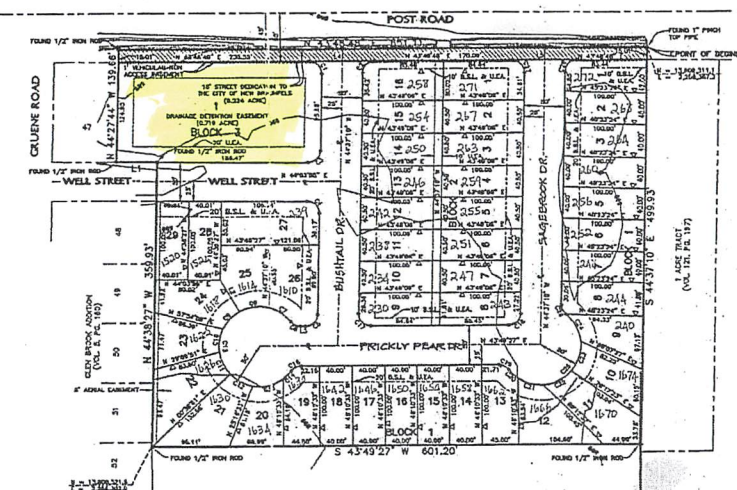


planning

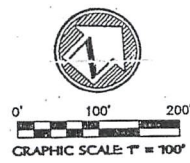
Doc # 200206041711

LOT AREAS		
LOT	BLOCK	SQUARE FEET
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3	1	4,001
4	1	4,001
5	1	4,001
6	1	4,001
7	1	4,001
8	1	4,001
9	1	4,001
10	1	4,001
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14	1	4,001
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94	1	4,001
95	1	4,001
96	1	4,001
97	1	4,001
98	1	4,001
99	1	4,001
100	1	4,001



CHORD DATA			
CHORD	DELTA ANGLE	CHORD LENGTH	CHORD BEARING
C1	81.3457°	11.00	N 81.3457° E
C2	81.3457°	11.00	N 81.3457° E
C3	81.3457°	11.00	N 81.3457° E
C4	81.3457°	11.00	N 81.3457° E
C5	81.3457°	11.00	N 81.3457° E
C6	81.3457°	11.00	N 81.3457° E
C7	81.3457°	11.00	N 81.3457° E
C8	81.3457°	11.00	N 81.3457° E
C9	81.3457°	11.00	N 81.3457° E
C10	81.3457°	11.00	N 81.3457° E
C11	81.3457°	11.00	N 81.3457° E
C12	81.3457°	11.00	N 81.3457° E
C13	81.3457°	11.00	N 81.3457° E
C14	81.3457°	11.00	N 81.3457° E
C15	81.3457°	11.00	N 81.3457° E
C16	81.3457°	11.00	N 81.3457° E
C17	81.3457°	11.00	N 81.3457° E
C18	81.3457°	11.00	N 81.3457° E
C19	81.3457°	11.00	N 81.3457° E
C20	81.3457°	11.00	N 81.3457° E
C21	81.3457°	11.00	N 81.3457° E
C22	81.3457°	11.00	N 81.3457° E
C23	81.3457°	11.00	N 81.3457° E
C24	81.3457°	11.00	N 81.3457° E
C25	81.3457°	11.00	N 81.3457° E
C26	81.3457°	11.00	N 81.3457° E
C27	81.3457°	11.00	N 81.3457° E
C28	81.3457°	11.00	N 81.3457° E
C29	81.3457°	11.00	N 81.3457° E
C30	81.3457°	11.00	N 81.3457° E
C31	81.3457°	11.00	N 81.3457° E
C32	81.3457°	11.00	N 81.3457° E
C33	81.3457°	11.00	N 81.3457° E
C34	81.3457°	11.00	N 81.3457° E
C35	81.3457°	11.00	N 81.3457° E
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C37	81.3457°	11.00	N 81.3457° E
C38	81.3457°	11.00	N 81.3457° E
C39	81.3457°	11.00	N 81.3457° E
C40	81.3457°	11.00	N 81.3457° E
C41	81.3457°	11.00	N 81.3457° E
C42	81.3457°	11.00	N 81.3457° E
C43	81.3457°	11.00	N 81.3457° E
C44	81.3457°	11.00	N 81.3457° E
C45	81.3457°	11.00	N 81.3457° E
C46	81.3457°	11.00	N 81.3457° E
C47	81.3457°	11.00	N 81.3457° E
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C49	81.3457°	11.00	N 81.3457° E
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C55	81.3457°	11.00	N 81.3457° E
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C77	81.3457°	11.00	N 81.3457° E
C78	81.3457°	11.00	N 81.3457° E
C79	81.3457°	11.00	N 81.3457° E
C80	81.3457°	11.00	N 81.3457° E
C81	81.3457°	11.00	N 81.3457° E
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C83	81.3457°	11.00	N 81.3457° E
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C90	81.3457°	11.00	N 81.3457° E
C91	81.3457°	11.00	N 81.3457° E
C92	81.3457°	11.00	N 81.3457° E
C93	81.3457°	11.00	N 81.3457° E
C94	81.3457°	11.00	N 81.3457° E
C95	81.3457°	11.00	N 81.3457° E
C96	81.3457°	11.00	N 81.3457° E
C97	81.3457°	11.00	N 81.3457° E
C98	81.3457°	11.00	N 81.3457° E
C99	81.3457°	11.00	N 81.3457° E
C100	81.3457°	11.00	N 81.3457° E

LOCATION MAP		
SCALE: 1"=2000'		
LINE	BEARING	DISTANCE
1	N 44°10'00" E	60.00
2	N 44°10'00" E	60.00
3	N 44°10'00" E	60.00
4	N 44°10'00" E	60.00
5	N 44°10'00" E	60.00



NOTES:
1. ALL LOTS WITHIN THIS SUBDIVISION ARE RESTRICTED FOR ZERO LOT LINE USE.

