

STATE OF TEXAS
COUNTY OF COMAL

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE SOLMS LANDING, COLLECTOR 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: JAMES MAHAN
SOLMS LANDING DEVELOPMENT, LLC
1259 LOOP 337 STE. 300
NEW BRAUNFELS, TX
PHONE: (830) 387-4110

DATE

STATE OF TEXAS
COUNTY OF COMAL

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

NOTARY PUBLIC

STATE OF _____

MY COMMISSION EXPIRES: _____

OWNER: JEROME W. TIMMERMANN FAMILY TRUST
BETTY M. TIMMERMANN, TRUSTEE

DATE

516 JO LYNN LANE
NEW BRAUNFELS, TX

STATE OF TEXAS
COUNTY OF COMAL

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

NOTARY PUBLIC

STATE OF _____

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BEXAR

KNOW ALL MEN BY THESE PRESENTS:
I, THE UNDERSIGNED TERESA A. SEIDEL _____, 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.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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

DATE CHAIRMAN

APPROVED FOR ACCEPTANCE

DATE CITY ENGINEER

DATE PLANNING DIRECTOR

DATE NEW BRAUNFELS UTILITIES

FINAL PLAT OF SOLMS LANDING, COLLECTOR PHASE 2

A 4.19 ACRE TRACT OF LAND, SITUATED IN THE CITY OF NEW BRAUNFELS, OUT OF THE ANTONIO MARIA ESNAURRIAR SURVEY NO. 1, ABSTRACT 98, COMAL COUNTY, TEXAS AND BEING PORTIONS OF A CALLED 25.00 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOLMS LANDING DEVELOPMENT LLC RECORDED IN DOCUMENT NO. 20180602173 AND A PORTION OF A CALLED 24.00 ACRE TRACT DESCRIBED IN INSTRUMENT TO SOLMS LANDING DEVELOPMENT LLC RECORDED IN DOCUMENT NO. 201906028855 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. AND A PORTION OF THE REMAINDER OF A CALLED 96.26 ACRE TRACT OF LAND, TRACT II, DESCRIBED BY DEED OF GIFT OF RECORD IN VOLUME 365 PAGE 866 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS AND ALSO BEING A PORTION OF THAT SAME TRACT OF LAND AS CONVEYED TO THE JEROME W. TIMMERMANN FAMILY TRUST OF RECORD IN DOCUMENT NO. 200906008786 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

