

NOTES:

1. DATE OF PLAT PREPARATION: May 2026
2. 30' foot setback line along front property lines
3. THIS PROPERTY WILL BE SERVED BY A STATE CERTIFIED PUBLIC WATER SUPPLY SYSTEM
4. THIS PROPERTY WILL BE SERVED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES
5. THIS PROPERTY DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE
6. COMAL COUNTY REQUIRES A MINIMUM 25' BUILDING SETBACK LINE FROM ROAD RIGHT-OF-WAY
7. BEARING REFERENCE THE TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE, NAD83 (99)
8. ALL ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83)
9. 1/2" IRON RODS WITH PLASTIC CAP STAMPED "SOLS 400" SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED
10. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA
11. ZONE "A", THE 100-YEAR FLOOD ZONE, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP FOR COMAL COUNTY, TEXAS ON COMMUNITY PANEL NO. 4009 (0015); EFFECTIVE DATE SEPTEMBER 2, 2009, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY
12. 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 TANK FIELDS, ETC.) GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS
13. 15 FOOT UTILITY EASEMENT ALONG ALL SIDE PROPERTY LINES
14. 3 LOTS BEING 29.13 ACRES
15. A BRUNNAGE ANALYSIS HAS BEEN COMPLETED FOR THIS PLAT AND IS AVAILABLE FOR REVIEW AT THE COMAL COUNTY ENGINEERS OFFICE. AREAS IDENTIFIED BY THE STUDY AS BEING UNDEVELOPED DURING CERTAIN STORM EVENTS HAVE BEEN PLACED WITHIN BUILDING SETBACKS. THE CONSTRUCTION OF BUILDINGS WITHIN BUILDING SETBACKS REQUIRES COMMISSIONERS COURT APPROVAL
16. 30 FOOT DRAINAGE EASEMENT CENTERED ALONG CREEKS
17. A WATER POLLUTION ABATEMENT PLAN (WPAP) HAS BEEN GENERATED FOR THIS PLAT. SEE WPAP LETTERS OF APPROVAL FROM TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TEQ) RECORDED IN DOCUMENT # \_\_\_\_\_, COMAL COUNTY OFFICIAL PUBLIC RECORDS. LOT OWNERS SHOULD REFER TO THE WPAP ON FILE AT THE COMAL COUNTY ENGINEERS OFFICE FOR ADDITIONAL INFORMATION AND RESTRICTIONS
18. IT IS HEREBY UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND ALL NECESSARY APPURTENANCES. WHETHER THESE IMPROVEMENTS ARE INSTALLED UNDERGROUND, OVERHEAD AND/OR ON THE SURFACE OF THE GROUND WITHIN THE PUBLIC UTILITY EASEMENTS DEDICATED ON THIS PLAT, NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN IN A PUBLIC UTILITY EASEMENT AREA WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF SAID PUBLIC UTILITIES. THE PUBLIC UTILITY EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT. EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR PUBLIC UTILITY PREVIOUSLY IS RESPONSIBLE. PUBLIC UTILITY PREVIOUSORS AND THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY FOR THE FULL ENJOYMENT OF THE RIGHTS HEREBY GRANTED, INCLUDING BUT NOT LIMITED TO INGRESS AND EGRESS FROM PRIVATE ROADS AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ANY AND ALL TREES, UNDERGROUNTH, AND OTHER OBSTRUCTIONS THAT MAY CAUSE INTERFERENCE WITH THE OPERATION OF SAID PUBLIC UTILITIES FACILITIES

UTILITY FACILITIES

THIS PROPERTY LIES WITHIN THE FOLLOWING PUBLIC UTILITY SERVICE AREAS:

ELECTRIC: Pedernales Electric Cooperative, Inc. PEC  
TELEPHONE: QNTC  
WATER: Texas Water Company

