201906017557 05/23/2019 10:32:37 AM 1/6

LIENHOLDER ACKNOWLEDGEMENT

RECEIVED
JUL 31 2018
COUNTY ENGINEER

We, Moody National Bank, owner and holder of liens against the property described in the plat known as Oxbow on the Guadalupe **(EXHIBIT A)**, said liens being evidenced by instrument of record in Document No. **201706040749, 201706040750, 201706040751, 20170643512 and 201706043513**, of the Real Property Records of Comal County, Texas, do hereby in all things subordinate to said plat said liens, and we hereby confirm that we are the present owner of said liens and have not assigned the same nor any part thereof.

The Lienholder acknowledges that a foreclosure of said liens will require the preparation of a subdivision plat if the foreclosure results in a division of a tract of land, pursuant to applicable State, county, and municipal regulations. The lienholder also acknowledges that the foreclosed tract may not comply with applicable subdivision regulations without significant modification, additional access, or other requirements.

By: _____

JEFFERY M. HUTCHENS
EXECUTIVE VICE PRESIDENT

STATE OF Texas §

§

COUNTY OF Travis §

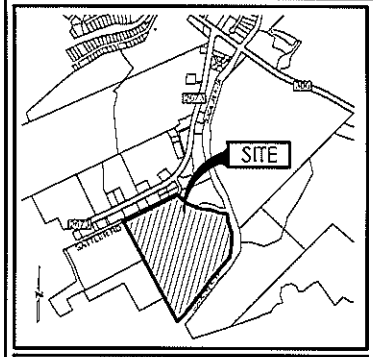
Sworn to and Subscribed before me by Jeffery M. Hutchens, EVP,

On the 23 day of July, 2018

MICHELLE FARROW
EXP. 12-02-2021
ID# 534757-3

Michelle Farrow
Michelle Farrow

Exhibit A



LEGEND

- = PROPOSED BOUNDARY
- = EXISTING BOUNDARY
- = CENTERLINE
- ● = FOUND 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ○ = SET IRON ROD WITH CAP STAMPED "DAM #5348"
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS
- ---50--- = EXISTING CONTOUR
- = EASEMENT

SUBDIVISION PLAT
ESTABLISHING
OXBOW ON THE GUADALUPE SUBDIVISION

BEING 78.170 ACRES OF LAND OUT OF THE A. SMITH SURVEY NO. 21, COMAL COUNTY, TEXAS AND ALSO BEING OUT OF THOSE CERTAIN TRACTS OF LAND AS DESCRIBED IN DOCUMENT NO. 201706040749 AND DOCUMENT NO 201706043512 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

SCALE: 1"=200'
200 100 0 200

BIG RED DOG
ENGINEERING | CONSULTING

D.A. MAWYER
LAND SURVEYING
5181 W. Ext. 46
NEW BRAUNFELS, TX 78132
PH:830.730.0446
FIRM #10194500

NOTES:

1. REFERENCE SHEET 5 OF 5 FOR LINE TABLE & CURVE TABLE INFORMATION.
2. LOT 900 IS A PRIVATE ROAD, SHARED USE/OPEN SPACE LOT, AND IS USED FOR PUBLIC DRAINAGE CONVEYANCE, PUBLIC & PRIVATE UTILITIES.
3. LOT 901 IS A CEMETERY LOT THAT HAS ACCESS VIA LOT 900.
4. LOT 902, 903, & 904 ARE SHARED USE/OPEN SPACE LOTS FOR THE HOA, LOT 903 INCLUDES RIVER ACCESS & OTHER AMENITIES. THESE LOTS ARE ALSO FOR PUBLIC/PRIVATE DRAINAGE CONVEYANCE AND PUBLIC & PRIVATE UTILITIES.

NOTES:

1. ALL BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83.
2. DATE OF PREPARATION FOR THIS SURVEY WAS COMPLETED ON JANUARY 10, 2018.
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 PIN WITH PLASTIC CAP LABELED "DAM #5348 PROP. COR.", AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
4. SUBDIVISION PLAT ESTABLISHING "OXBOW ON THE GUADALUPE" SUBDIVISION ESTABLISHING A TOTAL OF 61 LOTS; 57 BEING BUILDABLE LOTS, 4 BEING 900 LOTS (SHARED USE HOA AND OPEN SPACE).
5. SUBJECT PROPERTY WILL BE SERVED BY A STATE CERTIFIED PUBLIC WATER SUPPLY SYSTEM.
6. SUBJECT PROPERTY WILL BE SERVED BY CANYON LAKE WATER SUPPLY CORPORATION.
7. SUBJECT LOTS WILL BE HAVE INDIVIDUAL SEPTIC SYSTEMS, PERMITS WILL BE REQUIRED AT TIME OF BUILDING PERMIT.
8. A PORTION OF THIS PROPERTY LIES 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. 485463 0260F, EFFECTIVE DATE SEPTEMBER, 02, 2009, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
9. SUBJECT SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
10. SUBJECT SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
11. 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 COUNTY ENGINEER. COMAL COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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.
12. THE ELEVATION OF THE LOWEST FLOOR 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/STRUCTURE AND SHALL PREVENT WATER FROM LEAVING THE STREET.
13. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR THE MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE. GRANTEES OF SAID DEDICATED EASEMENT RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
14. MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
15. A DRAINAGE STUDY HAS BEEN COMPLETED BY BIG RED DOG, INC. FOR THIS PLAT AND IS AVAILABLE FOR REVIEW AT THE COMAL COUNTY ENGINEER'S OFFICE.
16. A CZP (CONTRIBUTING ZONE PLAN) AS BEEN CONDUCTED BY BIG RED DOG, INC. LETTERS OF APPROVAL FROM TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) ARE RECORDED IN DOC. NO. 1909070 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. LOT OWNERS SHOULD REFER TO CZP ON FILE AT THE COMAL COUNTY ENGINEER'S OFFICE FOR ADDITIONAL RESTRICTIONS.

