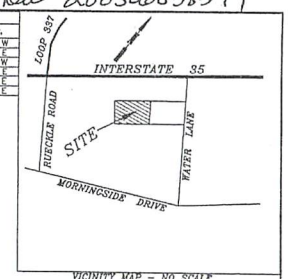
Doc# 200506038371

NOTES:

1. Plat prepared June 26, 2004, revised July 20, 2004, revised January 7, 2005. Revised June 16, 2005 – 15' U.E. on Lot 12, revised June 27, 2005–lot no's.
2. 1/2" iron pins set at all lot corners, angle points, and points of curvature, unless otherwise noted.
3. Contour lines shown hereon were scaled from and interpolated off of an aerial topographic map prepared by Landata.
4. This property does not lie over the Recharge Zone of the Edwards Aquifer.
5. This property lies in the Comal Independent School District.
6. Reference Bearing – S 51°11'00" W
7. According to the FIRM Flood Insurance Rate Map, Community–Panel #485493 0005 D, Map Revised May 15, 1991, this tract does not lie in Zone A, it lies in Zone C.
8. This property is served by the following:
   Electric – New Braunfels Utilities
   Telephone – SBC
   Water – New Braunfels Utilities
   Sewer – New Braunfels Utilities
   Gas – Centerpoint Energy
9. P.O.B. = Point of Beginning
   B.L. = Building Setback Line
   U.E. = Utility Easement
   D.E. = Drainage Easement
10. Lot 23 is hereby reserved as a Private Street, Common Area and Utility Easement all subject to the jurisdiction, control and maintenance by the Home Owners Association (the "HOA"). The City of New Braunfels has no maintenance responsibility for Lot 23.
11. Lot 16 is hereby reserved as a Common Area & Utility Easement. Lot 16 is subject to the jurisdiction, control and maintenance by the HOA. The City of New Braunfels has no maintenance responsibility for this Lot. Lot 16 is a non–buildable lot.
12. A four foot wide sidewalk shall be constructed adjacent to the curb along Douglas Fir Dr. by the home builder at the time of building construction and comply with the City of New Braunfels Ordinance No. 114–96.
13. Drainage easements shall remain free from all obstructions.
14. Maintenance of drainage easements designated within a lot shall be the responsibility of the Property Owner.

CURVE DATA

Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
C1	225.00'	19.29'	38.49'	9°48'02"	38.44'	S 59°55'25" W
C2	175.00'	20.93'	41.66'	13°38'26"	41.56'	N 58°00'13" E
C3	10.00'	2.11'	4.16'	23°51'01"	4.13'	S 39°18'29" W
C4	10.00'	7.73'	13.16'	75°24'09"	12.23'	N 88°53'00" E
C5	225.00'	26.91'	53.57'	13°38'26"	53.44'	N 58°00'13" E
C6	10.00'	11.98'	17.50'	100°17'34"	15.35'	N 14°40'39" E



VICINITY MAP – NO SCALE

S. CRAIG HOLLMIG, INC.
410 N. SEGUIN STREET
NEW BRAUNFELS, TEXAS 78130
(830) 625–8555

SCALE: 1"=100'
COMAL PROPERTIES, INC.
8.1 ACRES (115/191)
SALVADOR GONZALES
22.02 ACRES
(112/465)
YOGI BEAR'S JELLYSTONE PARK
(7/191)
BLOCK –5–
16
COMMON AREA
DRAINAGE AND UTILITY EASEMENT
3106
LOTS 23
PRIVATE STREET
COMMON AREA
UTILITY EASEMENT
DOUGLAS FIR DR.
(60' R.O.W.)
LODEPOLE LN.
(60' R.O.W.)
EVERGREEN VILLAGE UNIT ONE
(NOT OF RECORD)
REMAINDER OF
LOT 41.B
BLOCK –6–
BLOCK –1–
P.O.B.
PINE VALLEY DRIVE
(60' R.O.W.)
EVERGREEN VILLAGE UNIT TWO
(13/856)
N 51°08'54"E 530.00'
S 51°11'00"W 359.92'
S 51°15'54"W 129.57'
S 51°03'54"W 90.05'
N 35°59'58"W 443.76'
N 54°31'52"E 9.97'
S 53°30'56"E 66.47'
N 64°49'26"E
S 39°51'06"E 199.52'
N 51°06'54"E 389.42'
S 39°51'06"E 250.00'
S 39°49'00"E 125.58'
S 39°49'00"E 125.37'
S 39°49'00"E 106.49'
S 39°49'00"E 106.82'
S 39°49'00"E 106.82'
S 39°49'00"E 106.49'
S 39°49'00"E 106.37'
N 35°59'31"W 116.34'
N 51°08'54"E 98.38'
S 51°20'12"E 75.03'
N 51°08'54"E 113.55'
N 51°06'54"E 115.05'
N 51°06'54"E 130.00'
S 51°11'00"W 310.05'
S 51°11'00"W 343.85'
S 51°11'00"W 134.00'
S 51°11'00"W 134.00'
S 51°11'00"W 169.90'
S 51°11'00"W 90.05'
S 51°11'00"W 74.99'
S 51°11'00"W 56.02'
S 51°11'00"W 75.32'
S 51°11'00"W 75.45'
S 51°11'00"W 104.55'
S 51°11'00"W 131.00'
S 51°11'00"W 130.00'
S 51°11'00"W 161.10'
S 51°11'00"W 115.05'
S 51°11'00"W 150.00'
S 51°11'00"W 380.00'
S 51°11'00"W 104.55'
S 51°11'00"W 98.32'
S 51°11'00"W 41.70'
S 51°11'00"W 194.40'
S 51°11'00"W 201.48'
S 51°11'00"W 19.79'
S 51°11'00"W 60.00'
S 51°11'00"W 50.23'
S 51°11'00"W 51.34'
S 51°11'00"W 78.78'
S 51°11'00"W 12.67'
S 51°11'00"W 9.50'
S 51°11'00"W 12.78'
S 51°11'00"W 13.34'
S 51°11'00"W 10.00'
S 51°11'00"W 20.00'
S 51°11'00"W 25.00'
S 51°11'00"W 30.00'
S 51°11'00"W 40.00'
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S 51°11'00"W 110.00'
S 51°11'00"W 120.00'
S 51°11'00"W 130.00'
S 51°11'00"W 140.00'
S 51°11'00"W 150.00'
S 51°11'00"W