

GENERAL PLAT NOTES:

- DATE OF PLAT PREPARATION: 29 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. 4854630295E, 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.
- 6.32 ACRES, 4903 FEET ARE BEING DEDICATED TO THE PUBLIC AS RIGHT-OF-WAY.
- 81 LOTS, BEING 16.01 ACRES.
- 8.58 ADDITIONAL ACRES ARE CLASSIFIED AS OFF-SITE EASEMENTS.
- 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, 902, 903 & 904 SHALL BE MAINTAINED BY FLYING W HOA.
- NO HABITABLE STRUCTURES OR SEWERAGE FACILITIES SHALL BE PERMITTED ON LOTS 901, 902, 903 & 904.

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:

REV. 12/2022

- 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 3

BEING A TOTAL OF 22.33 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.

77 RESIDENTIAL LOTS (13.00 Ac.) / 4 OPEN SPACE LOTS (3.01 Ac.)
4903 L.F. OF NEW STREET (6.32 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 2 _____ 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.
ANDREW R. LOWRY, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 123410

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. BALMACEADA 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:
AGUILAS ROBLES 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

THIS DOCUMENT HAS BEEN APPROVED ON THIS _____ DAY OF _____, A.D., 2024.

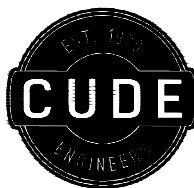
NEW BRAUNFELS UTILITIES

THIS DOCUMENT HAS BEEN APPROVED ON THIS _____ DAY OF _____, A.D., 2024.

CRYSTAL CLEAR SUD

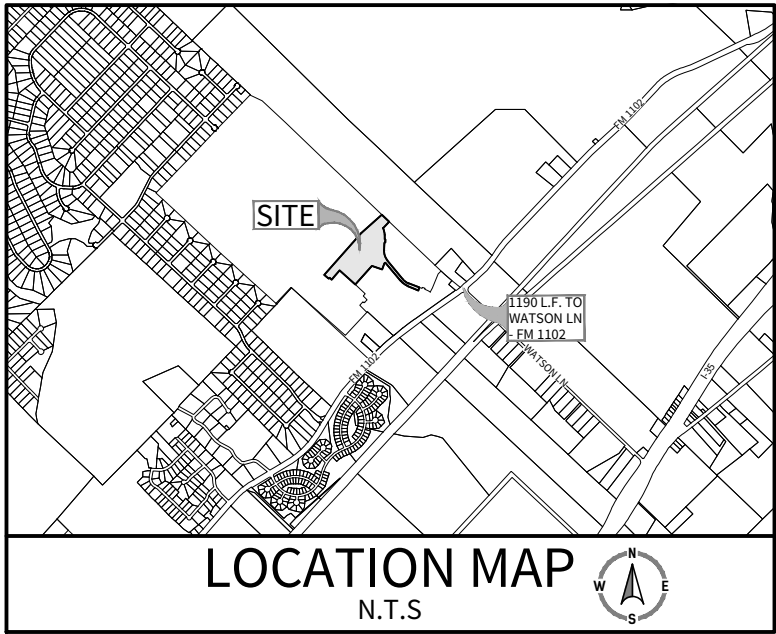
CONTACT: ANDREW R. LOWRY, P.E.