PRIVATE ROAD NOTES:

17. ALL PRIVATE ROADS SHOWN HEREON, STREET A, STREET B, AND STREET C, AND ALL SECURITY GATES AND DEVICES CONTROLLING ACCESS TO SUCH ROADS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF THIS SUBDIVISION.
18. THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE 78.170 ACRES OF LAND OUT OF SAID TRACT IN ACCORDANCE WITH THIS PLAT, TO BE KNOW AS OXBOW ON THE GUADALUPE SUBDIVISION, SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND HEREBY DEDICATED THE USE OF ALL THE PRIVATE ROAD AND OTHER EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, TO THE OWNERS OF THE LOTS IN THIS SUBDIVISION, THE PUBLIC UTILITIES SERVING THE SUBDIVISION, THE EMERGENCY SERVICES PROVIDERS WITH JURISDICTION, AND PUBLIC SERVICE AGENCIES. THE PAYMENT OF REAL PROPERTY TAXES ON SUCH PRIVATE ROADS ARE THE RESPONSIBILITY OF THE OWNER(S) OF THE ROADS OR ANY DULY CONSTITUTED HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION. AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE ROADS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NON-VEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICKUP, AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY.
19. PRIVATE ROADS IDENTIFIED ON THIS PLAT SHALL SERVE AS ACCESS, DRAINAGE, AND PUBLIC UTILITY EASEMENTS TO SERVICE THE PROPERTY OWNERS WITHIN THE SUBDIVISION.

STATE OF TEXAS
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS
THE OWNER OF LAND SHOWN ON THIS PLAT WHOSE NAMES ARE 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
MONA COAST VENTURE LTD
795 SATTLER ROAD
NEW BRAUNFELS, TEXAS 78132

BY WILLIAM KORBOTH

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WILLIAM KORBOTH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 _____, 2018.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES _____

THIS PLAT OF OXBOW ON THE GUADALUPE SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF COMAL COUNTY, TEXAS, AND IS HEREBY APPROVED FOR FILING BY SAID COURT ON:

_____ 2018.

DATED THIS ___ DAY OF _____ A.D. 2018.

BY _____
COUNTY JUDGE

ATTEST _____
COUNTY CLERK - DEPUTY

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., 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. 20_____.

COUNTY CLERK
COMAL COUNTY, TEXAS

BY _____
DEPUTY

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

D.A. MAWYER SURVEYING, INC.
DREW A. MAWYER, R.P.L.S.

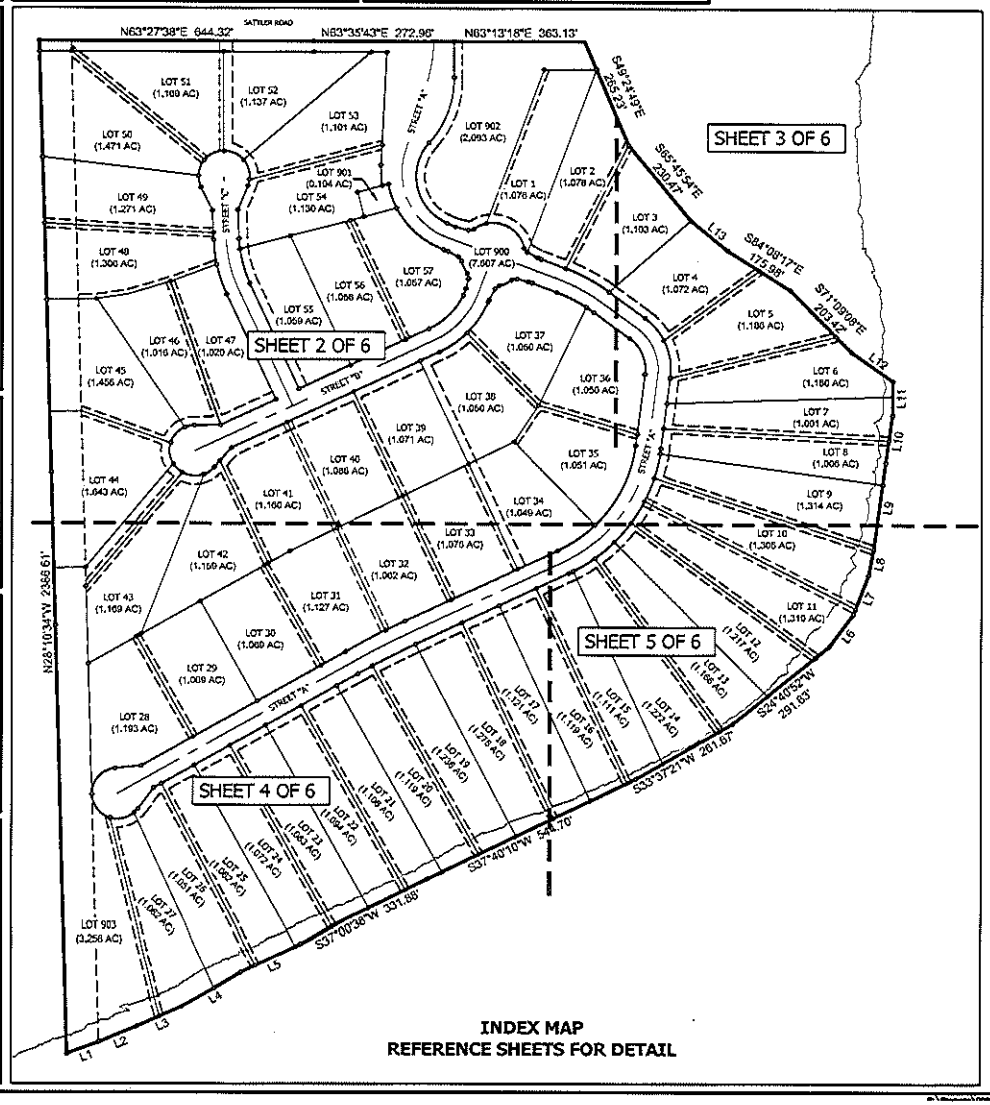
PRELIMINARY-FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

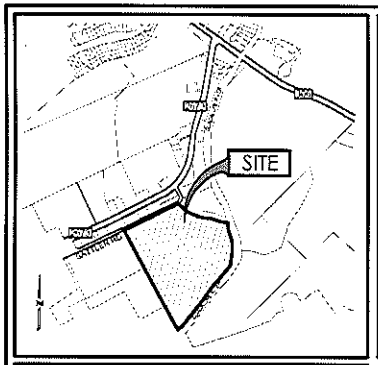
SWORN AND SUBSCRIBED BEFORE ME
THIS THE ___ DAY OF _____,

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____



INDEX MAP
REFERENCE SHEETS FOR DETAIL



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- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS
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SUBDIVISION PLAT
ESTABLISHING
OXBOW ON THE GUADALUPE SUBDIVISION

