

468321

A PLAT SHOWING:
 LAND BEING ALL OF LOT 2, BLOCK 1 OAKWOOD ESTATES COMMERCIAL, UNIT TWO AS RECORDED IN VOLUME 10, PAGE 270 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, AND ALSO BEING PART OF THE J.M. VERAMENDI SURVEY NO.2, ABSTRACT NO. 3, LOCATED IN THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS

A REPLAT SHOWING:
 0.877 OF AN ACRE OF LAND COMPRISING 0.257 OF AN ACRE OF LAND OUT OF LOT 2, BLOCK 1, OAKWOOD ESTATES COMMERCIAL, UNIT TWO, AS RECORDED IN VOLUME 10, PAGE 270 OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS, AND ALSO BEING 0.620 ACRE OF LAND OUT OF A 60.702 ACRE TRACT AS DESCRIBED IN VOLUME 135, PAGE 459-461 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS AND BEING PART OF THE J.M. VERAMENDI SURVEY NO.2, ABSTRACT NO.3, LOCATED IN THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, AND BEING A TOTAL OF 1.239 ACRES OF LAND BEING DESIGNATED AS LOT 2A AND LOT 2B OF OAKWOOD ESTATES COMMERCIAL, UNIT TWO.

STATE OF TEXAS
 COUNTY OF COMAL
 I (We) the undersigned owner(s) of the land shown on this plat, and designated here in as the OAKWOOD ESTATES COMMERCIAL UNIT TWO subdivision in the City of New Braunfels, County of Comal, Texas, and whose name is subscribed hereto, do hereby subdivide such property and dedicate to the use of the public all streets, alleys, parks, water courses, drains, easements, and public places thereon shown for the purposes and consideration therein expressed. There is also dedicated for utility purposes, an easement five feet on each side of all easements and streets and extended upward as required.

Oakwood Estates, Inc. President William N. Borchers, Pres.
 OAKWOOD ESTATES, INC. WILLIAM N. BORCHERS, (PRESIDENT)
 251 S. SEGUIN ST., NEW BRAUNFELS, TX. 78130
 ADDRESS
 (210) 685-9921
 TELEPHONE

STATE OF TEXAS
 COUNTY OF COMAL
 This instrument was acknowledged before me this 5th day of June, 1995, by William H. Borchers
Linda V. Zamora
 Notary Public, State of Texas
 My Commission Expires 9-9-97
 LINDA V. ZAMORA

STATE OF TEXAS
 COUNTY OF COMAL
 I (We) the undersigned owner(s) of the land shown on this plat, and designated here in as the OAKWOOD ESTATES COMMERCIAL UNIT TWO subdivision in the City of New Braunfels, County of Comal, Texas, and whose name is subscribed hereto, do hereby subdivide such property and dedicate to the use of the public all streets, alleys, parks, water courses, drains, easements, and public places thereon shown for the purposes and consideration therein expressed. There is also dedicated for utility purposes, an easement five feet on each side of all easements and streets and extended upward as required.

Samuel W. Knippa, DVM
 SAMUEL W. KNIPPA, DVM
 2469 LOOP 337, NEW BRAUNFELS, TX. 78130
 ADDRESS
 (210) 620-1100
 TELEPHONE

STATE OF TEXAS
 COUNTY OF COMAL
 This instrument was acknowledged before me this 8th day of JUNE, 1995, by SAMUEL W. KNIPPA, DVM
Lois M. Schultz
 Notary Public, State of Texas
 My Commission Expires 2-15-96
 LOIS M. SCHULTZ



