



BEING 29.569 ACRES OF LAND COMPRISED OF A 14.963 ACRE PORTION OF A 148.80 ACRE TRACT CONVEYED UNTO SA GIVEN TO FLY, LLC BY DEED RECORDED IN DOC. NO. 201999003956, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, SAME BEING RECORDED IN DOC. NO. 201906006911, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS; AND ALL OF A 14.557 ACRE TRACT CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. BY DEED RECORDED IN DOC. NO. 202199021951, SAID OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, SAME BEING RECORDED IN DOC. NO. 202106034382, SAID OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, OUT OF THE RAFAEL XIMENES SURVEY, ABSTRACT 347, GUADALUPE COUNTY, TEXAS; THE BENITO LOPEZ SURVEY NO. 261, ABSTRACT 214, GUADALUPE COUNTY, TEXAS; AND THE JOHN THOMPSON SURVEY NO 21, ABSTRACT 608, COMAL COUNTY, TEXAS.

NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: June 1, 2022

STATE OF TEXAS
COUNTY OF BEXAR

I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE STEELWOOD TRAIL UNIT 5 SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL AND GUADALUPE, 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: LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD
A TEXAS LIMITED PARTNERSHIP
BY: U.S. HOME CORPORATION,
A DELAWARE CORPORATION
ITS GENERAL PARTNER
RICHARD MOTT, AUTHORIZED AGENT
1922 DRY CREEK WAY, SUITE 101
SAN ANTONIO, TX 78259

STATE OF TEXAS
COUNTY OF BEXAR

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY
OF _____, 20____, BY _____.

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES:

CERTIFICATE OF APPROVAL

APPROVED THIS THE _____ DAY OF _____, 20 ____, BY THE
PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

PLANNING COMMISSION CHAIRPERSON

APPROVED FOR ACCEPTANCE

DATE _____ DIRECTOR OF PLANNING _____

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 OFFICIAL SEAL, THIS THE _____ DAY OF _____, 20____.

COUNTY CLERK, COMAL, COUNTY, TEXAS

BY: _____, DEPUTY

STATE OF TEXAS
COUNTY OF GUADALUPE

_____, COUNTY CLERK OF GUADALUPE COUNTY, TEXAS,
HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS
CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE
_____ DAY OF _____, A.D. 20____ AT _____ M.
AND DULY RECORDED THE _____ DAY OF _____, A.D.
20____ AT _____ M. IN THE MAP AND PLAT RECORDS OF GUADALUPE
COUNTY, TEXAS IN VOLUME _____ PAGE _____ IN TESTIMONY
WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
_____ DAY OF _____, A.D. 20____.

COUNTY CLERK, GUADALUPE, COUNTY, TEXAS

BY: _____, DEPUTY

NBU NOTES:

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, AND SHALL NOT BE SUBJECT TO ANY 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.
2. UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE 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. THE LOT MUST HAVE ITS WATER AND SEWER SERVICE AT THE OWNER/DEVELOPER'S EXPENSE.
5. 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.
6. NBU IS NOT RESPONSIBLE FOR LANDSCAPING OR IRRIGATION IN UE/LE.

SIDEWALK NOTE:

1. FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE HOMEBUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG:
- TOWER HILL VW
 - WENTZ HILL DR
 - MOON HILL RD
 - DAY BREAK DR
 - COTTONWOOD PT
- SIX (6) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE HOMEBUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG:
- W COUNTY LINE RD

2. FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
 - DAY BREAK DR- LOT 900 BLOCK 10SIX (6) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
 - W COUNTY LINE RD-LOT 900 BLOCK 10, LOT 901 BLOCK 2

UTILITY PROVIDER NOTE:

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

SCHOOL DISTRICT NOTE:

REFERENCED PROPERTY LIES WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.

COMMON SPACE NOTE:

LOT 900, BLOCK 10 IS A LANDSCAPE, PEDESTRIAN & ACCESS LOT.
ALL AFOREMENTIONED LOTS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION
OR PROPERTY OWNER AND NOT THE CITY OF NEW BRAUNFELS.

