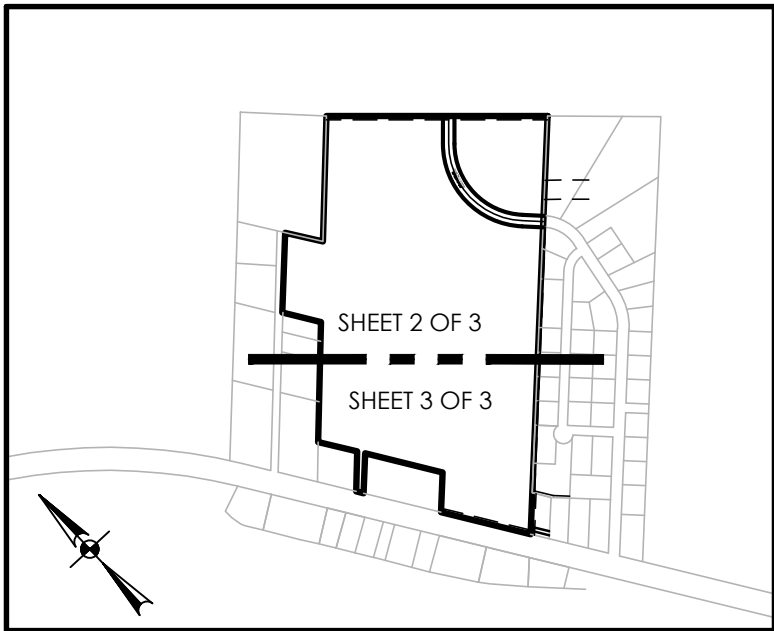


LOCATION MAP
NOT-TO-SCALE



INDEX MAP
SCALE: 1"= 1000'

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: NAME HERE
COMPANY NAME HERE
ADDRESS HERE
CITY, STATE ZIP CODE
(XXX) XXX-XXXX

STATE OF TEXAS
COUNTY OF GUADALUPE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED OWNER'S NAME HERE 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, GUADALUPE COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF GUADALUPE §

WHEREAS, [OWNERS NAME], ACTING BY AND THROUGH THE UNDERSIGNED, IT IS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN THE [SURVEY NAME AND ABSTRACT NUMBER] CITY OF CIBOLO, GUADALUPE COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN VOLUME [VOLUME], PAGE [PAGE] OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[INSERT LEGAL DESCRIPTION-PREAMBLE FOR REPLAT AND FULL FIELD NOTE FOR UNPLATTED TRACTS]

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF CIBOLO PLANNING AND ZONING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, 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.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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, BEXAR 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 48091C0445F, EFFECTIVE DATE SEPTEMBER 2, 2009 AND AS DEFINED BY THE GUADALUPE COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 48187C0095F, 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 GRANTOR'S 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 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 FLOW 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.
- NON-RESIDENTIAL USE SUBDIVISIONS ARE NOT SUBJECT TO PARKLAND DEVELOPMENT REQUIREMENTS. HOWEVER, AT SUCH A TIME THAT ANY DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.
- 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 OWNER'S/DEVELOPER'S EXPENSE.
 - DO NOT COMBINE ANY NEW UTILITY EASEMENTS (U.E.) WITH DRAINAGE EASEMENTS (D.E.) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (U.E.) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.
- 4' SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ALONGSIDE AND 1.5' OFFSET FROM THE RIGHT-OF-WAY ON BOTH SIDES OF BLACKBUCK WAY, OPOSSUM TRAIL, SWIFT FOX ROAD, AXIS HILL STREET, KILLDEER TRAIL, TULSA TRAIL, BULLSNAKE TRAIL, GREY DOVE TRAIL AND TOWER HILL VIEW 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 901, BLK 1, ALONG STREET AXIS HILL STREET AND LOT 901, BLK 2, & LOT 901, BLK 9, ALONG SWIFT FOX ROAD BY THE DEVELOPER AT THE TIME OF STREET CONSTRUCTION.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	430.00'	87°39'31"	N0°47'28"W	595.56'	657.87'
C2	370.00'	87°39'31"	S0°47'28"E	512.46'	566.08'

SUBDIVISION PLAT OF COMAL ISD 52 ACRE TRACT

A 52.244 ACRE, OR 2,275,760 SQUARE FEET MORE OR LESS, TRACT OF LAND ALL OF THAT 52.230 ACRE TRACT DESCRIBED IN DEED TO COMAL INDEPENDENT SCHOOL DISTRICT RECORDED IN DOCUMENT NUMBER 201999014995 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, OUT OF THE A.M.ESNAURIZAR SURVEY, ABSTRACT 20, IN THE CITY OF NEW BRAUNFELS, GUADALUPE COUNTY, TEXAS.

