

LOCATION MAP

NTS





**LEGEND**

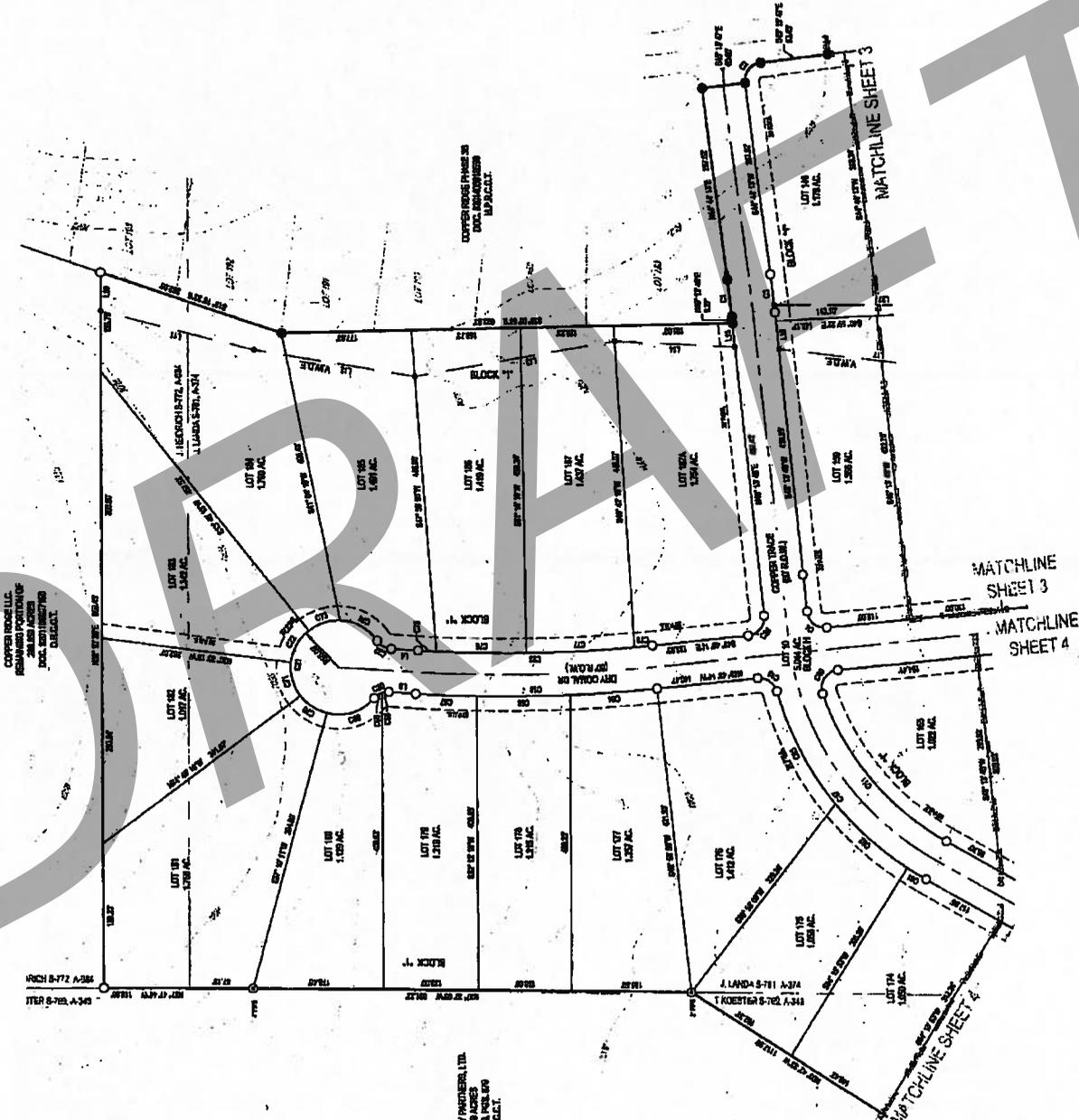
- ROAD (IF DESIGNATED WITH A SD PREFIX) OR UNPAVED ROAD
- SETBACK FROM UNPAVED ROAD
- SETBACK FROM UNPAVED ROAD
- FOUND PIPE
- P.W. POND
- R.C.H. RICH HEDD
- M.W. MOUNTAIN VIEW
- V.O. VOLUNTARY
- D.O. DOCUMENT
- O.C. OFFICIAL RECORD, COMAL COUNTY, TEXAS
- A.P. A.P. PLAT RECORD, COMAL COUNTY, TEXAS
- B.O. BOUNDARY
- E.C. EXISTING
- S.W. SURVEY
- V.W. VARIABLE WIDTH DRAINAGE EASEMENT
- A.P. APPROXIMATE
- C.F. CALCULATED POINT
- P.U. PUBLIC UTILITY EASEMENT