- GENERAL NOTES:**
1. BASIS OF BEARINGS WAS ESTABLISHED BETWEEN FOUND IRON PIN MONUMENTS ALONG THE SOUTHEAST RIGHT OF WAY LINE OF LOOP 337. (REFERENCE BEARING N 53°48'00" E)
 2. ALL CORNERS ARE MARKED WITH 1/2" IRON PINS.
 3. REFERENCED PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS.
 4. ELEVATIONS WERE ESTABLISHED FROM A FOUND STANDARD DISK AT THE NORTHWEST CORNER OF THE INTERSECTION OF LOOP 337 AND STATE HIGHWAY 46 CALLED BENCH MARK T235
 BENCH MARK T235 — 2.3 MILES NORTHWEST ALONG STATE HIGHWAY 46 FROM THE POST OFFICE AT NEW BRAUNFELS, COMAL COUNTY, AT THE JUNCTION OF AN OILED ROAD LEADING SOUTHWEST 69 FEET SOUTHWEST OF THE CENTERLINE OF THE OILED ROAD, 3.6 FEET WEST OF A FENCE CORNER AND 3 FEET SOUTHWEST OF A WHITE WOODEN SIGNPOST. A STANDARD DISK STAMPED "T 235 1935 AND SET IN THE TOP OF A CONCRETE POST PROJECTING 0.4 FOOT ABOVE THE GROUND. (259.659 METERS OR 851.895 FEET)
 BENCH MARK #1 — A ONE INCH SQUARE IRON ROD WAS SET 1 FOOT SOUTH AND 1 FOOT WEST OF THE NORTHERNMOST FOUND 1/2" IRON PIN OF THIS PARCEL AS A TEMPORARY BENCH MARK. (805.817)
 5. REFERENCED PROPERTY DOES NOT LIE WITHIN THE SPECIAL FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A. FLOOD INSURANCE RATE MAP CITY OF NEW BRAUNFELS, COMAL AND GUADALUPE COUNTIES, COMMUNITY PANEL NO. 485493 0006C, DATED JUNE 17, 1986.
 6. THIS PROPERTY DOES LIE OVER THE RECHARGE ZONE OF THE EDWARDS AQUIFER.

A VACATING AND RESUBDIVISION OF LOT 2, BLK 1, OAKWOOD ESTATES COMMERCIAL UNIT TWO AS RECORDED IN VOL. 10, PG. 270, OF THE MAP AND PLAT RECORDS OF COMAL COUNTY, TEXAS. INTO LOT 2A AND LOT 3

THE Schultz Group, INC.

CONSULTING ENGINEERS LAND SURVEYORS
 P.O. BOX 310483 NEW BRAUNFELS, TEXAS 78131 (210) 606-3913
 FAX (210) 625-2204
 SURVEYED BY: D.P.: 3/14/1995 PREPARED BY: E.E.J.: 4/4/1995

STATE OF TEXAS
 COUNTY OF COMAL
 I, the undersigned, STEPHEN E. SCHULTZ, a Registered Professional Land Surveyor in the State of Texas, indicate to the best of my knowledge and belief, this plat is true and correct and was prepared from an actual survey of the property under my supervision on the ground.

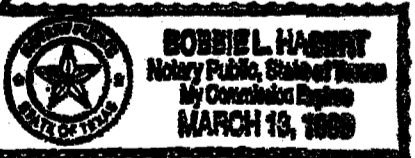
Stephen E. Schultz
 Stephen E. Schultz, Registered Professional Land Surveyor No. 4233
 The Schultz Group, Inc.
 P.O. Box 310483
 New Braunfels, Texas 78131

Sworn to and subscribed before me this 7th day of June, A.D., 1995
Robbie L. Habbit
 Notary Public, State of Texas
 My Commission Expires 3/12/1999
 ROBBIE L. HABBIT



STATE OF TEXAS
 COUNTY OF COMAL
 I, Jay Streeter County Clerk of said County, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office, on the 16 day of June, A.D., 1995 at 12:49 PM and duly recorded the 16 day of June, A.D., 1995 at 12:56 PM. In the map and plat records of Comal County, Texas in Volume 10, Page 270 in testimony whereof, witness my hand and official seal of office this 16 day of June, A.D., 1995

By: *Charlotte H. Boyd* Deputy County Clerk of Comal County, Texas



CERTIFICATE OF APPROVAL
 Approve this the 2nd day of June, 1995, by the Planning and Zoning Commission of the City of New Braunfels, Texas.

Julie Byrd
 Position:

APPROVED FOR ACCEPTANCE
 Date: 6/15/95
 Date: 6-9-95
 Date: 6-9-95
 Date: 6-9-95

Delna J. ...
 Director of Planning
William J. Dabrowski III
 City Engineer
Paul ...
 General Manager of
 New Braunfels Utilities

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