

LOCATION MAP

MAPSCO MAP GRID: 123X1
NOT-TO-SCALE

NBU NOTES:

1. MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OF 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.
2. UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING AND SERVICE.
3. UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
4. EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER/DEVELOPERS EXPENSE.
5. DO NOT COMBINE ANY NEW UTILITY EASEMENTS (UE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (UE) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.
6. NBU IS NOT RESPONSIBLE FOR LANDSCAPING OR IRRIGATION IN UE/LE.

FLOOD ZONE NOTE:

NO PORTION OF ANY LOT ON THIS PLAT IS WITHIN AN INDICATED SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE FEMA FIRM MAP NO. 48091C0435F EFFECTIVE DATE 9/2/2009.

UTILITY PROVIDER NOTE:

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

DRAINAGE EASEMENT NOTES:

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

SIDEWALK NOTES:

1. SIDEWALK TO THE NORTH OF THE RIGHT-OF-WAY SHALL BE CONSTRUCTED AT THE TIME OF BUILDING PERMIT WITH ADJACENT DEVELOPMENTS. SIDEWALK TO THE SOUTH OF THE RIGHT-OF-WAY SHALL BE CONSTRUCTED AT TIME OF THE WORD PKWY ROAD CONSTRUCTION. THE SIDEWALK ON THE SOUTH SIDE OF THE RIGHT-OF-WAY SHALL BE 6' WIDE AND THE SIDEWALK ON THE NORTH SIDE OF THE RIGHT-OF-WAY SHALL BE 10' WIDE. THE SIDEWALKS MAY MEANDER WITHIN BOTH THE STREET RIGHT-OF-WAY AND/OR FUTURE ADJACENT PEDESTRIAN EASEMENTS.

SUBDIVISION PLAT
OF
VERAMENDI - WORD PKWY
PHASE 2

BEING A TOTAL OF 2.454 ACRES OF LAND OUT OF AN 81.86 ACRE TRACT RECORDED IN DOC. NO. 201706024862 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE JUAN MARTIN DE VERAMENDI SURVEY NO. 2, ABSTRACT 3, COMAL COUNTY, TEXAS.

PLAT NOTES:

1. THIS PLAT IS SUBJECT TO THE REQUIREMENTS AND REGULATIONS OF THE VERAMENDI DEVELOPMENT COMPANY DEVELOPMENT AGREEMENT, RECORDED AS DOCUMENT NO. 201506029547 AND AS AMENDED.
2. THIS PLAT IS LOCATED WITHIN THE NEIGHBORHOOD (MIXED DENSITY) RESIDENTIAL PLANNING AREA.
3. 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.
4. 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.
5. 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. ALL WORK TO BE PERFORMED BY HAND OR UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.
6. 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.
7. 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 MEASURES AND SIGNAGE ARE PERMITTED WITHIN THE GREEN RIBBON. ALL OTHER DEVELOPMENT SHALL BE PROHIBITED WITHIN THE GREEN RIBBON.
8. LOTS TO BE HELD IN COMMON PROPERTY BY A HOMEOWNERS' OR PROPERTY OWNERS' ASSOCIATION SHALL BE SHOWN ON THE PLAT AS A SEPARATE LOT.
9. 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.
10. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
11. IMPERVIOUS COVER THE MAXIMUM CUMULATIVE IMPERVIOUS COVER PERCENTAGE FOR THE PROPERTY AS A WHOLE AND FOR EACH SECTOR PLAN SHALL NOT EXCEED SIXTY-FIVE PERCENT (65%).
12. 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.
13. THIS PLAT WILL COMPLY WITH LOCATION AND AMENITY STANDARDS FOR TRAILS AS SHOWN IN THE SECTOR PLAN.
14. TOTAL NUMBER OF LOTS = 0.

SCHOOL DISTRICT NOTE:

REFERENCED PROPERTY LIES WITHIN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.



NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: April 2, 2021

STATE OF TEXAS
COUNTY OF COMAL

I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE VERAMENDI - WORD PKWY PHASE 2 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: PETER JAMES DATE
VERAMENDI PE - DARWIN, LLC
387 W. MILL STREET, SUITE 200
NEW BRAUNFELS, TEXAS 78130

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 _____, A.D. 20____.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF COMAL

I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE VERAMENDI - WORD PKWY PHASE 2 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
COMAL COUNTY WCID 1A
14755 PRESTON ROAD, SUITE 600
DALLAS, TEXAS 75254

STATE OF TEXAS
COUNTY OF COMAL

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

NOTARY PUBLIC
STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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 OFFICIAL SEAL, THIS THE _____ DAY OF _____, 20____.

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____, DEPUTY

CERTIFICATE OF APPROVAL

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

PLANNING COMMISSION CHAIRPERSON

APPROVED FOR ACCEPTANCE

DATE DIRECTOR OF PLANNING

DATE CITY ENGINEER

DATE NEW BRAUNFELS UTILITIES

SURVEYOR'S NOTES:

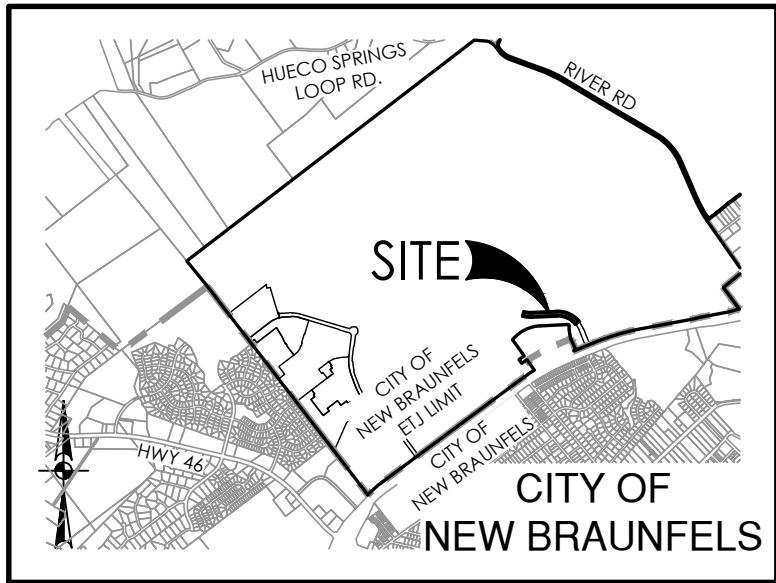
1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION AS NOTED. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/4" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE (SCALE FACTOR = 0.9998600196)
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

KNOW ALL MEN BY THESE PRESENTS

I, THE UNDERSIGNED DAVID A. CASANOVA, 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, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

DAVID A. CASANOVA
REGISTERED PROFESSIONAL LAND SURVEYOR #4251
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213



LOCATION MAP
MAPSCO MAP GRID: 123X1
NOT-TO-SCALE

LEGEND

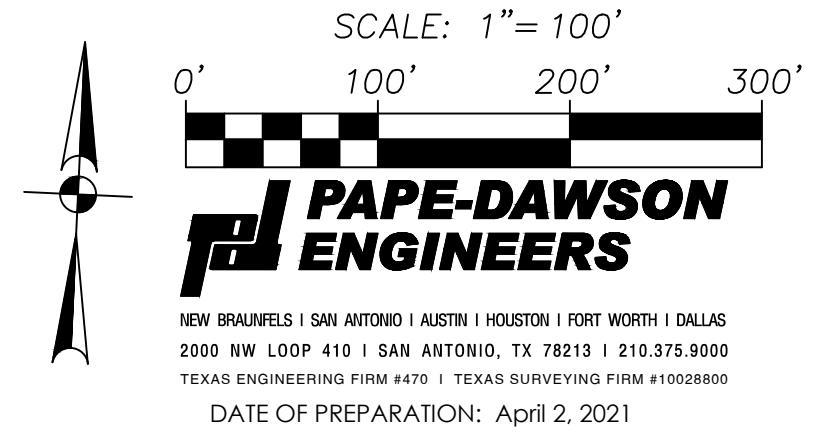
AC	ACRE(S)	VOL	VOLUME
CCPR	COMAL COUNTY DEED AND PUBLIC RECORDS	PG	PAGE(S)
DOC	DOCUMENT NUMBER	ROW	RIGHT-OF-WAY
ESMT	EASEMENT	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
ETJ	EXTRATERRITORIAL JURISDICTION	○	SET 1/2" IRON ROD (PD)
INT	INTERSECTION	○	SET 1/2" IRON ROD (PD)-ROW
MPRCCT	MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS	(TYPE I, II OR III)	FOUND TxDOT MONUMENTATION
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF COMAL COUNTY, TEXAS	☒	FOUND MONUMENTATION

