

Exhibit A

PLAT NOTES:

1. ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER, SEWER AND ELECTRIC SERVICE. NEW BRAUNFELS UTILITIES, TELEPHONE AND CABLE SERVICES FOR THE SUBDIVISION WILL BE PROVIDED BY AT&T COMMUNICATIONS AND/OR SPECTRUM.
2. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983, GRID, DISTANCES SHOWN HEREON ARE BASED UPON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, APPLY A COMBINED SCALE FACTOR OF 1.00015.
3. 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" IRON PINS WITH PLASTIC CAP STAMPED "HMT" IMMEDIATELY AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
4. THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
5. THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF NEW BRAUNFELS, TEXAS.
6. THIS SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
7. NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA (100 YR. FLOOD), AS DEFINED BY THE COMAL COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 480100455F, EFFECTIVE DATE SEPTEMBER 2, 2009, LOMR 15-06-4062P, EFFECTIVE DATE MARCH 31, 2016 AND LOMR 18-06-3030P, EFFECTIVE DATE JULY 5, 2019 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
8. 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.
9. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
10. SIX (6) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS AT LEAST 4' FROM THE EDGE OF PAVEMENT BY THE CITY AS PART OF THE CITY'S STREET IMPROVEMENT PROJECT AT THE TIME OF SUBDIVISION CONSTRUCTION ALONG:
  - A. GOODWIN LN
11. FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ADJACENT TO THE CURB BY THE DEVELOPER AT THE TIME OF STREET CONSTRUCTION ALONG:
  - A. ORION DR - LOTS 901 AND 902, BLOCK 17; LOT 903, BLOCK 9.
  - B. WOLFCREEK - LOTS 903 AND 904, BLOCK 9; LOT 905, BLOCK 16.
  - C. PANTHER SPRING - LOT 905, BLOCK 16.
  - D. TRINITY SPRING - LOTS 906, BLOCK 14 AND 907, BLOCK 13 ALONG TRINITY SPRING.
12. FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ADJACENT TO THE CURB BY THE HOME BUILDER AT THE TIME OF BUILDING CONSTRUCTION ALONG:
  - A. ORION DR, BROGAN CREEK, PANTHER SPRING, WOLFCREEK, AND TRINITY SPRING.
13. 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 JOISTS 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.
14. THIS SUBDIVISION IS SUBJECT TO THE 2006 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR ONE (1) DWELLING UNIT PER BUILDABLE LOT WITH A MAXIMUM OF 141 BUILDABLE LOTS WHERE FEES ARE DUE AT THE TIME OF RECORDATION. AT SUCH TIME THAT ADDITIONAL DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT(S) SHALL NOTIFY THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.
15. THIS UNIT CONTAINS 141 BUILDABLE RESIDENTIAL LOTS. ALL LOTS MEET THE MINIMUM SQUARE FOOTAGE REQUIREMENT ACCORDING TO THE ZONING ORDINANCE.
16. ALL DRAINAGE EASEMENTS WITHIN THE LOTS WILL BE OWNED AND MAINTAINED BY PROPERTY OWNER.
17. PERMANENT WATER QUALITY CONTROLS ARE REQUIRED FOR THIS SUBDIVISION PLAT IN ACCORDANCE WITH THE CITY OF NEW BRAUNFELS DRAINAGE AND EROSION CONTROL DESIGN MANUAL.
18. LOTS 901, BLOCK 17, 906, BLOCK 14 AND 907, BLOCK 13 ARE NON-RESIDENTIAL COMMON SPACE LOTS FOR SUBDIVISION LANDSCAPING, ENTRY SIGNAGE AND UTILITY EASEMENTS, TO BE OWNED AND MAINTAINED BY THE SUBDIVISION PROPERTY OWNER, ITS SUCCESSORS AND/OR ASSIGNS.
19. LOTS 902, BLOCK 17 (DRAINAGE); 903, BLOCK 9 (DRAINAGE); 904, BLOCK 9 (UTILITY); AND 905, BLOCK 16 (DRAINAGE) WILL BE OWNED AND MAINTAINED BY THE SUBDIVISION PROPERTY OWNER, ITS SUCCESSORS AND/OR ASSIGNS.
20. ALL RESIDENCES WILL BE CONSTRUCTED WITH A MINIMUM SIDE YARD SETBACK OF 5 FEET ON BOTH SIDES OF THE LOT. MINIMUM CORNER SIDE SETBACKS ARE AS DETERMINED BY ZONING.

