

**SUNFLOWER RIDGE  
DEVELOPMENT AGREEMENT**

This Development Agreement (this “*Agreement*”) is made and entered into by and between the CITY OF NEW BRAUNFELS, TEXAS, a Texas municipal corporation (“*City*”), and AG Sunflower Ridge LLC (“*Developer*”), effective as of the date City executes this Agreement after Developer first executes Agreement. (“*Effective Date*”).

WHEREAS, on April 14, 2021, Developer applied for Letter of Certification, including the Traffic Impact Analysis (TIA), as part of the prerequisite for the Goodwin Tract Subdivision, also known as the Sunflower Ridge Subdivision, Master Plan; and

WHEREAS, on July 2, 2021, City administratively issued the Letter of Certification, including TIA approval with conditions, for the Goodwin Tract Subdivision Master Plan; and

WHEREAS, on July 6, 2021, Developer applied for Master Plan for the Goodwin Tract Subdivision; and

WHEREAS, on August 4, 2021, City administratively approved the Master Plan for the Goodwin Tract Subdivision, such development being more particularly described in **Exhibit A**; and

WHEREAS, on October 13, 2021, Developer requested a rough proportionality analysis for the required traffic impact mitigation measures of the Sunflower Ridge Subdivision with a total estimated cost of \$555,000 attached hereto as **Exhibit B**; and

WHEREAS, on February 8, 2022, City determined that the development’s impact is \$693,758.90 and is greater than the total estimated cost of \$555,000 and therefore roughly proportionate attached hereto as **Exhibit C**; and

WHEREAS, on March 1, 2022, Developer applied for a Master Plan Revision for the Goodwin Tract Subdivision; and

WHEREAS, on April 6, 2022, City administratively approved the Master Plan Revision with the condition that a revised TIA be approved prior to recordation of the first final plat, such development being more particularly described in **Exhibit D**; and

WHEREAS, on May 4, 2022, Developer submitted a revised TIA, including the determination of traffic impact mitigation required by the Developer, being more particularly described in **Exhibit E**; and

WHEREAS, on December 15, 2022; Developer requested to escrow funds for the required traffic impact mitigation which were bid at \$871,085.02 attached hereto as **Exhibit F**; and

WHEREAS, on December 16, 2022, Developer requested a rough proportionality analysis for required traffic impact mitigation with a total estimated cost of \$871,085.02 attached hereto as **Exhibit G**; and

WHEREAS, Developer's roughly proportionate responsibility is \$693,758.90 as provided on February 8, 2022, and is less than the total estimated cost of \$871,085.02; and

WHEREAS, the apportionment of traffic impact mitigation exceeds the amount that is roughly proportionate to the development's impact; and

WHEREAS, City has developed a capital improvement project for Orion Dr from Goodwin Ln to FM 1102 in coordination with Comal County, Texas Department of Transportation, and adjacent development; and

WHEREAS, the City Engineer reviewed the circumstances involved with the Sunflower Ridge Subdivision traffic impact mitigation and other Orion Dr improvements, and determined that escrow deposit of the development's impact in the amount of \$693,759, in lieu of the Developer's obligation to construct the traffic mitigation; and

WHEREAS, the Developer paid INK Civil \$51,300.00 for the design, survey, and Environmental Site Assessment of traffic impact mitigations as per the City Engineer's request; confirmation of costs incurred attached hereto as **Exhibit I**; and

WHEREAS, traffic impact mitigation at Orion Dr & FM 1102 is required with Unit 1A and at Orion Dr & Nebel St with Unit 2; and

WHEREAS, the total estimated roadway impact fees to be collected by the City for the Sunflower Ridge Subdivision are \$508,668 and are further described in **Exhibit H**; and

WHEREAS, on December 6, 2022, the Planning Commission approved the final plat for Sunflower Ridge Unit 1A and is subject to the collected roadway impact fee of \$1,164 per lot for a total of \$185,076; and

WHEREAS, on January 26, 2023, the final plat for Sunflower Ridge Unit 1A was recorded; and

WHEREAS, on July 5, 2023, the Planning Commission approved the final plat for Sunflower Ridge Unit 1B and is subject to the collected roadway impact fee of \$2,328 per lot for a total of \$83,808; and

WHEREAS, on May 2, 2024, the final plat for Sunflower Ridge Unit 1B was recorded; and

WHEREAS, the future units are subject to the collected roadway impact fee of \$2,328 per lot based on the current Roadway Impact Fee Study and Ordinance; and

WHEREAS, Developer will pay the City the full cost of the roughly proportionate responsibility in the amount of \$693,758.90 minus roadway impact fees paid and the Developer shall not be required to pay future roadway impact fees for the Sunflower Ridge Subdivision and have no further responsibility for construction of the designated traffic impact mitigation.

NOW, THEREFORE, City and Developer agree as follows:

1. The foregoing whereas recitals are true and correct and incorporated herein for all purposes.

2. Developer owes the City \$693,758.90, which represents the rough proportionality analysis amount for the traffic impact mitigation measures resulting from the development of the Sunflower Ridge Subdivision. However, Developer will be entitled to a credit on the foregoing amount for the roadway impact fees paid with each building permit issued for each lot in Unit 1A for a subtotal of \$185,076.00, and for each lot in Unit 1B for a subtotal of \$83,808.00, and for survey and design for a subtotal of \$51,300.00 for a total credit amount of \$320,184.00. The foregoing credit amount will reduce the amount the Developer owes the City to \$320,184.00. The amount of \$373,575.00 shall be paid by the Developer to the City on or before the release of the last certificate of occupancy for the last lot in Unit 1A or upon the release of the 118<sup>th</sup> residential certificate of occupancy within Unit 1A, Unit 1B and all future units which occurs first.

3. The completion of Unit 1A triggers the need for the traffic signal mitigation measure at the intersection of Orion Drive and Farm to Market Road 1102 or “certificate of occupancy after 118 residential units in Unit 1A, Unit 1 B, and all future units.” which the City will construct in coordination with Comal County and the Texas Department of Transportation at a future date provided Developer has paid the foregoing amount of \$373,575.00.

4. Default. It will be an “Event of Default” if either party fails to comply with any term, provision or covenant of this Agreement. A defaulting party shall have thirty (30) days after receiving written notice of an Event of Default from the non-defaulting party to cure the default, or such longer period as may be reasonably necessary if such default is not subject to cure within thirty (30) days so long as the defaulting party commences activities to cure such default within thirty (30) days and continues to diligently pursue such cure (such period of thirty (30) days or longer as may be applicable, the “*Cure Period*”). If the defaulting entity does not cure the default within the applicable Cure Period, and if a non-defaulting entity has not waived the default in writing, then after the expiration of the applicable Cure Period, the non-defaulting entity may, in its sole discretion, and without prejudice to any other right or remedy allowed under this Agreement, terminate this Agreement by written notice to the defaulting party or seek any other relief available at law or in equity, all of which are cumulative and are in addition to any other right or remedy given under this Agreement which may now or subsequently exist in law or in equity by statute or otherwise, and the exercise of any one remedy does not preclude the exercise of another. Notwithstanding any provision herein to the contrary, if notice of default has been given by one party to the other party, and the other party believes that it is not in default or there is a dispute as to whether the default has been cured, then the parties shall make a good faith effort to resolve the dispute before this Agreement is declared terminated or in default.

5. City Code of Ordinances/Enforcement. This Agreement is made subject to the existing provisions of the Charter of City, its rules and regulations, procedures, and ordinances, present and future, and all applicable laws of the State of Texas and the United States. The parties agree that this Agreement will be performable in New Braunfels, Texas, and that if legal action is necessary to enforce this Agreement, exclusive venue shall lie in Comal County, Texas.

6. Notice. Any notice, communication, request, demand, reply or advice (severally and collectively referred to as “*Notice*”) in this Agreement required or permitted to be given, made

or accepted must be in writing. Notice may, unless otherwise specifically provided herein, be given or served (a) by depositing the same in a receptacle regularly maintained and serviced by the United States Postal Service, postage pre-paid, registered or certified, and addressed to the party to be notified, with return receipt requested, (b) by delivering the same to such party, or an agent of such party, in person or by commercial courier or (c) by regular mail, facsimile transmission, email or other commercially reasonable means addressed to the party to be notified. Notice sent by registered or certified mail in the manner hereinabove described shall be effective on the date of deposit as evidenced by the mail receipt stamped by the post office. Notice given in any other manner shall be effective only if and when received by the party to be notified. City's and Developer's respective legal counsel may give any notice on its client's behalf. For the purposes of Notice, the addresses of the parties shall, until changed as provided below, be as follows:

City: City Engineer  
City of New Braunfels  
550 Landa Street  
New Braunfels, Texas 78130

With a copy to: City Attorney  
City of New Braunfels  
550 Landa Street  
New Braunfels, Texas 78130

Developer: AG Sunflower Ridge LLC  
Richard Byrd, Managing Member  
5910 N. Central Expressway Ste 1600  
Dallas TX 75206  
[Rbyrd@aspengroverrealty.com](mailto:Rbyrd@aspengroverrealty.com)

The addresses and addressees, for the purpose of this Agreement, may be changed by City and Developer by giving notice of such change to the other party in the manner provided herein for giving notice. For the purpose of changing such addresses or addressees only, unless and until such written notice is received, the last address and addressee stated herein will be deemed to continue in effect for all purposes.

7. Miscellaneous.

- a. This Agreement may be amended only by the written agreement of City and Developer.
- b. In the event that any one or more of the provisions contained in this Agreement shall for any reason be held invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof, and this Agreement shall be considered as if

such invalid, illegal, or unenforceable provision had never been contained in this Agreement.

- c. The findings and recitals in the recitals of this Agreement are hereby found to be true and correct and are hereby incorporated by reference as if set out in full.
- d. This Agreement shall be approved by the City Council of City by formal action and shall be effective upon the signature of all parties hereto. City shall be the last Party to execute this Agreement.
- e. Developer and City hereby covenant and agree that this Agreement cannot be assigned, transferred or conveyed, in whole or in part, to a third party without the prior written consent of the other party.

**CITY:**

**CITY OF NEW BRAUNFELS, TEXAS**

By: \_\_\_\_\_  
 Printed Name: \_\_\_\_\_  
 Title: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
 Valeria M. Acevedo, City Attorney

STATE OF TEXAS §

COUNTY OF COMAL §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2025, by Robert Camareno, City Manager of the City of New Braunfels, Texas, a home-rule city, on behalf of the City.

(seal)

\_\_\_\_\_  
 Notary Public Signature

STATE OF TEXAS §

COUNTY OF COMAL §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2025, by Valeria M. Acevedo, City Attorney of the City of New Braunfels, Texas, a home-rule city, on behalf of the City.

(seal)

\_\_\_\_\_  
Notary Public Signature

**DEVELOPER:**

AG Sunflower Ridge LLC  
Richard Byrd, Managing Member  
5960 Berkshire Lane Ste 600  
Dallas TX 75225  
[Rbyrd@aspengroverrealty.com](mailto:Rbyrd@aspengroverrealty.com)

By: *R. Byrd*  
Printed Name: Richard Byrd  
Title: Managing Member

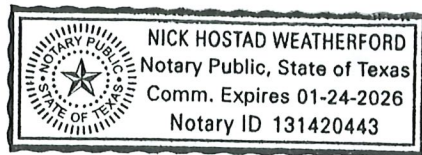
STATE OF TEXAS §

COUNTY OF Dallas §

This instrument was acknowledged before me the 24<sup>th</sup> day of March, 2025, by Richard Byrd, on behalf of said limited liability company and limited partnership.

