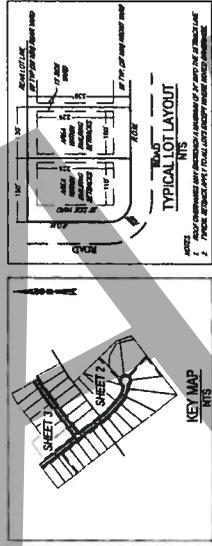
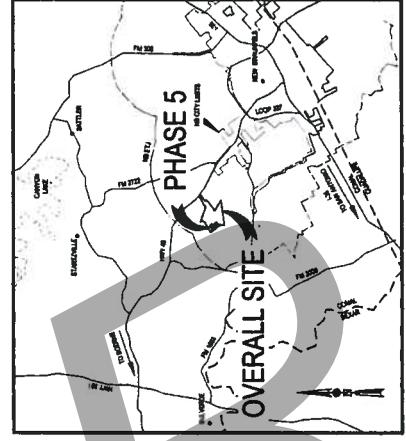




#201506033914  
**FINAL PLAT**  
**ESTABLISHING**  
**COPPER RIDGE, PHASE 5**

BEING A 49,680 ACRE TRACT OF LAND LOCATED IN THE NORTH BRUNNELLS SURVEY NO. 772, ABSTRACT NO. 284, COMAL COUNTY, TEXAS, SAID 49,680 ACRE TRACT BEING A PORTION OF THAT CERTAIN 224.187 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 20140801454, OFFICIAL RECORDS, COMAL COUNTY, TEXAS.



**NOTES**

- NO PORTION OF ANY LOT ON THIS PLAT IS WITHIN A SPECIAL FLOOD HAZARD ZONE "X" AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR COMAL COUNTY, TEXAS OF PANEL NUMBER 48010A01P, DATED 05/12/10.
- THE TRACT LIES OVER THE EDWARDS FORMER RECHARGE CONSEQUENCE, A WAP HAS BEEN SUBMITTED AND APPROVED BY TEXAS ON JANUARY 10, 2024.
- THE SUBDIVISION IS LOCATED IN THE NEW BRUNNELLS INDEPENDENT SCHOOL DISTRICT.
- UTILITY SERVICES:
  - WATER AND ELECTRIC WILL BE PROVIDED BY MSU.
  - SEWER SERVICE WILL BE PROVIDED BY THE CITY OF NEW BRUNNELLS.
  - COMAL COUNTY ENGINEERING OFFICE HAS REVIEWED THE USE OF ON-SITE SEPTIC SYSTEMS FOR SPECIAL WASTEWATER DISPOSAL FOR THE COPPER RIDGE SUBDIVISION. PLEASE NOTE EACH LOT WILL BE SUBJECT TO SPECIAL REQUIREMENTS PER 201 ACRES AND SHALL REQUIRE INDIVIDUAL SEPTIC PERMIT APPROVAL FROM COMAL COUNTY.
  - NO PUBLIC SUBURVANS ARE REQUIRED TO BE CONSTRUCTED FOR THIS SUBDIVISION.
  - FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS, AND OTHER PUBLIC SPACES) OF THE DEVELOPMENT CODE OF THE CITY OF NEW BRUNNELLS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. AT SUCH TIME THAT MORE THAN ONE RESIDENTIAL DWELLING PER BUILDABLE LOT IS CONSTRUCTED WITH THIS SUBDIVISION, THE OWNERS SHALL SUBMIT THE THEN CURRENT DEDICATION AND DEVELOPMENT FEE TO THE CITY OF NEW BRUNNELLS WITH THE BUILDING PERMITS FOR EACH NEW DWELLING UNIT.
  - THE PURPOSE OF LOT 180, BLOCK 14 IS FOR A POTENTIAL FUTURE STREET EXTENSION TO THE WESTERN SIDE OF THE BLOCK FROM TO IMPROVAL OF THE FUTURE STREET EXTENSION. THE OWNER MUST OBTAIN ALL PERMITS AS REQUIRED BY THE CITY OF NEW BRUNNELLS SUBDIVISION ORDINANCE INCLUDING AN AMENDED MASTER PLAN FOR THE COPPER RIDGE SUBDIVISION.

