

LOCATION MAP

SCALE: NTS

HILLTOP ENTERPRISE, LTD

BEING 8.125 ACRES OF LAND OUT OF THE S. BURGHARDT SURVEY NO. 833, ABSTRACT NO. 808, COMAL COUNTY, TEXAS, AND BEING ALL OF 8.125 ACRES OF LAND DESCRIBED IN DOCUMENT NO. 201308029449, OFFICIAL RECORDS OF COMAL COUNTY, TEXAS.

NOTES:

1. THIS PROPERTY WILL BE SERVED BY A STATE CERTIFIED PUBLIC WATER SUPPLY SYSTEM.
2. THIS PROPERTY WILL BE SERVED BY INDIVIDUAL ON-STREET SEWER FACILITIES.
3. THE PROPERTY IS ON THE TEXAS STATE PLAIN COGNITIVE STRATA, TEXAS SOUTH CENTRAL ZONE (4050), NORTH AMERICAN SYSTEM 1983.
4. MEASUREMENTS WERE FOUND ON SET AT EACH CORNER OF THE SURVEY SUFFICIENT TO RECONSTRUCT.
5. CONTOUR LINES SHOWN HEREIN WERE SCALED FROM AND INTERPOLATED FROM THREE (3) YEARS NATIONAL MEASUREMENT INFORMATION SYSTEM'S VEGETATION CORRECTION DATA 2011.
6. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ZONE "A", THE 100-YEAR FLOOD ZONE, AS SHOWN BY THE FLOOD INSURANCE RATE MAP FOR TEXAS, COUNTY, FLOODING INFORMATION AND AN ADJUSTED, UNOFFICIAL MEASUREMENT RECORD, AS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. COMAL COUNTY REQUESTED A VARIANCE TO BUILDING SET-BACKS LAKE FROM ROAD FRONTAGE.
8. THIS VARIANCE DOES NOT LIE WITHIN THE DENVER'S ADJACENT RESERVE ZONE.
9. THIS PROPERTY LIES IN THE COMAL INDEPENDENT SCHOOL DISTRICT.
10. THIS PROPERTY DOES NOT LIE WITHIN AN (OT) CONVENTIONAL JURISDICTION OF ANY JURISDICTION.
11. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THIS PROPERTY AND MAY NOT UNLESS THESE SAID PERMITS FOR ANY PURPOSES (EXCEPT AS MAY BE OTHERWISE SET FORTH IN CONTRACTS, DEEDS, TRUST AGREEMENTS, ETC.) OR ANY OTHER DOCUMENTS RELATING TO THE RIGHT OF ACCESS TO SUCH PERMITS.

12. 1 LOT, BEING 8.125 ACRES.
13. 1 LOT, BEING 8.125 ACRES.
14. A DRAINAGE ANALYSIS HAS BEEN COMPLETED FOR THIS PLAT AND IS AVAILABLE TO THE PUBLIC AT THE OFFICE OF THE COUNTY ENGINEER, 1130 ALLEN HWY. IN NEW BRUNSWICK, TX 79703. THE STUDY AS BEING COMPLETED UNDER CERTAIN STIPULATED TERMS WITH REGARD TO THE DRAINAGE ANALYSIS. THE COMPLETION OF SAID STUDY WILL BE SUBJECT TO THE APPROVAL OF THE COMAL COUNTY ENGINEER'S COURT APPROVAL.
15. BURGHARDT IS SUBJECT TO A BUREAU PAYMENT OBLIGATION TO PERSONNEL EMPLOYED BY BURGHARDT COMPANY TO VOUCHER THE PAID SET, BEING BURGHARDT, COMAL COUNTY, TEXAS, BURGHARDT COMPANY.
16. UNWARRANTED: THERE IS NO UNWARRANTED.



STATE OF TEXAS
COUNTY OF COMAL

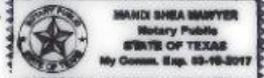
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND HEREIN SET FORTH IS HEREBY ADVISED, AND IS HEREBY ADVISED THROUGH A DEED AUTHORIZED AGENT, HEREBY ADVISED TO THE USE OF THE PUBLIC RECORDS ALL RIGHTS, CLAIMS, INTERESTS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREIN SPECIFIED.

STATE OF TEXAS
COUNTY OF COMAL

NOTICE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MANDEE SHEA MAWYER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE DECLARED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN SPECIFIED AND IN THE CAPACITY THEREIN SET FORTH. WITNESS MY HAND AND SEAL OF OFFICE THIS 13 DAY OF APRIL, 2013.

