

Comal County

OFFICE OF COMAL COUNTY ENGINEER

May 25, 2016

TO: Commissioner Donna Eccleston, Precinct 1
FROM: Betty Lien, Subdivision Coordinator
RE: Final plat approval of *Vintage Oaks at the Vineyard, Unit 12*, within Comal County, Texas
OWNER(S): Southstar at Vintage Oaks, LLC, a Texas Limited Liability Company
PREPARER: M&S Engineering, LLC

We request placement of this subdivision plat on the June 2, 2016 Commissioners Court agenda for final approval.

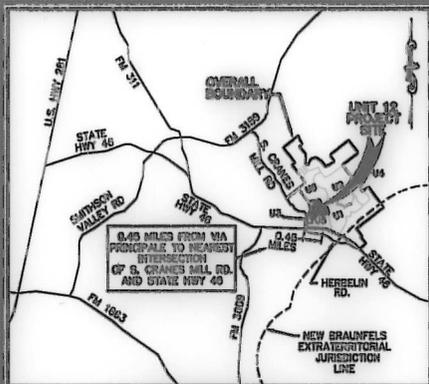
REMARKS:

Vintage Oaks at the Vineyard, Unit 12 consists of 54 lots, being 66.01 acres, and 6.08 acres/4,109 linear feet being dedicated to the public as right-of-way.

Construction Bond #SUR60000745 has been submitted as surety for road construction in the amount of \$315,225.58.

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.

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



LEGEND

●	1/2" DIAMETER IRON PINS FOUND
○	1/2" DIAMETER IRON PINS SET
—	EASEMENT
—	BUILDING SETBACK LINE
—	RIGHT-OF-WAY
—	SURVEY LINE
D.E.	PUBLIC DRAINAGE EASEMENT
OPROCT	OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
MPROCT	MAP & PLAT RECORDS, COMAL COUNTY, TEXAS
■	100 YEAR FEMA FLOODPLAIN, "ZONE A"

M & S
ENGINEERING, L.L.C.
ENGINEERS, PLANNERS, SURVEYORS
TEXAS REGISTERED ENGINEERING FIRM NO. 1-1934

SHERWOOD SURVEYING, LLC

MAIN OFFICE
POST OFFICE BOX 970
SPRING BRANCH, TEXAS 78070
PHONE * (830) 225-5446
FAX * (830) 225-2170

BRANCH OFFICES
P.O. BOX 591
MCQUEENEY, TEXAS 78123

376 LANDA ST.
NEW BRAUNFELS, TEXAS 78130
PHONE * (830) 625-2555

POST OFFICE BOX 592
SPRING BRANCH, TEXAS 78070
PHONE * (830) 223-5446

A 72.00 ACRE TRACT, BEING 22.24 ACRES SITUATED IN THE CC SS & RING RD. SURVEY NO. 841, ABSTRACT NO. 643, 31.14 ACRES SITUATED IN THE CHAS. STAPPER SURVEY NO. 891, ABSTRACT NO. 918, 8.03 ACRES SITUATED IN THE WM KINGSTON SURVEY NO. 303, ABSTRACT NO. 333, AND 13.66 ACRES SITUATED IN THE FRANZ HEIMER SURVEY NO. 912, ABSTRACT NO. 882, IN COMAL COUNTY, TEXAS AND ALL BEING OUT OF TRACT 4 - 1,290.667 ACRES CONVEYED TO SOUTHSTAR AT VINTAGE OAKS, L.L.C. DOCUMENT NO. 201206018338 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

VINTAGE OAKS AT THE VINEYARD, UNIT 12

NOTE:
NO ON-SITE SEWAGE DISPOSAL FACILITIES OR HABITABLE STRUCTURES SHALL BE PERMITTED ON LOTS 1440 AND 1459.
LOTS 1440 AND 1459 SHALL BE MAINTAINED BY THE VINTAGE OAKS AT THE VINEYARD PROPERTY OWNERS ASSOCIATION (POA)

