

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. 48091C043SF 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.

SUBDIVISION PLAT OF VERAMENDI PRECINCT 20 UNIT 2

BEING 12.971 ACRES OF LAND OUT OF A 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 VERAMENDI 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 = 1.

SCHOOL DISTRICT NOTE:

REFERENCED PROPERTY LIES WITHIN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #1008800

DATE OF PREPARATION: July 20, 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 PRECINCT 20 UNIT 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 VERAMENDI PE - DARWIN, LLC
387 W. MILL STREET, SUITE 200
NEW BRAUNFELS, TEXAS 78130

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 (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE VERAMENDI PRECINCT 20 UNIT 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: _____
DALLAS COUNTY WCID 18
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

SURVEYORS 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 2" IRON ROD WITH CAP MARKED "PAPE-DAWSON" OR MARK 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 (NAD2011) 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 (NAD2011) DPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

II, THE UNDERSIGNED _____ 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.

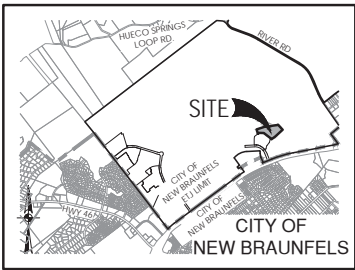
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

(NAME OF SURVEYOR)
REGISTERED PROFESSIONAL LAND SURVEYOR
PAPE-DAWSON ENGINEERS, INC.
555 EAST RAMSEY
SAN ANTONIO, TEXAS 78216

PLAT NOTES APPLY TO EVERY PAGE
OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE
DATA ON SHEET 2 OF 2

SHEET 1 OF 2



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

LEGEND

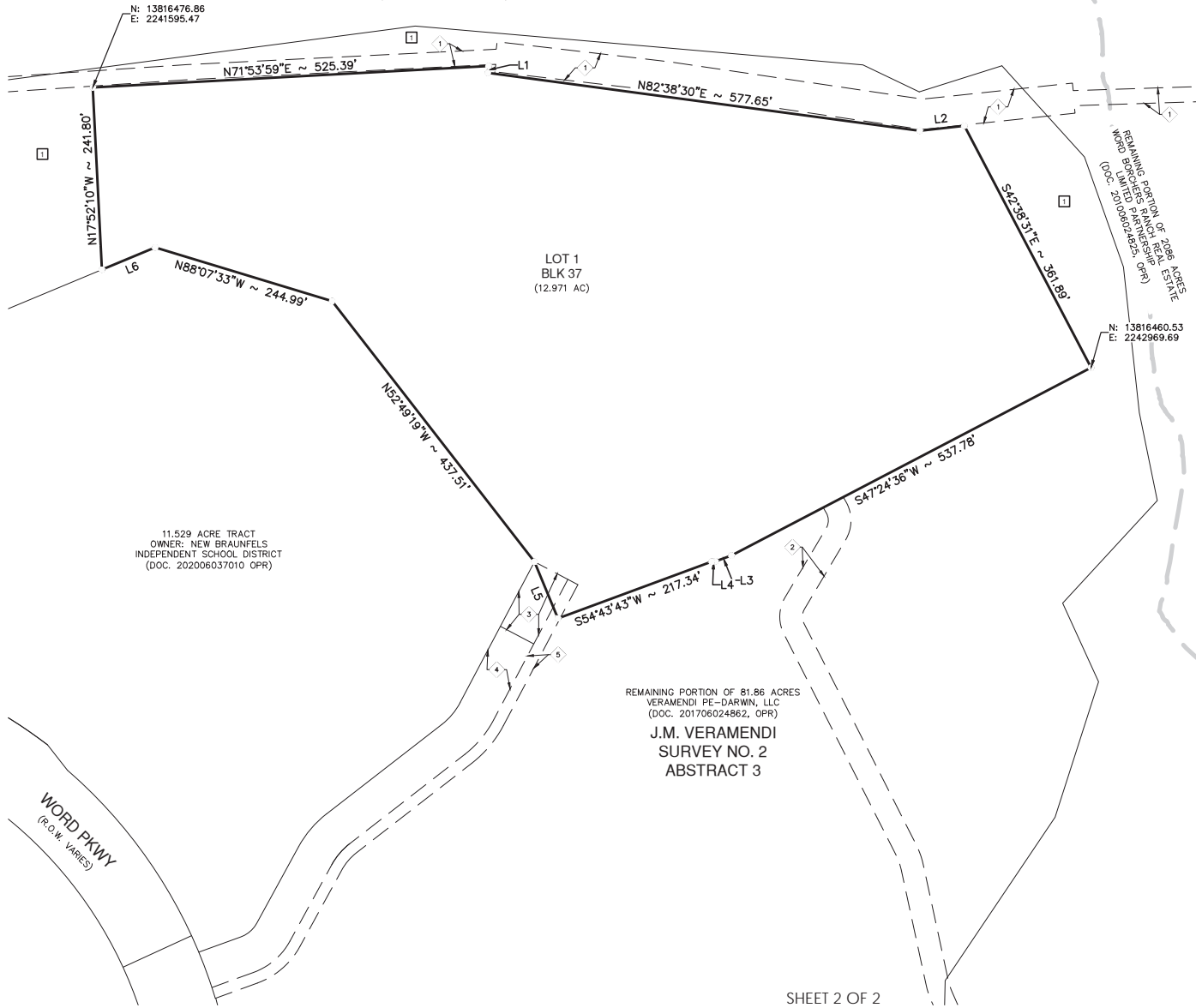
- | | | | |
|--------|---|---|--|
| AC | ACRE(S) | VOL | VOLUME |
| CCPR | COMAL COUNTY DEED AND PUBLIC RECORDS | PG | PAGE(S) |
| DOC | DOCUMENT NUMBER | ROW | RIGHT-OF-WAY |
| DRCC | DEED RECORDS OF COMAL COUNTY, TEXAS | | |
| MPRCCT | MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS | (SURVEYOR) | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| | | (TYPE I: <input type="checkbox"/> II OR III: <input type="checkbox"/>) | SET 1/2" IRON ROD (PD) |
| | | | SET 1/2" IRON ROD (PD)-ROW |
| | | | FOUND TxDOT MONUMENTATION |
| | | | FOUND MONUMENTATION |
-
- | | |
|--|--|
| | EXISTING FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN |
| | CENTERLINE |
-
- | | |
|--|--|
| | VARIABLE WIDTH SANITARY SEWER EASEMENT
(DOC NO 202006021577, OPR) |
| | 30' ACCESS EASEMENT
(DOC NO) |
| | UTILITY AND ACCESS EASEMENT
(DOC NO) |
| | 52' (0.717 AC) SHARED ACCESS EASEMENT
(DOC NO 202106002453, OPR) |
| | 15' ELECTRICAL EASEMENT
(DOC NO) |

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S8°26'31"E	9.10'
L2	N68°39'51"E	59.54'
L3	S55°04'37"W	22.65'
L4	S70°55'31"W	4.84'
L5	N37°29'14"W	61.23'
L6	S52°24'46"W	76.51'

SUBDIVISION PLAT
OF
VERAMENDI PRECINCT 20
UNIT 2

BEING 12.971 ACRES OF LAND OUT OF A 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

REMAINING PORTION OF 2086 ACRES
WORD BORCHERS RANCH REAL ESTATE
LIMITED PARTNERSHIP
(DOC. 201006024825, OPR)



SCALE: 1" = 100'

0' 100' 200' 300'

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #1008800
DATE OF PREPARATION: July 20, 2021