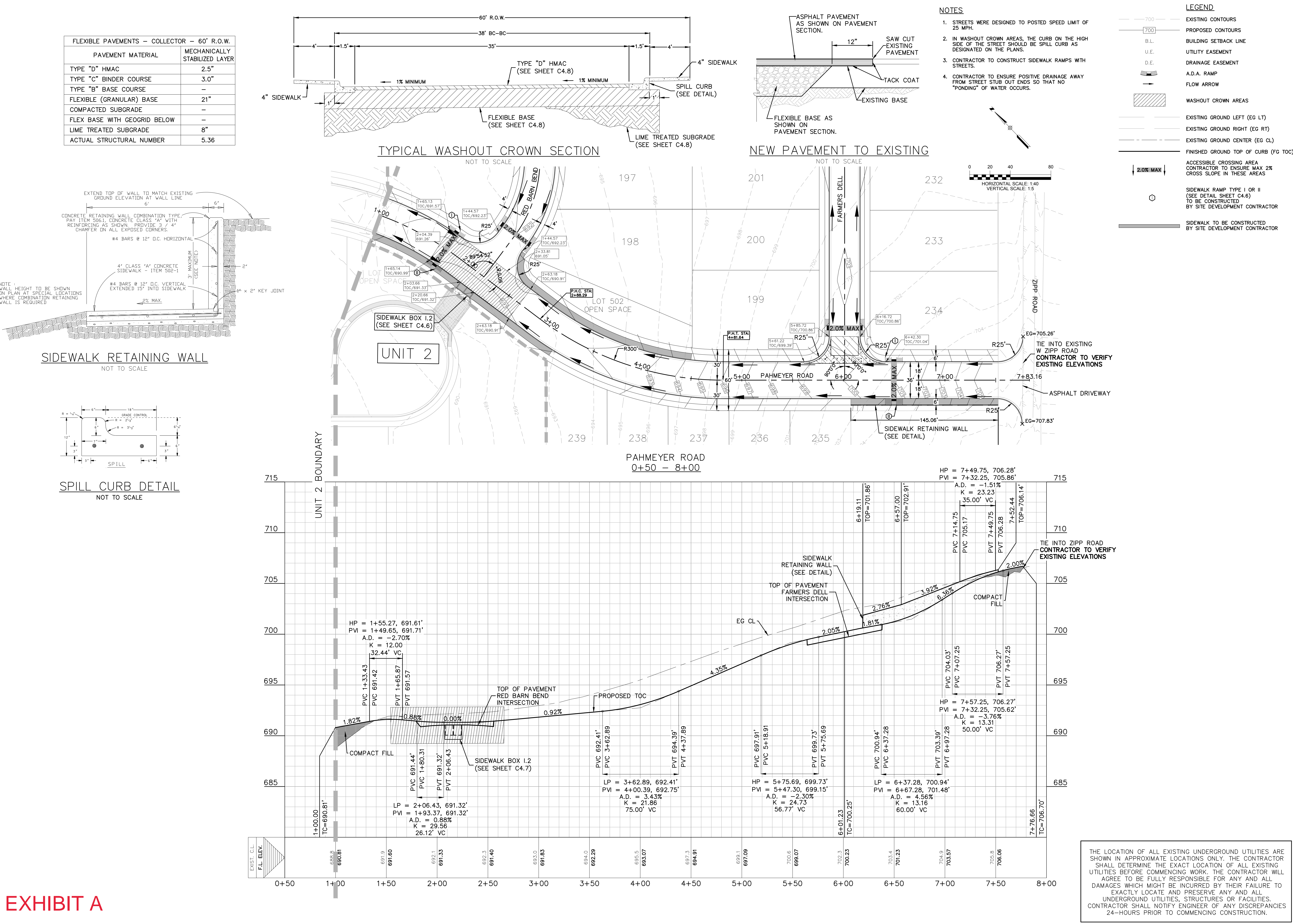
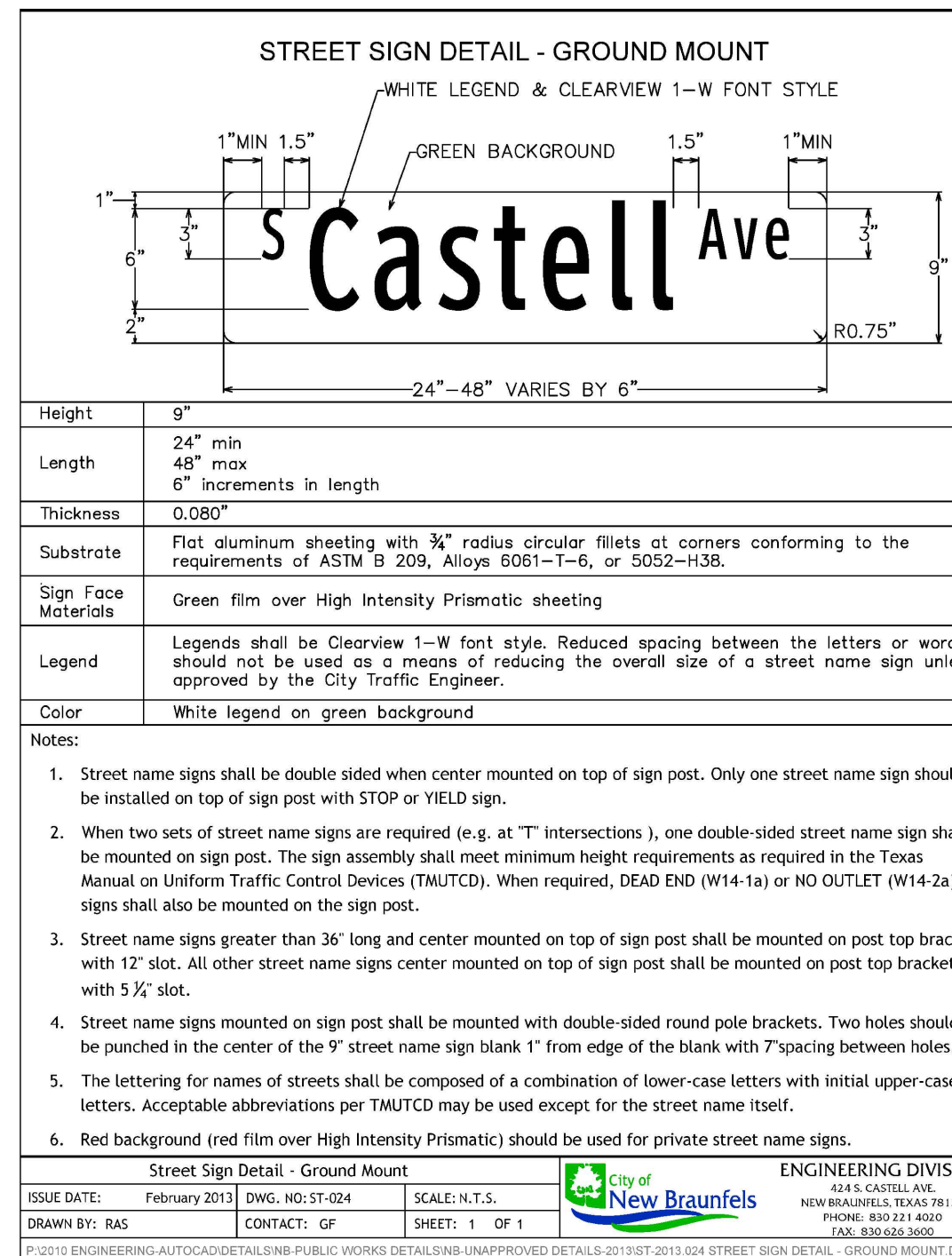
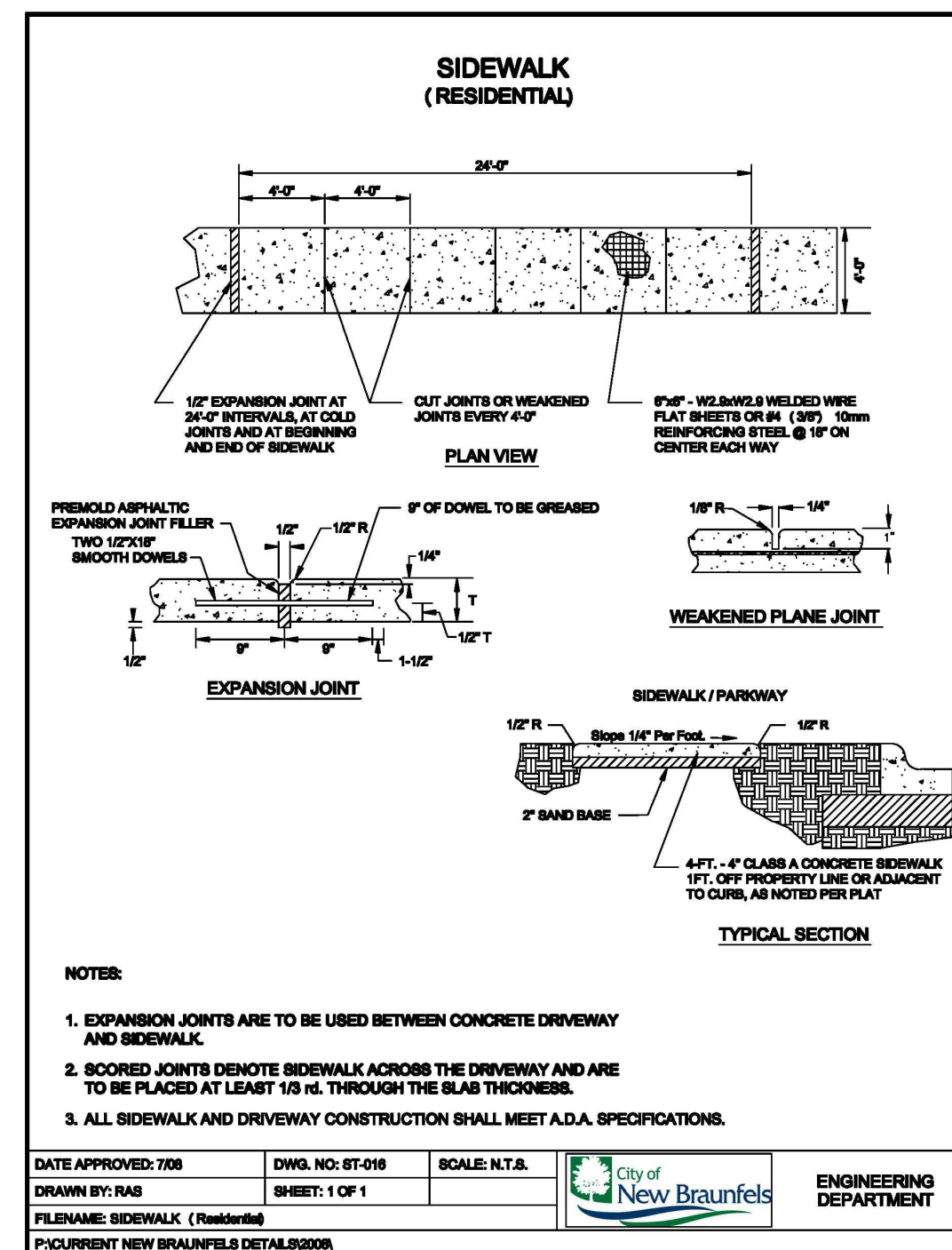
