

**LOCATION MAP**

NTS

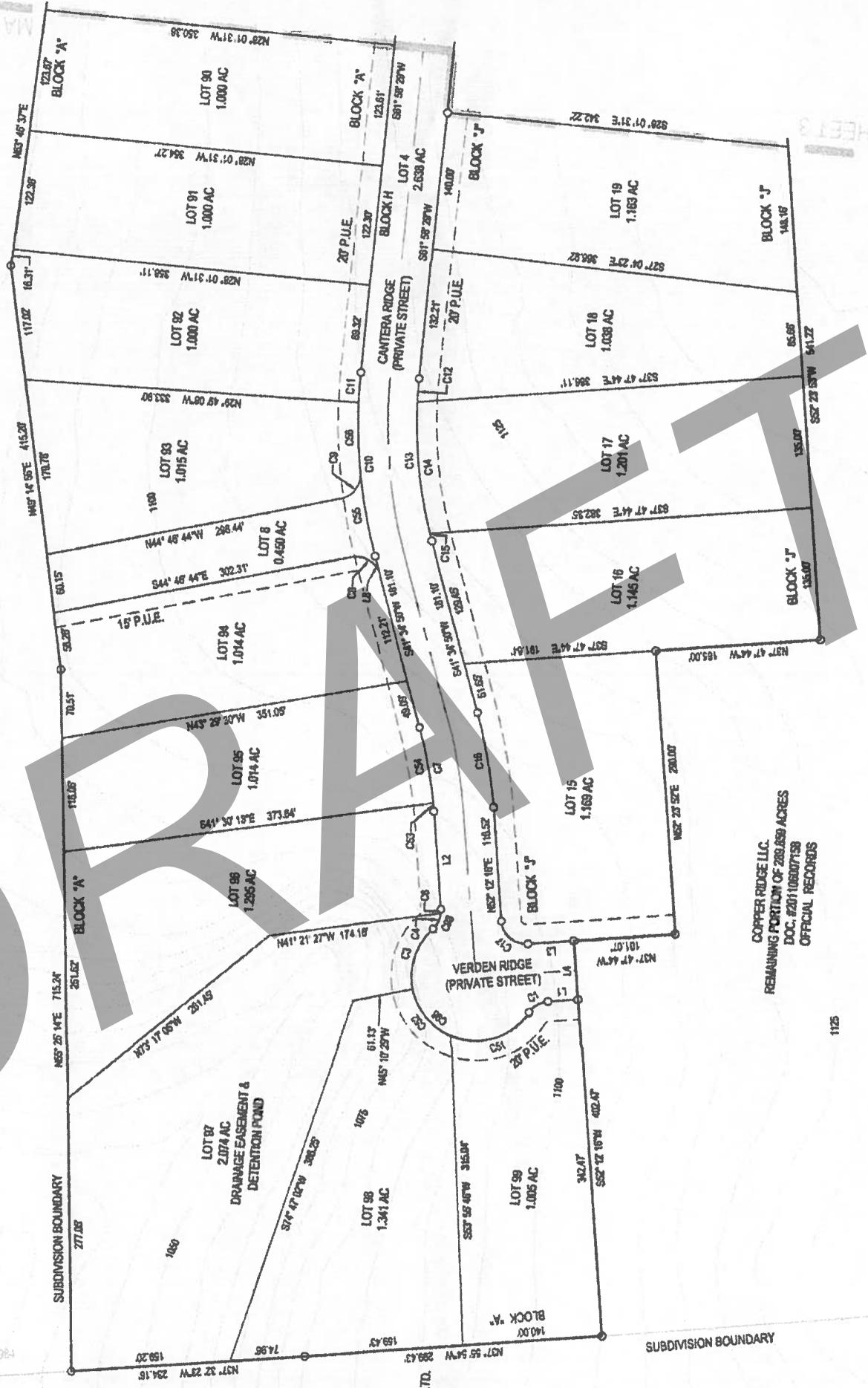


FISHER  
145.190 ACRES  
DOC. #6506474000  
OFFICIAL RECORDS

COPPER RIDGE LLC.  
REMAINING PORTION OF 289.689 ACRES  
DOC. #201106007159  
OFFICIAL RECORDS

HEIDRICH S-770 A-984  
ROESTER S-789 A-341

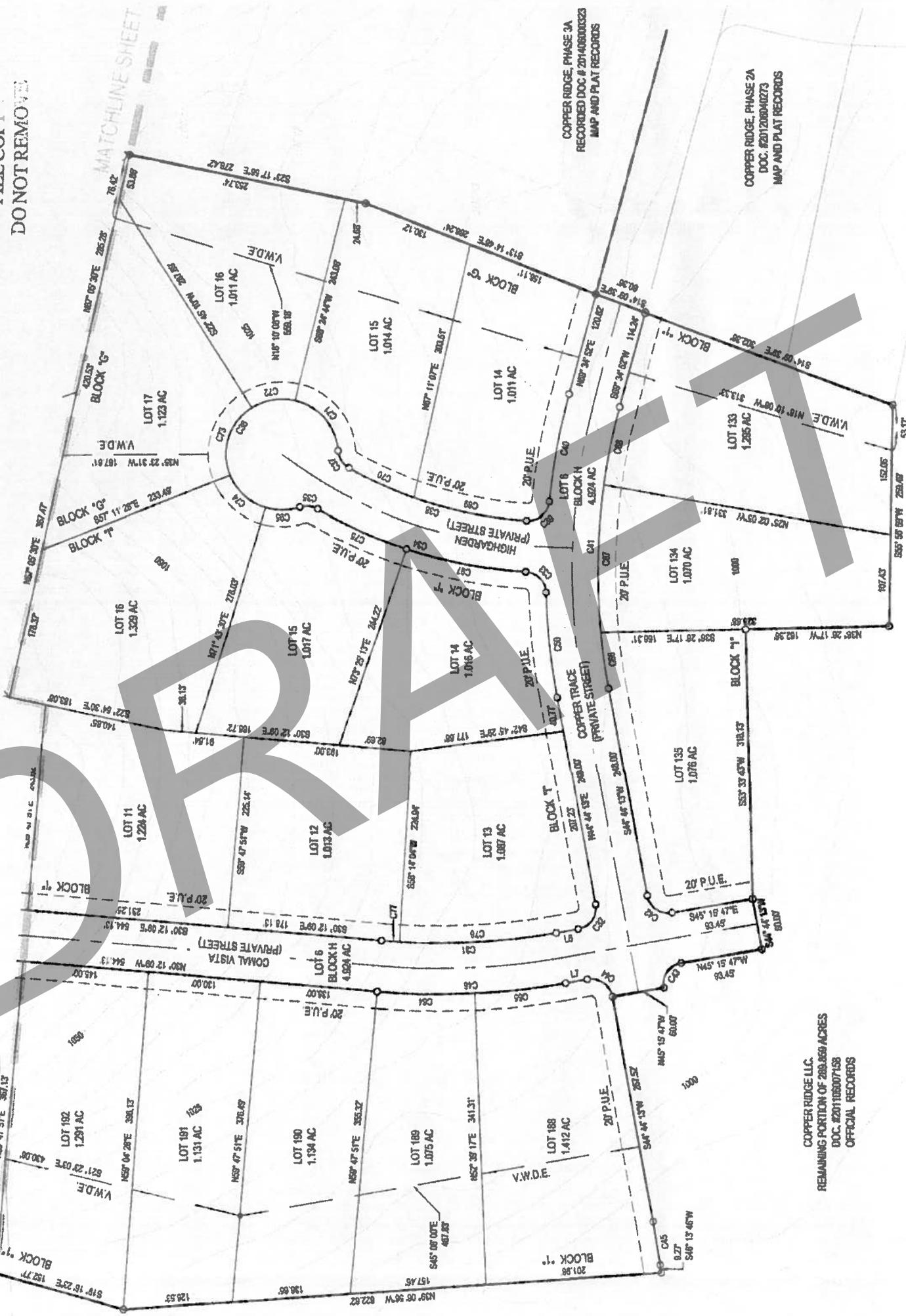
FAMILY PARTNERS, LTD.  
1415.289 ACRES  
JUNE 10/19 PAGE 878  
OFFICIAL RECORDS





# 2014

FILE COPY  
DO NOT REMOVE



COPPER RIDGE, PHASE 3A  
RECORDED DOC # 201406000323  
MAP AND PLAT RECORDS

COPPER RIDGE, PHASE 2A  
DOC. #201208040273  
MAP AND PLAT RECORDS

COPPER RIDGE LLC.  
REMAINING PORTION OF 289.859 ACRES  
DOC. #201185007158  
OFFICIAL RECORDS

MATCHLINE SHEET 1

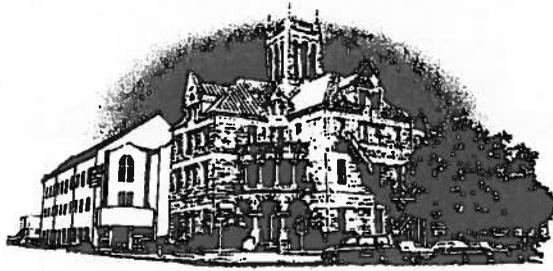
COPPER RIDGE, PHASE 3A  
RECORDED DOC # 201405000323  
MAP AND PLAT RECORDS

COPPER RIDGE, PHASE 3A  
RECORDED DOC # 201405000323  
MAP AND PLAT RECORDS



REMAINING PORTION OF 2009 029 APPEALS  
DOC. AND UNCL. 19  
OFFICIAL RECORDS

MATCHLINE SHEET 5



**Comal County**  
**OFFICE OF COMAL COUNTY ENGINEER**

March 1, 2016

Commissioner Scott Haag  
Comal County Precinct 2  
150 N. Seguin Ave.  
New Braunfels, TX 78130

Re: COPPER RIDGE, PHASE 3B, within Comal County, Texas

Dear Commissioner Haag:

According to the provisions of the *Interlocal Agreement Between Comal County and City of New Braunfels for Subdivision Regulation Within the Extraterritorial Jurisdiction of the City of New Braunfels*, the City has informed us of the completion of private roads and other private site improvements within the referenced subdivision.

