

Drawing Name: T:\216 - AsA Properties\020 - Veramendi Neighborhood Retail Development\Veramendi Neighborhood Retail Plat.dwg User: genej May 21, 2019 - 12:08pm

PLAT NOTES:

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983, GRID. DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.00014.
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" IRON PINS WITH PLASTIC CAP STAMPED "HMT" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE LIMITS OF THE CITY OF NEW BRAUNFELS, TEXAS.
- THIS SUBDIVISION IS WITHIN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.
- THIS PLAT IS SUBJECT TO THE REQUIREMENTS AND REGULATIONS OF THE WORD-BORCHERS RANCH JOINT VENTURE DEVELOPMENT AGREEMENT (VERAMENDI), RECORDED AS DOCUMENT NO. 201506029547, OFFICIAL PUBLIC RECORD, COMAL COUNTY, TEXAS AND AS AMENDED.
- THE ELEVATION OF THE LOWEST FLOOR OF A STRUCTURE SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO STORMWATER CONVEYANCE STRUCTURES MUST HAVE A FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE A PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE GARAGE AND SHALL PREVENT WATER FROM LEAVING THE STREET.
- THIS PLAT IS UNDER THE NEIGHBORHOOD CENTER PLANNING AREA.
- STANDARDS FOR PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARD A300 PLANTING AND TRANSPLANTING NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- NO BUILDING SHALL BE SITED WITHIN THE EXTENT OF A SENSITIVE FEATURE AND ASSOCIATED BUFFER. FOR ANY LOT WHICH CONTAINS A HIGH VALUE TREE, AND A BUILDING ENVELOPE WAS NOT APPROVED AS PART OF A FINAL PLAT, THE LOCATION OF A BUILDING ENVELOPE SHALL BE APPROVED BY THE PLANNING DIRECTOR PRIOR TO A BUILDING PERMIT BEING ISSUED.
- LOTS TO BE HELD IN COMMON PROPERTY BY A HOMEOWNERS' OR PROPERTY OWNERS' ASSOCIATION SHALL BE SHOWN IN THE PLAT AS A SEPARATE LOT.
- AMENDMENTS TO THE PARK PROGRAMMING SCHEDULE, INCLUDING BUT NOT LIMITED TO THE PROVISION OF ADDITIONAL IMPROVEMENTS OR SUBSTITUTING IMPROVEMENTS, SHALL BE ADMINISTRATIVELY APPROVED BY THE PARKS DIRECTOR.
- FUTURE PLATS WILL COMPLY WITH LOCATION AND AMENITY STANDARDS FOR TRAILS AS SHOWN IN THE SECTOR PLAN.
- TREE REPLACEMENT SHALL OCCUR WITHIN 12 MONTHS OF REMOVAL OF THE HIGH VALUE TREE UNLESS DEFERRED TO AN ADJACENT UNIT. WHERE A REPLACEMENT TREE DOES NOT SURVIVE FOR A PERIOD OF AT LEAST 24 MONTHS, THE ORIGINAL APPLICANT OR CURRENT LANDOWNER SHALL REPLACE THE TREE, PREFERABLY DURING OCTOBER-FEBRUARY, UNTIL THE TREE SURVIVES A 12-MONTH PERIOD.
- SHOULD ANY TREE DESIGNATED FOR RETENTION IN AN APPROVED TREE PROTECTION PLAN DIE PRIOR TO, OR WITHIN 12 MONTHS OF THE COMPLETION OF CONSTRUCTION WORKS, THE APPLICANT SHALL REPLACE THE DEAD TREE WITH A REPLACEMENT TREE/S EQUAL TO THE TOTAL CALIPER INCHES OF THE DEAD TREE. NO GRADING, TRENCHING OR EQUIPMENT SHALL BE CONDUCTED IN THE AREA IDENTIFIED IN THE ROOT PROTECTION ZONE DURING CONSTRUCTION ONLY. ALL WORK TO BE PERFORMED BY HAND OR UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.
- DURING CONSTRUCTION, THE CLEANING OF EQUIPMENT OR MATERIALS AND/OR THE DISPOSAL OF ANY WASTE MATERIAL, INCLUDING, BUT NOT LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC., UNDER THE CANOPY OR DRIP LINE OF ANY HIGH VALUE TREE SHALL BE PROHIBITED. NO GRADING, TRENCHING OR EQUIPMENT SHALL BE CONDUCTED OR USED IN THE AREA IDENTIFIED IN THE ROOT PROTECTION ZONE. ALL WORK SHALL BE PERFORMED BY HAND OR UNDER THE SUPERVISION OF A CERTIFIED ARBORIST. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY HIGH VALUE TREE.
- ROADS, FACILITIES, STRUCTURES AND IMPROVEMENTS SUCH AS SIDEWALKS, PATHS, TRAILS, TRAILHEADS, PARK IDENTIFICATION AND WAY FINDING SIGNAGE, SEATING, PICNIC TABLES, DRINKING FOUNTAINS, PET DRINKING FOUNTAINS, TRASH RECEPTACLES, PET WASTE RECEPTACLES, SHADE STRUCTURES, OUTLOOKS RETAINING WALL, PUBLIC UTILITIES, STORMWATER MANAGEMENT FACILITIES, WATER QUALITY AND MEASURES AND SIGNAGE ARE PERMITTED WITHIN THE GREEN RIBBON. ALL OTHER DEVELOPMENT SHALL BE PROHIBITED WITHIN THE GREEN RIBBON.
- LOT 6 IS FOR WATER QUALITY, DRAINAGE, LANDSCAPING, UTILITY AND PEDESTRIAN ACCESS. THIS LOT SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER, ITS SUCCESSORS AND ASSIGNS.