OWNER/DEVELOPER:
SOLMS LANDING DEVELOPMENT, LLC
1259 LOOP 337 STE. 300
NEW BRAUNFELS, TX
PHONE: (830) 387-4110

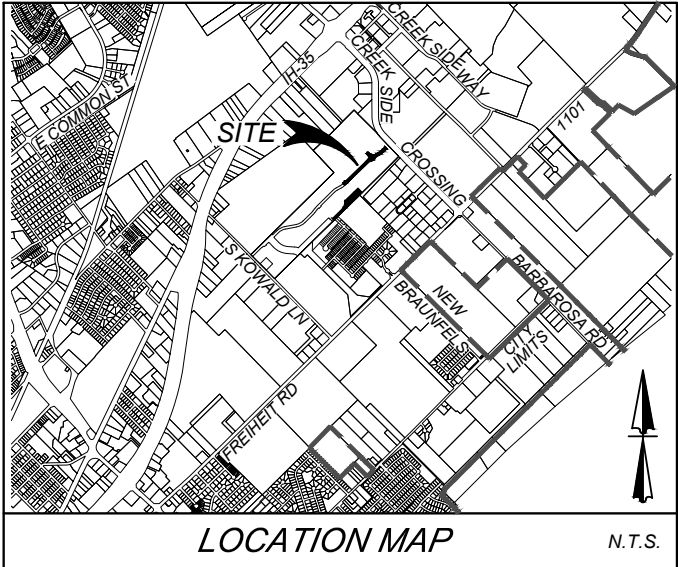
- THE PROPERTY WILL BE SERVED BY THE FOLLOWING UTILITY PROVIDERS:
NEW BRAUNFELS UTILITIES - WATER, SANITARY SEWER, ELECTRIC
CENTERPOINT ENERGY - GAS
SPECTRUM - CABLE
AT&T - TELEPHONE
- THIS PROPERTY IS LOCATED WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- SIX (6) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF STREET CONSTRUCTION ALONG:
 - SOUTHERN LIMITS OF SOPHIE LN.
 - EASTERN LIMITS OF MARIE BLFNINE AND A HALF (9.5) FOOT HIKE AND BIKE TRAIL WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF STREET CONSTRUCTION ALONG:
 - NORTHERN LIMITS OF SOPHIE LN
 - WESTERN LIMITS OF MARIE BLF
- DRAINAGE EASEMENT MEANS A DELINEATED PORTION OF LAND SET ASIDE FOR THE OVERLAND OR UNDERGROUND TRANSFER OR STORAGE OF STORM WATER. THIS AREA SHALL NOT HAVE ANY PERMANENT STRUCTURES, FENCES, OR OTHER OBSTACLES HINDERING THE SAFE TRANSFER OF WATER THROUGH THE EASEMENT. ALL DRAINAGE EASEMENTS ARE PRIVATE. MAINTENANCE OF DRAINAGE EASEMENTS DESIGNED WITHIN A LOT SHALL BE RESPONSIBILITY OF THE PROPERTY OWNER.
- THIS SUBDIVISION IS SUBJECT TO THE CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. AT SUCH TIME THAT ANY ADDITIONAL DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT(S) SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS, AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- SUBDIVISION IS SUBJECT TO THE "SLPD" DEVELOPMENT STANDARDS AS ADOPTED BY CITY OF NEW BRAUNFELS ORDINANCE NO. 2021-09.
- 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 TYPES 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 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.
- THE MAINTENANCE OF THE PEDESTRIAN EASEMENTS, OPEN SPACES, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS, HOA PARKLAND OR HOMEOWNERS ASSOCIATION PARKLAND, ETC. ARE THE RESPONSIBILITY OF THE PROPERTY OWNER AND NOT THE RESPONSIBILITY OF THE CITY OF NEW BRAUNFELS. LOTS 908, BLOCK 6 AND LOT 910, BLOCK 7 ARE DESIGNATED AS A COMMON AREA LOT.
- THIS SUBDIVISION IS LOCATED WITHIN THE HORIZONTAL ZONE OF THE AIRPORT HAZARD ZONING OVERLAY DISTRICT FOR HEIGHT, WHERE STRUCTURES ARE LIMITED TO A HEIGHT OF 150 FEET ABOVE THE AIRPORT ELEVATION, OR 801 FEET ABOVE MEAN SEA LEVEL. NO PORTION OF THE SITE IS WITHIN THE AIRPORT HAZARD ZONE OVERLAY DISTRICT FOR LAND USE OR DENSITY.

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 (ASSHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

NBU 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-FOOT WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF BUILDING STRUCTURE AND SERVICE.
- UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
- EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER/DEVELOPER'S EXPENSE.
- 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.



KFW
ENGINEERS + SURVEYING
162 W Mill St, New Braunfels, TX 78130
Phone #: (830) 220-6042 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

SURVEYOR NOTES:

- 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" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- NO PORTION OF ANY LOTS ON THIS PLAT ARE IN THE SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA FLOOD MAP 455 OF 505, COMMUNITY PANEL NO. 48091C0455F, DATED SEPTEMBER 2, 2009.
- THE ELEVATION FOR THIS SURVEY ARE BASED ON NAVD86 (GEOID03).
- THE COORDINATES SHOWN HEREON ARE GRID. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES USING AN AVERAGE COMBINED SCALE FACTOR OF 0.99985790106.

STATE OF TEXAS
COUNTY OF COMAL

I, _____, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOCUMENT NO. _____ OF COMAL COUNTY, TEXAS ON THE _____ DAY OF _____, A.D. 20____ AT _____M.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE _____ DAY OF _____, 20____
COUNTY CLERK, COMAL COUNTY, TEXAS