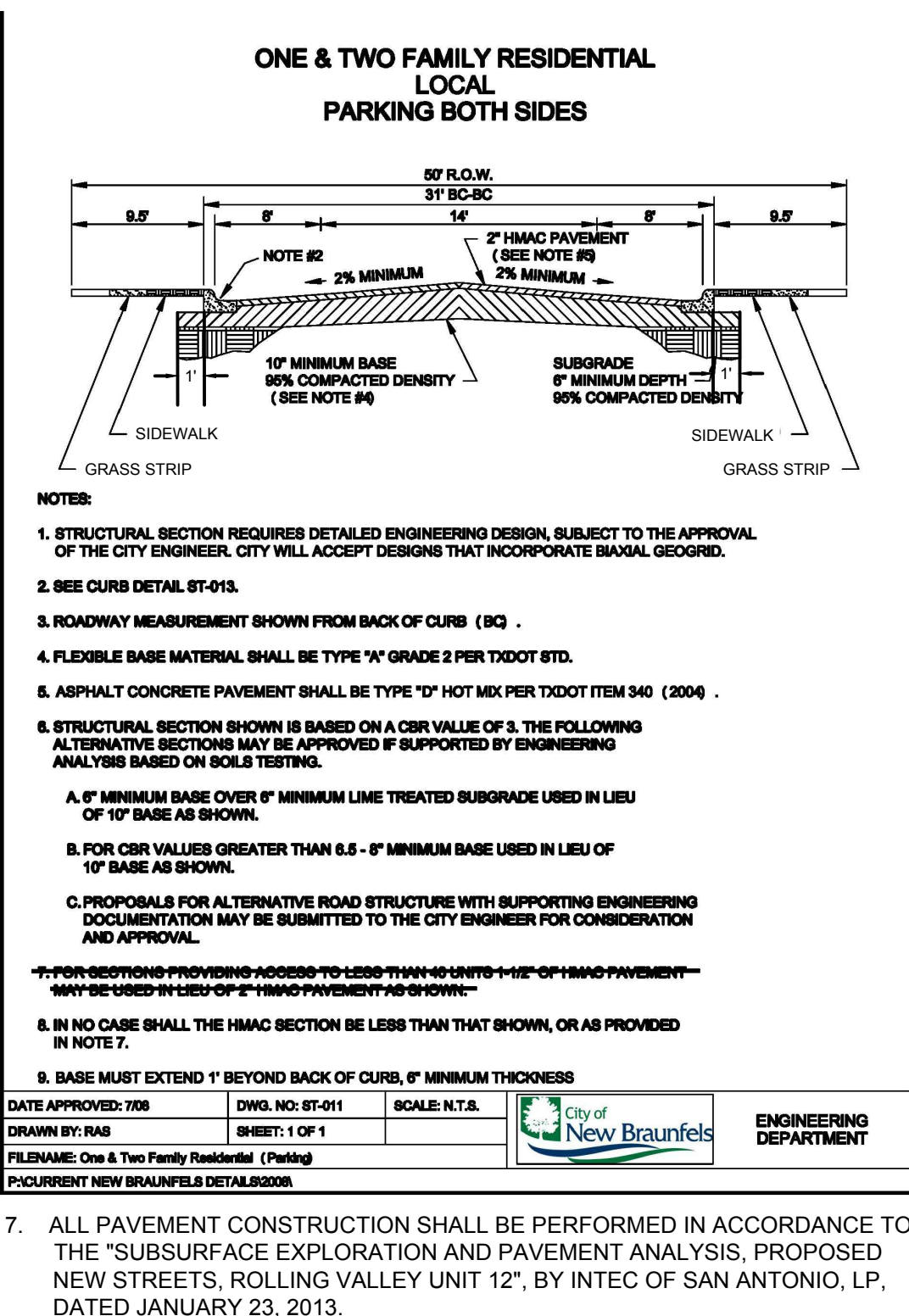
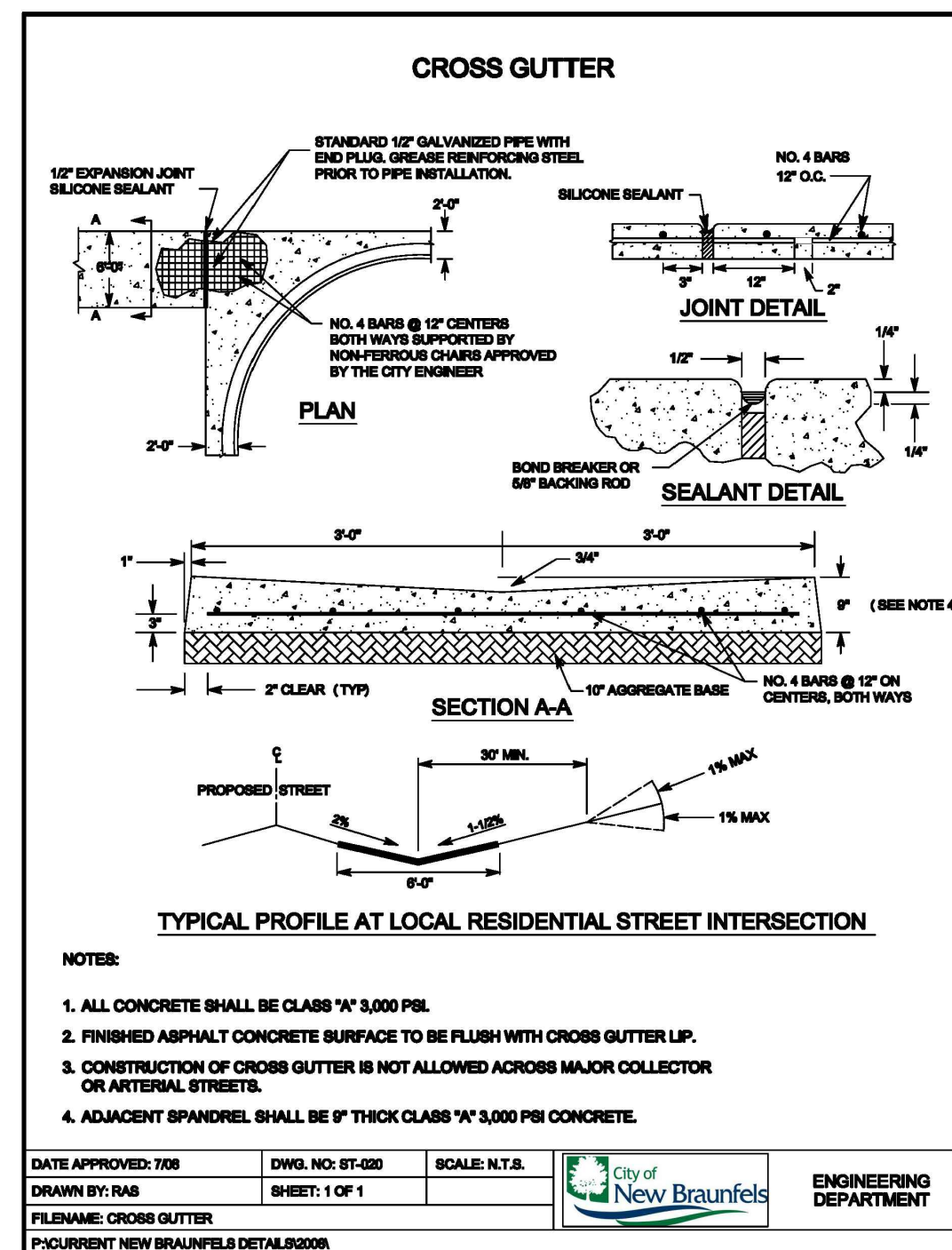
