



Comal County

OFFICE OF COMAL COUNTY ENGINEER

September 9, 2014

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

Re: COPPER RIDGE, PHASE 5, within Comal County, Texas

Dear Commissioner Haag:

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

Please find copies of the following documents attached:

- Letter from the City of New Braunfels' Public Works Department requesting release of the surety.
- Copy of original surety and extension, Construction Bond Number 0657420. The surety for this subdivision expires July 16, 2017.

Also, laboratory testing results and as-built drawings are available at our office for your review.

We have reviewed all items and now recommend that Commissioners Court acknowledge the completion of said private improvements and release the associated surety. We are requesting placement of this item on the Commissioners Court agenda for action on September 22, 2016. If you have any questions or comments, please do not hesitate to contact us.

Sincerely,

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

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



PUBLIC WORKS

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

**CERTIFICATE OF FINAL COMPLETION AND APPROVAL
CITY OF NEW BRAUNFELS EXTRATERRITORIAL JURISDICTION**

**August 12, 2016
Copper Ridge, Unit 5
SC2015-0007**

Engineer:
Garrett Keller, P.E.
Matkin-Hoover
8 Spencer Rd, S100
Boerne, TX 78006
GKeller@matkinhoover.com

Contractor:
Troy Hargroder
Du-Mor Enterprises
7626 Grissom Rd.
San Antonio, TX 78251
troy@du-mor.net

Developer:
Dan Mullins
Southerland Development
110 River Crossing Road, Suite 1
Spring Branch, TX 78070
dmullins@southlp.com

A Final Completion inspection of the project was conducted **July 12, 2016**, and the work appeared to be complete in accordance with the Plans and Specifications. All construction documents submitted to the City during construction of the project appear to meet or exceed the City of New Braunfels subdivision specifications as to materials and construction methods.

Therefore, the streets and drainage as constructed are accepted by the City of New Braunfels as of **August 12, 2016**. This date will serve as the starting date for the Two Year Maintenance Bond on the street and drainage construction materials and workmanship. The above referenced improvements are private and will not be publicly owned or maintained. The above referenced improvements are outside of the City Limits and are not accepted as City Right of Way.

