

GENERAL PLAT NOTES:

- DATE OF PLAT PREPARATION: 11 Mar 2024
- THIS PROPERTY DOES LIE WITHIN THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY, NEW BRAUNFELS.
- THIS PROPERTY WILL BE SERVED BY A STATE-CERTIFIED PUBLIC WATER SUPPLY SYSTEM.
- THIS PROPERTY WILL BE SERVED BY PUBLIC WASTEWATER TREATMENT FACILITIES, PERMIT #WQ0015843001.
- THIS PROPERTY DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- COMAL COUNTY REQUIRES A MINIMUM 25 FT. BUILDING SET-BACK LINE FROM ROAD FRONTAGE.
- THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE "A", THE 100-YEAR FLOOD ZONE, AS DEFINED BY THE FLOOD INSURANCE RATE MAP FOR COMAL COUNTY, TEXAS ON COMMUNITY PANEL NO. 4854630295F, EFFECTIVE DATE SEPTEMBER 2, 2009, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E., NO STRUCTURES, SEPTIC TANK FIELDS, ETC.). GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
- 6.00 ACRES, 4378 FEET ARE BEING DEDICATED TO THE PUBLIC AS RIGHT-OF-WAY.
- 73 LOTS, BEING 29.73 ACRES.
- A DRAINAGE ANALYSIS HAS BEEN COMPLETED FOR THIS PLAT AND IS AVAILABLE FOR REVIEW AT THE COMAL COUNTY ENGINEER'S OFFICE. AREAS IDENTIFIED BY THE STUDY AS BEING INUNDATED DURING CERTAIN STORM EVENTS HAVE BEEN PLACED WITHIN BUILDING SET-BACKS. THE CONSTRUCTION OF BUILDINGS WITHIN BUILDING SET-BACKS REQUIRES COMMISSIONERS COURT APPROVAL.
- LOTS 901-908 SHALL BE MAINTAINED BY FLYING W HOA.
- NO HABITABLE STRUCTURES OR SEWERAGE FACILITIES SHALL BE PERMITTED ON LOTS 901-908.
- LOT 905 WILL NOT MEET THE MINIMUM ROAD FRONTAGE REQUIREMENTS FOR RE-SUBDIVISION IN COMAL COUNTY, TEXAS, AND THE SUBDIVISION OF THIS LOT FOR THE PURPOSE OF FINANCING HOME CONSTRUCTION OR FOR ANY OTHER PURPOSE WILL NOT COMPLY WITH CURRENT COMAL COUNTY SUBDIVISION REGULATIONS. ACCESS TO DRAINAGE INFRASTRUCTURE LOCATED IN THIS LOT WILL BE PROVIDED FROM PAWPAW COVE.

PUBLIC UTILITY PLAT NOTES:

IT IS HEREBY UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE, PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND ALL NECESSARY APPURTENANCES. WHETHER THESE IMPROVEMENTS ARE INSTALLED UNDERGROUND, OVERHEAD, AND/OR ON THE SURFACE OF THE GROUND WITHIN THE PUBLIC UTILITY EASEMENTS DEDICATED ON THIS PLAT, NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN IN A PUBLIC UTILITY EASEMENT AREA WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF SAID PUBLIC UTILITIES. THE PUBLIC UTILITY EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR PUBLIC UTILITY PURVEYOR IS RESPONSIBLE. PUBLIC UTILITY PURVEYORS AND THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO INGRESS AND EGRESS FROM PRIVATE ROADS AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ANY AND ALL TREES, UNDERGROWTH, AND OTHER OBSTRUCTIONS THAT MAY CAUSE INTERFERENCE WITH THE OPERATION OF SAID PUBLIC UTILITY FACILITIES.

THIS PROPERTY LIES WITHIN THE FOLLOWING PUBLIC UTILITY SERVICE AREA(S):

- ELECTRIC: NEW BRAUNFELS UTILITIES
- TELEPHONE: AT&T COMMUNICATIONS AND/OR TIME WARNER
- WATER: CRYSTAL CLEAR SUD
- SEWER: CRYSTAL CLEAR SUD

NEW BRAUNFELS UTILITIES NOTES:

- NEW BRAUNFELS UTILITIES (NBU) IS THE ELECTRIC SERVICE PROVIDER FOR THE PLATTED PROPERTY AND MAY BE CONTACTED AT 830-629-8400 FOR FURTHER ASSISTANCE.
- MAINTENANCE OF DEDICATED PUBLIC UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF A PUBLIC UTILITY EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS OF THE PUBLIC UTILITY EASEMENT, AND MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE PUBLIC UTILITY EASEMENT TO PUBLIC UTILITY PROVIDERS. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE PUBLIC UTILITY PROVIDERS TO UTILIZE THE PUBLIC UTILITY EASEMENT, OR ANY PART OF IT.
- PUBLIC UTILITY PROVIDERS WILL POSSESS A 5-FOOT WIDE PUBLIC UTILITY SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS SERVICE EASEMENT WILL VARY DEPENDING UPON LOCATION OF BUILDING STRUCTURE AND SERVICE.
- PUBLIC UTILITY PROVIDERS SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD, AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
- DO NOT COMBINE ANY NEW PUBLIC UTILITY EASEMENTS (PUE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES IN GRADE WITHIN PUBLIC UTILITY EASEMENTS WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.

CCSUD WATER PLAT NOTES:

- WATER IS TO BE SUPPLIED BY CRYSTAL CLEAR SPECIAL UTILITY DISTRICT (CCSUD).
- CCSUD SHALL HAVE ACCESS TO ALL METERS. METERS SHALL BE LOCATED IN THE FRONT YARD, WITHIN EASEMENT AND NOT WITHIN A FENCED AREA.
- ANY EASEMENT DESIGNATED FOR PLACEMENT OF A CCSUD UTILITY SHALL REMAIN OPEN AND ACCESSIBLE AT ALL TIMES. ONLY SIDE LOT EASEMENTS MAY BE WITHIN A FENCED AREA. NO UTILITIES MAY BE INSTALLED WITHIN REAR LOT EASEMENTS.
- ALL CCSUD EASEMENTS ARE FOR CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ANY CCSUD INFRASTRUCTURE LOCATED WITHIN THE UTILITY EASEMENT.
- NO CONCRETE OR PAVEMENT MAY BE PLACED OVER CCSUD WATER INFRASTRUCTURE EXCEPT AT PERPENDICULAR CROSSINGS. IN AREAS WHERE A WATER MAIN CROSSES A ROADWAY, THE WATER MAIN MUST BE ENCASED OR CONSTRUCTED OF DUCTILE IRON PIPE. SERVICE LINES MUST BE ENCASED PER CCSUD STANDARD CONSTRUCTION DETAILS.