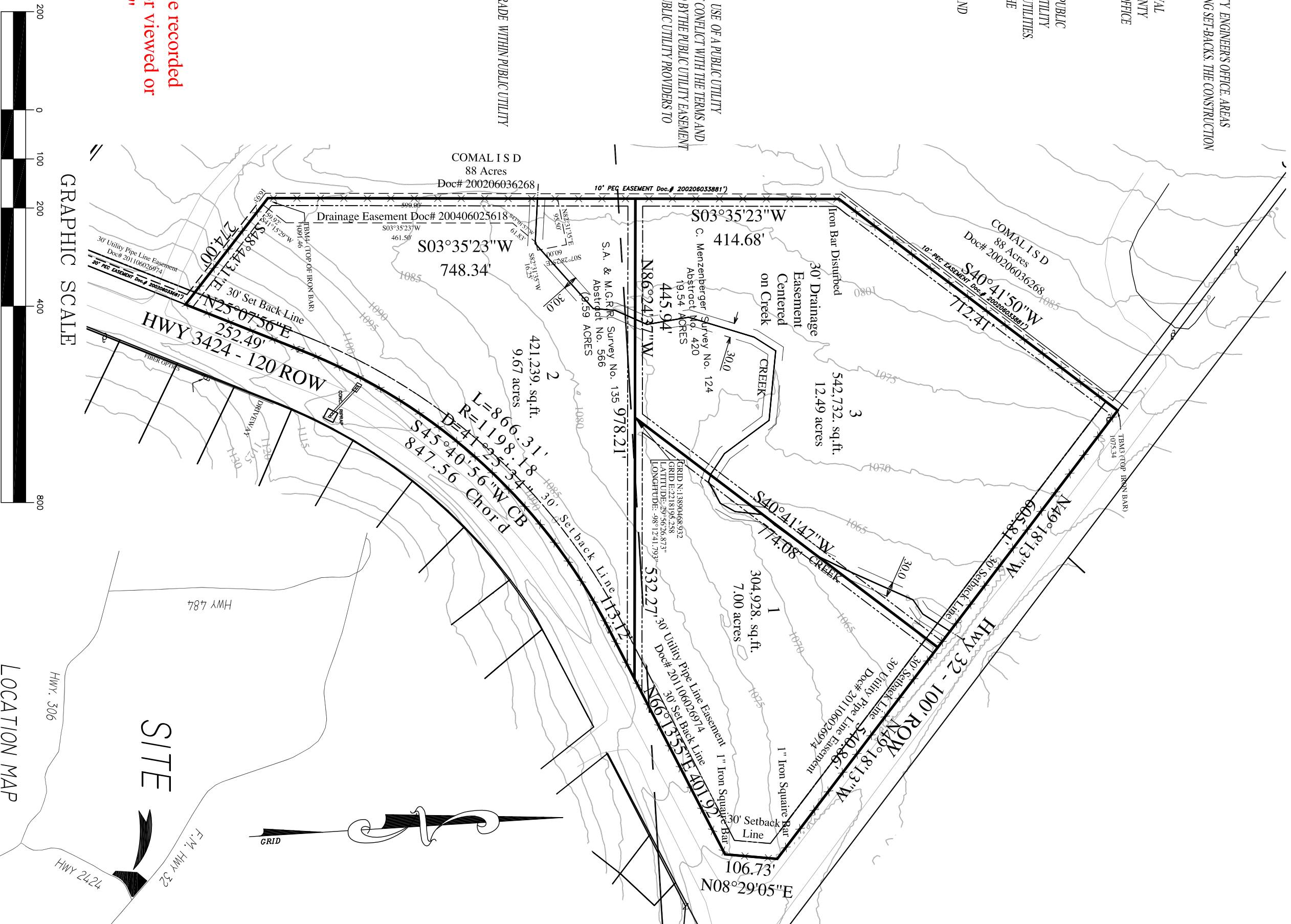
PUBLIC UTILITY NOTES:

1. Pedernales Electric Cooperative (PEC) IS THE ELECTRIC SERVICE PROVIDER FOR THE PLATTED PROPERTY AND MAY BE CONTACTED AT 888-554-4792 FOR FURTHER ASSISTANCE.
2. MAINTENANCE OF DEDICATED PUBLIC UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF A PUBLIC UTILITY EASEMENT OR ANY PORTION OF IT, INCLUDING LANDS, CREEKS OR BRUNNAGE FEATURES, IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS OF THE PUBLIC UTILITY EASEMENT. AND MUST NOT ENDANGER OR INTERFERE WITH THE RIGHTS GRANTED BY THE PUBLIC UTILITY EASEMENT TO PUBLIC UTILITY PROVIDERS. THE PROPERTY OWNER MUST OBTAIN IN ADVANCE, WRITTEN AGREEMENT WITH THE PUBLIC UTILITY PROVIDERS TO UTILIZE THE PUBLIC UTILITY EASEMENT, OR ANY PART OF IT.
3. PUBLIC UTILITY PROVIDERS WILL POSSESS A 5 FOOT WIDE PUBLIC UTILITY SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS SERVICE EASEMENT WILL VARY DEPENDING UPON THE LOCATION OF THE BUILDING STRUCTURE AND SERVICE.
4. PUBLIC UTILITY PROVIDERS SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD, AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A FENCED AREA.
5. DO NOT COMBINE ANY NEW PUBLIC UTILITY EASEMENTS WITH DRAINAGE EASEMENTS OR MAKE CHANGES IN GRADE WITHIN PUBLIC UTILITY EASEMENTS WITHOUT WRITTEN APPROVAL FROM THE PUBLIC UTILITY PROVIDERS

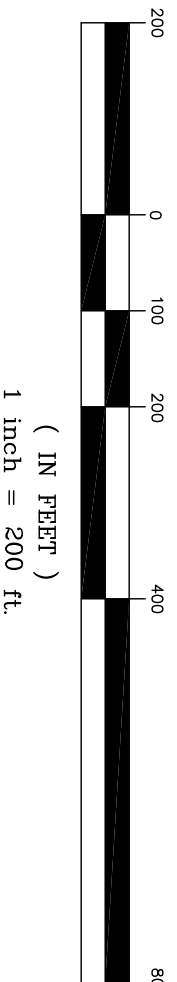
**"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"**

**PATRIOT'S POINT UNIT 1**

29.13 acre tract of land out of the residue of that certain called 3,403.138 acre tract of land in deed to Rancho Del Lago, Inc. recorded in volume 295, page 822 of the Deed Records of Comal County, Texas, situated in the C. Menzenberger Survey No. 124, Abstract 420 (19.54 acres) and the S.A. & M.G.R.R. CO. Survey No. 135, Abstract No. 566 (9.59 acres) Comal County, Texas.



GRAPHIC SCALE



LOCATION MAP



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.

Geomatics of Texas, INC.  
Richard J. Solis, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4602

SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, A.D. 2026.  
NOTARY PUBLIC, STATE OF TEXAS

NOTARY PUBLIC, COMAL COUNTY, TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF COMAL

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENT AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER DEVELOPER  
RANCHO DEL LAGO INC  
PO BOX 2202  
CANYON LAKE, TX 78133-0009  
CONTACT PERSON: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ TITLE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF COMAL  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_, A.D. 2026.

NOTARY PUBLIC, COMAL COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF COMAL

I, \_\_\_\_\_ COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS \_\_\_\_ DAY OF \_\_\_\_, A.D. 2026 AT \_\_\_\_ M. AND DULY RECORDED THIS DAY OF \_\_\_\_, A.D. 2026 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. 2026.  
COUNTY CLERK, COMAL COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

STATE OF TEXAS  
COUNTY OF COMAL

THIS PLAT OF PATRIOT'S POINT UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF COMAL COUNTY, TEXAS AND IS HEREBY APPROVED FOR FILING BY SAID COURT ON \_\_\_\_ A.D., 2026  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_, A.D., 2026

BY: \_\_\_\_\_ COUNTY JUDGE

ATTEST: \_\_\_\_\_ COUNTY CLERK - DEPUTY