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

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

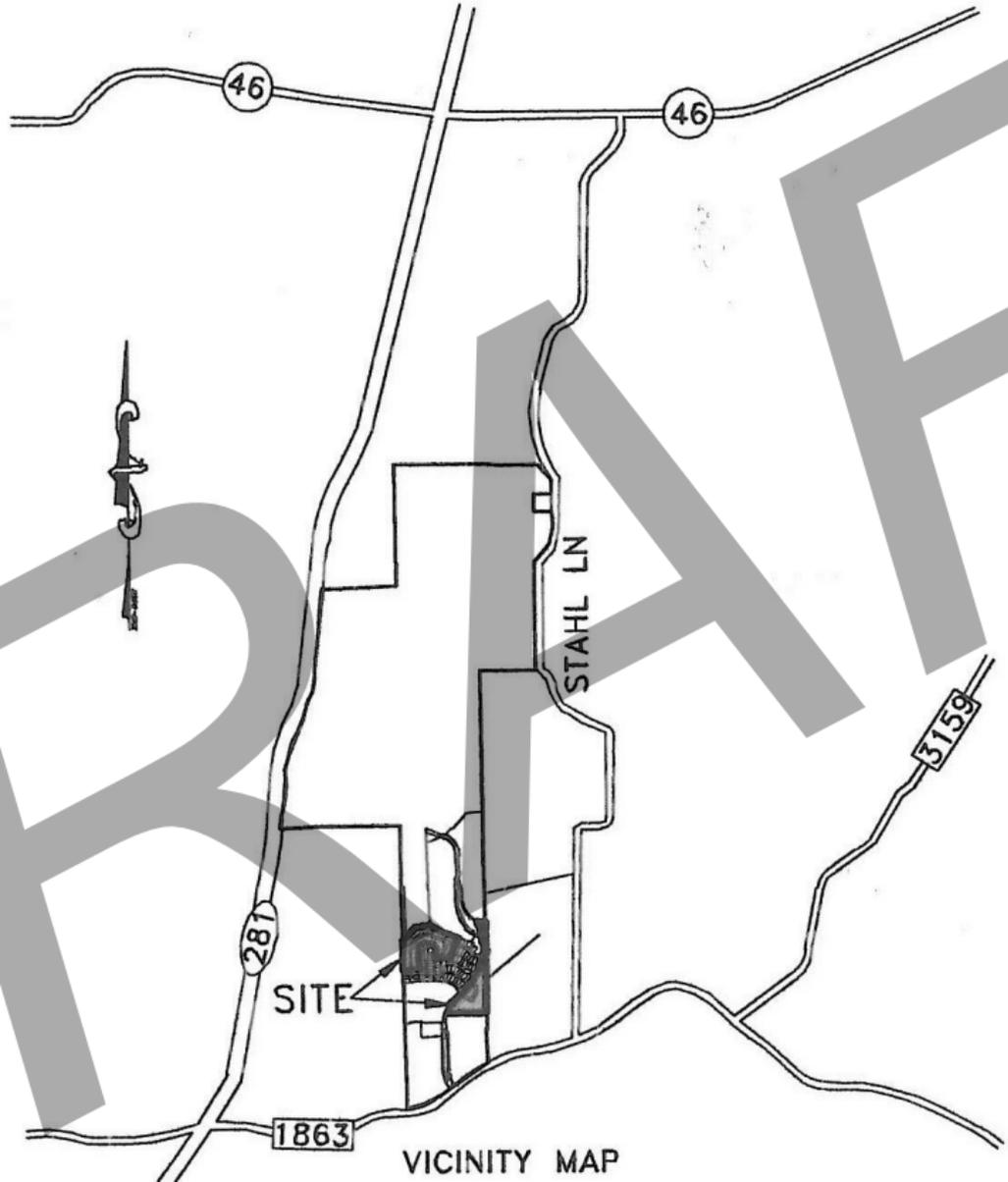
Sincerely,



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

GF/mr

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



46

46



STAHL LN

281

SITE

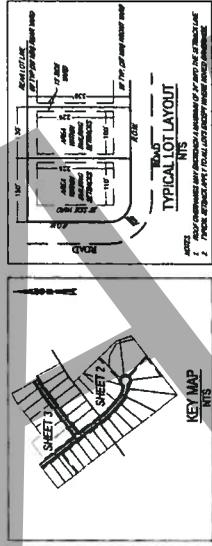
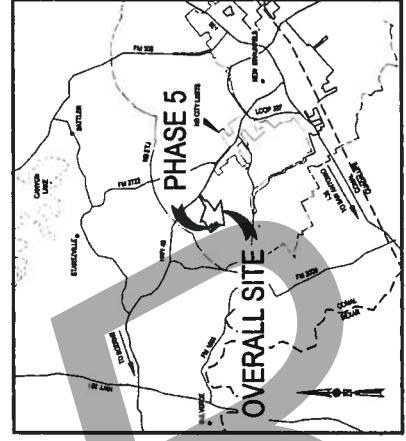
3159

1863

VICINITY MAP

#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. 984, 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 08/01/07.
- THE TRACT LIES OVER THE EDWARDS FORMER RECHARGE CONSEQUENCE, A WAP HAS BEEN SUBMITTED AND APPROVED BY TEXAS ON JANUARY 10, 2008.
- 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 APPROVED 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 DESCRIPTION

LOT	DESCRIPTION
LOT 12	PRIVATE STREETS/PUBLIC UTILITY EASEMENT
BLOCK 14	COPPER RIDGE PROPERTY OWNERS ASSOCIATION
LOT 102	FUTURE PRIVATE STREET/PUBLIC UTILITY EASEMENT
BLOCK 14	(SEE NOTE 9)

