

LOCATION MAP NOT TO SCALE

PLAT NOTES:

- 1. THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X", DESIGNATED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON COMMUNITY PANEL NUMBER 48187C0115F, HAVING AN EFFECTIVE DATE OF NOVEMBER 2, 2007, FOR GUADALUPE COUNTY, TEXAS. NO PORTION OF ANY LOT ON THIS PLAT IS WITHIN A SPECIAL FLOOD HAZARD ZONE.
2. THE SUBDIVISION LIES WITHIN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.
3. NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING, FENCES OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE GROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRAUNFELS AND GUADALUPE COUNTY, TEXAS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
4. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
5. IRON RODS SET AT ALL LOT CORNERS, WITH AN ORANGE PLASTIC CAP STAMPED "MTR ENGR".
6. THIS SUBDIVISION IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE AS SHOWN ON THE NEW BRAUNFELS EAST U.S.G.S. QUAD MAP.
7. 87 RESIDENTIAL LOTS = 13.205 ACRES
DEDICATION STREET = 0.004 ACRES
STREET R.O.W. = 3.666 ACRES
LOT 900, BLOCK 1 DRAINAGE LOT = 0.531 ACRES
LOT 901, BLOCK 1 OPEN SPACE/PARK = 0.254 ACRES
LOT 902, BLOCK 13 OPEN SPACE = 0.143 ACRES
LOT 903, BLOCK 16 OPEN SPACE = 0.155 ACRES
SUBDIVISION TOTALING 17.958 ACRES
DENSITY = 4.85 UNITS PER ACRE (RESIDENTIAL)
8. BASIS OF BEARINGS: ALL BEARINGS SHOWN ARE GRID BASED ON GPS OBSERVATIONS TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE (4204). DISTANCES SHOWN HEREON ARE SURFACE. THE PROJECT COMBINED SCALE FACTOR IS: 1.0015069.
9. PUBLIC UTILITY EASEMENT TO INCLUDE ELECTRIC, WATER, WASTEWATER, CABLE TV AND TELEPHONE.
10. ALL INTERIOR LOTS ARE AT LEAST 4500 SQ. FT. AND ALL CORNER LOTS ARE AT LEAST 5500 SQ. FT.
11. A MINIMUM OF ONE TREE WILL BE REQUIRED TO BE PLANTED IN FRONT OF EACH SINGLE-FAMILY LOT, AT THE TIME OF BUILDING CONSTRUCTION.
12. LEGEND POND IS A PLANNED DEVELOPMENT DISTRICT IN WHICH THE BUILDER WILL PAY \$300 PER LOT AT THE TIME A BUILDING PERMIT IS ISSUED FOR A JOINT USE CITY PARK.
13. THIS SUBDIVISION IS SUBJECT TO THE 'LEGEND POND' PLANNED DEVELOPMENT DISTRICT DEVELOPMENT STANDARDS.
14. ALL DRAINAGE EASEMENTS WITHIN LOT 900, BLOCK 1 & LOTS 16 & 31, BLOCK 17, SHALL BE MAINTAINED BY LEGEND POINT (NEW BRAUNFELS) HOMEOWNER'S ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION, AND THEIR SUCCESSORS NO DEVELOPMENT, BUILDING OR STRUCTURE, OR OTHER OBSTRUCTION IS PERMITTED WITHIN A DRAINAGE EASEMENT.
15. FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED A MINIMUM OF THREE (3) FEET FROM THE BACK OF CURB BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
A. KLEIN MEADOWS
B. LANDING LN - LOT 900, BLOCK 13 AND LOT 901, BLOCK 1
C. WATER SPIRITS - LOT 900, BLOCK 1
D. ROLLING HILLS - LOT 900, BLOCK 17
E. LEGEND PASS - LOT 900, BLOCK 17.
16. FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED A MINIMUM OF THREE (3) FEET FROM THE BACK OF CURB BY THE HOME BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION, OTHERWISE NOTED ALONG:
A. LEGEND PASS, LEGEND HEIGHTS, GALE MEADOWS, ROLLING HILLS, WATER SPIRITS, LEGACY CIR, LEGEND RANCH, AND LANDING LN.
17. CONSTRUCTION, INCLUDING SITE WORK, SHALL NOT BEGIN PRIOR TO AN APPROVED PLAT, DRAINAGE PLAN, AND CONSTRUCTION PLANS.
18. OPEN SPACE LOT 900, BLOCK 13, LOT 901, BLOCK 1, SHALL BE MAINTAINED BY LEGEND POINT (NEW BRAUNFELS) HOMEOWNER'S ASSOCIATION, INC., A TEXAS NON-PROFIT CORPORATION.
19. THIS SUBDIVISION IS WITHIN THE CITY LIMITS OF THE CITY OF NEW BRAUNFELS, TEXAS.
20. 1' NON-ACCESS EASEMENT IS LOCATED ALONG THE REAR BOUNDARY OF LOTS 10-14, BLOCK 13; LOT 900, BLOCK 13; LOTS 7-12, 13, 14, BLOCK 1 AND LOT 901, BLOCK 1.

