

Comal County

OFFICE OF COMAL COUNTY ENGINEER

April 21, 2016

TO: Commissioner Jen Crownover, Precinct 4
FROM: Betty Lien, Subdivision Coordinator
RE: Approval of the Vacate and Replat of Lot 26, *Maricopa Ranch Subdivision, Section Two*, with the addition of 27.067 acres out of the Ralph Sowter Survey No. 20, Abstract No. 518, establishing *Jellystone RV Park*, within Comal County, Texas
OWNER(S): Hill Country Resorts, LLC
PREPARER: HMT Engineering and Surveying

We request placement of this subdivision plat on the April 28, 2016 Commissioners Court agenda for final approval.

REMARKS:

The property owner has applied to vacate Lot 26, *Maricopa Ranch Subdivision, Section Two*, and replat with the addition of 27.067 acres out of the Ralph Sowter Survey No. 20, Abstract No. 518, to create *Jellystone RV Park*.

The subdivision consists of seven lots, being 27.31 acres.

The lots will be served by a State-certified public water supply system and individual on-site sewage facilities. Letters from the utilities have been received.

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

RECEIVED
DEC 29 2015
COUNTY ENGINEER

APPLICATION FORM

CANCELLATION OR REVISION OF ALL OR PART OF A RECORDED SUBDIVISION

I/WE THE UNDERSIGNED, Zachary J. Bossenbroek; Hill Country Resorts, LLC
(principal name and address)
2855 - 44th St. SW, Suite 100, Grandville, MI 49418
BEING OWNER(S) OF Lot 26 Maricopa Ranch Section 2
(lot(s) and subdivision name, including unit number)

SUBDIVISION DO OFFICIALLY REQUEST THAT THE FOLLOWING ACTION BE PERMITTED:

(DESCRIBE) Lot 26 Maricopa Ranch Section 2 will be vacated at of existing plat and platted into proposed Jellystone RV Park plat.

FURTHER I/WE STATE THAT:

- () I/WE the above mentioned owners of said tract(s) have clear title to same; or,
- (X) The following persons/institutions hold mortgages on said tracts. All will submit statement of non-objection to proposed resubdivision before application will be processed.

United Bank

Hill Country Resorts, LLC

SIGNED: [Signature] _____
(owner) (owner)

DATE: 12-14-15 _____

On this _____ day of _____, 19 __, in a duly convened meeting of Commissioners' Court of Comal County, the request to cancel or revise the above mentioned Subdivision was officially granted/denied because of the following reasons:

County Judge

LIENHOLDER ACKNOWLEDGMENT

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MAR 30 2016
COUNTY ENGINEER

United Bank is the owner and holder of a lien against the real property described in this replat, the proposed Vacate and Replat of Lot 26, Maricopa Ranch Subdivision, Section Two, with the Addition of 27.067 acres out of the Ralph Sowter Survey No. 20, Abstract No. 518, establishing JELLYSTONE RV PARK (the "property") by virtue of (i) being the named beneficiary in that Deed of Trust from Hill Country Resorts, LLC, dated May 10, 2013 and being filed and recorded in the Official Public Records of Comal County, Texas, on May 20, 2013 as Instrument #201306021468, and (ii) the vendor's lien set forth in the General Warranty Deed with Vendor's lien in Favor of Third Party from Onaska, LLC to Hill County Resorts, LLC, dated May 10, 2013 and being filed and recorded in the Official Public Records of Comal County, Texas, on May 20, 2013 as Instrument #201306021467 (cumulatively, the "Mortgage Liens"). United Bank does hereby subordinate the Mortgage Liens to those easements, reservations and rights of way specifically depicted upon this Replat which are valid, subsisting and affect the Property. United Bank confirms that it is the present owner of the Mortgage Liens and has not assigned same nor any part thereof, provided that nothing herein shall prevent any subsequent assignments by United Bank of all or part of the Mortgage Liens or any other instruments or documents related to the indebtedness secured by the Mortgage Liens.