BEING 78.170 ACRES OF LAND OUT OF THE A. SMITH SURVEY NO. 21, COMAL COUNTY, TEXAS AND ALSO BEING OUT OF THOSE CERTAIN TRACTS OF LAND AS DESCRIBED IN DOCUMENT NO. 201706040749 AND DOCUMENT NO 201706043512 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

SCALE: 1"=200'

200 100 0 200

BIG RED DOG ENGINEERING | CONSULTING

D&MAWYER SURVEYING

NOTES:

1. REFERENCE SHEET 5 OF 5 FOR LINE TABLE & CURVE TABLE INFORMATION.
2. LOT 900 IS A PRIVATE ROAD, SHARED USE/OPEN SPACE LOT, AND IS USED FOR PUBLIC DRAINAGE CONVEYANCE, PUBLIC & PRIVATE UTILITIES.
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STATE OF TEXAS
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS
THE OWNER OF LAND SHOWN ON THIS PLAT WHOSE NAMES ARE 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
KEMA SOLEIL VENTURE LTD
7165 SATTLER ROAD
NEW BRAUNFELS, TEXAS 78132

BY: WILLIAM KONRATH

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WILLIAM KONRATH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 _____, 2014.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES _____.

THIS PLAT OF "OXBOW ON THE GUADALUPE SUBDIVISION" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF COMAL COUNTY, TEXAS, AND IS HEREBY APPROVED FOR FILING BY SAID COURT ON

_____, 2014.

DATED THIS ___ DAY OF _____, A.D. 2014.

BY _____
COUNTY JUDGE

ATTEST _____
COUNTY CLERK - DEPUTY

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., ___ 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. 20____.

COUNTY CLERK
COMAL COUNTY, TEXAS

BY _____
DEPUTY

STATE OF TEXAS
COUNTY OF COMAL

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PRELIMINARY--FOR REVIEW ONLY
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REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

SWORN AND SUBSCRIBED BEFORE ME

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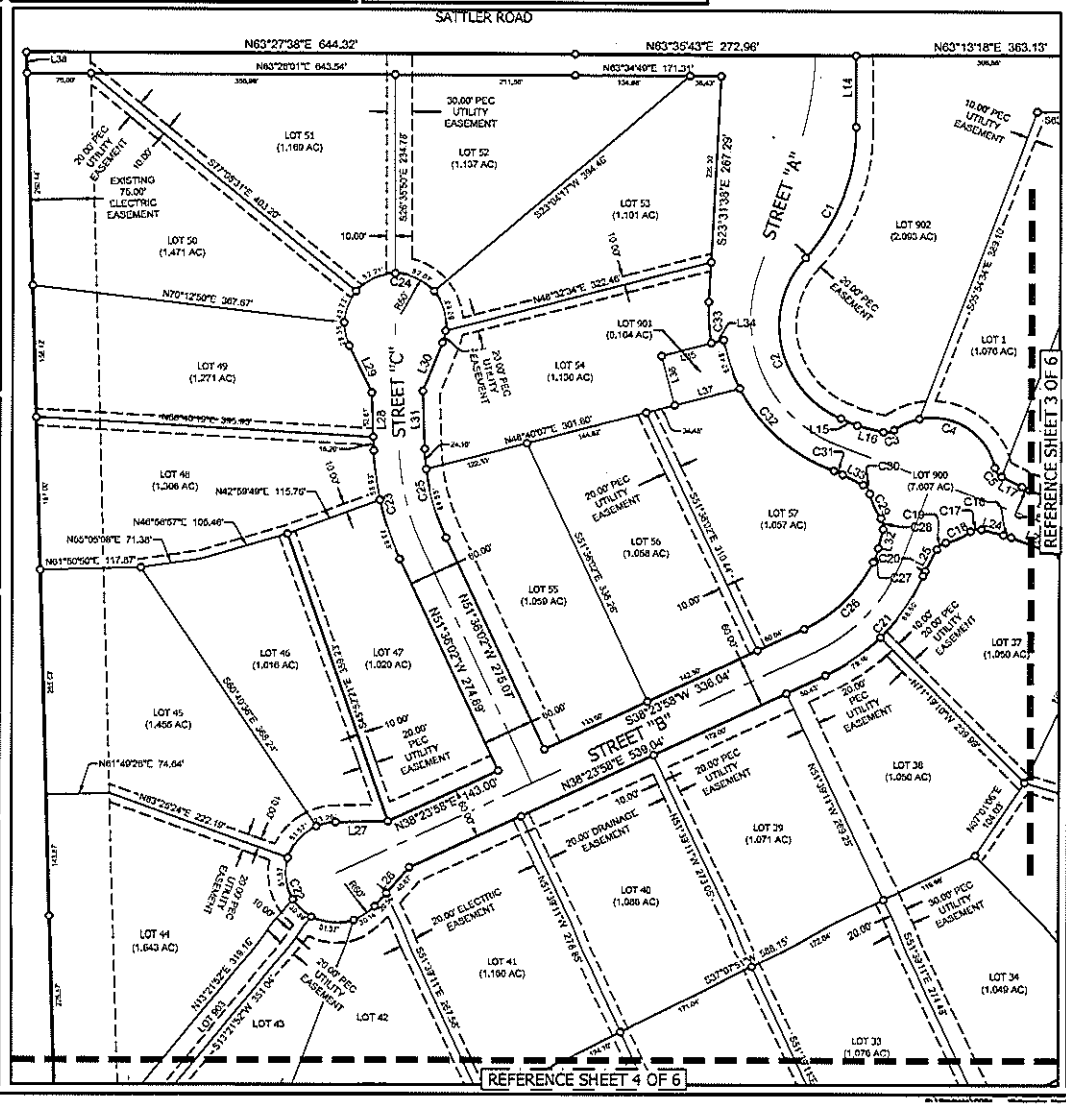
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

MY COMMISSION EXPIRES _____



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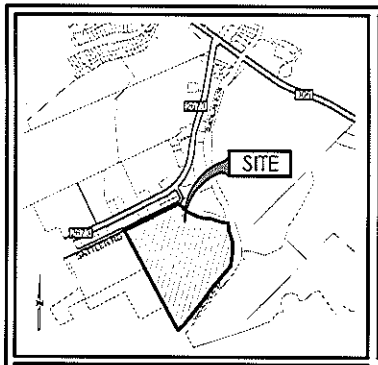

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—50— = EXISTING CONTOUR

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SCALE: 1"=200'

200 100 0 200

BIG RED DOG ENGINEERING | CONSULTING

D.A. MAWYER SURVEYING

NOTES:

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STATE OF TEXAS
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS
THE OWNER OF LAND SHOWN ON THIS PLAT WHOSE NAMES ARE 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
KONA COAST VENTURE LTD
790 SATTLER ROAD
NEW BRAUNFELS, TEXAS 78132

BY WILLIAM KORNOTH

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WILLIAM KORNOTH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 _____, 2016.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES _____.