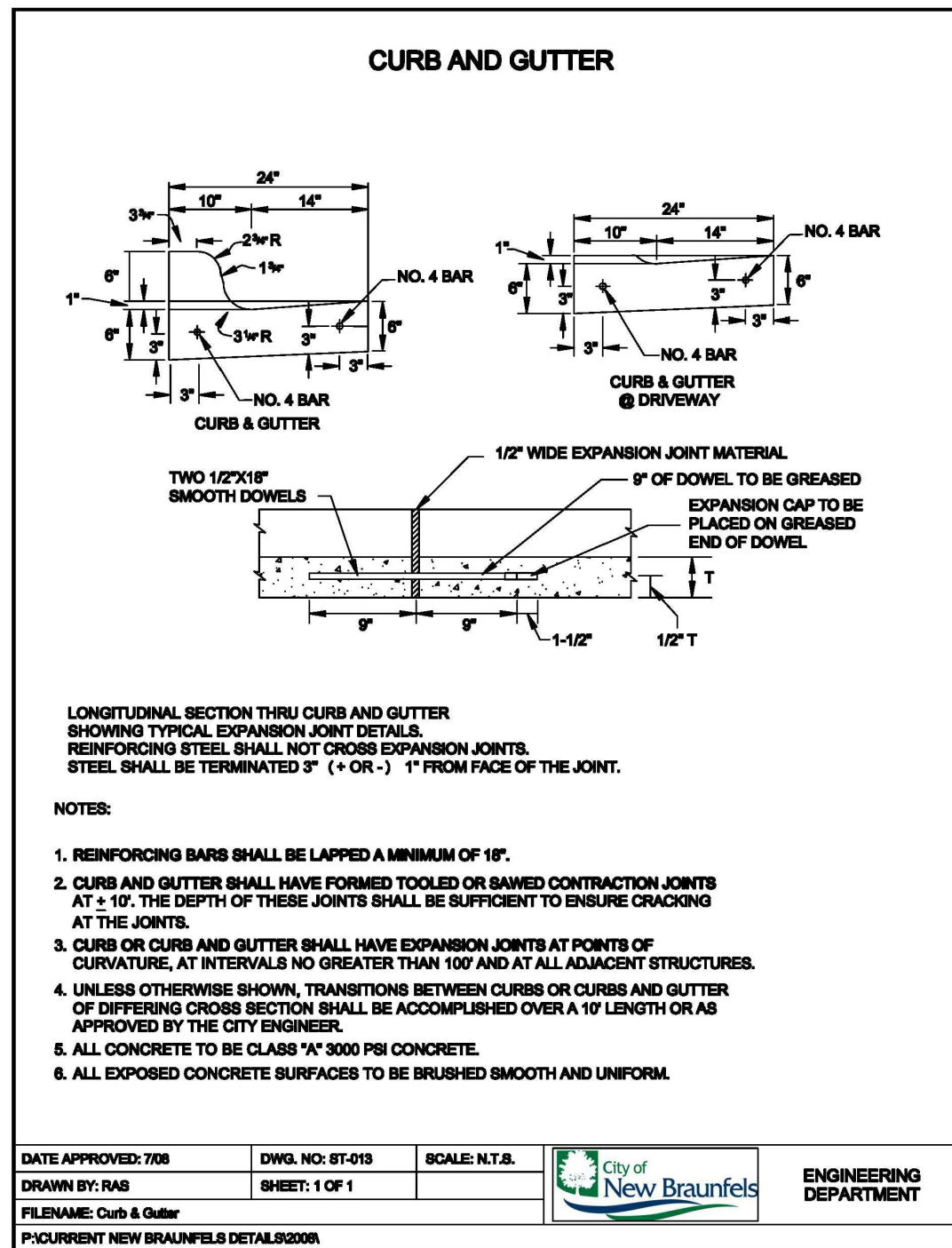
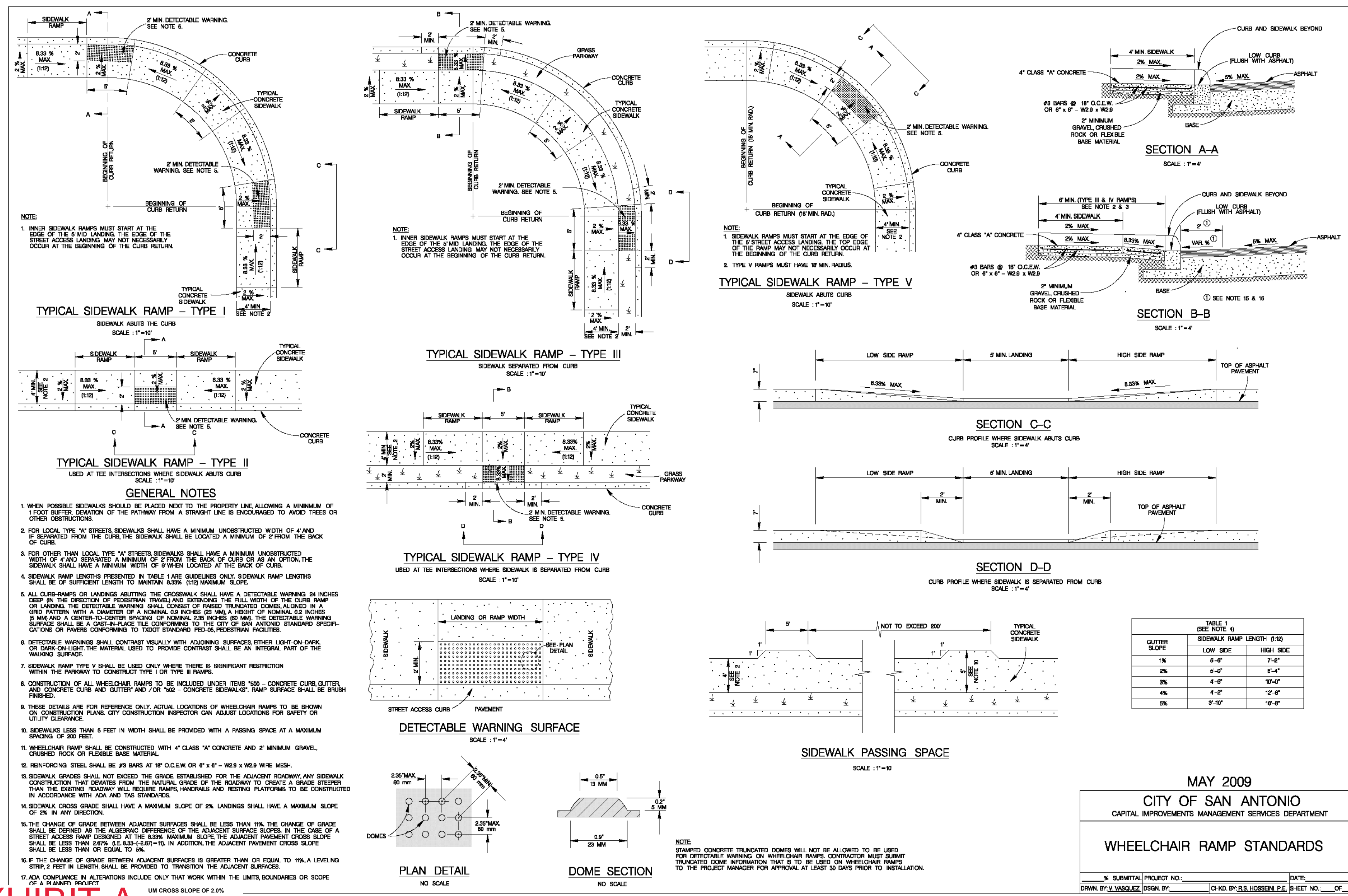
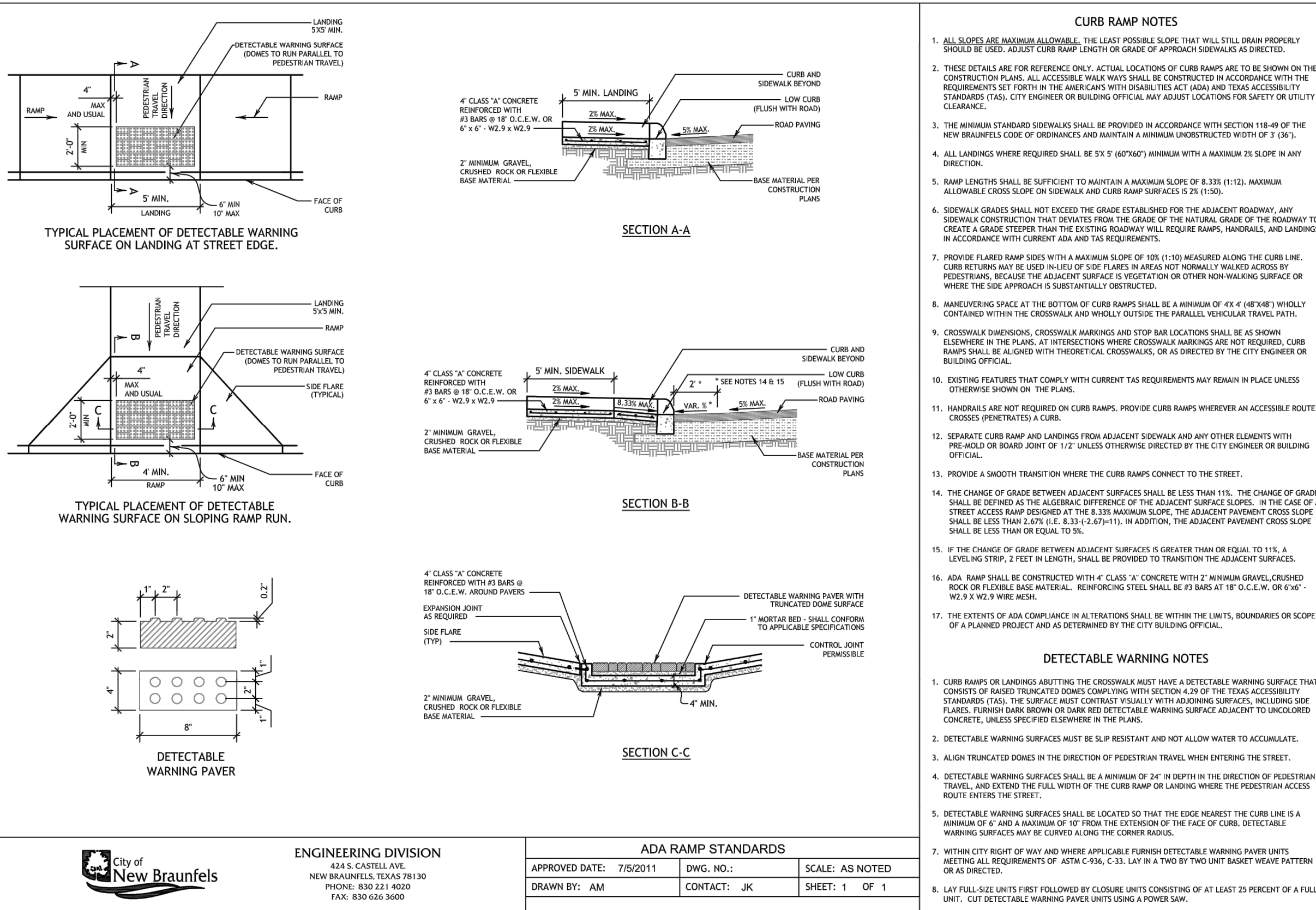


