

LOCATION MAP

NOT TO SCALE

LEGEND

BK	BLOCK	5'	SQUARE FEET
DOC	DOCUMENT NUMBER	VL	VOLUME
MPR	MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS	PG	PAGE(S)
DR	DEED RECORDS OF COMAL COUNTY, TEXAS (SURVEYOR)	ROW	RIGHT-OF-WAY
OPRC	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS	●	FOUND 1/2" IRON ROD
OPRC	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
OPRC	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)-ROW
---	CITY OF NEW BRAUNFELS LIMITS	---	ORIGINAL SURVEY/COUNTY LINE CENTERLINE
⑩	15' UTILITY EASEMENT	◇	50' X 50' ACCESS, SANITARY SEWER, WATER, ELECTRIC, GAS, CABLE, TELEVISION AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (VOL. 1570, PG. 662 OPRG)
⑪	10' UTILITY EASEMENT AND BUILDING SETBACK LINE	◇	20' WATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (DOC NO. 20210602181, OPRG)
⑫	50' GAS RIGHT-OF-WAY (VOL. 97, PG. 400 OPRG)	◇	20' DRAINAGE EASEMENT (DOC # 20210602181, OPRG)
⑬	20' INGRESS/EGRESS EASEMENT (VOL. 1570, PG. 662 OPRG)	◇	VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (DOC # 20210602181, OPRG)
⑭	20' DRAINAGE EASEMENT (DOC # 20210602181, OPRG)	◇	VARIABLE WIDTH WASTEWATER EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (DOC NO. 20210602181, OPRG)
⑮	15' UTILITY EASEMENT (VOL. XXXX, PG. XXX, MPR)	◇	15' UTILITY EASEMENT AND BUILDING SETBACK LINE (VOL. XXXX, PG. XXX, MPR)

SURVEYOR'S NOTES:

- 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 2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MAG NAIL WITH DISK MARKED "PAPE-DAWSON" AFTER THE COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE (SCALE FACTOR = 1.0007).
- 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.

STATE OF TEXAS  
COUNTY OF BEKAR  
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.

DAVID A. CASANOVA  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4251

FINAL PLAT  
OF  
MORNINGSIDE HILLS  
UNIT 2

A 23.10 ACRE TRACT OF LAND, SITUATED IN THE J. THOMPSON SURVEY NO. 21, ABSTRACT NO. 608, COMAL COUNTY, TEXAS, AND THE RAFAEL XIMENES SURVEY, ABSTRACT 347, GUADALUPE COUNTY, TEXAS, AND BEING COMPRISED OF PART OF A 148.80 ACRES TRACT OF LAND RECORDED IN DOCUMENT NO. 201906006911 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

PLAT NOTES:

- ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER, SEWER AND ELECTRIC SERVICE BY NEW BRAUNFELS UTILITIES. TELEPHONE AND CABLE SERVICES FOR THE SUBDIVISION WILL BE PROVIDED BY AT&T COMMUNICATIONS AND/OR SPECTRUM.
- THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION IS WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY LIMITS OF NEW BRAUNFELS, TEXAS.
- THIS SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- 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 48091C045F, EFFECTIVE DATE SEPTEMBER 2, 2009 AND AS DEFINED BY THE GUADALUPE COUNTY, TEXAS FLOOD INSURANCE RATE MAP NUMBER 481907005F, EFFECTIVE DATE NOVEMBER 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 FINISHING 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 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.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ALONGSIDE AND 1.5' OFFSET FROM THE RIGHT-OF-WAY ON BOTH SIDES OF AVE HIL ST, GREY DOVE TRL, SWIFT FOX TRL, TULSA TRAIL, AND BULLSNAKE TRL BY THE HOME BUILDER AT THE TIME OF HOME CONSTRUCTION.
  - SIDEWALKS FOR NON-RESIDENTIAL LOTS WILL BE CONSTRUCTED PER CITY STANDARDS ALONGSIDE AND 1.5' OFFSET FROM THE RIGHT-OF-WAY ON THE RIGHT-OF-WAY OR LOT 901, BLK 2, AND LOT 901, BLK 3, ALONG BULLSNAKE TRL & SWIFT FOX RD BY THE DEVELOPER AT THE TIME OF STREET CONSTRUCTION.
  - SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ALONGSIDE THE COUNTY LINE ROAD BY THE DEVELOPER AT THE TIME OF STREET CONSTRUCTION.
- THE ELEVATION OF THE LOWEST FLOOR OF A STRUCTURE SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHING ELEVATION 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 JOIST 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 GROSS 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 (11/2007). THIS PLAT IS APPROVED FOR ONE (1) DWELLING UNIT PER BUILDABLE LOT WITH A MAXIMUM OF 139 LOTS WHERE FEES ARE DUE AT THE TIME OF RECORDATION 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 DWELLING UNIT.
- LOT 901, BLOCK 9 (DRAINAGE), AND LOT 901, BLOCK 2 (DRAINAGE) SHALL BE OWNED AND MAINTAINED BY THE MORNINGSIDE HILLS HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS AND/OR ASSIGNS.
- THIS UNIT CONTAINS 139 BUILDABLE RESIDENTIAL LOTS.
- ANY DRIVEWAY CONSTRUCTION ON COUNTY ROADS WITHIN THE UNINCORPORATED AREAS OF GUADALUPE COUNTY MUST BE PERMITTED BY THE GUADALUPE COUNTY ROAD DEPARTMENT.

NBU 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 FENCE AREA.
- EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNERS/DEVELOPERS EXPENSE.
- DO NOT COMBINE ANY NEW UTILITY EASEMENTS (I.E.) WITH DRAINAGE EASEMENTS (D.E.) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (I.E.) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.

LINE #	BEARING	LENGTH
L1	S49°42'02"E	98.97'
L2	S49°41'58"E	50.00'
L3	N40°17'57"E	50.00'
L4	N40°18'02"E	60.69'
L5	N64°07'06"E	79.29'
L6	N63°55'56"E	50.00'
L7	N63°59'03"E	104.96'
L8	N64°07'05"E	105.00'
L9	S25°52'55"E	50.00'
L10	N64°07'05"E	30.00'
L11	S25°52'55"E	135.00'
L12	S24°49'53"E	170.15'
L13	S65°10'07"W	6.69'
L14	N25°52'55"W	25.00'
L15	N25°52'55"W	120.00'
L16	N25°52'55"W	135.00'
L17	S64°07'05"W	95.00'
L18	N48°36'11"W	127.00'
L19	N40°18'02"E	78.37'
L20	N49°41'49"W	113.97'
L21	S49°41'49"E	32.73'
L22	N49°41'49"W	32.74'
L23	S49°41'49"E	32.74'
L24	N64°07'05"E	105.00'
L25	N49°41'49"W	32.73'
L26	N39°22'25"W	37.93'
L27	N25°52'55"W	40.00'
L28	N49°41'49"W	55.11'
L29	N25°52'55"W	40.00'
L30	S64°07'05"W	40.00'
L31	S64°07'05"W	40.00'
L32	S64°07'05"W	40.00'

