

NOW THEREFORE, in consideration of the agreements set forth herein and for other reciprocal good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and stipulated by the Parties, the Owner and the City agree as follows:

1. Ownership of the Property. The Owner hereby represents and warrants that, as of the Effective Date, it has not conveyed, assigned, or transferred all or any portion of its interest in the Property to any other person or entity (any such person or entity referred to herein as “Purchaser”), nor is it a party to any contract or other understanding to do so that is not subject to this Agreement.

2. Construction of Improvements; Covenants. The Owner and the City covenant and agree to the following:

- a) The Owner is obligated by Section 21.12.13 of the City’s Unified Development Code to construct, or cause to be constructed, sanitary sewer, water line extension, and roadway improvements more particularly shown on the “Construction Plans” approved May 3, 2022 and that are included as part of the application for replat approval for the subdivision titled **Harral Subdivision Lot 1 and Lot 2 Block 5**(such improvements shall be referred to herein as the “Improvements”).
- b) The Improvements shall be built and completed in accordance with City design standards on or before August 23, 2023, after the Replat Recordation.
- c) The cost of the Improvements for **Harral Subdivision Lot 1 and Lot 2 Block 5** is estimated to be **One Million Fourteen Thousand Seven Hundred Ninety-Six and 16/100 (\$1,014,796.16)** (the “Cost Estimate”), as more particularly shown on **Exhibit “B”** attached hereto and made a part hereof for all purposes. The Owner and the City agree that the amount of the Cost Estimate set forth herein is a commercially reasonable estimate of the cost of the Improvements.
- d) Owner agrees from the Replat Recordation to August 23, 2023, to complete the construction of the Improvements in accordance with the Construction Plans and in full compliance with City of Schertz Unified Development Code Section 21.4.15, which is incorporated by reference herein as though fully set forth in this Section of this Agreement. For the purpose of clarification, and in no way limiting Owner’s obligations under Section 21.4.15, the Parties agree that full completion of construction of the Improvements shall not occur until the City accepts the Improvements in the manner prescribed in Section 21.4.15. D., and Owner provides a maintenance bond (to expire twenty-four (24) months following such acceptance) which shall be exactly twenty percent (20%) of the Cost Estimate.

- e) Owner acknowledges this agreement is made solely in respect to the Improvements required by Section 21.12.13 of the City's Unified Development Code and that prior to issuance of a Certificate of Occupancy all other public improvements, including but not limited to traffic signalization at FM 482 and Hubertus Road and the right-turn/decel lane on Hubertus Road as required by Section 21.9.12 of the City's Unified Development Code must be constructed in accordance with all applicable City and State regulations.

3. Approval of Agreement. The City has approved the execution and delivery of this Agreement pursuant to Section 21.4.15(C.) (2.) of the City's Unified Development Code, and the Owner represents and warrants that it has taken all necessary action to authorize its execution and delivery of this Agreement.

4. Governmental Immunity. The parties do not waive or relinquish any immunity or defense on behalf of themselves, their officers, employees, Councilmembers, and agents as a result of the execution of this Agreement and the performance of the covenants and actions contained herein.

5. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, executors, representatives, successors, and assigns, and the terms hereof shall run with the Property.

6. Counterparts. This Agreement may be executed in any number of counterparts with the same effect as if all signatory parties had signed the same document. All counterparts shall be construed together and shall constitute one and the same Agreement.

7. Integration. This Agreement is the complete agreement between the parties as to the subject matter hereof and cannot be varied except by the written agreement of the Owner and the City. The Owner and the City each agrees that there are no oral agreements, understandings, representations or warranties which are not expressly set forth herein.

8. Notices. Any notice or communication required or permitted hereunder shall be deemed to be delivered three (3) days after such notice is deposited in the United States mail, postage fully prepaid, registered or certified mail return receipt requested, and addressed to the intended recipient at the address shown herein. Any address for notice may be changed by written notice delivered as provided herein. All notices hereunder shall be in writing and served as follows:

If to the Owner:

Comal Independent School District
Attn: Jeffrey Smith
1404 IH 35 North
New Braunfels, TX 78130

If to the City:

CITY OF SCHERTZ
1400 Schertz Parkway
Schertz, Texas 78154
Attention: City Manager

With copy to:

Denton Navarro Rocha Bernal & Zech, P.C.
2517 N. Main Avenue
San Antonio, Texas 78212
Attention: T. Daniel Santee

9. Legal Construction. If any provision in this Agreement is for any reason unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the parties, such unenforceability will not affect any other provision hereof, and this Agreement will be construed as if the unenforceable provision had never been a part of this Agreement. Whenever the context requires, the singular will include the plural and neuter include the masculine or feminine gender, and vice versa. Article and section headings in this Agreement are for reference only and are not intended to restrict or define the text of any section. This Agreement will not be construed more or less favorably between the parties by reason of authorship or origin of language.

10. Recitals; Exhibits. Any recitals in this Agreement are represented by the parties hereto to be accurate, constitute a part of the parties' substantive agreement, and are fully incorporated herein as matters of contract and not mere recitals. Further, any exhibits to this Agreement are incorporated herein as matters of contract and not mere exhibits.

11. No Joint Venture. It is acknowledged and agreed by the parties that the terms hereof are not intended to, and shall not be deemed to, create a partnership or joint venture among the parties.

12. Choice of Law. This Agreement will be construed under the laws of the State of Texas without regard to choice-of-law rules of any jurisdiction. Venue shall be in the State District Courts of Guadalupe County, Texas with respect to any lawsuit arising out of or construing the terms and provisions of this Agreement. No provision of this Agreement shall constitute consent by suit by any party.

[Signatures and acknowledgments on the following pages]

**Signature Page to
Improvement Agreement**

This Improvement Agreement has been executed by the parties as of the dates of the Acknowledgments to be effective as of the Effective Date.

Owner:

Comal Independent School District

Attn: Jeffrey Smith

By: _____

Name: _____

Title: _____

Date: _____

THE STATE OF TEXAS §
 §
COUNTY OF _____ §

This instrument was acknowledged before me on the ____ day of _____, 2022 by _____, the _____ of Comal Independent School District, on behalf of said limited liability company.

(SEAL)

Notary Public in and for
The State of Texas

My Commission Expires: _____

Signature Page to
Improvement Agreement

This Improvement Agreement has been executed by the parties as of the dates of the Acknowledgments to be effective as of the Effective Date.

City: _____

CITY OF SCHERTZ,
a Texas municipal corporation

By: _____

Name: Dr. Mark Browne, its City Manager

Date: _____

THE STATE OF TEXAS §
 §
COUNTY OF GUADALUPE §

This instrument was acknowledged before me on the ____ day of _____, 2022 by Dr. Mark Browne, City Manager of the City of Schertz, Texas, a Texas municipal corporation, on behalf of said City.

