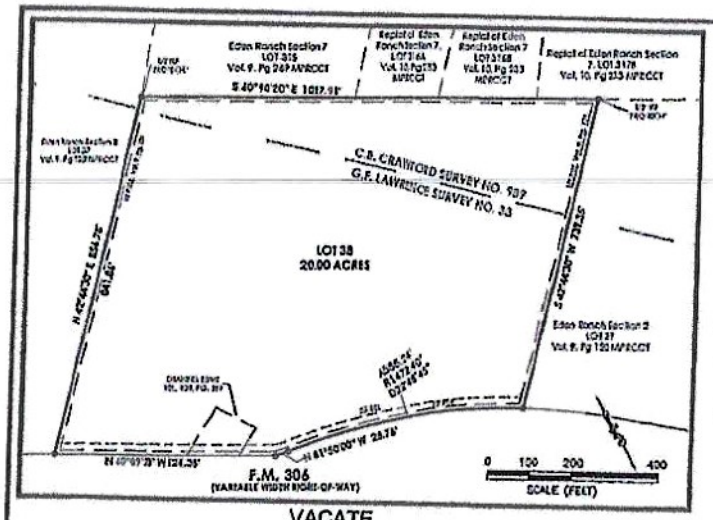
Bounds

VACATE AND REPLAT OF LOT 38, EDEN RANCH SECTION 2, ESTABLISHING
LOTS 38RA AND 38RB

#202006020299



VACATE

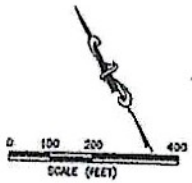
LOT 38 EDEN RANCH SECTION 2, AS RECORDED IN VOL 9, PG 120, MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS

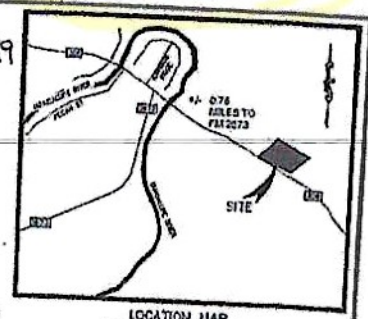
TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES. OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THIS DEVELOPMENT WILL NOT ENCROACH BY STRUCTURE OR GRADING INTO STATE ROW. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW WILL NOT BE ALLOWED.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S "ACCESS MANAGEMENT MANUAL".
4. 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.
5. 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.

LEGEND

●	1/2" DIAMETER IRON ROD FOUND (UNLESS OTHERWISE NOTED)
○	1/2" DIAMETER IRON PIN SET WITH YELLOW CAP STAMPED "SHERWOOD SURVEYING"
EDVT	EASEMENT
PUE	PUBLIC UTILITY EASEMENT
BSL	BUILDING SETBACK LINE
	RIGHT-OF-WAY
	SURVEY LINE
AC	ACRES
MPROCT	MAP & PLAT RECORDS, COMAL COUNTY, TEXAS
OPRCCT	OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
℄	CENTERLINE
	CONCRETE MONUMENT
BS	BUILDING SETBACK
PG	PLAT DOCUMENT'S DESIGNATION DIRECTIONS





LOCATION MAP
NOT TO SCALE

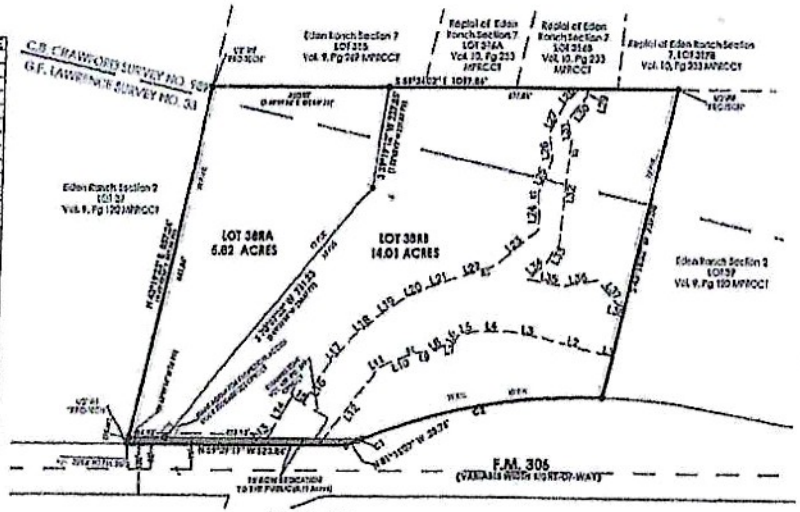
SHERWOOD SURVEYING & S.U.E.
6174 WEST RESIDENTIAL & COMMERCIAL & INDUSTRIAL
BOX 2 SUITE 1 P.O. BOX 1010 SPRINGS RANCH, TEXAS 78070
SPRINGS RANCH, TEXAS 78070
PHONE (830) 438-3138 FAX (830) 438-3139

