LOCATION MAP

NOT TO SCALE

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
- 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 LITHLITIES
- 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

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:

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 HE 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:

- FOUR (4) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE HOME BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG:
- b. BUTTONWOOD DR c. WELLOWWOOD RD
- d. SOYATETRL
- FOUR (4) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
- a. SOYATE TRL OPEN SPACE, LOT 900 BLK 87 b. WELLOWWOOD RD - LOT 900 BLK 100, LOT 900 BLK 99
- c. PRIMARIA ST LOT 900, BLK 93, LOT 900 BLK 94
- 3. TEN (10) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION CONSTRUCTION ALONG THE NORTH RIGHT OF WAY HILL COUNTRY DR.

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

PLANNING COMMISSION CHAIRPERSON

NEW BRAUNFELS UTILITIES

APPROVED FOR ACCEPTANCE

CERTIFICATE OF APPROVAL

DATE DIRECTOR OF PLANNING DATE CITY ENGINEER

SURVEYOR'S NOTES:

DATE

- . 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 3" 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.
- 2. 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. 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.

STATE OF TEXAS COUNTY OF BEXAR

I, the undersigned <u>David</u> <u>A. Casanova,</u> 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

SUBDIVISION PLAT

VERAMENDI PRECINCT 4 UNIT

15.016 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:

 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.
- 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 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
- 12. THIS PLAT WILL COMPLY WITH LOCATION AND AMENITY STANDARDS FOR TRAILS AS SHOWN IN THE SECTOR PLAN.
- 13. 62 RESIDENTIAL LOTS, 3 COMMON SPACE LOTS.

COMMON SPACE NOTE:

LOT 900, BLOCK 93 IS A DRAINAGE, LANDSCAPE, PEDESTRIAN, & ACCESS EASEMENT LOT 900, BLOCK 94 IS A LANDSCAPE, PEDESTRIAN, & ACCESS EASEMENT. LOT 900, BLOCK 87 IS A LANDSCAPE, PEDESTRIAN, UTILITY & ACCESS EASEMENT.

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

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

DATE OF PREPARATION: August 31, 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 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: PETER JAMES VERAMENDI PE - EMERALD, LLC 387 W. MILL STREET, SUITE 200 NEW BRAUNFELS, TEXAS 78130

STATE OF TEXAS COUNTY OF COMAI THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____

> NOTARY PUBLIC STATE OF TEXAS

ERAMENDI PRECINCT 4 UNIT

S S

Job

DATE

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 <u>VERAMENDI PRECINCT 4</u> 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: COMAL COUNTY WCID 1B 14755 PRESTON ROAD, SUITE 600 DALLAS, TEXAS 75254 COUNTY OF COMAL THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____

NOTARY PUBLIC STATE OF TEXAS MY COMMISSION EXPIRES: _

		_, DO	HEREBY	CERTIFY	THAT	THE
OREGOIN	ng instrument was filed for re	CORD IN	THE MAP	AND PLA	T RECC	RDS,
OC #		_ OF COM	VAL COUP	NTY ON		
HE	_ DAY OF	, 20		_, AT		_M.
vitness <i>N</i>	IY HAND OFFICIAL SEAL, THIS THE _	[DAY OF	, 20)	

COUNTY CLERK, COMAL COUNTY, TEXAS

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 SEWE
SMT	EASEMENT	VAR WID	VARIABLE WIDTH

SS SANITARY SEWER R WID VARIABLE WIDTH ETJ EXTRATERRITORIAL JURISDICTION VNAE VEHICULAR NON-ACCESS ML MATCHLINE (SURVEYOR) FOUND 1/2" IRON ROD MPR MAP AND PLAT RECORDS OF

COMAL COUNTY, TEXAS OPR OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS TEMP TEMPORARY