(SEAL)

Notary Public in and for
The State of Texas

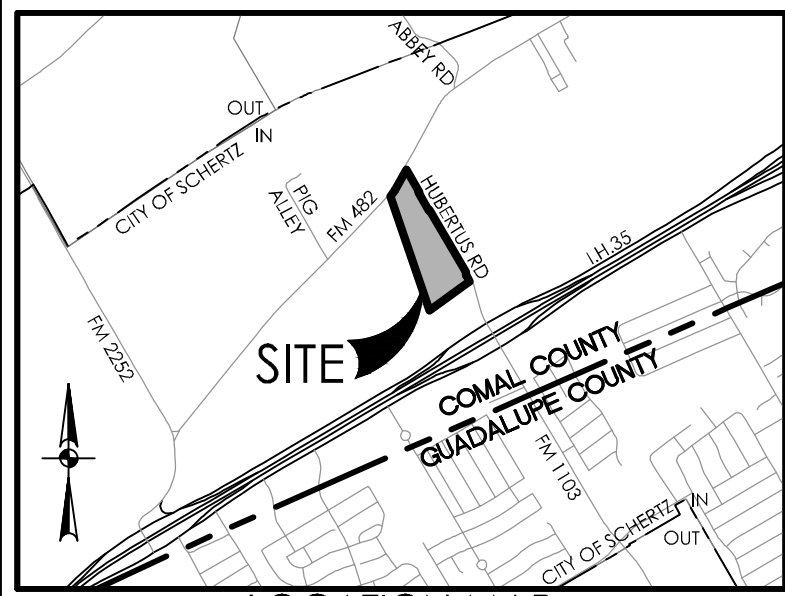
My Commission Expires: _____

EXHIBIT "A"

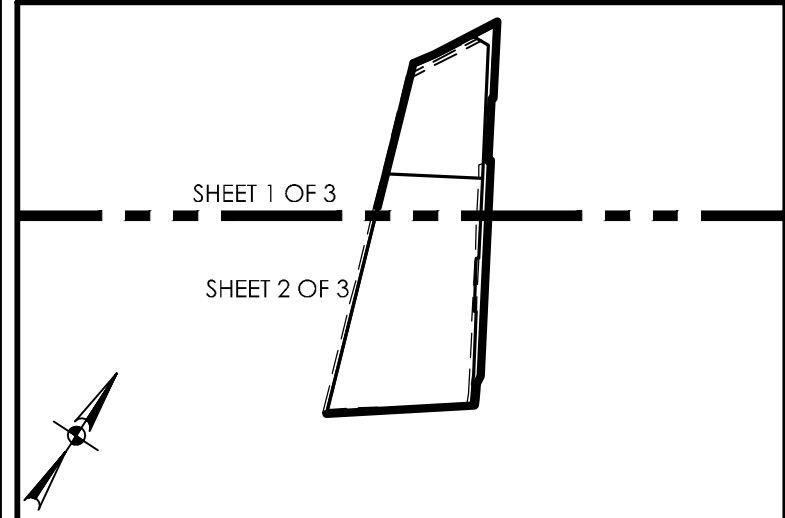
The Property

Final version of Replat Exhibit
and
Legal Metes and Bounds

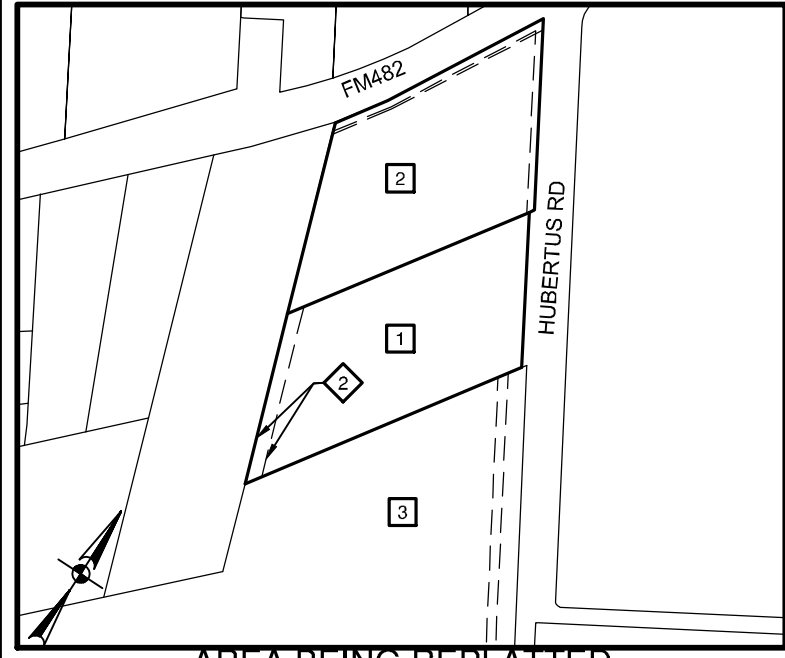
[See attached]



LOCATION MAP
SCALE: 1" = 3,000'



INDEX MAP
SCALE: 1" = 1,000'



AREA BEING REPLATTED
SCALE: 1" = 400'

THE 3.934 ACRES THAT WAS PREVIOUSLY PLATTED AS LOT 2 BLOCK 1 AND A 30' DRAINAGE EASEMENT ALL OF THE HARRAL SUBDIVISION, ALL RECORDED IN VOLUME 15, PAGE 374 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS

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 SAN ANTONIO PLANNING COMMISSION.

CARA C. TACKETT
LICENSED PROFESSIONAL ENGINEER
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

DAVID CASANOVA
REGISTERED PROFESSIONAL LAND SURVEYOR
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213

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.

GENERAL NOTES:

- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48187C0210F, DATED 11/2/2007, IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
- THE SUBDIVISION IS WHOLLY WITHIN THE CITY LIMITS OF THE CITY OF SCHERTZ.
- THERE ARE TWO (2) BUILDABLE LOTS.

FLOODPLAIN VERIFICATION:

ACCORDING TO FLOOD INSURANCE RATE MAP PANEL: 48091C0440F, EFFECTIVE DATE 9/2/2009 AND MAP PANEL: 48091C0505F, EFFECTIVE DATE 9/2/2009 PROPERTY IS LOCATED IN ZONE X AND IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN.

