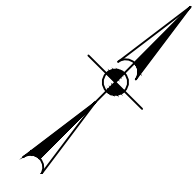
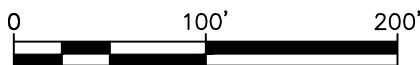


LOCATION MAP
N.T.S.



SCALE: 1"=100'



STATE OF TEXAS
COUNTY OF COMAL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS MESQUITE BUSINESS PARK, 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.

MESQUITE BUSINESS PARK, LLC.

ROGER R. TUTTLE, GENERAL PARTNER
1661 SOUTH SEGUIN AVE.
NEW BRAUNFELS, TX 78130

STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
THIS ____ DAY OF ____, 2017,

BY _____

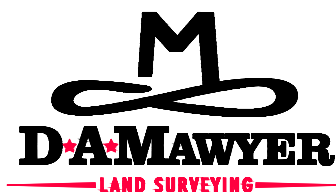
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: _____

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, DREW A. MAWYER, 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.

DREW A. MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348
D.A. MAWYER LAND SURVEYING
2700 ROLLING CREEK, SPRING BRANCH, TX 78070

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	33.64'	40.00'	48°11'23"	17.89'	32.66'	S68°58'35"E
C2	211.44'	65.00'	186°22'46"	1166.38'	129.80'	S00°07'06"W
C3	33.64'	40.00'	48°11'23"	17.89'	32.66'	N69°12'47"E
C4	33.64'	40.00'	48°11'23"	17.89'	32.66'	S21°01'25"W
C5	211.44'	65.00'	186°22'32"	1167.07'	129.80'	N89°53'01"W
C6	33.67'	40.00'	48°13'18"	17.90'	32.68'	N20°48'24"W
C7	62.83'	40.00'	90°00'00"	40.00'	56.57'	N89°52'54"W
C8	62.83'	40.00'	90°00'00"	40.00'	56.57'	S00°07'06"W



5151 W. SH 46
NEW BRAUNFELS, TX 78132
PH: 210.325.0858
drawn@dam-ls.com
fpm 6/10/1500

DATE: MAY 2017 JOB P&M101

LEGEND:

- P.O.B. = POINT OF BEGINNING
U.E. = UTILITY EASEMENT
R.O.W. = RIGHT-OF-WAY
○ = 1/2" IRON PIN SET
● = IRON PIN FOUND

MESQUITE BUSINESS PARK

FINAL PLAT

BEING 31.461 ACRES OF OUT OF THE A. M. ESNAURIZAR ELEVEN LEAGUE GRANT, ABSTRACT NO. 1, COMAL COUNTY, TEXAS, AND BEING ALL OF A 31.461 ACRES OF LAND DESCRIBED IN DOCUMENT NO. 201706025925, OFFICIAL RECORDS OF COMAL COUNTY, TEXAS.



NOTES:

- LOTS 1-22 WITHIN THE SUBDIVISION WILL BE PROVIDED WATER BY CRYSTAL CLEAR SPECIAL UTILITY DISTRICT, SEWER BY OFF SITE SEWER FACILITY (OSSF), AND ELECTRIC BY PEDERNALES ELECTRIC COOPERATIVE. TELEPHONE SERVICE FOR THE SUBDIVISION WILL BE PROVIDED BY AT&T.
- BEARINGS AND DISTANCES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983. DISTANCES SHOWN ARE STATE PLANE GRID. TO CONVERT DISTANCES ON THE PLAT TO ON-THE-GROUND DISTANCES MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00017.
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH PLASTIC CAP STAMPED "DAM #5348 PROP. COR." IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE EXISTING SPECIAL FLOOD HAZARD ZONE A, 100-YEAR FLOOD BOUNDARY, AS DEFINED BY THE COMAL COUNTY, TEXAS COMMUNITY PANEL NUMBER 48091C0295F AND 48091C0460F, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE SEPTEMBER 2, 2009.
- MESQUITE BUSINESS PARK, FALLS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF NEW BRAUNFELS.
- THE SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- MESQUITE BUSINESS PARK ESTABLISHING A TOTAL OF 22 BUILDABLE LOTS.
- NO STRUCTURES IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER AND OSSF WHICH HAS BEEN APPROVED BY CRYSTAL CLEAR SPECIAL UTILITY DISTRICT AND COMAL COUNTY.
- MAINTENANCE OF DRAINAGE LOTS DESIGNATED AS LOTS 23 AND 24 SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION.
- LOTS 23 AND 24 ARE UNBUILDABLE LOTS.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE 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 ENGINEER AND DIRECTOR OF THE PUBLIC WORKS. THE CITY OF NEW BRAUNFELS 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.
- NO DIRECT ACCESS IS PERMITTED TO LOTS 1, 14, 15, 22 AND 23 FROM FM 1101.
- COMMERCIAL AND NON-RESIDENTIAL SUBDIVISIONS ARE NOT SUBJECT TO THE NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. AT SUCH TIME ANY RESIDENTIAL DWELLING UNITS ARE CONSTRUCTED, THE OWNER/DEVELOPER SHALL NOTIFY THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.

TXDOT NOTES:

- 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.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES, OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT, WILL NOT ENCRDACH BY STRUCTURE OR GRADING INTO STATE ROW. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW WILL NOT BE ALLOWED.
- 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 2 ACCESS POINT, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 988.25 FEET.
- 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 AS DIRECTED BY TXDOT.
- 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

APPROVED THIS THE ____ DAY OF ____, 2017, BY THE
PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

PLANNING COMMISSION CHAIRMAN

APPROVED FOR ACCEPTANCE

____ DATE _____ DIRECTOR OF PLANNING

____ DATE _____ CITY ENGINEER

STATE OF TEXAS
COUNTY OF COMAL

I, _____ DO HEREBY CERTIFY THAT THE FOREGOING
INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS,
DOC# _____ OF COMAL COUNTY ON THE ____ DAY
OF ____, 2017, AT ____ M.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE ____ DAY
OF ____, 2017.

COUNTY CLERK, COMAL COUNTY, TEXAS

DEPUTY