- NOTES:**
1. THIS SUBDIVISION DOES NOT LIE WITHIN THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.
 2. THIS PROPERTY WILL BE SERVED BY A STATE CERTIFIED PUBLIC WATER SUPPLY SYSTEM.
 3. THIS PROPERTY WILL BE SERVED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.
 4. THIS SUBDIVISION DOES LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 5. COMAL COUNTY REQUIRES A MINIMUM 25' BUILDING SET-BACK LINE FROM ROAD FRONTAGE.
 6. A PORTION OF THIS PROPERTY DOES 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. 48010249, EFFECTIVE DATE SEPTEMBER 02, 2003, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 7. 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 TANKS, ETC.). GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
 8. A DRAINAGE STUDY HAS BEEN CONDUCTED BY M & S ENGINEERING, L.L.C. 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 DESIGNATED AS BUILDING SETBACKS. THE CONSTRUCTION OF BUILDINGS WITHIN THE BUILDING SETBACKS REQUIRES COMMISSIONERS COURT APPROVAL.
 9. LENDHOLDER : FROST BANK
P.O. BOX 1800
SAN ANTONIO, TEXAS 78229
TRUST DOC. 20140821049, OPROCT
LENDHOLDER ACKNOWLEDGMENT
DOC. # _____ OPROCT
 10. THERE IS HEREBY DEDICATED A TWENTY (20) FOOT WIDE PUBLIC UTILITY EASEMENT ADJACENT TO ALL STREET RIGHT-OF-WAY LINES, WHERE THE FIRST FIVE (5) FEET FROM RIGHT-OF-WAY ARE FOR PUBLIC UTILITY/DRAINAGE/BACKSLOPE/EMBANKMENT AS NEEDED, AND THE REMAINING FIFTEEN (15) FEET SHALL BE FOR PUBLIC UTILITIES AND SHALL REMAIN UNENCUMBERED.
 11. THERE IS HEREBY DEDICATED A TEN (10) FOOT WIDE PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT ADJACENT TO ALL NON-STREET LOT LINES.
 12. A WATER POLLUTION ABATEMENT PLAN (WPAP) HAS BEEN CONDUCTED BY M & S ENGINEERING, L.L.C. FOR THIS PLAT. A LETTER OF APPROVAL FROM TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS BEEN RECORDED IN DOC. NO. 201508041219 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS. LOT OWNERS SHOULD REFER TO THE WPAP ON FILE AT THE COMAL COUNTY ENGINEER'S OFFICE, FOR ADDITIONAL RESTRICTIONS.
 13. BEARING BASED ON NAD 83 STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, AND ADJUSTED TO SURFACE USING A SCALE FACTOR OF 1.00015
 14. LOTS 1457, 1458, 1459, 1461, 1473, 1474, 1477, 1485, 1487, 1488, 1489, AND 1490 WILL NOT MEET THE MINIMUM ROAD FRONTAGE REQUIREMENTS FOR RESUBDIVISION BY 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.
 15. 0.00 ACRES, 4,109 FEET ARE BEING DEDICATED TO THE PUBLIC AS RIGHT-OF-WAY.
 16. 54 LOTS, BEING 66.01 ACRES.

100 YR. FLOODPLAIN "ZONE A"

SHEET INDEX MAP



0 150 300 600
SCALE (FEET)
1" = 300'



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.

Richard A. Goodwin
RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR #4089
SHERWOOD SURVEYING, L.L.C.
P.O. BOX 592
SPRING BRANCH, TEXAS 78070

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25 DAY OF May, A.D. 2016

Kristina Elaine Denham Kristina Elaine Denham
NOTARY PUBLIC, STATE OF TEXAS NOTARY PUBLIC (PRINT NAME)

STATE OF TEXAS
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS:

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY DEDICATED 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:

Thad Rutherford
THAD RUTHERFORD, CHIEF OPERATING OFFICER
SOUTHSTAR AT VINTAGE OAKS, L.L.C. A TEXAS LIMITED LIABILITY COMPANY
1114 LOST CREEK BLVD., SUITE 270
AUSTIN, TX 78748

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

THAD RUTHERFORD, CHIEF OPERATING OFFICER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25 DAY OF

May, 2016.
Kristina Elaine Denham Kristina Elaine Denham
NOTARY PUBLIC, STATE OF TEXAS NOTARY PUBLIC (PRINT NAME)