- GENERAL NOTES
1. ALL PROPERTY CORNERS ARE MARKED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP ENGRAVED WITH "EDC PROP COR." UNLESS OTHERWISE NOTED.
 2. REFERENCED PROPERTY DOES LIE WITHIN THE CITY LIMITS OF THE CITY OF NEW BRAUNFELS.
 3. REFERENCED PROPERTY LIES WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
 4. THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 5. THIS PROPERTY IS NOT LOCATED IN FLOOD ZONE "A" ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP, NEW BRAUNFELS, TEXAS, COMAL AND GUADALUPE COUNTIES, COMMUNITY PANEL NUMBER 45000 0101C, DATED JUNE 17, 1986.
 6. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DRAINAGE EASEMENTS ON THEIR PERSONAL PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (E.G. NO STRUCTURES, SEPTIC TANK FIELDS, ETC.) GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
 7. ALL LOTS IN THIS SUBDIVISION SHALL BE LIMITED TO ZERO LOT LINE USE ONLY.
 8. A WIDE EDWARDS SHALL BE INSTALLED 1 FOOT FROM PROPERTY LINE BY THE HOMEOWNER AT THE TIME OF HOME UNIT CONSTRUCTION. UTILITY SERVICES WILL BE PROVIDED BY NEW BRAUNFELS UTILITIES.
 9. NO ACCESS PERMITTED TO POST ROAD FROM THE DRAINAGE DETENTION EASEMENT, LOTS 1 AND 14, BLOCK 2, AND LOT 1, BLOCK 1.
 10. NO CORNER LOT SHALL HAVE A SIDE GARAGE OR ENTRY.
 11. DRAINAGE DRAINAGE SEE DETAIL. THIS SHEET SHALL BE REQUIRED WITH THE 10 TYPICAL ACCESS, MAINTENANCE AND UTILITY EASEMENTS. THESE DRAINAGE SHALL DRAIN THE INDIVIDUAL LOTS.
 12. THERE ARE NO EXISTING IMPROVEMENTS.
 13. THE CITY OF NEW BRAUNFELS FIRE DEPARTMENT REQUIRES BLUE REFLECTORS IN THE MIDDLE OF THE STREET OPPOSITE ALL FIRE HYDRANTS.
 14. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATES NAD 83, TEXAS SOUTH CENTRAL ZONE, US FOOT, (GRID SCALE FACTOR 0.99995).

STATE OF TEXAS
COUNTY OF COMAL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE GLEN BROOK ADDITION UNIT 2 OF THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, DO HEREBY SUBMIT THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, TRANS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREON EXPRESSED. THERE IS ALSO DEDICATED FOR UTILITY PURPOSES, AN AERIAL EASEMENT FIVE FEET ON EACH SIDE OF ALL EASEMENTS AND STREETS AND EXTENDED UPWARD AS REQUIRED.

THIS INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS 08th DAY OF November, 2002.

STATE OF TEXAS
COUNTY OF COMAL

WE, FIRST COMMERCIAL BANK, N.A., HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS GLEN BROOK ADDITION UNIT 2 SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN DOCUMENT NUMBER 900601040, OF THE OFFICIAL PUBLIC OF COMAL COUNTY, TEXAS, DO HEREBY IN ALL THIS SUBDIVISIONED SAID PLAT, SAID LIEN, AND WE HEREBY CONFIRM THAT WE ARE THE PRESENT OWNER OF SAID LIEN, AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

THIS INSTRUMENT WAS ACKNOWLEDGE BEFORE ME THIS 08th DAY OF November, 2002.

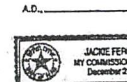
Julie Hammond
Notary Public, Comal County, Texas

STATE OF TEXAS
COUNTY OF COMAL

I, THE UNDERSIGNED, MARK P. PAULSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, INVOKE TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACCURATE SET OF THE PROPERTY UNDER MY SUPERVISION ON THE GROUND.



SWORN TO AND SUBSCRIBED BEFORE ME THIS 08th DAY OF November, 2002.



PREPARED BY
EDC
ELORRIAGA DEVELOPMENT CONSULTANTS, INC.
3308 Broadway Suite 205
San Antonio, Texas 78209
(210) 832-9791
DRAWN - B.C. SHEET 1 OF 1

CERTIFICATE OF APPROVAL
APPROVE THIS 08th DAY OF November, 2002, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

APPROVED FOR ACCEPTANCE
DATE 11/8/2001
DATE 1/23/2001
DATE 1/25/2001

STATE OF TEXAS
COUNTY OF COMAL
I, Don Johnston, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE 20th DAY OF November, A.D. 2002, AT 4:11 PM, AND DULY RECORDED THE 20th DAY OF November, A.D. 2002, AT 4:11 PM, IN THE MAP AND PLAT RECORDS OF COMAL COUNTY, IN BOOK VOLUME 14, ON PAGE 208. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 20th DAY OF November, A.D. 2002.



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