**LOT DESIGNATION**

LOT	DESCRIPTION
LOT 12	PRIVATE STREETS/PUBLIC UTILITY EASEMENT
BLOCK 14	COPPER RIDGE PROPERTY OWNERS ASSOCIATION
LOT 182	FUTURE PRIVATE STREET/PUBLIC UTILITY EASEMENT
BLOCK "A"	(SEE NOTE 9)

OWNED AND MAINTAINED BY  
 COPPER RIDGE PROPERTY OWNERS ASSOCIATION  
 SOUTHERLAND COMMUNITIES  
 NB LAND PROPERTIES, LTD

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 COUNTY OF COMAL  
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**DRAINAGE**

FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING AND REMOVING THE DRAINAGE SYSTEM, THE RIGHT TO CHANGE THE SIZE THEREOF, THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM, THE RIGHT TO CREATE AND/OR MAINTAIN EASEMENTS, THE RIGHT TO INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER CANS, AND PROTECTING RAILS, THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENHANCE OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM, AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM, MAINTENANCE OF DRAINAGE EASEMENTS WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, STANDING WATER, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANSKAPPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE PROXIMAL CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRUNNELLS WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO ANY STRUCTURES OR OTHER PROPERTY OR PERSONS OR PROPERTY TO BE INCURRED BY CONSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

**EASEMENT NOTES**

ALL PROPERTIES DESIGNATED AS EASEMENTS SHALL BE FOR THE BENEFIT OF THE CITY OF NEW BRUNNELLS, HAVING THE RIGHT TO INSTALL AND MAINTAIN A SERVICE TO THE COPPER RIDGE SUBDIVISION AND MAY BE UTILIZED FOR THE FOLLOWING PURPOSES:

**UTILITY**

- MAINTENANCE OF DESIGNATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF SUCH UTILITY EASEMENTS SHALL BE SUBJECT TO THE TERMS AND CONDITIONS IN THE EASEMENT. MUST NOT ENHANCE OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRUNNELLS UTILITIES, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRUNNELLS OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN, IN ADVANCE, WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
- NO STRUCTURES OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
- EACH TRACT IS SUBJECT TO FLOATING GUY WIRE EASEMENTS AND ITS DIMENSIONS SHALL BE DETERMINED BY THE NEED OF THE UTILITIES.
- GRADE WITHIN THE UTILITY EASEMENTS (A/E) WITHOUT WRITTEN APPROVAL FROM NEW BRUNNELLS UTILITIES.

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 DATE 8/14/15  
 DATE 8/14/15

**DATE PREPARED:** FEBRUARY 26, 2015  
 UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINT OF CURVATURE ARE MARKED WITH A SET 1/2" IRON ROD WITH A RED "MATH-KHOOPER ENG." PLASTIC CAP  
 ORIGINAL SURVEY LINES SHOWN HEREON ARE APPROXIMATE AND HAVE NOT BEEN FIELD LOCATED BY THIS SURVEYOR.  
 THE BASIS OF BEARING WAS ESTABLISHED FROM A NORTH-EAST LINE OF THE 38.23 ACRE TRACT RECORDED IN DOCUMENT NO. 20170629120, OFFICIAL RECORDS, COMAL COUNTY, TEXAS.

**KEY MAP**  
 MSU  
 SHEET 1  
 SHEET 2

**LOCATION MAP**  
 MSU

**TYPICAL LOT LAYOUT**  
 MSU  
 1. Public Street/Over Flow Location/Utility Meter Access

**OWNER'S ACKNOWLEDGEMENT**  
 STATE OF TEXAS  
 COUNTY OF COMAL  
 I, JAY PATTERSON, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOCUMENT NO. 201506033914, OF COMAL COUNTY, TEXAS ON THE 24 DAY OF August, A.D. 2015, AT 11:56 A.M.  
 WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 24 DAY OF August, A.D. 2015.

APPROVED THIS 1 DAY OF August, A.D. 2015, BY THE PLANNING COMMISSION OF THE CITY OF NEW BRUNNELLS, TEXAS.

APPROVED FOR ACCEPTANCE  
 DATE 8-20-15  
 CITY ENGINEER  
 DATE 8/14/15  
 DATE 8/14/15

**DATE PREPARED:** FEBRUARY 26, 2015  
 UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINT OF CURVATURE ARE MARKED WITH A SET 1/2" IRON ROD WITH A RED "MATH-KHOOPER ENG." PLASTIC CAP  
 ORIGINAL SURVEY LINES SHOWN HEREON ARE APPROXIMATE AND HAVE NOT BEEN FIELD LOCATED BY THIS SURVEYOR.  
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**KEY MAP**  
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 1. Public Street/Over Flow Location/Utility Meter Access

**OWNER'S ACKNOWLEDGEMENT**  
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 WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 24 DAY OF August, A.D. 2015.