TXDOT PLAT 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.
- THE 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 TXDOT'S, "ACCESS MANAGEMENT MANUAL". THE PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF 2 ACCESS POINTS, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF APPROXIMATELY 1655.13 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 MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

A FINAL PLAT ESTABLISHING FLYING W UNIT 1

BEING A TOTAL OF 36.95 ACRE TRACT OUT OF THE 361.98 ACRES OF LAND LOCATED IN THE NANCY KENNER SURVEY 3, ABSTRACT 306, COMAL COUNTY, TEXAS AND BEING COMPRISED OF A CALLED 258.9 ACRES OF LAND AS DESCRIBED IN DOCUMENT 202106066282 AND OF A CALLED 103.1 ACRES OF LAND AS DESCRIBED IN 202206006901 BOTH OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

65 RESIDENTIAL LOTS (12.24 Ac.) / 8 OPEN SPACE LOTS (17.47 Ac.)
4,378 L.F. OF NEW STREET (6.00 Ac.)



LOCATION MAP/ INDEX MAP

1" = 600'

STATE OF TEXAS
COUNTY OF COMAL

I, _____, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY

THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE

_____ DAY OF _____ A.D. 2024 AT _____ M.

AND DULY RECORDED THE

_____ DAY OF _____ A.D. 2024 AT _____ M. IN THE

RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT

_____, IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL

SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2024.

COUNTY CLERK
COMAL COUNTY, TEXAS

BY: _____ DEPUTY

THIS PLAT OF FLYING W UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF COMAL COUNTY, TEXAS, AND IS HEREBY APPROVED FOR FILING BY SAID COURT ON _____, _____.

DATED THIS _____ DAY OF _____, A.D., 2024.

BY: _____
COUNTY JUDGE

BY: _____
COUNTY CLERK - DEPUTY

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN 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 SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BOERNE.



M.W. CUDE ENGINEERS, L.L.C.
DAVID D. CUPIT II, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 122076

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE _____ DAY OF _____, A.D., 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



M.W. CUDE ENGINEERS, L.L.C.
YURI V. BALMACEA WHEELOCK, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6815

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE _____ DAY OF _____, A.D., 2024.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF COMAL:

KNOW ALL MEN BY THESE PRESENTS:
THE OWNER OF THE LAND SHOWN ON THIS PLAT WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER:
TRIOAK DEVELOPMENT L.L.C.
4634 94th STREET LUBBOCK, TX 78259
PHONE: (205) 504 - 4877
CONTACT PERSON: JOSHUA MAJORS

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF COMAL

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 OF WRITING, AND ACKNOWLEDGED TO ME THAT THEY 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., 2024.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED THIS THE _____ DAY OF _____ 2024, BY THE PLANNING DIRECTOR OF THE COUNTY OF COMAL, TEXAS.

CHAIRMAN

DATE PLANNING DIRECTOR

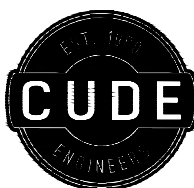
DATE CITY ENGINEER

DATE NEW BRAUNFELS UTILITIES

DATE CRYSTAL CLEAR SUD

CONTACT: ANDREW R. LOWRY, P.E.

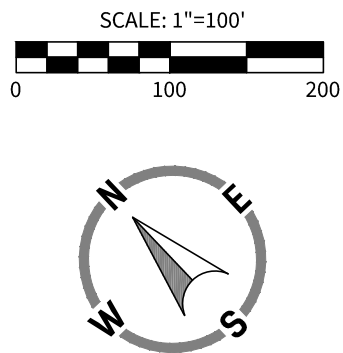
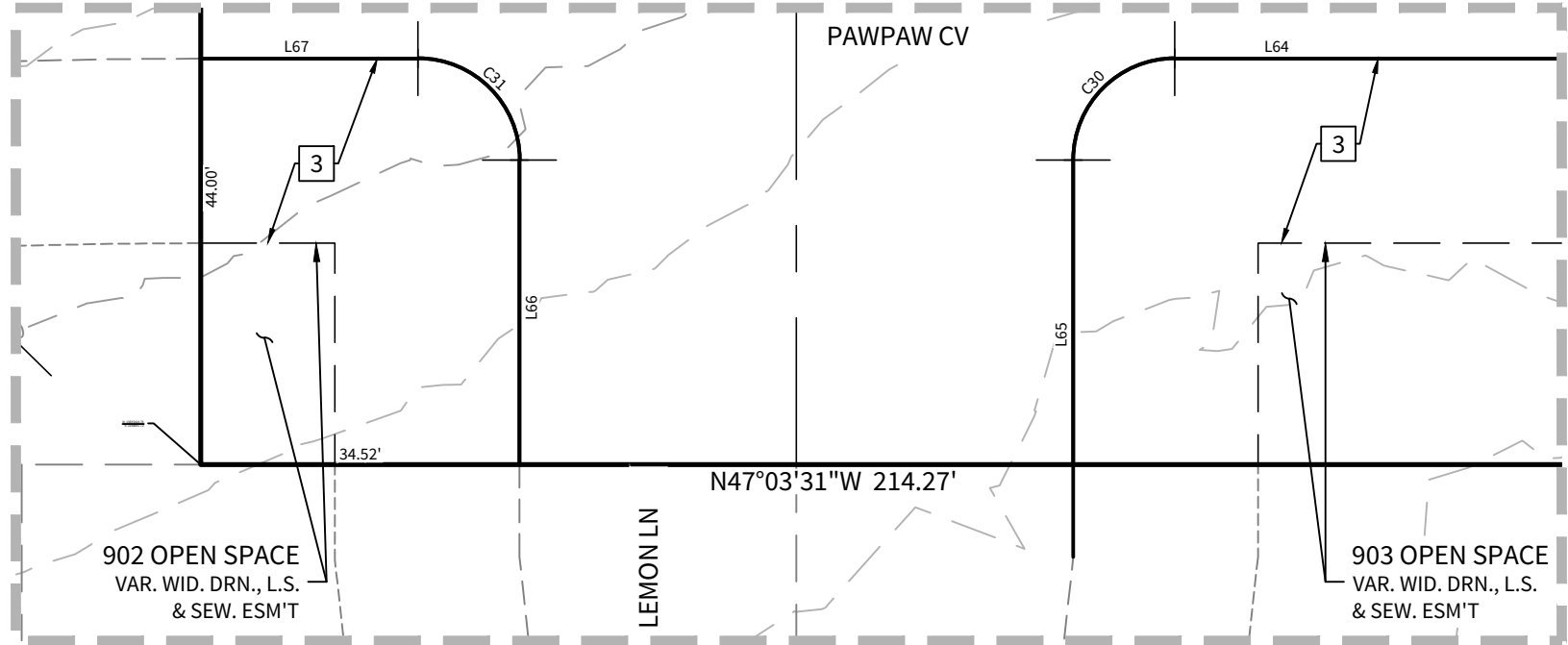
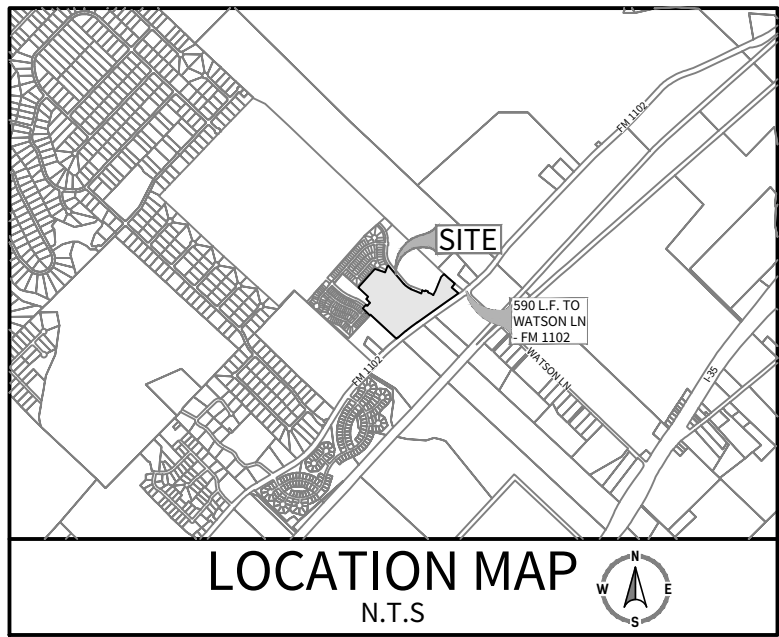
PROJECT # 04024.002



CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951 • FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE FIRM #455
TBPELS FIRM # 10048500

DATE:
MARCH 2024

1 OF 4



FINAL PLAT OF FLYING W - UNIT 1

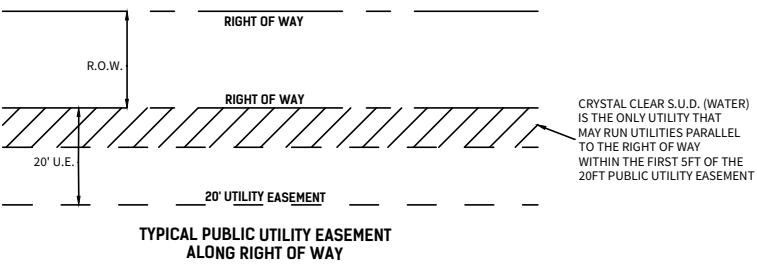
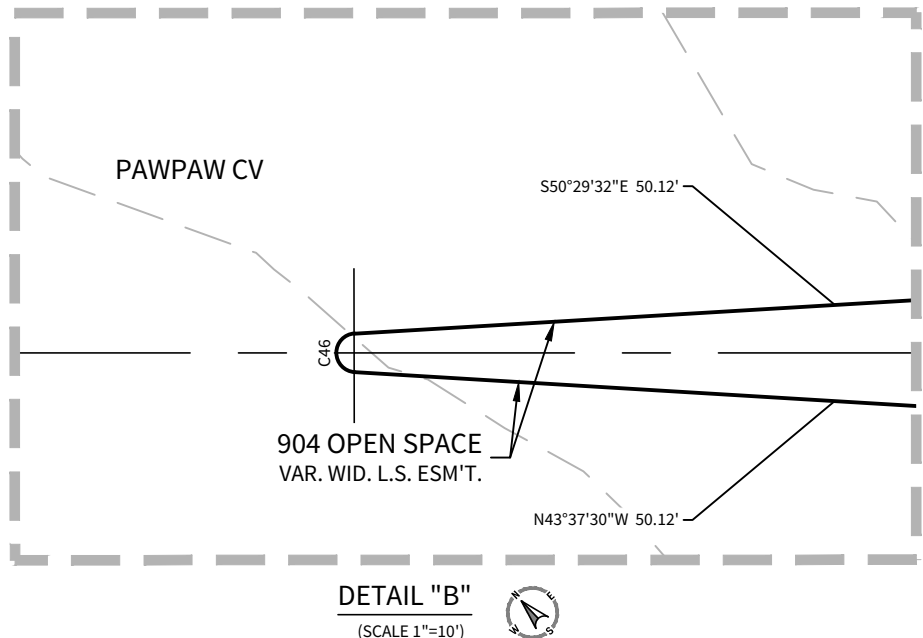
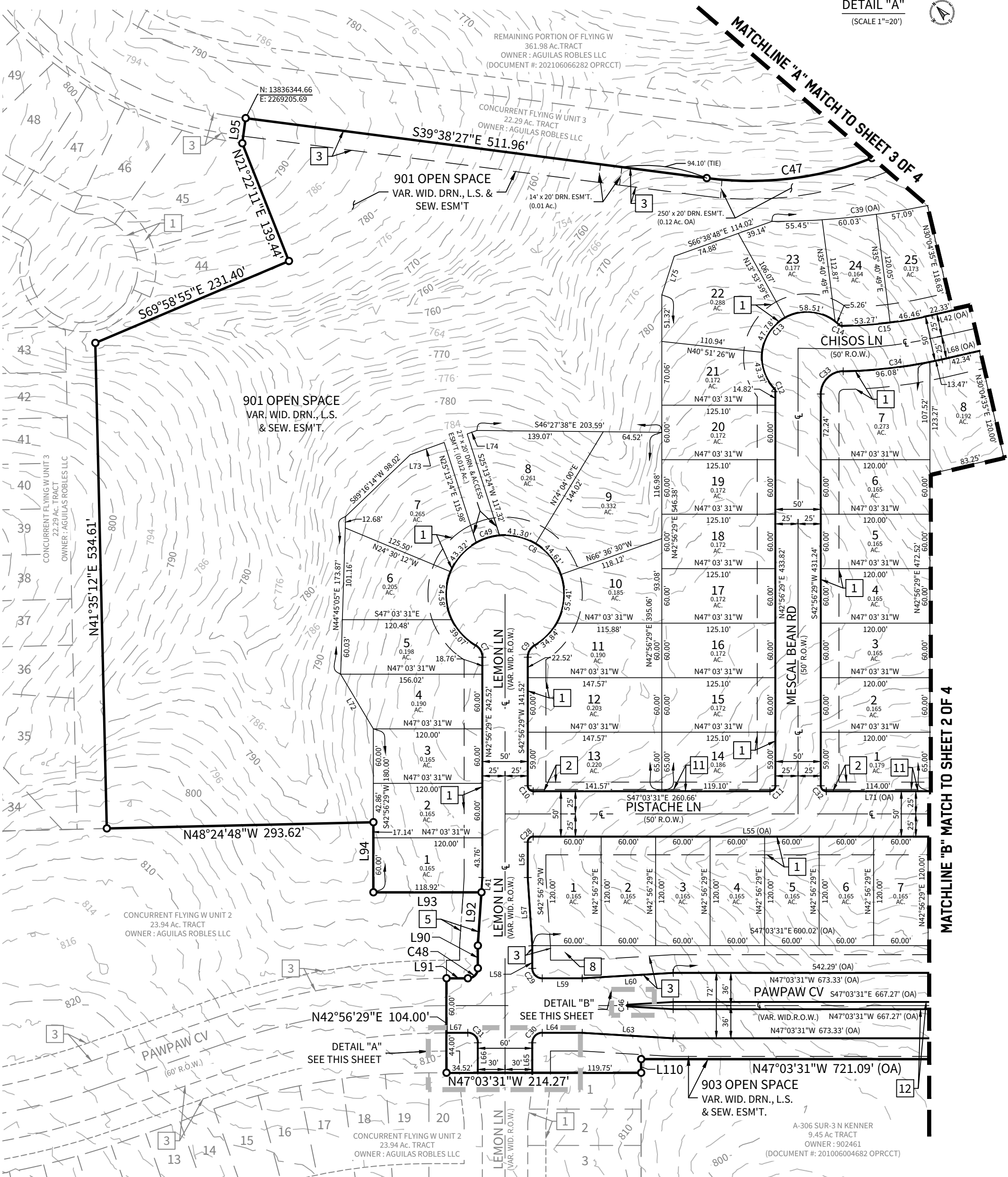
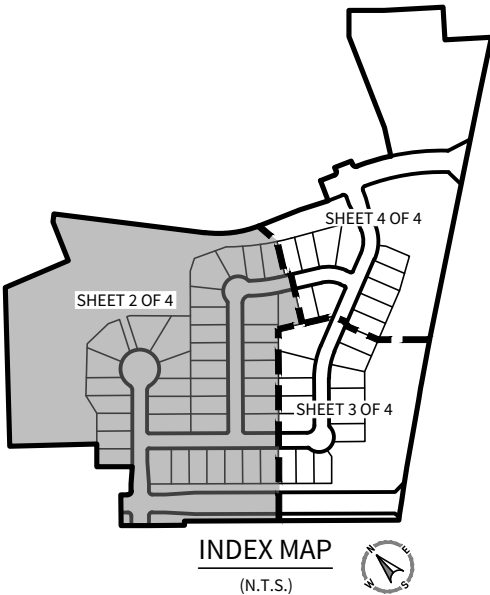
BEING A TOTAL OF 36.95 ACRE TRACT OUT OF THE 361.98 ACRES OF LAND LOCATED IN THE NANCY KENNER SURVEY 3, ABSTRACT 306, COMAL COUNTY, TEXAS AND BEING COMPRISED OF A CALLED 258.9 ACRES OF LAND AS DESCRIBED IN DOCUMENT 20210606282 AND OF A CALLED 103.1 ACRES OF LAND AS DESCRIBED IN 202206006901 BOTH OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