SEE SHEET 3 OF 3 FOR LEGEND

- 1 3.934 ACRES
HARRAL SUBDIVISION
LOT 2 BLOCK 1
(VOL. 15, PG. 374, M.P.R.)
- 2 4.00 ACRES
BOARD OF TRUSTEES OF THE
COMAL INDEPENDENT
SCHOOL DISTRICT
DOC. NO. 201006020818 O.P.R.
- 3 78.60 ACRES
BOARD OF TRUSTEES OF THE
COMAL INDEPENDENT SCHOOL
DISTRICT
DOC. NO. 201006024478 O.P.R.
30' DRAINAGE EASEMENT
VOL. 15, PG. 374 M.P.R.

| LINE TABLE | | |
|------------|-------------|---------|
| LINE # | BEARING | LENGTH |
| L1 | S34°20'21"W | 10.77' |
| L2 | N34°20'21"E | 11.55' |
| L3 | S41°8'39"E | 53.51' |
| L4 | S41°09'36"W | 7.04' |
| L5 | S29°20'21"W | 370.06' |
| L6 | N29°20'21"E | 352.25' |
| L8 | N18°58'39"W | 26.78' |
| L9 | S60°39'39"E | 20.00' |
| L10 | N18°58'39"W | 26.78' |
| L11 | N29°20'21"E | 388.81' |
| L12 | N87°43'30"E | 23.49' |
| L13 | S29°20'21"W | 418.93' |
| L14 | S53°48'52"W | 264.69' |

| LINE TABLE | | |
|------------|-------------|--------|
| LINE # | BEARING | LENGTH |
| L15 | N36°11'08"W | 20.00' |
| L16 | S18°54'24"E | 20.95' |
| L17 | N59°40'21"E | 12.00' |
| L18 | S59°40'21"W | 12.00' |
| L19 | N30°19'01"W | 36.15' |
| L20 | S87°43'30"W | 67.89' |
| L21 | S29°20'21"W | 30.57' |
| L22 | N60°39'39"W | 20.00' |
| L23 | N29°20'21"E | 41.75' |
| L24 | S30°22'08"E | 48.02' |
| L25 | S59°37'52"W | 20.28' |
| L26 | S25°30'00"E | 48.24' |

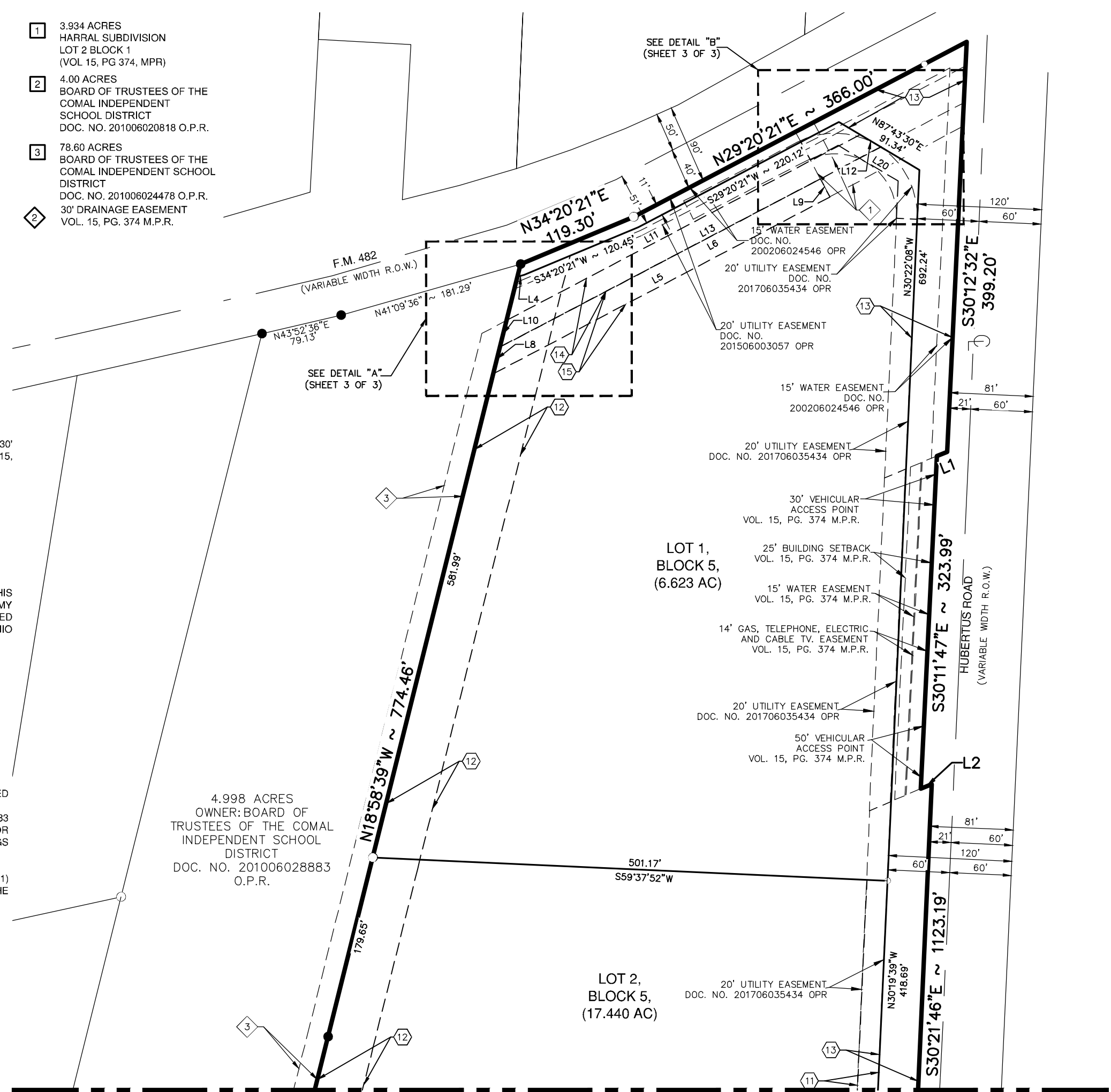
| CURVE TABLE | | | | | |
|-------------|----------|----------|---------------|---------|---------|
| CURVE # | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C1 | 1106.30' | 5°36'02" | S27°52'35"E | 108.10' | 108.14' |
| C2 | 1086.30' | 5°56'56" | N27°50'36"W | 112.74' | 112.79' |

TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT AND STRUCTURES FOR REDUCTION OF DISCHARGE VELOCITY WILL NOT ENCRoACH BY STRUCTURE OR GRADING INTO STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE, TRANSITION OR CONTRIBUTING ZONES, PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION WILL NOT BE ALLOWED. NO NEW EASEMENTS OF ANY TYPE SHOULD BE LOCATED IN AREAS OF ROW RESERVATION OR DEDICATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOTS, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINTS TO FM 482, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 490 FEET, WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS. THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.
- ANY TRAFFIC CONTROL MEASURE (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

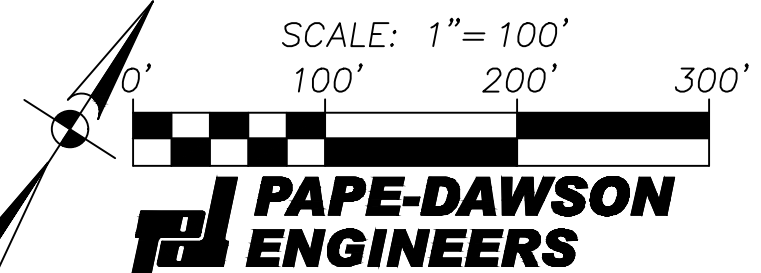
CENTERPOINT ENERGY NOTE:

CENTERPOINT ENERGY, BY AND THROUGH ITS GAS UTILITY SYSTEM, IS HEREBY DEDICATING EASEMENTS AND RIGHT-OF-WAYS FOR GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "GAS EASEMENT" AND "UTILITY EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING AND PATROLLING SAID INFRASTRUCTURE AND SERVICE FACILITIES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND FOR THE PURPOSE OF ACCESSING ITS INFRASTRUCTURE AND SERVICE FACILITIES. CENTERPOINT ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID AREA LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER, OR MAY INTERFERE WITH THE EFFICIENCY OF GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH CENTERPOINT ENERGY.