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

VINTAGE OAKS AT THE VINEYARD
UNIT 12
THIS PLAT OF _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF COMAL COUNTY, TEXAS AND IS HEREBY APPROVED FOR FILING BY SAID COURT ON _____, 20____.
DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____
COUNTY JUDGE

ATTEST: _____
COUNTY CLERK - DEPUTY

VINTAGE OAKS AT THE VINEYARD UNIT 8
 DCC # 201308031555
 MPRCCT

GAITAN, PEGGY
 20.5 AC.
 DCC # 200508019338
 OPRCCT

100 YR. FEMA FLOODPLAIN "ZONE A"

COLLINS, CHARLES AND AMY
 11.47 AC.
 DCC # 200608004156
 OPRCCT

COLLINS, CHARLES AND AMY E.
 3.02 AC. & 10.977 AC.
 DCC # 200308045224
 OPRCCT

SOUTHSTAR AT VINTAGE OAKS, LLC.
 83.60 AC. REMAINING OF
 TRACT E - 158.007 AC.
 DCC # 201408021948
 OPRCCT

MAIN OFFICE
 POST OFFICE BOX 970
 SPRING BRANCH, TEXAS 75070
 PHONE * (830) 225-5446
 FAX * (830) 655-2170

M & S



ENGINEERING, LLC.
 ENGINEERS, PLANNERS, SURVEYORS
TEXAS REGISTERED ENGINEERING FIRM NO. P-304

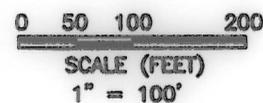
BRANCH OFFICES
 P.O. BOX 191
 McQUEENY, TEXAS 75128

376 LANDA ST.
 NEW BRAUNFELS, TEXAS 75130
 PHONE * (830) 625-2865

SHERWOOD SURVEYING, LLC
 POST OFFICE BOX 970
 SPRING BRANCH, TEXAS 75070
 PHONE * (830) 225-5446

VINTAGE OAKS AT THE VINEYARD, UNIT 12

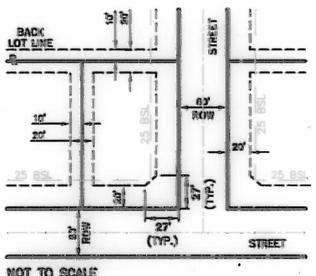
SOUTHSTAR AT VINTAGE OAKS, LLC.
 83.931 AC. REMAINING OF
 TRACT E - 158.007 AC.
 DCC # 201408021948
 OPRCCT



LEGEND	
	2" DIAMETER IRON PINS FOUND
	2" DIAMETER IRON PINS SET
	EASEMENT
	BUILDING SETBACK LINE
	RIGHT-OF-WAY
	SURVEY LINE
	PUBLIC DRAINAGE EASEMENT
	OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
	MAP & PLAT RECORDS, COMAL COUNTY, TEXAS
	100 YEAR FEMA FLOODPLAIN, "ZONE A"

TYPICAL PUBLIC UTILITY EASEMENTS

AN EASEMENT IS GRANTED TO PUBLIC UTILITIES, BEING 20 FEET ALONG THE ROAD FRONTAGE OF EACH LOT AND TEN FEET ALONG THE SIDE AND BACK LOT LINES. SUBJECT TO SPECIFIC EASEMENTS DESIGNATED ON PLAT. ALL PUBLIC UTILITY EASEMENTS AT ROAD INTERSECTIONS MAY BE GRANTED UP TO 27 FEET WITHIN THE 25 FOOT BUILDING SET BACK.



Date: May 25, 2016, 6:30am User: D: Brandon File: S:\Active Projects\1555W002-V01-The Reserve\day\1555W002-THE RESERVE-PLAT-001.dwg

LEGEND

- 1/2" DIAMETER IRON PIN FOUND
- 1/2" DIAMETER IRON PIN SET
- EASEMENT
- BUILDING SETBACK LINE
- RIGHT-OF-WAY
- SURVEY LINE
- D.E. PUBLIC DRAINAGE EASEMENT
- OPROCT OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
- MPROCT MAP & PLAT RECORDS, COMAL COUNTY, TEXAS
- 100 YEAR FEMA FLOODPLAIN, "ZONE A"

Line #	Length	Direction
L1	211.39'	N16°05'01"W
L2	67.59'	N26°32'04"W
L3	10.39'	N39°36'10"W
L4	7.22'	N09°53'30"W
L5	110.61'	N11°01'12"W
L6	108.51'	N02°57'21"W
L7	34.01'	N37°43'47"W
L8	100.63'	N45°15'00"W
L9	106.83'	N20°43'59"W

M & S

ENGINEERING, L.L.C.
ENGINEERS, PLANNERS, SURVEYORS
TEXAS REGISTERED ENGINEERING FIRM NO. P-284

SHERWOOD SURVEYING, L.L.C.