(seal)

*N. Weatherford*  
Notary Public Signature



**EXHIBIT A**

**MASTER PLAN OF DEVELOPMENT 8/4/21**

1. THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY RESIDENTIAL.
2. THE PROPERTY IS INSIDE THE CITY LIMITS OF NEW BRAUNFELS.
3. THE UNIT NUMBERS SHOWN REPRESENT THE ORDER IN WHICH THE LOTS WILL BE DEVELOPED AND PLATTED. THE ACTUAL AREA OF EACH UNIT AND THE LENGTH OF STREETS MAY VARY. UNITS MAY BE PLATTED AND DEVELOPED OUT OF THE NUMBERED SEQUENCE.
4. ALL OPENING LANE WIDTHS, CONCURRENCES, AND CURVES FOR THIS SUBDIVISION AS WELL AS ALL STREETS WILL BE CONSTRUCTED ALONG WITH THE SUBDIVISION. THE DESIGN LANE WIDTHS, CONCURRENCES, AND CURVES WILL BE CONSTRUCTED ALONG WITH THE SUBDIVISION AS PART OF THE DRILLING AT BRAUNFELS PUBLIC IMPROVEMENTS.
5. ALL STREETS WILL BE DEDICATED AS PUBLIC RIGHT OF WAY.
6. THE LOTS DESIGNATED AS R-100, R-150, OR R-200 LOTS WILL NOT BE AVAILABLE FOR RESIDENTIAL DEVELOPMENT. THESE LOTS WILL BE RESERVED FOR FUTURE DEVELOPMENT.
7. NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE DESIGN FLOOD HAZARD ZONE A, 100-YEAR FLOOD HAZARD ZONE, AS DETERMINED BY THE COAST COUNTY, TEXAS COUNTY FLOOD HAZARD MAPS, NUMBER 1000000000 AND NUMBER 1000000000, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE, SEPTEMBER 2, 2004.
8. THIS PROPERTY IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
9. ALL UTILITIES SERVING THE SUBDIVISION WILL BE SERVED BY NEW BRAUNFELS UTILITIES (NBU) FOR WATER, SEWER, AND GAS.
10. ALL DRAINAGE LOTS CAN BE USED FOR DRAINAGE CONFORMANCE.
11. ALL STANDARD CURBS AND GUTTER STREET SECTIONS WILL PROVIDE STORM WATER CAPACITY PER CITY OF NEW BRAUNFELS DRAINAGE REQUIREMENTS.
12. THE ENTIRE SUBDIVISION FALLS WITHIN COCAL INDEPENDENT SCHOOL DISTRICT.
13. THIS SUBDIVISION IS SUBJECT TO THE 2015 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT REGULATIONS. THE CITY OF NEW BRAUNFELS WILL BE NOTIFIED OF ANY ADDITIONAL DRAINAGE LOTS AND DEVELOPMENT LOTS AT SUCH TIME THAT ADDITIONAL DRAINAGE LOTS AND DEVELOPMENT LOTS ARE CONSTRUCTED. THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DRILLING UNIT.
14. THE CITY OF NEW BRAUNFELS WILL BE NOTIFIED OF ANY ADDITIONAL DRAINAGE LOTS AND DEVELOPMENT LOTS AT SUCH TIME THAT ADDITIONAL DRAINAGE LOTS AND DEVELOPMENT LOTS ARE CONSTRUCTED. THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DRILLING UNIT.
15. EXACT DIMENSIONS AND LOCATION OF DRAINAGE CASSETS AND DETENTION POND LOCATIONS WILL BE DETERMINED DURING THE ENGINEERING DESIGN PHASE OF THE PROJECT.
16. CONTOURS SHOWN ARE BASED ON THE CITY OF NEW BRAUNFELS LIDAR OR DATASAVE.
17. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE IN ERD BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM 1983. DISTANCES SHOWN HEREON ARE SURFACE USING COMBINED SCALE FACTOR OF 1.00001.
18. THIS SUBDIVISION IS SUBJECT TO SECTION 18-50, SPECIFICALLY THE REQUIREMENTS FOR EASEMENT AND CONSTRUCTION TRAIL. TRAIL WILL BE CONSTRUCTED WITH CITY STAFF DURING DESIGN STAGE.

RESIDENTIAL LOTS AND STREETS

ACRES	63.3 ACRES
RESIDENTIAL LOTS	159 LOTS
TOTAL ACRES	70.0 ACRES
RESIDENTIAL LOT DENSITY (DB MAX/7.0)	4.3 LOTS/ACRE

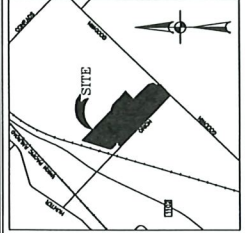
\*ALL LOTS SHALL BE OWNED & MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

LOT SUMMARY	RESIDENTIAL	LOTS	ACRES
UNIT 1	159	159	63.3
UNIT 2	159	159	63.3
TOTAL	318	318	126.6

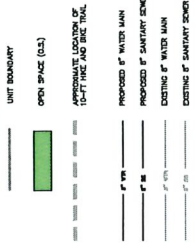
OWNER/DEVELOPER  
 111 BLUE BONNET CIR  
 JUSTIN, TX 75647

ENGINEER/SURVEYOR  
 JAMES HINGALLS, P.E. - ENGINEER  
 2010 W SH-46, STE 105  
 NEW BRAUNFELS, TX 78132  
 (830) 359-7127

D.A. MANNING LAND SURVEYING, INC.  
 2010 W SH-46, STE 105  
 NEW BRAUNFELS, TEXAS 78132  
 (830) 359-6589

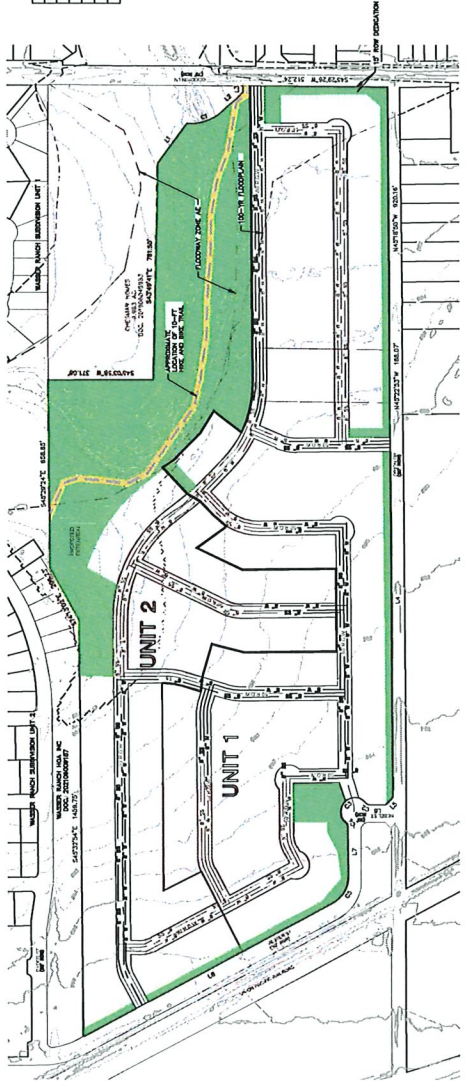


**LEGEND**



LINE TABLE	LINE LENGTH	BEARING	CHORD LENGTH	CHORD BEARING
1	134.37	197.50°	134.37	197.50°
2	134.37	197.50°	134.37	197.50°
3	134.37	197.50°	134.37	197.50°
4	134.37	197.50°	134.37	197.50°
5	134.37	197.50°	134.37	197.50°
6	134.37	197.50°	134.37	197.50°
7	134.37	197.50°	134.37	197.50°
8	134.37	197.50°	134.37	197.50°
9	134.37	197.50°	134.37	197.50°
10	134.37	197.50°	134.37	197.50°

LINE TABLE	LINE LENGTH	BEARING	CHORD LENGTH	CHORD BEARING
11	134.37	197.50°	134.37	197.50°
12	134.37	197.50°	134.37	197.50°
13	134.37	197.50°	134.37	197.50°
14	134.37	197.50°	134.37	197.50°
15	134.37	197.50°	134.37	197.50°
16	134.37	197.50°	134.37	197.50°
17	134.37	197.50°	134.37	197.50°
18	134.37	197.50°	134.37	197.50°
19	134.37	197.50°	134.37	197.50°
20	134.37	197.50°	134.37	197.50°



EB INDUSTRIES  
 111 BLUE BONNET CIR  
 JUSTIN, TX 75647

GOODWIN TRACT  
 SUBDIVISION

MASTER PLAN

SHEET MP-1 of 1

ISSUES AND REVISIONS

NO	DATE	ISSUES AND REVISIONS



2021 W SH-46, STE 105  
 NEW BRAUNFELS, TX 78132  
 PH: 830-359-7127 ink-civil.com  
 TPE FIRM F-13351



**EXHIBIT B**

ESTIMATED MITIGATION COSTS BASED ON TRAFFIC IMPACT ANALYSIS 10/13/21



October 13, 2021

City of New Braunfels  
550 Landa St.  
New Braunfels, TX 78130

**Re: Sunflower Ridge – Rough Proportionality Letter**

The intent of this letter is to formally request the City of New Braunfels perform their Rough Proportionality Analysis. Our calculations and assumptions are below.

- Collection Rate in Service Area 3 is \$1,164 per SF Home = Impact Fee of \$346,872
- The adopted max assessable rate in Service Area 3 is \$505/vehicle mile. SF has 4.61 vehicle miles per unit so  $298 \times 505 \times 4.61 = \underline{\$693,759}$ . This is the rough proportionality.

The summary table below outlines the mitigation measures and estimated costs.

Intersection	Approach	Mitigation Measure	Unit Cost	Total Estimated Cost	%Site Traffic at Location	Pro-Rata Cost Share
Orion Drive/FM 1102	All	Install Signal	\$300,000	\$300,000	78%	\$234,000
	NBR	Install 540' NB right-turn lane (including 100' taper)	\$300 per linear foot	\$147,000	78%	\$114,660
	WBL	Install 260' WB left-turn lane (including 50' taper)	\$300 per linear foot	\$70,500	73%	\$51,465
Nebel Street/Orion Drive	SBR	Install 125' full-width SB right-turn lane	\$300 per linear foot	\$37,500	81%	\$30,375
<b>TOTAL</b>				<b>\$555,000</b>		<b>\$430,500</b>

Please let me know if you have any questions.

Sincerely,

**James Ingalls, P.E.**  
Principal

**EXHIBIT C**

**CITY DETERMINED ROADWAY IMPACT FEES 2/8/22**



PUBLIC WORKS

February 8, 2022

Mr. James Ingalls, P.E.  
INK Civil  
2021 State Highway 46, Suite 105  
New Braunfels, TX 78132

Re: Sunflower Ridge – Roadway Proportionality Assessment

Mr. Ingalls:

This is in response to your letter dated October 13, 2021 concerning a rough proportionality analysis of the proposed Sunflower Ridge Subdivision.