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

OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS
 COUNTY OF COMAL

KNOW TO ALL MEN THESE PRESENTS:

I, JAY PATTERSON, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE COPPER RIDGE, PHASE 5 SUBDIVISION TO THE CITY OF NEW BRUNNELLS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDUDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

1-1-15
 DATE

JAY PATTERSON
 OWNER

SOUTHERLAND COMMUNITIES NB LAND PROPERTIES, LTD
 COMPANY
 110 RIVER CROSSING BLVD, SUITE 1
 SPRING BRANCH, TEXAS 76070
 PHONE: (800) 228-5283
 FAX: (800) 865-5248

SHAWN W. MARCELL
 REGISTERED PROFESSIONAL LAND SURVEYOR
 4330
 110 RIVER CROSSING BLVD, SUITE 1
 SPRING BRANCH, TEXAS 76070
 PHONE: (800) 228-5283
 FAX: (800) 865-5248

DATE OF INSTRUMENT: 2015, BY: Jay Patterson
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: 1/1/16

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
 COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED JEFF BOEGER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH THE CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR
 JEFF BOEGER #639
 8 SPENCER ROAD, SUITE 100
 BOERNE, TEXAS 78008
 PHONE: (800) 246-0080
 FAX: (800) 246-0080

STATE OF TEXAS, COUNTY OF COMAL
 I, Debbie Kueper, 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 24th DAY OF August, A.D. 2015, AT 11:56 A.M.

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 24th DAY OF August, A.D. 2015.

COUNTY CLERK, COMAL COUNTY, TEXAS
 Debby Kueper
 DEPUTY

PHASE 5 SUMMARY (49,680 AC.)
 RESIDENTIAL LOTS: 34, 45,800 AC.
 ROAD: 2588.99 LF
 OTHER LOTS, STREET RIGHT-OF-WAY: 3.750 AC.

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

APPROVED FOR ACCEPTANCE:
 8-20-15
 DATE
 8/6/15
 DATE
 8/14/15
 DATE

COMAL COUNTY ENGINEERING OFFICE
 110 RIVER CROSSING BLVD, SUITE 1
 SPRING BRANCH, TX 76070
 PHONE: (800) 228-5283 (OFF)
 (800) 865-5248 (FAX)

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, CURBSETS, WATER CANS, AND EASEMENTS WITHIN THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CURBSETS, 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, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, 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 BE RESPONSIBLE FOR THE MAINTENANCE OF ANY DRAINAGE EASEMENTS 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 CITY OF NEW BRUNNELLS UTILITIES DEPARTMENT. SUCH USE SHALL NOT INTERFERE WITH THE CITY OF NEW BRUNNELLS UTILITIES DEPARTMENT'S OBLIGATIONS TO THE CITY OF NEW BRUNNELLS 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 NEW UTILITY EASEMENTS SHALL BE PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, UNLESS THEY ARE IDENTICAL TO THE EXISTING UTILITY EASEMENTS. THIS EASEMENT SHALL VARY DEPENDING UPON LOCATION OF BUILDING STRUCTURE AND SERVICE.
- 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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#201506033 q14



