



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP# FIRM REGISTRATION #470-1 TBP# FIRM REGISTRATION #1008880
DATE OF PREPARATION: June 03, 2021

STATE OF TEXAS
COUNTY OF BEXAR

I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE **MORNINGSIDE HILLS UNIT 1**, 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: MOSAIC DEVELOPMENT, A.T.B. YANTIS COMPANY
6812 WEST AVENUE, SUITE 100
CASTLE HILLS, TEXAS 78213

STATE OF TEXAS
COUNTY OF BEXAR

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

FINAL PLAT OF MORNINGSIDE HILLS UNIT 1

A 23.65 ACRE TRACT OF LAND, SITUATED IN THE J. THOMPSON SURVEY
NO. 21, ABSTRACT NO. 608, COMAL COUNTY, TEXAS, AND BEING
COMPRISED OF PART OF A 144.80 ACRES TRACT OF LAND RECORDED IN
DOCUMENT NO. 20190606911 OF THE OFFICIAL PUBLIC RECORDS OF
COMAL COUNTY, TEXAS.

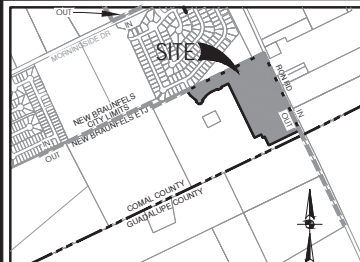
PLAT NOTES:

- 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 48030C045F, EFFECTIVE DATE SEPTEMBER 2, 2009 AND AS DEFINED BY THE GUADALUPE COUNTY, TEXAS FLOOD INSURANCE RATE MAP NUMBER 481070205F, 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 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 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.
- 4' SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ALONGSIDE AND 1.5' OFFSET FROM THE RIGHT-OF-WAY ON BOTH SIDES OF OPOSSUM TRL, SWIFT FOX RD, AND HILL ST, KILLDEER TRL AND TULSA TRAIL BY THE HOME BUILDER AT THE TIME OF HOME CONSTRUCTION.
 - 4' SIDEWALKS FOR NON-RESIDENTIAL LOTS WILL BE CONSTRUCTED PER CITY STANDARDS ALONGSIDE AND 1.5' OFFSET FROM THE RIGHT-OF-WAY ON LOT 801, BLK 1 ALONG TULSA TRAIL, LOT 801, BLK 2, & LOT 802, BLK 1, ALONG BLACKBUCK WAY, AND LOT 801, BLK 2, ALONG SWIFT FOX RD BY THE DEVELOPER AT THE TIME OF STREET CONSTRUCTION.
 - 4' SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG THE PROPERTY FRONTAGE OF IRON ROAD.

- 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 JOIST A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOOD 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 (11/2017). THIS PLAT IS APPROVED FOR ONE (1) DWELLING UNIT PER BUILDABLE LOT WITH A MAXIMUM OF 115 LOTS WHERE FEES ARE DUE AT THE TIME OF RECORDED. 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 801, BLOCK 1 (DRAINAGE), LOT 802, BLOCK 1 (DRAINAGE), LOT 801, BLOCK 2 (DRAINAGE), SHALL BE OWNED AND MAINTAINED BY THE MORNINGSIDE HILLS HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS AND/OR ASSIGNS.
- THIS UNIT CONTAINS 115 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.



LOCATION MAP

NOT TO SCALE

LEGEND

BLK	DOC	MPR	DRCC	OPRC	OPRCC	15' UTILITY EASEMENT	12' UTILITY EASEMENT AND BUILDING SETBACK LINE	13' VARIABLE WIDTH ROW DEDICATION EASEMENT	20' UTILITY EASEMENT	50' GAS RIGHT-OF-WAY (VOL. 57, PG. 400 DRCC)	20' INGRESS/EGRESS EASEMENT (VOL. 1570, PG. 682 OPRCC)	25' x 50' UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (DOC # 202106025128, OPRCC)	20' DRAINAGE EASEMENT (DOC # 202106025128, OPRCC)	20' UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (DOC # 202106016596, OPRCC)	20' UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (6.200 AC OFF LOT) (DOC # 202106016596, OPRCC)
BLK	DOC	MPR	DRCC	OPRC	OPRCC	15' UTILITY EASEMENT	12' UTILITY EASEMENT AND BUILDING SETBACK LINE	13' VARIABLE WIDTH ROW DEDICATION EASEMENT	20' UTILITY EASEMENT	50' GAS RIGHT-OF-WAY (VOL. 57, PG. 400 DRCC)	20' INGRESS/EGRESS EASEMENT (VOL. 1570, PG. 682 OPRCC)	25' x 50' UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (DOC # 202106025128, OPRCC)	20' DRAINAGE EASEMENT (DOC # 202106025128, OPRCC)	20' UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (DOC # 202106016596, OPRCC)	20' UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET ROW (6.200 AC OFF LOT) (DOC # 202106016596, OPRCC)
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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 1" 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 (NAD 83) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NSG COOPERATIVE CORE NETWORK.
- DIMENSIONS SHOWN ARE SURFACE (SCALE FACTOR = 1.00017).
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR
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

PLAT NOTES APPLY TO EVERY
PAGE OF THIS MULTIPLE PAGE PLAT

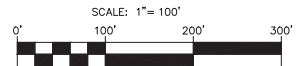
SHEET 1 OF 2



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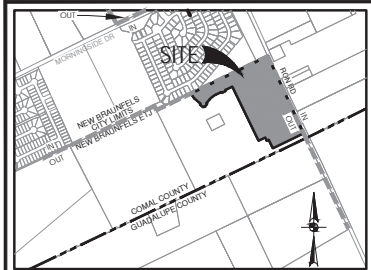
FINAL PLAT OF MORNINGSIDE HILLS UNIT 1

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NOT TO SCALE



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

MEADOWS OF
MORNINGSIDE UNIT SIX
(DOC. NO. 200206040374 MPRCC)

HANNO F. WELCH, JR.
(VOL. 99060, PG. 23754
DRCC)

JEFFREY W. THOMPSON
(VOL. 730, PG. 759 DRCC)

JUDY LYNN KOEHLER
(VOL. 433, PG. 592 DRCC)

LYNDA HEGGY
(DOC. NO. 201906021400
OPRCC)

THE HAGGARD COMPANY
(DOC. NO. 200506021639
OPRCC)

THE HAGGARD COMPANY
(DOC. NO. 200706039074
OPRCC)

REMAINING PORTION OF
148.80 ACRE TRACT
SA GIVEN TO FLY, LLC
(DOC. NO. 201906006911 OPRCC)

REMAINING PORTION OF
148.80 ACRE TRACT
SA GIVEN TO FLY, LLC
(DOC. NO. 201906006911 OPRCC)

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