED.
10. IN ORDER TO PROMOTE SAFE USE OF STREETS AND PRESERVE THE CONDITION OF PUBLIC STREETS, NO DRIVEWAY CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED COUNTY RIGHT-OF-WAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE GUADALUPE COUNTY ROAD & BRIDGE DEPARTMENT.
11. NO STRUCTURES/HOMES ARE TO BE BUILT OR BROUGHT ONTO THE LOT UNTIL AN ON-SITE SEWAGE FACILITY PERMIT HAS BEEN ISSUED OR PUBLIC SEWER HAS BEEN PROVIDED AND ROAD CONSTRUCTION IS COMPLETED AND APPROVED.
12. NO FENCING OR STRUCTURES THAT WILL INTERFERE WITH ADEQUATE DRAINAGE FLOW WILL BE ALLOWED ON OR ACROSS SUCH LINES.

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 ENCRUCH BY STRUCTURE OR GRADING INTO STATE 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 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". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 1 (ONE) SHARED ACCESS POINT, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 120.20 FEET. THE ACCESS POINT WILL BE SHARED WITH THE 37.792 ACRE TRACT TO THE NORTHWEST. THIS ACCESS POINT WILL BECOME RIGHT-IN/OUT ONLY WITH THE FUTURE EXPANSION OF SH 46. THIS ACCESS POINT WILL PROVIDE ACCESS FOR ANY OUTDOOR ADVERTISING SIGN LOCATED WITHIN THE 120.20 FOOT FRONTAGE OF THE PROPERTY, 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 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.



LEMA INC.
ABSTRACT 20, SURVEY A.M. ESNAURIZAR
(UNPLATTED)
(37.792 ACRES)
VOL. 611, PG. 327-331
G.C.R.

CASTRO REBECCA & BARNEY & LISA FADAL
ABSTRACT 20, SURVEY A.M. ESNAURIZAR
(UNPLATTED)
(39.711 ACRES)
VOL. 4214, PG. 90-94
O.P.R.G.C.

STATE OF TEXAS
COUNTY OF GUADALUPE

I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS NEW BRAUNFELS TRAILER SUBDIVISION PLAT LYING IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 20, GUADALUPE COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

NBTC HOLDINGS LLC, A TEXAS LIMITED LIABILITY COMPANY
1216 INDUSTRIAL DR.
NEW BRAUNFELS, TX 78130
CONTACT PERSON: AMY GLOVER

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED AMY GLOVER, 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS NEW BRAUNFELS TRAILER SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.

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

APPROVED FOR ACCEPTANCE

PLANNING AND DEVELOPMENT SERVICES DIRECTOR

CITY ENGINEER

NEW BRAUNFELS UTILITIES

STATE OF TEXAS
COUNTY OF GUADALUPE

I, _____ DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOCUMENT NUMBER _____ OF GUADALUPE COUNTY ON THIS THE ____ DAY OF _____, 20____

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

COUNTY CLERK, GUADALUPE COUNTY, TEXAS

DEPUTY

| LINE TABLE | | |
|------------|-------------|----------|
| LINE NO. | BEARING | DISTANCE |
| L1 | S39°59'11"E | 120.20' |
| L2 | N44°48'18"W | 119.73' |

LEGEND

- FIR = FOUND IRON ROD
- AC. = ACRES
- B.S.L. = BUILDING SETBACK LINE
- R.O.W. = RIGHT OF WAY
- VOL. = VOLUME
- PG. = PAGE(S)
- G.C.R. = GUADALUPE COUNTY RECORDS, TEXAS
- O.P.R.G.C. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- 587.5- = EXISTING 0.5' CONTOUR LINE
- 587.0- = EXISTING 1.0' CONTOUR LINE
- = PROPERTY BOUNDARY
- - - - = RIGHT-OF-WAY LINE
- — — = ADJOINING PROPERTY LINE
- - - = EASEMENT LINE
- ⊙ = FOUND MONUMENT

KNOWN ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED PAUL L. MYERS, A 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 MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

PAUL L. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6490
MEALS-MYERS ENGINEERING & SURVEYING, LLC
10906 LAUREATE DR. #101
SAN ANTONIO, TX 78249

MEALS MYERS
ENGINEERING & SURVEYING LLC
10906 LAUREATE DR. #101
SAN ANTONIO, TX 78249
(210) 740-2483 | (830) 931-1269
TBPE No. F-18576
TBPLS No. 101942291
WWW.MEALSMYERS.COM
MMES PROJECT NO.: 21121

SCALE: 1" = 60'

SURVEYOR NOTES:

1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83 (93).
2. COORDINATES SHOWN HEREON ARE GRID.
3. DISTANCES SHOWN HEREON ARE SURFACE. GRID TO SURFACE = GRID * 1.00015.