

**SURVEY NOTES**

- (1) DATE OF SURVEY: ORIGINAL PLAT, JANUARY 3, 2014 REPLAT OF LOTS 10 AND 11 INTO 10R, JANUARY 10, 2014.
- (2) BASIS OF BEARINGS: THE WEST LINE OF LOT 10R AS SHOWN HEREON.
- (3) REFERENCES: DOCUMENT NO. 20140600323, MAP AND PLAT RECORDS & DOCUMENT NO. 201406005983, MAP AND PLAT RECORDS.
- (4) NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YEAR FLOOD ZONE ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR COMAL COUNTY, TEXAS ON COMMUNITY PANEL NO. 48091-C-0410-F, WITH EFFECTIVE DATE OF SEPTEMBER 2, 2009, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

**SUBDIVISION NOTES**

- (1) THIS PLAT WAS PREPARED ON OCTOBER 1, 2014.
- (2) THIS PROPERTY DOES LIE WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF NEW BRAUNFELS.
- (3) COMAL COUNTY ENGINEERING OFFICE HAS AUTHORIZED THE USE OF ON-SITE SEPTIC SYSTEM FOR WASTEWATER DISPOSAL. PLEASE NOTE THESE LOTS WILL BE SUBJECT TO SPECIAL REQUIREMENTS PER 30 TAC SECT 285.40F.
- (4) THIS PROPERTY DOES LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. A W.A.P.F. HAS BEEN SUBMITTED AND APPROVED BY T.C.E.O. FOR THE ORIGINAL SUBDIVISION.
- (5) THIS PROPERTY LIES WITHIN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.
- (6) THIS PROPERTY IS SERVED BY THE FOLLOWING UTILITIES: ELECTRIC-NSU TELEPHONE/CABLE-GVTC WATER-HSB
- (7) DRAINAGE EASEMENTS DESIGNATED WITHIN THESE LOTS SHALL BE OWNED BY THE LOT OWNER, MAINTAINED BY THE COPPER RIDGE PROPERTY OWNERS ASSOCIATION AND SHALL BE SUBJECT TO ANY ADDITIONAL LIABILITY WHATSOEVER FOR ALL STREET AND DRAINAGE IMPROVEMENTS REQUIRED WITHIN THIS SUBDIVISION.
- (8) SIDEWALKS WITHIN THIS SUBDIVISION ARE NOT REQUIRED.
- (9) THERE ARE NO STRUCTURES ON THE SUBJECT PROPERTY.

**DRAINAGE NOTES**

- (1) FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING AND REMOVING THE DRAINAGE SYSTEM, THE RIGHT TO CHANGE THE SIZE THEREOF, TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM, TO CLEAN, UNPLUG, DREDGE, SIFT, OR DO OUT A STREAM COURSE, ESTABLISH OR CHANGE, SUCH STREAM CHANNELS WITHIN THE EASEMENT, INSTALL STREAM SINKER SYSTEMS, CULVERTS, WATER CURBS, AND PROTECTIVE BAILS, THE RIGHT TO REMOVE ALL TREES OR OTHER OBSTRUCTIONS, WHICH READABLY ENDANGER OR INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM, AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM.
- (2) WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY ADDED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION OF THE DRAINAGE SYSTEM IS TO IMPROVE CONDITIONS OF MAINTENANCE 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, WATER BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, OR DRAINAGE ON OR TO THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH, OR ONLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY OR COUNTY.
- (3) NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF DRAINAGE EASEMENTS SHOWN ON THIS PLAT, NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CHARACTER OF THE DRAINAGE EASEMENTS OR DECREASES THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRAUNFELS SHALL HAVE THE RIGHT OF INSPECTION AND ACCESS OVER DRAINAGE ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

**UTILITY NOTES**

- (1) MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF EASEMENT, OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT, MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS AS 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.
- (2) UTILITIES WILL POSSESS A FIVE (5) FOOT WIRE SERVICE EASEMENT TO THE DWELLING ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE; THIS EASEMENT WILL VARY DEPENDING UPON THE LOCATION OF THE DWELLING AND SERVICE.
- (3) UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
- (4) EACH TRACT IS SUBJECT TO A FLOATING GUY WIRE EASEMENT AND ITS DIMENSIONS SHALL BE DETERMINED BY THE NEED OF THE EASEMENT.
- (5) DO NOT COMBINE ANY NEW UTILITY EASEMENTS (UE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (UE) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.