MATCHLINE - SEE SHEET 2 OF 3

SHEET 1 OF 3



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

STATE OF TEXAS
COUNTY OF COMAL

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: JEFF SMITH, DIRECTOR OF CONSTRUCTION AND PLANNING
COMAL INDEPENDENT SCHOOL DISTRICT
1404 IH 35 NORTH,
NEW BRAUNFELS, TEXAS 78130
830-221-2000

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEFF SMITH 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 COMAL

I, _____, COUNTY CLERK OF COMAL COUNTY, 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 _____, A.D. 20____, AT _____ M.

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____, DEPUTY

THIS PLAT OF THE HARRAL SUBDIVISION REPLAT HAS BEEN SUBMITTED AND APPROVED BY NEW BRAUNFELS UTILITIES ON THIS _____ DAY OF _____, AD _____.

NEW BRAUNFELS UTILITIES

THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (C.C.M.A.) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT THE TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

THIS PLAT OF _____ HARRAL SUBDIVISION REPLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED: THIS THE _____ DAY OF _____, YEAR A.D. 20____.

BY: _____, CHAIRPERSON

BY: _____, SECRETARY

CERTIFICATION BY CITY ENGINEER

I, THE UNDERSIGNED ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION AND THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

CITY ENGINEER - SCHERTZ, TEXAS

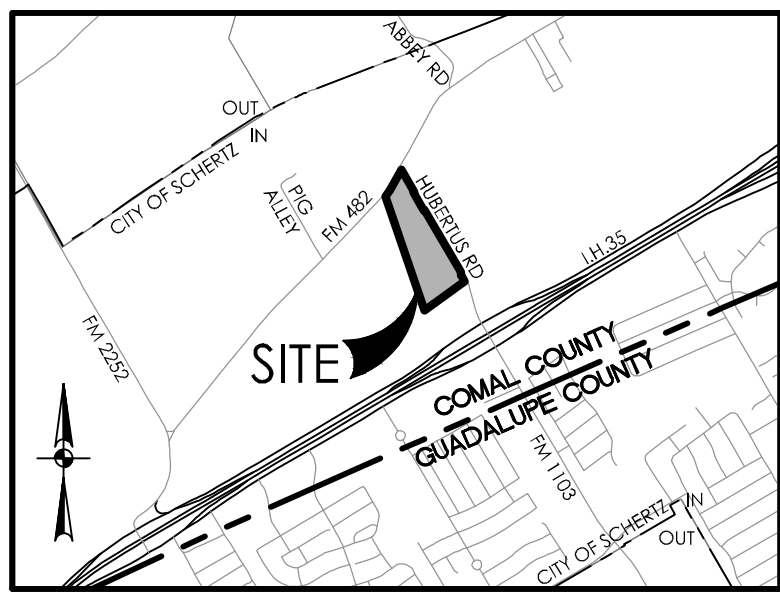
**REPLAT OF THE HARRAL SUBDIVISION
LOT 2 BLOCK 1 TO CREATE THE HARRAL
SUBDIVISION LOT 1 AND 2 BLOCK 5**

A 25.992 ACRE TRACT OF LAND ESTABLISHING LOT 1 AND LOT 2, BLOCK 5, BEING COMPRISED OF 3.719 ACRES OUT OF LOT 2, BLOCK 1, HARRAL SUBDIVISION, RECORDED IN VOLUME 15, PAGE 374, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, 3.441 ACRES, OUT OF A 3.996 ACRE TRACT (CALLED 4.000 ACRES) RECORDED IN DOCUMENT NUMBER 201006020818, AND 16.901 ACRES OUT OF THAT 78.60 TRACT RECORDED IN DOCUMENT NUMBER 201006024478, A 1.929 ACRE RIGHT-OF-WAY DEDICATION, BEING COMPRISED OF 0.214 OF AN ACRE, OUT OF LOT 2, BLOCK 1, HARRAL SUBDIVISION, RECORDED IN VOLUME 15, PAGE 374, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, AND 0.556 OF AN ACRE OUT OF 3.996 ACRES, (CALLED 4.00 ACRES), RECORDED IN DOCUMENT NUMBER 201006020818, AND 1.159 ACRES OUT OF A 78.60 ACRE TRACT RECORDED IN DOCUMENT NO. 201006024478, ALL OUT OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE RAPHAEL GARZA SURVEY NO. 89, ABSTRACT 175 IN THE CITY OF SCHERTZ, COMAL COUNTY, TEXAS

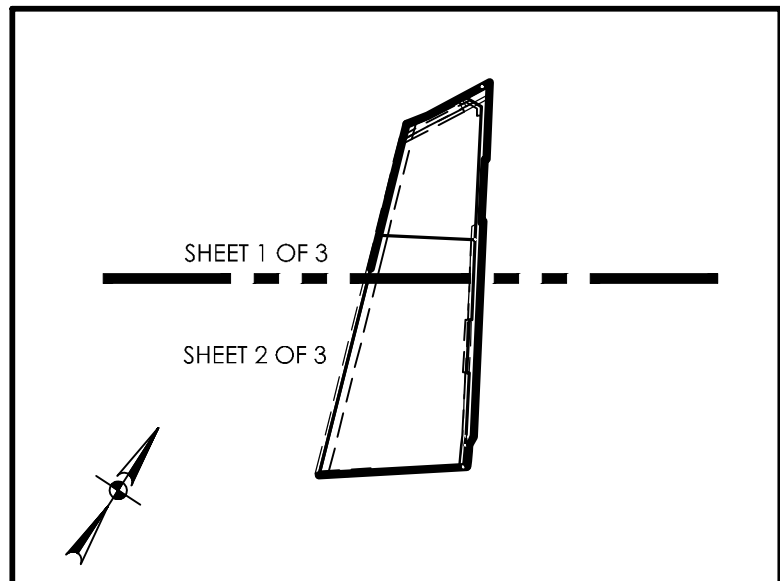
DATE OF PRINT: April 14, 2022

HARRAL SUBDIVISION REPLAT
Civil Job No. 8100-21; Survey Job No. 8100-21

Date: Apr 14, 2022, 10:23am User: jld: E:\pape Date: Apr 14, 2022, 10:23am User: jld: E:\pape
File: P:\8100\001\Design\Civil\Plat\810021.dwg



LOCATION MAP
SCALE 1" = 3,000'



INDEX MAP
SCALE 1" = 1,000'

NBU 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 FENCE 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.