United Bank acknowledges that upon final approval of this Replat, any foreclosure upon less than all of the Property will be subject to any and all applicable State, county and municipal regulations applicable to a division of property, which may require the preparation of a new subdivision plat that must comply with applicable subdivision regulations and requirements.

United Bank
By: [Signature]
Name: ERNIE CHAMBERS
Its: CHIEF CREDIT OFFICER.

STATE OF WISCONSIN)
COUNTY OF EAU CLAIRE)

This instrument was acknowledged before me on this the 2nd day of March, 2016, by Ernie Chambers, the Chief Credit Officer of United Bank, on Behalf of united Bank.



NOTARY PUBLIC, STATE OF WISCONSIN
By: [Signature]
Name: Kelly L Olson
Commission Expires: 5-10-19



March 11, 2016

RECEIVED
APR 04 2016
COUNTY ENGINEER

Comal County
Commissioners Court
150 N. Seguin, Ste. 301
New Braunfels, TX 78130

RE: Water Available for: Vacate and Replat of Lot 26, Maricopa Ranch Subdivision, Section Two, with the addition of 27.067 acres, being out of the Ralph Sowter Survey No. 20, Abstract No. 518, Establishing Jellystone RV Park, 7 lots.

Dear Commissioners:

Canyon Lake Water Service Company has reviewed and approves the proposed plat for the above referenced subdivision. The developer has posted all required fees, deposits and/or bonds for construction of all required water utility infrastructure to serve the proposed development. All CLWSC requirements for platting have been met by the Developer for platting of this subdivision.

Comal County Commissioner's Court approved the CLWSC Water Availability Report June 20, 2013.

Should questions arise, please contact me at (830) 964-2166.

Sincerely,

A handwritten signature in black ink, appearing to read "B.F. Waltman".

Brian F. Waltman, P.E.
Engineering Manager
Canyon Lake Water Service Company

Canyon Lake Water Service Company
P.O. Box 1742 • Canyon Lake, Texas 78133
(830) 964-3854 / Fax (830) 964-2779
www.clwsc.com



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

Se habla español.

December 1, 2015

COPY

RECEIVED

JAN 08 2016

COUNTY ENGINEER

Mr. Zachary Bossenbroek
Hill County Resorts, L.L.C.
2855 – 44th Street, Suite 100
Grandville, Missouri 49418

Re: Electric Service Availability and/or Plat Approval Letter

Dear Mr. Bossenbroek:

Pedernales Electric Cooperative has reviewed your proposed Jellystone RV Park in Comal County and finds it acceptable. We foresee no conflicts with serving your property that's 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, SR/WA
District Planning Supervisor
Pedernales Electric Cooperative, Inc.

DSN:EAG:eh

[Redacted]

Y99

cc: Comal County
Mr. Mark F. Conlan, R.P.L.S.



March 11, 2016

Amanda M. Anding
Director of Operations
HMT Engineering and Surveying
410 N, Seguin Ave
New Braunfels, Tx 78130

RECEIVED
APR 04 2016
COUNTY ENGINEER

Re: Required Utility Easements – Jellystone RV Park – Vacate and Replat, Lot 26, Maricopa Ranch Subdivision - Comal County, Texas

Ms. Anding:

Upon review of the preliminary plat of Jellystone RV Park, 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 blue ink, appearing to read 'D. Cook', is written over a large, light gray 'DRAFT' watermark.

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



750 CANYON DR, STE 500
COPPELL, TX 75019

REQUEST FOR REVIEW

RECEIVED
APR 04 2016

COUNTY ENGINEER

TO: HMT Engineering & Surveying c/o Amanda Anding Date: March 22, 2016

FROM: Time Warner Cable

PHONE NUMBER: (972)537-5323 FILE# FM 306 2016 3 12

RE: Jellystone RV Plat FM 306 2016 3 12

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **ENGINEER OF RECORD**. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents work days.

