

SURVEYOR NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH AN 1/2" DIAMETER IRON ROD WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE. MULTIPLE CORNERS ARE SET 1/2" IRON ROD WITH A 2" SQUARE PINK STAMPED "KFW SURVEYING REFERENCE POINT" AT A 10 FOOT OFFSET OF THE CORNER DUE TO CORNERS BEING IN THE CENTER OF A SIDEWALK. WHERE AN OFFSET LANDED ON AN ELECTRIC BOX, AN X WAS SCRIBED.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE IN GRID WITH A COMBINED SCALE FACTOR OF 1.00014603893. THE DISTANCE SHOWN HEREON ARE IN SURFACE.
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP 435 OF 505, COMMUNITY PANEL NO. 48091C0435F, DATED SEPTEMBER 2, 2009.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A).

KFW
ENGINEERS + SURVEYING

3421 Paesanos Pkwy, Suite 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

STATE OF TEXAS
COUNTY OF BEXAR

KNOWN ALL MEN BY THESE PRESENTS:
I, THE UNDERSIGNED TERESA SEIDEL, 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.

TERESA SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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

DATE _____ CHAIRMAN _____

APPROVED FOR ACCEPTANCE

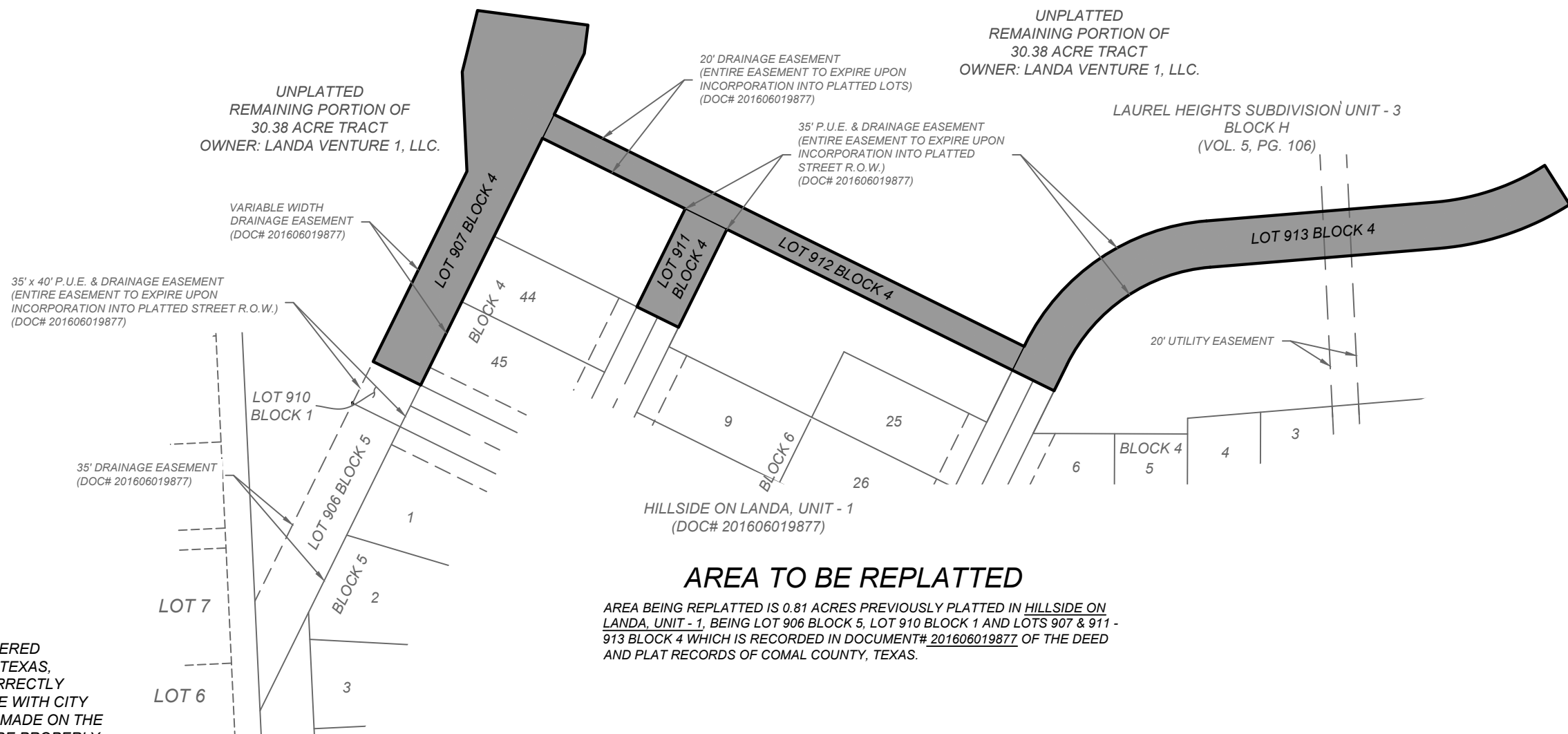
DATE _____ PLANNING DIRECTOR _____

DATE _____ CITY ENGINEER _____

DATE _____ NEW BRAUNFELS UTILITIES _____

NOTES

- BEARINGS ARE BASED ON THE STATE PLAN COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- NO PORTION OF ANY LOTS ON THIS PLAT ARE IN THE SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA FLOOD MAP 435 OF 505, COMMUNITY PANEL NO. 48091C0435F, DATED SEPTEMBER 2, 2009.
- THE PROPERTY WILL BE SERVED BY THE FOLLOWING UTILITY PROVIDERS:
NEW BRAUNFELS UTILITIES - WATER, SANITARY SEWER, ELECTRIC
SPECTRUM - CABLE
AT&T - TELEPHONE
- THIS PROPERTY IS LOCATED WITHIN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.
- ALL STREETS ARE TYPICAL 35' RIGHT-OF-WAY AND PRIVATE UNLESS OTHERWISE SHOWN.