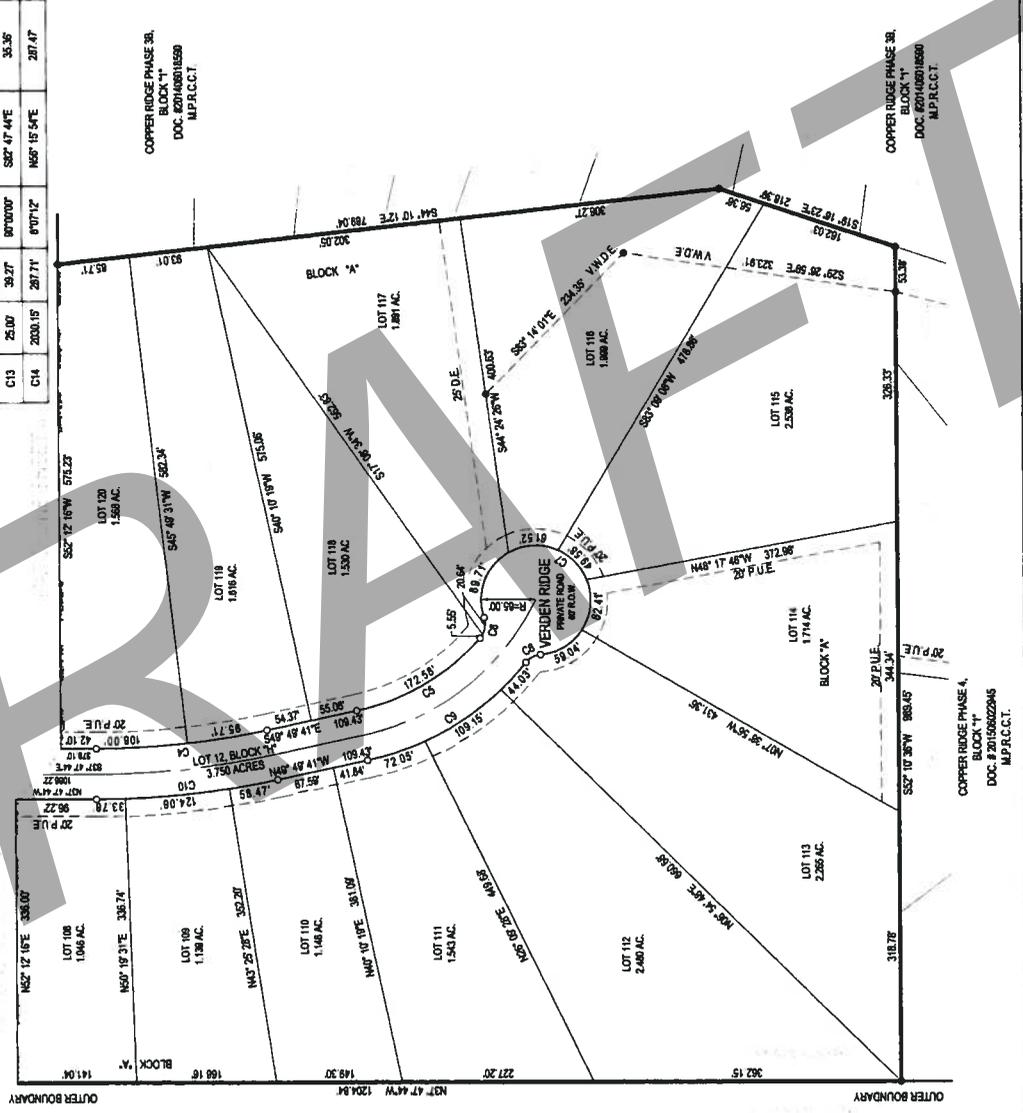
- LEGEND**
- FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
 - SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
 - FOUND PPE
 - VOL. VOLUME
 - PG. PAGE(S)
 - DOC. DOCUMENT
 - MP R.C.C.T. MAP & PLAT RECORDS, COMAL COUNTY, TEXAS
 - ROW. RIGHT-OF-WAY
 - D.E. 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 OF THE
 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 CROSSES 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"	N85°00'07"E	48.54
C2	1970.00	278.21	8°07'14"	S56°15'53"W	278.07
C3	25.00	38.27	9°00'00"	S97°12'19"W	35.36
C4	970.00	203.71	1°20'15"	S45°48'42"E	203.34
C5	70.00	172.59	36°37'21"	S88°08'27"E	188.60
C6	25.00	26.19	8°00'50"	N45°32'32"E	26.01
C7	65.00	222.26	28°10'31"	S41°25'59"E	78.98
C8	25.00	20.30	4°31'58"	N85°49'01"W	19.75
C9	330.00	225.23	3°08'19"	N88°22'51"W	228.86
C10	1030.00	218.31	1°20'15"	N45°48'42"W	215.91
C11	25.00	38.27	9°00'00"	N82°47'44"W	35.36
C12	25.00	38.27	9°00'00"	S82°47'44"E	35.36
C14	2030.19	287.71	0°07'12"	N68°15'54"E	287.47



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



ONURICH FAMILY
 PARTNERS, LTD.
 1415.286 ACRES
 VOLUME 1018
 PAGE 079
 O.R.C.C.T.