---	CITY OF NEW BRAUNFELS LIMITS
---	ORIGINAL SURVEY/COUNTY LINE
---	CENTERLINE

- 1 0.152 AC. VARIABLE WIDTH UTILITY EASEMENT (DOC. NO. 201906045807, OPR)
 - 2 02.80 AC. 20' UTILITY EASEMENT (DOC. NO. 201906045802, OPR)
 - 3 0.025 AC. 22' ACCESS EASEMENT (DOC. NO. 201906045805, OPR)
 - 4 50' (0.717 AC) SHARED ACCESS EASEMENT (DOC. NO. 202106002453, OPR)
 - 5 15' ELECTRICAL EASEMENT (DOC. NO. _____)
 - 6 VARIABLE WIDTH PEDESTRIAN EASEMENT (DOC. NO. 202106002452, OPR)
 - 7 VARIABLE WIDTH UTILITY EASEMENT (DOC. NO. _____)
 - 8 20' UTILITY EASEMENT (DOC. NO. _____)
 - 9 VARIABLE WIDTH TURN AROUND EASEMENT - TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (DOC. NO. _____)
 - 10 20' SANITARY SEWER EASEMENT (DOC. NO. 202106002452, OPR)
 - 11 VARIABLE WIDTH PEDESTRIAN EASEMENT (DOC. NO. _____)
 - 12 VARIABLE WIDTH SIGNAGE, MONUMENTATION AND LANDSCAPE EASEMENT (0.110 ACRES) (DOC. NO. _____)
 - 13 VARIABLE WIDTH DRAINAGE EASEMENT (DOC. NO. 201706024862, OPR)
 - 14 VARIABLE WIDTH DRAINAGE EASEMENT (DOC. NO. _____)
 - 15 VARIABLE WIDTH UTILITY EASEMENT (DOC. NO. _____, MPR)
 - 16 VARIABLE WIDTH UTILITY EASEMENT (DOC. NO. _____, OPR)
- 1 VERAMENDI WORD PKWY PHASE 1 (DOC. NO. 202006030614, MPR)
- 2 WORD BORCHERS RANCH REAL ESTATE LIMITED PARTNERSHIP REMAINING PORTION 2086 ACRES TRACT (DOC. NO. 201006024825, OPR)