\*USE SHEETS 1 & 4 FOR CURVE AND LINE TABLES

FURNISHED FLOOR ELEVATIONS  
 THE ELEVATION OF THE FURNISHED FLOOR SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE DEVELOPED IN A PROPER MANNER TO DRAIN TO THE STREET OR TO THE CONFORMANCE STRUCTURES. JUST HAVE FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOIST A MINIMUM OF ONE FOOT ABOVE THE UNFINISHED FLOOR ELEVATION IN THE CONCRETE. THE FINISHED FLOOR SHALL BE PROPERLY SLOPED CROSS-SHAPELY PREVENTING RUNOFF FROM ENTERING THE STRUCTURE.

ALL WORK WITH A FLOOR FINISH TO OR BELOW 1000 MSL SHALL REQUIRE AN INDIVIDUAL PRESSURE REDUCING VALVE TO BE INSTALLED AT THE WATER CONNECTION WITH AN AT-TIME OF INSTALLATION IS REQUIRED.

NOTES:  
 1. THE PHASE BLOCK BOUNDARIES ARE SHOWN TO BE APPROXIMATE ON THIS PLAT. ALL LOT CORNERS WILL BE MONUMENTED PRIOR TO RECORDING.



**FINAL PLAT FOR ESTABLISHING  
 COPPER RIDGE, PHASE 4**





FINAL PLAT FOR ESTABLISHING  
COPPER RIDGE, PHASE 4



SHEET 4 OF 4



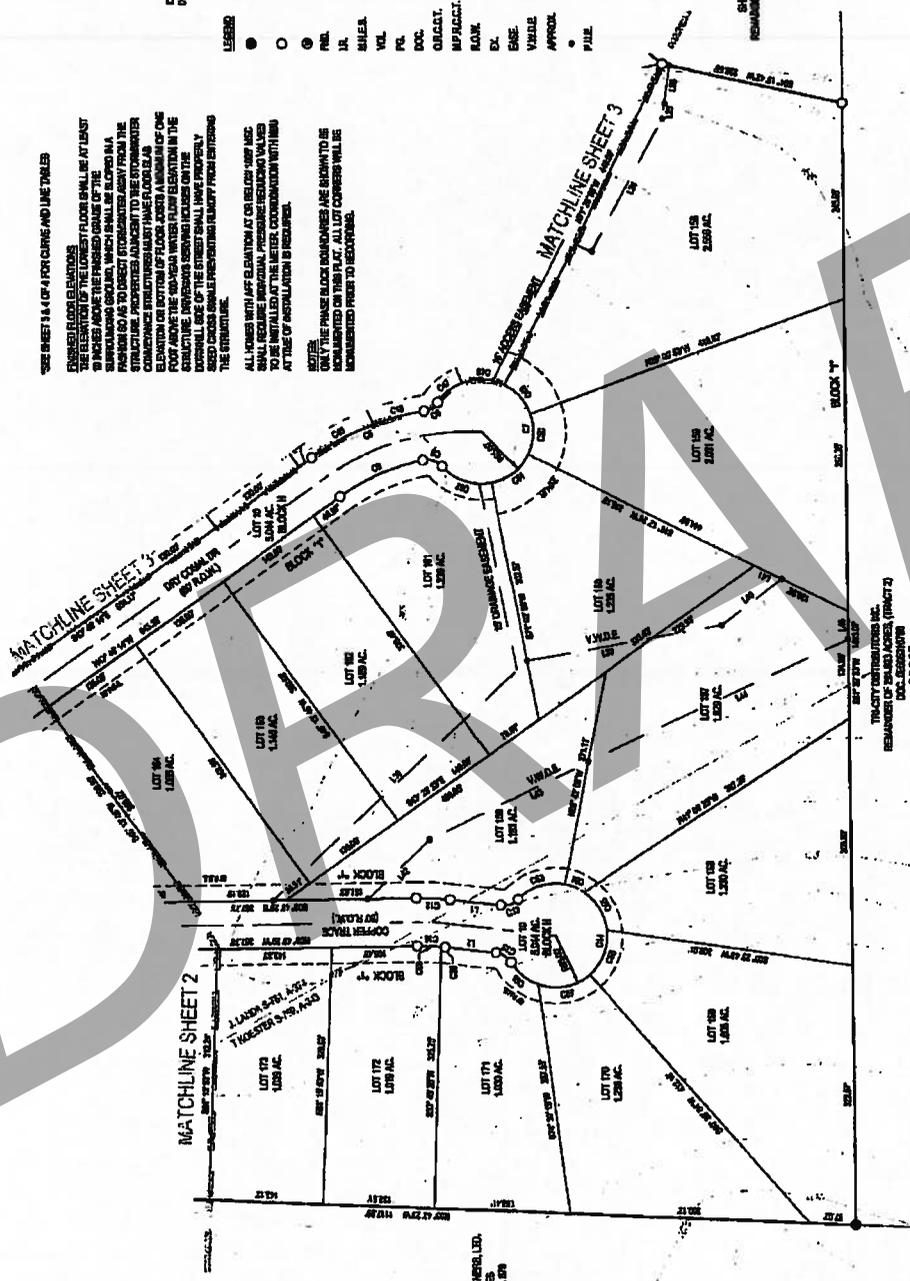
- LEGEND**
- FOUND 12" BORED WITH A BORED MATTHEW HOOPER & SURVEY PLASTIC CAP
  - SET 12" BORED WITH A BORED MATTHEW HOOPER & SURVEY PLASTIC CAP
  - FOUND PIPE
  - PILE
  - 1/4" IRON ROD
  - 1/4" GALV. SHEET PILING