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED DOROTHY J. TAYLOR, 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

DOROTHY J. TAYLOR  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295  
290 S. CASTELL AVE., SUITE 100, NEW BRAUNFELS, TEXAS 78130

PLAT REVISED JULY 20, 2020  
PLAT REVISED NOVEMBER 14, 2019  
PLAT PREPARED OCTOBER 7, 2019

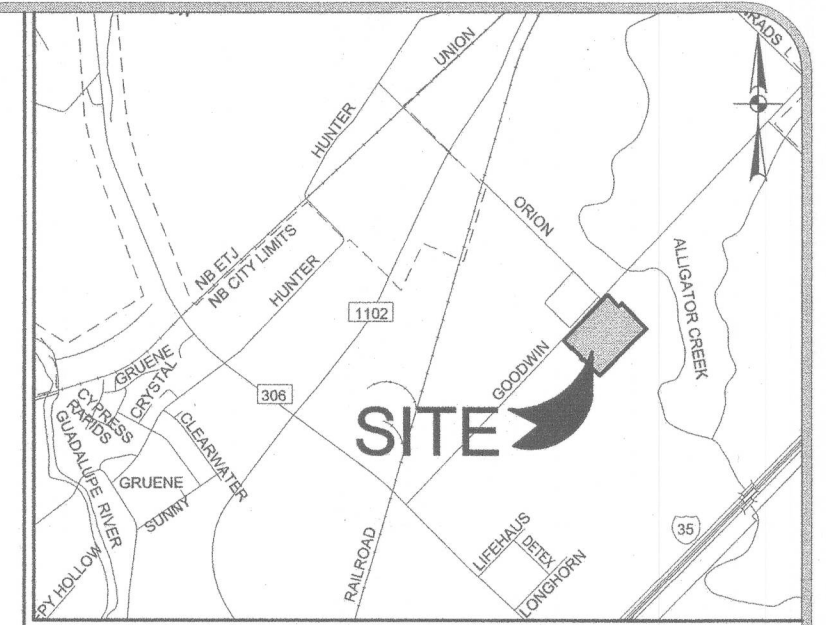


290 S. CASTELL AVE., STE. 100  
NEW BRAUNFELS, TX 78130  
TBPE FIRM F-10961  
TBPLS FIRM 10153600

FINAL PLAT ESTABLISHING  
CREEKSIDE FARMS SUBDIVISION, UNIT 3

BEING 24.02 ACRES OF LAND SITUATED IN THE ORILLA RUSSELL SURVEY NO. 2, ABSTRACT NO. 485, COMAL COUNTY, TEXAS. BEING A PORTION OF A TRACT OF LAND CALLED 37.56 ACRES AS DESCRIBED IN DOCUMENT NO. 201906022198, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

#202006043271



LOCATION MAP  
NOT TO SCALE

NEW BRAUNFELS UTILITIES 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 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.
2. 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.
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'S/DEVELOPER'S EXPENSE.
5. 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. IF A UTILITY EASEMENT (U.E.) IS COMBINED WITH A LANDSCAPE EASEMENT (L.E.), THE UTILITY EASEMENT (U.E.) WILL TAKE PRECEDENCE OVER THE LANDSCAPE EASEMENT (L.E.).

APPROVED THIS THE 4th DAY OF November 2019  
BY THE PLANNING COMMISSION OF THE CITY OF NEW  
BRAUNFELS, TEXAS

CHAIRMAN D. Lee Edwards

APPROVED FOR ACCEPTANCE

7/30/2020   
DATE PLANNING DIRECTOR  
7/16/2020   
DATE CITY ENGINEER  
8/17/2020   
DATE NEW BRAUNFELS UTILITIES

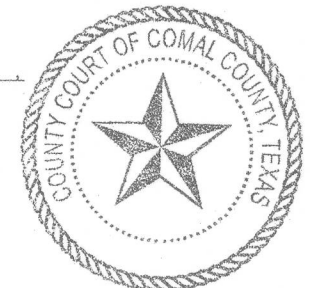
STATE OF TEXAS  
COUNTY OF COMAL

I, Bobbie Koepf DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC# 202006043271 OF COMAL COUNTY ON THE 2 DAY OF October 2020 AT 3:00 P. M.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 2 DAY OF October 2020

COUNTY CLERK, COMAL COUNTY, TEXAS

DEPUTY



STATE OF TEXAS  
COUNTY OF COMAL

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS CREEKSIDE FARMS SUBDIVISION, UNIT 3, 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.