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED DOROTHY J. TAYLOR, 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 THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

DOROTHY J. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295
290 S. CASTELL AVE., STE. 100, NEW BRAUNFELS, TEXAS 78130

PLAT REVISED MAY 21, 2019
PLAT PREPARED MARCH 25, 2019



290 S. CASTELL AVE. STE, 100,
NEW BRAUNFELS, TEXAS 78130
WWW.HMTNB.COM
PH: (830)625-8555
TBPE FIRM F-10961
TBPLS FIRM 10153600

FINAL PLAT ESTABLISHING
VERAMENDI PRECINCT 15A,
NEIGHBORHOOD CENTER

BEING A 9.70 ACRE TRACT OF LAND SITUATED IN THE J.M. VERAMENDI SURVEY NO. 2, ABSTRACT NO. 3, COMAL COUNTY, TEXAS. BEING A PORTION OUT OF A CALLED 255.715 ACRE TRACT, RECORDED IN DOCUMENT NO. 201706013192, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

NEW BRAUNFELS UTILITIES NOTES:

- 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.
- UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE DWELLING ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING AND SERVICE.
- UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
- EACH TRACT IS SUBJECT TO FLOATING GUY WIRE EASEMENT/S AND ITS DIMENSIONS SHALL BE DETERMINED BY THE NEED OF THE UTILITIES.
- DO NOT COMBINE ANY NEW UTILITY EASEMENTS (U.E.) WITH DRAINAGE EASEMENTS (D.E.) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (U.E.) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.
- 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 CONFLICT 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 FACILITES THE EASEMENT ENCROACHMENT APPLICATION PROCESS.

SIDEWALK/ACCESSWAYS NOTES:

- SIX (6) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG:
A. GENEVA ST - LOT 1-3, BLOCK 12C
- SIX (6) FOOT WIDE SIDEWALK ARE EXISTING ALONG OAK RUN PARKWAY.

FLOOD_ZONE NOTE:

- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREA (100 YR. FLOOD), AS DEFINED BY THE COMAL COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 48091C0435F, EFFECTIVE DATE SEPTEMBER 2, 2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

UTILITY PROVIDER NOTE:

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

DRAINAGE EASEMENT NOTES:

- DRAINAGE EASEMENTS SHALL "REMAIN FREE OF ALL OBSTRUCTIONS."
- MAINTENANCE OF DRAINAGE EASEMENT SHOWN OUTSIDE OF LOT LINES SHALL BE THE SOLE RESPONSIBILITY OF THE VERAMENDI DEVELOPMENT COMPANY.
- 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.