Please Return By: _____, 2015

- Minor Plat-10 days
- Major Plat-50 days
- Amending Plats – 10 days
- Plat deferral-30 days
- Variance-15 days
- Other-15 days

I recommend approval

I do not recommend approval

On March 18, 2015, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Lisa N. Law
Signature

Data Operation Mgr
Title

Date



750 CANYON DR, STE 500
COPPELL, TX 75019, 2015

September 11, 2015

Amanda M. Anding
HMT Engineering & Surveying
410 N. Seguin Ave.
New Braunfels, TX 78130

RECEIVED
DEC 29 2015
COUNTY ENGINEER

RE: Jellystone RV Park Plat

Time Warner Cable (TWC) of Dallas does not have aerial and underground facilities within the Property Description shown on the documents provided by the requestor, within the city of Canyon Lake, TX TWC does reserve the right to have access to any applicable utility easements on the property for the purpose of future construction or maintenance. The owner and/or lessee of said property may also be responsible for the relocation/removal of any structure interfering with access to these easements, if necessary.

If it has not already taken place, please call 1-800-DIG-TESS to have facilities marked and located within affected easements before any excavations are begun.

For future reference, please send all utility coordination, abandonments, encroachments, plat signatures, or serviceability requests, or notices of relocation to west-engineering-relo@twcable.com. Please share this information with whoever needs these services.

Sincerely,

Lisa N. Law
Date Operations Manager
West Region
Time Warner Cable
750 Canyon Drive
Coppell, TX 75019

TXDOT FINAL comments

From: Brien Hoher [mailto:Brien.Hoher@txdot.gov]

Sent: Friday, April 01, 2016 8:33 AM

To: Amanda Anding <amandag@hmtnb.com>; rabbri@co.comal.tx.us

Cc: Mark Conlan <markc@hmtnb.com>; Cody Emanis <codye@hmtnb.com>; Hornseth, Tom <rabthh@co.comal.tx.us>; winkla@co.comal.tx.us; boydro@co.comal.tx.us

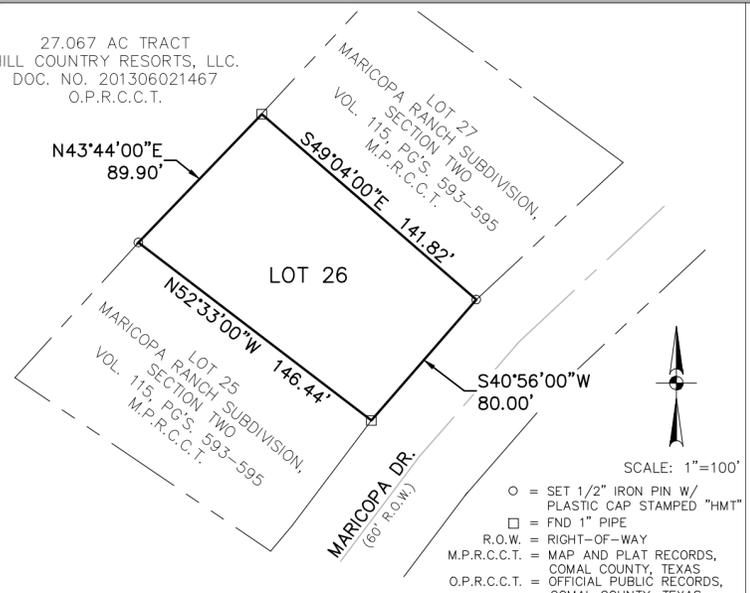
Subject: RE: Jellystone RV 2016 4 1

Amanda – currently TxDOT future ROW widths along this portion of FM 306 indicate a future width of 150 feet hence the TxDOT request for 15 foot reservation that was submitted to the County as a combined 12ft/3 ft ROW dedication/reservation (the 12 ft dedication is in keeping with County 144 ft MTP width, the 3 ft reserve honors the TxDOT 150 foot future ROW width). What width the County ultimately approves is at their discretion as platting authority. Whether the ROW is reserved or dedicated is also at their discretion.