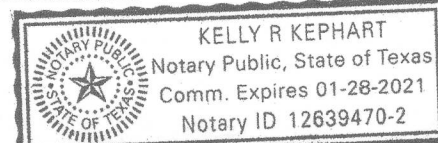
FORESTAR USA REAL ESTATE GROUP, INC.  
BY: JEFF SCOTT - DEVELOPMENT DIRECTOR  
10700 PECAN PARK BLVD., SUITE 150  
AUSTIN, TEXAS 78750

STATE OF TEXAS  
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 29th DAY OF JULY 2020  
BY JEFF SCOTT

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 1-28-2021



CERTIFIED TO BE A TRUE AND CORRECT COPY.  
BOBBIE KOEPP, County Clerk  
Comal County  
PAGE 1 OF 2

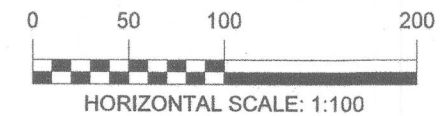


# FINAL PLAT ESTABLISHING CREEKSIDE FARMS SUBDIVISION, UNIT 3

BEING 24.02 ACRES OF LAND SITUATED IN THE ORILLA RUSSELL SURVEY NO. 2, ABSTRACT NO. 485, COMAL COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND CALLED 37.56 ACRES AS DESCRIBED IN DOCUMENT NO. 201906022198, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

## LEGEND:

- = FND 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT" (UNLESS NOTED OTHERWISE)
- = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT"
- U.E. = UTILITY EASEMENT
- UTIL. = UTILITY
- DRNG. = DRAINAGE
- R.O.W. = RIGHT-OF-WAY
- B.F.E. = BASE FLOOD ELEVATION
- N.V.A.E. = NON-VEHICLE ACCESS EASEMENT
- M.P.R.C.C.T. = MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
- ~680~ = EXISTING ROAD CENTER LINE
- ~ = EXISTING BASE FLOOD ELEVATION



LARRY W. &  
MARY ANN LEHMANN  
CALLED 10 AC.  
VOL. 653, PG. 780  
O.P.R.C.C.T.

ANTONIO &  
LIDIA CASTRO  
CALLED 4.759 AC.  
DOC. NO. 200506007876  
O.P.R.C.C.T.

THOMAS G. WOFFORD  
CALLED 5.0 AC.  
VOL. 770, PG. 324  
O.P.R.C.C.T.

LORI WHITE  
CALLED 0.9492 AC.  
DOC. NO. 201106036150  
O.P.R.C.C.T.

KEB ENTERPRISES, LLC  
LOT 1, BLOCK 1  
ORION PARK  
DOC. NO. 201406027774  
M.P.R.C.C.T.

E. B. INDUSTRIES  
CALLED 85.9 AC.  
DOC. NO. 200206000300  
O.P.R.C.C.T.

SEE DETAIL "A"  
THIS SHEET

TEMPORARY 25' WIDE ACCESS  
EASEMENT PER  
DOC. NO. 202006028416, O.P.R.C.C.T.  
TO BE ABANDONED  
UPON RECORDED  
OF FUTURE PLAT

FORESTAR (USA) REAL  
ESTATE GROUP, INC.  
CALLED 37.58 AC.  
DOC. NO. 201906022198  
O.P.R.C.C.T.

CHARLES ALTM, KAY LYNN  
EDWARDS, MACK NELL  
RAGLAND & MARY LOUISE  
WUNDERLICH,  
CALLED 0.75 AC.  
DOC. NO. 200306005981  
O.P.R.C.C.T.

CONTINENTAL HOMES  
OF TEXAS, L.P.  
CALLED 23.630 AC.  
DOC. NO. 201706004722,  
O.P.R.C.C.T.

14.070 AC. CITY OF NEW  
BRAUNFELS TEMPORARY  
DRAINAGE EASEMENT  
TO EXPIRE UPON RECORDED  
OF FUTURE PLAT.  
DOC. NO. 201806016898,  
O.P.R.C.C.T.

N40°53'44"W  
51.22'

N45°20'39"W  
50.00'

S44°39'21"W  
20.29'

N:13818976.87  
E:2261522.07

SEE DETAIL "C"  
THIS SHEET

1.193 AC. SEWER ESMT  
PER DOC. NO. 20170605917,  
O.P.R.C.C.T.

CONTINENTAL HOMES OF TEXAS, L.P.  
CALLED 23.630 AC.  
DOC. NO. 201706004722  
O.P.R.C.C.T.