CENTERPOINT ENERGY NOTE:

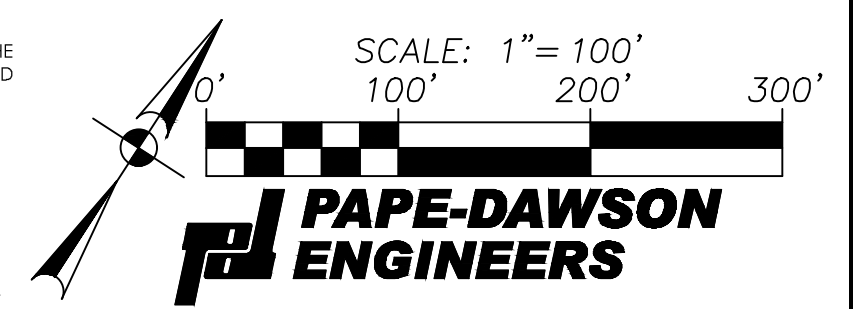
CENTERPOINT ENERGY, BY AND THROUGH ITS GAS UTILITY SYSTEM, IS HEREBY DEDICATED EASEMENTS AND RIGHT-OF-WAYS FOR GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "GAS EASEMENT" AND "UTILITY EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING AND PATROLLING SAID INFRASTRUCTURE AND SERVICE FACILITIES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND FOR THE PURPOSE OF ACCESSING ITS INFRASTRUCTURE AND SERVICE FACILITIES. CENTERPOINT ENERGY SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID AREA LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER, OR MAY INTERFERE WITH THE EFFICIENCY OF GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AND ENCROACHMENT AGREEMENT WITH CENTERPOINT ENERGY.

GENERAL NOTES:

1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS.
2. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 481870210F, DATED 11/2/2007, IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
3. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND OR ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.
4. THE SUBDIVISION IS WHOLLY WITHIN THE CITY LIMITS OF THE CITY OF SCHERTZ.
5. THERE ARE TWO (2) BUILDABLE LOTS.

TXDOT NOTES:

- A) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- B) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT AND STRUCTURES FOR REDUCTION OF DISCHARGE VELOCITY WILL NOT ENCRUCH BY STRUCTURE OR GRADING INTO STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE, TRANSITION OR CONTRIBUTING ZONES, PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION WILL NOT BE ALLOWED. NO NEW EASEMENTS OF ANY TYPE SHOULD BE LOCATED IN AREAS OF ROW RESERVATION OR DEDICATION.
- C) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOTS "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINTS TO FM 482, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 490 FEET, WHERE TOPOGRAPHY OR OTHER EXISTING CONDITIONS MAKE IT INAPPROPRIATE OR NOT FEASIBLE TO CONFORM TO THE CONNECTION SPACING INTERVALS. THE LOCATION OF REASONABLE ACCESS WILL BE DETERMINED WITH CONSIDERATION GIVEN TO TOPOGRAPHY, ESTABLISHED PROPERTY OWNERSHIPS, UNIQUE PHYSICAL LIMITATIONS, AND/OR PHYSICAL DESIGN CONSTRAINTS. THE SELECTED LOCATION SHOULD SERVE AS MANY PROPERTIES AND INTERESTS AS POSSIBLE TO REDUCE THE NEED FOR ADDITIONAL DIRECT ACCESS TO THE HIGHWAY. IN SELECTING LOCATIONS FOR FULL MOVEMENT INTERSECTIONS, PREFERENCE WILL BE GIVEN TO PUBLIC ROADWAYS THAT ARE ON LOCAL THOROUGHFARE PLANS.
- D) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.
- E) ANY TRAFFIC CONTROL MEASURE (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.



SCALE: 1" = 100'
100' 200' 300'

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028800

STATE OF TEXAS
COUNTY OF COMAL

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: JEFF SMITH, DIRECTOR OF CONSTRUCTION AND PLANNING
COMAL INDEPENDENT SCHOOL DISTRICT
1404 IH 35 NORTH,
NEW BRAUNFELS, TEXAS 78130
830-221-2000

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEFF SMITH 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 COMAL

I, _____, COUNTY CLERK OF COMAL COUNTY, 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 _____, A.D. 20____, AT _____ M.

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: _____, DEPUTY

THIS PLAT OF THE HARRAL SUBDIVISION REPLAT HAS BEEN SUBMITTED AND APPROVED BY NEW BRAUNFELS UTILITIES ON THIS _____ DAY OF _____, AD _____.

NEW BRAUNFELS UTILITIES

THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (C.C.M.A.) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT THE TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY

THIS PLAT OF _____ HARRAL SUBDIVISION REPLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED: THIS THE _____ DAY OF _____, YEAR A.D. 20____.

BY: _____, CHAIRPERSON

BY: _____, SECRETARY

CERTIFICATION BY CITY ENGINEER
I, THE UNDERSIGNED ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION AND THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

CITY ENGINEER - SCHERTZ, TEXAS

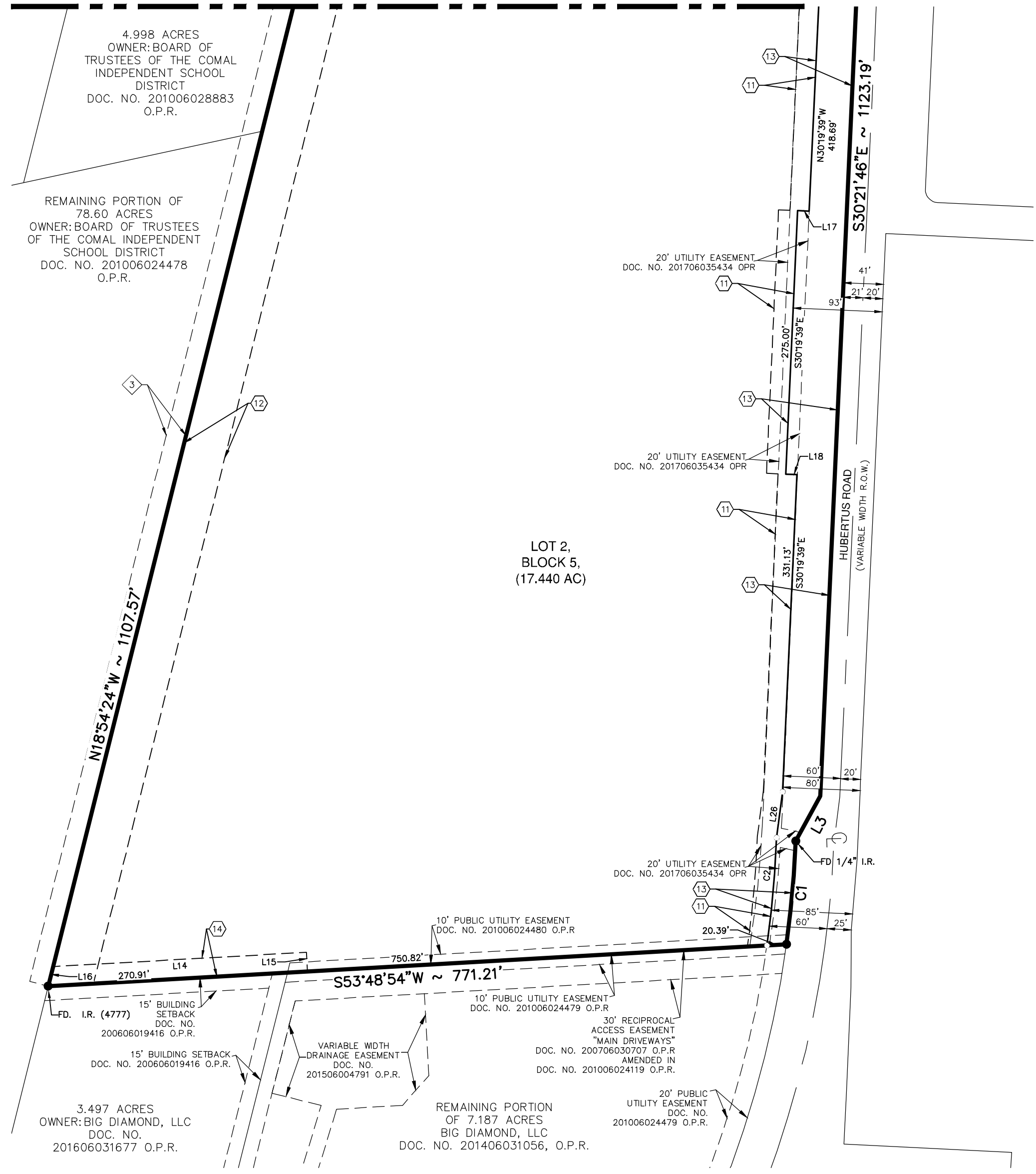
**REPLAT OF THE HARRAL SUBDIVISION
LOT 2 BLOCK 1 TO CREATE THE HARRAL
SUBDIVISION LOT 1 AND 2 BLOCK 5**