Please provide us with a copy of the recorded plat.

Thanks

27.067 AC TRACT
 HILL COUNTRY RESORTS, LLC.
 DOC. NO. 201306021467
 O.P.R.C.C.T.



SCALE: 1"=100'
 ○ = SET 1/2" IRON PIN W/
 PLASTIC CAP STAMPED "HMT"
 □ = FND 1" PIPE
 R.O.W. = RIGHT-OF-WAY
 M.P.R.C.C.T. = MAP AND PLAT RECORDS,
 COMAL COUNTY, TEXAS
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS,
 COMAL COUNTY, TEXAS

VACATE

LOT 26, MARICOPA RANCH SUBDIVISION, SECTION TWO, RECORDED IN VOL. 115, PG'S. 593-595, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS

PLAT NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION.
- THIS PROPERTY DOES NOT LIE IN THE CITY LIMITS OR EXTRATERRITORIAL JURISDICTION OF ANY CITY.
- CONTOUR LINES SHOWN HEREON WERE SCALED AND INTERPOLATED OFF OF A USGS MAP.
- THIS PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA, ZONE "A", THE 100 YR. FLOOD ZONE, AS DEFINED BY THE FLOOD INSURANCE RATE MAP FOR COMAL COUNTY, TEXAS ON COMMUNITY PANEL NO. 48091C0260F, EFFECTIVE DATE SEPTEMBER 2, 2009, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- THIS PROPERTY IS WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- LOTS WILL BE SERVED BY A STATE-CERTIFIED PUBLIC WATER SUPPLY SYSTEM.
- THIS SUBDIVISION WILL BE SERVED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.
- COMAL COUNTY REQUIRES A MINIMUM 25' BUILDING SET-BACK LINE FROM ROAD FRONTAGE.
- 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 RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
- 7 LOTS BEING 27.31 ACRES.
- A DRAINAGE STUDY HAS BEEN COMPLETED FOR THIS PLAT AND IS AVAILABLE FOR REVIEW AT THE COMAL COUNTY ENGINEER'S OFFICE. AREAS IDENTIFIED BY THE STUDY AS BEING INUNDATED DURING CERTAIN STORM EVENTS HAVE BEEN PLACED WITHIN BUILDING SET-BACKS. THE CONSTRUCTION OF BUILDINGS WITHIN BUILDING SET-BACKS REQUIRES COMMISSIONERS COURT APPROVAL.
- LIENHOLDER: UNITED BANK
 203 E. MAIN ST., P.O. BOX 86, MONDOVI, WI 54755
 DEED OF TRUST DOCUMENT #201306021468, O.P.R.C.C.T.
 WARRANTY DEED WITH VENDOR'S LIEN DOCUMENT #201306021467, O.P.R.C.C.T.
 LIENHOLDER ACKNOWLEDGEMENT
 (DOCUMENT # _____), O.P.R.C.C.T.
- LOTS 2, 3, 4, & 5 WILL NOT MEET THE MINIMUM ROAD FRONTAGE REQUIREMENTS FOR RESUBDIVISION IN COMAL COUNTY, TEXAS, AND THE SUBDIVISION OF THESE LOTS FOR THE PURPOSE OF FINANCING HOME CONSTRUCTION OR FOR ANY OTHER PURPOSE WILL NOT COMPLY WITH THE CURRENT COMAL COUNTY SUBDIVISION REGULATIONS.
- REFERENCE UTILITY EASEMENTS TO PEDERNALES ELECTRIC COMPANY RECORDED IN DOCUMENT NO. 201406004613 AND DOCUMENT NO. 201406004614, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