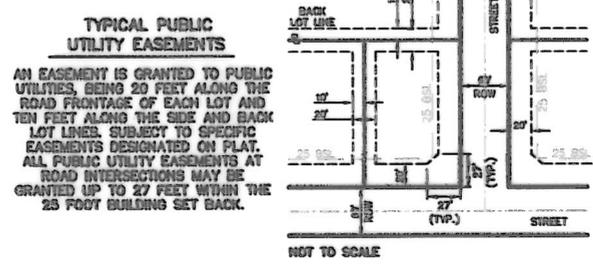
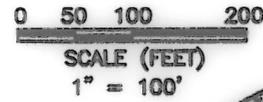
MAIN OFFICE
POST OFFICE BOX 970
SPRING BRANCH, TEXAS 78070
PHONE • (830) 223-5446
FAX • (830) 555-2170

BRANCH OFFICES
P.O. BOX 381
MCQUEENEY, TEXAS 78123

576 LANDA ST.
NEW BRAUNFELS, TEXAS 78150
PHONE • (830) 628-2998

POST OFFICE BOX 992
SPRING BRANCH, TEXAS 78070
PHONE • (830) 223-5446

**VINTAGE OAKS AT THE VINEYARD,
UNIT 12**



Date: May 25, 2015, 6:32am User: D:\brenda File 2\Auto Projects\1585WOOD-101-10 Reserve.dwg\1585WOOD-101 RESERVE-PLAT-001.dwg

LIENHOLDER ACKNOWLEDGEMENT

RECEIVED
JAN 15 2016
COUNTY ENGINEER

I (or we), Frost Bank, a Texas State Bank owner and holder (or owners and holders) of a lien (or liens) against the property described in the plat known as Vintage Oaks at the Vineyard, Unit 12 said lien (or liens) being evidenced by instrument of record in Document #201406021948 of the Real Property Records of Comal County, Texas, do hereby in all things subordinate to said plat said lien (or liens), and I (or we) hereby confirm that I am (or we are) the present owner (or owners) of said lien (or liens) and have not assigned the same nor any part thereof.

The Lienholder acknowledges that a foreclosure of said lien will require the preparation of a subdivision plat if the foreclosure results in a division of a tract of land, pursuant to applicable State, county, and municipal regulations. The lienholder also acknowledges that the foreclosed tract may not comply with applicable subdivision regulations without significant modification, additional access, or other requirements.

By: [Signature]
(signature of lienholder (s))

John Schaus, SVP
(name (s) and title printed)

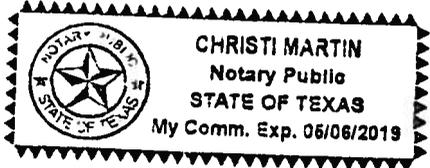
STATE OF TEXAS §

COUNTY OF TRAVIS §

Sworn to and Subscribed before me by John Schaus, Senior Vice President

On the 11th day of January, 2016.

[Signature]
Christi Martin





May 17, 2016

Brian Mendez
M&S Engineering
376 Landa Street
New Braunfels, Texas 78130

RECEIVED
MAY 23 2016
COUNTY ENGINEER

Re: Required Utility Easements – Plat Approval, Vintage Oaks at the Vineyard, Unit 12,
Comal County, Texas

Dear Mr. Mendez:

Upon review of the final plat of Vintage Oaks at the Vineyard, Unit 12 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 'David K. Cook', is written over a large, light gray 'DRAFT' watermark.