PROJECT # 04024.004



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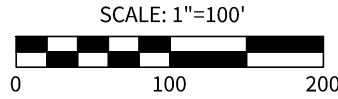
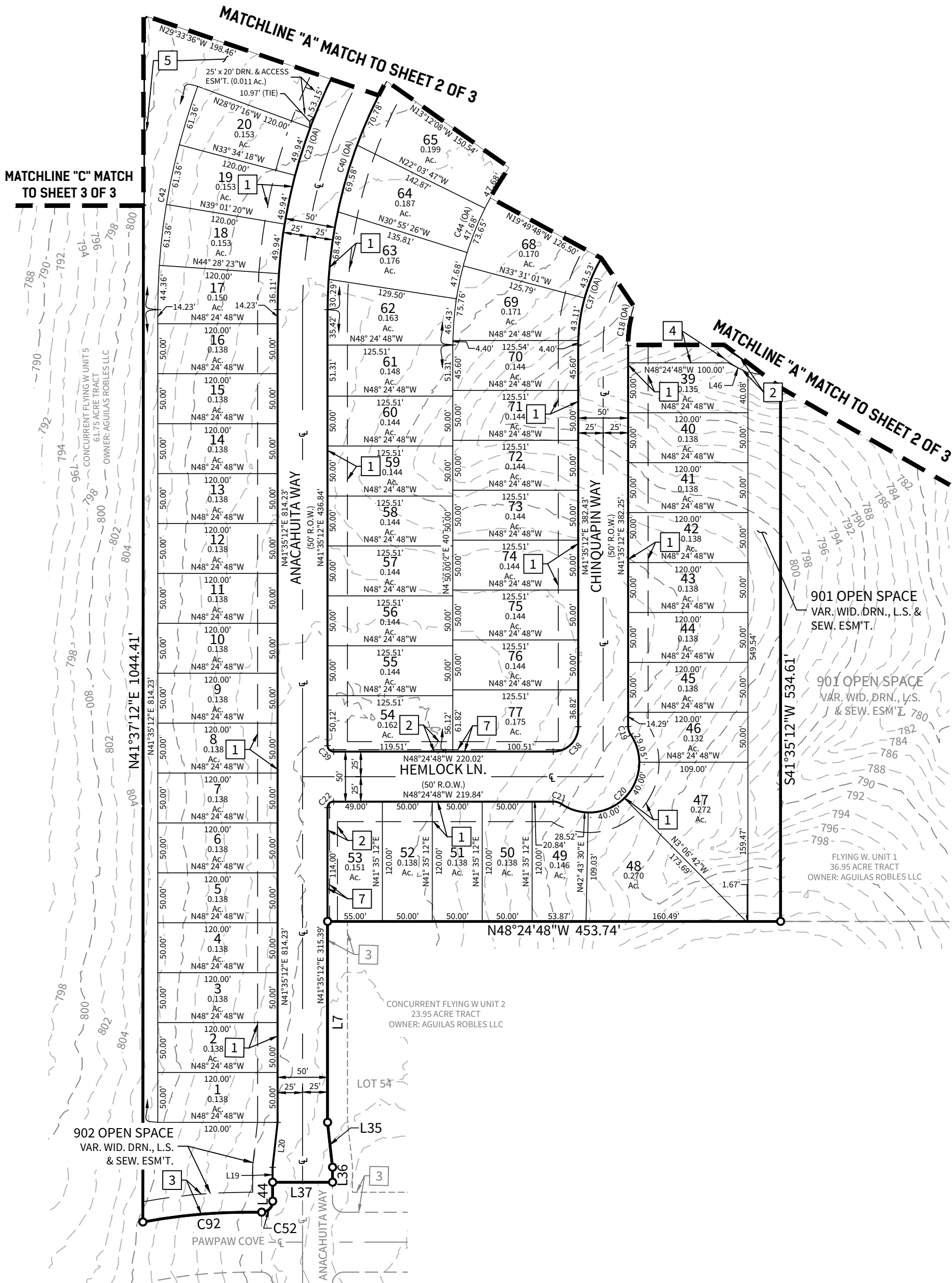
DATE:
MARCH 2024



LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S39°38'27"E	521.77'	L20	N47°55'37"E	45.28'	L36	S41°35'12"W	15.00'
L3	N64°52'09"W	100.18'	L21	N07°38'32"W	32.49'	L37	N48°24'48"W	60.00'
L7	S41°35'12"W	201.39'	L22	S07°38'32"E	32.49'	L41	N71°48'12"W	49.16'
L8	N48°13'26"E	160.07'	L23	N04°03'26"E	40.09'	L42	S64°48'08"E	49.16'
L9	S46°18'47"E	222.33'	L25	N07°38'32"W	86.11'	L43	S45°40'20"W	185.36'
L11	???	0.00'	L26	N77°24'13"E	22.84'	L44	S41°35'12"W	19.00'
L12	S04°03'26"W	40.09'	L27	N23°38'21"W	51.86'	L46	N22°01'29"W	22.33'
L13	S85°56'34"E	4.00'	L29	N48°13'26"E	371.37'	L111	N41°37'12"E	164.67'
L16	S07°38'32"E	86.11'	L31	S04°03'26"W	50.00'	L113	N33°52'35"E	60.02'
L17	N19°29'39"W	37.15'	L33	S71°44'11"E	100.18'	L120	N85°56'34"W	4.00'
L18	S77°24'13"W	22.68'	L34	S39°38'27"E	511.96'	L131	S50°21'33"W	27.99'
L19	N41°35'12"E	15.00'	L35	S35°14'47"W	45.28'			

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C2	430.00'	2°02'55"	15.37'	S56°26'25"E	15.37'
C4	11.00'	90°00'00"	17.28'	S40°56'34"E	15.56'
C6	11.00'	90°00'00"	17.28'	S49°03'26"W	15.56'
C8	370.00'	43°41'53"	282.19'	N17°47'30"W	275.40'
C9	11.00'	90°00'00"	17.28'	N40°56'34"W	15.56'
C10	475.00'	7°54'34"	65.57'	N89°53'51"W	65.52'
C11	6.00'	93°47'24"	9.82'	S39°15'10"W	8.76'
C12	175.00'	6°35'59"	20.16'	S04°20'32"E	20.15'
C13	125.00'	18°27'06"	40.26'	S10°16'05"E	40.08'
C14	15.00'	29°55'35"	7.83'	S34°27'26"E	7.75'
C15	60.00'	288°23'22"	302.00'	N85°13'33"W	70.20'
C16	15.00'	78°27'47"	20.54'	N19°44'15"E	18.97'
C17	6.00'	83°06'09"	8.70'	N61°02'43"W	7.96'
C18	125.00'	35°49'01"	78.14'	S59°29'42"W	76.87'
C19	15.00'	33°49'20"	8.85'	S24°40'32"W	8.73'
C20	50.00'	157°38'40"	137.57'	S86°35'12"W	98.10'
C21	15.00'	33°49'20"	8.85'	N31°30'08"W	8.73'
C22	6.00'	90°00'00"	9.42'	S86°35'12"W	8.49'
C23 (OA)	525.00'	37°25'28"	342.92'	N60°17'56"E	336.86'
C24	6.00'	86°39'11"	9.07'	N35°41'04"E	8.23'
C25	15.00'	57°46'09"	15.12'	N36°31'36"W	14.49'
C26	60.00'	295°32'17"	309.49'	N82°21'28"E	64.00'
C27	15.00'	57°46'09"	15.12'	S21°14'33"W	14.49'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C28	6.00'	86°39'11"	9.07'	S50°58'07"E	8.23'
C29	525.00'	8°21'09"	76.53'	N89°52'52"E	76.47'
C30	11.00'	90°00'00"	17.28'	N49°03'26"E	15.56'
C32	370.00'	61°44'24"	398.70'	N26°48'44"W	379.69'
C33	430.00'	61°31'20"	461.72'	S26°42'13"E	439.85'
C34	6.00'	93°47'24"	9.82'	N54°32'13"W	8.76'
C35	125.00'	6°35'59"	14.40'	N04°20'32"W	14.39'
C36	6.00'	78°26'45"	8.21'	N38°10'50"E	7.59'
C37	175.00'	35°49'01"	109.40'	N59°29'42"E	107.62'
C38	25.00'	90°00'00"	39.27'	N86°35'12"E	35.36'
C39	6.00'	90°00'00"	9.42'	S03°24'48"E	8.49'
C40 (OA)	475.00'	36°58'53"	306.59'	S60°04'38"W	301.29'
C42	645.00'	20°17'32"	228.44'	N51°43'58"E	227.25'
C43	428.00'	43°24'03"	324.20'	S17°38'35"E	316.51'
C44	308.31'	44°50'25"	241.29'	N64°00'25"E	235.18'
C52	11.00'	90°00'00"	17.28'	S86°35'12"W	15.56'
C53	1.00'	173°07'58"	3.02'	S21°41'50"W	2.00'
C85	342.00'	55°30'58"	331.38'	S31°15'56"E	318.57'
C89	310.00'	28°39'43"	155.08'	S53°58'18"E	153.46'
C90	310.00'	43°41'53"	236.43'	S17°47'30"E	230.74'
C91	370.00'	28°39'43"	185.09'	N53°58'18"W	183.17'
C92	561.50'	12°12'29"	119.64'	N53°07'32"W	119.41'



