#201606044058

LOCATION MAP

NOT TO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N57°53'49"W	343.00'
L2	N24°58'39"W	55.18'
L3	N57°51'36"W	415.00'
L4	N49°11'50"E	258.65'
L5	N86°02'25"E	31.86'
L6	N65°39'20"E	33.85'
L7	N63°08'02"E	68.89'
L8	N74°09'44"E	65.44'
L9	N75°26'58"E	64.06'
L10	S82°42'52"E	91.39'
L11	N27°25'54"E	59.53'
L12	S87°29'27"E	16.43'
L13	S79°35'10"E	53.12'
L14	S75°49'29"E	16.05'
L15	S82°38'40"E	104.41'
L16	S75°48'40"E	115.30'
L17	S07°13'25"E	161.57'
L18	S00°20'34"W	73.00'

LINE TABLE		
LINE	BEARING	LENGTH
L19	S16°09'50"E	63.61'
L20	N49°11'59"E	197.98'
L21	S62°42'52"E	105.84'
L22	S75°26'58"W	61.85'
L23	S74°09'44"W	65.65'
L24	S63°08'02"W	69.04'
L25	S65°39'20"W	33.47'
L26	S85°02'25"W	28.76'
L27	N27°25'54"E	23.84'
L28	S82°38'40"E	72.54'
L29	N75°49'29"W	7.57'
L30	N79°35'10"W	53.32'
L31	N87°29'27"W	15.64'

LEGEND

- ELEC. = ELECTRIC
- ESM'T. = EASEMENT
- O.R.C.C. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY
- M.P.C.C. = MAP AND PLAT RECORDS OF COMAL COUNTY
- F.D. = FOUND 1/2" IRON ROD
- 7140 = EXISTING CONTOURS
- = BOUNDARY
- = OVERHEAD ELECTRIC
- UFO — UFB = UNDERGROUND FIBER OPTICS
- = EASEMENTS
- = STREET CENTERLINE
- = 25' BUILDING SETBACK
- = FLOODPLAIN

SURVEY NOTES:

1. 1/2" IRON RODS WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET AT CORNERS UNLESS OTHERWISE NOTED.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORS BASE STATION P061.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

SCHOOL DISTRICT
THE PROPERTY IS LOCATED IN THE COMAL INDEPENDENT SCHOOL DISTRICT.

UTILITY PROVIDERS

WATER SERVICE PROVIDER:
NEW BRAUNFELS UTILITIES
P.O. BOX 310289
NEW BRAUNFELS, TX 78131
(830) 629-8400

ELECTRIC SERVICE PROVIDER:
NEW BRAUNFELS UTILITIES
P.O. BOX 310289
NEW BRAUNFELS, TX 78131
(830) 629-8400

SEWER SERVICE PROVIDER:
NEW BRAUNFELS UTILITIES
P.O. BOX 310289
NEW BRAUNFELS, TX 78131
(830) 629-8400

GAS SERVICE PROVIDER
CENTERPOINT ENERGY
290 S. CASTEEL
NEW BRAUNFELS, TX 78130
(800) 427-7142

KNOW BY ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED, NOEL NICHOLLS, 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.
DATE OF SURVEY: APRIL 3, 2008

PAPE DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TX 78213
BY: NOEL NICHOLLS, R.P.L.S.
TEXAS REGISTRATION NO. 4402

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF COMAL

(WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE PERRON BUSINESS PARK 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.