STATE OF TEXAS
COUNTY OF COMAL

I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS VERAMENDI NEIGHBORHOOD RETAIL, A 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.

OWNER/DEVELOPER: _____ DATE _____

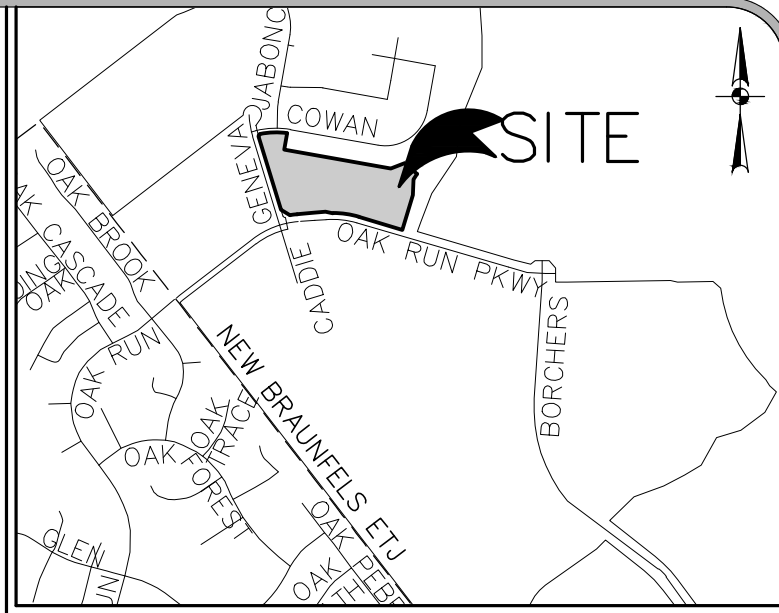
VERAMENDI PE - BRISBANE, LLC
177 W. MILL STREET, SUITE 200
NEW BRAUNFELS, TEXAS 78131

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____



LOCATION MAP
NOT TO SCALE

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

CHAIRMAN

APPROVED FOR ACCEPTANCE

DATE _____ PLANNING DIRECTOR _____

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.

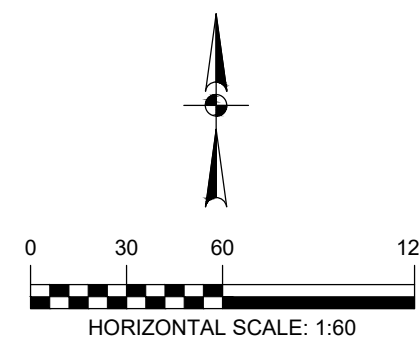
WITNESS MY HAND AND OFFICIAL SEAL, THIS THE _____ DAY OF _____, 20____.