A 25.992 ACRE TRACT OF LAND ESTABLISHING LOT 1 AND LOT 2, BLOCK 5, BEING COMPRISED OF 3.719 ACRES OUT OF LOT 2, BLOCK 1, HARRAL SUBDIVISION, RECORDED IN VOLUME 15, PAGE 374, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, 3.441 ACRES, OUT OF A 3.996 ACRE TRACT (CALLED 4.000 ACRES) RECORDED IN DOCUMENT NUMBER 201006020818, AND 16.901 ACRES OUT OF THAT 78.60 TRACT RECORDED IN DOCUMENT NUMBER 201006024478, A 1.929 ACRE RIGHT-OF-WAY DEDICATION, BEING COMPRISED OF 0.214 OF AN ACRE, OUT OF LOT 2, BLOCK 1, HARRAL SUBDIVISION, RECORDED IN VOLUME 15, PAGE 374, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, AND 0.556 OF AN ACRE OUT OF 3.996 ACRES, (CALLED 4.00 ACRES), RECORDED IN DOCUMENT NUMBER 201006020818, AND 1.159 ACRES OUT OF A 78.60 ACRE TRACT RECORDED IN DOCUMENT NO. 201006024478, ALL OUT OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE RAPHAEL GARZA SURVEY NO. 89, ABSTRACT 175 IN THE CITY OF SCHERTZ, COMAL COUNTY, TEXAS

DATE OF PRINT: April 14, 2022

SEE SHEET 3 OF 3 FOR LEGEND

MATCHLINE - SEE SHEET 1 OF 3



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 SAN ANTONIO PLANNING COMMISSION.

CARA C. TACKETT
LICENSED PROFESSIONAL ENGINEER
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213

- SURVEYOR'S NOTES:**
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
 2. COORDINATES SHOWN 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 DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
 3. DIMENSIONS SHOWN ARE SURFACE.
 4. 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.

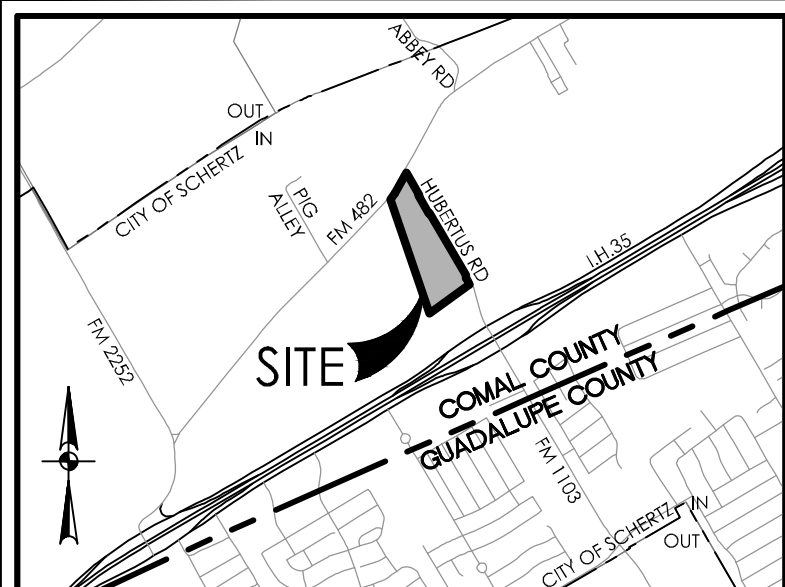
STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: **PAPE-DAWSON ENGINEERS, INC.**

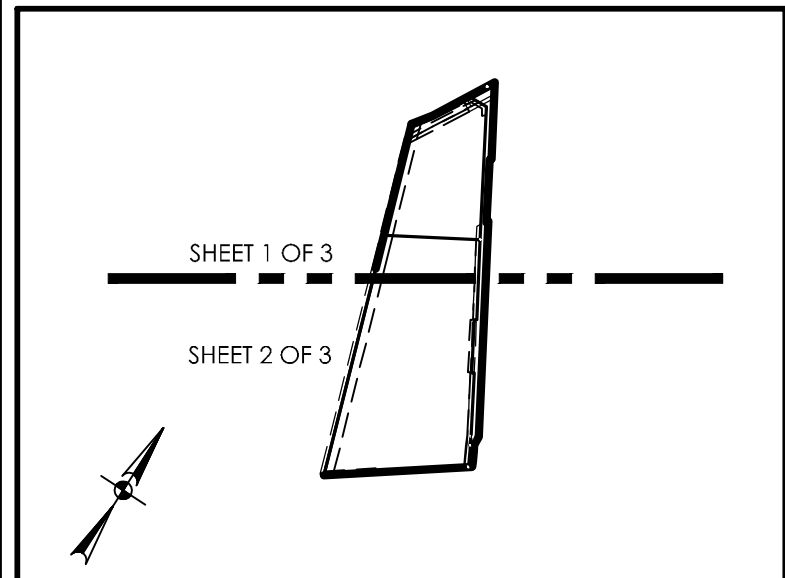
DAVID CASANOVA
REGISTERED PROFESSIONAL LAND SURVEYOR
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213

HARRAL SUBDIVISION REPLAT
Civil Job No. 8100-21; Survey Job No. 8100-21

Date: Apr 14, 2022, 10:24am User: lb: E:peay
File: P:\8100\21\Design\Civil\Harral\Plat\810021.dwg



LOCATION MAP
SCALE: 1" = 3,000'



INDEX MAP
SCALE: 1" = 1000'