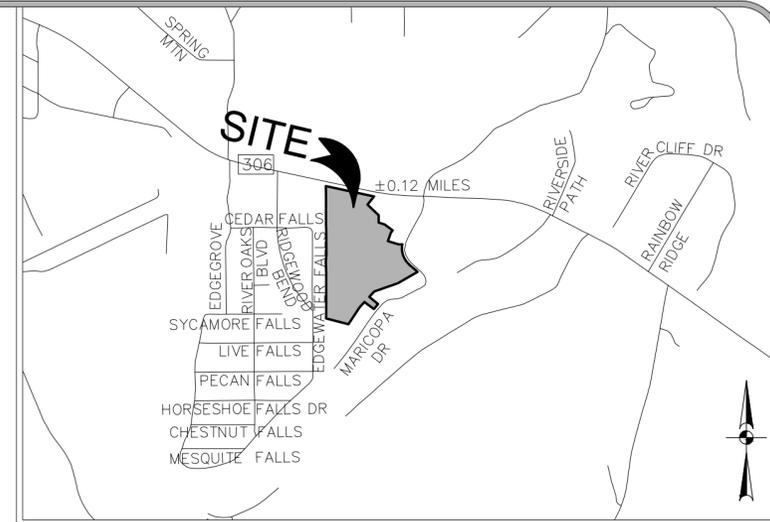
TXDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 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 THE DEVELOPMENT, WILL NOT ENCROACH BY STRUCTURE OR GRADING INTO STATE R.O.W. PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE R.O.W. WILL NOT BE ALLOWED.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR ONE (1) POINT OF ACCESS TO F.M. 306 BASED ON AN APPROXIMATE OVERALL FRONTAGE OF 615.23 FEET.
- 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.
- 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.

VACATE AND REPLAT OF LOT 26, MARICOPA RANCH SUBDIVISION, SECTION TWO, WITH THE ADDITION OF 27.067 ACRES, BEING OUT OF THE RALPH SOWTER SURVEY NO. 20, ABSTRACT NO. 518, ESTABLISHING

JELLYSTONE RV PARK

BEING 27.31 ACRES OF LAND OUT OF THE RALPH SOWTER SURVEY NO. 20, ABSTRACT NO. 518, COMAL COUNTY, TEXAS, BEING ALL OF A CALLED 27.067 ACRE TRACT RECORDED IN DOCUMENT NO. 201306021467, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS, AND ALL OF LOT 26, MARICOPA RANCH SUBDIVISION, SECTION TWO, RECORDED IN VOLUME 115, PAGES 593-595, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS.



LOCATION MAP
 NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS:

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.

MARK F. CONLAN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6342

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____, 20__.

NOTARY PUBLIC, STATE OF TEXAS
 PRINT NOTARY'S NAME:

STATE OF _____
 COUNTY OF _____

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

HILL COUNTY RESORTS, LLC
 ZACHARY BOSSENBROEK - AUTHORIZED AGENT
 401 HALL STREET, SW - SUITE 385
 MAILBOX 86
 GRAND RAPIDS, MI 49503

STATE OF _____
 COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ZACHARY BOSSENBROEK - AUTHORIZED AGENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____ A.D. 20__.

NOTARY PUBLIC, STATE OF TEXAS

(PRINTED NAME)

THE VACATE AND REPLAT OF LOT 26, MARICOPA RANCH SUBDIVISION, SECTION TWO, WITH THE ADDITION OF 27.067 ACRES, BEING OUT OF THE RALPH SOWTER SURVEY NO. 20, ABSTRACT NO. 518, ESTABLISHING JELLYSTONE RV PARK, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONER'S COURT OF COMAL COUNTY, TEXAS, AND IS HEREBY APPROVED FOR FILING BY SAID COURT ON _____, 20__.

DATED THIS ____ DAY OF _____, 20__.

BY: _____
 COMAL COUNTY JUDGE

ATTEST: _____
 COMAL COUNTY CLERK - DEPUTY

STATE OF TEXAS
 COUNTY OF COMAL

I, BOBBIE KOEPP, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, A.D., 20__ AT ____ M. AND DULY RECORDED THE ____ DAY OF _____, A.D. 20__ AT ____ M., IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT # _____ IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS ____ DAY OF _____, A.D. 20__.