FINAL PLAT OF FLYING W - UNIT 3

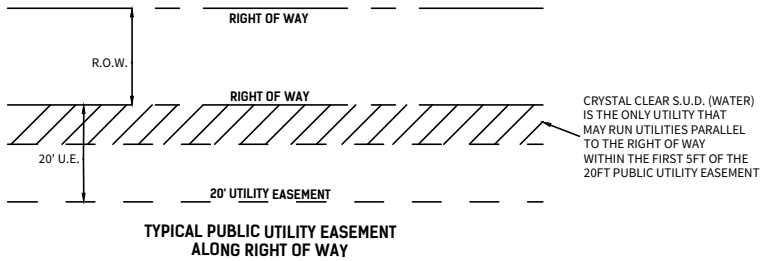
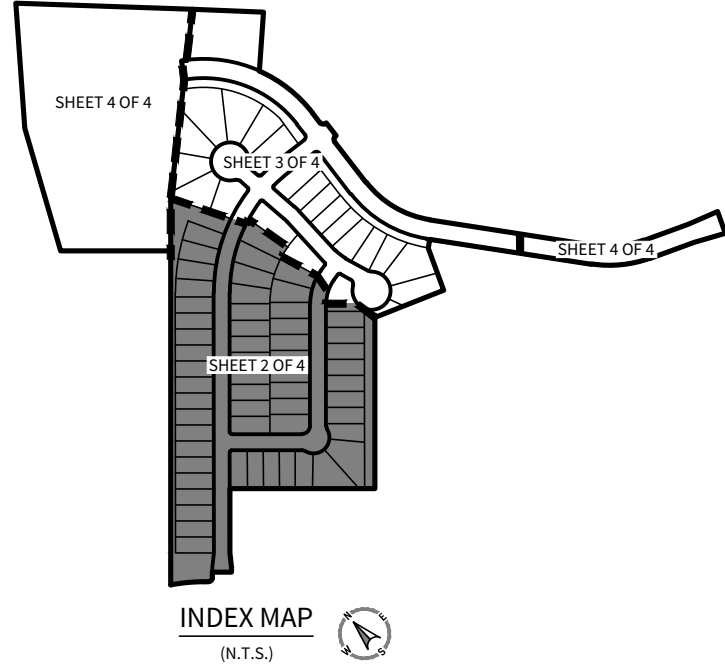
BEING A TOTAL OF 23.53 ACRE TRACT OUT OF THE 361.98 ACRES OF LAND LOCATED IN THE NANCY KENNER SURVEY 3, ABSTRACT 306, COMAL COUNTY, TEXAS AND BEING COMPRISED OF A CALLED 258.9 ACRES OF LAND AS DESCRIBED IN DOCUMENT 202106066282 AND OF A CALLED 103.1 ACRES OF LAND AS DESCRIBED IN 202206006901 BOTH OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