STATE OF TEXAS
COUNTY OF COMAL

MANDEE SHEA MAWYER
Notary Public
STATE OF TEXAS
My Comm. Exp. 03-16-2017



- P.S. = POINT OF BEGINNING
- S.L. = BUILDING SETBACK LINE
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.D.E. = PUBLIC DRAINAGE EASEMENT
- R.O.M. = RIGHT-OF-WAY
- # = IRREGULAR PLAT FOUND
- # = TYPED INSTRUMENT
- M.P.R.C.C.T. = MAP & PLAT RECORDS, COMAL COUNTY, TEXAS
- G.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
- D.R.C.C.T. = DEED RECORDS, COMAL COUNTY, TEXAS



- TITLE NOTES**
1. FOR REVENUE, DEVELOPMENT FINELY ADAPTED TO EXIST RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ACQUIRING EASEMENTS AND/OR EASEMENT AGREEMENTS FOR FUTURE USES AND ACCESS.
 2. OWNERS HEREBY IS RESPONSIBLE FOR PROVIDING ANY ADVICE RELATIVE TO THE EXISTING DRAINAGE SYSTEM WITHIN THE BUREAU RIGHT-OF-WAY FOR PROVISIONS IN THE BUREAU ADJACENT RESERVE ZONE CONSIDERING THE EXISTING DRAINAGE SYSTEM AND/OR EXISTING DRAINAGE SYSTEMS. OWNERS SHALL BE RESPONSIBLE FOR THE DRAINAGE, SHALL NOT DEPEND ON STRUCTURE OR GRADING AND EXISTING PUBLIC FACILITIES OF BURGHARDT COMPANY. THE EXISTING DRAINAGE SYSTEMS OR EXISTING PUBLIC FACILITIES WITHIN THIS BUREAU WILL NOT BE ALTERED.
 3. MINIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) ACCESS MANAGEMENT MANUAL. THE PROPERTY IS ELIGIBLE FOR A VARIANCE COMING TOTAL OF 25% (1) PERCENT WHICH IS AN OBTAINING VARIANCE, BASED ON ORIGINAL PUBLIC HIGHWAY THROUGH OF APPROXIMATELY 70% TO 75%.
 4. IF SEWERAGE LINE REQUIRED BY APPLICABLE CITY ORDINANCE, A SEWERAGE PUMP MUST BE PROVIDED BY OWNER. THERE IS CONSIDERATION WITH REGARD TO SET-BACKS, VARIANCE OF SEWERAGE 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 HIGHWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

THIS PLAT OF HILLTOP ENTERPRISE, LTD, HAS BEEN SUBMITTED TO AND APPROVED BY THE COMMISSIONER'S COURT OF COMAL COUNTY, TEXAS AND IS HEREBY APPROVED FOR FILING BY SAID COURT ON _____ DAY OF _____, 2013.

SUBSCRIBED AND SWORN TO before me on this _____ day of _____, 2013, at _____, TEXAS.

BY _____
COUNTY CLERK - DEPUTY



STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACCURATE SURVEY OF THE PROPERTY AND UNDER MY SUPERVISION ON THE DATE OF _____.

DREW A. MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348
1130 ALLEN HWY. NEW BRUNSWICK, TEXAS 79703

WITNESSED AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, 2013.

STATE PUBLIC, STATE OF TEXAS

MANDEE SHEA MAWYER
NOTARY PUBLIC

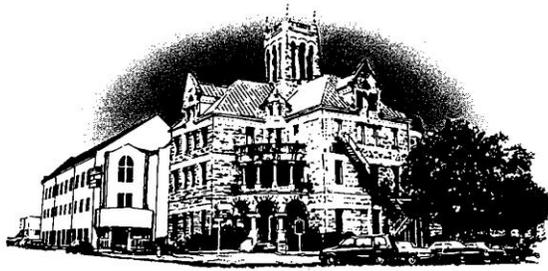
STATE OF TEXAS
COUNTY OF COMAL

MANDEE SHEA MAWYER
Notary Public
STATE OF TEXAS
My Comm. Exp. 03-16-2017

I, MANDEE SHEA MAWYER, COUNTY CLERK OF COMAL COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF APRIL, 2013, AT 11:30 A.M. AND WAS RECORDED IN THE _____ DAY OF _____, 2013, AT _____, IN THE BOOKS OF MAPS AND PLATS IN SAID OFFICE OF SAID COUNTY, IN ONE _____ THROUGH MAWYER RECORDS BY SAID SAID OFFICIAL SEAL OF OFFICE THIS THE _____ DAY OF _____, 2013.