VARIABLE WIDTH DRAINAGE ESMT  
PER DOC. NO. 202006007551,  
O.P.R.C.C.T.

SEE DETAIL "B"  
THIS SHEET

100-YR FEMA  
FLOODPLAIN  
ZONE AE

TEMPORARY TURNAROUND ESMT  
PER DOC. NO. 202006031171  
O.P.R.C.C.T.

100-YR FEMA  
FLOODPLAIN  
ZONE AE

## CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	23.57'	15.00'	090°01'27"	15.01'	21.22'	N00°21'22"W
C2	26.02'	15.00'	099°22'14"	17.68'	22.88'	S84°56'48"W
C3	22.01'	15.00'	084°03'44"	13.52'	20.09'	N03°20'13"W
C4	25.95'	15.00'	099°08'17"	17.61'	22.84'	S85°03'46"W
C5	3.20'	15.00'	012°13'17"	1.61'	3.19'	N31°16'17"E
C6	21.66'	15.00'	082°45'00"	13.21'	19.83'	N03°59'35"W
C7	23.56'	15.00'	089°58'34"	14.99'	21.21'	S89°38'38"W
C8	11.12'	100.00'	006°22'08"	5.56'	11.11'	S41°28'17"W
C9	22.86'	15.00'	087°20'13"	14.32'	20.71'	S05°22'53"E
C10	25.46'	330.00'	004°25'13"	12.74'	25.45'	S46°50'24"E
C11	101.55'	270.00'	021°32'57"	51.38'	100.95'	S55°45'42"E
C12	120.00'	330.00'	020°50'06"	60.67'	119.34'	S55°45'42"E
C13	156.26'	330.00'	027°07'49"	79.62'	154.80'	S31°46'44"E
C14	78.41'	170.00'	026°25'40"	39.92'	77.72'	S31°25'40"E
C15	98.98'	230.00'	024°39'22"	50.27'	98.21'	N32°18'49"W
C16	26.14'	15.00'	099°49'56"	17.82'	22.95'	N69°54'05"W
C17	27.10'	100.00'	015°31'35"	13.63'	27.02'	S52°25'09"W
C18	23.56'	15.00'	089°58'32"	14.99'	21.21'	S89°38'37"W
C19	23.57'	15.00'	090°01'26"	15.01'	21.22'	N00°21'22"W
C20	23.56'	15.00'	089°58'34"	14.99'	21.21'	S89°38'38"W
C21	23.57'	15.00'	090°01'26"	15.01'	21.22'	S00°21'22"E
C22	21.99'	150.00'	008°24'05"	11.02'	21.98'	N40°27'19"E
C23	21.26'	15.00'	081°13'25"	12.86'	19.53'	N76°51'59"E
C24	21.06'	330.00'	003°39'25"	10.54'	21.06'	S64°21'02"E
C25	66.22'	270.00'	014°03'07"	33.28'	66.05'	S59°09'11"E
C26	25.34'	15.00'	096°46'59"	16.89'	22.43'	S03°44'08"E
C27	23.56'	15.00'	090°00'00"	15.00'	21.21'	N89°39'21"E
C28	127.85'	270.00'	027°07'49"	65.15'	126.66'	N31°46'44"W
C29	21.99'	15.00'	084°00'41"	13.51'	20.08'	N23°47'31"E
C30	55.35'	150.00'	021°08'30"	27.99'	55.04'	S55°13'36"W

## LINE TABLE

LINE #	LENGTH	DIRECTION
L3	11.46'	N44°38'30"W
L7	11.22'	S44°38'30"E
L8	10.00'	N45°14'41"W
L9	20.00'	N44°39'21"E
L10	10.00'	S45°14'41"E
L11	20.00'	S44°39'21"W
L12	33.43'	S76°29'07"E

PLAT REVISED JULY 20, 2020  
PLAT REVISED NOVEMBER 14, 2019  
PLAT PREPARED OCTOBER 7, 2019



290 S. CASTELL AVE., STE. 100  
NEW BRAUNFELS, TX 78130  
TBPE FIRM F-10961  
TBPLS FIRM 10153600

CERTIFIED TO BE A TRUE AND  
CORRECT COPY.  
BOBBIE KOEPP, County Clerk  
Comal County  
PAGE 2 OF 2

STATE OF TEXAS  
COUNTY OF COMAL  
I certify this to be a true and correct copy  
of the record FILED & RECORDED in  
the Official Public Records of Comal  
County on the date and time stamped  
thereon.

BOBBIE KOEPP  
County Clerk  
Chad