The City utilized the professional services of Kevin Jacques, P.E. with Freese and Nichols to conduct a rough proportionality analysis of the proposed Sunflower Ridge. Mr. Jacques prepared the enclosed Technical Memorandum concurring with your assessment that the total impact of the proposed development on the transportation network in the City of New Braunfels is \$693,758.90.

Also, the analysis agrees with your estimate of \$555,000.00 for improvements listed as mitigation measures. Because this amount is not greater than the impacts to the roadway network, this amount is a proportionate share for the transportation infrastructure costs imposed by the City of New Braunfels Code of Ordinances Chapter 118. As requested, the proportionate share can be contributed to the cost for these mitigation measures.

You may appeal the analysis in accordance with the City of New Braunfels Code of Ordinances Section 118-13.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. A. Malatek", is written over the typed name.

Greg A. Malatek, P.E.  
Public Works Director/City Engineer

Enclosure

cc: Christopher J. Looney, AICP, Planning and Development Services Director

# MEMORANDUM



Innovative approaches  
Practical results  
Outstanding service

2711 N. Haskell Avenue, Suite 3300 • Dallas, Texas 75204 • 214-217-2200 • fax 214-217-2201

www.freese.com

**TO:** Garry Ford, P.E., New Braunfels City Engineer

**FROM:** Edmund Haas, AICP  
Kevin R. St. Jacques, PE, PTOE

**SUBJECT:** Roadway Proportionality Assessment of the  
Sunflower Ridge Development

**DATE:** December 20, 2021

**PROJECT:** Sunflower Ridge Development



12-20-2021

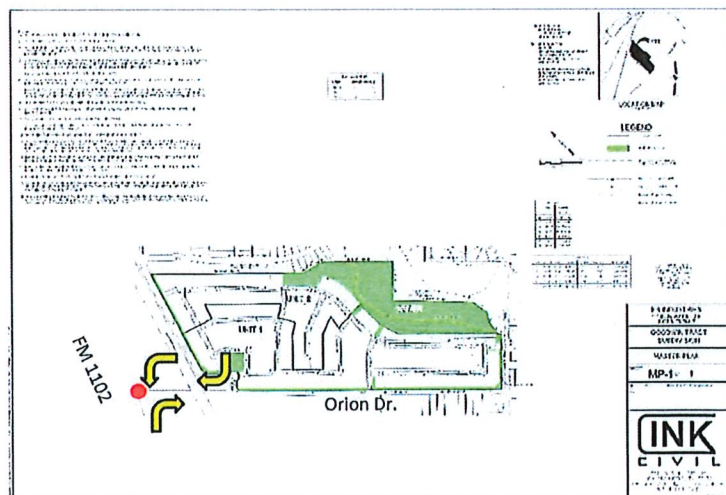
## PURPOSE

The purpose of this assessment is to provide a proportionality determination of the Sunflower Ridge Development (Applicant) located at Nebel and Orion Streets in New Braunfels. On October 13, 2021, the City of New Braunfels (City) received a request from the Applicant requesting such determination based on proposed signal and roadway turn-lane improvements at the FM1102/Orion Dr. intersection and turn lane at Nebel St./Orion Dr. intersection.

Texas Local Government Code 212.904 mandates that development contributions be “roughly proportional” to the impacts of such development. For purposes of this assessment, proportionality will be based on system-wide impacts of proposed development on the roadway system. With New Braunfels having a roadway impact fee program that assesses fees on a system basis, this established methodological approach will be used to determine the cost of impact of the proposed development. The cost of impact is then measured against the cost of contributions provided by the development to determine proportionality.

## BACKGROUND

Sunflower Ridge is situated in northwestern New Braunfels at the intersection of Nebel and Orion Streets. The proposed development is also located in Service Area 3 of the Roadway Impact Fee Program, which has a calculated unit cost of service of \$505 per vehicle-mile. One proposed new traffic signal and two turn lane Improvements at Orion Street/FM 1102 (WB left-turn lane and a NB right-turn lane) and one proposed right turn lane from the development onto Orion Street (SB right-turn) have an estimated cost of



\$555,000 per the Applicant’s Letter of Proportionality Request, which is included at the end of the memorandum. The proposed costs provided by the Applicant were reviewed and appear reasonable.



## PROPORTIONALITY METHODOLOGY AND DETERMINATION

To determine proportionality, the impact of the proposed development is measured against improvements provided by the applicant. Development impact on the roadway system is measured using vehicle-miles of travel in the PM peak hour. With the roadway impact fee program in-place, development impact and the cost of impact can quickly be determined. The cost of impact is then measured against the cost of contributions provided by the development to determine proportionality.

### **Demand**

Based upon the development plan for Sunflower Ridge, the site will consist of:

- 298 single-family residential units

Based on the adopted 2020 Roadway Impact Fee Study, the service unit generation of the proposed development will be:

- 298 dwelling units \* 4.61 vehicle-miles/dwelling unit = 1,373.78 vehicle-miles

**Total Demand: 1,378.78 vehicle-miles**

### *Cost of Demand*

Per the 2020 Roadway Impact Fee Study, the resultant cost per service unit in Service Area 3 is \$505/vehicle-mile:

- 1,373.78 vehicle-miles \* \$505/vehicle-mile = \$693,758.90

**Total Cost of Demand: \$693,758.90**

### **Supply**

Per the Applicant's Traffic Impact Analysis, proposed mitigation includes the implementation of the following: one new turn-bay on Nebel Street at Orion Drive (SB right-turn lane) and one new traffic signal and two new turn lanes at the intersection of Orion Street at FM1102 (WB left-turn lane and a NB right-turn lane). The cost of the proposed improvements, as identified by the Applicant and are considered reasonable, is \$555,000.

### **Proportionality Determination**

The cost of demand generated by the proposed development (\$693,758.90) is greater than the cost of proposed contributions (\$555,000) and therefore as a result is a roughly proportional request.

End of Memorandum.



October 13, 2021

City of New Braunfels  
 550 Landa St.  
 New Braunfels, TX 78130

Re: Sunflower Ridge – Rough Proportionality Letter

The intent of this letter is to formally request the City of New Braunfels perform their Rough Proportionality Analysis. Our calculations and assumptions are below.

- Collection Rate in Service Area 3 is \$1,164 per SF Home = Impact Fee of \$346,872
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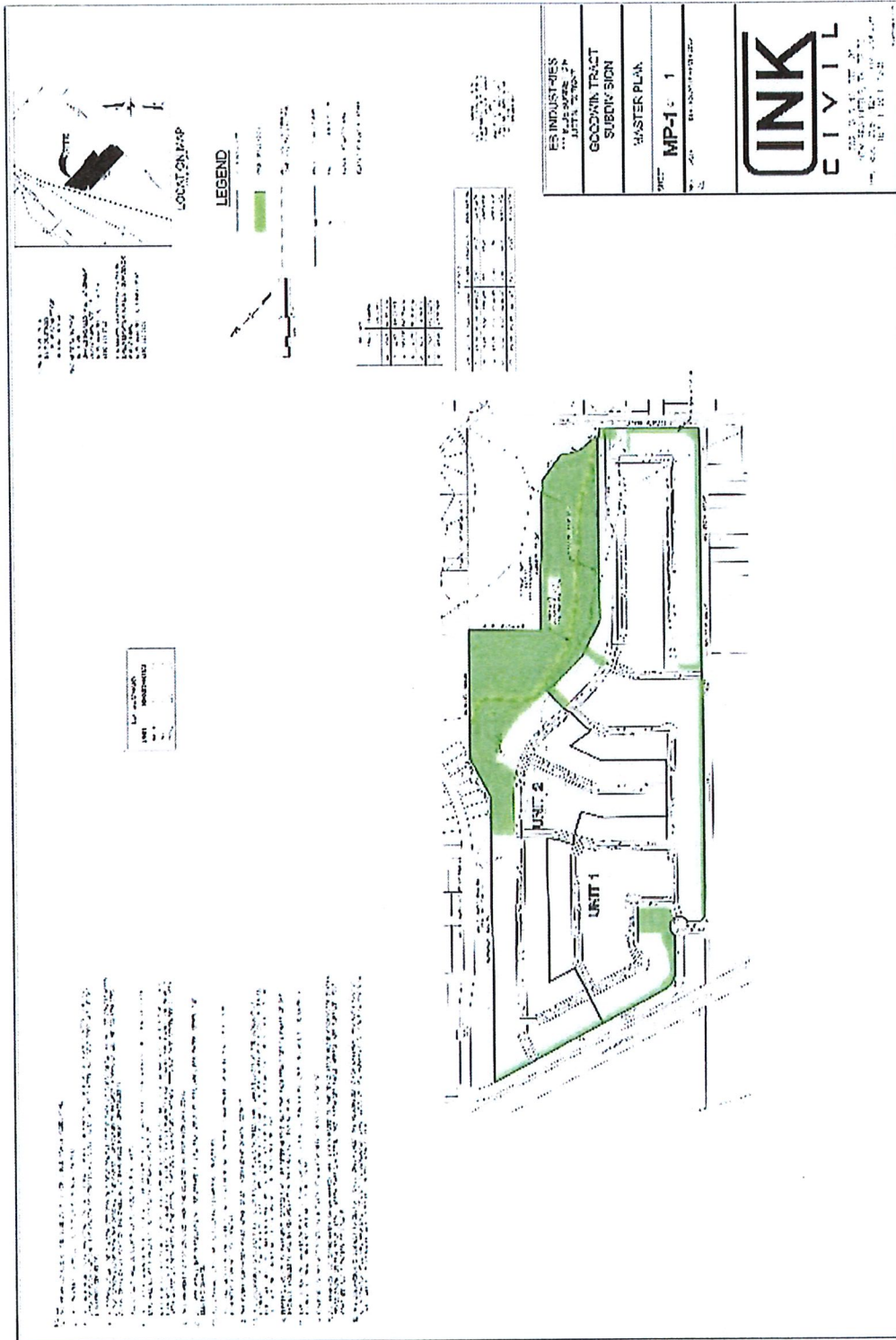
The summary table below outlines the mitigation measures and estimated costs.