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_____ 2016.

DATED THIS ___ DAY OF _____ A.D. 2016.

BY _____
COUNTY JUDGE

ATTEST _____
COUNTY CLERK - DEPUTY

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., 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. 20_____

COUNTY CLERK,
COMAL COUNTY, TEXAS

BY _____
DEPUTY

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COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY

D.A. MAWYER SURVEYING, INC.
DREW A. MAWYER, R.P.L.S.

PRELIMINARY--FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

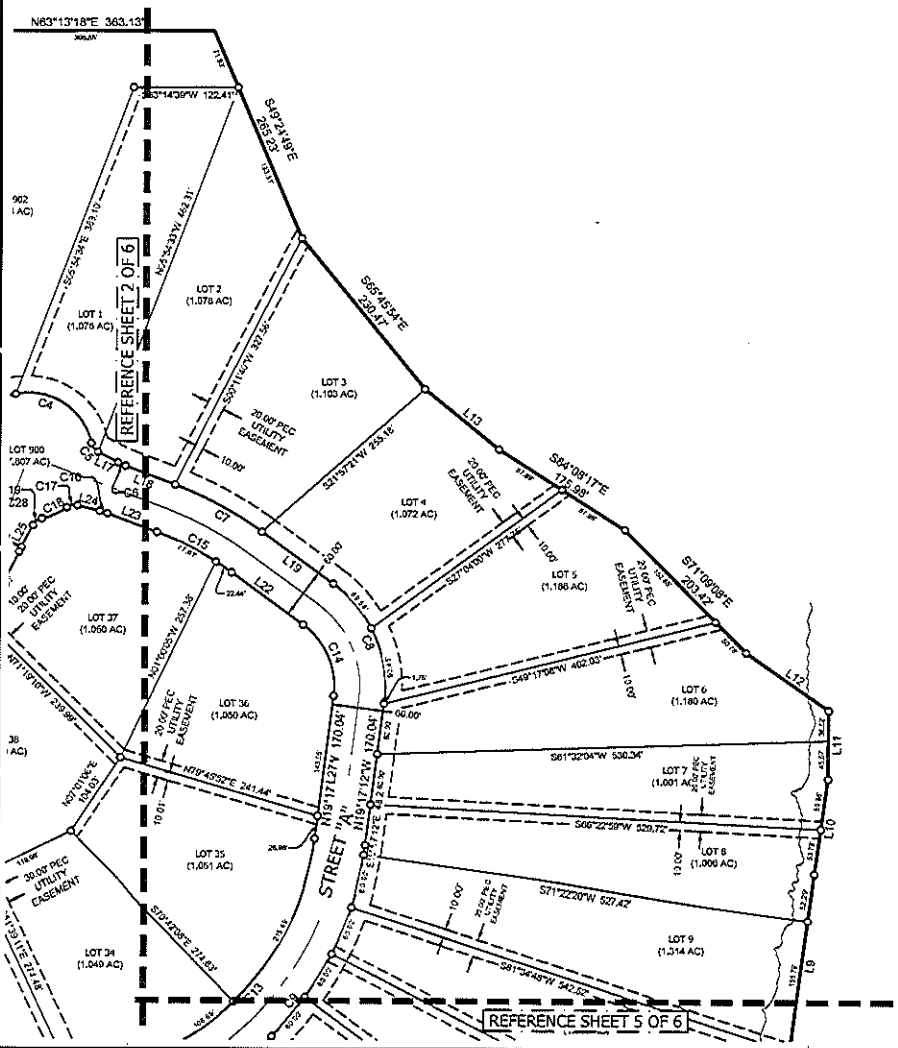
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

SWORN AND SUBSCRIBED BEFORE ME

THIS THE ___ DAY OF _____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

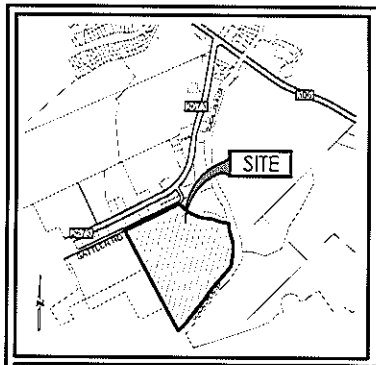


NOTES:

1. ALL BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83.
2. DATE OF PREPARATION FOR THIS SURVEY WAS COMPLETED ON JANUARY 10, 2016.
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 PIN WITH PLASTIC CAP LABELED "DAM #5348 PROP. COR.", AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
4. SUBDIVISION PLAT ESTABLISHING "OXBOW ON THE GUADALUPE" SUBDIVISION ESTABLISHING A TOTAL OF 61 LOTS, 57 BEING BUILDABLE LOTS, 4 BEING 900 LOTS (SHARED USE HOA AND OPEN SPACE).
5. SUBJECT PROPERTY WILL BE SERVED BY A STATE CERTIFIED PUBLIC WATER SUPPLY SYSTEM.
6. SUBJECT PROPERTY WILL BE SERVED BY CANYON LAKE WATER SUPPLY CORPORATION.
7. SUBJECT LOTS WILL BE HAVE INDIVIDUAL SEPTIC SYSTEMS, PERMITS WILL BE REQUIRED AT TIME OF BUILDING PERMIT.
8. A PORTION OF THIS PROPERTY LIES 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. 48046G 0260F, EFFECTIVE DATE SEPTEMBER, 02, 2009, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
9. SUBJECT SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
10. SUBJECT SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
11. 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 DECREASES THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE COUNTY ENGINEER. COMAL COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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.
12. THE ELEVATION OF THE LOWEST FLOOR 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/STRUCTURE AND SHALL PREVENT WATER FROM LEAVING THE STREET.
13. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR THE MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE. GRANTEES OF SAID DEDICATED EASEMENT RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
14. MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
15. A DRAINAGE STUDY HAS BEEN COMPLETED BY BIG RED DOG, INC. FOR THIS PLAT AND IS AVAILABLE FOR REVIEW AT THE COMAL COUNTY ENGINEER'S OFFICE.
16. A CZP (CONTRIBUTING ZONE PLAN) AS BEEN CONDUCTED BY BIG RED DOG, INC. LETTERS OF APPROVAL FROM TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) ARE RECORDED IN DOC. NO. 13000767 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. LOT OWNERS SHOULD REFER TO CZP ON FILE AT THE COMAL COUNTY ENGINEER'S OFFICE FOR ADDITIONAL RESTRICTIONS.