Please find copies of the following documents attached:

- Letter from the City of New Braunfels Planning Department requesting release of the surety
- Letter from Arias & Associates regarding construction materials test results
- Surety (Construction Bond No. 0426477)

We have reviewed these items and now recommend that Commissioners Court acknowledge the completion of said private improvements and release the associated surety. We are requesting placement of this item on the Commissioners Court agenda for action on March 17, 2016.

Also, laboratory testing results and as-built drawings are available at our office for your review. If you have any questions or comments, please do not hesitate to contact us.

The surety for this subdivision expires May 12, 2016. If you have any questions, please let us know.

Sincerely,

Thomas H. Hornseth, P.E.  
Comal County Engineer

xc: City of New Braunfels Planning Department  
City of New Braunfels Public Works Department



PUBLIC WORKS

Engineering Division  
424 S. Castell Ave  
New Braunfels, TX 78130  
Tel: (830) 221-4020  
Fax: (830) 626-3600

**CERTIFICATE OF FINAL COMPLETION AND APPROVAL**

**February 16, 2016  
Copper Ridge, Phase 3B  
SC2014-0009**

RECEIVED  
FEB 18 2016  
COUNTY ENGINEER

**Engineer:**  
Garrett Keller, P.E.  
Matkin-Hoover Engineering  
8 Spencer Road, S100  
Boerne, Texas 78006  
GKeller@matkinhoover.com

**Contractor:**  
Donald Harris  
Harris Road Construction, Inc.  
2405 FM 3237  
Wimberly, Texas 78676  
roadco@harrisroad.com

**Developer:**  
Dan Mullins  
Southerland Communities  
110 River Crossings Blvd Ste 1  
Spring Branch, Texas 78070  
dmullins@southlp.com

A Final Completion inspection of the project was conducted **December 18, 2015**, and the work appeared to be complete in accordance with the Plans and Specifications. All construction documents submitted to the City during construction of the project appear to meet or exceed the City of New Braunfels subdivision specifications as to materials and construction methods.

Therefore, the streets and drainage as constructed are acknowledged and approved by the City of New Braunfels as of **February 16, 2016**. This date will serve as the starting date for the Two Year Maintenance Bond on the street and drainage construction materials and workmanship. The above referenced improvements are private and will not be publicly owned or maintained. The above referenced improvements are outside of the City Limits and are not accepted as City Right of Way.

The City will conduct annual Warranty Inspections during this Two Year Warranty period. These will occur on or before the anniversary date of the Final Completion of the project and shall generate a list of all non-conforming work requiring correction at that time. The contractor shall attend this Warranty Inspection and receive this list and correct all items within thirty days.