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	WBL	Install 260' WB left-turn lane (including 50' taper)	\$300 per linear foot	\$70,500	73%	\$51,465
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<b>TOTAL</b>				<b>\$555,000</b>		<b>\$430,500</b>

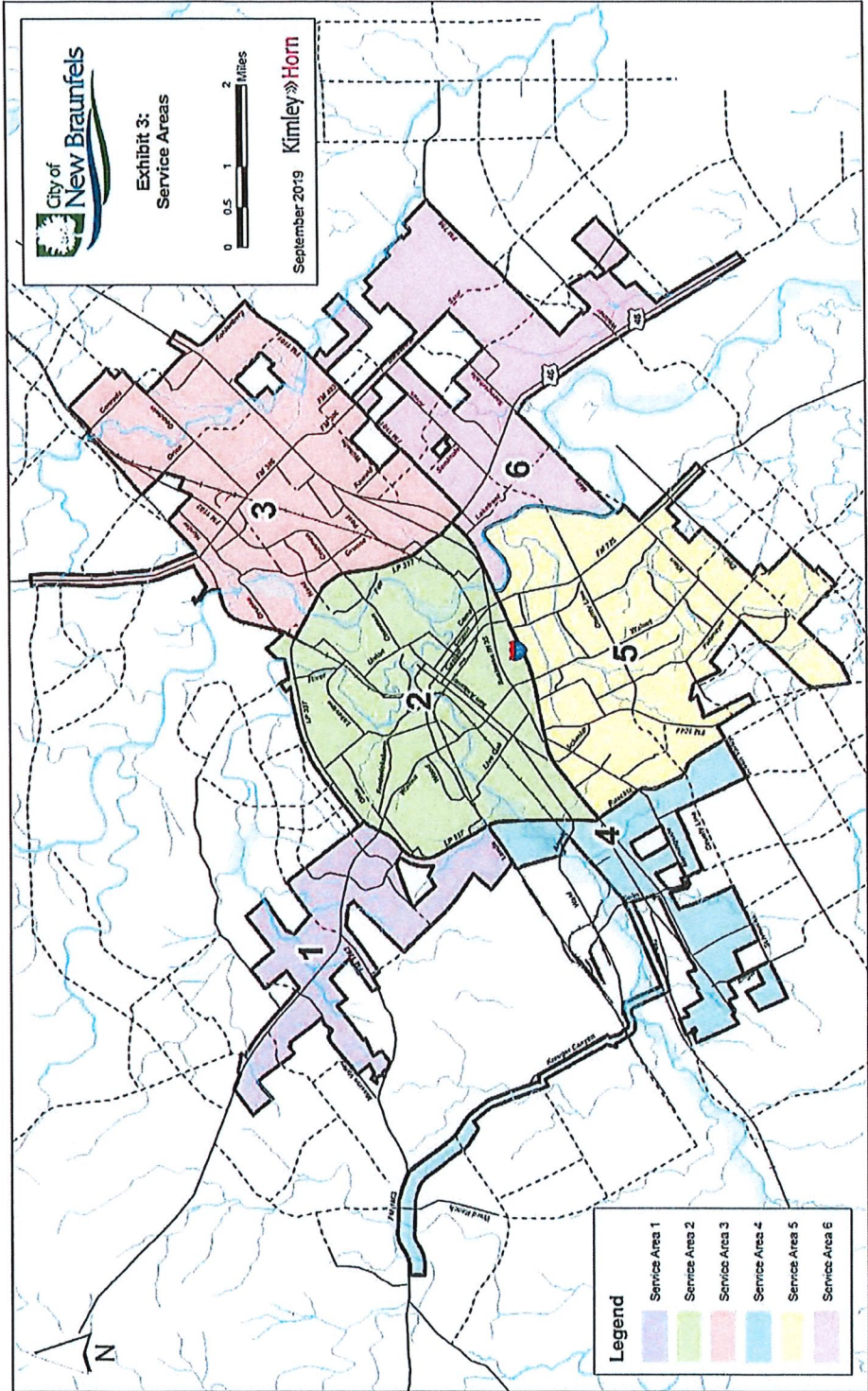
Please let me know if you have any questions.

Sincerely,

James Ingalls, P.E.  
 Principal









## Roadway Impact Fee Calculation Worksheet City of New Braunfels, Texas

Development Name: Sunflower Ridge

Applicant: Richard Byrd, Managing Member

Legal Description (Lot, Block): Master Plan

Case Number: MP21-0241

Date: 8/4/2021

Worksheet Last Updated: 3/18/2020

When was the final plat approved? Platted on or after October 1, 2020

Service Area\* (select from list): SA 3

\*Service Area 4 does not have a roadway impact fee for properties final platted on or before January 1, 2014

**THIS WORKSHEET IS FOR ESTIMATION PURPOSES  
ONLY - ACTUAL FEES WILL BE DETERMINED AT THE  
TIME OF BUILDING PERMIT**

### ROADWAY IMPACT FEE CALCULATION:

Land Uses (select from list):

Single-Family Detached Housing (Default Single Family)

Development Unit:

Dwelling Unit

# of Units:

298

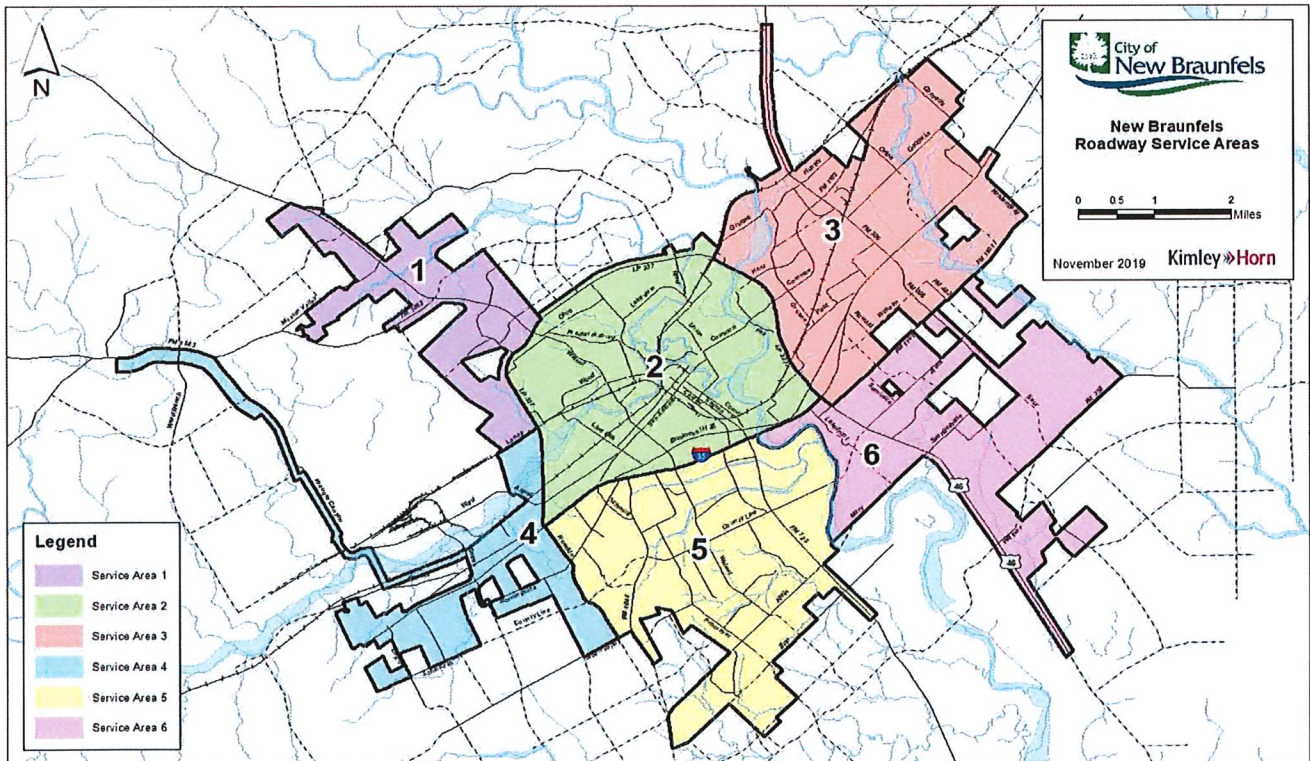
<u>Maximum Assessable Fee<sup>1</sup></u>	
Impact Fee Per Development Unit:	Roadway Impact Fee:
\$ 2,328	\$ 693,759

<u>Potential Collection Amounts</u>	
Impact Fee Per Development Unit:	Roadway Impact Fee:
\$ 1,164	\$ 346,879

MAXIMUM ASSESSABLE ROADWAY IMPACT FEE: \$ 693,758.90

TOTAL POTENTIAL ROADWAY IMPACT FEE COLLECTION AMOUNT: **\$ 346,879.45**

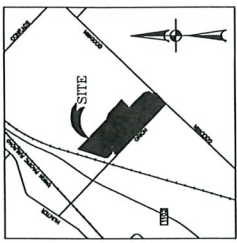
1. Maximum assessable roadway impact fee may be used as a measure of rough proportionality



**EXHIBIT D**

**MASTER PLAN ADMINISTRATIVE REVISION 4/6/22**

- NOTES:**
1. THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY RESIDENTIAL.
  2. THE PROPERTY IS INSIDE THE CITY LIMITS OF NEW BRAUNFELS.
  3. THE UNIT NUMBERS SHOWN REPRESENT THE ORDER IN WHICH THE LOTS WILL BE DEVELOPED AND PARTITIONED AND PARTITIONED OUT OF THE NUMBERED SECTIONS.
  4. SEWERAGE WILL BE CONTRIBUTED FOR THIS DEVELOPMENT AT THE BACK OF CURB. SEWERAGE WILL BE CONTRIBUTED ALONG WITH THE LOTS AS PART OF THE DWELLING AT BRAUNFELS PUBLIC IMPROVEMENTS.
  5. ALL STREETS WILL BE DEDICATED AS PUBLIC RIGHT OF WAYS.
  6. THE LOTS DESIGNATED AS RALGA, O.S. OR O.L. LOTS WILL NOT BE AVAILABLE FOR RESIDENTIAL DEVELOPMENT. THESE LOTS WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
  7. NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE EXISTING SPECIAL FLOOD HAZARD ZONE 100-YEAR FLOOD APPROXIMATE, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE SEPTEMBER 2, 2009.
  8. THE PROPERTY IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
  9. ALL LOTS WITHIN THE SUBDIVISION WILL BE SERVED BY NEW BRAUNFELS UTILITIES (NBUT) FOR WATER, SEWER, AND ELECTRIC SERVICE.
  10. ALL DRAINAGE LOTS CAN BE USED FOR DRAINAGE CONVEYANCE.
  11. ALL STREETS ON DRAINAGE AND CONVEYANCE.
  12. THE ENTIRE SUBDIVISION FALLS WITHIN LOCAL INDEPENDENT SCHOOL DISTRICT.
  13. THIS SUBDIVISION IS SUBJECT TO THE 2001 CITY OF NEW BRAUNFELS PARK LAND ACQUISITION AND DEVELOPMENT ORDINANCE. THIS PLAN IS APPROVED FOR A DWELLING UNIT PER BUILDABLE LOT WITH A MAXIMUM OF 2000 BUILDABLE SQUARE FEET OF GROUND COVER. THE ORDER OF THE LOTS SHALL COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.
  14. ELECTRIC AND UTILITY CABLEMENT LOCATIONS WILL BE DETERMINED DURING THE ENGINEERING DESIGN PHASE OF THE PROJECT. THE LOCATION OF THE CABLEMENT SHALL BE DETERMINED BY THE UTILITY PROVIDER.
  15. CONTOURS SHOWN ARE BASED ON THE CITY OF NEW BRAUNFELS LDMR GIS DATABASE.
  16. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE IN GRID BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (GCS), NORTH AMERICAN DATUM 1983. DISTANCES SHOWN HEREON ARE SURFACE USING THE STATE PLANE COORDINATE SYSTEM.
  17. THIS SUBDIVISION IS SUBJECT TO SECTION 16-40, ESPECIALLY THE REQUIREMENTS FOR EXHAUSTION AND CONSTRUCTION OF A 10-FOOT WIDE TRAIL AND BURE TRAIL BY THE DEVELOPER. EXACT LOCATION AND ALIGNMENT OF THE TRAIL AND BURE TRAIL WILL BE COORDINATED WITH CITY STAFF DURING DESIGN STAGE.