APPROVED THIS 1 DAY OF August, A.D. 2015, BY THE PLANNING COMMISSION OF THE CITY OF NEW BRUNNELLS, TEXAS.

APPROVED FOR ACCEPTANCE  
 DATE 8-20-15  
 CITY ENGINEER  
 DATE 8/1

#201506033 q14



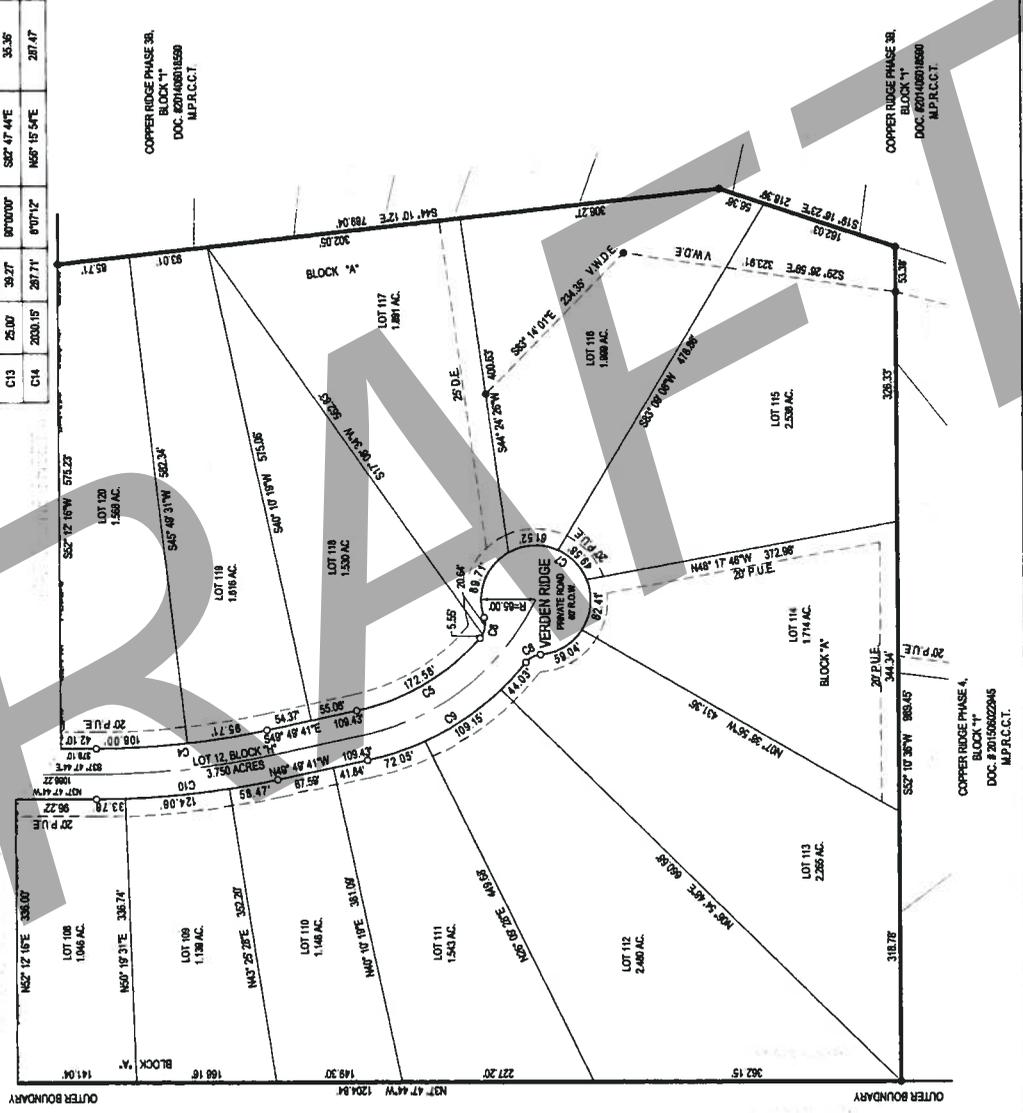
- LEGEND**
- FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
  - SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
  - FOUND PIPE
  - VOL. VOLUME
  - PG. PAGE(S)
  - DOC. DOCUMENT
  - MP R.C.C.T. MAP & PLAT RECORDS, COMAL COUNTY, TEXAS
  - ROW. RIGHT-OF-WAY
  - D.E. DRAINAGE EASEMENT
  - V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
  - CALCULATED POINT
  - PALE. PUBLIC UTILITY EASEMENT
  - TEXAS ORIGINAL SURVEY LINE