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



May 6, 2016

RECEIVED
MAY 10 2016
COUNTY ENGINEER

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

RE: Water Available for Vintage Oaks Subdivision, Unit 12, 54 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,


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



Brian Mendez
M&S Companies
376 Landa St.
New Braunfels, Tx 78130
Office: 830-629-2988
bmendez@msengr.com

4/4/2016

RECEIVED
APR 07 2016
COUNTY ENGINEER

Re: Vintage Oaks Unit 12

NBU Electric Engineering has reviewed the area for the proposed project. This location is in the NBU electric service area as defined by the Public Utility Commission of Texas.

NBU Electric Engineering designs the electric distribution facilities up to the point of delivery. Design, costs, and construction requirements are determined according to the specific service type/size requested and in accordance with the NBU Electrical Connection Policy. **To initiate a project for design, NBU request plan submittal in digital format.** Electronic deliverables shall be submitted on compact disk or by e-mail to gthomas@nbutexas.com. Layouts must be in real world coordinates (NAD 83 South Central Zone US Foot). These plans must include streets, wet utilities, and grading plans as well as any other utilities planned for said property. NBU will provide a preliminary design of the electric distribution facilities based on these submittals. Revisions to these preliminary plans must be submitted to NBU. Multiple revisions requiring redesign may result in engineering redesign charges.

If you have any questions or concerns regarding this project feel free to contact me. NBU looks forward to working with you on this project.

Respectfully,

Gregory Thomas, P.E.
Chief Electrical Engineer
Phone: 830.608.8953 Fax: 830.608.8884
Email: gthomas@nbutexas.com

NEW BRAUNFELS UTILITIES PLAT CHECKLIST

Name of Subdivision: VINTAGE OAKS UNIT 12 —WO 120201

Please return to Dean before: 4-6-2016 at 5:00-Dean

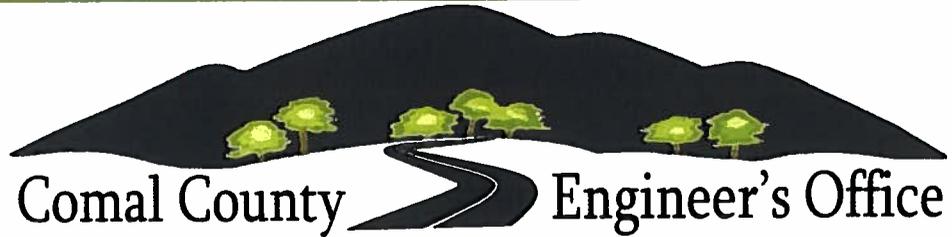
RECEIVED
APR 07 2016
COUNTY ENGINEER

ELECTRIC SERVICE AVAILABILITY

- 1) Is service immediately accessible to the property? Yes _____
- 2) Have plans of proposed development been discussed with your department? Yes _____
- 3) The type and location of the nearest existing facilities are:
 _____ 3 _____ phase on/in Via Principale (proposed) _____ as shown
 _____ phase on/in _____ as shown
 _____ phase on/in _____ as shown
- 4) Is the present conductor size sufficient for high density or industrial development? Yes _____
- 5) Can a line extension be provided within the current budget year? Yes _____
- 6) Outside NBU service area. No _____
- 7) Will any of these electric lines be required on/across the property indicated on the attached plat? No____
 If yes, please indicate the location of the line on the plat.
- 8) Are there any existing electric lines/easements on/across the property that are not indicated on the attached plat? No _____ If yes, please indicate the location of the line on the plat.
- 9) PLEASE CHECK ONE OF THE FOLLOWING:
 A) The attached plat is acceptable as proposed. Yes _____
 B) The enclosed plat is acceptable as proposed with the following changes and/or comments: _____

 C) The enclosed plat is not recommended by NBU as acceptable for the following reasons: _____

Gregory T. _____
NBU Electric Technician
Date 4/1/2016 _____



Comal County Engineer's Office

Effective Date: April 21, 2016
Street Name Expiration Date: April 21, 2024

M&S Engineering
376 Landa Street
New Braunfels, TX 78130

Re: Street Name Approval Notice

To Whom It May Concern:

For your information, the following street names have been approved for:

VINTAGE OAKS AT THE VINEYARD

- BARDOLINO
- BATTISTRADA
- BEAUJOLAIS
- BOLOGNESE
- CHARDONNAY
- CIRCOLARE
- CURVATURA
- FUME BLANC
- LABRUSCA
- LAKE COMO
- LOMBARDY
- OCCIDENTE
- OLIVASTRO
- ROTHSCHILD

Please be sure that the street names used on the final plat match the street names exactly as they were approved (shown above), including any prefix or suffix if used.