- FOUR (4) FOOT RESIDENTIAL SIDEWALK IS REQUIRED ALONG AND ADJACENT TO STREET RIGHT-OF-WAY. (HIDDEN VIEW & TREE TOP PASS) SIDEWALK ABUTTING INDIVIDUAL LOTS WILL BE INSTALLED BY EACH OWNER/BUILDER AT THE TIME OF BUILDING PERMIT AND CONSTRUCTION. SIDEWALK ALONG TREETOP PASS AND HIDDEN VIEW ST, ABUTTING LOT 905, 914, & 915 BLOCK 4, WILL BE INSTALLED BY THE DEVELOPER AT THE TIME OF CONSTRUCTION. THE MAINTENANCE OF THE RIGHT OF WAY AND PEDESTRIAN EASEMENTS ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AND NOT THE RESPONSIBILITY OF THE CITY OF NEW BRAUNFELS.
- DRAINAGE EASEMENT MEANS A DELINEATED PORTION OF LAND SET ASIDE FOR THE OVERLAND OR UNDERGROUND TRANSFER OR STORAGE OF STORM WATER. THIS AREA SHALL NOT HAVE ANY PERMANENT STRUCTURES, FENCES, OR OTHER OBSTACLES HINDERING THE SAFE TRANSFER OF WATER THROUGH THE EASEMENT. ALL DRAINAGE EASEMENTS ARE PRIVATE. MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- THIS SUBDIVISION IS SUBJECT TO THE CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR ONE DWELLING UNIT PER BUILDABLE LOT, AT SUCH TIME THAT ADDITIONAL RESIDENTIAL DWELLING UNITS ARE CONSTRUCTED WITHIN SUBDIVISION, THE OWNER(S) SHALL CONTACT THE CITY OF NEW BRAUNFELS AND COMPLY WITH THE ORDINANCE FOR EACH NEW DWELLING UNIT.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS, AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- ALL GARAGES MUST BE SETBACK A MINIMUM OF 20 FEET FROM THE PROPERTY LINE.
- NO STRUCTURES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCES, OR OTHER TYPES OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASES 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 GRANTORS 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.
- THE MAINTENANCE OF PEDESTRIAN EASEMENTS, OPEN SPACES, COMMON AREAS, GREENBELTS, COMMON DRAINAGE EASEMENTS, ETC. ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION AND NOT THE RESPONSIBILITY OF THE CITY OF NEW BRAUNFELS. THESE AREAS ARE DESIGNATED AS LOT 901 BLOCK 1, LOTS 905, 907, 914, AND 915 BLOCK 4.
- ALL LOTS ON THIS PLAT MEET THE REQUIRED MINIMUM SQUARE FOOTAGE OF THE ZH-A ZONING DISTRICT.
- LOT 905 BLOCK 4 IS DESIGNATED AS A SANITARY SEWER LOT. LOT 907 BLOCK 4 IS DESIGNATED AS AN OPEN SPACE LOT. LOT 914 BLOCK 4 IS DESIGNATED AS A DRAINAGE LOT. LOT 915 BLOCK 4 IS DESIGNATED AS A PUBLIC UTILITY AND ACCESS LOT.