COUNTY CLERK
 COMAL COUNTY, TEXAS

BY: _____
 DEPUTY

PLAT PREPARED SEPTEMBER 2, 2015

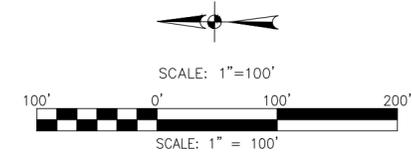


410 N. SEGUIN AVE.
 NEW BRAUNFELS,
 TEXAS, 78130
 WWW.HMTNB.COM
 PH: (830)625-8555
 TBPLS FIRM 10153600

VACATE AND REPLAT OF LOT 26, MARICOPA RANCH SUBDIVISION, SECTION TWO, WITH THE ADDITION OF 27.067 ACRES, BEING OUT OF THE RALPH SOWTER SURVEY NO. 20, ABSTRACT NO. 518, ESTABLISHING

JELLYSTONE RV PARK

BEING 27.31 ACRES OF LAND OUT OF THE RALPH SOWTER SURVEY NO. 20, ABSTRACT NO. 518, COMAL COUNTY, TEXAS, BEING ALL OF A CALLED 27.067 ACRE TRACT RECORDED IN DOCUMENT NO. 201306021467, OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS, AND ALL OF LOT 26, MARICOPA RANCH SUBDIVISION, SECTION TWO, RECORDED IN VOLUME 115, PAGES 593-595, MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS.