If you submitted other street names than listed above, those street names have been denied. If you need additional street names for this subdivision, you will need to submit a new application for street name approval.

Per the US Postal Service Guidelines for Submission of Street Names for Approval, approved street names are held on the Master Reserve Street Name List for eight (8) years from the date of approval. Expired street names will need to be resubmitted for the approval process. In order to transfer an approved name from one subdivision to another, a request in writing must be submitted from the original requestor.

If you have any questions, please feel free to contact me.

Thank you,

A handwritten signature in blue ink that reads "Holly Braun".

Holly Braun
Address Coordinator

RECEIVED
MAY 04 2016
COUNTY ENGINEER



March 29, 2007

CYNTHIA MELZOW
BEXAR METRO 9-1-1
911 SADDLETREE CT
SAN ANTONIO TX 78231-1523

Dear Ms. Melzow,

With regard to your request dated 3/29/07 requesting approval and review of street name(s) for the Vintage Oaks at the Vineyard subdivision located north of State Highway 46 east of Dry Comal Creek in ZIP Code 78132, the following action has been taken.

<u>Streetname</u>	<u>Action</u>	<u>Comments</u>
Acquedotto	Approved	
Angolo	Approved	
Appellation	Approved	
Blend Way	Approved	
Blush	Approved	
Bottle Ct	Approved	
Breve Cir	Approved	
Cabernet	Approved	
Chablis	Approved	
Connettere	Approved	
Corto Cir	Approved	
Diretto Dr	Approved	
Filtro	Approved	
Grenache	Approved	
Imbuto	Approved	
Provence Place	Approved	
Strada Curva	Approved	
Stradina	Approved	
Syrah Cir	Approved	
Via Principale	Approved	
Vino Cir	Approved	
Viuzza	Approved	

* Bexar Metro 9-1-1 and the USPS have agreed that the following suffixes are not considered distinguishably different and cannot be duplicated :

AVE BLVD CT DR LN RD ST TRL

Also, by agreement with Bexar Metro 9-1-1, street names cannot be duplicated within a county.

Should you have any questions you may contact me at the address or telephone number below.

Sincerely,

JAMES L(LARRY) LINDSEY
MANAGER, ADDRESS MANAGEMENT SYSTEMS

cc: Postmaster New Braunfels TX 78130-9998

1 POST OFFICE DR
SAN ANTONIO TX 78284-9321
(210) 368-5515
FAX: (210) 368-5526

CONSTRUCTION BOND

Bond # SUR60000745

DATE OF ISSUANCE: May 18, 2016

DATE OF EXPIRATION: _____

STATE OF TEXAS

COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS:

That we, Southstar Communities, LLC, the undersigned subdivider, as Principal, and Ironshore Indemnity Inc. 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 Three Hundred Fifteen Thousand Two Hundred Twenty-Five and 58/100 Dollars (\$315,225.58) for Roadway Construction, 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 described as follows, to wit: Vintage Oaks at the Vineyard Unit 12.

WHEREAS, under the provisions of the Comal County Subdivision control regulations adopted as of December 5, 1985, as it pertains to road construction, and April 16, 2001, as it pertains to storm water drainage improvements, 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 such subdivision: Construction of 4,109 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 _____ (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 HAND AND SEAL, this 18th day of May, of 2016.

Southstar Communities LLC



Thad Rutherford, Senior Vice President

Ironshore Indemnity Inc.



Sandra L. Fusinetti, Attorney-in-Fact

APPROVED AND ACCEPTED this the _____ day of _____, 2016.

COMAL COUNTY, TEXAS

By: _____
Title: _____

DRAFT

POWER OF ATTORNEY

III-60000745

Ironshore Indemnity Inc.