EXHIBIT A





FLEXIBLE PAVEMENTS - LOCAL ROAD - 50' R.O.W.	
PAVEMENT MATERIAL	MECHANICALLY STABILIZED LAYER
TYPE "D" HMAC	1.5"
TYPE "C" BINDER COURSE	2.5"
TYPE "B" BASE COURSE	-
FLEXIBLE (GRANULAR) BASE	17"
COMPACTED SUBGRADE	-
FLEX BASE WITH GEOGRID BELOW	-
LIME TREATED SUBGRADE	8"
ACTUAL STRUCTURAL NUMBER	4.14

FLEXIBLE PAVEMENTS - COLLECTOR - 60' R.O.W.	
PAVEMENT MATERIAL	MECHANICALLY STABILIZED LAYER
TYPE "D" HMAC	2.5"
TYPE "C" BINDER COURSE	3.0"
TYPE "B" BASE COURSE	-
FLEXIBLE (GRANULAR) BASE	21"
COMPACTED SUBGRADE	-
FLEX BASE WITH GEOGRID BELOW	-
LIME TREATED SUBGRADE	8"
ACTUAL STRUCTURAL NUMBER	5.36

NOTE:

1. ALL PAVEMENT CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE TO THE "GEOTECHNICAL ENGINEERING STUDY - PAVEMENTS, FOR THE SILOS, UNIT 2" BY RABA KISTNER CONSULTANTS INC. DATED SEPTEMBER 21, 2015.
2. ALL PAVEMENT SECTIONS SHOWN ON THE ABOVE TABLE SHALL SUPERCEDE ANY STANDARD DETAILS WITH RESPECT TO DEPTH OF MATERIALS ASSOCIATED WITH THIS PROJECT.
3. THE SUBGRADE SHOULD BE STABILIZED USING LIME IN ACCORDANCE WITH THE GEOTECHNICAL REPORT IN ORDER TO ACHIEVE THE FOLLOWING:
 - 3.1. PLASTICITY INDEX OF 20 OR LESS
 - 3.2. PH OF 12.4 OR GREATER
4. THE SUBGRADE SOILS SHOULD BE TESTED FOR SOLUBLE SULPHATE CONTENT PRIOR TO INSTALLATION OF THE LIME OR CEMENT.
5. BASE MUST BE EXTENDED 1' BEYOND BACK OF CURB, 6" MINIMUM THICKNESS.



STREET DETAILS

THE SILOS

UNIT 3

[illegible]

DATE: MAY 2018
DRAWN BY: MM
DESIGNED BY: AM/MM
REVIEWED BY: SWH/SCH
HMT PROJECT NO.: 056 013

SHEET
C4.8

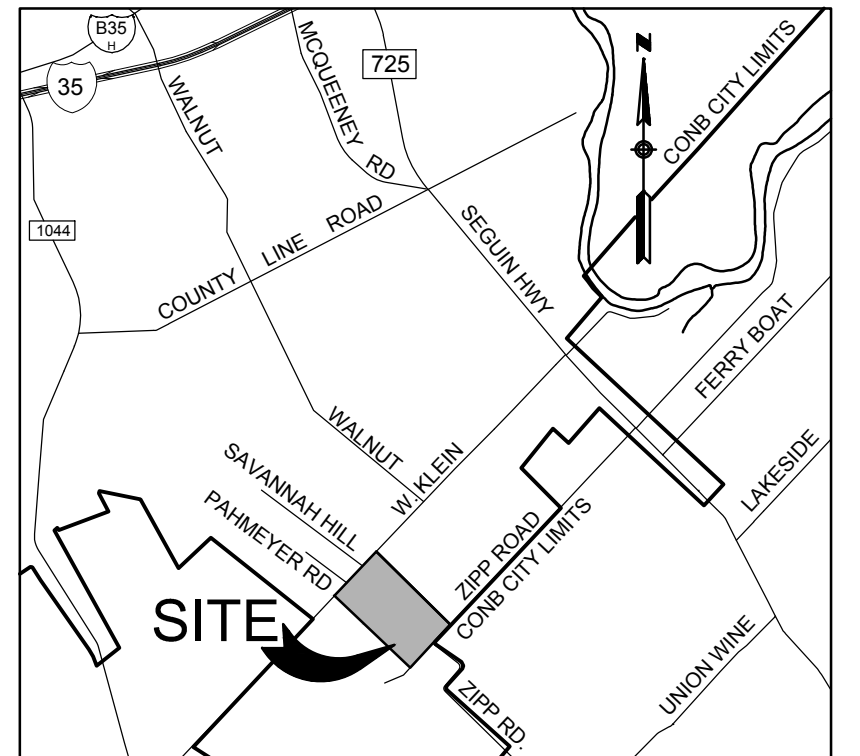
410 N. SEGUIN AVE.
NEW BRAUNFELS, TX 78130
HMTNB.COM
P(830)625-8555 • F(830)625-8556
TBPE FIRM F-10961
TBPLS FIRM 10153600

REVISED MASTER PLAN FOR THE SILOS

OWNER/DEVELOPER:
THE MILESTONE COMPANIES,
AUTHORIZED AGENT: CHESLEY I. SWANN III,
VICE-PRESIDENT
PO BOX 6862,
SAN ANTONIO, TEXAS 78209
PH: (210) 771-9072

ENGINEER/SURVEYOR:
HMT ENGINEERING AND SURVEYING
410 N. SEGUIN AVE.
NEW BRAUNFELS, TX 78130
PH: (830) 625-8555

LEGEND:
D.E. = DRAINAGE EASEMENT
R.O.W. = RIGHT-OF-WAY
M.P.R.G.C.T. = MAP AND PLAT RECORDS,
GUADALUPE COUNTY, TEXAS
O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS,
GUADALUPE COUNTY, TEXAS
= CURRENT LAND USE
X-X = CURRENT ZONING
= PROPOSED FIRE HYDRANT



LOCATION MAP
N.T.S.