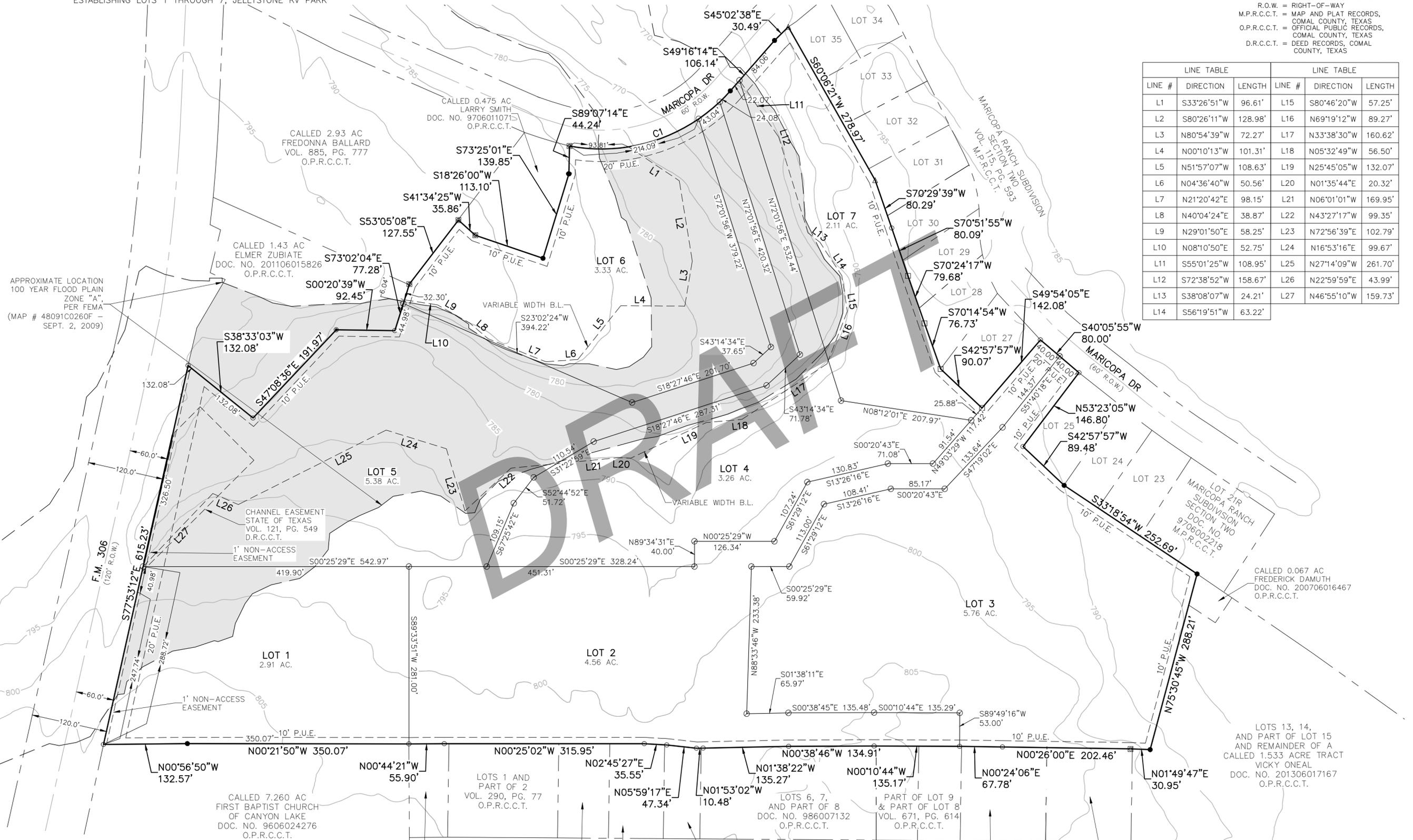


- LEGEND:**
- = FND 1/2" IRON PIN
 - = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT"
 - ⊠ = FND 3/8" IRON PIN
 - = FND 1" PIPE
 - △ = FND 1-1/2" PIPE
 - = FND 5/8" IRON PIN
 - = LOT CORNER
 - B.L. = BUILDING SETBACK LINE
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - R.O.W. = RIGHT-OF-WAY
 - M.P.R.C.C.T. = MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS
 - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
 - D.R.C.C.T. = DEED RECORDS, COMAL COUNTY, TEXAS

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD LENGTH	CHORD BEARING
C1	281.21'	271.37'	059°22'23"	154.70'	268.79'	N19°24'29"W

REPLAT

ESTABLISHING LOTS 1 THROUGH 7, JELLYSTONE RV PARK



LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S33°26'51"W	96.61'	L15	S80°46'20"W	57.25'
L2	S80°26'11"W	128.98'	L16	N69°19'12"W	89.27'
L3	N80°54'39"W	72.27'	L17	N33°38'30"W	160.62'
L4	N00°10'13"W	101.31'	L18	N05°32'49"W	56.50'
L5	N51°57'07"W	108.63'	L19	N25°45'05"W	132.07'
L6	N04°36'40"W	50.56'	L20	N01°35'44"E	20.32'
L7	N21°20'42"E	98.15'	L21	N06°01'01"W	169.95'
L8	N40°04'24"E	38.87'	L22	N43°27'17"W	99.35'
L9	N29°01'50"E	58.25'	L23	N72°56'39"E	102.79'
L10	N08°10'50"E	52.75'	L24	N16°53'16"E	99.67'
L11	S55°01'25"W	108.95'	L25	N27°14'09"W	261.70'
L12	S72°38'52"W	158.67'	L26	N22°59'59"E	43.99'
L13	S38°08'07"W	24.21'	L27	N46°55'10"W	159.73'
L14	S56°19'51"W	63.22'			

APPROXIMATE LOCATION 100 YEAR FLOOD PLAIN ZONE "A", PER FEMA (MAP # 48091C0260F - SEPT. 2, 2009)



410 N. SEGUIN AVE.
NEW BRAUNFELS,
TEXAS, 78130
WWW.HMTNB.COM
PH: (830)625-8555
TBPLS FIRM 10153600

LOTS 13, 14, AND PART OF LOT 15 AND REMAINDER OF A CALLED 1.533 ACRE TRACT VICKY ONEAL DOC. NO. 201306017167 O.P.R.C.C.T.