LEGEND

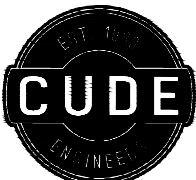
Ac.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
C1	= CURVE NUMBER
DRN.	= DRAINAGE
E.G.T.CA.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ESM'T.	= EASEMENT
L.S.	= LANDSCAPE
LI	= LINE NUMBER
N.T.S.	= NOT TO SCALE
OA	= OVERALL
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
PG.	= PAGE
PGS.	= PAGES
R.O.W.	= RIGHT-OF-WAY
TEMP.	= TEMPORARY
SAN. SEW.	= SANITARY SEWER
VAR.	= VARIABLE
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
---	= BOUNDARY LIMITS
---	= STREET CENTERLINE
---	= BUILDING SETBACK LINE
---	= EXISTING PROPERTY LINE
o	= UNIT BOUNDARY NODE

KEYNOTES

- 20' P.U.E. & B.S.L.
- 10' E.G.T.CA. ESM'T. & B.S.L.
- 20' P.U.E.
- 10' E.G.T.CA. ESM'T
- OFF-LOT 20' P.U.E.
- VAR. WID. SAN. SEW. ESM'T.
- VAR. WID. R.O.W. DEDICATION
- 901 OPEN SPACE VAR. WID. DRN., L.S. & SEW. ESM'T
- 13' x 20' DRN. ESM'T (0.006 Ac.)
- 16' x 20' DRN. ESM'T (0.004 Ac.)
- 1' VEHICULAR NON ACCESS ESM'T
- 904 OPEN SPACE VAR. WID. L.S. ESM'T
- 907 OPEN SPACE VAR. WID. L.S. ESM'T
- CONCURRENT 20' P.U.E. & B.S.L.
- CONCURRENT 20' P.U.E.

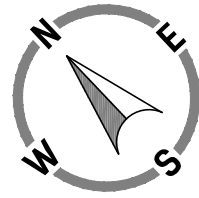
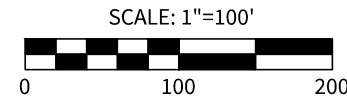
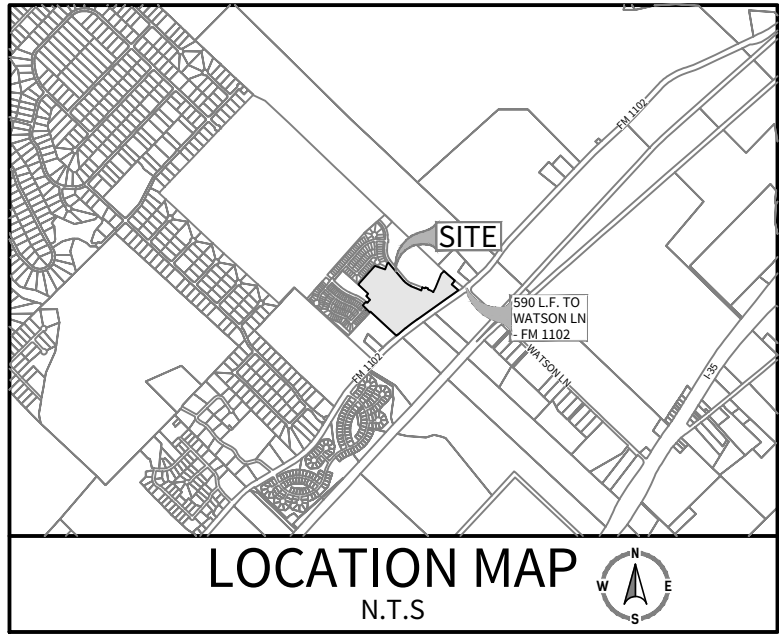