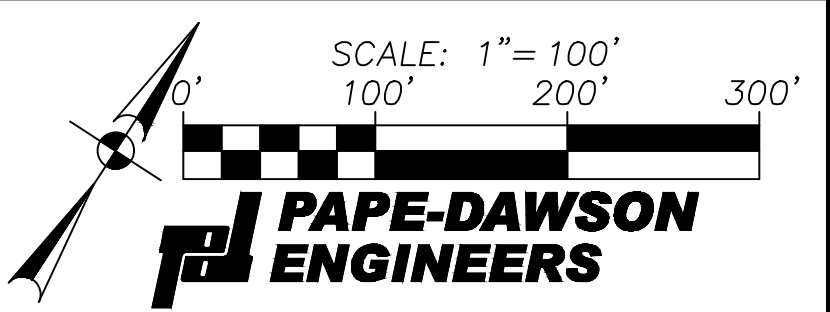
LEGEND

Table with 4 columns: VOL (Volume), PG (Page), MPR (Map and Plat Records), DR (Deed Records), OPR (Official Public Records), and symbols for easements (Utility, Drainage, Sanitary Sewer, Waterline, Water, Drainage, Sanitary Sewer, Easement Doc. No.).

NBU UTILITIES NOTES: 1. MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER... 2. UTILITIES WILL POSSESS A 5' WIDE SERVICE EASEMENT TO THE DWELLING ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE... 3. UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCE 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.

CENTERPOINT ENERGY NOTE: CENTERPOINT ENERGY, BY AND THROUGH ITS GAS UTILITY SYSTEM, IS HEREBY DEDICATED EASEMENTS AND RIGHT-OF-WAYS FOR GAS DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "GAS EASEMENT" AND "UTILITY EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING AND PATROLLING SAID INFRASTRUCTURE AND SERVICE FACILITIES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND FOR THE PURPOSE OF ACCESSING ITS INFRASTRUCTURE AND SERVICE FACILITIES... GENERAL NOTES: 1. NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCES AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND PERMITS... 2. ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48187C0210F, DATED 11/2/2007, IS LOCATED IN ZONE X AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN... 3. ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND ORASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY... 4. THE SUBDIVISION IS WHOLLY WITHIN THE CITY LIMITS OF THE CITY OF SCHERTZ... 5. THERE ARE TWO (2) BUILDABLE LOTS.

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PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TPE FIRM REGISTRATION #470 | TPLS FIRM REGISTRATION #10028800

STATE OF TEXAS
COUNTY OF COMAL
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: JEFF SMITH, DIRECTOR OF CONSTRUCTION AND PLANNING
COMAL INDEPENDENT SCHOOL DISTRICT
1404 IH 35 NORTH,
NEW BRAUNFELS, TEXAS 78130
830-221-2000

STATE OF TEXAS
COUNTY OF COMAL
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JEFF SMITH 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____.

STATE OF TEXAS
COUNTY OF COMAL
I, _____, COUNTY CLERK OF COMAL COUNTY, 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 _____, A.D. 20____, AT _____ M.

BY: _____, DEPUTY
COUNTY CLERK, COMAL COUNTY, TEXAS

THIS PLAT OF THE HARRAL SUBDIVISION REPLAT HAS BEEN SUBMITTED AND APPROVED BY NEW BRAUNFELS UTILITIES ON THIS _____ DAY OF _____, AD _____.

NEW BRAUNFELS UTILITIES
THIS PROPOSED DEVELOPMENT HAS BEEN REVIEWED AND APPROVED BY THE CIBOLO CREEK MUNICIPAL AUTHORITY (C.C.M.A.) FOR WASTEWATER TREATMENT PLANT CAPACITY AND EASEMENTS. ALL FEES DUE FOR IMPACT TO THE SYSTEM AT THE TIME OF CONNECTION WILL BE CALCULATED AT SUBMITTAL OF BUILDING PERMIT APPLICATION

AGENT FOR CIBOLO CREEK MUNICIPAL AUTHORITY
THIS PLAT OF _____ HARRAL SUBDIVISION REPLAT _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF SCHERTZ, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED: THIS THE _____ DAY OF _____, YEAR A.D. 20____.

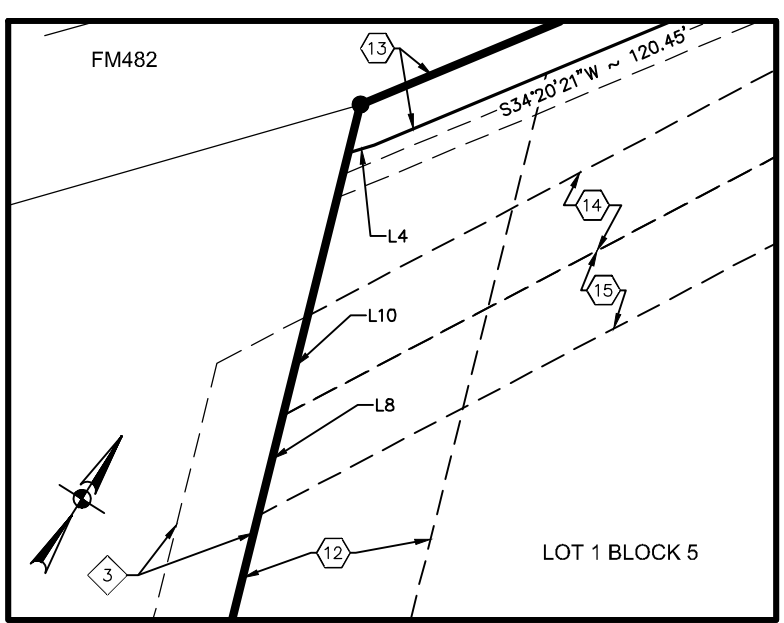
BY: _____ CHAIRPERSON
BY: _____ SECRETARY

CERTIFICATION BY CITY ENGINEER
I, THE UNDERSIGNED ENGINEER OF THE CITY OF SCHERTZ, TEXAS HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION AND THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

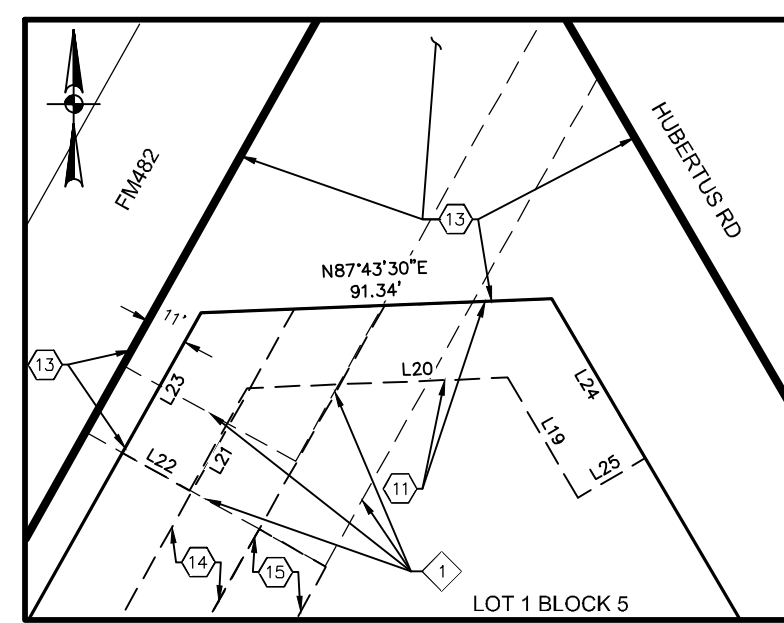
CITY ENGINEER - SCHERTZ, TEXAS
**REPLAT OF THE HARRAL SUBDIVISION
LOT 2 BLOCK 1 TO CREATE THE HARRAL
SUBDIVISION LOT 1 AND 2 BLOCK 5**