FINISHED FLOOR ELEVATIONS  
 THE ELEVATION OF THE LOWEST GRADE SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO THE STORMWATER COLLECTION SYSTEM SHALL MAINTAIN A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE PROPERLY SIZED CROSLS SWALE PREVENTING RUNOFF FROM ENTERING THE STRUCTURE.

ALL HOMES WITH AFF ELEVATION AT OR BELOW 100' MSL SHALL REQUIRE INDIVIDUAL PRESSURE REDUCING VALVES TO BE INSTALLED AT THE METER. COORDINATION WITH NBU AT TIME OF INSTALLATION IS REQUIRED.

**CURVE TABLE**

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1970.00	46.54	1°21'13"	N81°00'07"E	48.54
C2	1970.00	278.21	6°07'14"	S56°15'53"W	278.07
C3	25.00	36.27	9°00'00"	S07°12'19"W	35.36
C4	970.00	203.71	1°20'15"	S43°48'42"E	203.34
C5	770.00	172.59	36°37'21"	S86°08'27"E	188.60
C6	25.00	26.19	6°00'50"	N43°32'32"E	26.01
C7	65.00	222.26	28°10'31"	S41°25'59"E	70.98
C8	25.00	20.30	4°31'50"	N67°49'01"W	19.75
C9	330.00	225.23	3°08'19"	N68°22'51"W	220.86
C10	1030.00	218.31	1°20'15"	N43°48'42"W	215.91
C11	25.00	36.27	9°00'00"	N62°47'44"W	35.36
C12	25.00	36.27	9°00'00"	S62°47'44"E	35.36
C14	2030.16	287.71	6°07'12"	N66°15'54"E	287.47



ONURICH FAMILY PARTNERS, LTD.  
 1415.208 ACRES  
 VOLUME 1018  
 PAGE 079  
 O.R.C.C.T.