COPPER RIDGE PHASE 3B,
 BLOCK "1"
 DOC. 201408018589
 M.P.R.C.C.T.

COPPER RIDGE PHASE 3B,
 BLOCK "1"
 DOC. 201408018589
 M.P.R.C.C.T.

COPPER RIDGE PHASE 4,
 BLOCK "1"
 DOC. 201506022945
 M.P.R.C.C.T.

#201606033914



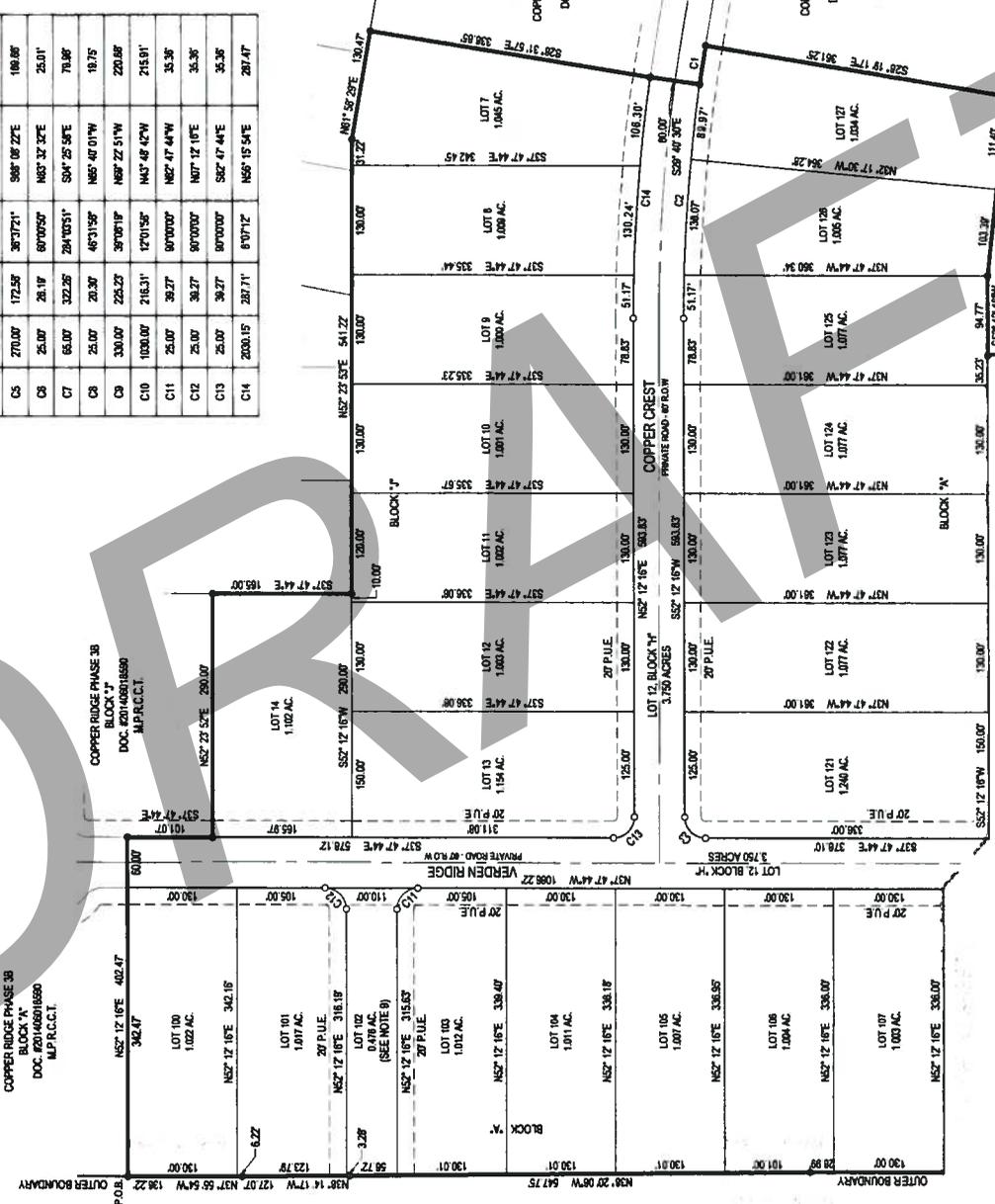
SCALE 1" = 100'