COUNTY CLERK, COMAL COUNTY, TEXAS

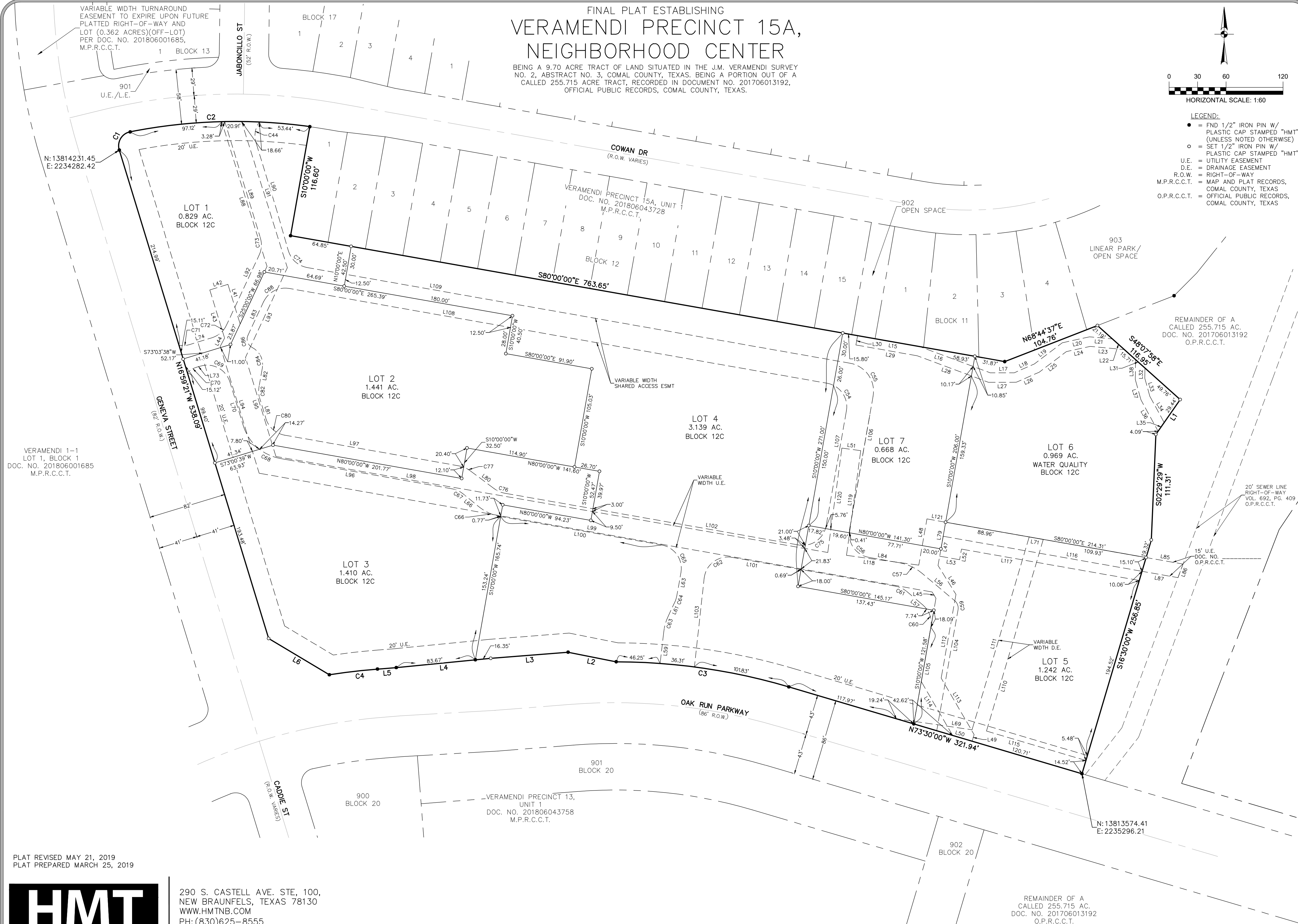
DEPUTY

FINAL PLAT ESTABLISHING VERAMENDI PRECINCT 15A, NEIGHBORHOOD CENTER

BEING A 9.70 ACRE TRACT OF LAND SITUATED IN THE J.M. VERAMENDI SURVEY
NO. 2, ABSTRACT NO. 3, COMAL COUNTY, TEXAS. BEING A PORTION OUT OF A
CALLED 255.715 ACRE TRACT, RECORDED IN DOCUMENT NO. 201706013192,
OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.



- LEGEND:**
- = FND 1/2" IRON PIN W/
PLASTIC CAP STAMPED "HMT"
(UNLESS NOTED OTHERWISE)
 - = SET 1/2" IRON PIN W/
PLASTIC CAP STAMPED "HMT"
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - M.P.R.C.C.T. = MAP AND PLAT RECORDS,
COMAL COUNTY, TEXAS
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS,
COMAL COUNTY, TEXAS



PLAT REVISED MAY 21, 2019
PLAT PREPARED MARCH 25, 2019



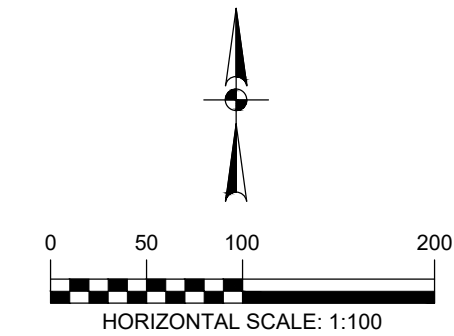
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REMAINDER OF A
CALLED 255.715 AC.
DOC. NO. 201706013192
O.P.R.C.C.T.