LEGEND

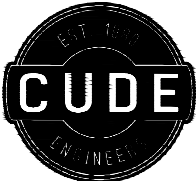
Ac.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
C1	= CURVE NUMBER
DRN.	= DRAINAGE
E.G.T.CA.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ESM'T.	= EASEMENT
L.S.	= LANDSCAPE
LI	= LINE NUMBER
N.T.S.	= NOT TO SCALE
OA	= OVERALL
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
PG.	= PAGE
PGS.	= PAGES
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.
 - 901 OPEN SPACE
VAR. WID. DRN., L.S., E.G.T.CA. & SEW. ESM'T
 - 902 OPEN SPACE
VAR. WID. DRN., L.S., E.G.T.CA. & SEW. ESM'T
 - 903 OPEN SPACE
VAR. WID. DRN., L.S., E.G.T.CA. & SEW. ESM'T
 - 1' VEHICULAR NON ACCESS ESM'T
- 2 CONCURRENT 10' E.G.T.CA. & B.S.L. ESM'T.
- 3 CONCURRENT 20' P.U.E.
- 4 901 OPEN SPACE
VAR. WID. DRN., L.S., E.G.T.CA. & SEW. ESM'T

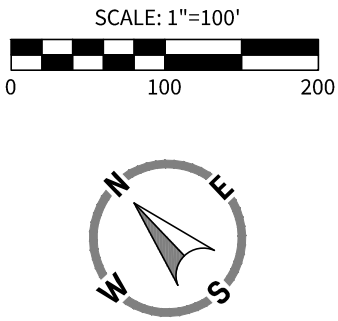
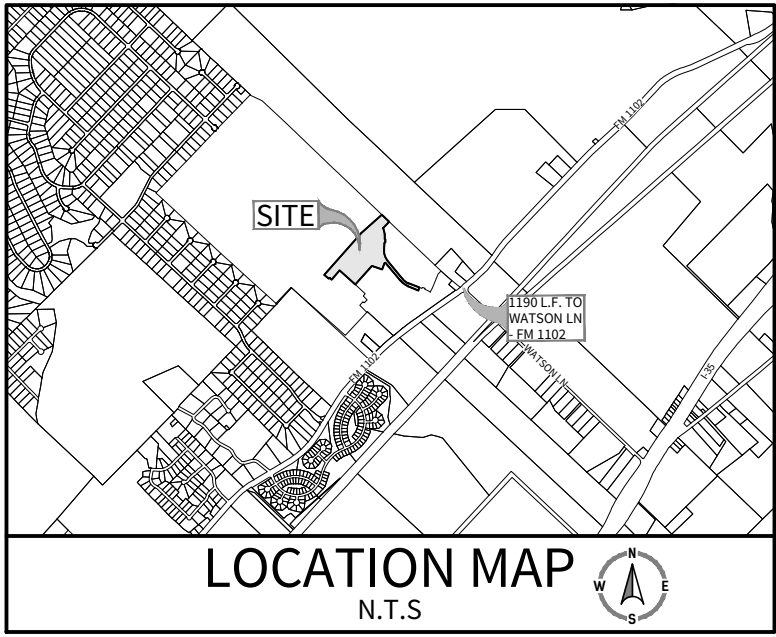