  - VOLUME
  - PAGES
  - DOCUMENT
  - OFFICIAL RECORD, COMAL COUNTY, TEXAS
  - MAP & PLAT RECORD, COMAL COUNTY, TEXAS
  - REPT-OF-WRY
  - EXISTING
  - EASEMENT
  - VARIABLE WIDTH DRAINAGE EASEMENT
  - APPROXIMATE
  - CALCULATED POINT
  - PUBLIC UTILITY EASEMENT

"SEE SHEET 1 & 4 FOR CURVE AND LINE TABLES"  
 FINISHED FLOOR IS SHOWN BY DASHED LINE. FINISHED FLOOR SHALL BE AT LEAST 20 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A MANNER SO AS TO DRAIN PROPERLY AWAY FROM THE STRUCTURE. PROPOSED FINISHED FLOOR SHALL BE AT LEAST 1 FOOT ABOVE THE 10-YEAR FLOOD ELEVATION OF ONE FOOT ABOVE THE 10-YEAR FLOOD ELEVATION IN THE STRUCTURE. FINISHED FLOOR SHALL BE PROPERLY DRAINAGE TO THE STREET SHALL BE PROPERLY DRAINAGE TO THE STREET FROM EXISTING THE STRUCTURE.

ALL VEHICLES WITH A FLOOR ELEVATION AT OR BELOW 1000 AND TO BE INSTALLED WITHIN THE CONSTRUCTION WITHIN AT THE OF INSTALLATION IS REQUIRED.

SEWER SYSTEM SHALL BE INSTALLED WITHIN THE CONSTRUCTION WITHIN AT THE OF INSTALLATION IS REQUIRED. ALL LOT CORNERS SHALL BE MONITORED PRIOR TO REWORKING.

SEWER SYSTEM SHALL BE INSTALLED WITHIN THE CONSTRUCTION WITHIN AT THE OF INSTALLATION IS REQUIRED. ALL LOT CORNERS SHALL BE MONITORED PRIOR TO REWORKING.