COUNTY CLERK, COMAL COUNTY, TEXAS

BY _____
DEPUTY



Comal County

OFFICE OF COMAL COUNTY ENGINEER

February 4, 2016

TO: Commissioner Donna Eccleston, Precinct 1
FROM: Betty Lien, Subdivision Coordinator
RE: Final approval of the subdivision plat, HILLTOP ENTERPRISE, LTD, within Comal County, Texas
OWNER(S): 10046 FM 2673 Ensenada Land Trust

We request placement of this subdivision plat on the February 11, 2016 Commissioners Court agenda for final approval.

REMARKS:

HILLTOP ENTERPRISE, LTD consists of 1 lot, being 8.125 acres in size.

This subdivision will be served by a state-certified public water supply system and individual on-site sewage facilities. Comment letters from the servicing utilities have been received.

Variance:

25' front building setback (existing buildings within the front building setback)

Other pertinent information is on file in our office. This plat meets the requirements for final approval.

RECEIVED

JAN 27 2016

COUNTY ENGINEER

VARIANCE REQUEST

I/We the undersigned, Shannon L. Stephen, Trustee, being
(Print Name(s))
owner(s) of proposed Hilltop Enterprise, Ltd

Subdivision, do officially request that variance request Comal County
Rules and Regulations. Revisions effective March 21, 1991, Item 1 be granted
(State Subdivision Regulation - Cite Page and Paragraph)

by Commissioners' Court of Comal County for the above Subdivision
during this plat review session for the following reasons:

Existing buildings will fall inside the front building setback line as shown on the improvement sketch.

1-15-16
(Date)

Shannon L. Stephen
(Signature)

1135 Allen View
(Address)

(Signature)

New Braunfels, Tx 78132

(Surveyor)

GRANTING/DENIAL of VARIANCE REQUEST

On this _____ day of _____, 19__, in a duly convened
meeting of Commissioners' Court of Comal County, the request for
variance(s) for _____ Subdivision was
officially granted/denied because of the following reasons:

(3) County Judge



P.O. Box 2226 Canyon Lake, Texas 78133-0009
(830) 964-3346 • 1-888-554-4732
www.pec.coop
Se habla español.

RECEIVED
SEP 15 2015
COUNTY ENGINEER

August 12, 2015

COPY

Mr. Shannon L. Stephen
10046 FM 2673 Ensenada Land Trust
1135 Allen View Drive
New Braunfels, Texas 78132-1807

Re: Electric Service Availability and/or Plat Approval Letter

Dear Mr. Stephen:

Pedernales Electric Cooperative has reviewed your proposed Hilltop Enterprise, LTD Subdivision in Comal County and finds it acceptable. We foresee no conflicts with serving your property that is within PEC's (CCN) service area as established by the Public Utility Commission (PUC) of Texas. Pedernales Electric Cooperative (PEC) currently serves this sole-certified service area and will continue to do so.

The Cooperative requires its utility infrastructures to be placed within dedicated utility easements and the member requesting new service is responsible for securing such easements, along with any applicable plats, permits, licenses, variances, or amendments. The installation of any electric facilities will be subject to the provisions of the Cooperative's current Line Extension Policy as outlined at www.pec.coop.

If you have any questions regarding this review, please contact our District Engineering Department in Canyon Lake at 1-800-868-4791, Extension 7625.

Respectfully,

David S. Nelson, SRWA
District Planning Supervisor
Pedernales Electric Cooperative, Inc.

DSN:EAG:eh

Y99

cc: Comal County
Mr. Drew A. Mawyer, R.P.L.S.

RECEIVED
SEP 15 2015
COUNTY ENGINEER



July 20, 2015

Michelle Vollmar
Senior Survey Tech
D.A. Mawyer Surveying
132 Caddell Lane

Re: Required Utility Easements – Plat Review/ Approval Letter, Hilltop Enterprise, LTD.
6.582 acre Lot 1. Comal County, Texas.

Dear Ms. Vollmar:

Upon review of the preliminary plat of Hilltop Enterprise, Ltd Guadalupe Valley Telephone Cooperative, Inc. has no objections or revisions to the proposed typical utility easements as detailed on the plat. Proposed easements, as shown, will allow for proper placement of our facilities.

This letter may serve as approval for our easement requirements concerning this development, if finalized as shown on the preliminary plat.

If I can be of any further assistance, please do not hesitate to call.

Respectfully,

A handwritten signature in black ink, appearing to read 'David K. Cook', with a long horizontal flourish extending to the right.

David K. Cook, RWA
Right-of-Way Agent
Guadalupe Valley Telephone Cooperative, Inc.