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DATE:
MARCH 2024



FINAL PLAT
OF
FLYING W - UNIT 3

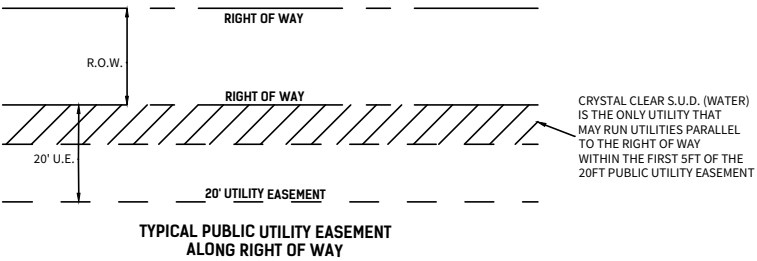
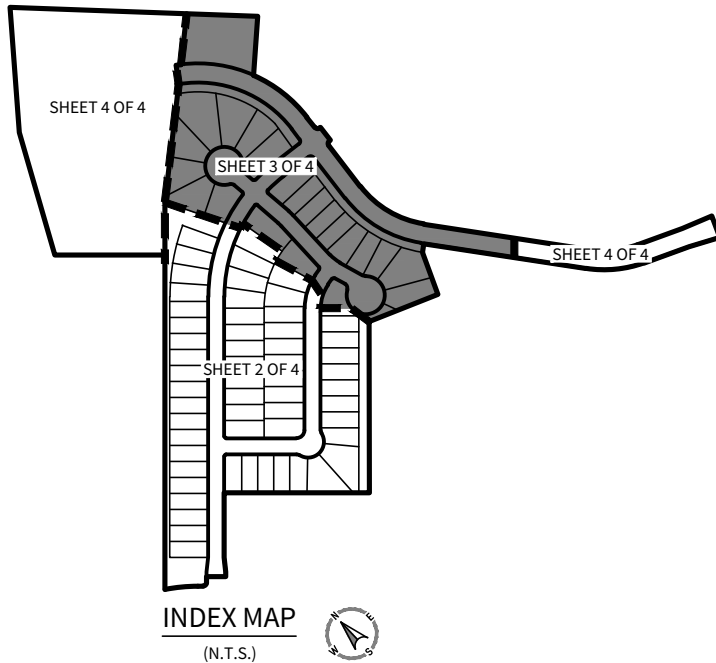
BEING A TOTAL OF 23.53 ACRE TRACT OUT OF THE 361.98 ACRES OF LAND LOCATED IN THE NANCY KENNER SURVEY 3, ABSTRACT 306, COMAL COUNTY, TEXAS AND BEING COMPRISED OF A CALLED 258.9 ACRES OF LAND AS DESCRIBED IN DOCUMENT 202106066282 AND OF A CALLED 103.1 ACRES OF LAND AS DESCRIBED IN 202206006901 BOTH OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS

LEGEND

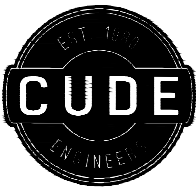
Ac.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
C1	= CURVE NUMBER
DRN.	= DRAINAGE
E.G.T.CA.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ESM'T.	= EASEMENT
L.S.	= LANDSCAPE
L1	= LINE NUMBER
N.T.S.	= NOT TO SCALE
OA	= OVERALL
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
PG.	= PAGE
PGS.	= PAGES
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

- 1 20' P.U.E. & B.S.L.
- 2 10' E.G.T.CA ESM'T. & B.S.L.
- 3 20' P.U.E.
- 4 901 OPEN SPACE
VAR. WID. DRN., L.S., E.G.T.CA. & SEW. ESM'T
- 5 902 OPEN SPACE
VAR. WID. DRN., L.S., E.G.T.CA. & SEW. ESM'T
- 6 903 OPEN SPACE
VAR. WID. DRN., L.S., E.G.T.CA. & SEW. ESM'T
- 7 1' VEHICULAR NON ACCESS ESM'T
- 2 CONCURRENT 10' E.G.T.CA. & B.S.L. ESM'T.
- 3 CONCURRENT 20' P.U.E.
- 4 901 OPEN SPACE
VAR. WID. DRN., L.S., E.G.T.CA. & SEW. ESM'T