— - - CITY OF NEW BRAUNFEL —— € —— CENTERLINE

1	VAR WID DRAINAGE EASEMENT	(6
2	20' UTILITY EASEMENT	
$\overline{\Box}$	10' LITH ITY FASEMENT	

4 15' UTILITY EASEMENT

PARCEL A PART-1 FLOWAGE EASEMENT (VOL 179, PG 689, DR)

20' UTILITY EASEMENT (DOC ___ VAR WID DRAINAGE EASEMENT

20' SANITARY SEWER EASEMENT 5 15' UTILITY EASEMENT (DOC ______, MPF

	0	SET	1/2"	IRON	ROD	(PD)-R
LS EXTI	RATE	RRITC	RIAL	JUR	ISDIC ⁻	TION
	(DOC) 10' L (DOC) 20' L (DOC) 12' T TO E FUT (DOC) 20' L	JTILIT' C JTILIT' C JTILIT C JTILIT C EMP EXPIR URE F C JTILIT	Y EAS	SEME SEME TY ES ON P T-OF-	, MPR NT , MPR NT , OPR NT , OPR MT LATTII WAY , OPR))) NG

EASEMENT (NOT-TO-SCALE)

(UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD)

			CUF	RVE TABLE		
CURVE	#	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1		874.00'	20*43'32"	N73°41'07"E	314.43'	316.15
C2		1026.00'	10°08'28"	N68°23'35"E	181.36'	181.60'
С3		974.00'	8*57'59"	S68*58'50"W	152.27	152.42'
C4		2974.00'	1*40'38"	N74"18'08"E	87.05	87.06
C5		15.00'	90°00'00"	S61*32'11"E	21.21'	23.56'
C6		15.00'	90°30'03"	S28°42'51"W	21.31'	23.69'
C7		5450.00'	0*31'54"	S7413'49"W	50.57	50.57
C8		5550.00'	0*38'41"	S74*49'07"W	62.46'	62.46'
С9		1750.00'	10°20'38"	S8018'46"W	315.51	315.94'
C10		1650.00'	14 ° 37'32"	N87°12'08"W	420.04'	421.18'
C11		15.00'	90°00'00"	N51°03'26"W	21.21'	23.56'
C12		15.00'	90°00'00"	N38°56'34"E	21.21'	23.56'
C13		474.00'	2*23'31"	N7*15'12"W	19.79'	19.79'
C14		15.00'	87*30'10"	N52°12'02"W	20.75	22.91'
C15		974.00'	1°10'30"	S63*54'36"W	19.97'	19.97'
C16		926.00'	15*43'52"	S71°11'17"W	253.44'	254.24
C17		15.00'	87*30'10"	S3518'08"W	20.75	22.91'
C18		526.00'	2*23'31"	S7*15'12"E	21.96'	21.96'
C19		15.00'	90°00'00"	S51°03'26"E	21.21'	23.56'
C20		374.00'	8*48'07"	N79*32'31"E	57.40'	57.45'
C21		426.00'	8 ° 48'07"	S79*32'31"W	65.38'	65.44'
C22		15.00'	90°00'00"	S38*56'34"W	21.21'	23.56'
C23		15.00'	90°00'00"	S51°03'26"E	21.21'	23.56'
C24		774.00'	8*48'07"	N79*32'31"E	118.79'	118.90'
C25		3026.00'	1*40'38"	S7418'08"W	88.57'	88.58'
C26		826.00'	8*48'07"	S79*32'31"W	126.77'	126.89'
C27		15.00'	90°00'00"	S38*56'34"W	21.21'	23.56'
C28		15.00'	91°32'32"	S51*49'42"E	21.50'	23.97'
C29		1650.00'	715'35"	N78 * 46 ' 15 " E	208.93	209.07
C30		5450.00'	0*38'41"	N74*49'07"E	61.33'	61.33'
C31		15.00'	91°32'32"	N39*42'50"E	21.50'	23.97'
C32		15.00'	90°00'00"	N51°03'26"W	21.21'	23.56'
C33		876.00'	10°02'57"	S88*58'03"W	153.45'	153.64'
C34		1026.00'	3*30'00"	N8415'29"W	62.67	62.67'
C35		974.00'	3*30'00"	S84"15'29"E	59.49'	59.50'
C36		824.00'	10°02'57"	N88°58'03"E	144.34'	144.52
C37		15.00'	90°00'00"	N38°56'34"E	21.21'	23.56'
C48		1630.00'	15"10'49"	S87*26'51"E	430.60'	431.86'
C49		1630.00'	7*46'57"	N79*01'56"E	221.23'	221.40'