SURVEYOR'S NOTES:

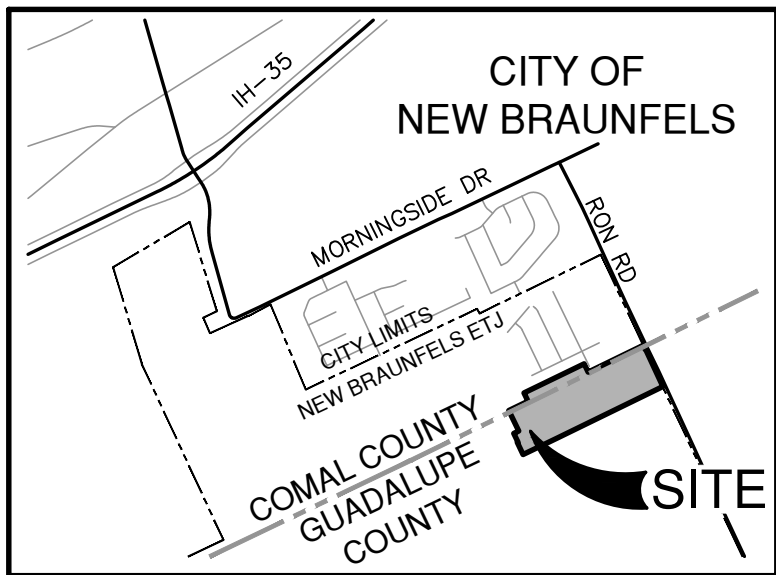
1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH $\frac{1}{2}$ IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAP2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE. DISPLAYED IN GRID VALUES.
3. HORIZONTAL COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAP2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE. COORDINATE CONVERSION NETWORK.
4. DIMENSIONS SHOWN ARE SURFACE. COMBINED SCALE FACTOR IS 0.99983.
5. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAP2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

KNOW ALL MEN BY THESE PRESENTS

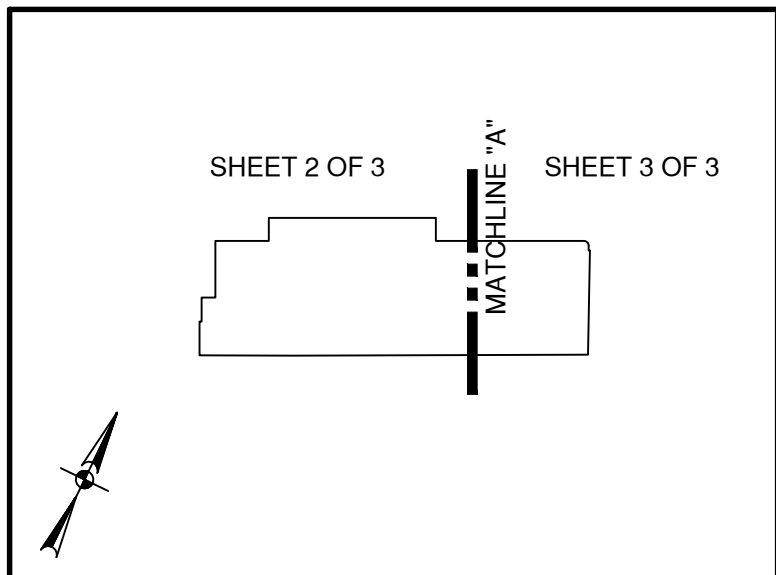
I, THE UNDERSIGNED ERIC J SNELL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

ERIC J SNELL
REGISTERED PROFESSIONAL LAND SURVEYOR #6527
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213



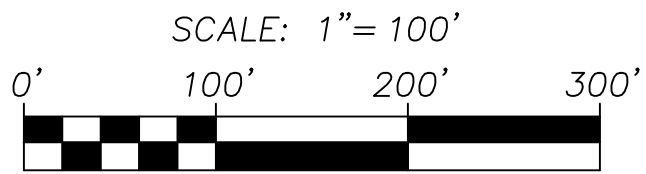
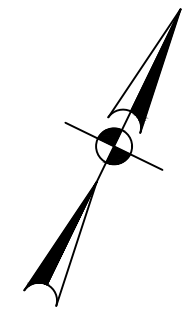
LOCATION MAP
NOT-TO-SCALE



INDEX MAP
SCALE: 1"= 100'