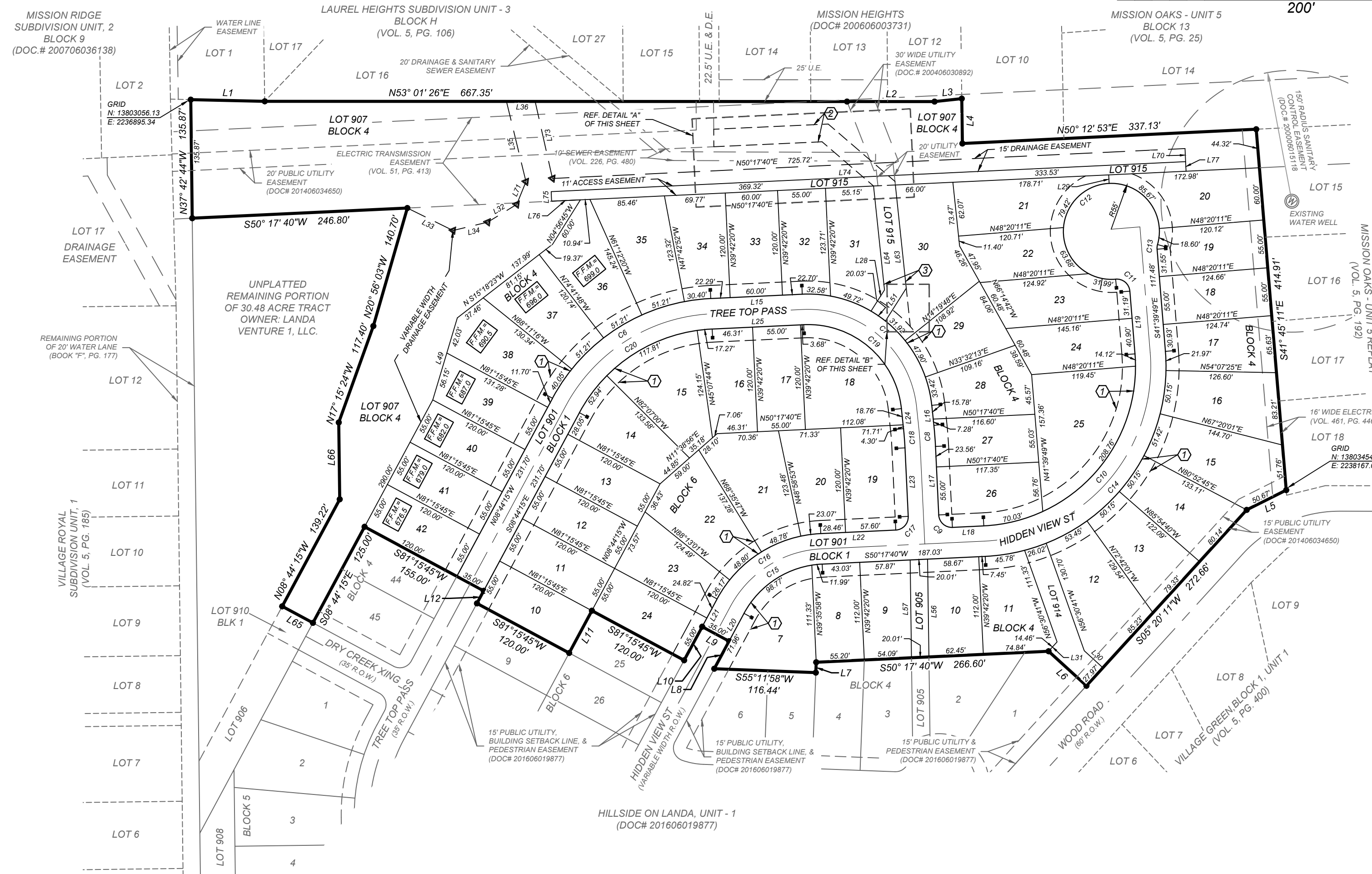
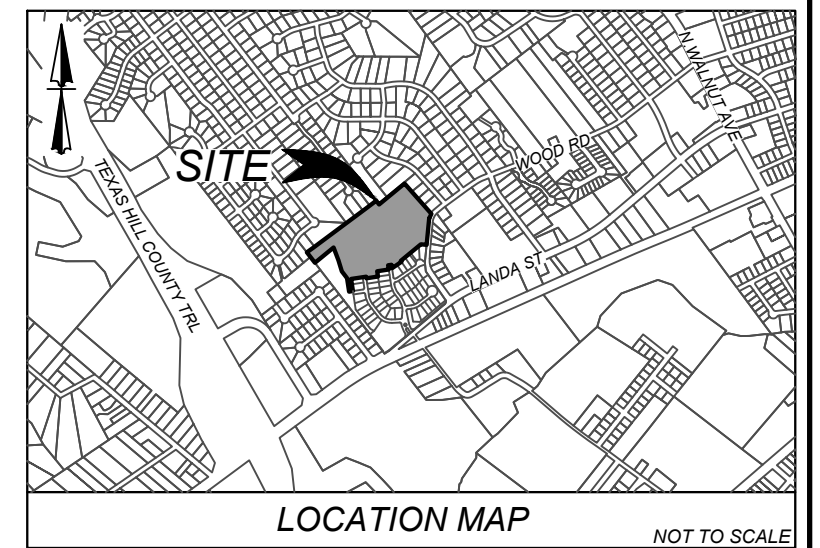
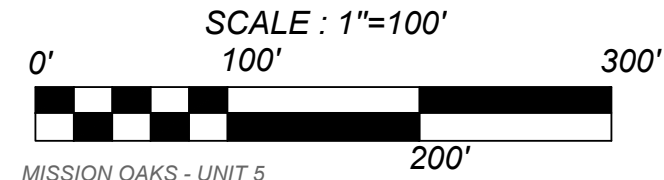
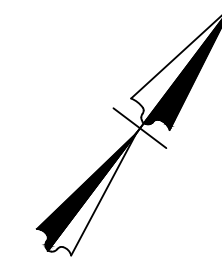