**FINAL PLAT FOR ESTABLISHING  
 COPPER RIDGE, PHASE 5**



#201606033914

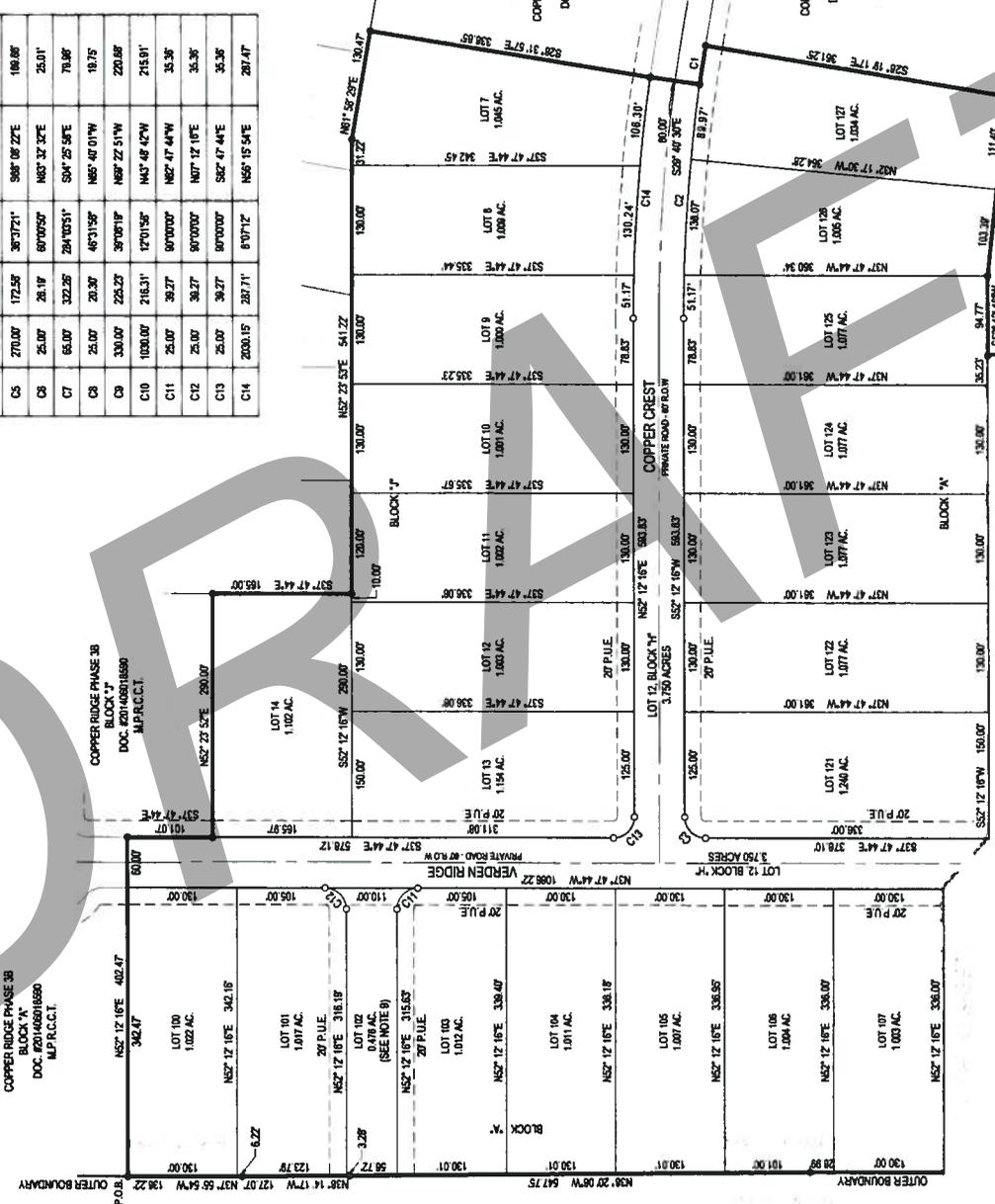


- LEGEND**
- P.O.B. POINT OF BEGINNING
  - FOUND FOR FOUND WITH A RED MARKER (E.G. SURVEY PLASTIC CAP)
  - SET TOP IRON ROD WITH A RED MARKER (E.G. SURVEY PLASTIC CAP)
  - FOUND 2" PIPE
  - FOUND P.N.H.M.
  - VOL. VOLUME
  - PG. PAGE(S)
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  - O.R.C.C.T. OFFICIAL RECORDS, COMAL COUNTY, TEXAS
  - M.P.R.C.C.T. MAP & PLAT RECORDS, COMAL COUNTY, TEXAS
  - R.O.W. RIGHT-OF-WAY
  - V.M.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - TEXAS ORIGINAL SURVEY LINE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1970.00	46.54	1°21'13"	N81°00'00"E	46.54
C2	1970.00	279.21	8°07'44"	S56°15'53"W	279.97
C3	25.00	39.27	90°00'00"	S07°12'16"W	35.36
C4	870.00	203.71	12°01'59"	S43°48'42"E	203.34
C5	270.00	172.59	38°37'21"	S08°08'22"E	168.08
C6	25.00	28.19	89°00'00"	N83°12'32"E	25.01
C7	65.00	32.26	284°03'51"	S04°25'59"E	78.88
C8	25.00	20.30	49°31'59"	N65°40'01"W	19.79
C9	330.00	226.20	30°09'19"	N89°22'51"W	220.89
C10	1000.00	216.31	12°01'59"	N43°48'42"W	215.91
C11	25.00	39.27	90°00'00"	N82°47'44"W	35.36
C12	25.00	39.27	90°00'00"	N07°12'16"E	35.36
C13	25.00	39.27	90°00'00"	S82°47'44"E	35.36
C14	2000.00	287.71	8°07'12"	N86°15'54"E	281.47

FINISHED FLOOR ELEVATIONS  
 THE ELEVATION OF THE LOWEST FLOOR SHALL BE AT LEAST 19 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A MANNER TO PREVENT WATER FROM ENTERING THE STRUCTURE. PROPERTIES ADJACENT TO THE STORMWATER CONVEYANCE STRUCTURES MUST HAVE FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRAINWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE PROPERLY SLOPED DRAINAGE TO PREVENT BACKFLOW FROM ENTERING THE STRUCTURE.