Bond No. 0657405

**CONSTRUCTION BOND**

**DATE OF ISSUANCE: May 1, 2015      DATE OF EXPIRATION: May 1, 2016**

**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 Ninety Nine Thousand One Hundred Sixty Six Dollars and 68/100 (\$1,099,166.68), 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 4**

**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 3,855 linear feet of Asphalt road that complies with the City of New Braunfels standards 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 1st day of April 2016, (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.**

**RECEIVED**

**MAY 08 2015**

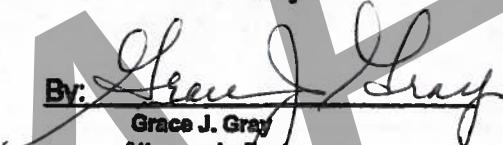
**COUNTY ENGINEER**

IN TESTIMONY WHEREOF, WITNESS OUR HANDS and seal, this, the 1st day of May, 2015.

**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 21st day of MAY, 2015.

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.

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

1<sup>st</sup>

day of

May, 2015

MARIA BRANCO, Assistant Secretary



**ALLEGHENY CASUALTY COMPANY  
INTERNATIONAL FIDELITY INSURANCE COMPANY**

**May 1, 2015**

**REF: Southerland Communities, NB Land Partners, LTD  
Bond # 0687408**

**TO: Comal County, State of Texas**

**Claims Office – Northeast Division  
International Fidelity Insurance Co.  
2570 Boulevard of the Generals  
Suite #125  
Norristown, PA 19403**

**Contact:  
Kathleen Maloney, Sr. Claims Representative  
Tel.# 610-205-5230  
Fax # 610-630-6340  
Email: [kmaloney@ific.com](mailto:kmaloney@ific.com)**

**Alternate:  
Frank Tanzola, Vice President  
International Fidelity Insurance Company  
One Newark Center, 20<sup>th</sup> Floor  
Newark, New Jersey 07102  
Tel.# 973-624-7200 ext.216  
Fax# 973-629-8006  
Email [ftanzola@ific.com](mailto:ftanzola@ific.com)**

**Hours of Operation:  
8am to 5pm**

**RECEIVED**

**MAY 08 2015**

**COUNTY ENGINEER**



**CHANGE RIDER  
INTERNATIONAL FIDELITY INSURANCE COMPANY**

Rider to be attached to and part of Bond Number **0657405** dated the **1st** day of **May, 2015** executed by **International Fidelity Insurance Company**(the "Surety") on behalf of **Southerland Communities NB Land Properties, LTD** (the "Principal") in favor of **Comal County, a County in and for the State of Texas** (the "Obligee")

The Principal and the Surety hereby consent to changing the attached bond as follows:

**Expiration of Bond extended to May 1, 2017**

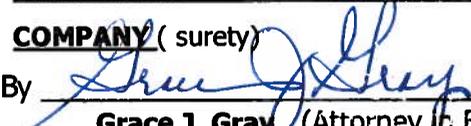
This change is effective **22nd** day of **March 2016**. The attached bond shall be subject to all of its terms, conditions and limitations except as herein modified. Signed, sealed and dated this **22nd** day of **March 2016**

WITNESS or ATTEST:

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

By  (Seal)  
**Timothy D. Smith, Treasurer**  
**American Land Partners, Inc., Manager**  
**National Land Partners LLC, Manager**

**INTERNATIONAL FIDELITY INSURANCE COMPANY** (surety)

By  (Seal)  
**Grace J. Gray** (Attorney in Fact)

ACCEPTED

\_\_\_\_\_  
(Obligee)  
Name \_\_\_\_\_  
Title \_\_\_\_\_  
Date \_\_\_\_\_

# 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

ERIC P. PRATT, KATHLEEN M. O'BRIEN, DIANE J. WOJCIK, 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:

"RESOLVED, that (1) the President, Vice President, Chief Executive Officer 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 22nd day of July, 2014.



STATE OF NEW JERSEY  
County of Essex

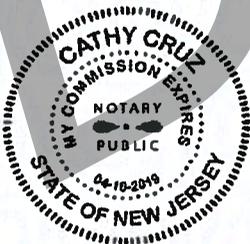
ROBERT W. MINSTER  
Chief Executive Officer (International Fidelity Insurance Company) and President (Allegheny Casualty Company)



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

22nd day of March 2016

MARIA BRANCO, Assistant Secretary