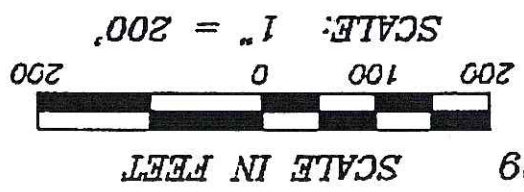


POINT OF BEGINNING
GRD N=13.817,738.9449
GRD E=2,259,071.0044
SCALE FACTOR OF 1.00014
(FOR SURFACE ADJUSTMENT)

NORTH GATE UNIT ONE
VOL. 12, PG. 381
360.53
S45°41'07"E
1/27PS

U.S.A. OFFICE &
INDUSTRIAL PARK
BLOCK ONE, LOTS 1, 2, 3 & 4
VOLUME 13, PAGE 189



GENERAL NOTES

IRON PINS SET AT ALL CORNERS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
THE BEARINGS ON THIS PLAT ARE BASED ON GRID NORTH OF THE TEXAS COORDINATE SYSTEM, NAD83(93), SOUTH CENTRAL ZONE (ZONE 4204). (SURFACE ADJUSTMENT FACTOR 1.00014).
ELEVATION HEIGHTS ARE NAVD 88 DATUM AND DETERMINED BY GPS OBSERVATIONS FROM THE NGS CO-OPERATIVE CORRS NETWORK AND A HIGH-RESOLUTION GEOID MODEL (GEOID 99). REFERENCE POINT S01 (DE6248) OF THE NATIONAL GEODETIC SURVEY DATA/SHEET, ELEV. 740.85 (NAVD 88).
REFERENCE PROPERTY IS LOCATED IN ZONE X OF THE F.I.R.M. (FLOOD INSURANCE RATE MAP) CITY OF NEW BRAUNFELS, TEXAS, COMAL AND GUADALUPE COUNTIES AS DEFINED BY MAP NO. 4854930008E, DATED JANUARY 5, 2006.
THIS PROPERTY LIES IN THE COMAL INDEPENDENT SCHOOL DISTRICT.

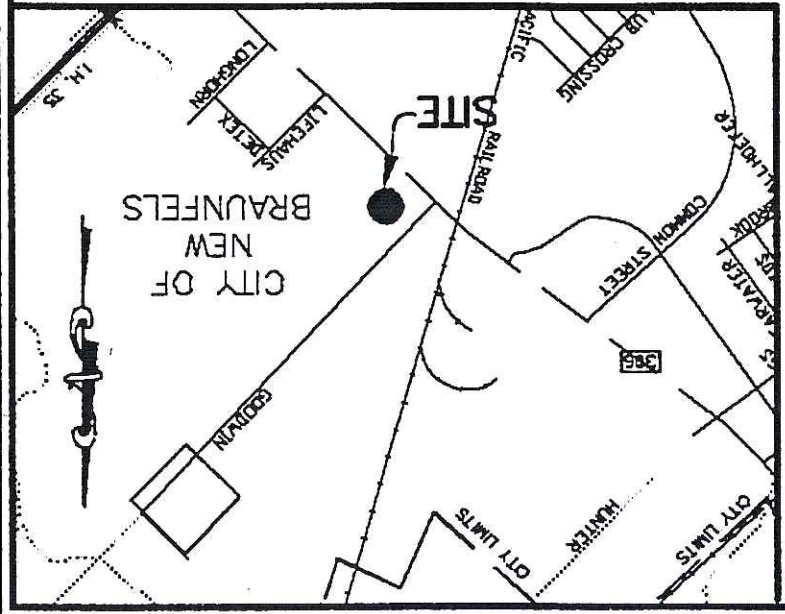
THIS PROPERTY WILL BE SERVED BY THE FOLLOWING:
ELECTRIC - NEW BRAUNFELS UTILITIES
TELEPHONE - AT&T
WATER - NEW BRAUNFELS UTILITIES
SEWER - NEW BRAUNFELS UTILITIES

NO EXISTING IMPROVEMENTS ON REFERENCE PROPERTY.
FOR DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURE FOR FUTURE NOISE MITIGATION.
THE DEVELOPER/OWNER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE RIGHT-OF-WAY.