**CITY CERTIFICATION:**

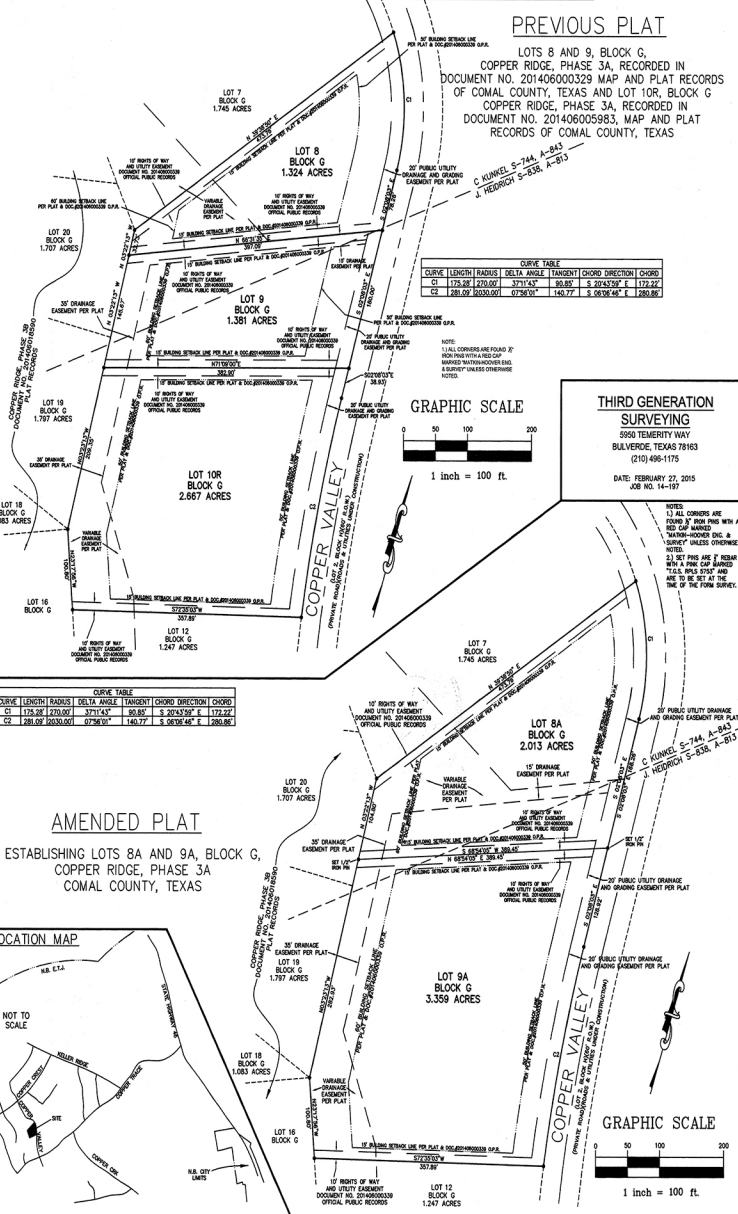
APPROVED FOR ACCEPTANCE:

4/20/15 *Stacy Ann Smith*  
DATE PLANNING DIRECTOR

4/13/2015 *[Signature]*  
DATE CITY ENGINEER

1/6/2015 *[Signature]*  
DATE NEW BRAUNFELS UTILITIES

AMENDING PLAT ESTABLISHING LOTS 8A AND 9A, BLOCK G, COPPER RIDGE SUBDIVISION PHASE 3A, AMENDING LOTS 8 AND 9, BLOCK G AND LOT 10R, BLOCK G, COPPER RIDGE, PHASE 3A #201506014953



**OWNER CERTIFICATION:**

STATE OF TEXAS: OWNER: LOT 8 & 9, COPPER RIDGE, PHASE 3A  
COUNTY OF COMAL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 8 & 9, BLOCK G, COPPER RIDGE, PHASE 3A, TO THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, AND WHOSE NAME IS SUBSIGNED HERETO, DO HEREBY SUBMIT THIS PROPERTY AND REDDUCATE TO THE USE OF THE PUBLIC FOR ALL STREETS, ALLEYS, PARKS, DRAINAGE EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREON EXPRESSED.

*James Mitchell* DATE: 3/13/15  
ANTHONY GRAHAM MITCHELL  
78 S SHADON POINT CIRCLE  
THE WOODLANDS, HORTON COUNTY, TEXAS 77381

*Robert Harty Mitchell* DATE: 3/13/15  
ROBERT HARTY MITCHELL  
78 S SHADON POINT CIRCLE  
THE WOODLANDS, HORTON COUNTY, TEXAS 77381

STATE OF TEXAS:  
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 10<sup>th</sup> DAY OF March, 2015.

BY: *Stephanie Ray*  
*Stephanie Ray*  
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 11/01/19

STATE OF TEXAS: OWNER: LOTS 8 & 9 AND 11 (00 & 11 INTO 10R), COPPER RIDGE, PHASE 3A  
COUNTY OF COMAL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 8 & 9 AND 11 (00 & 11 INTO 10R), COPPER RIDGE, PHASE 3A, TO THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, AND WHOSE NAME IS SUBSIGNED HERETO, DO HEREBY SUBMIT THIS PROPERTY AND REDDUCATE TO THE USE OF THE PUBLIC FOR ALL STREETS, ALLEYS, PARKS, DRAINAGE EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS HEREON EXPRESSED.