TO PERRON
3707 N. ST. MARY'S STREET, SUITE 201
SAN ANTONIO, TEXAS 78212

OWNER — DATE: 10.13.16

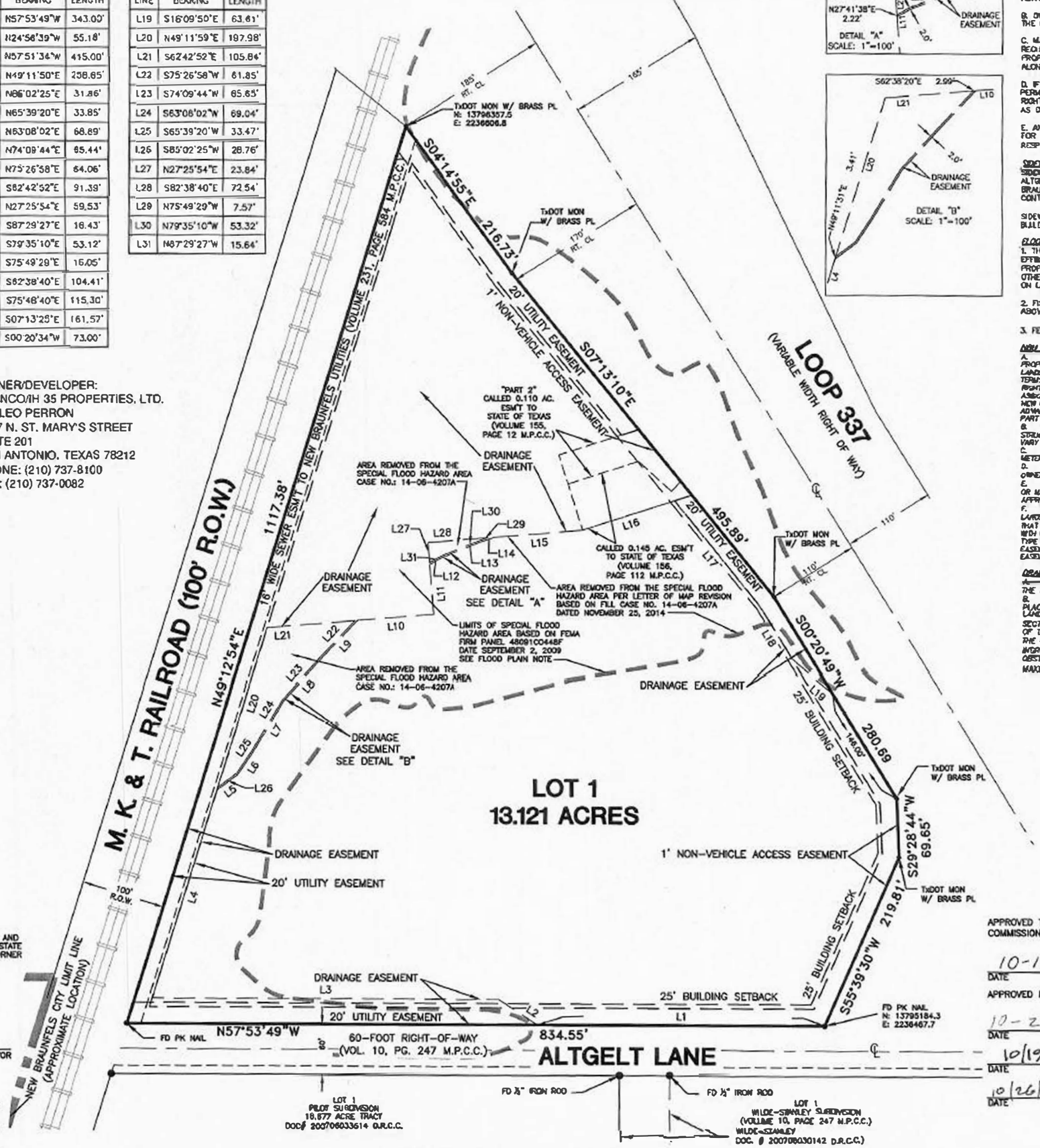
STATE OF TEXAS
COUNTY OF COMAL

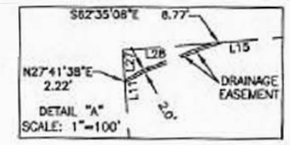
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 13th DAY OF October, 2016, BY Leo Perron

NOTARY PUBLIC
STATE OF TEXAS
MY COMMISSION EXPIRES: 27 Jan. 2020

NANCY EC WILLAFORD
Notary Public, State of Texas
Comm. Expires 01-27-2020
Notary ID 10027188

OWNER/DEVELOPER:
WINNCO/IH 35 PROPERTIES, LTD.
BY: LEO PERRON
3707 N. ST. MARY'S STREET
SUITE 201
SAN ANTONIO, TEXAS 78212
PHONE: (210) 737-8100
FAX: (210) 737-0082





TxDOT NOTES:

A. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

B. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.

C. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 0 ACCESS POINTS ALONG LP 337 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1283.07'.