CONTACT: ANDREW R. LOWRY, P.E. PROJECT # 04024.002



CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951 • FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE FIRM #455
TBPELS FIRM # 10048500

DATE:
MARCH 2024



FINAL PLAT OF FLYING W - UNIT 1

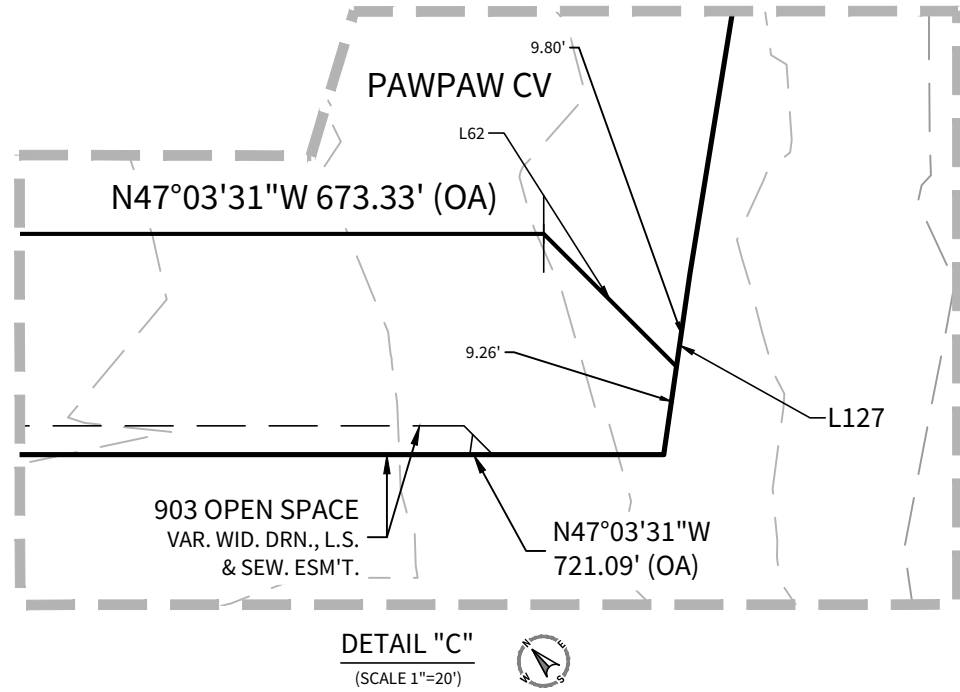
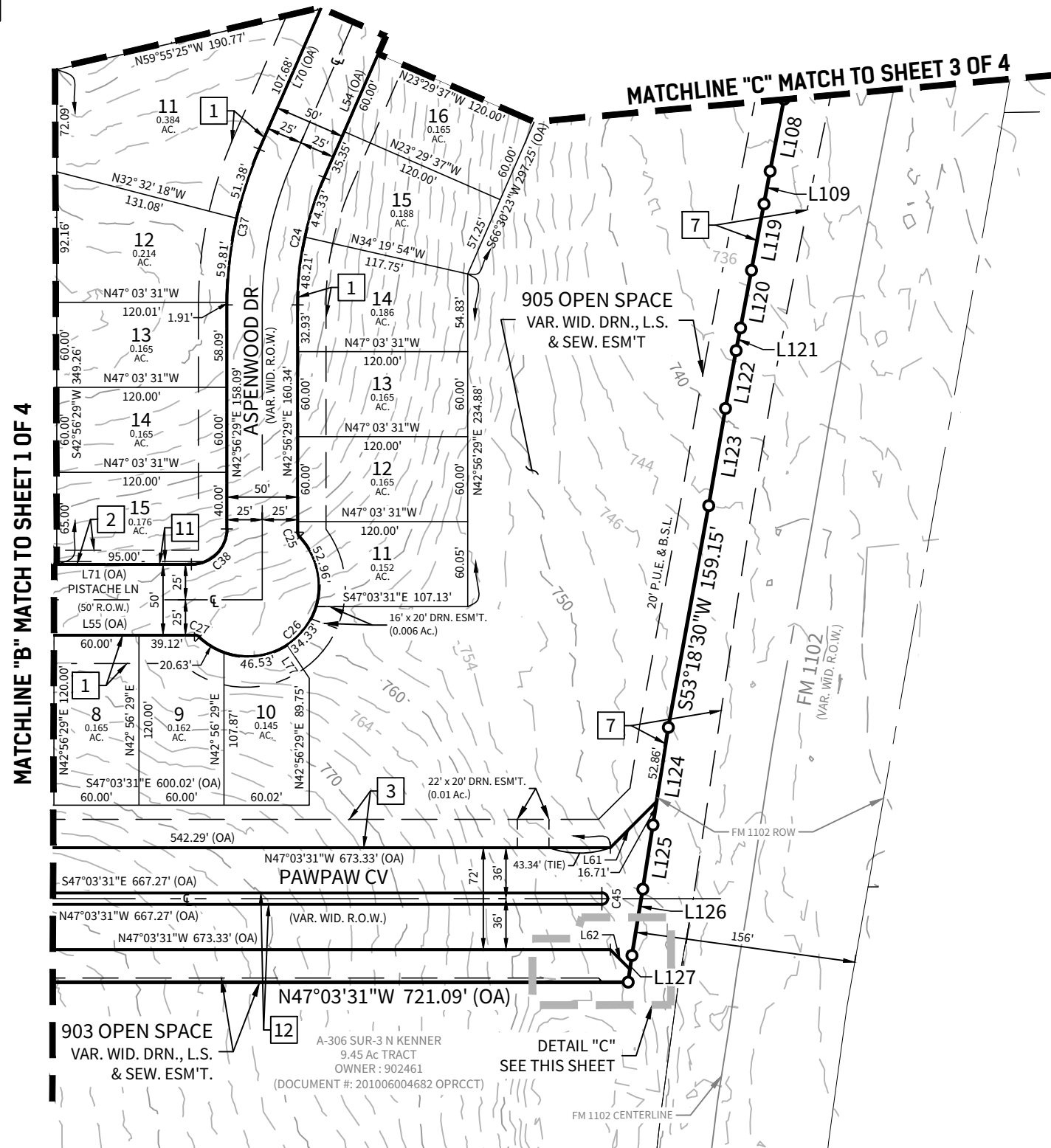
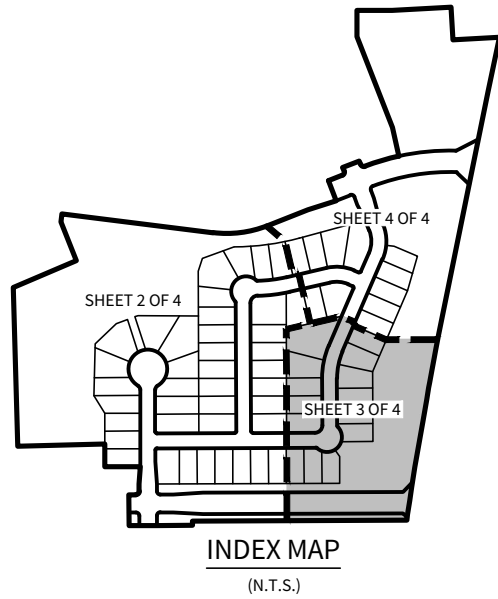
BEING A TOTAL OF 36.95 ACRE TRACT OUT OF THE 361.98 ACRES OF LAND LOCATED IN THE NANCY KENNER SURVEY 3, ABSTRACT 306, COMAL COUNTY, TEXAS AND BEING COMPRISED OF A CALLED 258.9 ACRES OF LAND AS DESCRIBED IN DOCUMENT 202106066282 AND OF A CALLED 103.1 ACRES OF LAND AS DESCRIBED IN 202206006901 BOTH OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