If you require further information, feel free to contact the Engineering Division at (830) 221-4020.

Sincerely,

Garry Ford, Jr., P.E., PTOE  
City Engineer

GF/mr

- cc: Public Works Department: Greg Malatek, John Cox, Mike Mundell
- Planning Department: Stacy Snell, Robert Kinsey
- Comal County: Tom Hornseth, Betty Lien
- Fire Department: Kenneth Jacks
- Police Department: Tom Wibert
- New Braunfels Utilities: Ian Taylor
- Center Point Energy Entex: Abel Arispe



**ARIAS & ASSOCIATES**  
Geotechnical • Environmental • Testing

October 6, 2015

Mr. Daniel Mullins  
Southerland Properties, Inc.  
110 River Crossing  
Spring Branch, TX 78070

RE: **Copper Ridge Unit 3B**  
Canyon Lake, Texas  
ARIAS Report No.: 2014-758

Dear Mr. Mullins,

Arias & Associates Inc. has completed construction materials testing and field observations for the referenced project. The testing and field observations were conducted September 11, 2014 through September 21, 2015. The reports indicate that the materials tested and areas observed are in general accordance with project plans and City of New Braunfels specifications.

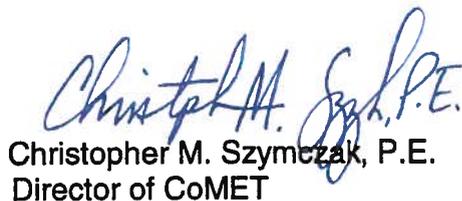
Thank you for the opportunity to be of service to you. If you have any questions, do not hesitate to call our office.

Sincerely,  
Arias & Associates, Inc.,  
TBPE Registration No: F-32

  
Rene Ramirez  
CoMET Project Manager  
RR/jt



10/6/2015

  
Christopher M. Szymczak, P.E.  
Director of CoMET

1295 Thompson Road  
Eagle Pass, Texas 78852  
(830) 757-8891  
(830) 757-8899 Fax

142 Chula Vista  
San Antonio, Texas 78232  
(210) 308-5884  
(210) 308-5886 Fax

5233 IH 37, Suite B-12  
Corpus Christi, Texas 78408  
(361) 288-2670  
(361) 288-4672 Fax

GETTING BETTER ALL THE TIME

RECEIVED

JUN 20 2014

COUNTY ENGINEER

Bond No. 0426477

CONSTRUCTION BOND

DATE OF ISSUANCE: May 12, 2014      DATE OF EXPIRATION: June 12, 2015

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COMAL §

That we, **Southerland Communities NB Land Properties, LTD, a Texas Limited Partnership**, 110 River Crossing Blvd, Suite 1, Spring Branch, TX 78070, the undersigned subdivider, as Principal, and **International Fidelity Insurance Company**, as Surety, do hereby acknowledge ourselves to be held and firmly bound unto Comal County, a County in and for the State of Texas, in the full and just sum of **One Million Eight Hundred Ninety Two Thousand Six Hundred Thirty Two Dollars and 41/100 (\$1,892,632.41)**, for the payment of which well and truly to be made, we hereby bind ourselves and our respective heirs, administrators, executors, and assigns jointly and severally, firmly by these presents.

WHEREAS, the Principal has petitioned the Commissioners' Court of Comal County for permission to develop a subdivision within the jurisdiction of Comal County, Texas, more particularly entitled: **Copper Ridge, Phase 3B**.

WHEREAS, under the provisions of the Comal County Subdivision control regulations adopted as of **December 5, 1985**, Comal County requires a condition precedent to the granting of such petition, that the Principal furnish a guarantee that he will construct, or cause to be constructed, according to the requirements of such subdivision control regulations, the following site improvements within one (1) year after approval of the plat of said subdivision: Construction of **6,661** linear feet of County Grade Asphalt Road in accordance with requirements of Comal County Subdivision Regulations and any other site improvements as required in the Comal County Road Department Standards.

NOW THEREFORE, the condition of this obligation is such that if the Principal shall not, on or before the **12th** day of **May, 2015**, (30 days prior to the expiration date), construct, or cause to be constructed, the above mentioned improvements and have construction verified in writing by the County Engineer and communicated to Commissioners' Court, then Commissioners' Court may exercise its right to demand payment of the amount specified herein. This bond shall be released by Comal County following the completion and acceptance of all construction as specified above.