NOTE: SEE SHEET 3 OF 3 FOR CURVE AND LINE TABLES AND KEYNOTES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



FIRM TBPE NO. F-5297 & TBPLS NO. 10131500
12770 CIMARRON PATH, SUITE 100
TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

DATE OF PREPARATION: MAY 9, 2019

LEGEND

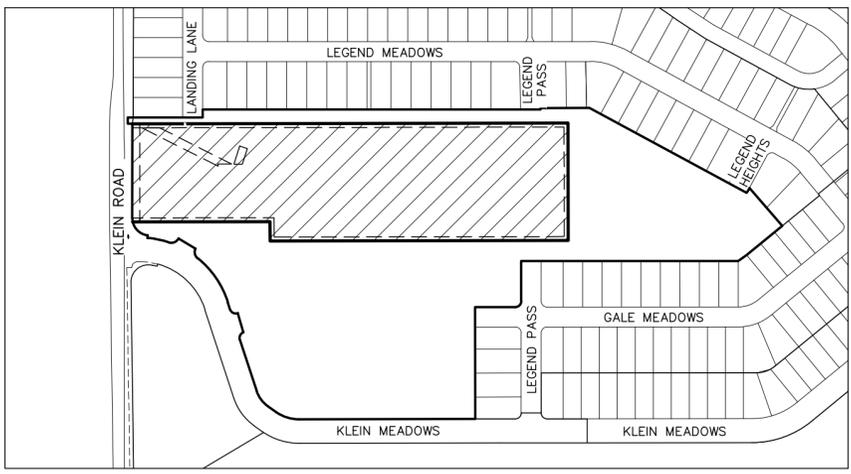
- B.S.L. BUILDING SETBACK LINE
N.A.E. NON ACCESS EASEMENT
O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS GUADALUPE COUNTY, TEXAS
P.U.E. PUBLIC UTILITY EASEMENT
6,000 S.F. SQUARE FOOTAGE OF LOT
FIR FOUND 1/2" IRON ROD
MAG NAIL FOUND MAG NAIL

UTILITY PROVIDERS:

- GVEC - (ELECTRIC) GUADALUPE VALLEY ELECTRIC COOPERATIVE
GVSD - (WATER) GREEN VALLEY SPECIAL UTILITY DISTRICT
CVTC - (TELEPHONE) GUADALUPE VALLEY TELEPHONE COOPERATIVE
GBRA - (SEWER) GUADALUPE BLANCO RIVER AUTHORITY
CENTER POINT ENERGY - GAS
SPECTRUM - CABLE

VACATE AND SUBDIVISION PLAT ESTABLISHING PRELIMINARY PLAT OF LEGEND POND - LEGEND MEADOW PHASE - 5 SUBDIVISION

BEING A 17.958 ACRE TRACT OF LAND OUT OF THE SARAH DEWITT SURVEY NO. 48, ABSTRACT NO. 103, GUADALUPE COUNTY, TEXAS, AND BEING OUT OF A REMAINING PORTION OF A 146.502 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED DATED NOVEMBER 12, 2001 TO NBL 300 GROUP, LTD., RECORDED IN VOLUME 1652, PAGE 626, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, ALSO BEING OUT OF THE REMAINING PORTION OF A 150 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED DATED NOVEMBER 12, 2001 TO NBL 300 GROUP, LTD., RECORDED IN VOLUME 1652, PAGE 667, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.



