



BEING LOT 4, BLOCK 12C, VERAMENDI PRECINCT 15A, NEIGHBORHOOD CENTER  
PREVIOUSLY RECORDED IN DOCUMENT NO. 20206000979, MAP AND PLAT RECORDS,  
COMAL COUNTY, TEXAS.

1. MAINTENANCE OF DEDICATED 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 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 IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE CITY OF NEW BRAUNFELS OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.

2. UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE DWELLING ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING AND SERVICE.
3. UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
4. EACH TRACT IS SUBJECT TO FLOATING GUY WIRE EASEMENTS/S AND ITS DIMENSIONS SHALL BE DETERMINED BY THE NEED OF THE UTILITIES.
5. 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 BRAINFIELD UTILITIES.
6. NBU IS NOT RESPONSIBLE FOR DAMAGES TO PROPERTY IMPROVEMENTS (E.G. LANDSCAPING, TREES, PAVEMENT, SIGNS, DRAINAGE STRUCTURES, PRIVATE UTILITIES, ETC.) THAT ARE PLACED IN ANY TYPE OF UTILITY EASEMENT. ANY DAMAGE TO PROPERTY MUST BE REPAIRED BY THE UTILITY INFRASTRUCTURE IN THE EASEMENT, ALL SUCH IMPROVEMENTS PLACED IN ANY TYPE OF UTILITY EASEMENT MUST BE REVIEWED AND APPROVED THROUGH THE NBU EASEMENT ENGAGEMENT PROCESS. NBU DEVELOPMENT SERVICES FACILITATES THE EASEMENT ENGAGEMENT AND APPROVAL PROCESS.

1. TEN (10) FOOT WIDE SHARED USE PATH WILL BE CONSTRUCTED BY THE DEVELOPER AT THE TIME OF BUILDING CONSTRUCTION CONTINGENT ONLY ON THE CITY'S APPROVAL OF CONSTRUCTION PLANS FOR ON-STREET PARKING IN THE SAME LOCATION ALONG:  
A. GENEVA ST - LOTS 1-3, BLOCK 12C

2. SIX (6) FOOT WIDE SIDEWALK ARE EXISTING ALONG OAK RUN PARKWAY.
3. FOUR (4) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG:
  - A. COWAN DR - LOT 1, BLOCK 12C

1 DRAINAGE EASEMENTS SHALL "REMAIN FREE OF ALL OBSTRUCTIONS."

2. MAINTENANCE OF DRAINAGE EASEMENT SHOWN OUTSIDE OF LOT LINES SHALL BE THE SOLE RESPONSIBILITY OF THE VERAMENDI DEVELOPMENT COMPANY.
3. 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 DECREASE THE DRAINAGE CAPACITY OF THE DRAINAGE EASEMENTS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRAUNFELS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S 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.

I, THE UNDERSIGNED DOROTHY J. TAYLOR, 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 THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

DOROTHY J. TAYLOR  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295  
290 S. CASTELL AVE., STE. 100, NEW BRAUNFELS, TEXAS 78130

**HMT**  
ENGINEERING & SURVEYING

290 S. CASTELL AVE., STE. 100  
NEW BRAUNFELS, TX 78130  
TBPE FIRM F-10961  
TBPLS FIRM 10153600

BEING A REPLAT OF LOT 4, BLOCK 12C, NEW BRAUNFELS, TEXAS AS RECORDED  
IN DOCUMENT NO. 202006000979, MAP AND PLAT RECORDS, COMAL COUNTY,  
TEXAS.

THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE LOT 4 INTO 3 SEPARATE LOTS.

1. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983, GRID. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.00014.

2. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS SHALL BE SET IN THE MANNER OF THE "CAP STAMPED "HMT" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
3. THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
4. THIS SUBDIVISION IS WITHIN THE EXTRAJURISDICTIONAL JURISDICTION OF THE LIMITS OF THE CITY OF NEW BRAUNFELS, TEXAS.
5. THIS SUBDIVISION IS WITHIN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.
6. THIS PLAT IS SUBJECT TO THE REQUIREMENTS AND REGULATIONS OF THE TEXAS RAINFALL RATEMENT AGREEMENT (VERAMEND), RECORDED AS DOCUMENT NO. 201506029547, OFFICIAL PUBLIC RECORD, COMAL COUNTY, TEXAS AND THEREAFTER.
7. THE ELEVATION OF THE LOWEST FLOOR OF A STRUCTURE SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DRAIN TO THE STORMWATER DRAINAGE SYSTEM. STRUCTURES ADJACENT TO FOOTWALK CONVEYANCE STRUCTURES SHALL HAVE FLOORS AT LEAST 18 INCHES ABOVE THE FINISHED GRADE. PROJECTIONS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOOD ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES SHALL BE SLOPED TO DRAIN TO THE STREET. ALL ROADS SHALL BE SLOPED TO CROSS GRADE PREVENTING RUNOFF FROM ENTERING THE GARAGE AND SHALL PREVENT WATER FROM LEAVING THE STREET.
8. THIS PLAT IS UNDER THE NEIGHBORHOOD CENTER PLANNING AREA.
9. STANDARDS FOR PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE DOWNSHILL SIDE OF THE EDWARDS AQUIFER ZONE STANDARD A300 PLANTING AND TRANSPLANTING NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
10. NO BUILDING SHALL BE SITED WITHIN THE EXTENT OF A SENSITIVE FEATURE OR ASSOCIATED BUFFER ZONE. A BUILDING ENVELOPE CONTAINS A HIGH VALUE TREE. A BUILDING ENVELOPE SHALL NOT BE 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.
11. LOTS TO BE HELD IN COMMON PROPERTY BY A HOMEOWNERS' OR PROPERTY OWNERS' ASSOCIATION SHALL BE SHOWN IN THE PLAT AS A SEPARATE LOT.
12. 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 BOARD OF DIRECTORS.
13. FUTURE PLATS WILL COMPLY WITH LOCATION AND AMENITY STANDARDS FOR WALKS AS SHOWN IN THE SECTOR PLAN.

STATE OF TEXAS  
COUNTY OF COMAL

I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS VERAMENDI PRECINCT 15A, NEIGHBORHOOD CENTER, A SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: \_\_\_\_\_ DATE: \_\_\_\_\_

VERAMENDI PE - BRISBANE, LLC  
387 W. MILL STREET, SUITE 108  
NEW BRAUNFELS, TEXAS 78130

STATE OF TEXAS  
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY  
APPEARED \_\_\_\_\_ 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 \_\_\_\_\_, 20\_\_\_\_.

14. 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.