ALL HOMES WITH AFF ELEVATION AT OR BELOW 1085 MSLC SHALL REQUIRE INDIVIDUAL PRESSURE REDUCING VALVES TO BE INSTALLED AT THE METER COORDINATION WITH HBU AT TIME OF INSTALLATION IS REQUIRED.



**MATKIN HOOVER**  
 SURVEYING & CONSULTING  
 10000 N. LOOP WEST, SUITE 1000  
 DALLAS, TEXAS 75243  
 (214) 343-1111  
 www.mh-survey.com

FINAL PLAT FOR ESTABLISHING  
 COPPER RIDGE, PHASE 5

SHEET 3 OF 3

CHURCH FAMILY PARTNERS, LTD.  
 1415.289 ACRES  
 VOLUME 019,  
 PAGE 879  
 O.R.C.C.T.

Bond No. 0657420

**CONSTRUCTION BOND**

**DATE OF ISSUANCE:** July 16, 2015

**DATE OF EXPIRATION:** July 16, 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 Six Hundred Four Thousand Eight Hundred Sixty Dollars and Twenty Cents**

**( \$604,860.20 ), 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.**

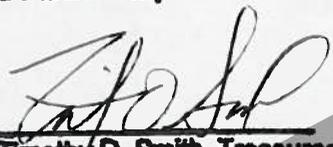
**WHEREAS, the Principal has petitioned the Commissioners' Court of Comal County for permission to develop a subdivision within the jurisdiction of Comal County, Texas, more particularly entitled: Copper Ridge, Phase 5**

**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 2,588 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.**

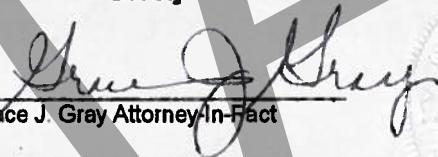
**NOW THEREFORE, the condition of this obligation is such that if the Principal shall not, on or before the 16th day of June 2016, (30 days prior to the expiration date), construct, or cause to be constructed, the above mentioned improvements and have construction verified in writing by the County Engineer 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.**

IN TESTIMONY WHEREOF, WITNESS OUR HANDS and seal, this, the 16th day of July, 2015.

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

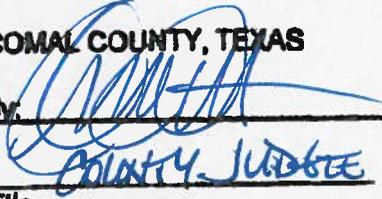
By:   
Timothy D. Smith, Treasurer  
American Land Partners, Inc., Manager  
National Land Partners, LLC, Manager