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	11.74'	1477.25'	0°27'16"	N 61°07'34" W	11.74'
C2	1179.49'	1122.40'	60°20'00"	N 69°44'05" W	1127.23'

PLAT NOTES:

1. DATE OF PLAT PREPARATION: FEBRUARY 13, 2020
2. THIS PROPERTY DOES NOT LIE WITHIN THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.
3. THIS PROPERTY WILL BE SERVED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.
4. THERE IS HEREBY DEDICATED A THIRTY (30) FEET WIDE DRAINAGE EASEMENT CENTERED ON ALL NATURAL NON-OFF CHANNELS, CREEKS, OR SWALES UNLESS NOTED OTHERWISE ON THIS PLAT.
5. THE PROPERTY WILL BE SERVED BY INDIVIDUAL ON-SITE WATER WELLS.
6. NO DRIVEWAYS SHALL BE CONSTRUCTED BETWEEN THE LOTS AND ADJOINING PUBLIC RIGHT-OF-WAY WHICH FIRST OBTAINING A DRIVEWAY PERMIT FROM TXDOT.
7. COMAL COUNTY REQUIRES A MINIMUM 25' BUILDING SET-BACK LINE FROM ROAD FRONTAGE.
8. CONTOUR DATA SHOWN DERIVED FROM THRIS LIDAR DATA FOR COMAL COUNTY 2010.
9. 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 48091C0245F, EFFECTIVE 9/2/2009, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
10. THIS PROPERTY DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
11. 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 ASSERTING INDICATED DURING CERTAIN STORM EVENTS HAVE BEEN PLACED WITHIN BUILDING SETBACKS. THE CONSTRUCTION OF BUILDINGS WITHIN THE BUILDING SETBACKS REQUIRES COMMISSIONER'S COURT APPROVAL.
12. 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 RETAIN THE RIGHT OF ACCESS TO SUCH EASEMENTS.
13. A TOTAL OF 0.19 ACRES, 8,194 SF, IS BEING DEDICATED TO THE PUBLIC AS RIGHT-OF-WAY.
14. TWO (2) LOTS, BEING 19 ACRES.
15. 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.

LINE	BEARING	DISTANCE
L1	N 50°45'04" W	23.74'
L2	S 44°58'16" E	136.78'
L3	S 49°41'37" E	84.55'
L4	S 60°07'49" E	78.61'
L5	S 74°20'42" E	139.79'
L6	N 62°18'20" E	110.72'
L7	S 20°07'24" E	33.36'
L8	S 62°16'36" W	15.11'
L9	N 65°48'03" W	45.12'
L10	N 80°19'20" W	72.82'
L11	N 90°00'00" W	22.45'
L12	S 67°37'01" W	224.65'
L13	S 82°53'31" W	68.89'
L14	S 60°29'45" W	82.07'
L15	N 26°51'50" W	31.03'
L16	N 62°58'31" E	94.55'
L17	S 70°49'18" W	95.20'
L18	N 80°29'44" E	82.04'
L19	N 84°01'30" E	83.25'
L20	S 84°03'55" E	70.31'
L21	S 77°39'36" E	55.96'
L22	N 77°22'21" W	110.36'
L23	N 79°49'40" E	131.82'
L24	N 28°30'25" E	85.57'
L25	S 53°08'55" W	85.27'
L26	N 25°08'14" E	64.25'
L27	N 56°14'11" E	69.49'
L28	N 72°55'14" E	56.92'
L29	N 42°32'42" E	17.52'
L30	S 65°55'13" W	70.58'
L31	S 17°40'39" W	48.26'
L32	N 36°35'45" E	243.88'
L33	S 62°28'40" W	49.03'
L34	S 78°46'26" W	64.29'
L35	S 50°44'48" E	86.45'
L36	N 69°45'34" W	78.49'
L37	S 10°13'41" E	73.56'
L38	S 44°05'16" E	17.67'



REPLAT

ESTABLISHING LOTS 38RA AND 38RB
EDEN RANCH, SECTION 2

STATE OF TEXAS
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS:
THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND 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 CONSIDERATIONS THEREIN EXPRESSED.