LEGEND

Ac.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
C1	= CURVE NUMBER
DRN.	= DRAINAGE
E.G.T.CA.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ESM'T.	= EASEMENT
L.S.	= LANDSCAPE
L1	= LINE NUMBER
N.T.S.	= NOT TO SCALE
OA	= OVERALL
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
PG.	= PAGE
PGS.	= PAGES
R.O.W.	= RIGHT-OF-WAY
TEMP.	= TEMPORARY
SAN. SEW.	= SANITARY SEWER
VAR.	= VARIABLE
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
	= BOUNDARY LIMITS
	= STREET CENTERLINE
	= BUILDING SETBACK LINE
	= EXISTING PROPERTY LINE
	= UNIT BOUNDARY NODE

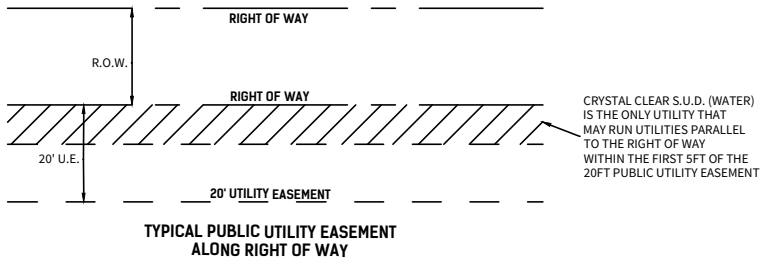
KEYNOTES

- 20' P.U.E. & B.S.L.
- 10' E.G.T.CA. ESM'T. & B.S.L.
- 20' P.U.E.
- 10' E.G.T.CA. ESM'T
- OFF-LOT 20' P.U.E.
- VAR. WID. SAN. SEW. ESM'T.
- VAR. WID. R.O.W. DEDICATION
- 901 OPEN SPACE
VAR. WID. DRN., L.S. & SEW. ESM'T
- 13' x 20' DRN. ESM'T
(0.006 Ac.)
- 16' x 20' DRN. ESM'T
(0.004 Ac.)
- 1' VEHICULAR NON ACCESS ESM'T
- 904 OPEN SPACE
VAR. WID. L.S. ESM'T
- 907 OPEN SPACE
VAR. WID. L.S. ESM'T
- CONCURRENT 20' P.U.E. & B.S.L.
- CONCURRENT 20' P.U.E.

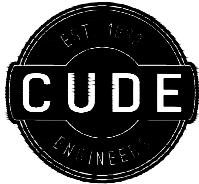


CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C7	15.00'	60°00'00"	15.71'	N12°56'29"E	15.00'
C8	65.00'	300°00'00"	340.34'	N47°03'31"W	65.00'
C9	15.00'	60°00'00"	15.71'	S72°56'29"W	15.00'
C10	6.00'	90°00'00"	9.42'	S02°03'31"E	8.49'
C11	6.00'	90°00'00"	9.42'	N87°56'29"E	8.49'
C12	5.00'	43°29'39"	3.80'	N21°11'39"E	3.71'
C13	50.00'	177°31'16"	154.92'	S88°12'28"W	99.98'
C14	5.00'	44°51'43"	3.91'	S25°27'46"E	3.82'
C15	475.00'	12°01'47"	99.73'	S53°54'31"E	99.55'
C16	150.00'	36°25'48"	95.37'	N41°42'31"W	93.77'
C17	6.00'	90°00'00"	9.42'	S68°29'37"E	8.49'
C18	100.00'	44°48'33"	78.21'	N44°06'06"E	76.23'
C19	11.00'	90°00'00"	17.28'	N23°18'10"W	15.56'
C20	806.00'	22°14'06"	312.79'	N56°27'06"W	310.83'
C21	734.00'	22°27'29"	287.70'	N56°14'42"W	285.86'
C22	11.00'	90°49'44"	17.44'	S67°06'42"W	15.67'
C23	150.00'	44°48'33"	117.31'	N44°06'06"E	114.34'
C24	225.00'	23°33'54"	92.54'	S54°43'26"W	91.89'
C25	5.00'	43°29'39"	3.80'	S21°11'40"W	3.71'
C26	50.00'	176°59'17"	154.45'	N87°56'29"E	99.97'
C27	5.00'	43°29'39"	3.80'	N25°18'42"W	3.71'
C28	6.00'	90°00'00"	9.42'	S87°56'29"W	8.49'
C29	11.00'	90°00'00"	17.28'	S02°03'31"E	15.56'
C30	11.00'	90°00'00"	17.28'	S87°56'29"W	15.56'
C31	11.00'	90°00'00"	17.28'	N02°03'31"W	15.56'
C32	6.00'	90°00'00"	9.42'	S02°03'31"E	8.49'
C33	25.00'	89°05'27"	38.87'	S87°29'13"W	35.07'
C34	525.00'	11°57'21"	109.55'	S53°56'44"E	109.35'
C35	100.00'	36°25'48"	63.58'	N41°42'31"W	62.52'
C36	6.00'	90°00'00"	9.42'	N21°30'23"E	8.49'
C37	275.00'	23°33'54"	113.10'	S54°43'26"W	112.31'
C38	25.00'	90°00'00"	39.27'	N87°56'29"E	35.36'
C39	845.00'	15°00'01"	221.23'	S54°31'44"E	220.60'
C40	4.00'	179°59'52"	12.57'	S23°08'16"W	8.00'
C41	774.00'	23°24'07"	316.13'	N55°09'40"W	313.94'
C42	4.00'	180°00'00"	12.57'	N21°41'50"E	8.00'
C43	766.00'	23°24'07"	312.86'	S55°09'40"E	310.69'
C44	4.00'	180°00'00"	12.57'	N46°32'23"E	8.00'
C45	4.00'	180°00'00"	12.57'	S42°56'29"W	8.00'
C46	1.00'	173°07'58"	3.02'	N42°56'29"E	2.00'
C47	370.00'	28°39'43"	185.09'	S53°58'18"E	183.17'
C48	11.00'	90°00'00"	17.28'	N87°56'29"E	15.56'
C49	65.00'	23°58'30"	27.20'	N64°19'34"W	27.00'