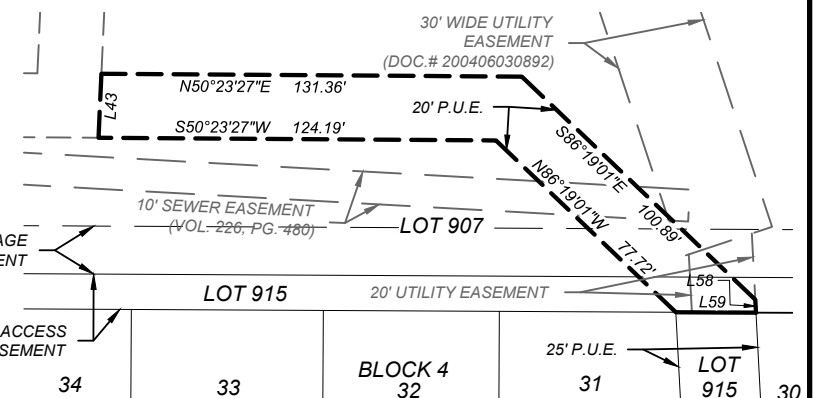
OWNER/DEVELOPER:
LANDA VENTURE 1, L.L.C.
1270 N. LOOP 1604 E.
BUILDING 1, SUITE 1116
SAN ANTONIO, TX 78232
PHONE: (210) 298 - 5400