GENERAL NOTES:

- THIS MASTER PLAN IS CONSISTENT WITH ALL ZONING REQUIREMENTS FOR THE CITY OF NEW BRAUNFELS, GUADALUPE COUNTY, TEXAS.
- A 15' U.E. WILL BE GRANTED ADJACENT TO ALL STREET RIGHTS-OF-WAY UNLESS OTHERWISE DIRECTED BY NEW BRAUNFELS UTILITIES.
- NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FEMA FLOOD PLAIN AS DESIGNATED BY FEDERAL EMERGENCY MANAGEMENT AGENCY PANEL NO. 48187C0115F, EFFECTIVE DATE NOVEMBER 2, 2007.
- DRAINAGE EASEMENTS MAY BE CREATED DURING ENGINEERING DESIGN PHASE OF PROJECT.
- THIS PROPERTY WILL BE SERVED BY THE FOLLOWING:
 - GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) - SEWER SERVICE.
 - GREEN VALLEY SPECIAL UTILITY DISTRICT (GVSD) - WATER SERVICE.
 - GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC (GVEC) - ELECTRIC SERVICE.
 - CENTERPOINT ENERGY - GAS SERVICE.
 - AT&T - TELEPHONE SERVICE.
 - TIME WARNER CABLE - CABLE TV SERVICE.
- THE DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR CONSTRUCTION OF A 4' SIDEWALK ALONGSIDE AND ADJACENT TO THE CURB ON RESIDENTIAL UNITS; 6' SIDEWALK PER CITY STANDARDS ON COMMERCIAL UNITS. SIDEWALKS LOCATED ALONG COMMON LOTS SHALL BE INSTALLED BY SITE DEVELOPMENT CONTRACTOR. ALL SIDEWALKS LOCATED ALONG RESIDENTIAL LOTS SHALL BE INSTALLED BY THE HOME BUILDER. THE AFOREMENTIONED ITEMS SHALL BE CONSTRUCTED AT THE TIME OF DEVELOPMENT.
- DRAINAGE EASEMENTS SHALL BE FREE OF ALL OBSTRUCTIONS.
- THE LOTS BACKING W ZIPP ROAD WILL HAVE NO ACCESS FROM W ZIPP ROAD.
- THIS SUBDIVISION IS SUBJECT TO THE CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND ORDINANCE. THIS PLAT IS APPROVED FOR ONE DWELLING UNIT PER BUILDABLE LOT, AT SUCH TIME THAT ADDITIONAL DWELLING UNITS ARE CONSTRUCTED. THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH NEW DWELLING UNIT.