IN TESTIMONY WHEREOF, WITNESS OUR HANDS and seal, this, the 12th day of May, 2014.

**Southerland Communities  
NB Land Properties, LTD, a Texas  
Limited Partnership**

By:   
Timothy D. Smith, Treasurer  
American Land Partners, Inc., Manager  
National Land Partners, LLC, Manager

**International Fidelity Insurance Company  
Surety**

By:   
Grace J. Gray  
Attorney-in-Fact

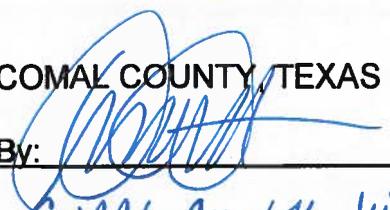
APPROVED AND ACCEPTED, this the 10<sup>th</sup> day of July, 2014.

APPROVED AS TO FORM

J. Frank Owen III  
CITY ATTORNEY'S  
OFFICE OF CITY OF  
NEW BRAUNFELS

CITY OF N.E.  
LEGAL

COMAL COUNTY, TEXAS

By:   
COMAL COUNTY JUDGE  
Title

# POWER OF ATTORNEY

## INTERNATIONAL FIDELITY INSURANCE COMPANY ALLEGHENY CASUALTY COMPANY

ONE NEWARK CENTER, 20TH FLOOR NEWARK, NEW JERSEY 07102-5207

**KNOW ALL MEN BY THESE PRESENTS:** That INTERNATIONAL FIDELITY INSURANCE COMPANY, a corporation organized and existing under the laws of the State of New Jersey, and ALLEGHENY CASUALTY COMPANY a corporation organized and existing under the laws of the State of Pennsylvania, having their principal office in the City of Newark, New Jersey, do hereby constitute and appoint

KATHLEEN M. O'BRIEN, TIMOTHY R. DOLAN, DONNA M. BISHOP, GRACE J. GRAY

North Adams, MA.

RECEIVED  
JUN 20 2014  
COUNTY ENGINEER

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed, and may be revoked, pursuant to and by authority of the By-Laws of INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY and is granted under and by authority of the following resolution adopted by the Board of Directors of INTERNATIONAL FIDELITY INSURANCE COMPANY at a meeting duly held on the 20th day of July, 2010 and by the Board of Directors of ALLEGHENY CASUALTY COMPANY at a meeting duly held on the 15th day of August, 2000:

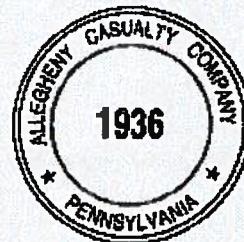
"RESOLVED, that (1) the President, Vice President, Executive Vice President or Secretary of the Corporation shall have the power to appoint, and to revoke the appointments of, Attorneys-in-Fact or agents with power and authority as defined or limited in their respective powers of attorney, and to execute on behalf of the Corporation and affix the Corporation's seal thereto, bonds, undertakings, recognizances, contracts of indemnity and other written obligations in the nature thereof or related thereto; and (2) any such Officers of the Corporation may appoint and revoke the appointments of joint-control custodians, agents for acceptance of process, and Attorneys-in-fact with authority to execute waivers and consents on behalf of the Corporation; and (3) the signature of any such Officer of the Corporation and the Corporation's seal may be affixed by facsimile to any power of attorney or certification given for the execution of any bond, undertaking, recognizance, contract of indemnity or other written obligation in the nature thereof or related thereto, such signature and seals when so used whether heretofore or hereafter, being hereby adopted by the Corporation as the original signature of such officer and the original seal of the Corporation, to be valid and binding upon the Corporation with the same force and effect as though manually affixed."

IN WITNESS WHEREOF, INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY have each executed and attested these presents on this 12th day of March, 2012.



STATE OF NEW JERSEY  
County of Essex

ROBERT W. MINSTER  
Executive Vice President/Chief Operating Officer  
(International Fidelity Insurance Company)  
and President (Allegheny Casualty Company)



On this 12th day of March 2012, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.

IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.



A NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Mar. 27, 2014

### CERTIFICATION

I, the undersigned officer of INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand this

12th

day of May 2014

MARIA BRANCO, Assistant Secretary

# International Fidelity Insurance Company

## Continuation Certificate

In consideration of premium charged,  
**International Fidelity Insurance Company**

continues in force Bond # 0426477 "Copper Ridge Phase 3B"

dated May 12, 2014

In the amount of Nine Hundred Thirty-six Thousand Seventy Dollars And Ten Cents  
(\$936,070.10)

On behalf of Southerland Communities NB Land Properties, Ltd.  
110 River Crossing Blvd, Suite 1, Spring Branch, TX 78070

In favor of Comal County

Beginning May 12, 2015

and ending May 12, 2016

liability of

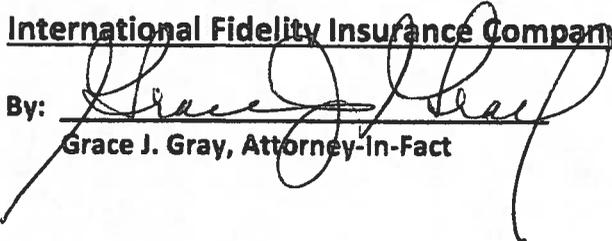
International Fidelity Insurance Company

shall not exceed in the aggregate the amount above written, whether the loss shall have occurred during the term of said bond or during any continuation or continuations thereof, or partly during said term and partly during any continuation or continuations thereof.

Signed and Sealed May 12, 2015

International Fidelity Insurance Company

By:

  
Grace J. Gray, Attorney-In-Fact



# POWER OF ATTORNEY

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ONE NEWARK CENTER, 20TH FLOOR NEWARK, NEW JERSEY 07102-5207

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KATHLEEN M. O'BRIEN, DONNA M. BISHOP, GRACE J. GRAY

North Adams, MA.

their true and lawful attorney(s)-in-fact to execute, seal and deliver for and on its behalf as surety, any and all bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof, which are or may be allowed, required or permitted by law, statute, rule, regulation, contract or otherwise, and the execution of such instrument(s) in pursuance of these presents, shall be as binding upon the said INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY, as fully and amply, to all intents and purposes, as if the same had been duly executed and acknowledged by their regularly elected officers at their principal offices.

This Power of Attorney is executed and may be revoked, pursuant to and by authority of the By-Laws of INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY and is granted under and by authority of the following resolution adopted by the Board of Directors of INTERNATIONAL FIDELITY INSURANCE COMPANY at a meeting duly held on the 20th day of July, 2010 and by the Board of Directors of ALLEGHENY CASUALTY COMPANY at a meeting duly held on the 15th day of August, 2000:

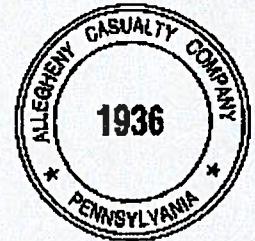
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IN WITNESS WHEREOF, INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY have each executed and attested these presents on this 22nd day of July, 2014.



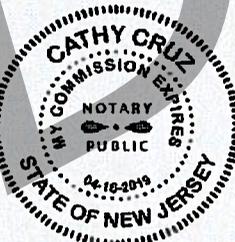
STATE OF NEW JERSEY  
County of Essex

ROBERT W. MINSTER  
Chief Executive Officer (International Fidelity Insurance Company) and President (Allegheny Casualty Company)



On this 22nd day of July 2014, before me came the individual who executed the preceding instrument, to me personally known, and, being by me duly sworn, said he is the therein described and authorized officer of INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY; that the seals affixed to said instrument are the Corporate Seals of said Companies; that the said Corporate Seals and his signature were duly affixed by order of the Boards of Directors of said Companies.

IN TESTIMONY WHEREOF, I have hereunto set my hand affixed my Official Seal, at the City of Newark, New Jersey the day and year first above written.



A NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires April 16, 2019

### CERTIFICATION

I, the undersigned officer of INTERNATIONAL FIDELITY INSURANCE COMPANY and ALLEGHENY CASUALTY COMPANY do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Sections of the By-Laws of said Companies as set forth in said Power of Attorney, with the originals on file in the home office of said companies, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN TESTIMONY WHEREOF, I have hereunto set my hand this

12<sup>th</sup>

day of

May 2015

MARIA BRANCO, Assistant Secretary