Drawing Name: I:\216 - ASA Properties\020 - Veramendi Neighborhood Retail Development\Veramendi Neighborhood Retail Plat.dwg User: genej May 21, 2019 - 12:07pm

FINAL PLAT ESTABLISHING
VERAMENDI PRECINCT 15A,
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 - M.P.R.C.C.T. = MAP AND PLAT RECORDS,
COMAL COUNTY, TEXAS
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS,
COMAL COUNTY, TEXAS

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	44.70'	S34°52'35"W
L2	51.64'	N78°43'05"W
L3	81.66'	S85°30'00"W
L4	100.02'	S84°21'15"W
L5	19.88'	S85°30'00"W
L6	74.50'	N59°08'34"W
L15	66.57'	S80°00'00"E
L16	79.09'	S69°33'53"E
L17	25.37'	N89°54'07"E
L18	23.05'	N66°17'11"E
L19	36.88'	N52°49'34"E
L20	29.52'	N77°37'46"E
L21	24.14'	S84°40'43"E
L22	17.05'	S48°04'16"E
L23	36.08'	N84°40'43"W
L24	25.76'	S77°37'46"W
L25	35.87'	S52°49'34"W
L26	26.32'	S66°17'11"W
L27	29.27'	S89°54'07"W
L28	79.98'	N69°33'53"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L29	65.66'	N80°00'00"W
L30	10.00'	N10°00'00"E
L31	13.24'	S48°07'58"E
L32	10.73'	S00°56'01"W
L33	19.65'	S15°28'45"E
L34	31.56'	S28°40'55"E
L35	11.17'	S34°52'35"W
L36	37.69'	N28°40'55"W
L37	22.25'	N15°28'45"W
L38	20.85'	N00°56'01"E
L41	43.63'	N17°06'17"W
L42	20.00'	S72°53'43"W
L43	53.01'	S17°06'17"E
L44	9.90'	S27°53'43"W
L45	7.71'	S31°46'27"E
L46	35.84'	N31°46'27"W
L47	13.51'	N10°00'00"E
L48	49.43'	S10°00'00"W
L49	7.32'	N16°29'58"E
L50	21.40'	S73°30'00"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L51	20.00'	N82°17'58"W
L52	11.34'	N10°00'00"E
L53	21.33'	S80°00'00"E
L56	45.27'	S50°00'00"E
L57	22.18'	S50°00'00"E
L59	33.61'	S06°39'55"W
L61	18.66'	S24°54'36"W
L63	25.00'	S10°00'00"W
L66	23.46'	S50°48'07"E
L69	80.58'	S81°41'34"E
L70	49.41'	S16°59'22"E
L71	15.09'	S80°00'48"E
L73	4.02'	N73°03'38"E
L74	24.33'	N73°03'38"E
L79	28.51'	S10°00'00"W
L80	32.50'	N53°16'03"W
L81	23.59'	N16°59'23"W
L82	20.56'	N09°57'34"E
L83	38.74'	N25°00'00"E
L84	32.96'	S80°00'00"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L85	39.51'	N80°00'00"W
L86	15.25'	N20°28'24"E
L87	38.45'	S80°00'00"E
L88	159.62'	S17°23'10"E
L89	128.17'	N16°59'21"W
L90	69.00'	S16°59'21"E
L91	161.27'	N17°23'10"W
L92	81.49'	N25°00'00"E
L93	104.32'	N25°00'00"E
L94	139.78'	S17°04'11"E
L95	109.18'	N17°06'17"W
L96	176.09'	S80°00'00"E
L97	187.18'	N80°00'00"W
L98	589.80'	N80°07'49"W
L99	719.65'	S79°59'09"E
L100	172.52'	S80°00'00"E
L101	174.94'	S80°00'00"E
L102	314.55'	N80°00'01"W
L103	94.14'	N06°16'59"E
L104	129.43'	S10°00'00"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L105	103.49'	S09°59'55"W