FINAL PLAT OF HILLSIDE ON LANDA, UNIT - 2

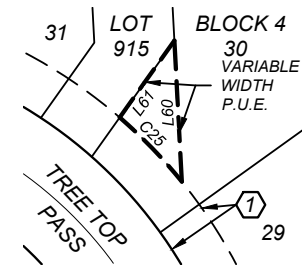
A 14.71 ACRE TRACT OF LAND BEING A REPLAT OF LOTS 907, 911, 912, AND 913 BLOCK 4, OF THE HILLSIDE ON LANDA, UNIT 1 SUBDIVISION, A PLAT OF RECORD IN DOC. 201606019877 OF THE DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS; BEING A PORTION OF LOT 1 AND LOT 2, BLOCK 1, OF THE MCKENNA VILLAGE SUBDIVISION, A PLAT OF RECORD IN VOLUME 15 PAGES 330-332 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS AND AS CONVEYED TO LANDA VENTURE 1, LLC., OF RECORD IN DOCUMENT NO. 201405016792 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



| KEYNOTES | LEGEND |
|---|--|
| ① 15' PUBLIC UTILITY EASEMENT, BUILDING SETBACK LINE & PEDESTRIAN EASEMENT. | ● S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING" |
| ② 20' PUBLIC UTILITY EASEMENT, REFERENCE DETAIL "A" ON PAGE 2 OF 2. | ▲ S.I.R. = SET 1/2" IRON ROD WITH YELLOW CAP STAMPED "KFW SURVEYING" |
| ③ VARIABLE WIDTH PUBLIC UTILITY AND ACCESS EASEMENT | 10' O.S.C. = 10' OFFSET PINS SET AT ALL FRONT PINS WITH "KFW SURVEY REFERENCE POINT" |
| | R.O.W. = RIGHT-OF-WAY |
| | D.P.R. = DEED AND PLAT RECORDS OF COMAL COUNTY, TEXAS |
| | O.P.R. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS |
| | VOL. = VOLUME |
| | PG. = PAGE |
| | N.C.B. = NEW CITY BLOCK |
| | F.F.M. = FINISHED FLOOR MINIMUM ELEVATION |
| | E.G.T. & T.V.E. = ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT |



DETAIL "A"
SCALE: 1" = 60'



DETAIL "B"
SCALE: 1" = 60'