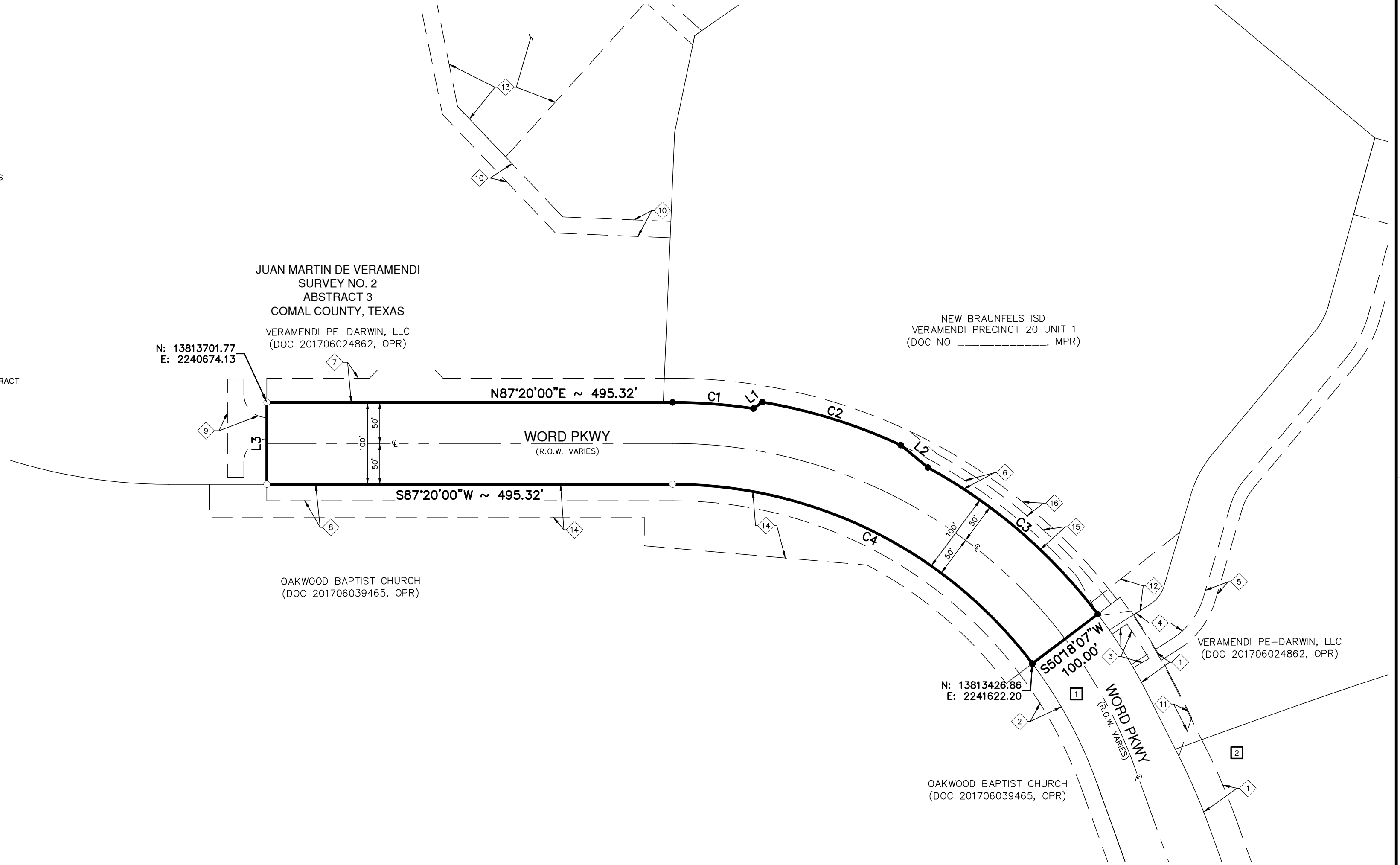
SUBDIVISION PLAT OF VERAMENDI - WORD PKWY PHASE 2

BEING A TOTAL OF 2.454 ACRES OF LAND OUT OF AN 81.86 ACRE TRACT RECORDED IN DOC. NO. 201706024862 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE JUAN MARTIN DE VERAMENDI SURVEY NO. 2, ABSTRACT 3, COMAL COUNTY, TEXAS.



**PAPE-DAWSON
ENGINEERS**

NEW BRAUNFELS | SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800
DATE OF PREPARATION: April 2, 2021



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N51°03'36"E	13.34'
L2	N53°04'52"W	42.90'
L3	N2°40'00"W	100.00'

CURVE TABLE						
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	
C1	650.00'	8°43'36"	S88°18'12"E	98.90'	99.00'	
C2	659.50'	15°25'15"	S75°24'37"E	176.96'	177.50'	
C3	650.00'	24°20'25"	N51°52'06"W	274.06'	276.13'	
C4	550.00'	52°58'07"	N66°10'57"W	490.55'	508.46'	