15. SHOULD ANY TREE DESIRED FOR RETENTION IN AN APPROVED TREE PROTECTION PLAN DIE PRIOR TO, OR WITHIN 12 MONTHS OF, THE END OF THE CONSTRUCTION PERIOD, THE CONTRACTOR SHALL REPLACE THE DEAD TREE WITH A REPLACEMENT TREE/S EQUAL TO THE TOTAL CALIBER INCHES OF THE DEAD TREE. NO GRADING OR EXCAVATION SHALL BE ALLOWED TO TAKE PLACE UNTIL THE TREE/S IDENTIFIED IN THE ROOT PROTECTION ZONE DURING CONSTRUCTION HAS BEEN REPLACED. THE CONTRACTOR SHALL OBTAIN THE SUPERVISION OF A CERTIFIED ARBORIST.
16. DURING CONSTRUCTION, THE CLEANING OF EQUIPMENT OR MATERIALS AND/OR THE DISPOSAL OF ANY WASTE MATERIAL, INCLUDING, BUT NOT LIMITED TO PAINT, OIL, GREASE, SOLID WASTE, ASPHALT, MORTAR, ETC., UNDER THE CANOPY OR DRIP LINE OF ANY HIGH VALUE TREE SHALL BE PROHIBITED. NO GRADING, TRENCHING OR EXCAVATION SHALL BE ALLOWED TO TAKE PLACE UNTIL THE TREE/S IDENTIFIED IN THE ROOT PROTECTION ZONE, ALL WORK SHALL BE PERFORMED WITHIN THE ROOT PROTECTION ZONE. NO NAILING, DRILLING, OR ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY HIGH VALUE TREE.
17. ROADS, FACILITIES, STRUCTURES AND IMPROVEMENTS SUCH AS SIDEWALKS, PATHS, TRAILS, TRAILHEADS, PARK IDENTIFICATION AND WAY FINDING SIGNAGE, SEATING, PICNIC TABLES, DRINKING FOUNTAINS, DRINKING FOUNTAIN SHELTERS, BENCHES, PET WASTE RECEPTACLES, SHADE STRUCTURES, OUTLOOKS RETAINING WALLS, UTILITY STRUCTURES, AND SIGNAGE SHALL BE PROTECTED. WATER QUALITY AND MEASURES AND SIGNAGE ARE PERMITTED WITHIN THE GREEN RIBBON. ALL OTHER DEVELOPMENT SHALL BE PROHIBITED WITHIN THE GREEN RIBBON.
18. LOT 6 IS FOR WATER QUALITY, DRAINAGE, LANDSCAPING, UTILITY AND PEDESTRIAN ACCESS. THIS LOT SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER, ITS SUCCESSORS AND

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 15A, NEIGHBORHOOD CENTER SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: \_\_\_\_\_ DATE: \_\_\_\_\_

COMAL COUNTY WCID 1A  
14755 PRESTON ROAD, SUITE 600  
DALLAS, TEXAS 75254

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

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY  
APPEARED \_\_\_\_\_ 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\_\_.



1. 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 NUMBER 48091C0435F, EFFECTIVE DATE SEPTEMBER 2, 2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

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

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

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CHAIRMAN

APPROVED FOR ACCEPTANCE

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

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

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

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 \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

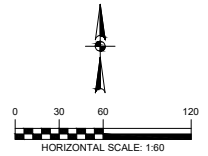
COUNTY CLERK, COMAL COUNTY, TEXAS

DEPUTY

# FINAL PLAT OF VERAMENDI PRECINCT 15A, NEIGHBORHOOD CENTER ESTABLISHING VERAMENDI PRECINCT 15A, NEIGHBORHOOD CENTER, BLOCK 12C, LOTS 4R-1, 4R-2, AND 4R-3

BEING A REPLAT OF LOT 4, BLOCK 12C, NEW BRAUNFELS, TEXAS AS RECORDED  
IN DOCUMENT NO. 202006000979, MAP AND PLAT RECORDS, COMAL COUNTY,  
TEXAS.