- LEGEND
- P.O.B. POINT OF BEGINNING
 - FOUND FOR FOUND WITH A RED
 - VOL. VOLUME
 - PG. PAGE(S)
 - DOC. DOCUMENT
 - 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	9°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	186.89
C6	25.00	28.19	8°00'00"	N83°32'32"E	25.01
C7	65.00	322.26	284°03'51"	S04°25'59"E	76.89
C8	25.00	20.30	49°31'59"	N65°40'01"W	19.79
C9	330.00	225.20	39°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	9°00'00"	N82°47'44"W	35.36
C12	25.00	39.27	9°00'00"	N07°12'16"E	35.36
C13	25.00	39.27	9°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 SIDEWALKS AND DRIVEWAYS TO PREVENT RUNOFF 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
 ENGINEERS & SURVEYORS
 1000 N. GULF STREAM BLVD., SUITE 100
 FORT WORTH, TEXAS 76102
 (817) 335-1111
 www.mh-engineers.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.



**CHANGE RIDER
INTERNATIONAL FIDELITY INSURANCE COMPANY**

Rider to be attached to and part of Bond Number 0657420 dated the 16th day of July, 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, Texas (the "Obligee")

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

Expiration of bond is extended to July 16, 2017

This change is effective 16th day of July 2016. The attached bond shall be subject to all of its terms, conditions and limitations except as herein modified. Signed, sealed and dated this 8th day of July 2016.

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

By [Signature] (Seal)

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

**INTERNATIONAL FIDELITY INSURANCE
COMPANY** (surety)

By [Signature] (Seal)
Grace J. Gray (Attorney in Fact)

ACCEPTED

[Signature]
Name STEFAN KLAUSE (Obligee)
Title COUNTY JUDGE
Date July 14, 2016

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.

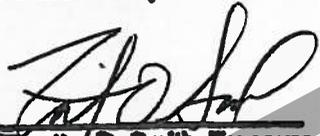
WHEREAS, the Principal has petitioned the Commissioners' Court of Comal County for permission to develop a subdivision within the jurisdiction of Comal County, Texas, more particularly entitled: **Copper Ridge, Phase 5**

WHEREAS, under the provisions of the Comal County Subdivision control regulations adopted as of December 8, 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.**

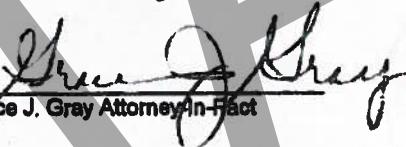
NOW THEREFORE, the condition of this obligation is such that if the Principal shall not, on or before the 16th day of June 2016, (30 days prior to the expiration date), construct, or cause to be constructed, the above mentioned improvements and have construction verified in writing by the County Engineer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

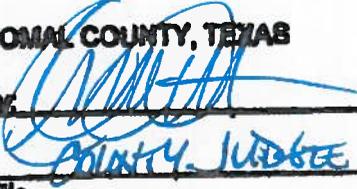
By: 
Timothy D. Smith, Treasurer
American Land Partners, Inc., Manager
National Land Partners, LLC, Manager

**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

16th

day of July, 2015

MARIA BRANCO, Assistant Secretary