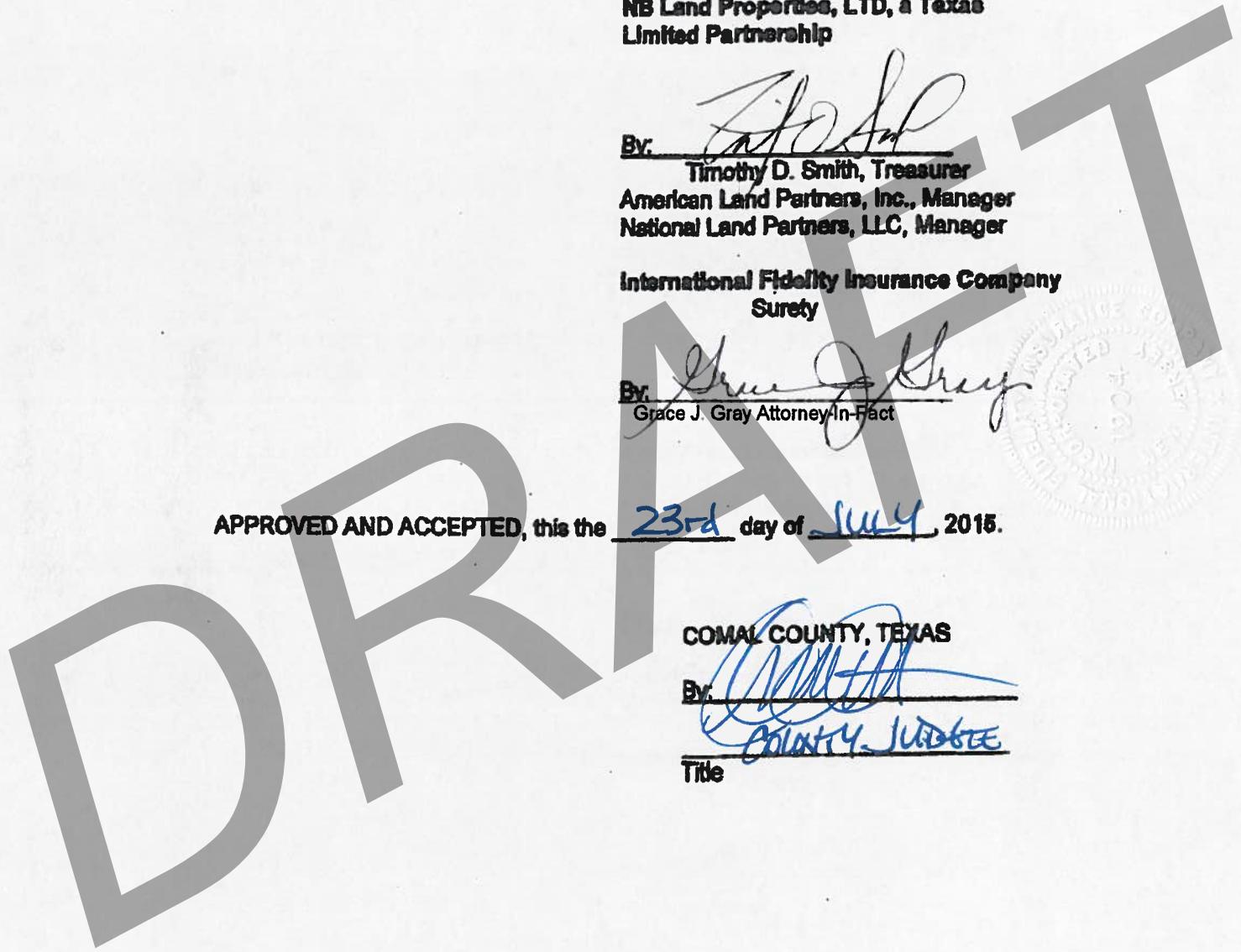
**International Fidelity Insurance Company  
Surety**

By:   
Grace J. Gray Attorney-In-Fact

APPROVED AND ACCEPTED, this the 23rd day of July, 2015.

COMAL COUNTY, TEXAS

By:   
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, 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.



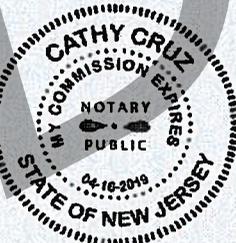
STATE OF NEW JERSEY  
County of Essex

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

16<sup>th</sup> day of July 2015

MARIA BRANCO, Assistant Secretary



July 16, 2015

Ref: Southerland Communities, NB Land Partners, LTD  
Bond # 0657420

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 # 973-623-8006  
Email [Ftanzola@ific.com](mailto:Ftanzola@ific.com)

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



ENGINEERING DIVISION

MEMORANDUM

TO: Planning Department  
FROM: Melissa Reynolds  
SUBJECT: SC2015-0007 – Copper Ridge Phase 5 – Performance Bond  
DATE: May 22, 2015

DENIED

APPROVED

PLEASE COMMENT

PLEASE REPLY

The Engineering Division has reviewed the engineer's estimate of construction cost submittal for the above referenced Subdivision and Unit and accepts the requested surety coverage amount of \$604,860.20.

Should you have any questions, please feel free to contact me at (830) 221-4020.

Sincerely,

Melissa Reynolds, P.E.