SUBDIVISION PLAT OF STEELWOOD TRAIL UNIT 5

BEING 29.569 ACRES OF LAND COMPRISED OF A 14.963 ACRE PORTION OF A 148.80 ACRE TRACT CONVEYED UNTO SA GIVEN TO FLY, LLC BY DEED RECORDED IN DOC. NO. 201999003956, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, SAME BEING RECORDED IN DOC. NO. 201906006911, OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS; AND ALL OF A 14.557 ACRE TRACT CONVEYED UNTO LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. BY DEED RECORDED IN DOC. NO. 202199021951, SAID OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, SAME BEING RECORDED IN DOC. NO. 202106034382, SAID OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, OUT OF THE RAFAEL XIMENES SURVEY, ABSTRACT 347, GUADALUPE COUNTY, TEXAS; THE BENITO LOPEZ SURVEY NO. 261, ABSTRACT 214, GUADALUPE COUNTY, TEXAS; AND THE JOHN THOMPSON SURVEY NO 21, ABSTRACT 608, COMAL COUNTY, TEXAS.



**PAPE-DAWSON
ENGINEERS**

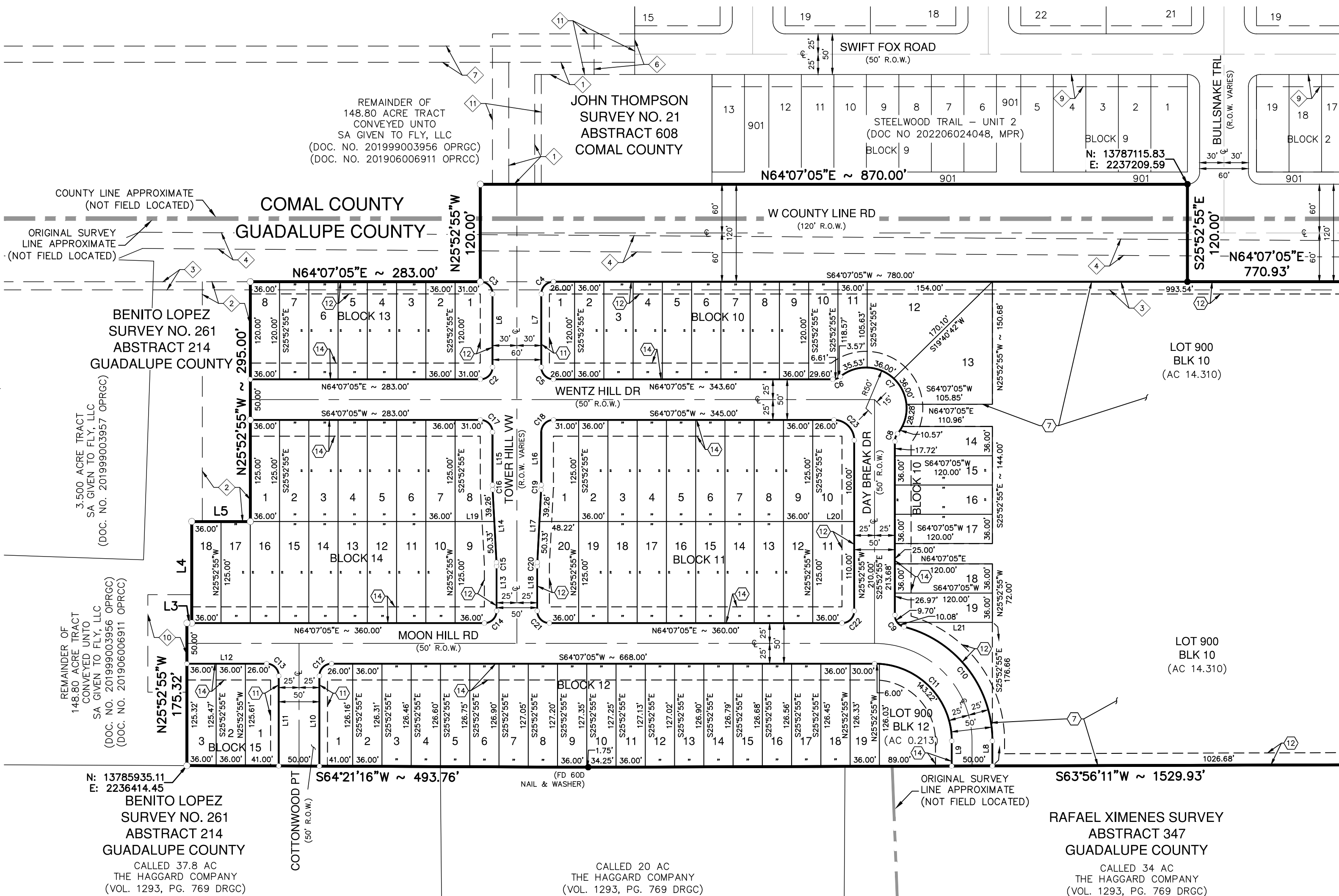
NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
1672 INDEPENDENCE DR, STE 102 | NEW BRAUNFELS, TX 78132 | 210.375.9000
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