*James H. White* DATE: 3/16/15  
JAMES H. WHITE  
7838 TWIN HILLS DRIVE  
HOUSTON, HARRIS COUNTY, TEXAS 77071

*Terena Carraissa White* DATE: 3-16-15  
TERENA CARRAISSA WHITE  
7838 TWIN HILLS DRIVE  
HOUSTON, HARRIS COUNTY, TEXAS 77071

STATE OF TEXAS: COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 10<sup>th</sup> DAY OF MARCH, 2015.

BY: *Deanna H. Bennett*  
*Deanna Bennett*  
NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: 5/16/2017

**SURVEYORS CERTIFICATION:**

STATE OF TEXAS: COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, JOSEPH H. CASH II, 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 LAWS AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

*Joseph H. Cash II*  
JOSEPH H. CASH II  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5753  
THIRD GENERATION SURVEYING  
9550 TEMERITY WAY, BLAUVERDE, TEXAS 78163  
PHONE: 210-496-1175

STATE OF TEXAS: COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 27 DAY OF February, 2015.

*James H. Bennett*  
JAMES H. BENNETT  
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS: COUNTY OF COMAL

I, THE UNDERSIGNED, BOBBIE KREPP, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORD.

DOC. NO. 201506014953 OF COMAL COUNTY, TEXAS ON THE 21 DAY OF April, 2015, AT 2:49 P.M.

WITNESS MY HAND AND OFFICIAL SEAL THIS

THE 21 DAY OF April, 2015.

*Bobbie Krepp*  
BOBBIE KREPP  
COUNTY CLERK, COMAL COUNTY, TEXAS

*Danny Kuehler*  
DANNY KUEHLER  
DEPUTY

**T-47 RESIDENTIAL REAL PROPERTY AFFIDAVIT  
(MAY BE MODIFIED AS APPROPRIATE FOR COMMERCIAL TRANSACTIONS)**

Date: \_\_\_\_\_ GF No. \_\_\_\_\_

Name of Affiant(s): Anthony G Mitchell, Rosalyn M Mitchell

Address of Affiant: 618 Rocky Rd, Fort Collins, CO 80521

Description of Property: COPPER RIDGE PHASE 3A, BLOCK G, LOT 8A  
County Comal, Texas

"Title Company" as used herein is the Title Insurance Company whose policy of title insurance is issued in reliance upon the statements contained herein.

Before me, the undersigned notary for the State of Texas, personally appeared Affiant(s) who after by me being sworn, stated:

1. We are the owners of the Property. (Or state other basis for knowledge by Affiant(s) of the Property, such as lease, management, neighbor, etc. For example, "Affiant is the manager of the Property for the record title owners."):  
5801 Copper Valley  
New Braunfels, TX 78132

2. We are familiar with the property and the improvements located on the Property.

3. We are closing a transaction requiring title insurance and the proposed insured owner or lender has requested area and boundary coverage in the title insurance policy(ies) to be issued in this transaction. We understand that the Title Company may make exceptions to the coverage of the title insurance as Title Company may deem appropriate. We understand that the owner of the property, if the current transaction is a sale, may request a similar amendment to the area and boundary coverage in the Owner's Policy of Title Insurance upon payment of the promulgated premium.

4. To the best of our actual knowledge and belief, since March 13, 2015 there have been no:  
a. construction projects such as new structures, additional buildings, rooms, garages, swimming pools or other permanent improvements or fixtures;  
b. changes in the location of boundary fences or boundary walls;  
c. construction projects on immediately adjoining property(ies) which encroach on the Property;  
d. conveyances, replattings, easement grants and/or easement dedications (such as a utility line) by any party affecting the Property.

EXCEPT for the following (If None, Insert "None" Below): NONE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. We understand that Title Company is relying on the truthfulness of the statements made in this affidavit to provide the area and boundary coverage and upon the evidence of the existing real property survey of the Property. This Affidavit is not made for the benefit of any other parties and this Affidavit does not constitute a warranty or guarantee of the location of improvements.

6. We understand that we have no liability to Title Company that will issue the policy(ies) should the information in this Affidavit be incorrect other than information that we personally know to be incorrect and which we do not disclose to the Title Company

Anthony G Mitchell  
\_\_\_\_\_  
Anthony G Mitchell

Rosalyn M Mitchell  
\_\_\_\_\_  
Rosalyn M Mitchell

SWORN AND SUBSCRIBED this 7<sup>th</sup> day of January, 2019  
[Signature]  
Notary Public

FERN A WARNER  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20174026360  
MY COMMISSION EXPIRES 06/29/2021

(TAR-1907) 02-01-2010