**OWNERS/DEVELOPER:**  
EB INDUSTRIES  
111 BLUE BONNET CIR  
JUSTIN, TX 76247

**ENGINEER/SURVEYOR:**  
JAMES H. HANCOCK, P.E., ENGINEER  
2007 SHAW, STE 105  
1111 W. SHAW, JUSTIN, TX 76132  
(800) 352-7127

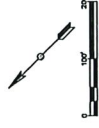
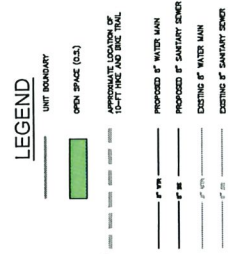
**D.A. MANWYER LAND SURVEYING, INC.**  
DREW MANWYER, P.L.L.C. - SURVEYOR  
NEW BRAUNFELS, TEXAS 78132  
(410) 352-0589

**LEGAL SUMMARY (APPROX.)**

RESIDENTIAL LOTS AND STREETS: 433 ACRES  
 TOTAL ACRES: 700 ACRES  
 RESIDENTIAL LOT QUANTITY (DB MAX/700): 43 LOTS/ASR

\*ALL LOTS SHALL BE OWNED & MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.

LOT SUMMARY	
UNIT 1	RESIDENTIAL
UNIT 2	RESIDENTIAL
TOTAL	298 LOTS



LINE TABLE	ORIG. FILE	ORIG. DATE	ORIG. LATCH	ORIG. BEARING
U1	17447	10/20/07	4910107	130.37
U2	17447	10/20/07	4910107	130.37
U3	17447	10/20/07	4910107	130.37
U4	17447	10/20/07	4910107	130.37
U5	17447	10/20/07	4910107	130.37
U6	17447	10/20/07	4910107	130.37
U7	17447	10/20/07	4910107	130.37
U8	17447	10/20/07	4910107	130.37



**EB INDUSTRIES**  
111 BLUE BONNET CIR  
JUSTIN, TX 76247

**GOODWIN TRACT  
SUBDIVISION**

**MASTER PLAN**

SHEET **MP-1** OF 1

NO. DATE ISSUES AND REVISIONS

**INK CIVIL**

2021 W. SHAW, STE 105  
NEW BRAUNFELS, TX 78132  
PH: 830-352-7127, ink-civil.com  
TBPB FIRM F-13351

**EXHIBIT E**

**TIA REPORT REVISION 5/4/22**

## Goodwin Tract TIA

696 Orion Drive  
New Braunfels, Texas 78130

**Submittal: May 4, 2022**

### Executive Summary

This report documents a Level 1 traffic impact analysis performed for a planned development on approximately 70 acres, consisting of 298 single-family housing units. The development is located north of Orion Drive, between Goodwin Lane and FM 1102, about five miles northeast of downtown New Braunfels. The site will have one access on Orion Drive, two access points on Nebel Street, and one access on Goodwin Lane.

The traffic evaluation studied the four site driveways along with four external intersections during both the AM and PM peak periods. Peak hour Level of Service analyses was performed using *Synchro 10™* based on the *6<sup>th</sup> Edition Highway Capacity Manual (HCM)*.

Based on the analyses performed during this traffic study, we offer the following conclusions and recommendations:

Mitigations related to improving LOS and delay:

- Install a signal at Orion Drive / FM 1102
  - Triggered at 119 units (within Phase 1 of development)
- Install a 540' northbound right-turn lane (including 100' taper) at Orion Drive / FM 1102
  - Triggered at 53 units (within Phase 1 of development)
- Install a 260' westbound left-turn lane (including 50' taper) at Orion Drive / FM 1102
  - Triggered at 58 units (within Phase 1 of development)
- Install a 125' full-width southbound right-turn lane at Nebel Street / Orion Drive
  - Triggered at 184 units (within Phase 2 of development)

Mitigations related to improving safety and signal operations (TxDOT):

- Install a 610' northbound left-turn lane (including 100' taper) at Orion Drive / FM 1102
  - Triggered at 119 units (within Phase 1 of development)
- Install a 610' southbound left-turn lane (including 100' taper) at Orion Drive / FM 1102
  - Triggered at 119 units (within Phase 1 of development)

Approval of the proposed development is recommended.

## Introduction

Kimley-Horn has been retained to perform a traffic impact analysis for a residential development in New Braunfels, Texas. In its ultimate build-out, the development will consist of 298 single-family housing units. The development is located north of Orion Drive, between Goodwin Lane and FM 1102, about five miles northeast of downtown New Braunfels. The site will have one access point on Orion Drive, two access points on Nebel Street, and one access point on Goodwin Lane. The following scenarios were analyzed in this study:

- 2021 Existing Conditions
- 2024 No Build Conditions
- 2024 Build-Out Conditions

For the above scenarios, the intersections studied are listed below. **Figure 1** shows the study intersections and proposed driveways.

- FM 1102 / Orion Drive
- Nebel Street / Orion Drive
- Goodwin Lane / Orion Drive
- Goodwin Lane / Pebble Creek Run / Driveway 3
- Driveway 1 / Orion Drive
- Driveway 2 / Nebel Street
- Driveway 3 / Nebel Street

## Purpose

The purpose of this study is to address the traffic impacts of the proposed development on surrounding area. This traffic impact analysis was prepared based on current criteria set forth by the City of New Braunfels. The specific objectives of this study are to determine the future Levels of Service near the proposed site and recommend any related improvements.

## Methodology

The traffic evaluation includes the intersection of the four site driveways and four external intersections during the AM and PM peak periods. Peak hour Level of Service analysis was performed using the *Synchro 10<sup>TM</sup>* software.

## Existing and Proposed Land Uses

### Site Location & Study Area

The development is located north of Orion Drive, between Goodwin Lane and FM 1102, about five miles northeast of downtown New Braunfels. The lot is currently vacant. The surrounding land uses include single-family housing and an elementary school.

### Proposed Development

The proposed land plan includes 298 single-family housing units, as shown in **Table 1**. The current site plan is shown in **Figure 2**. The proposed development is anticipated to be built in one phase by 2024.

**EXHIBIT F**

**COST ESTIMATE FOR ESCROW FUNDS 12/15/22**





December 15, 2022

Garry Ford, P.E.  
City Engineer  
City of New Braunfels  
550 Landa Street  
New Braunfels, TX 78130

RE: Sunflower Ridge Subdivision – Escrow for Roadway Improvements

The intent of this letter is to formally request the City of New Braunfels to allow the owner to escrow funds for the roadway improvements required by the Sunflower Ridge Subdivision for PI2022-0065 Sunflower Ridge Roadway Improvements.

INK Civil is the design firm of record for the improvements and has reviewed the bid tab “1267 TxDOT Improvements Bid Number 2228” by D&D Contractors, Inc, this is included with this letter. In my professional opinion this is consistent with current market costs. The total amount is the total bid price plus 10%.

The total bond amount is \$871,085.02

Sunflower Ridge Subdivision Roadway Improvements			
Items	Costs	Completed to Date	Remaining
Items	\$791,895.47	\$0.00	\$ 791,895.47
Total	\$ 791,895.47	\$ -	\$ 791,895.47
Contingency		10%	\$ 79,189.55
<b>Total Financial Surety</b>			<b>\$ 871,085.02</b>

We are submitting this information so that the Sunflower Ridge Subdivision Roadway Improvements Escrow may be approved. It is my professional opinion that this amount is adequate to complete remaining work. If you have any questions or need additional information, please do not hesitate to give us a call.

Sincerely,

Melanie Norris, P.E.  
Attachments





<b>To:</b> Aspen Grove Realty	<b>Contact:</b>
<b>Address:</b> 2301 Cedar Springs Rd Ste. 200	<b>Phone:</b>
Dallas, TX 75201 UNITED STATES	<b>Fax:</b>
<b>Project Name:</b> 1267 Tx Dot Improvements	<b>Bid Number:</b> 2228
<b>Project Location:</b>	<b>Bid Date:</b>

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
1	Embankment	500.00	CY	\$71.56	\$35,780.00
1.5	Prep ROW	29.00	ST	\$650.20	\$18,855.80
2	FM 1102 TXDot Pavement Widening Type B ACP PG 65-22	2,720.00	SY	\$67.10	\$182,512.00
2.5	Mill And Haul-off Existing Asphalt	4,210.00	SY	\$5.30	\$22,313.00
2.75	Pave 4" Type C	6,930.00	SY	\$29.02	\$201,108.60
3	FM 1102 TX Dot 1st OCST Limits	6,930.00	SY	\$3.91	\$27,096.30
4	FM 1102 TX DOT 2nd OCST Limits	12,670.00	SY	\$4.38	\$55,494.60
5	Orion Rd Pavement Widening Includes Base And Subgrade	1,185.00	SY	\$74.40	\$88,164.00
6	Orion Rd HMAC	1,335.00	SY	\$41.45	\$55,335.75
7	Removal Of Existing Striping And Pavement Markings	1.00	LS	\$3,454.21	\$3,454.21
8	FM 1102 & Orion Rd Striping And Pavement Markings	1.00	LS	\$47,356.30	\$47,356.30
9	Traffic Control	1.00	LS	\$17,705.73	\$17,705.73
10	Rock Berms	130.00	LF	\$52.20	\$6,786.00
11	Silt Fence	2,700.00	LF	\$4.05	\$10,935.00
12	Truck Mounted Attenuator	1.00	LS	\$18,998.18	\$18,998.18
				<b>Total Bid Price:</b>	<b>\$791,895.47</b>

**Notes:**

- P & P Bond Not Included
- ROW Permit Not Included
- There is no re-establishment of vegetation pay item, if required there will be an additional cost.
- This estimate is over 50% asphalt paving, if the work is not released in 60 days there could be a cost increase on the asphalt.

<p><b>ACCEPTED:</b> The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p><b>Buyer:</b> _____</p> <p><b>Signature:</b> _____</p> <p><b>Date of Acceptance:</b> _____</p>	<p><b>CONFIRMED:</b> <b>D&amp;D Contractors Inc</b></p> <p><b>Authorized Signature:</b> _____</p> <p><b>Estimator:</b> _____</p>
---	--

**EXHIBIT G**

**DEVELOPER REQUESTED ROUGH PROPORTIONALITY ANALYSIS 12/16/22**



December 16, 2022

City of New Braunfels  
550 Landa St.  
New Braunfels, TX 78130

**Re: Sunflower Ridge PI2022-0065 – Rough Proportionality Letter**

The intent of this letter is to formally request the City of New Braunfels perform their Rough Proportionality Analysis. Our calculations and assumptions are below.

- Collection Rate in Service Area 3 is \$1,164 per SF Home = Impact Fee of \$346,872
- The adopted max assessable rate in Service Area 3 is \$505/vehicle mile. SF has 4.61 vehicle miles per unit so  $298 \times 505 \times 4.61 = \underline{\$693,759}$ . This is the rough proportionality.

The summary table below outlines the mitigation measures and estimated costs.