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	89°59'51"	S4°41'53"E	21.21'	23.56'
C2	15.00'	89°59'23"	N85°18'30"E	21.21'	23.56'
C3	15.00'	89°59'51"	N4°41'53"W	21.21'	23.56'
C4	270.00'	23°04'20"	N52°09'04"E	110.89'	111.69'
C5	15.00'	90°06'59"	S70°56'24"E	21.23'	23.59'
C6	14.94'	90°26'15"	N19°14'45"E	21.22'	23.59'
C7	25.00'	90°00'00"	N70°52'55"W	35.36'	39.27'
C8	15.00'	90°00'09"	S85°18'07"W	21.21'	23.56'
C9	100.00'	23°48'49"	N37°47'25"W	41.26'	41.56'
C10	15.00'	90°00'00"	N19°07'05"E	21.21'	23.56'
C11	15.00'	90°00'00"	N70°52'55"W	21.21'	23.56'
C12	15.00'	90°00'00"	N19°07'05"E	21.21'	23.56'
C13	15.00'	90°00'00"	S70°52'55"E	21.21'	23.56'
C14	15.00'	90°00'00"	S19°07'05"W	21.21'	23.56'
C15	15.00'	90°00'00"	S70°52'55"E	21.21'	23.56'
C16	15.00'	90°00'00"	N19°07'05"E	21.21'	23.56'
C17	15.00'	90°00'00"	S70°52'55"E	21.21'	23.56'
C18	150.00'	23°48'54"	S37°47'22"E	61.90'	62.30'
C19	100.00'	23°48'54"	N37°47'22"E	41.27'	41.56'
C20	15.00'	90°00'00"	N19°07'05"E	21.21'	23.56'
C21	15.00'	90°00'00"	S70°52'55"E	21.21'	23.56'
C22	150.00'	23°48'50"	S37°47'24"E	61.90'	62.34'
C23	15.00'	89°59'51"	S4°41'53"E	21.21'	23.56'

OWNER/DEVELOPER: MOSAC DEVELOPMENT, A T.B. YANTIS COMPANY  
6812 WEST AVENUE, SUITE 100  
CASTLE HILLS, TEXAS 78213

STATE OF TEXAS  
COUNTY OF BEKAR

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_.

NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

CERTIFICATE OF APPROVAL

APPROVED THIS \_\_\_\_\_ 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

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

STATE OF TEXAS  
COUNTY OF GUADALUPE

I, \_\_\_\_\_ COUNTY CLERK OF GUADALUPE COUNTY, DO  
HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS  
CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE  
\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_\_ M.  
AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_  
AT \_\_\_\_\_ M. IN THE MAP AND PLAT RECORDS OF GUADALUPE  
COUNTY, TEXAS IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ IN TESTIMONY  
WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS  
\_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.  
COUNTY CLERK, GUADALUPE COUNTY, TEXAS

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

PLAT NOTES APPLY TO EVERY  
PAGE OF THIS MULTIPLE PAGE PLAT

SHEET 1 OF 2

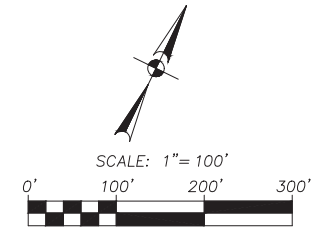
MORNINGSIDE HILLS UNIT 2

Civil Job No. 11451-21; Survey Job No. 11451-20

Drawn: J. A. Casanova, 03/30/2021, 03:30pm, User: J. A. Casanova  
File: P:\11451-21\11451-21.dwg, Plot: 11451-21-02.dwg

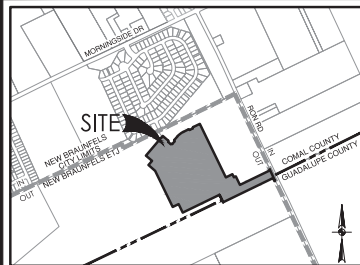


SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBP# FIRM REGISTRATION #470 | TBP#S FIRM REGISTRATION #10008800  
DATE OF PREPARATION: June 03, 2021



FINAL PLAT  
OF  
**MORNINGSIDE HILLS**  
UNIT 2

A 23.10 ACRE TRACT OF LAND, SITUATED IN THE J. THOMPSON SURVEY NO. 21, ABSTRACT NO. 638, COMAL COUNTY TEXAS, AND THE RAFAEL XIMENES SURVEY, ABSTRACT 347, GUADALUPE COUNTY, TEXAS, AND BEING COMPRISED OF PART OF A 148.80 ACRES TRACT OF LAND RECORDED IN DOCUMENT NO. 20190600911 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