BY: _____
THREE BEACHES, LOT OF LOT 38, EDEN RANCH, SECTION 2
OSCAR J. & YOLANDA R. BROKER
PO BOX 2214
COTTONWOOD, TX 78163
STATE OF TEXAS
COUNTY OF COMAL

HEATHER LEAH STEED
Notary Public
STATE OF TEXAS
ID# 126064244
My Comm. Exp. June 26, 2020

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED OSCAR J. & YOLANDA R. BROKER KNOWN TO ME TO BE THE PERSONS WHOSE NAMES AND SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN, EXPRESSED AND IN THE CAPACITY THEREIN STATED.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 19th DAY OF April AD, 2020.
_____ Heather Leah Steed
NOTARY PUBLIC STATE OF TEXAS NOTARY PUBLIC (PRINT NAME)

STATE OF TEXAS
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS:
THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND 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 CONSIDERATIONS THEREIN EXPRESSED.

BY: _____
LOT 38, EDEN RANCH, SECTION 2, DRAW AND EXCEPT 0.19 ACRES, FOR DOUGLAS DEVELOPMENT GROUP
DONALD R. & PAMELA A. BOUNDS, TRUSTEES OF THE BOUNDS LIVING TRUST DATED 1/22/1998
13113 LUNA MORENA WAY B
AUSTIN, TX 78738
STATE OF TEXAS
COUNTY OF COMAL

HEATHER LEAH STEED
Notary Public
STATE OF TEXAS
ID# 126064244
My Comm. Exp. June 26, 2020

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY, PERSONALLY APPEARED DONALD R. & PAMELA A. BOUNDS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES AND SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN, EXPRESSED AND IN THE CAPACITY THEREIN STATED.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 15th DAY OF April AD, 2020.
_____ Heather Leah Steed
NOTARY PUBLIC STATE OF TEXAS NOTARY PUBLIC (PRINT NAME)

STATE OF TEXAS
COUNTY OF COMAL

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.

R.A. Goodwin
RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR #5069
SHERWOOD SURVEYING & S.U.E.
P.O. BOX 2
SPRINGS RANCH, TEXAS 78070

STATE OF TEXAS
RICHARD A. GOODWIN
5069
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 27th DAY OF April A.D., 20
_____ Heather L. Steed
NOTARY PUBLIC, STATE OF TEXAS NOTARY PUBLIC (PRINT NAME)

HEATHER LEAH STEED
Notary Public
STATE OF TEXAS
ID# 126064244
My Comm. Exp. June 26, 2020

THE VACATE AND REPLAT OF LOT 38, EDEN RANCH SECTION 2, ESTABLISHING LOTS 38RA AND 38RB HAS BEEN SUBMITTED TO, AND CONSIDERED BY THE COMMISSIONERS COURT OF COMAL COUNTY, TEXAS AND IS HEREBY APPROVED FOR FILING BY BAR COURT ORD. 2011-28

DATED THIS 28th DAY OF April A.D., 20
BY: _____ COUNTY JUDGE
ATTEST: Bobbie Kapp
COUNTY CLERK - DEPUTY

COMMISSIONERS COURT COMAL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF COMAL

I, BOBBIE KAPP, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 2 DAY OF June A.D. 20 AT 1:55 AND DULY RECORDED THIS 2 DAY OF June A.D. 20 AT 1:55 IN THE RECORDS OF MAPS AND PLATS IN AND FOR SAID OFFICE, OF SAID COUNTY, IN DOCUMENT 202006020299 IN TESTIMONY WHEREOF WITNESS MY HAND AND SEAL OF OFFICE THIS 2 DAY OF June A.D. 20 20

COUNTY CLERK
COMAL COUNTY, TEXAS
BY: _____ DEPUTY

COMAL COUNTY TEXAS

SHEET 1 OF 1