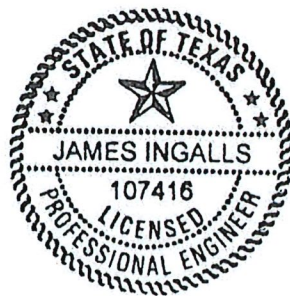
**The total for the roadway improvements is below including contingency.**

Sunflower Ridge Subdivision Roadway Improvements			
Items	Costs	Completed to Date	Remaining
Items	\$791,895.47	\$0.00	\$ 791,895.47
Total	\$ 791,895.47	\$ -	\$ 791,895.47
Contingency		10%	\$ 79,189.55
<b>Total Financial Surety</b>			<b>\$ 871,085.02</b>

Please let me know if you have any questions.

Sincerely,

James Ingalls, P.E.  
Principal



# CASH ESCROW AGREEMENT FOR PUBLIC IMPROVEMENTS

RE: Sunflower Ridge Rdwy Imp. PERMIT NO. PI2022-0065  
(Name of subdivision with unit) (permit number)

**WHEREAS**, this Cash Escrow Agreement (“Agreement”) is for the purpose of authorizing the Owner, which includes a developer, of a subdivision or commercial tract to deposit cash to be held in escrow by the City of New Braunfels (hereinafter referred to as “City”) as payment for required public improvements that will be constructed by the City or its agents at a later date;

**WHEREAS**, the AG Sunflower Ridge LLC, (Owner Name) has undertaken to develop and plat a subdivision or commercial tract within the municipal corporate limits or extraterritorial jurisdiction of the City, as further described as Sunflower Ridge Rdwy Imp. PI2022-0065,  
(Name of subdivision or commercial tract) referred to as the “Development”, with the commercial tract having an address of Orion Drive between FM 1102 & Nebel Street;

**WHEREAS**, the Development is required to construct certain public improvements, such as Install Signal at Orion Dr/ FM1102; 540' NB right-turn lane at Orion / FM1102; 260' WB left-turn lane & taper at Orion/ FM1102; 125' full-width SB right-turn lane at Nebel St/ Orion Dr. (set forth description of public improvements to be constructed) referred to as “designated public improvements”;

**WHEREAS**, such designated public improvements cannot be constructed in conjunction with the Development, but will be constructed by the City or its agents at a later date;

**WHEREAS**, Owner as part of the requirement for the Development will deposit cash money to be held in escrow by the City in an amount to be determined by the City Engineer for designated public improvements which will secure their construction; and

**WHEREAS**, upon the depositing of cash in escrow with the City and in conjunction with the execution of this Agreement, the Owner shall have satisfied the requirement for construction of designated public improvements for the Development.

**NOW THEREFORE**, Owner and the City of New Braunfels agree as follows;

The foregoing whereas clauses are incorporated herein and made part of this Agreement.

Owner hereby deposits the following amount in cash, which amount has been approved by the City Engineer for the construction of the above-described designated public improvements related to the Development.

Amount of escrow deposit with City of New Braunfels: \$425,603.90.  
(Amount)

Owner shall have no further responsibility for construction of the above-described designated public improvements and is not entitled to any refund of such amount unless authorized by the City Council of the City of New Braunfels, Texas.

This Agreement is not effective and the Owner shall not be entitled to the benefit of this Agreement until cash funds have been received into the City's accounts and verified by the City's Chief Financial Officer.

Certified Check or Money order number: \_\_\_\_\_

Date of check: \_\_\_\_\_

Date deposit confirmed: \_\_\_\_\_ Sidewalk Escrow acct 101-000-2100400

OWNER/PRINCIPAL OF SUBDIVISION

By \_\_\_\_\_  
(Signature)

Entity: AG Sunflower Ridge LLC

Name: Richard Byrd

Title: Managing Member

Address: 5960 Berkshire Lane Ste 600  
Dallas TX 75225

Tel. No.: 251-510-1118

Email: Rbyrd@aspengroverrealty.com

\_\_\_\_\_  
Name: J. Frank Onion  
City of New Braunfels Asst. City Attorney

\_\_\_\_\_  
Name: Garry L. Ford, PE, PTOE  
City of New Braunfels Transportation &  
Capital Improvements Dir / City Engineer

\_\_\_\_\_  
Name: Sandy Paulos  
City of New Braunfels Director of Finance

Note: Attach approval memo & cost estimate.

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF \_\_\_\_\_ §

On \_\_\_\_\_, 2025, personally appeared \_\_\_\_\_, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity as Owner of \_\_\_\_\_.

WITNESS my hand and official seal.

Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF COMAL §

On \_\_\_\_\_, 2025, personally appeared Garry L. Ford, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity as City Engineer of the CITY OF NEW BRAUNFELS, TEXAS.

WITNESS my hand and official seal.

Notary Public, State of Texas

STATE OF TEXAS §
COUNTY OF COMAL §

On \_\_\_\_\_, 2025, personally appeared Sandy Paulos, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity as Director of Finance of the CITY OF NEW BRAUNFELS, TEXAS.

WITNESS my hand and official seal.

Notary Public, State of Texas

**EXHIBIT H**  
**FINAL PLATS**





#202506020260

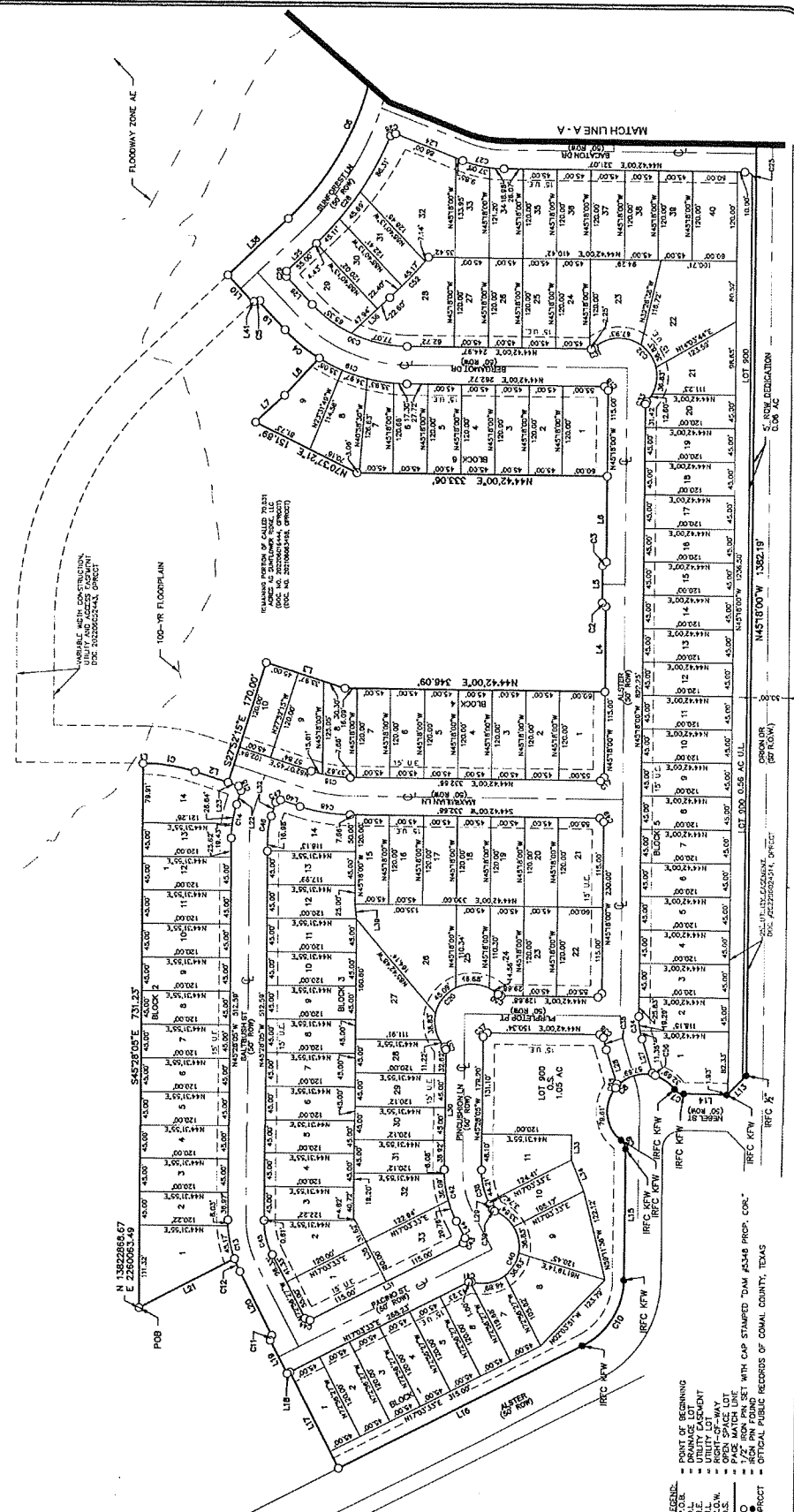
# SUNFLOWER RIDGE SUBDIVISION UNIT 1A

FINAL PLAT ESTABLISHING  
 BEING A 20.314 ACRE TRACT OF LAND SITUATED IN THE ORILLA RUSSELL SURVEY NO. 2, ABSTRACT NO. 450, IN COMAL COUNTY, TEXAS, BEING  
 BRIDGE, LLC, RECORDED IN DOCUMENT NO. 202506010444, OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND A CALLED 2.000  
 ACRE TRACT OF LAND, AS COMPARSED TO AG SUNFLOWER RIDGE, BEING RECORDED IN DOCUMENT NO. 2010606048, OF THE OFFICIAL PUBLIC  
 RECORDS OF COMAL COUNTY, TEXAS.