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L26	N43°10'27"E	45.00'	L62	N02°03'31"W	19.57'	L93	N47°03'31"W	118.92'	L117	N30°53'05"E	42.64'
L41	N46°45'20"E	16.28'	L63	N43°37'30"W	100.18'	L94	N42°56'29"E	77.14'	L118	S21°49'03"W	55.00'
L42	S59°55'25"E	137.11'	L64	N47°03'31"W	44.00'	L95	N50°21'33"E	27.99'	L119	S53°42'41"W	47.60'
L43	S23°29'37"E	16.13'	L65	S42°56'29"W	33.00'	L96	N68°18'10"W	41.00'	L120	S53°36'33"W	41.42'
L44	N66°30'23"E	67.56'	L66	N42°56'29"E	33.00'	L97	S21°41'50"W	4.04'	L121	S54°04'56"W	16.27'
L45	N21°41'50"E	49.85'	L67	N47°03'31"W	23.52'	L98	S21°49'03"W	55.00'	L122	S53°18'12"W	41.52'
L46	N15°18'45"E	44.96'	L68	N59°55'25"W	137.11'	L99	N68°10°57"W	20.00'	L123	S52°38'34"W	69.64'
L47	N21°41'50"E	28.33'	L69	N23°29'37"W	16.13'	L100	N67°35'32"W	25.00'	L124	S51°51'25"W	69.57'
L48	N68°18'10"W	50.00'	L70	N66°30'23"E	210.20'	L101	N21°49'03"E	87.84'	L125	S51°53'06"W	45.93'
L49	S74°30'58"E	85.24'	L71	S47°03'31"E	209.00'	L102	N43°10'27"E	24.82'	L126	S52°09'37"W	47.45'
L50	S02°59'04"E	58.75'	L72	S11°57'55"W	69.98'	L103	N43°10'27"E	18.22'	L127	S51°09'59"W	19.06'
L51	N21°41'50"E	28.25'	L73	N67°10°09"W	40.00'	L104	S43°13'05"W	45.00'			
L52	N28°04'55"E	44.96'	L74	N67°10°09"W	11.36'	L105	S46°49'33"E	118.47'			
L53	N21°41'50"E	49.85'	L75	S60°43'40"W	44.78'	L106	S40°06'35"W	109.99'			
L54	N66°30'23"E	339.76'	L76	N41°40'49"W	28.10'	L107	S54°34'46"W	16.12'			
L55	S47°03'31"E	533.91'	L77	N09°29'18"E	28.08'	L108	S53°52'17"W	51.74'			
L56	N42°56'29"E	39.00'	L78	S64°52'09"E	100.18'	L109	S53°41'42"W	23.68'			
L57	N39°07'38"E	75.17'	L79	N21°41'50"E	92.00'	L110	S42°56'29"W	15.00'			
L58	N42°56'29"E	25.00'	L80	S68°18'10"E	148.88'	L111	N31°07'19"E	41.77'			
L59	N47°03'31"W	44.00'	L81	N42°56'29"E	25.00'	L112	S68°18'10"E	18.22'			
L60	N50°29'32"W	100.18'	L82	S47°03'31"E	23.52'	L113	S21°41'50"W	15.00'			
L61	S87°56'29"W	46.06'	L83	N46°45'20"E	58.89'	L114	N68°18'10"W	20.65'			

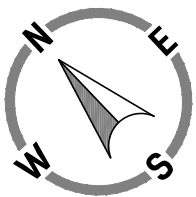
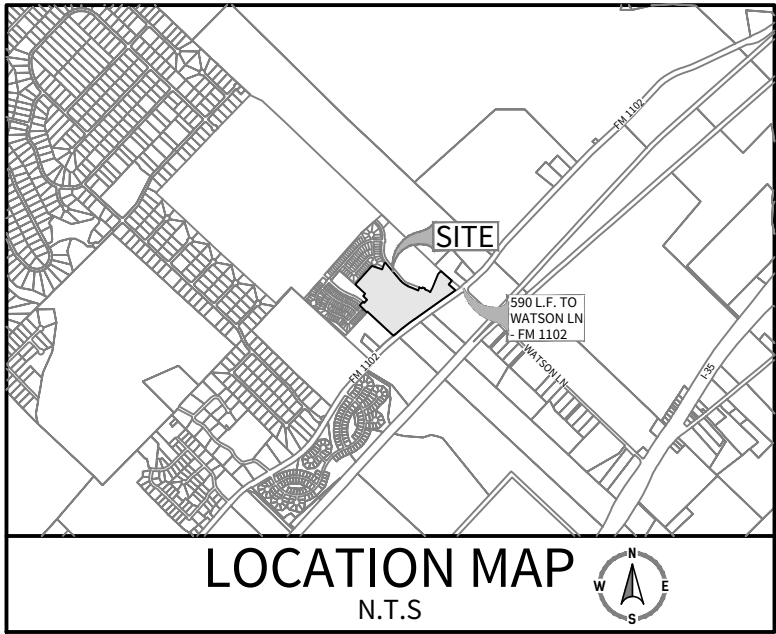


CONTACT: ANDREW R. LOWRY, P.E. PROJECT # 04024.002



CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951 • FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE FIRM #455
TBPELS FIRM # 10048500

