

LOCATION MAP - NTS

NOTES :

- BEARINGS SHOWN HERE ON ARE BASED ON NAD 83 TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE.
- PROPERTY CORNERS WILL BE SET WITH 1/2" IRON ROD PINS WITH A PLASTIC CAP STAMPED "SHERWOOD SURVEYING" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- THIS SUBDIVISION WILL BE PROVIDED WATER, SEWER, AND ELECTRICITY BY NEW BRAUNFELS UTILITIES. TELEPHONE/CABLE SERVICES WILL BE PROVIDED BY AT&T COMMUNICATIONS AND/OR TIME WARNER.
- THIS SUBDIVISION IS WITHIN THE CITY OF NEW BRAUNFELS.
- THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA.
- THIS PROPERTY LIES IN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- NO STRUCTURES IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM AND PUBLIC SANITARY SEWER WHICH HAS BEEN APPROVED BY NEW BRAUNFELS UTILITIES.
- MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 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 DECREASES THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRAUNFELS AND THE COUNTY 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 IDLE GAS PIPELINE SHOWN HEREON IS INTENDED TO BE REMOVED SUBJECT TO SEPARATE REMOVAL AGREEMENT BETWEEN TEXACO DOWNSTREAM PROPERTIES, INC. (TDPI) AND CONTINENTAL AUTOMOTIVE SYSTEMS, INC.
- NON-RESIDENTIAL USE SUBDIVISIONS ARE NOT SUBJECT TO PARK LAND DEDICATION AND DEVELOPMENT REQUIREMENTS. HOWEVER, AT SUCH TIME THAT ANY DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.
- SIX (6) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE OWNER/BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG KOHLBERG ROAD.

NEW BRAUNFELS UTILITIES NOTES:

- MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF 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-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.
- UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
- EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER/DEVELOPER'S EXPENSE.
- DO NOT COMBINE ANY NEW UTILITY EASEMENTS (UE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENT (UE) 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 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 EASEMENTS & ROW FACILITATES THE EASEMENT ENCROACHMENT APPLICATION PROCESS.

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, RICHARD A. GOODWIN, 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.

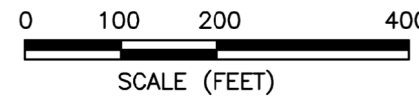
PRELIMINARY

RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
SHERWOOD SURVEYING, LLC.
P.O. BOX 9925
SPRING BRANCH, TEXAS 78070

LINE	BEARING	DISTANCE
L1	S 44°41'02" E	30.00'
L2	S 45°18'07" W	35.01'
L3	S 44°41'53" E	35.13'
L4	S 45°18'07" W	30.00'
L5	N 44°41'53" W	35.13'
L6	N 44°32'32" W	30.00'

SUBDIVISION PLAT ESTABLISHING CONTINENTAL NAUTILUS

LOT 1, BLOCK 1, BEING A 47.497 ACRE TRACT OF LAND, INCLUDING 0.27 ACRES OF ROW DEDICATION, SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT NO. 98, COMAL COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN 92.49 ACRE TRACT DESCRIBED IN DOCUMENT NO. 200306025956, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.



LEGEND

- 1/2" IRON ROD SET
- C.M. CONTROLLING MONUMENT
- CENTER LINE
- ORCCT OFFICIAL RECORDS OF COMAL
- DOC. # DOCUMENT NUMBER
- ETJ EXTRATERRITORIAL JURISDICTION
- NBU NEW BRAUNFELS UTILITIES
- ROW RIGHT-OF-WAY

STATE OF TEXAS
COUNTY OF COMAL
I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS CONTINENTAL PROJECT NAUTILUS
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.

CONTINENTAL AUTOMOTIVE SYSTEMS, INC.
RYAN FRENCH
ONE CONTINENTAL DRIVE
AUBURN HILLS, MI 48326

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

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES _____

APPROVED THIS THE _____ DAY OF _____, 2020, 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
DOCUMENT NO. _____ OF COMAL COUNTY, TEXAS

ON THE _____ DAY OF _____, 2020, AT _____ M.
WITNESS MY HAND AND OFFICIAL SEAL, THIS THE _____ DAY OF _____, 20____.

COUNTY CLERK, COMAL COUNTY, TEXAS

DEPUTY

DATE OF PREPARATION: 3/9/2020