DEPUTY

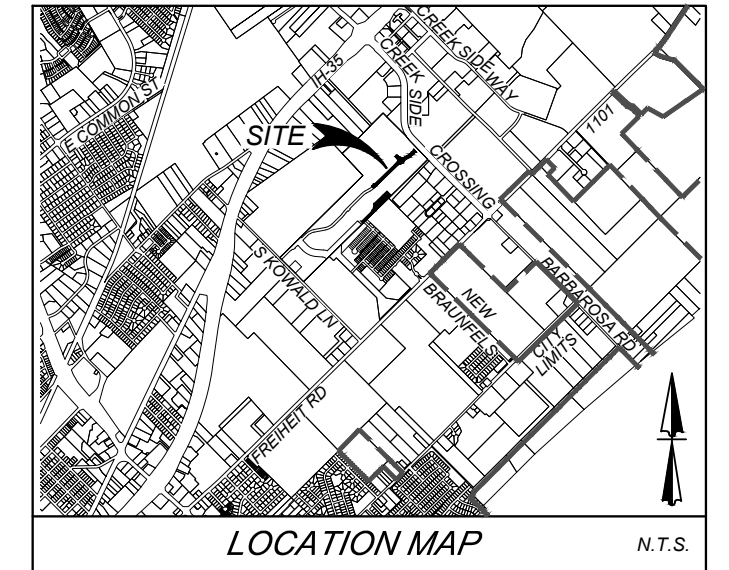
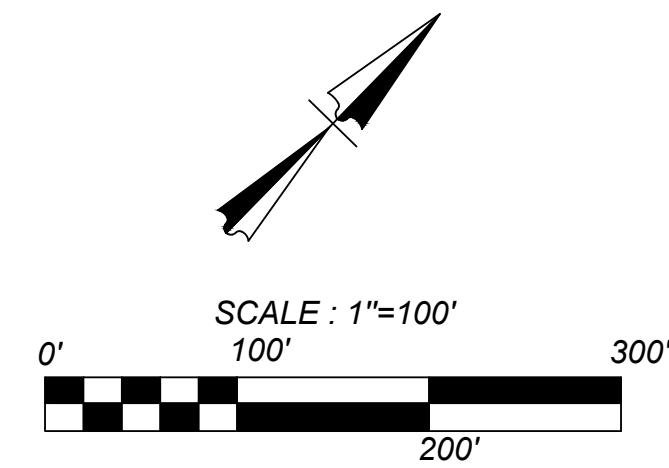
PREPARED: JULY 2021

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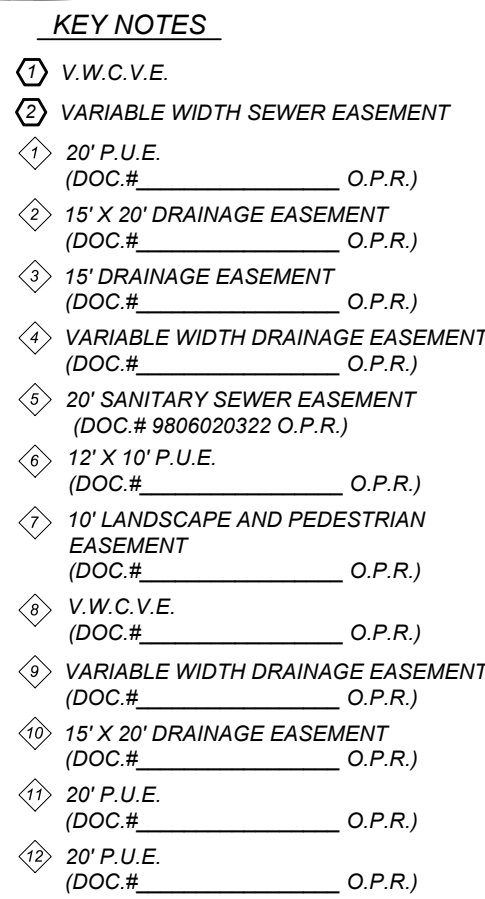
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REFER TO PAGE 1 OF 2 FOR LINE
AND CURVE TABLES



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LEGEND

● F.I.R. =	FOUND ½" IRON ROD
○ S.I.R. =	SET ½" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
▲ S.I.R. =	SET ½" IRON ROD WITH YELLOW CAP STAMPED "KFW EASEMENT"
R.O.W. =	RIGHT-OF-WAY
O.P.R. =	OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TX
M.P.R. =	MAP AND PLAT RECORDS OF COMAL COUNTY, TX
D.R. =	DEED AND PLAT RECORDS OF COMAL COUNTY, TX
P.U.E. =	PUBLIC UTILITY EASEMENT
V.W.C.V.E. =	VARIABLE WIDTH CLEAR VISION EASEMENT