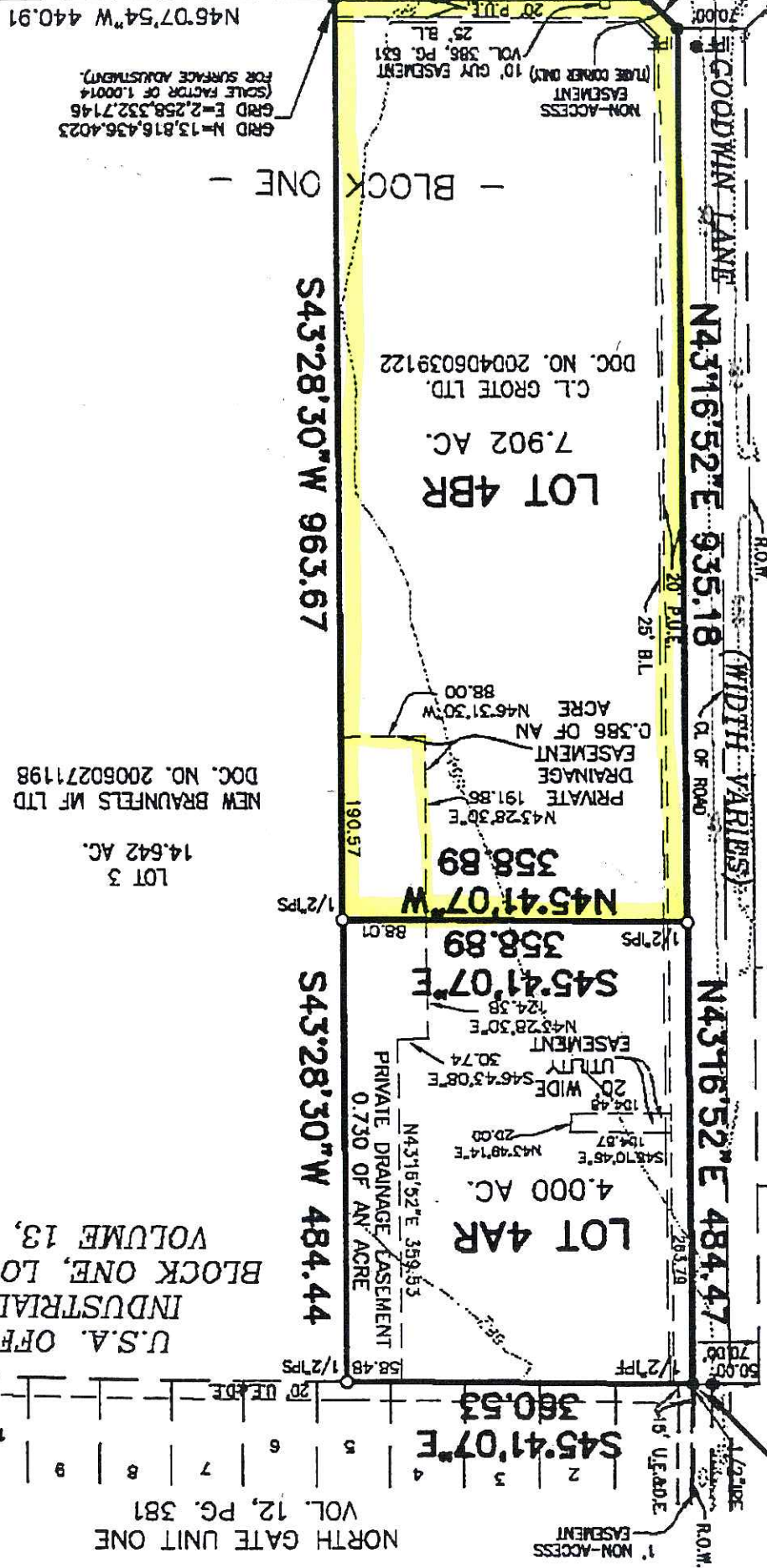
IF SIDEWALKS ARE REQUIRED BY AN APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TxDOT. MAXIMUM ACCESS POINTS TO THE STATE HIGHWAY FROM LOT 4BR WILL BE REGULATED AS DIRECTED BY "REGULATION FOR ACCESS DRIVeways TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF _____ POINTS BASED ON THE OVERALL VACATE AND REPLATTED HIGHWAY FRONTAGE OF 324.22.

A 6 FOOT WIDE SIDEWALK SHALL BE CONSTRUCTED ON LOT 4AR AND 4BR BY CONTRACTOR, 1 FOOT INSIDE RIGHT-OF-WAY OF F.M. HWY 306 AND GOODWIN LANE AT TIME OF BUILDING CONSTRUCTION AND COMPLY WITH THE CITY OF NEW BRAUNFELS ORDINANCE.
DRAINAGE EASEMENTS SHALL BE FREE FROM ALL OBSTRUCTIONS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF INTERIM REVIEW UNDER
THE AUTHORITY OF STEPHEN E. SCHULTZ,
R.P.L.S. 4233 ON JANUARY 28, 2008.



N02°21'06"W
N46°07'54"W
F.M. HWY NO. 306
R.O.W.
N46°07'54"W 440.91
1" PIPE
FND.



CHECKS IN THE MAIL INC
16.242 AC.
VOL. 409, PG. 84

KOONIZ MCCOMBS 1 LTD
55.074 AC.
DOC. NO. 200606046422

ADJUTER
PROPERTY DOES
UNFELS
UTILITIES
MY.
PROXIMATELY
306 AND
4
PER/OWNER
EASURES
ACT TO THE
IE
RIVERWAY