PRIVATE ROAD NOTES:

17. ALL PRIVATE ROADS SHOWN HEREON, STREET A, STREET B, AND STREET C, AND ALL SECURITY GATES AND DEVICES CONTROLLING ACCESS TO SUCH ROADS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF THIS SUBDIVISION.
18. THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE 78.170 ACRES OF LAND OUT OF SAID TRACT IN ACCORDANCE WITH THIS PLAT, TO BE KNOW AS OXBOW ON THE GUADALUPE SUBDIVISION, SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND HEREBY DEDICATED THE USE OF ALL THE PRIVATE ROAD AND OTHER EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, TO THE OWNERS OF THE LOTS IN THE SUBDIVISION, THE PUBLIC UTILITIES SERVING THE SUBDIVISION, THE EMERGENCY SERVICES PROVIDERS WITH JURISDICTION, AND PUBLIC SERVICE AGENCIES. THE PAYMENT OF REAL PROPERTY TAXES ON SUCH PRIVATE ROADS ARE THE RESPONSIBILITY OF THE OWNER(S) OF THE ROADS OR ANY DULY CONSTITUTED HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION. AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE ROADS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NONVEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICKUP, AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY.
19. PRIVATE ROADS IDENTIFIED ON THIS PLAT SHALL SERVE AS ACCESS, DRAINAGE, AND PUBLIC UTILITY EASEMENTS TO SERVICE THE PROPERTY OWNERS WITHIN THE SUBDIVISION.



LEGEND

- = PROPOSED BOUNDARY
- = EXISTING BOUNDARY
- = CENTERLINE
- ● = FOUND 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ○ = SET IRON ROD WITH CAP STAMPED "DAM #5346"
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS
- 50 = EXISTING CONTOUR
- = EASEMENT

SUBDIVISION PLAT
ESTABLISHING
OXBOW ON THE GUADALUPE SUBDIVISION

BEING 78.170 ACRES OF LAND OUT OF THE A. SMITH SURVEY NO. 21, COMAL COUNTY, TEXAS AND ALSO BEING OUT OF THOSE CERTAIN TRACTS OF LAND AS DESCRIBED IN DOCUMENT NO. 201706040749 AND DOCUMENT NO 201706043512 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

SCALE: 1"=200'

200 100 0 200

BIG RED DOG ENGINEERING | CONSULTING

D.A. MAWYER SURVEYING

NOTES:

1. REFERENCE SHEET 5 OF 5 FOR LINE TABLE & CURVE TABLE INFORMATION.
2. LOT 900 IS A PRIVATE ROAD, SHARED USE/OPEN SPACE LOT, AND IS USED FOR PUBLIC DRAINAGE CONVEYANCE, PUBLIC & PRIVATE UTILITIES.
3. LOT 901 IS A CEMETERY LOT THAT HAS ACCESS VIA LOT 900.
4. LOT 902, 903, & 904 ARE SHARED USE/OPEN SPACE LOTS FOR THE HOA, LOT 903 INCLUDES RIVER ACCESS & OTHER AMENITIES. THESE LOTS ARE ALSO FOR PUBLIC/PRIVATE DRAINAGE CONVEYANCE AND PUBLIC & PRIVATE UTILITIES.

STATE OF TEXAS
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS:
THE OWNER OF LAND SHOWN ON THIS PLAT WHOSE NAMES ARE 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER (DEVELOPER):
KUMA COAST VENTURE LTD
7105 BATTLER ROAD
NEW BRAUNFELS, TEXAS 78132

BY: WILLIAM KORNITH

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WILLIAM KORNITH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 _____ 2016.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES _____.

THIS PLAT OF "OXBOW ON THE GUADALUPE SUBDIVISION" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF COMAL COUNTY, TEXAS, AND IS HEREBY APPROVED FOR FILING BY SAID COURT ON

_____, 2016.

DATED THIS ___ DAY OF _____ A.D. 2016.

BY _____
COUNTY JUDGE

ATTEST _____
COUNTY CLERK - DEPUTY

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. 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. 20____

COUNTY CLERK
COMAL COUNTY, TEXAS

BY _____
DEPUTY

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY

D.A. MAWYER SURVEYING, INC.
DREW A. MAWYER, R.P.L.S.