Assistant City Engineer

**COPPER RIDGE, PHASE 5**  
**Comal County, Texas**  
**Project No. 2289.10**  
**Engineer's Estimate**

*Summary*

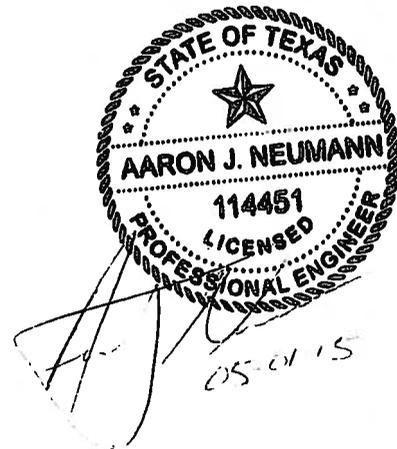
Typical Lot Size: 130'x336' (1 acre)  
 LF of Street 2589  
 Number of Lots: 35  
 Project Acreage: 49.68

Prepared: 4/27/2015

<i>Item</i>	<i>Description</i>	<i>Cost/LF Street</i>	<i>Cost/Lot</i>	<i>Cost/Acre</i>	<i>Total Cost</i>
I.	Street and Drainage Improvements	\$138.80	\$10,267	\$7,233	\$359,358
II.	Water Distribution System	\$48.21	\$3,566	\$2,513	\$124,822
III.	Miscellaneous	\$10.24	\$757	\$533	\$26,500
IV.	Electrical Distribution System	\$36.38	\$2,691	\$1,896	\$94,181
<b>Total Engineers Estimate with Contingency:</b>		<b>\$234</b>	<b>\$14,591</b>	<b>\$10,279</b>	<b>\$604,860.20</b>

Notes:

1. Unit prices included within this estimate are based on recent bid tabulations.
2. This estimate only includes those items required for bonding purposes with the City of New Braunfels to record the subdivision plat.



**COPPER RIDGE, PHASE 5****I. Street and Drainage Improvements  
Engineer's Estimate**

<b>Item No.</b>	<b>Description</b>	<b>Unit</b>	<b>Qty.</b>	<b>Unit Price</b>	<b>Amount</b>
<b>Street Improvements</b>					
1.	Clearing and Grubbing	AC	6.81	\$1,500.00	\$10,215.00
2.	Excavation	CY	3,250.00	\$16.50	\$53,625.00
3.	Embankment	CY	2,850.00	\$3.50	\$9,975.00
4.	8" Moisture Conditioned Subgrade	SY	10,200.00	\$1.10	\$11,220.00
5.	8" Flexible Base Crushed Limestone Base	SY	9,600.00	\$12.75	\$122,400.00
6.	2" HMAC Paving"	SY	7,850.00	\$8.85	\$69,472.50
7.	12" Flush Curb	LF	5,300.00	\$12.09	\$64,077.00
8.	Signage & Striping	LS	1	\$5,000.00	\$5,000.00
9.	Hydro-Mulch (ROW & Drains)	SY	11,500.00	\$0.45	\$5,175.00
<b>Subtotal Street Improvements:</b>					<b>\$351,159.50</b>
<b>On-Site Drainage Improvements</b>					
<b>DRAIN 5-A</b>					
1.	30" CMP (n = 0.024)	LF	58.00	\$80.00	\$4,640.00
2.	3:1 Sloped-End-Treatment	EA	2	\$1,750.00	\$3,500.00
3.	Trench Excavation Protection	LF	58	\$1.00	\$58.00
<b>Subtotal Drainage Improvements:</b>					<b>\$8,198.00</b>
<b>Total Street and Drainage Improvements:</b>					<b>\$359,357.50</b>

## COPPER RIDGE, PHASE 5

### *IV Electrical Distribution System Engineer's Estimate*

<i>Item No.</i>	<i>Description</i>	<i>Unit</i>	<i>Qty.</i>	<i>Unit Price</i>	<i>Amount</i>
<b><i>Distribution Improvements (Phase 5)</i></b>					
1.	2" Conduit Each	LF	1,405	\$2.00	\$2,810.00
2.	3" Conduit Each	LF	11,770	\$3.00	\$35,310.00
3.	4" Conduit Each	LF	530	\$4.00	\$2,120.00
4.	Primary Pull Pad	EA	6	\$800.00	\$4,800.00
5.	Secondary Pull Box	EA	14	\$500.00	\$7,000.00
6.	0-6' Trench Excavation	LF	4,430	\$6.00	\$26,580.00
7.	Bedding Material	LF	4,430	\$2.50	\$11,075.00
8.	Pull String	LF	13,705	\$0.50	\$6,852.50
9.	Warning Tape	LF	4430.0	\$0.10	\$443.00
<b><i>Total Electrical Distribution Improvements:</i></b>					<b><i>\$94,180.50</i></b>

*\*Quantities shown on this sheet are for information purposes only. Contractor must independently verify all electrical distribution quantities as part of their estimate.*