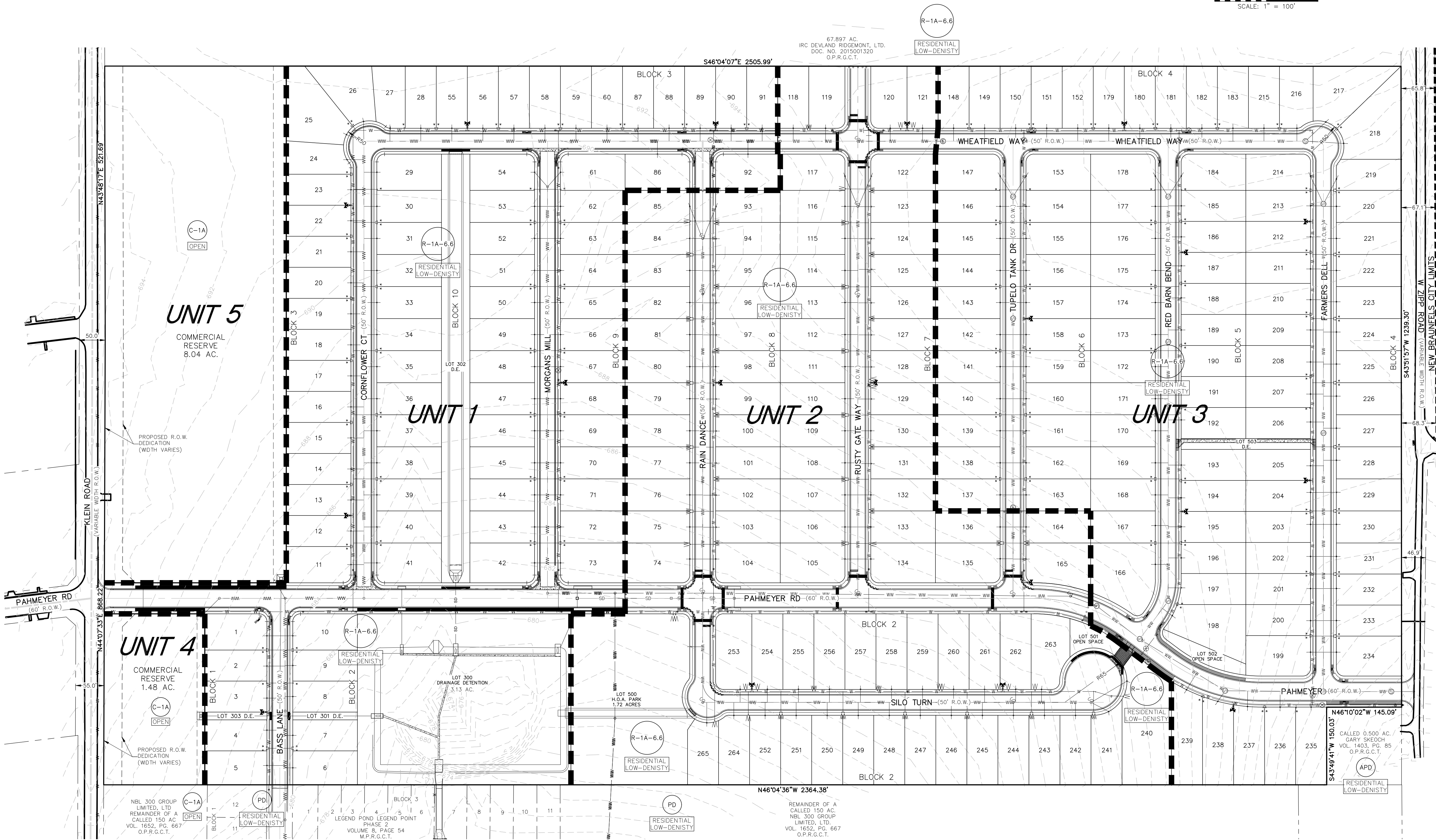
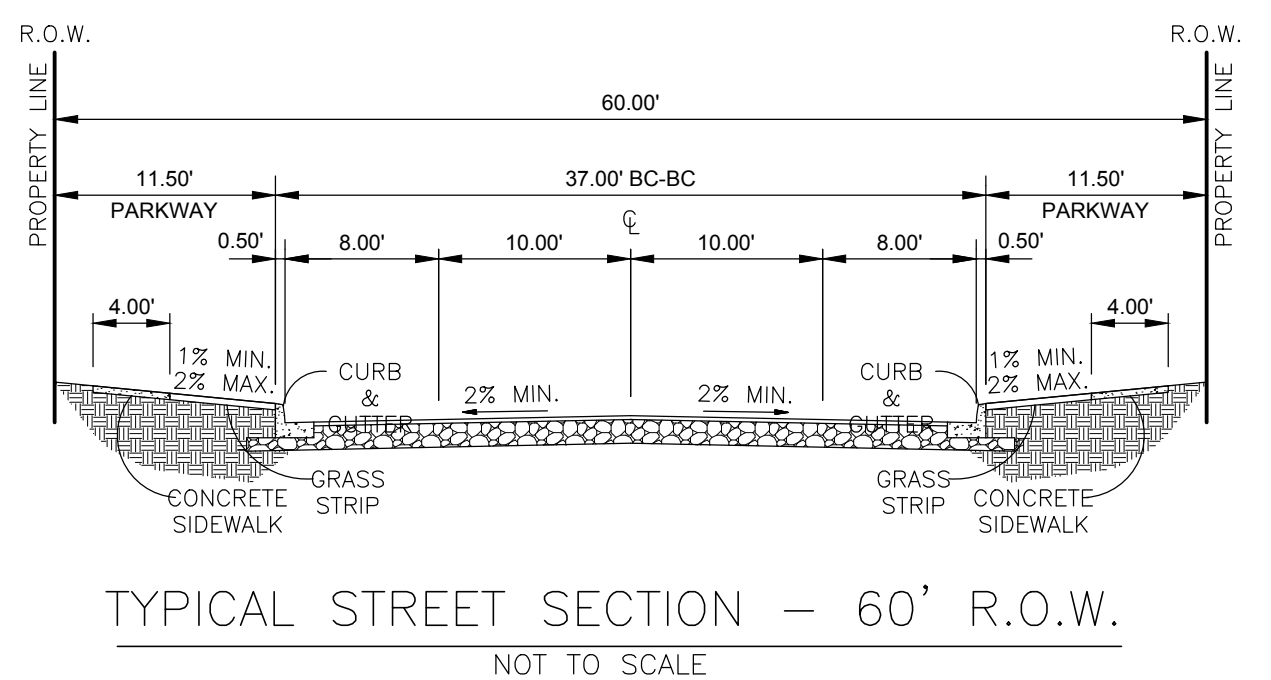
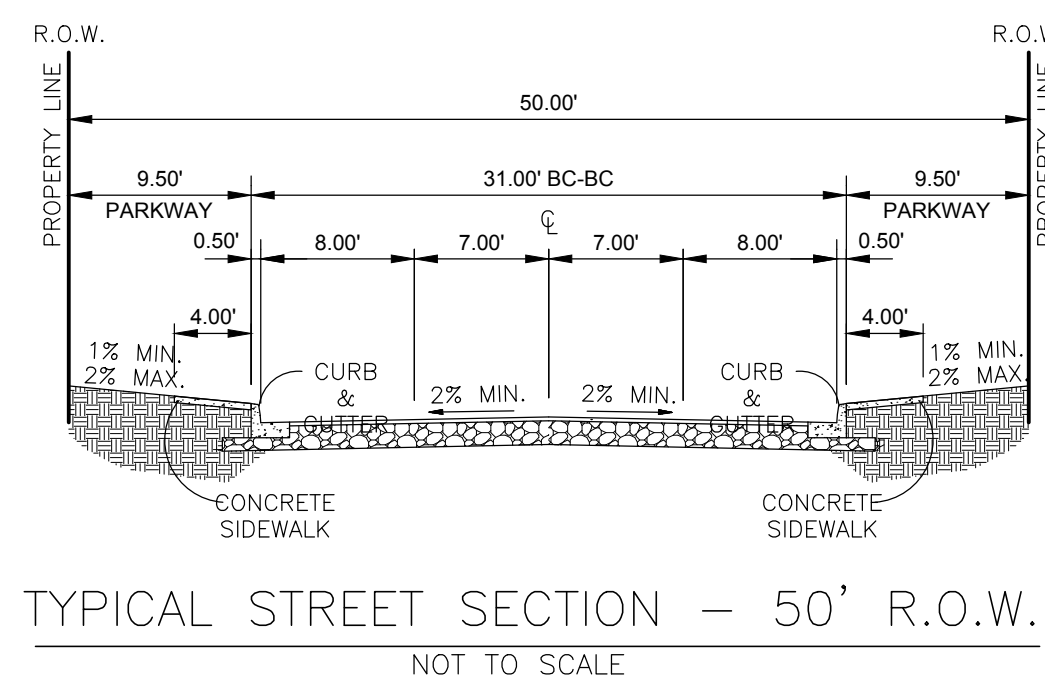
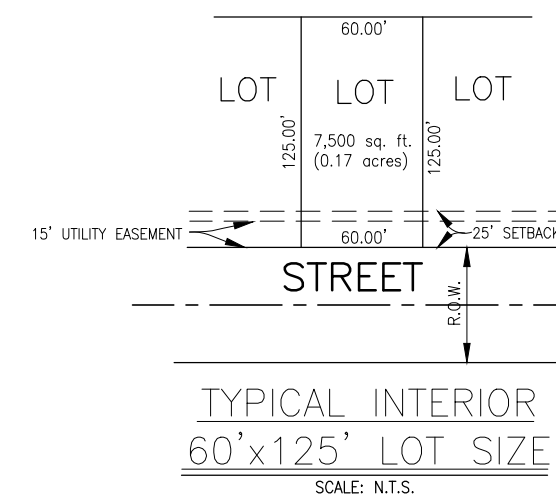
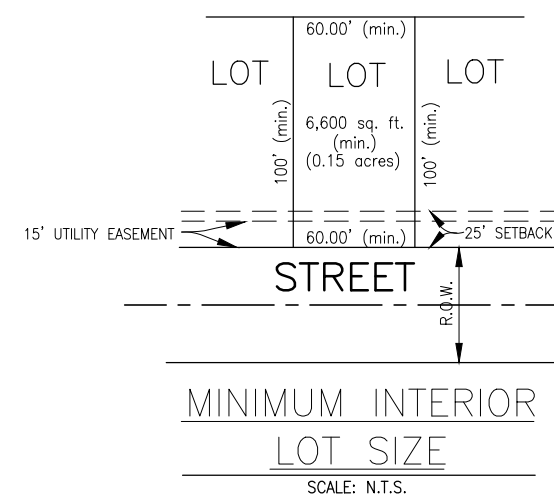


EXHIBIT B

HMT
ENGINEERING & SURVEYING

410 N. SEGUIN AVE.
NEW BRAUNFELS,
TEXAS, 78130
WWW.HMTNB.COM
PH: (830)625-8555

LOT SUMMARY	
TOTAL SITE ACREAGE	79.48 AC.
COMMERCIAL	9.52 AC.
DRAINAGE	4.38 AC.
RESIDENTIAL ACREAGE	48.65 AC.
PUBLIC RIGHT-OF-WAY	14.65 AC.
H.O.A. PARK	2.07 AC.
OPEN SPACE	0.21 AC.
# OF LOTS	
UNIT 1	80 (RESIDENTIAL)
UNIT 2	82 (RESIDENTIAL)
UNIT 3	101 (RESIDENTIAL)
UNIT 4	(COMMERCIAL)
UNIT 5	(COMMERCIAL)
TOTAL LOTS	263 (RESIDENTIAL)
DENSITY (RESIDENTIAL LOTS/AC)	5.41



FINAL PLAT ESTABLISHING
THE SILOS, UNIT THREE

BEING 23.65 ACRES OUT OF THE SARAH DE WITT SURVEY NO. 48, ABSTRACT NO. 103, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OUT OF A TRACT OF LAND CALLED 49.483 ACRES, DESCRIBED IN VOLUME 4194, PAGE 453, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, AND A PORTION OF A TRACT OF LAND CALLED 29.990 ACRES DESCRIBED IN VOLUME 4194, PAGE 448, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

PLAT NOTES:

- ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER SERVICE BY GREEN VALLEY SPECIAL UTILITY DISTRICT (GVSUD). SEWER SERVICE WILL BE PROVIDED BY GUADALUPE-BLANCO RIVER AUTHORITY (GBRA). ELECTRIC WILL BE PROVIDED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE (GVEC). TELEPHONE AND CABLE SERVICES FOR THE SUBDIVISION WILL BE PROVIDED BY AT&T COMMUNICATIONS AND/OR SPECTRUM.
- 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 1.00015.
- 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 NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF NEW BRAUNFELS, TEXAS.
- THIS SUBDIVISION IS WITHIN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.
- NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREA (100 YR. FLOOD), AS DEFINED BY THE GUADALUPE COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 48187C0115F, EFFECTIVE DATE SEPTEMBER 2, 2007 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 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.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- SIX (6) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ALONGSIDE AND ADJACENT TO THE CURB BY THE DEVELOPER AT THE TIME OF STREET CONSTRUCTION ALONG:
A. **PAHMEYER RD.** - LOT 502, BLOCK 5 **AND LOT 240, BLOCK 1, THE SILOS, UNIT TWO.**
- FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ALONGSIDE AND ADJACENT TO THE CURB BY THE DEVELOPER AT THE TIME OF STREET CONSTRUCTION ALONG:
A. RED BARN BEND - LOT 503, BLOCK 5.
B. FARMERS DELL - LOT 503, BLOCK 5.
- SIX (6) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ALONGSIDE AND ADJACENT TO THE CURB BY THE HOME BUILDER AT THE TIME OF BUILDING CONSTRUCTION ALONG:
A. **PAHMEYER RD.**
- FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ALONGSIDE AND ADJACENT TO THE CURB BY THE HOME BUILDER AT THE TIME OF BUILDING CONSTRUCTION ALONG:
A. TUPELO TANK DR, RED BARN BEND, WHEATFIELD WAY, AND FARMERS DELL.
- 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 SUBDIVISION IS SUBJECT TO THE 2006 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR 101 DWELLING UNITS, ONE DWELLING UNIT PER BUILDABLE LOT WHERE FEES ARE DUE AT THE TIME OF PLATTING. AT SUCH TIME THAT ADDITIONAL DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT(S) SHALL NOTIFY THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.
- THIS UNIT CONTAINS 101 BUILDABLE RESIDENTIAL LOTS. ALL LOTS MEET THE MINIMUM SQUARE FOOTAGE REQUIREMENT ACCORDING TO THE ZONING ORDINANCE.
- LOTS 502, BLOCK 5 (OPEN SPACE) AND 503, BLOCK 5 (DRAINAGE) WILL BE OWNED AND MAINTAINED BY THE SILOS HOMEOWNERS ASSOCIATION.