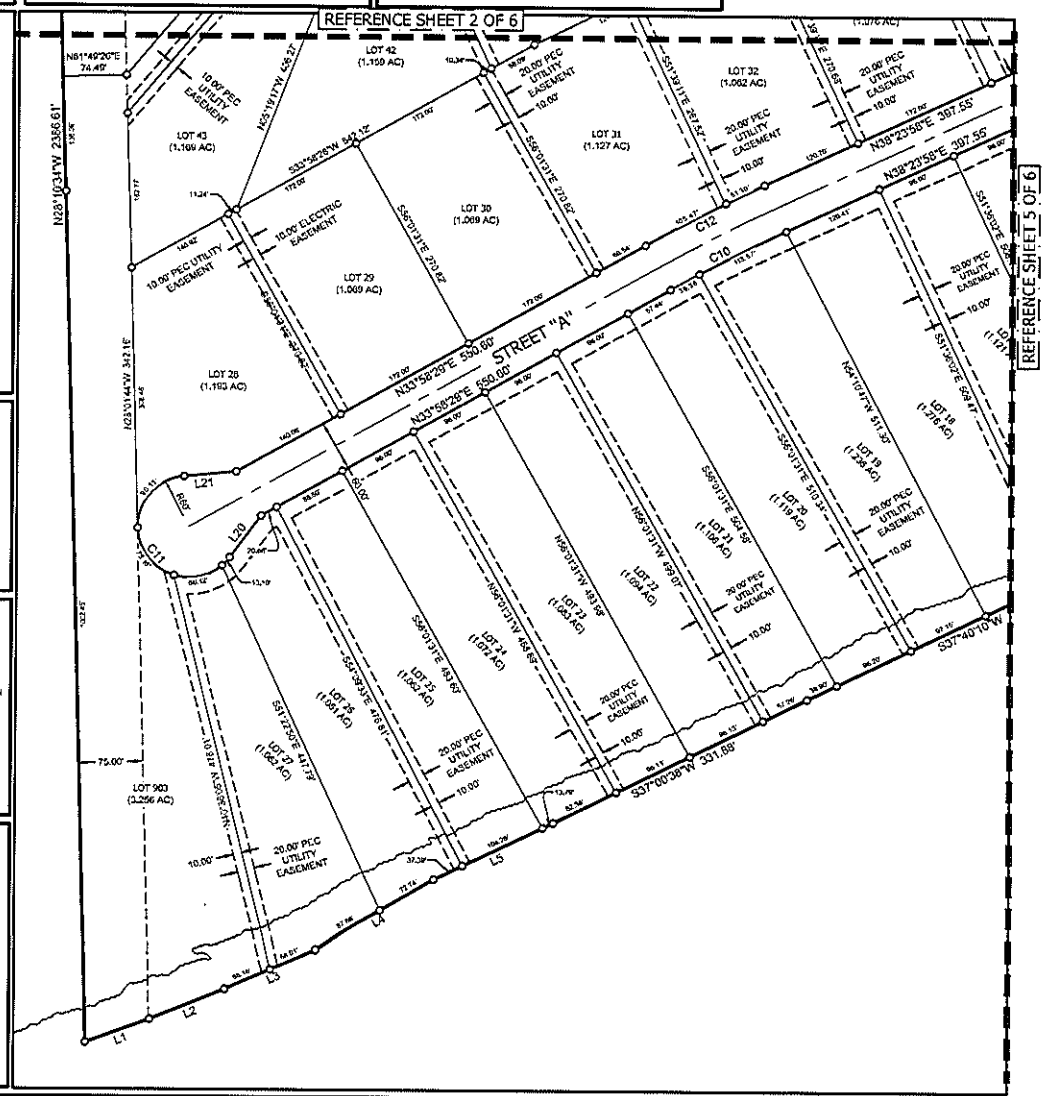
PRELIMINARY--FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5346

SWORN AND SUBSCRIBED BEFORE ME
THIS THE ___ DAY OF _____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____



NOTES:

1. ALL BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83.
2. DATE OF PREPARATION FOR THIS SURVEY WAS COMPLETED ON JANUARY 10, 2016.
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 PIN WITH PLASTIC CAP LABELED "DAM #5346 PROP. COR.", AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
4. SUBDIVISION PLAT ESTABLISHING "OXBOW ON THE GUADALUPE" SUBDIVISION ESTABLISHING A TOTAL OF 61 LOTS, 57 BEING BUILDABLE LOTS, 4 BEING 900 LOTS (SHARED USE HOA AND OPEN SPACE).
5. SUBJECT PROPERTY WILL BE SERVED BY A STATE CERTIFIED PUBLIC WATER SUPPLY SYSTEM.
6. SUBJECT PROPERTY WILL BE SERVED BY CANYON LAKE WATER SUPPLY CORPORATION.
7. SUBJECT LOTS WILL BE HAVE INDIVIDUAL SEPTIC SYSTEMS, PERMITS WILL BE REQUIRED AT TIME OF BUILDING PERMIT.
8. A PORTION OF THIS PROPERTY LIES 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. 48453 0260F, EFFECTIVE DATE SEPTEMBER, 02, 2006, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
9. SUBJECT SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
10. SUBJECT SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
11. 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 COUNTY ENGINEER. COMAL COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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.
12. THE ELEVATION OF THE LOWEST FLOOR SHALL BE AT LEAST 18 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/STRUCTURE AND SHALL PREVENT WATER FROM LEAVING THE STREET.
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PRIVATE ROAD NOTES:

17. ALL PRIVATE ROADS SHOWN HEREON, STREET A, STREET B, AND STREET C, AND ALL SECURITY GATES AND DEVICES CONTROLLING ACCESS TO SUCH ROADS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF THIS SUBDIVISION.
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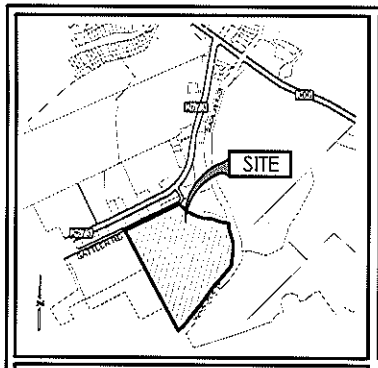
19. PRIVATE ROADS IDENTIFIED ON THIS PLAT SHALL SERVE AS ACCESS, DRAINAGE, AND PUBLIC UTILITY EASEMENTS TO SERVICE THE PROPERTY OWNERS WITHIN THE SUBDIVISION.