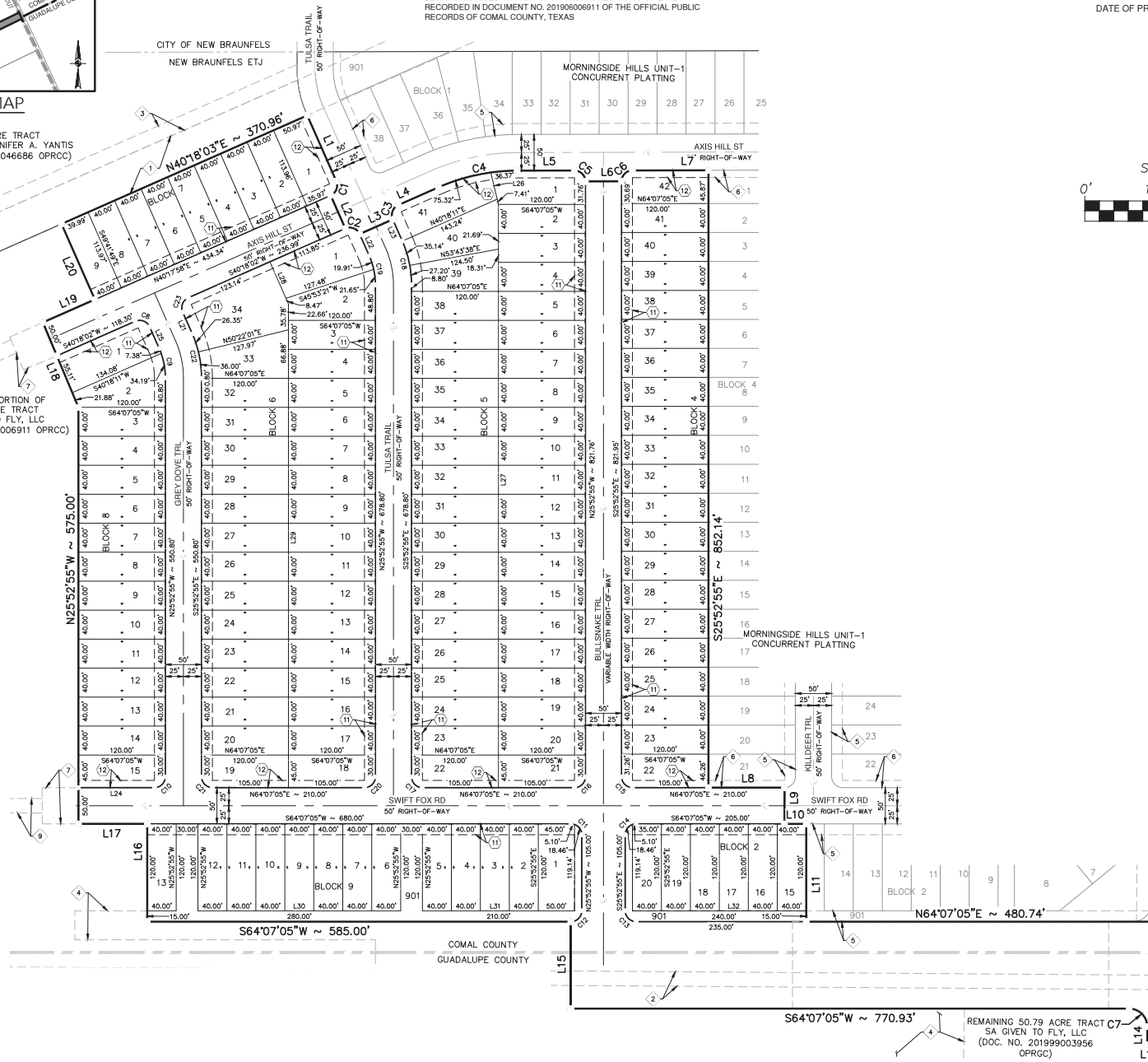


**LOCATION MAP**

NOT TO SCALE

18.226 ACRE TRACT  
THOMAS B. & JENNIFER A. YANTIS  
(DOC. NO. 201906046686 OPRCC)

REMAINING PORTION OF  
148.80 ACRE TRACT  
SA GIVEN TO FLY, LLC  
(DOC. NO. 20190600911 OPRCC)



REMAINING 50.79 ACRE TRACT C7  
SA GIVEN TO FLY, LLC  
(DOC. NO. 201999003956 OPRCC)