GUADALUPE-BLANCO RIVER AUTHORITY NOTES:

- GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) HAS EXISTING EASEMENTS IN THE AREAS DESIGNATED ON THIS PLAT. GBRA RIGHTS TO THE EXISTING EASEMENTS SHALL BE PRESERVED AND THIS PLAT SHALL NOT NEGATE THOSE RIGHTS IN ANY WAY.
- GBRA IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAYS IN THE AREAS DESIGNATED ON THIS PLAT AS ACCESS ROADWAYS FOR THE PURPOSE OF UTILIZING, INSPECTING, MAINTAINING, REPAIRING, AND RECONSTRUCTING ACCESS ROADWAYS TO GBRA FACILITIES.
- TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GBRA SHALL HAVE THE RIGHT TO REMOVE SAID LANDS OF ALL TREES OR PARTS THEREOF OR ANY OTHER OBSTRUCTION WHICH MAY ENDANGER OR INTERFERE WITH MAINTENANCE OF GBRA FACILITIES AND ACCESS ROADWAY.
- OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN GBRA EASEMENTS.
- DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GBRA EASEMENTS MUST BE APPROVED IN WRITING BY GBRA AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GBRA.
- MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNERS.
- THE PROPERTY OWNER MUST INSTALL 16 FOOT GATES IN ANY FENCES THAT CROSS GBRA UTILITIES; GATES MUST BE CENTERED ACROSS GBRA UTILITIES.

GREEN VALLEY SPECIAL UTILITY DISTRICT:

EASEMENT CERTIFICATE

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY OVER AND ACROSS THOSE AREAS MARKED AS "WATERLINE EASEMENT" AND IN ALL STREETS AND BYWAYS, SUCH PIPELINES, SERVICE LINES, WATER METERS, AND OTHER WATER SYSTEM APPURTENANCES AS IT REQUIRES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, THE RIGHT TO REMOVE FROM SAID LAND ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES, STRUCTURES, IMPROVEMENTS OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. NO OTHER UTILITY LINES MAY BE LOCATED WITHIN 36" PARALLEL TO WATER LINES.

ANY MONETARY LOSS TO GREEN VALLEY SUD RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USEABLE CONDITION BUT IS NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION.

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISION OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, AND THE REGULATION ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR AS LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

STATE OF TEXAS
COUNTY OF GUADALUPE

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE SILOS, UNIT THREE, A SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF 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.

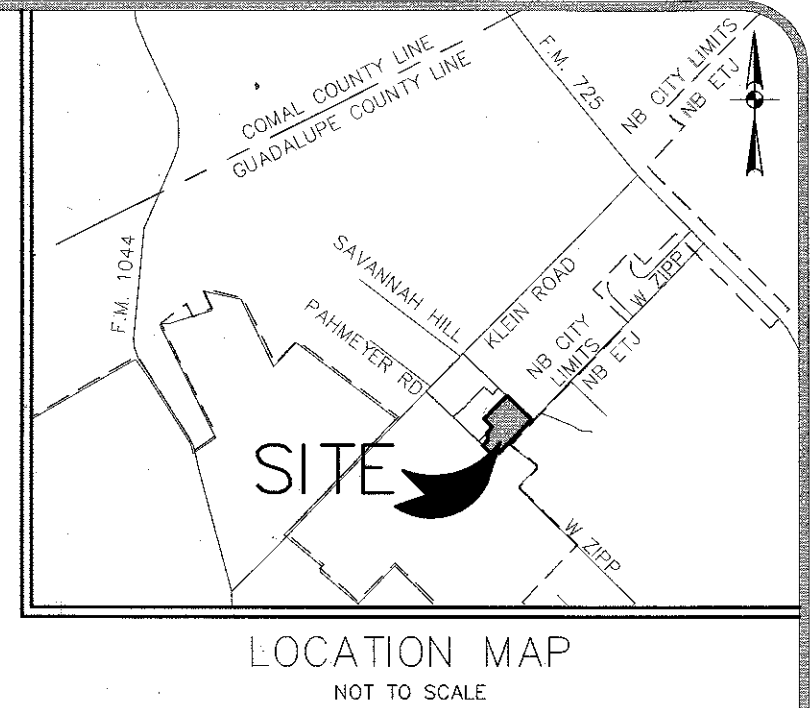
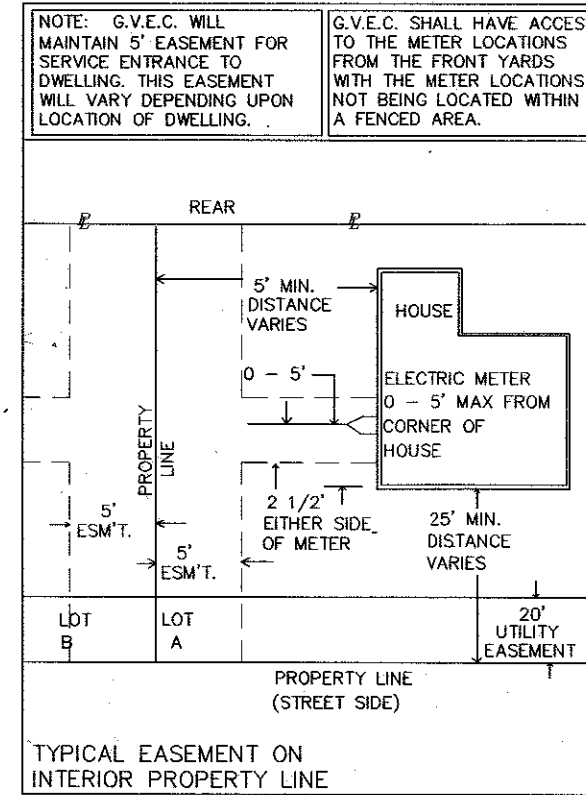
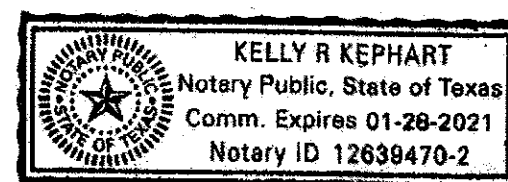
MILESTONE CREST INVESTMENTS, LTD.
CHESLEY SWANN III - AUTHORIZED AGENT
543 BUSBY
SAN ANTONIO, TEXAS 78209

STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS
13th DAY OF DECEMBER, 2019

BY CHESLEY SWANN

Kelly R Kephart
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 1-28-2021



GUADALUPE VALLEY ELECTRIC COOPERATIVE NOTES:

- GVEC TO HAVE A 5' WIDE EASEMENT ON ALL ROAD CROSSINGS IN WHICH ELECTRIC OR COMMUNICATION LINES ARE LOCATED.
- GVEC WILL POSSESS A 5' WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
- GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.

EACH LOT IS SUBJECT TO A FLOATING 10' WIDE BY 30' LONG ELECTRIC GUY WIRE EASEMENT TO BE LOCATED BY GVEC.

APPROVED THIS 9th DAY OF January, 2018
BY THE PLANNING COMMISSION OF THE CITY OF NEW
BRAUNFELS, TEXAS.

