

STATE OF TEXAS §  
COUNTY OF COMAL §

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "SOLMS LANDING SUBDIVISION UNIT 1C" 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 CONSIDERATIONS THEREIN EXPRESSED

FOR: SOLMS LANDING DEVELOPMENT, LLC  
BY: JAMES E. MAHAN, III, OWNER

JAMES E. MAHAN, III, OWNER  
648 S. CASTELL AVENUE  
NEW BRAUNFELS, TEXAS 78130

STATE OF TEXAS §  
COUNTY OF COMAL §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE ABOVE MENTIONED, JAMES E. MAHAN, III, OF NEW BRAUNFELS, TEXAS.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

CITY OF NEW BRAUNFELS §  
CERTIFICATE OF APPROVAL §

APPROVED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

CHAIRMAN, PLANNING COMMISSION

APPROVED FOR ACCEPTANCE:

PLANNING DIRECTOR

DATE

CITY ENGINEER

DATE

NEW BRAUNFELS UTILITIES

DATE

FINAL PLAT ESTABLISHING  
SOLMS LANDING SUBDIVISION UNIT 1C  
BEING 10.920 ACRES OUT OF THE  
A. M. ESNAURIZAR SURVEY, ABSTRACT NO. 98  
BEING PORTIONS OF  
TWO SEPARATE CALLED 25.00 ACRE TRACTS  
DESCRIBED IN INSTRUMENT TO SOLMS LANDING DEVELOPMENT, LLC  
RECORDED IN DOCUMENT NO. 201706030354 & DOCUMENT NO. 201806021713  
OF THE OFFICIAL PUBLIC RECORDS  
CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS

PLAT NOTES:

- THIS SUBDIVISION IS SUBJECT TO THE 2006 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. NON-RESIDENTIAL USE SUBDIVISIONS ARE NOT SUBJECT TO ORDINANCE 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.
- THIS SUBDIVISION IS LOCATED IN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- THIS SUBDIVISION IS SUBJECT TO THE SOLMS LANDING PD DEVELOPMENT STANDARDS AS DEFINED IN CITY OF NEW BRAUNFELS ORDINANCE NO. 2017-31.
- THIS SUBDIVISION IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE OR THE CONTRIBUTING ZONE.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS., SIDEWALKS, AND OTHER PUBLIC SPACES) OF THE CITY OF NEW BRAUNFELS CODE OF ORDINANCES.
- NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACE 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 AND THE COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACE WITH THE LIMITS OF THE SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- THIS SUBDIVISION IS LOCATED WITHIN THE HORIZONTAL AND CONICAL ZONE OF THE AIRPORT HAZARD ZONING OVERLAY DISTRICT AND IS SUBJECT TO THE AIRPORT HAZARD ZONING DISTRICT STANDARDS AND REGULATIONS.
- CLEAR VISION NOTE: CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION) WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS OR LATEST REVISION THEREOF.
- ALL LOTS MEET THE REQUIRED MINIMUM SQUARE FOOTAGES ACCORDING TO ZONING ORDINANCE
- THIS SUBDIVISION IS SUBJECT TO COVENANTS AND OR RESTRICTIONS ASSOCIATED WITH THE SOLMS LANDING SUBDIVISION UNIT 1C, RECORDED IN COUNTY CLERK'S FILE NO. \_\_\_\_\_, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.
- THIS SUBDIVISION IS SUBJECT TO THE SOLMS LANDING PD DEVELOPMENT STANDARDS AS DEFINED IN CITY OF NEW BRAUNFELS ORDINANCE NO. 2017-31

SURVEYOR'S NOTES:

- GEODETIC BASIS STATEMENT:  
THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (FIPS 4204) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. TO CONVERT SURFACE DISTANCES TO THE GRID, APPLY THE COMBINED SURFACE TO GRID SCALE FACTOR OF 0.99985790106.THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- FLOOD STATEMENT:  
ACCORDING TO COMMUNITY PANEL NO. 4854930455, MAP NO. 48091C0455F, EFFECTIVE DATE: SEPTEMBER 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN." ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. NO PORTION OF ANY LOT ON THIS PLAT IS WITHIN AN INDICATED SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE ADOPTED FLOOD MAPS OF THE CITY OF NEW BRAUNFELS.
- MONUMENTS WERE SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION WITH A 1/2" IRON ROD WITH A SURVEYOR'S CAP STAMPED "KHA", UNLESS NOTED OTHERWISE.

NEW BRAUNFELS UTILITY NOTES:

- UTILITY SERVICE PROVIDERS:  

TELEPHONE:	AT&T
WATER:	NEW BRAUNFELS UTILITIES
SANITARY SEWER:	NEW BRAUNFELS UTILITIES
ELECTRICITY:	NEW BRAUNFELS UTILITIES
GAS:	CENTERPOINT ENERGY
CABLE:	SPECTRUM
- 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 OF THE EASEMENT, MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES. IT SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY 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 STRUCTURES ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF BUILDING STRUCTURE.
- UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN FENCED AREAS.
- EACH LOT MUST HAVE IT'S OWN METER AND SEWER SERVICE AT THE OWNER'S/DEVELOPER'S EXPENSE.
- DO NOT COMBINE ANY NEW UTILITY EASEMENTS (UE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES TO IN GRADE WITHIN THE UTILITY EASEMENTS WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.
- NEW BRAUNFELS UTILITIES IS NOT RESPONSIBLE FOR DAMAGES TO PROPERTY IMPROVEMENTS (I.E. LANDSCAPING, TREES, PAVEMENT, SIGNS, DRAINAGE STRUCTURE, 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 NEW BRAUNFELS UTILITIES EASEMENT ENCROACHMENT PROCESS. NEW BRAUNFELS UTILITIES DEVELOPMENT SERVICES FACILITATES THE EASEMENT ENCROACHMENT APPLICATION PROCESS.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, ZACHARY KEITH PETRUS, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND, MADE ON THE GROUND UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED OR FOUND UNDER MY SUPERVISION.