DATE OF PREPARATION: June 1, 2022

- LEGEND**
- | | | | |
|-------|---|-----|--|
| AC | ACRE(S) | VOL | VOLUME |
| BLK | BLOCK | PG | PAGE(S) |
| DOC | DOCUMENT NUMBER | ROW | RIGHT-OF-WAY |
| ETJ | EXTRATERRITORIAL JURISDICTION | + | REPETITIVE BEARING |
| MPRCC | MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS (SURVEYOR) | ● | AND/OR DISTANCE |
| OPRCC | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF GUADALUPE COUNTY, TEXAS | ○ | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| | | ○ | SET 1/2" IRON ROD (PD) |
| | | ○ | SET 1/2" IRON ROD (PD)-ROW |

--- CITY OF NEW BRAUNFELS LIMITS
--- ORIGINAL SURVEY/COUNTY LINE
--- CENTERLINE

- | | | | |
|----|--|----|--|
| 7 | VARIABLE WIDTH DRAINAGE EASEMENT (14.184 AC.) | 6 | 50' X 50' ACCESS, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE, TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (DOC NO. 202106021369, OPRC) |
| 11 | 10' UTILITY EASEMENT | 7 | VARIABLE WIDTH WASTEWATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (DOC NO. 202199013510, OPRGC) |
| 12 | 15' UTILITY EASEMENT | 8 | 15' UTILITY EASEMENT (DOC NO. 202206024058, MPR) |
| 13 | VARIABLE WIDTH RIGHT-OF-WAY DEDICATION (0.079 ACRES) | 9 | 15' UTILITY EASEMENT (DOC NO. 202206024048, MPR) |
| 14 | 20' UTILITY EASEMENT | 10 | ENTIRE VARIABLE WIDTH TURNAROUND, DRAINAGE, ACCESS & UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY AND LOTS (DOC. _____, OPR) |
| 1 | VARIABLE WIDTH UTILITY EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT-OF-WAY (DOC. _____, OPR) | 11 | ENTIRE VARIABLE WIDTH TURNAROUND, DRAINAGE, ACCESS & UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY AND LOTS (DOC. _____, OPR) |
| 2 | ENTIRE 64' TURNAROUND, DRAINAGE, ACCESS & UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY AND LOTS (DOC. _____, OPR) | 12 | VARIABLE WIDTH ACCESS EASEMENT (DOC NO. _____, OPR) |
| 3 | 10' GAS/FIBER UTILITY EASEMENT (DOC. 202199018340, OPR) | 13 | STEELWOOD TRAIL - UNIT 2 (DOC NO. 202206024048, MPR) |
| 4 | 20' INGRESS/EGRESS EASEMENT (VOL. 1570, PG. 662, OPRGC) | | |
| 5 | 35'X60' SURFACE EASEMENT (DOC. 202199018340, OPR) | | |