A 25.992 ACRE TRACT OF LAND ESTABLISHING LOT 1 AND LOT 2, BLOCK 5, BEING COMPRISED OF 3.719 ACRES OUT OF LOT 2, BLOCK 1, HARRAL SUBDIVISION, RECORDED IN VOLUME 15, PAGE 374, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, 3.441 ACRES, OUT OF A 3.996 ACRE TRACT (CALLED 4.000 ACRES) RECORDED IN DOCUMENT NUMBER 201006020818, AND 16.901 ACRES OUT OF THAT 78.60 TRACT RECORDED IN DOCUMENT NUMBER 201006024478, A 1.929 ACRE RIGHT-OF-WAY DEDICATION, BEING COMPRISED OF 0.214 OF AN ACRE, OUT OF LOT 2, BLOCK 1, HARRAL SUBDIVISION, RECORDED IN VOLUME 15, PAGE 374, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, AND 0.556 OF AN ACRE OUT OF 3.996 ACRES, (CALLED 4.00 ACRES), RECORDED IN DOCUMENT NUMBER 201006020818, AND 1.159 ACRES OUT OF A 78.60 ACRE TRACT RECORDED IN DOCUMENT NO. 201006024478, ALL OUT OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, OUT OF THE RAPHAEL GARZA SURVEY NO. 89, ABSTRACT 175 IN THE CITY OF SCHERTZ, COMAL COUNTY, TEXAS

DATE OF PRINT: April 14, 2022



DETAIL "A"
SCALE 1" = 50'



DETAIL "B"
SCALE 1" = 50'

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 SAN ANTONIO PLANNING COMMISSION.

CARA C. TACKETT
LICENSED PROFESSIONAL ENGINEER
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 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.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

DAVID CASANOVA
REGISTERED PROFESSIONAL LAND SURVEYOR
PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213

METES AND BOUNDS DESCRIPTION
FOR
LOT 1 AND LOT 2, BLOCK 5, PROPOSED HARRAL SUBDIVISION REPLAT

A 24.138 acre, more or less, tract of land being a portion of Lot 2, Block 1, Harral Subdivision recorded in Volume 15, Page 374, of the Map and Plat Records of Comal County, Texas, a portion of a 78.60 acre tract recorded in Document No. 201006024478, a portion of a 4.000 acre tract recorded in Document No. 201006020818, all conveyed to the Board of Trustees of Comal Independent School District and all recorded in the Official Public Records of Comal County, Texas. Said 24.138 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a found ¼" iron rod on the southeast right-of-way line of F.M. 482, a variable width right-of-way, the north corner of a 4.998 acre tract recorded in Document No. 201006028883 of the Official Public Records of Bexar County, Texas and the northwest corner of said 4.00 acre tract;

THENCE: S 18°58'39" E, departing the southeast right-of-way line of said F.M. 482, along and with the east line of said 4.998 acre tract, the west line of said 4.00 acre tract, a distance of 12.81 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson" for the POINT OF BEGINNING;

THENCE: Over and across said 4.00 acre tract the following bearings and distances:

N 41°09'36" E, a distance of 7.04 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

N 34°20'21" E, a distance of 120.45 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

N 29°20'21" E, a distance of 220.12 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

N 87°43'30" E, a distance of 91.34 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 30°22'08" E, at a distance of 391.24 feet, passing the south line of said 4.00 acre tract, the north line of said Lot 2, at a distance of 323.53 feet passing, the south line of said Lot 2, the north line of said 78.60 acre tract and continuing

for a total distance of 692.24 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

THENCE: Over and across said 78.60 acre tract the following bearings and distances:

S 30°19'39" E, a distance of 1024.82 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 25°30'00" E, a distance of 48.24 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 1086.30 feet, a central angle of 05°56'56", a chord bearing and distance of S 27°50'36" E, 112.74 feet, for an arc length of 112.79 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson" on a south line of said 78.60 acre tract;

THENCE: S 53°48'54" W, along and with a south line of said 78.60 acre tract, a distance of 750.82 feet to a found ½" iron rod with cap stamped "4777";

THENCE: N 18°54'24" W, over and across said 78.60 acre tract, a distance of 1107.57 feet to a found ½" iron rod for a northwest corner of said 78.60 acre tract, the southwest corner of said Lot 2;

THENCE: N 18°58'39" W, along and with the west line of said Lot 2, at a distance of 364.76 feet, passing the northwest corner of said Lot 2, the southwest corner of said 4.00 acre tract and continuing for a total distance of 761.65 feet to the POINT OF BEGINNING and containing 24.138 acres in Comal County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 8100-21 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: October 30, 2020
JOB NO. 8100-21
DOC. ID. N:\CIVIL\8100-21\Word\8100-21 FN-24.138 AC.docx



EXHIBIT “B”

The Cost Estimate

[See attached]

Comal ES #20 - Public Works Improvements

Sitework and Asphalt

| | |
|--|---------------|
| 10" Flexbase | \$ 66,850.00 |
| 3" HMAC Public | \$ 138,492.00 |
| 2" Mill & Overlay *incl. asphalt removal | \$ 119,269.00 |
| Striping | \$ 28,578.00 |
| Signage | \$ 3,375.00 |
| Temporary Traffic control | \$ 5,250.00 |

Offsite Sewer Improvements

| | |
|------------------------------------|---------------|
| Offsite Sanitary Sewer Main | \$ 188,118.00 |
| New Public Sewer Manhole | \$ 104,374.89 |
| Trench Protection - Sanitary Sewer | \$ 6,451.20 |
| Testing - Sanitary Sewer | \$ 6,728.40 |

Offsite Public Water Improvements

| | |
|------------------------------------|---------------|
| 12" PVC Pipe (DR 14) | \$ 149,016.90 |
| 12" Gate Valve, MJ w/ 6" Valve Box | \$ 9,926.94 |
| Standard Fire Hydrant Assembly | \$ 34,910.40 |
| Ductile Iron Fittings | \$ 16,202.94 |
| Trench Excavation Protection | \$ 919.68 |
| Testing - Water Services | \$ 4,497.81 |

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|---|---------------|
| Traffic Signal Preliminary Cost Contingency | \$ 131,835.00 |
|---|---------------|

\$1,014,796.16