LEGEND

- = PROPOSED BOUNDARY
- = EXISTING BOUNDARY
- = CENTERLINE
- = FOUND 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- = SET IRON ROD WITH CAP STAMPED "DAM #5346"

O.P.R./C.C.T. = OFFICIAL PUBLIC RECORDS OF COMAL COUNTY TEXAS

—50— = EXISTING CONTOUR

= EASEMENT

SUBDIVISION PLAT
ESTABLISHING
OXBOW ON THE GUADALUPE SUBDIVISION

BEING 78.170 ACRES OF LAND OUT OF THE A. SMITH SURVEY NO. 21, COMAL COUNTY, TEXAS AND ALSO BEING OUT OF THOSE CERTAIN TRACTS OF LAND AS DESCRIBED IN DOCUMENT NO. 201706040749 AND DOCUMENT NO 201706043512 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

SCALE: 1"=200'

200 100 0 200

BIG RED DOG ENGINEERING | CONSULTING

D&M SAWYER

NOTES:

1. REFERENCE SHEET 5 OF 5 FOR LINE TABLE & CURVE TABLE INFORMATION.
2. LOT 900 IS A PRIVATE ROAD, SHARED USE/OPEN SPACE LOT, AND IS USED FOR PUBLIC DRAINAGE CONVEYANCE, PUBLIC & PRIVATE UTILITIES.
3. LOT 901 IS A CEMETERY LOT THAT HAS ACCESS VIA LOT 900.
4. LOT 902, 903, & 904 ARE SHARED USE/OPEN SPACE LOTS FOR THE HOA, LOT 903 INCLUDES RIVER ACCESS & OTHER AMENITIES, THESE LOTS ARE ALSO FOR PUBLIC/PRIVATE DRAINAGE CONVEYANCE AND PUBLIC & PRIVATE UTILITIES.

STATE OF TEXAS
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS:
THE OWNER OF LAND SHOWN ON THIS PLAT WHOSE NAMES ARE 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
NOVA COAST VENTURE LTD
795 SATTLER ROAD
NEW BRAUNFELS, TEXAS 78132

BY: WILLIAM KORIOTH

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WILLIAM KORIOTH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 _____, 2016.

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES _____

THIS PLAT OF OXBOW ON THE GUADALUPE SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF COMAL COUNTY, TEXAS, AND IS HEREBY APPROVED FOR FILING BY AND COUNT ON

_____ 2016.

DATED THIS ___ DAY OF _____ A.D. 2016.

BY _____
COUNTY JUDGE

ATTEST _____
COUNTY CLERK - DEPUTY

STATE OF TEXAS
COUNTY OF COMAL

I, _____ COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY
_____ DAY OF _____
_____ OFFICE, OF SAID COUNTY, IN
_____ & MY HAND AND OFFICIAL
_____

_____ STANDARDS SET FORTH BY
_____ ING TO AN ACTUAL SURVEY

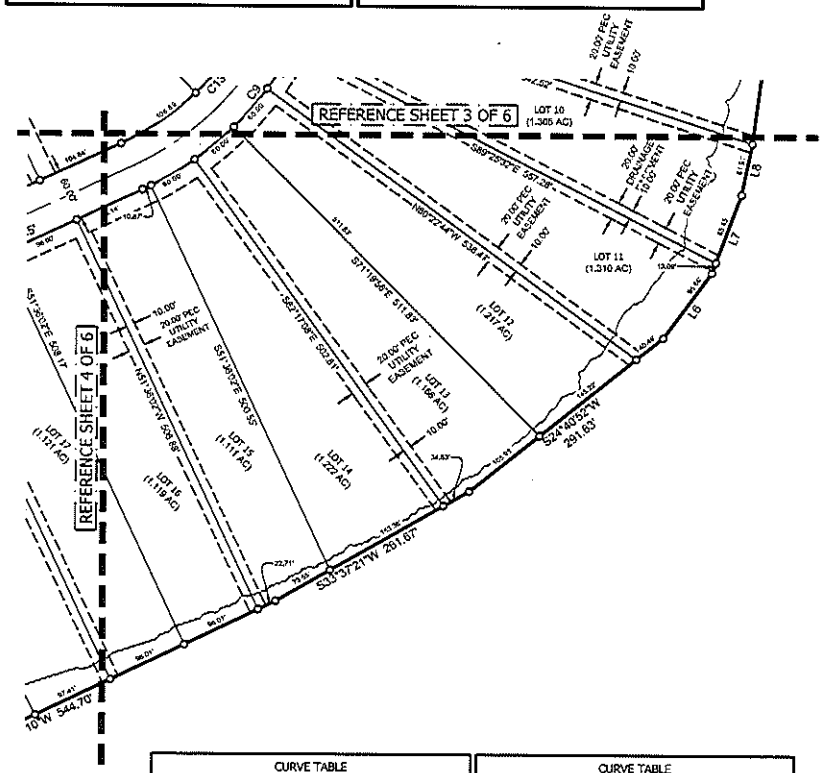
_____ R REVIEW ONLY
_____ SHALL NOT BE
_____ ANY PURPOSE

_____ NAL LAND SURVEYOR

_____ HE STATE OF TEXAS

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
05/23/2019 10:32:37 AM
CASHFOUR 6 Page(s)
201906017557