D. Lee Edwards
CHAIRMAN D. Lee Edwards

APPROVED FOR ACCEPTANCE

2/20/2020 DATE
2/13/2020 DATE
Jessica Kiel PLANNING DIRECTOR
Camille R CITY ENGINEER

STATE OF TEXAS
COUNTY OF GUADALUPE

202099004662 **V9 Pg. 239-240**
I certify this instrument was FILED and RECORDED
in the OFFICIAL PUBLIC RECORDS
of Guadalupe County, Texas on
02/25/2020 12:23:11 PM PAGES: 6 COURTNEY
TERESA KIEL, COUNTY CLERK

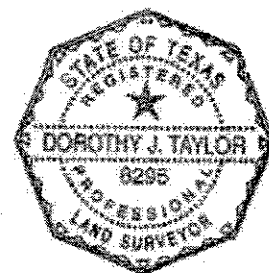
Teresa Kiel
COUNTY CLERK, GUADALUPE COUNTY, TEXAS

Jessica Kiel
COUNTY CLERK, GUADALUPE COUNTY, TEXAS
C Hernandez
DEPUTY
C Hernandez

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 AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

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



PLAT REVISED DECEMBER 9, 2019
PLAT REVISED DECEMBER 19, 2017
PLAT PREPARED NOVEMBER 20, 2017



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

EXHIBIT C

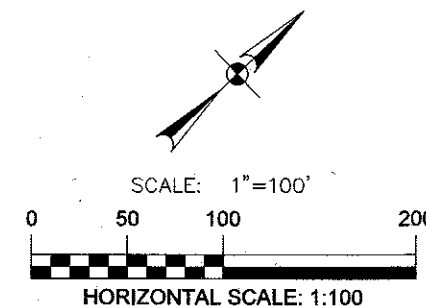
V9 Pg. 240

FINAL PLAT ESTABLISHING THE SILOS, UNIT THREE

BEING 23.65 ACRES OUT OF THE SARAH DE WITT SURVEY NO. 48, ABSTRACT NO. 103, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OUT OF A TRACT OF LAND CALLED 49.483 ACRES, DESCRIBED IN VOLUME 4194, PAGE 453, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS, AND A PORTION OF A TRACT OF LAND CALLED 29.990 ACRES DESCRIBED IN VOLUME 4194, PAGE 448, OFFICIAL PUBLIC RECORDS, GUADALUPE COUNTY, TEXAS.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	29.00'	330.00'	005°02'04"	14.51'	28.99'	N11°40'01"W
C2	55.22'	270.00'	011°43'02"	27.70'	55.12'	N15°00'31"W
C3	91.68'	330.00'	015°55'05"	46.14'	91.39'	N18°38'46"W
C4	23.16'	15.00'	088°27'46"	14.60'	20.93'	S54°55'06"E
C5	64.45'	100.00'	036°55'36"	33.39'	63.34'	N62°23'13"E
C6	23.56'	15.00'	090°00'00"	15.00'	21.21'	N01°04'36"W
C7	23.56'	15.00'	090°00'00"	15.00'	21.21'	S88°55'24"W
C8	23.56'	15.00'	090°00'00"	15.00'	21.21'	N01°04'36"W
C9	10.18'	15.00'	038°52'15"	5.29'	9.98'	S65°30'43"E
C10	146.38'	50.00'	167°44'30"	465.62'	99.43'	N01°04'36"W
C11	10.18'	15.00'	038°52'15"	5.29'	9.98'	S63°21'32"E
C12	23.56'	15.00'	090°00'00"	15.00'	21.21'	S01°04'36"E
C13	23.56'	15.00'	090°00'00"	15.00'	21.21'	N88°55'24"E
C14	174.01'	270.00'	036°55'43"	90.15'	171.02'	N27°36'47"W
C16	23.56'	15.00'	090°00'00"	15.00'	21.21'	N35°51'01"E
C18	96.67'	150.00'	036°55'36"	50.08'	95.01'	N62°23'13"E
C19	23.56'	15.00'	090°00'00"	15.00'	21.21'	S88°55'24"W
C20	23.56'	15.00'	090°00'00"	15.00'	21.21'	N01°04'36"W
C21	212.68'	330.00'	036°55'36"	110.18'	209.02'	S27°36'47"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	5.24'	S80°51'01"W
L2	29.26'	N09°08'59"W
L3	5.12'	N80°51'01"E



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



HMT
ENGINEERING & SURVEYING
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBPE FIRM F-10961
TBPLS FIRM 10153600

EXHIBIT C

TRAFFIC IMPACT ANALYSIS (TIA) THRESHOLD WORKSHEET

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis.

Project Name: The Silos Unit 3

Location: W. Klein Road and Zipp Road approximately ½ mile south west of S. Walnut Ave., New Braunfels, TX

Applicant: Arnold Martinez, P.E.

Owner: _____ Agent: X

Address: 410 N. Seguin Ave., New Braunfels, TX 78130

Phone: Work: 830-625-8555

Cell: _____

E-mail: arnoldm@hmtnb.com

Permit Type (check one): Zoning: _____

Subdivision Master Plan: _____

Bldg. Plan #: _____

Other: _____

Box A (Original TIA) Residential Development

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6p.m. weekday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
Residential	101	Weekday 4-6 PM	1.00	101	ITE Code: 210 Other:

Box B (Original TIA) Non-Residential Development

Anticipated Land Use	Project Size			Peak Hour? (e.g., 5-6p.m. weekday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	Other*				
							ITE Code: Other:

* specify: _____

Box C (Updated TIA) If property already has a TIA on file, complete Box C; if not ignore Box C

Peak Hour trips Projected in <i>Current</i> TIA	Peak Hour Trips (from Box A or B) Projected in <i>Updated</i> Project	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)

Box D (Information regarding the person/agency who prepared the TIA)

Prepared by: Arnold Martinez, P.E., HMT Engineering & Surveying

Date: November 20, 2017

Comments: Under 100; Level 1 TIA by CEC attached (Joe Nix dated 10/16/13).

Box E (For Official Use Only – Do not write in this box)

_____ A TIA is **required**. The consultant preparing this study must meet with City staff to discuss the scope and requirements of the study before beginning the study.

_____ A TIA is **not required**. The traffic generated by the proposed development does not exceed the threshold requirements.

_____ The traffic impact analysis has been waived for the following reasons:

Reviewed by: _____

Date: _____

Notes: GFA = Gross Floor Area (bldg.size) ITE = Institute of Transportation Engineers, *Trip Generation*, 7th Edition, 525 School Street, S.W. Suite 410, Washington DC 20024-2729



410 N. Seguin Ave.
New Braunfels, TX 78130
HMTNB.COM
830.625.8555 • FAX: 830.625.8556
TBPE FIRM F-10961

Street Cost Comparison

Silos Unit 3

PAHMEYER ROAD IMPROVEMENTS

7/23/2020

****NOTE:** Unit prices are from MC Ethridge, Contractor on the Project.
Quantities below are the engineer's best estimation.

Local Street Quantities (50' ROW)

ITEM	DESCRIPTION	UNIT	EST/QTY	\$/UNIT	AMOUNT
1	1.5" HMAC Type D	SY	1,984	\$ 6.45	\$ 12,797.99
2	2.5" Type C/D Binder	SY	1,984	\$ 10.35	\$ 20,536.30
3	17" Flex Base	SY	2,374	\$ 14.25	\$ 33,832.98
4	Prime Coat	GAL	397	\$ 3.35	\$ 1,329.95
5	8" Lime Stabilized Subgrade	SY	2,374	\$ 7.35	\$ 17,450.69
6	Curb and Gutter	LF	1,545	\$ 17.30	\$ 26,728.50
7	4" Concrete Sidewalk & Retaining Wall	SY	379	\$ 93.00	\$ 35,247.00
8	Valley Gutter	SY	57	\$ 100.00	\$ 5,700.00
9	ADA Curb Cuts & Ramps, Type II	EA	4	\$ 1,060.00	\$ 4,240.00
10	Street Signs	LS	1	\$ 3,800.00	\$ 3,800.00
SUBTOTAL					\$ 161,663.41

Minor Collector Quantities

ITEM	DESCRIPTION	UNIT	EST/QTY	\$/UNIT	AMOUNT
1	2.5" HMAC Type D	SY	2,518	\$ 10.85	\$ 27,320.30
2	3" Type C/D Binder	SY	2,518	\$ 13.15	\$ 33,111.70
3	21" Flex Base	SY	3,013	\$ 20.25	\$ 61,013.25
4	Prime Coat	GAL	504	\$ 3.35	\$ 1,688.40
5	8" Lime Stabilized Subgrade	SY	3,013	\$ 7.35	\$ 22,145.55
6	Curb and Gutter	LF	1,545	\$ 17.30	\$ 26,728.50
7	4" Concrete Sidewalk & Retaining Wall	SY	379	\$ 93.00	\$ 35,247.00
8	Valley Gutter	SY	57	\$ 100.00	\$ 5,700.00
9	ADA Curb Cuts & Ramps, Type II	EA	4	\$ 1,060.00	\$ 4,240.00
10	Street Signs	LS	1	\$ 3,800.00	\$ 3,800.00
SUBTOTAL					\$ 220,994.70
COST DIFFERENCE					\$ 59,331.29



7/23/2020 *Chris Van Heerde, PE*

EXHIBIT E