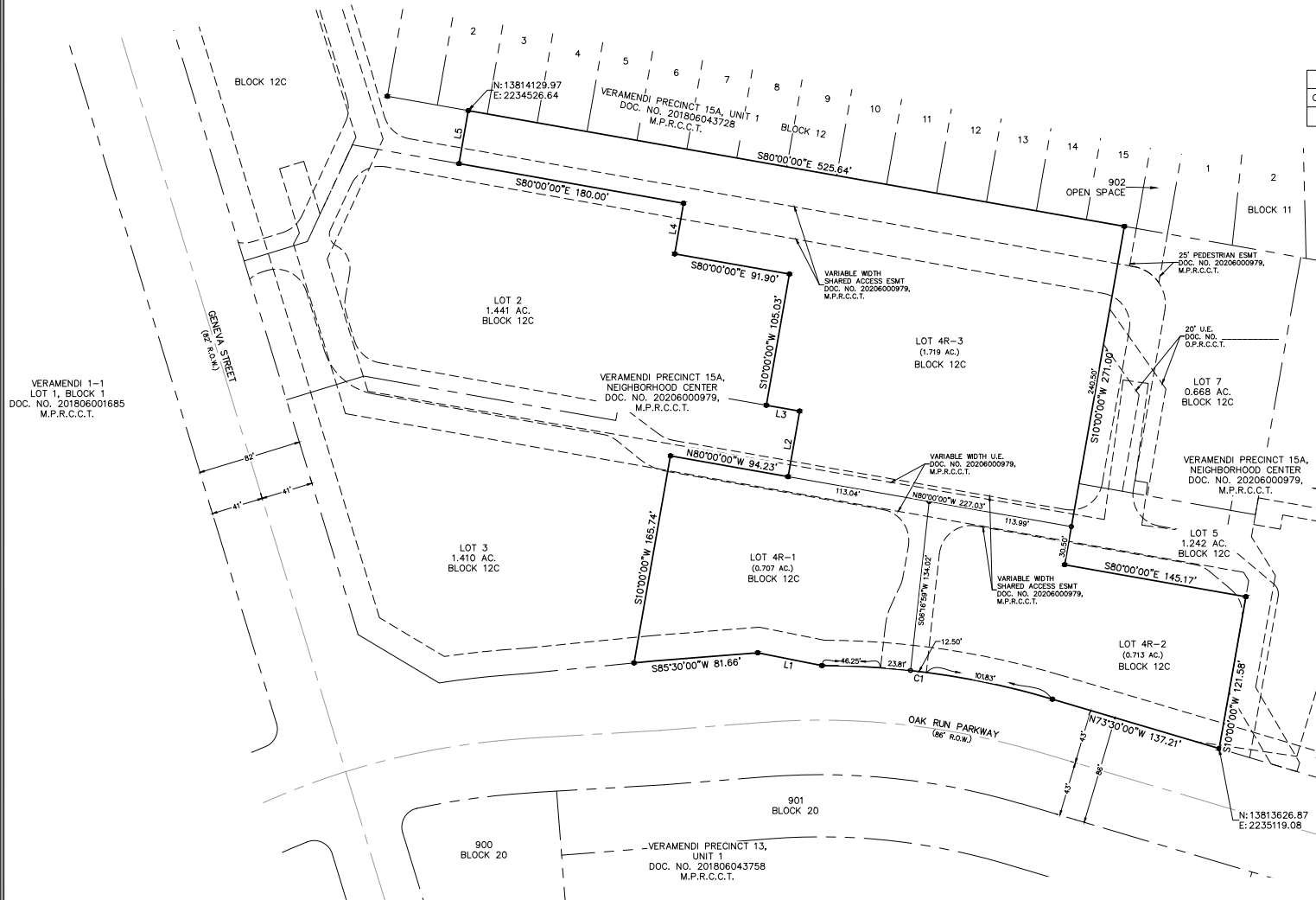
THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE LOT 4 INTO 3 SEPARATE LOTS.



**LEGEND:**  
 ● = FND 1/2" IRON PIN W/  
 PLASTIC CAP STAMPED "HMT"  
 (UNLESS NOTED OTHERWISE)  
 ○ = SET 1/2" IRON PIN W/  
 PLASTIC CAP STAMPED "HMT"  
 U.E. = UTILITY EASEMENT  
 D.E. = DRAINAGE EASEMENT  
 R.O.W. = RIGHT-OF-WAY  
 M.P.R.C.C.T. = MAP AND PLAT RECORDS,  
 COMAL COUNTY, TEXAS  
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS,  
 COMAL COUNTY, TEXAS

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	184.39'	643.00'	016°25'50"	92.83'	183.76'	N81°42'55"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	51.64'	N78°43'05"W
L2	52.47'	S10°00'00"W
L3	26.70'	N80°00'00"W
L4	40.50'	S10°00'00"W
L5	42.50'	N10°00'00"E



PLAT PREPARED SEPTEMBER 7, 2021



290 S. CASTELL AVE., STE. 100  
 NEW BRAUNFELS, TX 78130  
 TBPE FIRM F-10961  
 TBPLS FIRM 10153600