D. 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.

E. ANY TRAFFIC CONTROL MEASURE (LEFT TURN, RIGHT TURN LANE, SIGNAL ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

SIDEWALK NOTE:
SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE RIGHT-OF-WAY OF LOOP 337 AND ALTGELT LANE OR IN AN EASEMENT AS REQUIRED BY SECT. 118-48 OF THE NEW BRAUNFELS SUBDIVISION ORDINANCE. SIDEWALKS SHALL BE INSTALLED BY THE CONTRACTOR WITH A 6' WIDTH AS SPECIFIED IN THE CSBE.

SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER/OWNER AT THE TIME OF BUILDING CONSTRUCTION.

FLOODPLAIN NOTE:
1. THIS PROPERTY LIES IN THE LIMITS OF FEMA FIRM PANEL 48091C0045F EFFECTIVE SEPTEMBER 2, 2009. THIS PANEL INDICATES THAT PORTIONS OF THE PROPERTY LIE WITHIN THE SPECIAL FLOOD HAZARD AREA (ZONE "A") AND THAT OTHER PORTIONS OF THE PROPERTY WERE REMOVED FROM THE FLOODPLAIN BASED ON LOMR-F CASE NO. 14-06-4207A DATED NOVEMBER 25, 2014.
2. FINISH FLOOR ELEVATIONS FOR THIS LOT ARE TO BE ELEVATED NO LESS THAT 1' ABOVE THE ADJACENT WATER SURFACE ELEVATION BY FEMA.
3. FEMA WATER SURFACE ELEVATION FOR THIS LOT IS 645.50

NBU EASEMENT NOTE:
A. 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 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 OF IT.
B. UTILITIES WILL POSSESS A 5-FOOT WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF BUILDING STRUCTURE AND SERVICE.
C. UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
D. EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER/DEVELOPER'S EXPENSE.
E. 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 UTILITIES.
F. NBU IS NOT RESPONSIBLE FOR DAMAGES TO PROPERTY IMPROVEMENTS (I.E. LANDSCAPING, TREES, PAVEMENT, SIGNS, DRAINAGE STRUCTURES, PRIVATE UTILITIES, ETC.) THAT ARE PLACED IN ANY TYPE OF UTILITY EASEMENT. TO ENSURE NO CONFLICTS EXIST WITH UTILITY INFRASTRUCTURE IN THE EASEMENT, ALL SUCH IMPROVEMENTS PLACED IN ANY TYPE OF UTILITY EASEMENT MUST BE REVIEWED AND APPROVED THROUGH THE NBU EASEMENT ENCROACHMENT PROCESS. NBU DEVELOPMENT SERVICES FACILITATES THE EASEMENT ENCROACHMENT APPLICATION PROCESS.

DRAINAGE EASEMENT NOTE:
A. MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
B. 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 HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE 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.

SCALE: 1"= 100'
0' 100' 200' 300'

APPROVED THIS THE 8th DAY OF Oct, 2008 BY THE PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

10-18-16 — DATE — CHAIRMAN Cody Elrod

APPROVED FOR ACCEPTANCE

10-25-16 — DATE — DIRECTOR OF PLANNING

10/19/2016 — DATE — CITY ENGINEER

10/26/2016 — DATE — NEW BRAUNFELS UTILITIES

STATE OF TEXAS
COUNTY OF COMAL

I, Bobbie Kneipp DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOCUMENT #201606044058 OF COMAL COUNTY ON THE 18 DAY OF November, 2016 AT 4:55 A M.
WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS THE 18 DAY OF November, 2016

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: L. Scardami, DEPUTY

COUNTY COURT OF COMAL COUNTY, TEXAS

PERRON BUSINESS PARK

A 13.121 ACRE TRACT OF LAND, BEING ALL OF A CALLED 13.1566 TRACT OF LAND CONVEYED TO WINNCO/IH 35 PROPERTIES, LTD. DESCRIBED IN WARRANTY DEED RESERVING VENDOR'S LIEN IN FAVOR OF A THIRD PARTY RECORDED IN DOCUMENT NUMBER 200606002907 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, IN THE J.M. VERAMENDI SURVEY, ABSTRACT 2 OF COMAL COUNTY, IN THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO TEXAS 78213 | PHONE: 210.375.9060 FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800

DATE: FEBRUARY 29, 2016

SHEET 1 OF 1