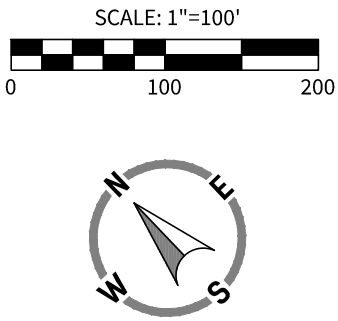
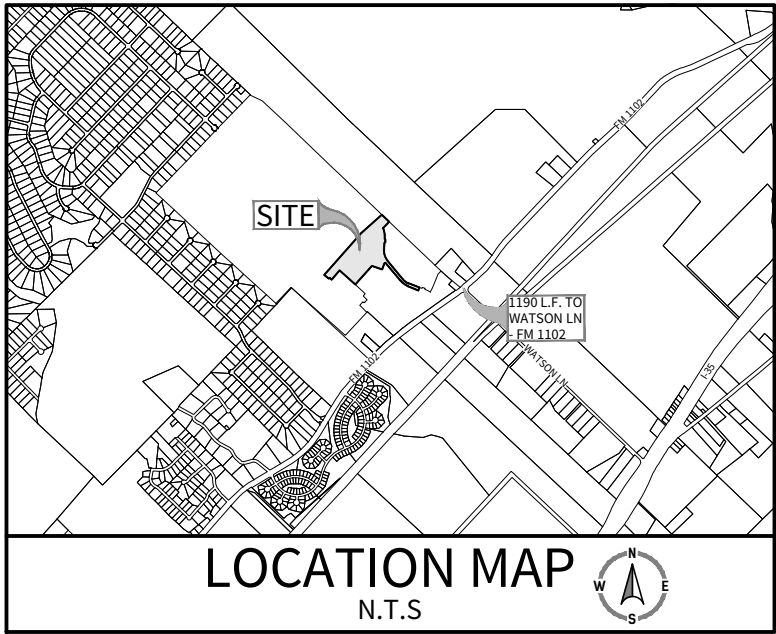