ZACHARY KEITH PETRUS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6769  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH. 210-307-4356  
ZACH.PETRUS@KIMLEY-HORN.COM

STATE OF TEXAS §  
COUNTY OF COMAL §

I, BOBBY KOEPP, DO CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC. NO. \_\_\_\_\_ OF COMAL COUNTY ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_M.

WITNESS MY HAND AND OFFICIAL SEAL THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

COUNTY CLERK, COMAL COUNTY, TEXAS

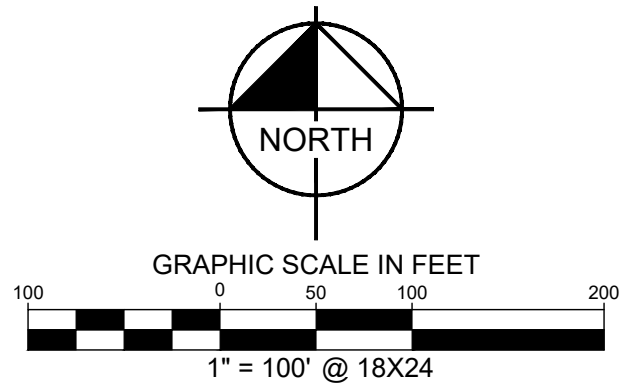
BY: \_\_\_\_\_  
DEPUTY

Kimley»Horn

601 NW Loop 410, Suite 350  
San Antonio, Texas 78216 FIRM # 10193973

Tel. No. (210) 541-9166  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	ZKP	APS	7/2/2020	068719200	1 OF 2



**FINAL PLAT ESTABLISHING**  
**SOLMS LANDING SUBDIVISION UNIT 1C**  
BEING 10.920 ACRES OUT OF THE  
A. M. ESNAURIZAR SURVEY, ABSTRACT NO. 98  
BEING PORTIONS OF  
TWO SEPERATE CALLED 25.00 ACRE TRACTS  
DESCRIBED IN INSTRUMENT TO SOLMS LANDING DEVELOPMENT, LLC  
RECORDED IN DOCUMENT NO. 201706030354 & DOCUMENT NO. 201806021713  
OF THE OFFICIAL PUBLIC RECORDS  
CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS

**SUBDIVISION INFORMATION**

**OWNER:** SOLMS LANDING DEVELOPMENT, LLC  
**ACREAGE:** 10.920 ACRES  
**SURVEY:** A. M. ESNAURIZAR SURVEY, ABSTRACT 98  
**SURVEYOR:** ZACHARY KEITH PETRUS  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6769  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH. 210-541-9166  
ZACH.PETRUS@KIMLEY-HORN.COM  
**ENGINEER:** MATT COX  
PROFESSIONAL ENGINEER  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH. 210-541-9166  
MATT.COX@KIMLEY-HORN.COM  
**LINEAR FOOTAGE OF NEW STREETS:** NONE  
**NUMBER OF LOTS:** 4  
**NUMBER OF BLOCKS:** 1  
**LAND USE:** COMMERCIAL  
**DATE:** 7/2/2020

**CURVE TABLE**

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	14°58'22"	310.00'	81.01'	S53°55'24"W	80.78'
C2	16°02'44"	370.00'	103.62'	N53°23'13"E	103.28'
C3	8°25'04"	370.00'	54.36'	N41°09'18"E	54.31'
C4	8°25'04"	310.00'	45.55'	S41°09'18"W	45.50'
C5	24°14'18"	310.00'	131.14'	S57°28'59"W	130.17'
C6	9°50'39"	310.00'	53.26'	S74°31'28"W	53.20'
C7	34°04'57"	370.00'	220.10'	N62°24'19"E	216.86'

**SURVEYOR'S NOTES:**

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- ALL LOTS LOCATED IN THIS SUBDIVISION ARE MONUMENTED WITH A 1/2" IRON ROD WITH A SURVEYOR'S CAP STAMPED "KHA", UNLESS NOTED OTHERWISE.
- MONUMENTS WERE SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION WITH A 1/2" IRON ROD WITH A SURVEYOR'S CAP STAMPED "KHA", UNLESS NOTED OTHERWISE.

LOT 1  
BLOCK 1  
COMAL FARMS SUBDIVISION UNIT ONE  
VOL. 12 PG. 217-218  
MPRCC

**LOT 2**  
**3.111 ACRES**  
**135,523 SQ. FT.**

**LOT 3**  
**3.320 ACRES**  
**144,633 SQ. FT.**

**LOT 4**  
**2.993 ACRES**  
**130,356 SQ. FT.**

**LOT 1**  
**1.496 ACRES**  
**65,159 SQ. FT.**

CALLED 24.00 ACRES  
SOLMS LANDING DEVELOPMENT, LLC  
DOC. 201906029529  
OPRCC

CALLED 25.00 ACRES  
SOLMS LANDING DEVELOPMENT, LLC  
DOC. 201806021713  
OPRCC  
(REMAINDER)

**LEGEND**

	BOUNDARY LINE
	EASEMENT LINE
	APPROXIMATE FEMA FLOOD ZONE LINE
	IRON ROD FOUND
	IRON ROD W/ PLASTIC CAP FOUND
	IRON ROD W/ "KHA" CAP SET
	RIGHT-OF-WAY
	OPRCC
	PRCC
	DRCC

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	ZKP	APS	7/2/2020	068719400	2 OF 2