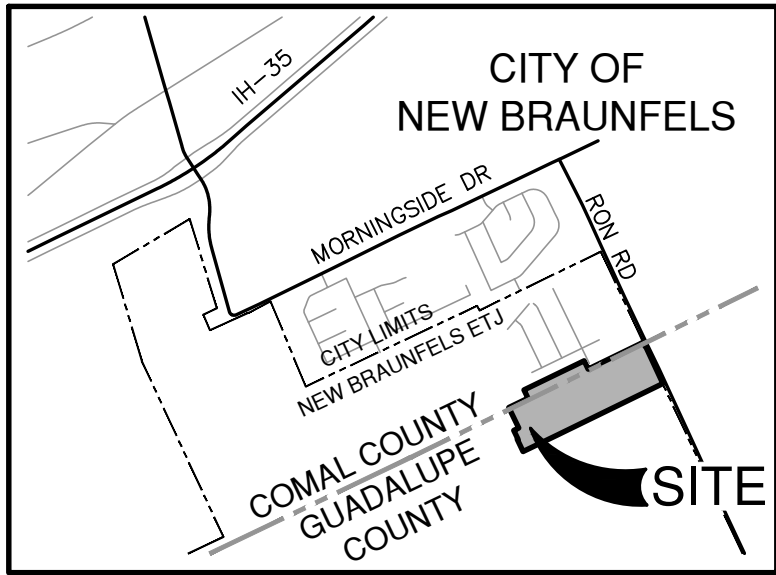


MATCHLINE "A" - SEE SHEET 3 OF 3

RAFAEL XIMENES SURVEY
ABSTRACT 347
GUADALUPE COUNTY
CALLED 34 AC
THE HAGGARD COMPANY
(VOL. 1293, PG. 769 DRGC)

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

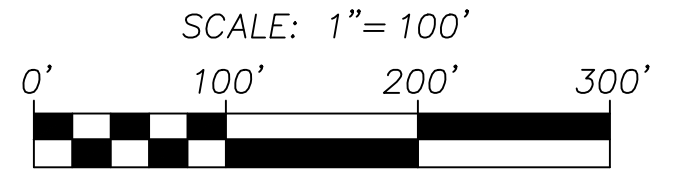
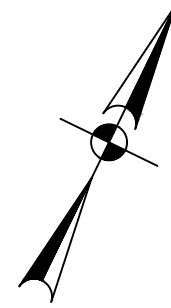
CURVE AND LINE
DATA ON SHEET 3 OF 3



LOCATION MAP
NOT-TO-SCALE

SUBDIVISION PLAT OF STEELWOOD TRAIL UNIT 5

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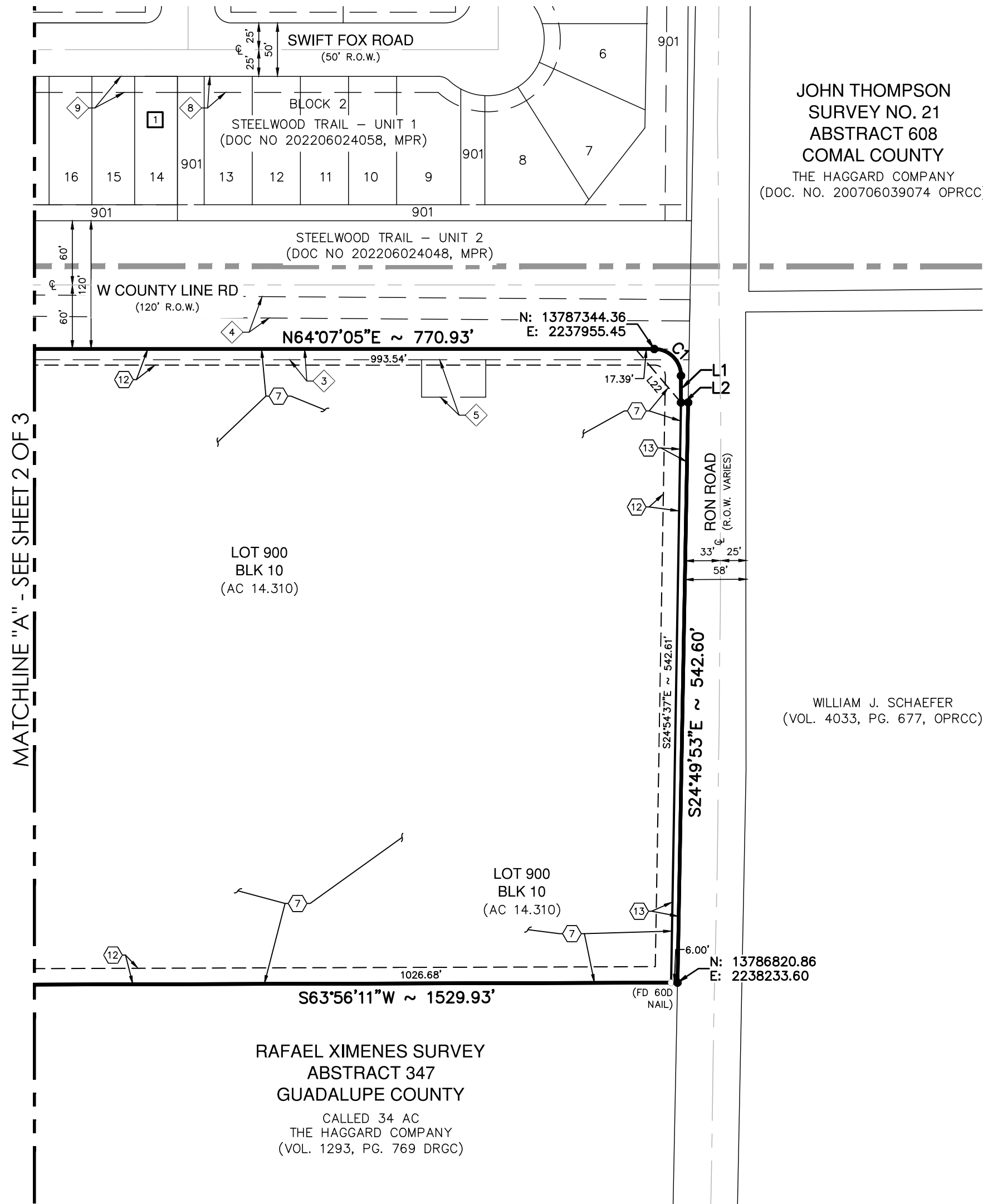


NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
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TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION #470

DATE OF PREPARATION: June 1, 2022

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S25°52'55"E	25.00'
L2	N64°08'07"E	6.69'
L3	N64°07'05"E	6.00'
L4	N25°52'55"W	125.00'
L5	N64°07'05"E	72.00'
L6	N25°52'55"W	90.00'
L7	S25°52'55"E	90.00'
L8	S25°52'55"E	30.78'
L9	N25°52'55"W	30.94'
L10	S25°52'55"E	110.99'
L11	N25°52'55"W	110.78'
L12	S64°07'05"W	98.00'
L13	N25°52'55"W	55.00'
L14	N28°54'13"W	89.58'
L15	N25°52'55"W	65.00'
L16	S25°52'55"E	65.00'
L17	S22°51'38"E	89.58'
L18	S25°52'55"E	55.00'
L19	S64°07'05"W	48.22'
L20	S64°07'05"W	51.00'
L21	S64°07'05"W	116.97'
L22	S66°10'32"E	65.55'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	25.00'	90°00'00"	S70°52'55"E	35.36'	39.27'
C2	15.00'	90°00'00"	N19°07'05"E	21.21'	23.56'
C3	15.00'	90°00'00"	N70°52'55"W	21.21'	23.56'
C4	15.00'	90°00'00"	S19°07'05"W	21.21'	23.56'
C5	15.00'	90°00'00"	S70°52'55"E	21.21'	23.56'
C6	15.00'	38°52'15"	N44°40'57"E	9.98'	10.18'
C7	50.00'	167°44'30"	S70°52'55"E	99.43'	146.38'
C8	15.00'	38°52'15"	S6°26'48"E	9.98'	10.18'
C9	15.00'	75°31'21"	S63°38'36"E	18.37'	19.77'
C10	145.00'	75°31'21"	S63°38'36"E	177.59'	191.13'
C11	95.00'	90°00'00"	N70°52'55"W	134.35'	149.23'
C12	15.00'	90°00'00"	S19°07'05"W	21.21'	23.56'
C13	15.00'	90°00'00"	N70°52'55"W	21.21'	23.56'
C14	15.00'	90°00'00"	N19°07'05"E	21.21'	23.56'
C15	90.00'	3°01'17"	N27°23'34"W	4.75'	4.75'
C16	110.00'	3°01'17"	N27°23'34"W	5.80'	5.80'
C17	15.00'	90°00'00"	N70°52'55"W	21.21'	23.56'
C18	15.00'	90°00'00"	S19°07'05"W	21.21'	23.56'
C19	110.00'	3°01'17"	S24°22'17"E	5.80'	5.80'
C20	90.00'	3°01'17"	S24°22'17"E	4.75'	4.75'
C21	15.00'	90°00'00"	S70°52'55"E	21.21'	23.56'
C22	15.00'	90°00'00"	N19°07'05"E	21.21'	23.56'
C23	25.00'	90°00'00"	N70°52'55"W	35.36'	39.27'



PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE
DATA ON THIS SHEET

SHEET 3 OF 3