| Parcel Line Table | | | | Parcel Line Table | | | | Parcel Line Table | | | | Parcel Line Table | | | |
|-------------------|---------|---------------|--|-------------------|---------|---------------|--|-------------------|---------|---------------|--|-------------------|---------|---------------|--|
| Line # | Length | Direction | | Line # | Length | Direction | | Line # | Length | Direction | | Line # | Length | Direction | |
| L1 | 84.79' | N54° 17' 55"E | | L17 | 78.56' | S39° 42' 20"E | | L33 | 58.35' | N79° 11' 35"E | | L64 | 119.74' | N43° 01' 30"W | |
| L2 | 100.28' | N53° 01' 26"E | | L18 | 35.97' | N50° 17' 40"E | | L34 | 40.89' | N39° 26' 58"E | | L65 | 40.00' | S81° 15' 45"W | |
| L3 | 31.39' | N46° 46' 36"E | | L19 | 72.08' | N37° 49' 49"W | | L35 | 94.63' | N50° 39' 07"W | | L66 | 88.06' | N37° 42' 44"W | |
| L4 | 51.45' | S37° 47' 08"E | | L20 | 36.11' | S08° 44' 15"E | | L36 | 32.87' | N53° 01' 26"E | | L70 | 15.00' | S39° 42' 20"E | |
| L5 | 50.67' | S26° 23' 20"W | | L21 | 36.11' | N08° 44' 15"W | | L43 | 20.02' | N37° 23' 20"W | | L71 | 28.09' | N14° 52' 37"W | |
| L6 | 58.72' | N84° 39' 49"W | | L22 | 86.06' | N50° 17' 40"E | | L49 | 98.18' | S20° 19' 47"E | | L73 | 90.47' | S49° 39' 30"E | |
| L7 | 11.89' | S34° 48' 02"E | | L23 | 78.56' | N39° 42' 20"W | | L51 | 44.54' | S04° 36' 05"E | | L74 | 727.90' | S50° 17' 40"W | |
| L8 | 35.85' | N08° 44' 15"W | | L24 | 23.05' | N43° 01' 30"W | | L56 | 112.06' | N37° 46' 28"W | | L75 | 11.00' | S39° 42' 20"E | |
| L9 | 35.00' | S81° 15' 45"W | | L25 | 104.99' | S50° 17' 40"W | | L57 | 112.06' | N37° 46' 28"W | | L76 | 33.00' | N50° 17' 40"E | |
| L10 | 43.71' | S08° 44' 15"E | | L28 | 28.82' | S04° 36' 05"E | | L58 | 4.08' | S43° 01' 30"E | | L77 | 11.00' | S39° 42' 20"E | |
| L11 | 55.00' | S08° 44' 15"E | | L29 | 9.80' | S40° 11' 54"E | | L59 | 25.04' | S50° 17' 40"W | | | | | |
| L12 | 16.35' | N08° 44' 15"W | | L30 | 28.86' | N84° 39' 49"W | | L60 | 44.13' | N43° 01' 30"W | | | | | |
| L15 | 104.99' | N50° 17' 40"E | | L31 | 14.46' | N05° 20' 11"E | | L61 | 29.47' | S04° 36' 05"E | | | | | |
| L16 | 23.05' | S43° 01' 30"E | | L32 | 38.99' | N21° 30' 24"E | | L63 | 118.95' | S43° 01' 30"E | | | | | |

| Curve Table | | | | | | Curve Table | | | | | |
|-------------|---------|---------|------------|---------|---------------|-------------|---------|---------|-----------|---------|---------------|
| Curve # | Length | Radius | Delta | Chord | Chord Bearing | Curve # | Length | Radius | Delta | Chord | Chord Bearing |
| C6 | 224.09' | 217.50' | 59°01'56" | 214.31' | N20°46'43"E | C20 | 188.03' | 182.50' | 59°01'56" | 179.82' | S20°46'43"W |
| C7 | 215.58' | 142.50' | 86°40'50" | 195.60' | S86°21'55"E | C25 | 27.93' | 157.50' | 10°09'39" | 27.89' | S84°03'22"E |
| C8 | 24.19' | 417.50' | 3°19'10" | 24.19' | S41°21'55"E | | | | | | |
| C9 | 23.56' | 15.00' | 90°00'00" | 21.21' | S84°42'20"E | | | | | | |
| C10 | 292.91' | 182.50' | 91°57'30" | 262.47' | N04°18'56"E | | | | | | |
| C11 | 23.68' | 15.00' | 90°26'15" | 21.29' | N86°52'57"W | | | | | | |
| C12 | 279.35' | 55.00' | 291°00'48" | 62.29' | N13°24'20"E | | | | | | |
| C13 | 5.39' | 15.00' | 20°34'33" | 5.36' | S31°22'33"E | | | | | | |
| C14 | 349.08' | 217.50' | 91°57'30" | 312.80' | S04°18'56"W | | | | | | |
| C15 | 110.76' | 107.50' | 59°01'56" | 105.92' | S20°46'43"W | | | | | | |
| C16 | 146.82' | 142.50' | 59°01'56" | 140.41' | N20°46'43"E | | | | | | |
| C17 | 23.56' | 15.00' | 90°00'00" | 21.21' | N05°17'40"E | | | | | | |
| C18 | 22.16' | 382.50' | 3°19'10" | 22.16' | N41°21'55"W | | | | | | |
| C19 | 162.63' | 107.50' | 86°40'50" | 147.56' | N86°21'55"W | | | | | | |

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