DATE:
MARCH 2024



FINAL PLAT
OF
FLYING W - UNIT 1

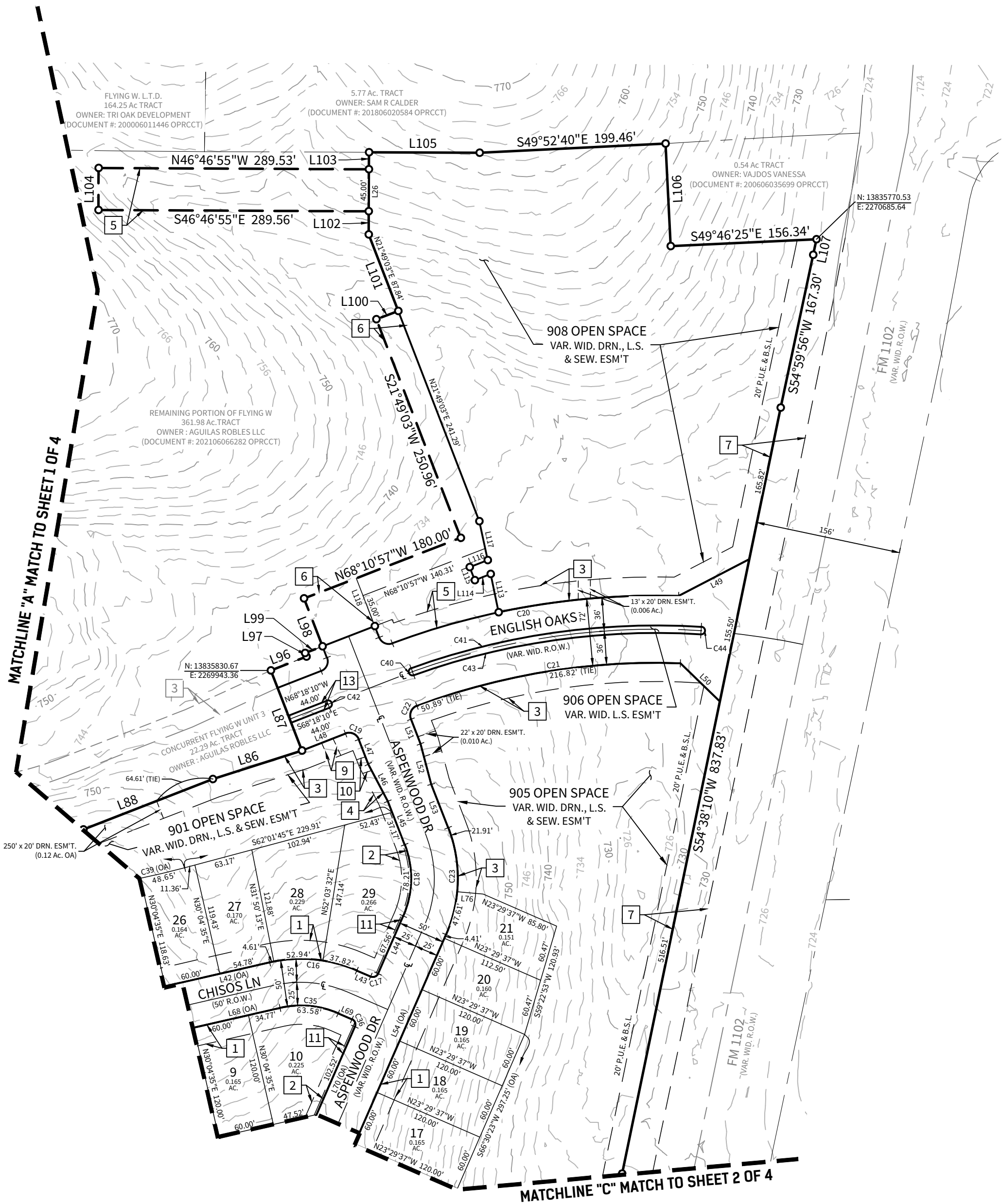
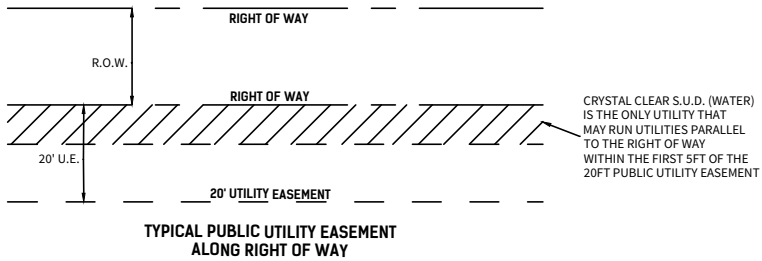
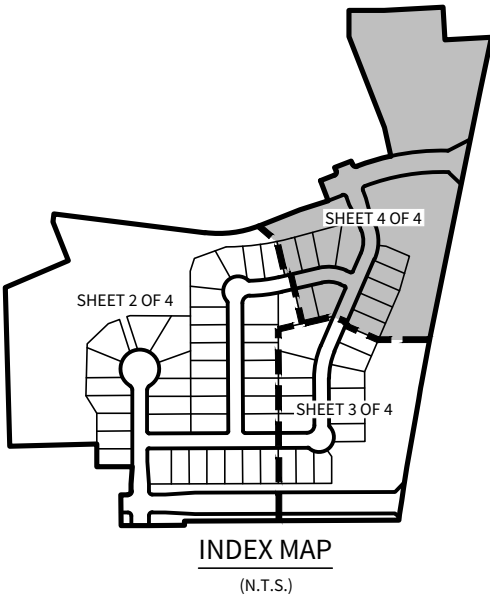
BEING A TOTAL OF 36.95 ACRE TRACT OUT OF THE 361.98 ACRES OF LAND LOCATED IN THE NANCY KENNER SURVEY 3, ABSTRACT 306, COMAL COUNTY, TEXAS AND BEING COMPRISED OF A CALLED 258.9 ACRES OF LAND AS DESCRIBED IN DOCUMENT 202106066282 AND OF A CALLED 103.1 ACRES OF LAND AS DESCRIBED IN 202206006901 BOTH OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

LEGEND

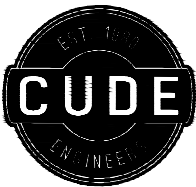
Ac.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
C1	= CURVE NUMBER
DRN.	= DRAINAGE
E.G.T.CA.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ESM'T.	= EASEMENT
L.S.	= LANDSCAPE
L1	= LINE NUMBER
N.T.S.	= NOT TO SCALE
OA	= OVERALL
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
PG.	= PAGE
PGS.	= PAGES
R.O.W.	= RIGHT-OF-WAY
TEMP.	= TEMPORARY
SAN. SEW.	= SANITARY SEWER
VAR.	= VARIABLE
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
---	= BOUNDARY LIMITS
---	= STREET CENTERLINE
---	= BUILDING SETBACK LINE
---	= EXISTING PROPERTY LINE
o	= UNIT BOUNDARY NODE

KEYNOTES

- 20' P.U.E. & B.S.L.
- 10' E.G.T.CA. ESM'T. & B.S.L.
- 20' P.U.E.
- 10' E.G.T.CA. ESM'T
- OFF-LOT 20' P.U.E.
- VAR. WID. SAN. SEW. ESM'T.
- VAR. WID. R.O.W. DEDICATION
- 901 OPEN SPACE
VAR. WID. DRN., L.S. & SEW. ESM'T
- 13' x 20' DRN. ESM'T
(0.006 AC.)
- 16' x 20' DRN. ESM'T
(0.004 AC.)
- 1' VEHICULAR NON ACCESS ESM'T
- 904 OPEN SPACE
VAR. WID. L.S. ESM'T
- 907 OPEN SPACE
VAR. WID. L.S. ESM'T
- CONCURRENT 20' P.U.E. & B.S.L.
- CONCURRENT 20' P.U.E.



CONTACT: ANDREW R. LOWRY, P.E. PROJECT # 04024.002



CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951 • FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE FIRM #455
TBPELS FIRM # 10048500

DATE:
MARCH 2024