Bobbie Koepp



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	230.00'	170.01'	42°21'06"	166.13'	S53°36'47"E
C2	120.00'	227.91'	108°46'02"	196.17'	N36°56'10"W
C3	10.00'	13.30'	50°46'46"	12.87'	S02°06'30"W
C4	75.00'	150.24'	114°46'29"	126.35'	S84°06'26"W
C5	10.00'	13.30'	50°46'46"	12.87'	N03°30'37"W
C6	84.00'	9.63'	6°33'58"	9.62'	S67°22'26"W
C7	430.00'	114.28'	15°29'37"	113.92'	S88°06'45"E
C8	130.00'	140.03'	61°07'44"	133.38'	N46°36'04"W
C9	380.00'	382.56'	57°41'10"	366.63'	N53°37'21"E
C10	1970.00'	152.14'	4°25'28"	152.10'	N36°11'13"E
C11	60.00'	238.50'	227°45'08"	108.73'	N06°06'31"W
C12	2030.00'	156.77'	4°25'28"	156.73'	S36°11'13"W
C13	330.00'	332.16'	57°41'10"	318.34'	N53°37'21"E
C14	60.00'	96.02'	91°37'44"	91.33'	S46°36'04"E
C15	370.00'	100.05'	15°29'37"	99.70'	S88°06'45"E
C16	84.00'	9.64'	6°34'16"	9.63'	N80°46'17"E
C17	10.00'	13.30'	50°46'46"	12.87'	N02°06'44"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C18	70.00'	32.22'	24°36'48"	31.97'	S38°09'28"W
C19	10.00'	13.32'	91°37'46"	13.08'	N38°36'16"E
C20	84.00'	5.90'	4°01'18"	5.88'	N12°11'14"W
C21	230.00'	187.83'	41°56'01"	183.67'	N17°31'02"E
C22	60.00'	236.30'	227°46'10"	108.73'	S31°36'02"E
C23	330.00'	132.81'	23°03'33"	131.92'	S40°04'16"E
C24	60.00'	238.50'	227°45'11"	108.73'	S61°37'30"W
C25	270.00'	108.66'	23°03'33"	107.93'	N40°04'16"W
C26	170.00'	115.82'	38°37'59"	113.40'	S18°34'56"W
C27	84.00'	17.47'	11°54'28"	17.44'	N73°37'27"E
C28	15.00'	13.30'	50°46'46"	12.87'	S37°53'17"E
C29	70.00'	32.42'	26°46'14"	32.13'	S30°34'34"E
C30	15.00'	13.30'	50°46'46"	12.87'	S63°30'31"E
C31	84.00'	11.08'	7°32'41"	11.08'	N88°53'23"E
C32	200.00'	211.38'	60°32'39"	201.88'	S88°36'16"E
C33	216.00'	48.33'	13°08'48"	48.23'	S30°06'02"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	80.09'	S43°35'19"W
L2	94.72'	S41°21'05"W
L3	116.33'	S39°58'45"W
L4	160.40'	S33°05'57"W
L5	155.29'	S37°46'26"W
L6	95.66'	S09°42'02"W
L7	98.54'	N05°52'48"W
L8	61.91'	N14°36'16"W
L9	208.08'	S18°51'36"E
L10	113.63'	S16°37'56"E
L11	81.06'	S26°05'20"E
L12	118.69'	N81°35'49"W
L13	112.34'	N77°24'18"W
L14	84.21'	S26°47'21"E
L15	20.88'	S86°36'18"W
L16	31.52'	S77°31'28"W
L17	26.70'	N89°20'35"W
L18	62.11'	S84°05'26"W
L19	104.11'	N80°24'36"W
L20	61.43'	N10°05'33"E
L21	61.43'	S57°31'03"W
L22	104.11'	S80°24'36"E
L23	62.11'	N84°05'26"E
L24	26.70'	N77°31'07"E
L25	29.41'	N00°39'25"E
L26	61.43'	N14°31'24"E
L27	61.43'	S82°16'32"W
L28	68.81'	S28°32'30"E
L29	61.43'	N52°23'04"W
L30	61.43'	N04°39'36"W
L31	68.81'	N28°32'30"W
L32	23.43'	S12°28'53"E
L33	27.05'	S89°20'14"E
L34	15.05'	N48°40'07"E
L35	60.21'	S48°40'07"W
L36	48.97'	S41°19'53"E
L37	79.10'	N48°40'07"E

NOTES:

1. ALL BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83.
2. DATE OF PREPARATION FOR THIS SURVEY WAS COMPLETED ON JANUARY 10, 2016.
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 PIN WITH PLASTIC CAP LABELED "DAM #5346 PROP. COR.", AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
4. SUBDIVISION PLAT ESTABLISHING "OXBOW ON THE GUADALUPE" SUBDIVISION ESTABLISHING A TOTAL OF 61 LOTS, 57 BEING BUILDABLE LOTS, 4 BEING 900 LOTS (SHARED USE HOA AND OPEN SPACE).
5. SUBJECT PROPERTY WILL BE SERVED BY A STATE CERTIFIED PUBLIC WATER SUPPLY SYSTEM.
6. SUBJECT PROPERTY WILL BE SERVED BY CANYON LAKE WATER SUPPLY CORPORATION.
7. SUBJECT LOTS WILL BE HAVE INDIVIDUAL SEPTIC SYSTEMS, PERMITS WILL BE REQUIRED AT TIME OF BUILDING PERMIT.
8. A PORTION OF THIS PROPERTY LIES 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. 48453 0260F, EFFECTIVE DATE SEPTEMBER, 02, 2009, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
9. SUBJECT SUBDIVISION IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
10. SUBJECT SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
11. 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 COUNTY ENGINEER. COMAL COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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.
12. THE ELEVATION OF THE LOWEST FLOOR SHALL BE AT LEAST 15 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/STRUCTURE AND SHALL PREVENT WATER FROM LEAVING THE STREET.
13. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR THE MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE. GRANTEES OF SAID DEDICATED EASEMENT RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
14. MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
15. A DRAINAGE STUDY HAS BEEN COMPLETED BY BIG RED DOG, INC. FOR THIS PLAT AND IS AVAILABLE FOR REVIEW AT THE COMAL COUNTY ENGINEER'S OFFICE.
16. A CZP (CONTRIBUTING ZONE PLAN) HAS BEEN CONDUCTED BY BIG RED DOG, INC. LETTERS OF APPROVAL FROM TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) ARE RECORDED IN DOC. NO. 13000707 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. LOT OWNERS SHOULD REFER TO CZP ON FILE AT THE COMAL COUNTY ENGINEER'S OFFICE FOR ADDITIONAL RESTRICTIONS.

PRIVATE ROAD NOTES:

17. ALL PRIVATE ROADS SHOWN HEREON, STREET A, STREET B, AND STREET C, AND ALL SECURITY GATES AND DEVICES CONTROLLING ACCESS TO SUCH ROADS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION OF THIS SUBDIVISION.
18. THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE 78.170 ACRES OF LAND OUT OF SAID TRACT IN ACCORDANCE WITH THIS PLAT, TO BE KNOW AS OXBOW ON THE GUADALUPE SUBDIVISION, SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND HEREBY DEDICATED THE USE OF ALL THE PRIVATE ROAD AND OTHER EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, TO THE OWNERS OF THE LOTS IN THE SUBDIVISION, THE PUBLIC UTILITIES SERVING THE SUBDIVISION, THE EMERGENCY SERVICES PROVIDERS WITH JURISDICTION, AND PUBLIC SERVICE AGENCIES. THE PAYMENT OF REAL PROPERTY TAXES ON SUCH PRIVATE ROADS ARE THE RESPONSIBILITY OF THE OWNER(S) OF THE ROADS OR ANY DULY CONSTITUTED HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION. AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE ROADS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NONVEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICKUP, AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY.
19. PRIVATE ROADS IDENTIFIED ON THIS PLAT SHALL SERVE AS ACCESS, DRAINAGE, AND PUBLIC UTILITY EASEMENTS TO SERVICE THE PROPERTY OWNERS WITHIN THE SUBDIVISION.