LINE	LENGTH	BEARING
L41	2.12	N01°19'47"E
L42	130.03	N45°18'00"W
L43	120.03	N45°18'00"W
L44	24.44	N72°50'27"W

LINE	LENGTH	BEARING
L21	145.78	N77°03'37"E
L22	18.37	N27°55'15"W
L23	15.11	N62°07'45"E
L24	95.82	N63°06'48"E
L25	56.57	N01°19'47"E
L26	51.15	N08°46'13"W
L27	47.41	N82°51'03"W
L28	47.68	N45°18'00"W
L29	7.69	N72°56'27"W
L30	161.54	N45°18'00"W
L31	230.00	S17°03'33"W
L32	19.37	N72°52'15"W
L33	33.49	N45°18'00"W
L34	45.29	N07°14'59"W
L35	91.62	N72°56'27"W
L36	70.54	N07°19'47"E
L37	90.34	N63°06'48"E
L38	112.19	N01°19'47"E
L39	20.11	N57°24'10"W
L40	27.73	N82°07'45"E

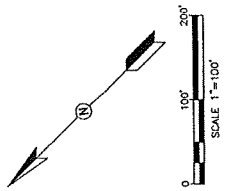
LINE	LENGTH	BEARING
L1	2.72	S42°19'55"W
L2	46.83	S02°07'45"W
L3	111.27	S07°07'45"W
L4	115.00	S45°18'00"E
L5	50.00	S45°18'00"E
L6	115.00	S45°18'00"E
L7	53.12	S01°18'47"W
L8	66.07	S02°28'16"E
L9	51.16	S08°46'13"E
L10	50.00	S89°40'13"E
L11	158.50	S45°18'00"E
L12	170.00	S44°42'56"W
L13	38.54	N02°28'16"E
L14	57.58	N45°18'00"E
L15	178.46	N45°18'00"E
L16	364.73	N70°33'37"E
L17	145.00	S72°56'27"E
L18	4.02	N70°33'37"E
L19	50.00	S72°56'27"E
L20	96.33	S72°56'27"E



**INK**  
 CIVIL  
 1000 W. STATE ST. STE. 100  
 NEWARK, TEXAS 76092  
 P.O. BOX 591212 • TX-0646.COM  
 TEL: 817-251-1111

PREPARED: January 3, 2023

20250628



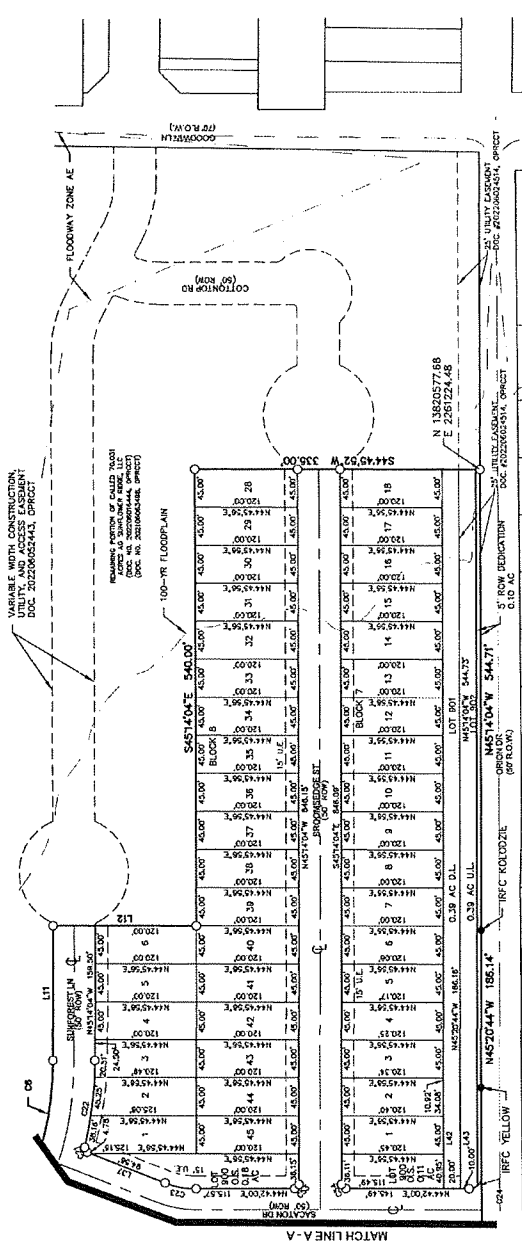
# FINAL PLAT ESTABLISHING SUNFLOWER RIDGE SUBDIVISION UNIT 1A

BEING A 2025.14 ACRE TRACT OF LAND SITUATED IN THE ORLA RUSSELL SURVEY NO. 2, ABSTRACT NO. 485, IN COUNTY COCKERBERRY COUNTY, TEXAS, BEING  
RECORDED IN PUBLIC RECORDS OF COCKERBERRY COUNTY, TEXAS, AT 10:55 AM, APRIL 14, 2025, UNDER RECORD NO. 20250628, AND BEING  
ADDED TO THE PUBLIC RECORDS OF COCKERBERRY COUNTY, TEXAS, AT 10:55 AM, APRIL 14, 2025, UNDER RECORD NO. 20250628, AND BEING  
RECORDED IN PUBLIC RECORDS OF COCKERBERRY COUNTY, TEXAS, AT 10:55 AM, APRIL 14, 2025, UNDER RECORD NO. 20250628.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C41	3.78	5.00	4328.00	1.98	3.69	N35°42'48"E
C42	71.92	150.00	272821	36.67	71.24	N50°17'18"W
C43	7.85	5.00	90700.00	5.00	7.07	N27°46'27"W
C44	7.85	5.00	90700.00	5.00	7.07	S82°03'33"W
C45	47.85	100.00	272821	24.44	47.48	N50°17'16"W
C46	30.71	100.00	173250	15.48	30.58	N35°40'10"W
C47	7.85	5.00	90700.00	5.00	7.07	N17°07'45"E
C48	68.44	225.00	172544	34.48	68.18	N35°24'52"E
C49	7.85	5.00	90700.00	5.00	7.07	S89°42'00"W
C50	3.79	5.00	4323.11	1.99	3.70	N69°23'35"E
C51	3.78	5.00	4329.31	1.99	3.68	N67°08'21"W
C52	74.71	150.00	272821	37.41	74.65	N02°35'51"W
C53	7.85	5.00	8926.04	4.99	7.07	N00°18'02"W
C54	7.85	5.00	90700.00	5.01	7.08	N89°45'58"E
C55	4.99	5.00	5940.33	2.70	4.79	S34°30'48"E
C56	4.99	5.00	5712.42	2.73	4.79	S59°32'38"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C21	7.21	5.00	6239.44	4.40	6.60	N72°33'00"W
C22	104.82	165.00	110037	53.22	103.68	N38°14'40"W
C23	37.17	100.00	2724.48	18.91	37.18	N55°24'24"E
C24	23.58	15.00	80700.00	15.00	21.21	N00°16'00"W
C25	23.58	15.00	80700.00	15.00	21.21	N88°42'00"E
C26	7.79	5.00	8919.22	4.94	7.03	N21°27'07"E
C27	56.05	150.00	2724.48	28.36	55.73	N55°24'24"E
C28	181.54	162.15	244238	82.20	180.13	N10°26'29"W
C29	7.85	5.00	90700.00	5.00	7.07	N43°40'13"W
C30	142.47	175.00	463747	75.42	138.52	N68°00'53"E
C31	3.78	5.00	4329.30	1.98	3.69	N23°01'45"E
C32	154.19	150.00	1764101	172.12	99.86	N95°42'00"E
C33	3.78	5.00	4329.30	1.98	3.69	N23°37'45"W
C34	304.82	160.00	173250	15.44	303.1	N54°04'32"W
C35	16.73	150.00	62327	8.37	16.72	N59°29'10"W
C36	6.88	5.00	783024	4.11	6.35	N81°07'12"E
C37	7.87	5.00	90100.00	5.01	7.08	N00°23'03"W
C38	47.85	100.00	272821	24.44	47.48	N59°12'16"W
C39	3.78	5.00	4329.30	1.98	3.68	N85°23'18"E
C40	154.19	150.00	1764101	172.12	99.86	N02°58'27"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	66.10	225.00	173250	34.83	66.83	S53°18'00"W
C2	7.85	5.00	90700.00	5.00	7.07	S89°42'00"W
C3	7.85	5.00	90700.00	5.00	7.07	S00°16'00"E
C4	58.84	225.00	151144	30.10	58.86	S83°42'40"W
C5	7.85	5.00	90700.00	5.00	7.07	N48°18'47"E
C6	394.26	375.00	463301	161.36	396.44	S24°57'09"E
C7	13.87	15.00	5237.47	7.47	13.38	N70°54'54"E
C8	170.14	150.00	1943803	308.62	99.15	N00°05'14"W
C9	13.81	15.00	524522	7.44	13.37	N72°17'19"W
C10	106.86	101.00	821235	60.94	104.35	N14°02'33"W
C11	7.85	5.00	90700.00	5.00	7.07	S27°58'27"E
C12	18.37	150.00	7100.00	9.37	18.71	S89°21'56"E
C13	53.30	150.00	20719.19	28.38	53.82	N65°37'46"W
C14	46.07	150.00	173250	23.22	45.89	N36°40'10"W
C15	7.85	5.00	90700.00	5.00	7.07	N72°24'17"W
C16	53.33	175.00	172545	28.82	53.03	N57°45'27"E
C17	7.85	5.00	90700.00	5.00	7.07	N00°18'00"W
C18	7.85	5.00	90700.00	5.00	7.07	N89°42'00"E
C19	122.28	225.00	312333	63.25	121.74	N80°23'48"E
C20	154.37	260.00	1783347	184.61	99.86	N00°21'45"W

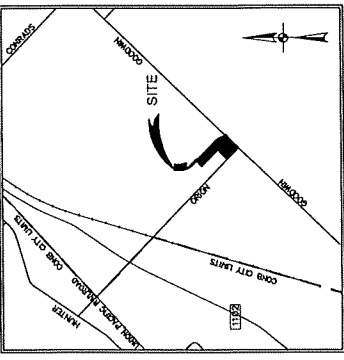


- POINT OF BEGINNING
- UTILITY EASEMENT
- UTILITY LOT
- OPEN SPACE
- OPEN SPACE LOT
- PAGE MATCH LINE
- PREVIOUS EDITION
- BORN PIN FOUND
- PROJECT

# SUNFLOWER RIDGE SUBDIVISION UNIT 1B

BEING 51.59 ACRES OF LAND FROM 100 ACRES OF LAND SITUATED IN THE EB INDUSTRIES, INC SURVEY, DOC. NO. 200228000330, COMAL COUNTY, TEXAS, AND BEING ALL OF A 2.0 ACRE TRACT OF LAND 24 DESCRIBED IN DOC. NO. 201306028616 THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS.

FINAL PLAT ESTABLISHING



LOCATION MAP  
SCALE: 1"=2,000'

### NOTES:

- ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER, SEWER AND ELECTRIC BY NEW BRAUNFELS UTILITIES.
- ALL STREETS ARE PROPOSED TO BE OF A LOCAL TYPE, FUNCTIONAL CLASSIFICATION WITH 30 FOOT RIGHT-OF-WAYS UNLESS NOTED OTHERWISE.
- SEWALK NOTES:  
3.1. SEWALKS SHALL BE CONSTRUCTED BY THE ISSUE BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION, UNLESS OTHERWISE NOTED ON THE PLAT.  
3.2. FOUR (4) FOOT WIDE SEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION, ALONG BLOCK 9 AND COODWIN LN.  
3.3. SEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION, ALONG BLOCK 9 AND COODWIN LN.  
3.4. SEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION, ALONG BLOCK 9 AND COODWIN LN.
- LOT 900 BLOCK 7 AND LOT 902 BLOCK 9 ARE DRAINAGE LOTS. LOT 901 BLOCK 9 BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION. THE SEWER MAINS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION. THEIR SUCCESSORS OR ASSIGNS AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF NEW BRAUNFELS OR COMAL COUNTY.
- THE SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- ALL BEARINGS AND COORDINATES SHOWN HEREIN ARE IN GRID BASED ON THE TEXAS STATE PLAT SYSTEM. DISTANCES SHOWN HEREIN ARE SURFACE USING COMBINED SCALE FACTOR OF 1.00015.
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND MARKERS WILL BE SET WITHIN THE CORNER OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- SUNFLOWER RIDGE SUBDIVISION UNIT 1B, DOES FALL WITHIN THE CITY LIMITS OF THE CITY OF NEW BRAUNFELS.
- THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY RESIDENTIAL.
- SUNFLOWER RIDGE SUBDIVISION UNIT 1B, ESTABLISHING A TOTAL OF 40 LOTS, WITH 38 BEING BUILDABLE.
- THIS SUBDIVISION IS SUBJECT TO THE 2018 CITY OF NEW BRAUNFELS PARK LAND AND RECREATION ORDINANCE. THIS PLAT IS APPROVED FOR 1 DWELLING UNIT PER LOT. THE CITY OF NEW BRAUNFELS WILL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL DWELLING UNITS ARE CONSTRUCTED. THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.
- NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE DRAINAGE EASEMENTS OF ANY LOT. ANY OBSTRUCTIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR REDUCES THE HYDRAULIC CAPACITY OF THE DRAINAGE EASEMENTS SHALL BE REMOVED AT THE OWNER'S EXPENSE. THE CITY ENGINEER, THE CITY OF NEW BRAUNFELS AND GUADALUPE COUNTY SHALL HAVE THE RIGHT TO INSPECT AND VERIFY THE PROPER INSTALLATION OF ALL DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE SUBDIVISION RIDGE SUBDIVISION UNIT 1B TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, BOOK 20 OF \_\_\_\_\_ OF \_\_\_\_\_ COUNTY, TEXAS, AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