KNOW ALL MEN BY THESE PRESENTS, that IRONSHORE INDEMNITY INC., a Minnesota Corporation, with its principal office in New York, NY does hereby constitute and appoint: Brook T. Smith, Raymond M. Hundley, Jason D. Cromwell, James H. Martin, Sandra L. Fusinetti, Deborah Neichter, Jill Kemp, Theresa Pickerrell, Sheryon Quinn, Bonnie J. Rowe, Amy Meredith, Lynnette Long, Barbara Duncan, Mark A. Guidry, Michele Lacrosse, Jessica Nowlin and Summer A. Betting its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of IRONSHORE INDEMNITY INC. on the 22nd day of April, 2013 as follows:

Resolved, that the Director of the Company is hereby authorized to appoint and empower any representative of the company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$5,500,000 dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the Director and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond of undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, IRONSHORE INDEMNITY INC. has caused this instrument to be signed by its Director, and its Corporate Seal to be affixed this 2nd day of July, 2013.

IRONSHORE INDEMNITY INC.



By [Signature]
Daniel L. Sussman
Director

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MAY 25 2016
COUNTY ENGINEER

ACKNOWLEDGEMENT

On this 2nd day of July, 2013, before me, personally came Daniel L. Sussman to me known, who being duly sworn, did depose and say that he is the Director of Ironshore Indemnity Inc., the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.

AMY TAYLOR
Notary Public - State of Tennessee
Davidson County
My Commission Expires 07-08-19



BY [Signature]
Amy Taylor
Notary Public

CERTIFICATE

I, the undersigned, Secretary of IRONSHORE INDEMNITY INC., a Minnesota Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at this 18th Day of May, 2016.



[Signature]
Paul S. Giordano
Secretary

"WARNING: Any person who knowingly and with intent to defraud any insurance company or other person, files and application for insurance or statement of claim containing any materially false information, or conceals for the purpose of misleading information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties."



IRONSHORE, INC.
One State Street Plaza
New York, NY 10004
646.826.6600

Date: May 18, 2016

To: Comal County
150 N. Sequin #301
New Braunfels, TX 78130

Principal: Southstar Communities LLC
SUR60000745 – Vintage Oaks at the Vineyard Unit 12

1. Ironshore Indemnity Inc., One State Street Plaza, New York, NY 10004
2. Christopher M. Parrish, Director of Construction Claims, cparrish@lexonsurety.com
615-553-9528 (office), 615-553-9502 (fax)
3. Bill Precious, bprecious@smithmanus.com, Smith Manus, 2307 River Road, Suite 200,
Louisville, KY 40206, 502-238-1252 (office), 502-238-1253 (fax)
4. Ironshore/Lexon – 8:00 – 5:00, Smith Manus – 8:30 – 5:00

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MAY 25 2016

COUNTY ENGINEER

DRAFT

Vintage Oaks at the Vineyard- Unit 12
Engineer's Opinion of Probable Cost - 5/17/2016

M&S Engineering Project Number: 15BSW002

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Item No.	Description	Quantity	Units	Unit Cost	Total Cost
ROADWAY CONSTRUCTION					
1.	Right-Of-Way Clearing	6.03	LS	\$1,200.00	\$7,236.00
2.	Roadway Excavation 6"	2,750.50	CY	\$4.00	\$11,002.00
3.	Subgrade Preparation	16,503	SY	\$1.75	\$28,880.25
4.	6" Crushed Limestone Base	16,503	SY	\$4.50	\$74,263.50
5.	1.5" Hot Mix Asphaltic Concrete Pavement (Type D)	16,503	SY	\$7.00	\$115,521.00
6.	Prime Coat	16,503	SY	\$0.75	\$12,377.25
7.	30" CMP	100	LF	\$25.00	\$2,500.00
8.	36" CMP	40	LF	\$27.00	\$1,080.00
9.	Concrete Headwalls	17.70	CY	\$300.00	\$5,310.00
10.	Mobilization, Insurance & Bonding - 11%				\$28,398.71
ROADWAY CONSTRUCTION TOTAL					\$286,568.71

Item No.	Description	Quantity	Units	Unit Cost	Total Cost
SUBTOTAL					\$286,568.71
INFLATION 10%					\$28,656.87
CONSTRUCTION TOTAL					\$315,225.58

Note: All unit costs include material and labor and are derived from the most recent construction bids received by our office, as well as some of the latest advertised municipal average unit costs in the project area.