DATE OF PRINT: March 30, 2020



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10029800
DATE OF PREPARATION: March 30, 2020

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 RECORDS OF _____ OF SAID COUNTY, TEXAS IN VOLUME _____ ON 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 3



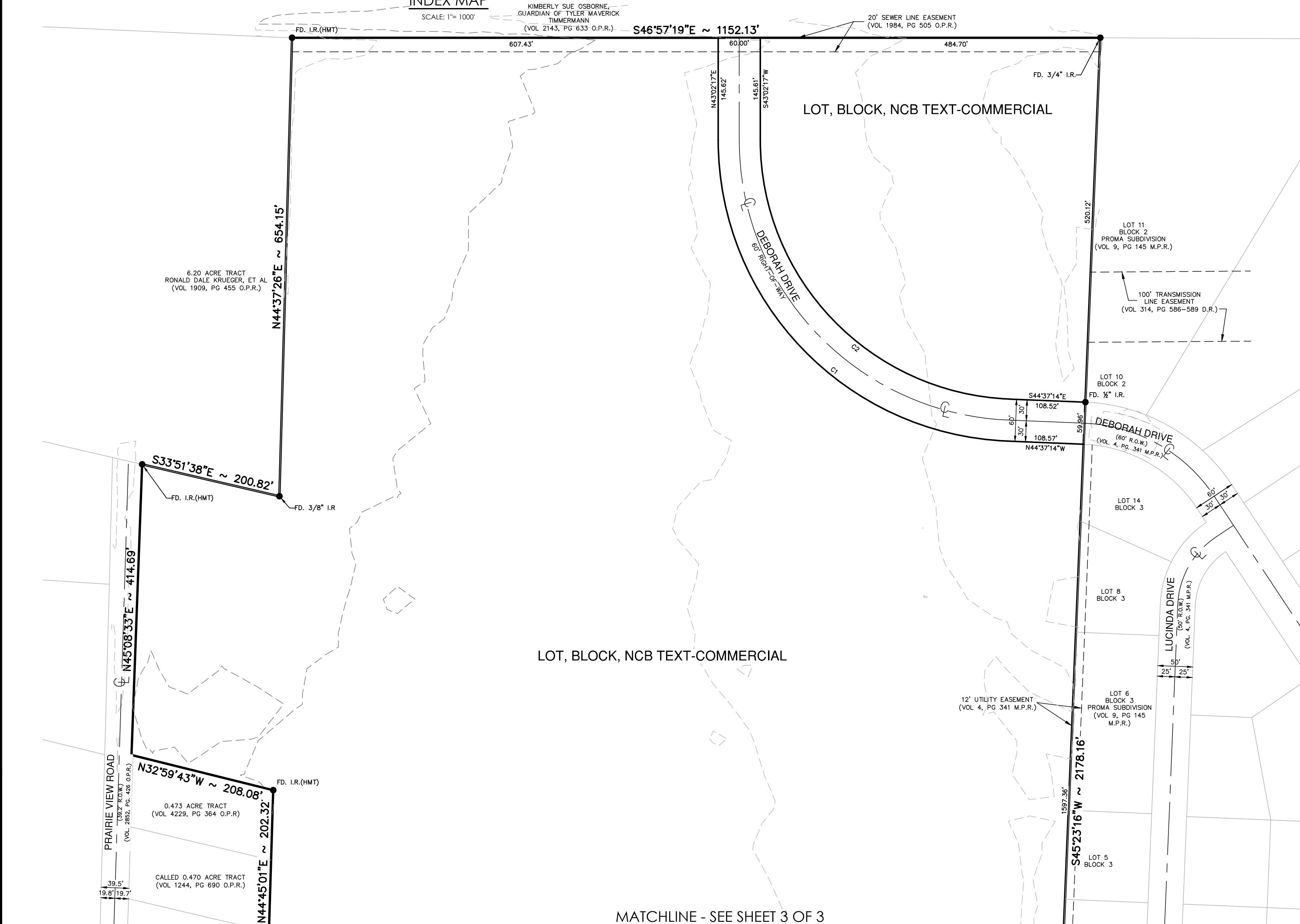
A 52.244 ACRE, OR 2,275,760 SQUARE FEET MORE OR LESS, TRACT OF LAND ALL OF THAT 52.230 ACRE TRACT DESCRIBED IN DEED TO COMAL INDEPENDENT SCHOOL DISTRICT RECORDED IN DOCUMENT NUMBER 201999014995 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, OUT OF THE A.M ESNAURIZAR SURVEY, ABSTRACT 30, IN THE CITY OF NEW BRAUNFELS, GUADALUPE COUNTY, TEXAS.

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
TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10028800



SHEET 2 OF 3



A 52.244 ACRE, OR 2,275,760 SQUARE FEET MORE OR LESS, TRACT OF LAND ALL OF THAT 52.230 ACRE TRACT DESCRIBED IN DEED TO COMAL INDEPENDENT SCHOOL DISTRICT RECORDED IN DOCUMENT NUMBER 201999014995 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, OUT OF THE A.M ESNAURIZAR SURVEY, ABSTRACT 20, IN THE CITY OF NEW BRAUNFELS, GUADALUPE COUNTY, TEXAS.

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
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

SHEET 3 OF 3