5430.00' 1'05'30"

103.45' 103.45'

N74°35'42"E

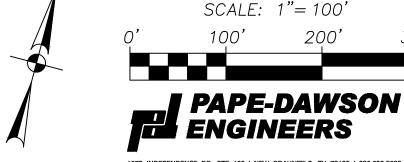
l	INE TABL	E	l	INE TABL
LINE #	BEARING	LENGTH	LINE #	BEARING
L1	N63°19'21"E	57.01'	L21	N6°03'26"W
L2	N73°27'49"E	88.91'	L22	N8*26'57"W
L3	S16*32'11"E	52.00'	L23	N5*57'07"W
L4	S73*27'49"W	88.91'	L24	S63*19'21"W
L5	S69*14'31"E	13.91'	L25	S8 ° 26'57"E
L6	S25*56'14"W	13.21'	L26	N83*56'34"E
L7	S23°15'59"E	52.56'	L27	S83*56'34"W
L8	S64*03'46"E	15.31'	L28	S6*03'26"E
L9	S25*56'14"W	13.21'	L29	S6°03'26"E
L10	N75°08'27"E	33.28'	L30	N83*56'34"E
L11	N73°27'49"E	44.42'	L31	S73*27'49"W
L12	S16*32'11"E	52.00'	L32	S83*56'34"W
L13	S82*30'29"E	8.38'	L33	S83*56'34"W
L14	S86*20'16"E	50.00'	L34	N83°56'34"E
L15	S87°18'36"E	49.99'	L35	N6°03'26"W
L16	N88*56'07"E	53.93'	L36	N4 ' 44'07"W
L17	N83*56'34"E	52.22'	L37	S83*56'34"W
L18	N4°44'07"W	50.66'	L38	S75°08'27"W
L19	N6°03'26"W	54.35'	L39	S75°08'27"W
L20	N6*03'26"W	52.00'	L40	S83*56'34"W
				·

LINE TABLE					
LINE #	BEARING	LENGTH			
L21	N6°03'26"W	61.37'			
L22	N8*26'57"W	27.76'			
L23	N5*57'07"W	52.00'			
L24	S63*19'21"W	57.01'			
L25	S8*26'57"E	27.76'			
L26	N83°56'34"E	20.76'			
L27	S83*56'34"W	20.76'			
L28	S6*03'26"E	54.35'			
L29	S6°03'26"E	25.90'			
L30	N83*56'34"E	7.83'			
L31	S73*27'49"W	44.42'			
L32	S83*56'34"W	7.83'			
L33	S83*56'34"W	5.84'			
L34	N83°56'34"E	5.84'			
L35	N6*03'26"W	25.90'			
L36	N4*44'07"W	79.38'			
L37	S83*56'34"W	64.11			
L38	S75*08'27"W	50.00'			
L39	S75*08'27"W	57.08'			
L40	S83*56'34"W	56.84'			

LOT 900 BLK 87 — (0.198 AC.)

SUBDIVISION PLAT OF **VERAMENDI PRECINCT 4 UNIT** 15.016 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.



1672 INDEPENDENCE DR, STE 102 I NEW BRAUNFELS, TX 78132 I 830.632.5633 TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800 VERAMENDI PRECINCT 4 UNIT

Civil Job No. 30001-66; Survey Job No. 9092-2

SHEET 2 OF 2

300'

DATE OF PREPARATION: August 31, 2023