CONTACT: ANDREW R. LOWRY, P.E. PROJECT # 04024.004



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TBPELS FIRM # 10048500

DATE:
MARCH 2024



FINAL PLAT
OF
FLYING W - UNIT 3

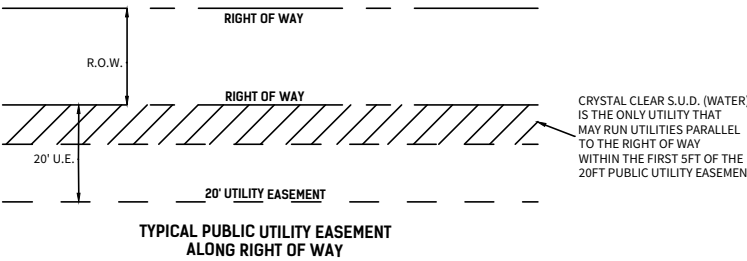
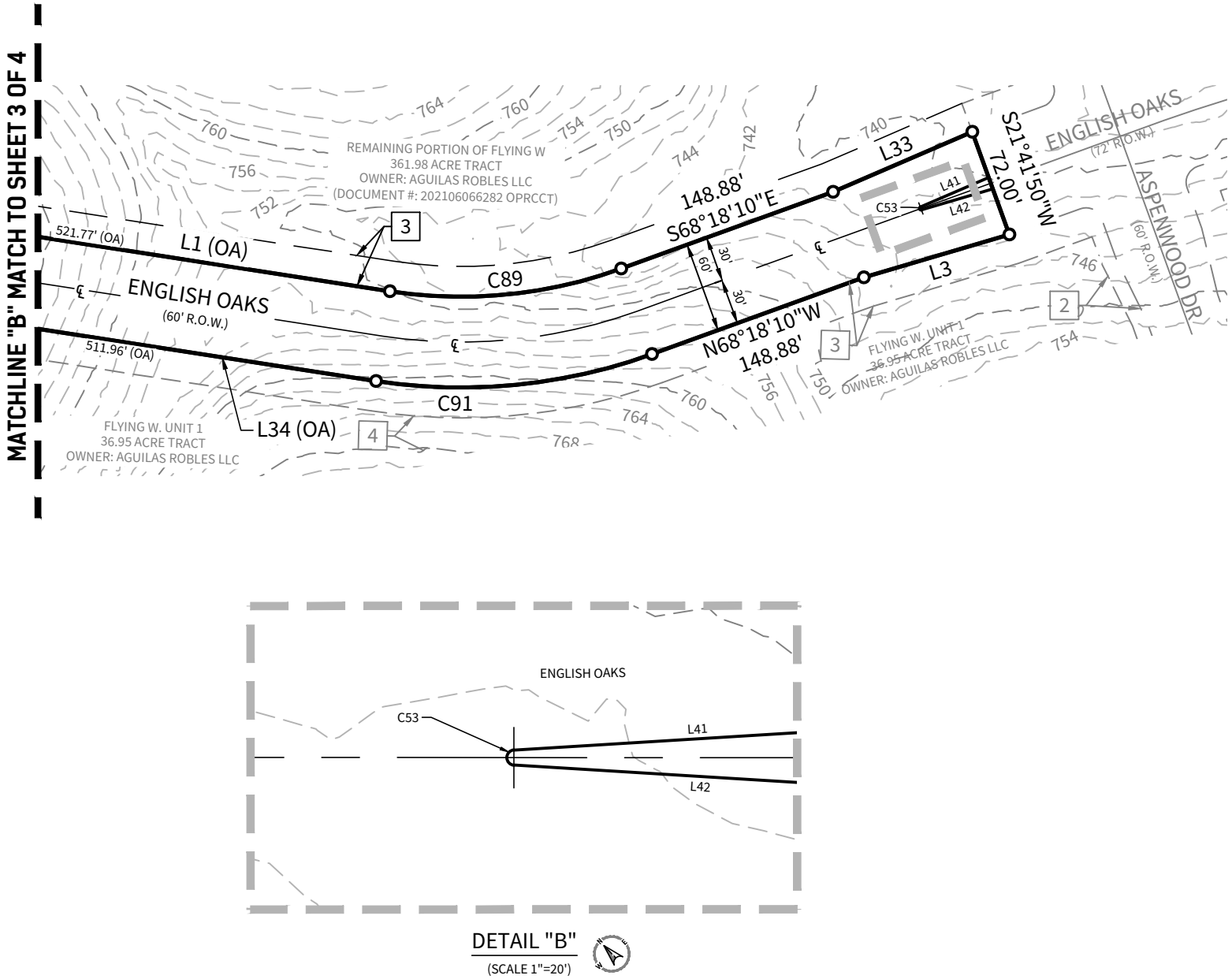
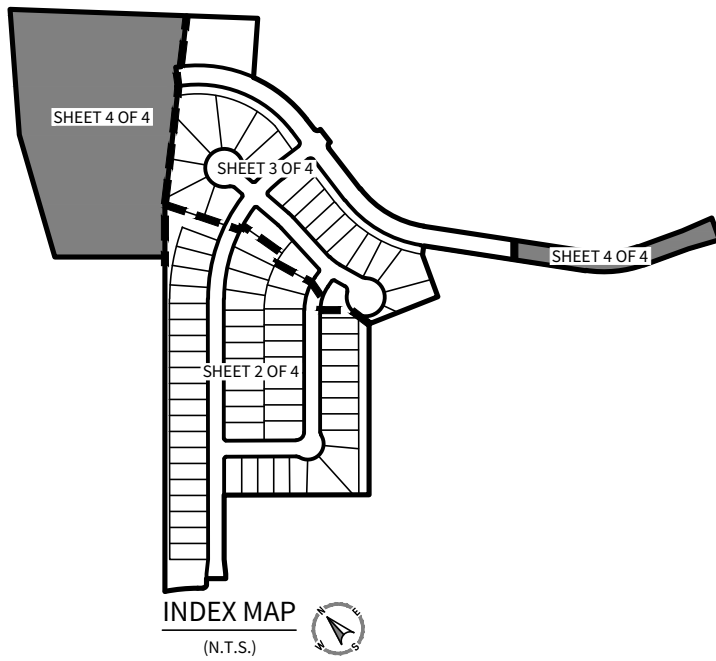
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LEGEND

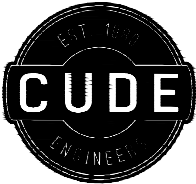
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