L106	143.00'	S10°00'00"W
L107	123.00'	S10°00'00"W
L108	575.25'	S80°00'01"E
L109	580.59'	S80°00'01"E
L110	210.56'	S16°30'00"W
L111	211.89'	N16°30'00"E
L112	89.54'	N10°00'00"E
L113	68.82'	N30°13'17"W
L114	65.59'	S30°13'17"E
L115	109.22'	S73°30'00"E
L116	212.60'	S80°00'00"E
L117	190.13'	S80°00'00"E
L118	76.80'	N82°17'58"W
L119	111.30'	N07°42'02"E
L120	110.92'	S07°42'02"W
L121	20.00'	N80°00'00"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	25.08'	15.00'	095°46'46"	16.59'	22.26'	N30°54'02"E
C2	190.13'	571.00'	019°04'42"	95.95'	189.25'	N88°19'46"E
C3	184.39'	643.00'	016°25'50"	92.83'	183.76'	N81°42'55"W
C4	51.04'	653.00'	004°28'43"	25.53'	51.03'	S83°15'38"W
C44	22.68'	24.51'	053°00'42"	12.22'	21.88'	S08°57'41"W
C54	39.27'	25.00'	090°00'00"	25.00'	35.36'	S35°00'00"E
C55	47.12'	30.00'	090°00'00"	30.00'	42.43'	S35°00'00"E
C56	39.27'	25.00'	090°00'00"	25.00'	35.36'	S35°00'00"E
C57	26.18'	50.00'	030°00'00"	13.40'	25.88'	S65°00'00"E
C59	10.47'	10.00'	060°00'00"	5.77'	10.00'	S20°00'00"E
C60	26.18'	25.00'	060°00'00"	14.43'	25.00'	S20°00'00"E
C61	13.09'	25.00'	030°00'00"	6.70'	12.94'	S65°00'00"E
C62	40.89'	25.00'	093°43'01"	26.68'	36.48'	N53°08'29"E
C63	16.48'	50.43'	018°43'01"	8.31'	16.40'	S15°33'34"W
C64	5.33'	25.00'	012°13'33"	2.68'	5.32'	S16°06'47"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C65	39.27'	25.00'	090°00'00"	25.00'	35.36'	S35°00'00"E
C66	23.33'	50.00'	026°43'57"	11.88'	23.12'	S66°38'02"E
C67	12.74'	25.00'	029°11'53"	6.51'	12.60'	S65°24'03"E
C68	53.76'	50.09'	061°29'42"	29.80'	51.22'	S49°12'03"E
C69	39.25'	25.00'	089°57'00"	24.98'	35.34'	S61°57'52"E
C70	11.38'	24.99'	026°04'43"	5.79'	11.28'	S59°38'53"W
C71	11.57'	24.93'	026°34'46"	5.89'	11.46'	S86°12'39"W
C72	20.95'	25.00'	048°00'39"	11.13'	20.34'	N49°00'20"E
C73	18.32'	25.00'	041°59'21"	9.59'	17.91'	N04°00'19"E
C74	27.91'	25.00'	063°57'21"	15.61'	26.48'	S48°01'20"E
C75	39.27'	25.00'	090°00'00"	25.00'	35.36'	S55°00'00"W
C76	11.66'	25.00'	026°43'57"	5.94'	11.56'	N66°38'02"W
C77	11.66'	25.00'	026°43'57"	5.94'	11.56'	N66°38'02"W
C80	26.65'	25.09'	060°52'09"	14.74'	25.42'	N49°29'32"W
C82	11.76'	25.00'	026°56'57"	5.99'	11.65'	N03°30'54"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C84	25.44'	20.00'	072°53'39"	14.77'	23.76'	N26°26'49"W
C86	15.34'	10.00'	087°53'41"	9.64'	13.88'	N18°56'48"W
C88	32.72'	25.00'	075°00'00"	19.18'	30.44'	N62°30'00"E

PLAT REVISED MAY 21, 2019
PLAT PREPARED MARCH 25, 2019



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