DREW A. HAWKER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3349  
1521 W. SHAW, SUITE 105  
NEW BRAUNFELS, TX 78132  
PHONE: 361-4444  
FAX: 361-4444  
WWW.DRAWK.COM

STATE OF TEXAS  
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_

BY \_\_\_\_\_  
REGISTERED COUNTY CLERK OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, DREW A. HAWKER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, BOOK 20 OF \_\_\_\_\_ OF \_\_\_\_\_ COUNTY, TEXAS, AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

DREW A. HAWKER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3349  
1521 W. SHAW, SUITE 105  
NEW BRAUNFELS, TX 78132  
PHONE: 361-4444  
FAX: 361-4444  
WWW.DRAWK.COM



- POINT OF BEGINNING
- PROPERTY CORNER
- UTILITY EASEMENT
- UTILITY LOT
- SEWER MAIN
- SEWER SPACE LOT
- SEWER MANHOLE SET
- SEWER MANHOLE SET WITH CAP STAMPED "DWM #5348 PROP. COR."
- IRON PIN FOUND

- THE ELEVATION OF THE LOWEST FLOOR SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO STORMWATER CONVEYANCE STRUCTURES MUST HAVE A FLOOR SLAB ELEVATION AT LEAST 10 INCHES ABOVE THE FINISHED GRADE. THE FINISHED GRADE ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE A SLOPE OF AT LEAST 1% AWAY FROM ENTERING THE STREET.
- NO STRUCTURES IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER AND SEWER SYSTEM WHICH HAS BEEN APPROVED BY NEW BRAUNFELS UTILITIES.
- MAINTENANCE OF DRAINAGE EASEMENTS ESTABLISHED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION.
- HAZARDOUS ZONE A - SUBDIVISION BOUNDARY HAS BEEN SET BY THE GUADALUPE COUNTY, TEXAS COMMUNITY PANEL NUMBER 48091029909 OR 48091024059, REVISED JANUARY 02, 2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- EACH LOT OWNER SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF THE SEWER SERVICE STUB OUT AND DETERMINING THE MINIMUM SERVICEABLE FINISH FLOOR ELEVATION.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS, AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- NO PORTION OF THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

### NEW BRAUNFELS UTILITIES NOTES:

- MAINTENANCE OF DRAINAGE UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES. ITS USE SHALL BE LIMITED TO THE PURPOSES AND CONDITIONS SET FORTH IN THE EASEMENT. 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 DEPENDING UPON LOCATION OF DWELLING AND SERVICE. THIS EASEMENT SHALL 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 OWNERS/DEVELOPERS EXPENSE.
- DO NOT COMBINE ANY NEW UTILITY EASEMENTS (U.E.) WITH DRAINAGE EASEMENTS (D.E.) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (U.E.) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.

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

CHAIRMAN \_\_\_\_\_

APPROVED FOR ACCEPTANCE \_\_\_\_\_

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

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

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

STATE OF TEXAS  
COUNTY OF COMAL

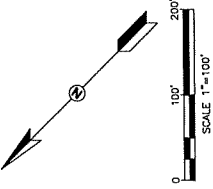
DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, BOOK 20 OF \_\_\_\_\_ OF \_\_\_\_\_ COUNTY, TEXAS, AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

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

# SUNFLOWER RIDGE SUBDIVISION UNIT 1B

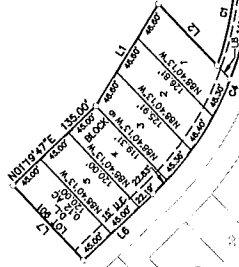
FINAL PLAT ESTABLISHING  
 BEING 5.159 ACRES OF LAND SITUATED IN THE EB INDUSTRIES, INC SURVEY, DOC. NO. 202006000300, COMAL COUNTY, TEXAS, AND BEING ALL OF A 2.6 ACRE TRACT OF LAND AS DESCRIBED IN DOC. NO. 201306029676 THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS.

SCALE 1"=100'



REMANINDER OF 9.983 ACRES  
 CHESTNUT HOMES, LLC  
 201906000088A, DISTRICT

REMANINDER OF 9.983 ACRES  
 CHESTNUT HOMES, LLC  
 (DOC. NO. 202006000444,  
 DISTRICT)



LINE	LENGTH	BEARING
L1	136.79	N134°42'42"W
L2	99.27	S80°40'13"E
L3	20.00	N44°45'56"E
L4	97.93	N17°04'41"W
L5	40.64	N45°14'04"W
L6	112.19	S01°19'47"W
L7	120.00	N89°40'13"W
L8	22.18	N89°40'13"W
L9	20.00	N45°14'04"W
L10	21.86	N17°04'41"W
L11	15.21	N17°04'41"W
L12	39.53	N45°14'04"W
L13	63.84	N83°33'37"E

CURVE LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	124.87	355.00'	201°11'	63.14	N35°06'59"W
C2	73.71	150.00'	289°24'	37.62	N31°09'23"W
C3	48.14	100.00'	289°23'	25.08	N31°09'23"W
C4	204.76	375.00'	46°33'51"	161.36	S21°37'09"E
C5	48.16	88.41'	283°12'	25.10	N31°09'23"W
C6	72.4	5.00'	82°34'49"	4.42	N24°22'43"E
C7	6.87	5.00'	101°36'46"	6.13	N67°53'01"W
C8	73.71	150.00'	289°23'	37.62	N31°09'23"W
C9	55.16	100.00'	210°41'32"	27.90	N45°18'02"E
C10	28.88	100.00'	163°24'02"	14.54	N45°18'02"E
C11	3.78	5.00'	42°20'30"	3.99	N23°05'41"E
C12	7.85	5.00'	90°00'00"	5.00	N89°45'56"E
C13	154.18	30.00'	178°41'01"	172.12	N89°45'56"E
C14	3.78	5.00'	42°20'30"	3.99	N23°05'41"W

- LEGEND:
- = UTILITY EASEMENT
  - = UTILITY LOT
  - = UTILITY LOT
  - = RIGHT-OF-WAY
  - = PAGE MATCH LINE
  - = 1/2" IRON PIN SET WITH CAP STAMPED "DAM #5346 PROP. COR."
  - = IRON PIN YOUNG



2021 W 54th STE 105  
 NEW BRUNSWICK, TX 76132  
 PH: 817-251-1111  
 TBS# FIRM F-1355

**EXHIBIT I**

**ENGINEER DESIGN AND COST OFFSITE TXDOT ROADWAY WORK 8/10/23**



February 19, 2025

Engineering Department  
City of New Braunfels  
550 Landa Street  
New Braunfels, TX 78130

RE: Sunflower Ridge Subdivision – Traffic Impact Development Agreement (Exhibit I)

This letter is to provide details and confirmation of the cost AG Sunflower Ridge LLC paid to INK Civil for design, survey, and environmental site assessment for traffic impact mitigations for the Sunflower Ridge Subdivision. The costs of these services are outlined below:

- Design - \$42,000
- Survey - \$6,800
- Environmental Site Assessment – TxDOT EPIC Criteria - \$2,500
- Total - \$51,300

If you need additional information or have any questions, please do not hesitate to contact me or my firm.

Sincerely,



James Ingalls, P.E.

**Experienced Engineers Trusted to Develop Your Vision.**  
**DEDICATION | INNOVATION | GROWTH**

2021 State Hwy 46 W, Suite 105, New Braunfels, TX 78132 | ink-civil.com 830.358.7127



2021 SH 46W., Ste 105  
New Braunfels, TX 78132  
(830) 832- 7127

Date
8/10/2023
Invoice #
INK-3308

Bill To

Project
Goodwin 69ac Tract Unit 1 and 2
Total

Description
Engineering and Professional Services for the Goodwin 69ac Tract Unit 1 and 2 Project. The invoice and project are 73% complete.

Please remit payments to INK Civil.	<b>Balance Due</b>	
Approved by: <i>Jennifer Harrison</i>		





Goodwin 69ac Tract Unit 1 and 2  
08/10/2023 (INK-3308)

	TASK	FEE	Percent Complete	Completed to Date	Prev Inv Amt	Amount Due this Inv
Planning Phase	Rezoning		100.00%			
	Rezoning		100.00%			
	Master Plan		100.00%			
	Traffic Impact Analysis - Level 1 TIA		100.00%			
	Traffic Impact Analysis - Level 1 TIA-Update to Single Family		100.00%			
	Additional TIA Scope		100.00%			
	FEMA Floodplain Study - Prelim Engineering Report		100.00%			
	Boundary Survey		100.00%			
	Topographic Survey		100.00%			
	Design Phase - Unit 1	Subdivision Design (Plats, Reports, Construction Plans)		100.00%		
Construction Admin (Coord, Plan of Record, etc)			100.00%			
Unit 1 Construction Phase Services Budgetary	Street CL Staking		0.00%			
	Front Lot Staking for Utilities		29.82%			
	Construction Utility Easement for Plat		100.00%			
	Setting Final Pins		0.00%			
	Pedestrian Access Easement		100.00%			
	Subs (Budgetary VI)	Geotechnical Engineering - Unit 1 and 2 (Pavement Design)		0.00%		
Design Phase - Unit 2	FEMA Floodplain Study and Permitting		75.00%			
	FEMA LOMR - Asbuilt Survey		0.00%			
	Subdivision Design (Plats, Reports, Construction Plans)		49.15%			
	Construction Admin (Coord, Plan of Record, etc)		0.00%			
Unit 2 Construction Phase Services Budgetary	Street CL Staking		0.00%			
	Front Lot Staking for Utilities		0.00%			
	Setting Final Pins		0.00%			
			0.00%			
TXDOT Additional Services	Design	\$42,000.00	100.00%	\$42,000.00	\$39,900.00	\$2,100.00
	Survey	\$6,800.00	100.00%	\$6,800.00	\$6,800.00	\$0.00
	SWCA-USACE Permitting		100.00%			
	Environmental Site Assessment-TxDOT EPIC Criteria	\$2,500.00	100.00%	\$2,500.00	\$2,500.00	\$0.00
	TxDOT Permitting Coordination (T&M)	\$9,500.00	0.00%	\$0.00	\$0.00	\$0.00
	Total Professional Fee		73.17%			