AREA BEING VACATED

ALL OF LOT 1, AND ALL ASSOCIATED EASEMENTS, OF THE DIERKS SUBDIVISION RECORDED IN VOLUME 6, PAGE 307 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

GUADALUPE-BLANCO RIVER AUTHORITY NOTES:

- 1. THE GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY IN THE AREAS DESIGNATED ON THIS PLAT FOR WASTEWATER FACILITIES FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED WASTEWATER FACILITIES AND APPURTENANCES.
2. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GBRA SHALL HAVE THE RIGHT TO REMOVE SAID LANDS OF ALL TREES OR PARTS THEREOF, OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF, THE FACILITIES AND APPURTENANCES.
3. OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN GBRA EASEMENTS OR WITHIN 10 FEET OF GBRA UTILITIES.
4. DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GBRA EASEMENTS MUST BE APPROVED IN WRITING BY GBRA AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GBRA.
5. MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
6. THE PROPERTY OWNER MUST INSTALL 16 FOOT GATES IN ANY FENCES THAT CROSS GBRA UTILITIES; GATES MUST BE CENTERED ACROSS GBRA UTILITIES.
7. CUSTOMER WASTEWATER SERVICES SHALL NOT BE INSTALLED WITHIN FENCED AREAS.

GVEC NOTES:

- 1. GVEC TO HAVE A 5' EASEMENT TO THE SERVICE METER LOCATION. THIS EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING UPON LOCATION OF BUILDING OR STRUCTURE.
2. GVEC SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.
3. ANY EASEMENT DESIGNATED AS A GVEC 20'X20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
4. ALL UTILITY EASEMENTS ARE FOR THE CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.

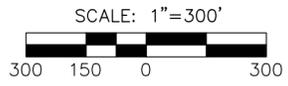
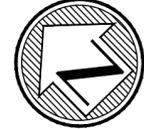
GREEN VALLEY SUD NOTES: "EASEMENT CERTIFICATE"

- 1. THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS, AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, AND LAY OVER AND ACROSS THOSE AREAS MARKED AS "WATERLINE EASEMENT" AND IN ALL STREETS AND BYWAYS, SUCH PIPELINES, SERVICE LINES, WATER METERS AND OTHER WATER SYSTEM APPURTENANCES AS IT REQUIRES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES, STRUCTURES, IMPROVEMENTS, OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH THE FACILITY OR THE ACCESS THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING, CONCRETE SLAB OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. NO OTHER UTILITY LINES MAY BE LOCATED WITHIN 36" PARALLEL TO WATER LINES.
2. ANY MONETARY LOSS TO GREEN VALLEY S.U.D. RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL ENDEAVOR TO RESTORE THE LAND SURFACE TO A USEABLE CONDITION BUT IT NOT OBLIGATED TO RESTORE IT TO A PRE-EXISTING CONDITION.
3. THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISION OF TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, AND THE REGULATIONS ISSUED PURSUANT THERETO FOR SO LONG AS THE EASEMENT CONTINUES TO BE USED FOR THE SAME OR SIMILAR PURPOSE FOR WHICH FINANCIAL ASSISTANCE WAS EXTENDED OR FOR SO LONG AS THE GRANTEE OWNS IT, WHICHEVER IS LONGER.

GREEN VALLEY SPECIAL UTILITY DISTRICT CERTIFICATE:

THIS LAND DEVELOPMENT PLAT HAS BEEN SUBMITTED TO AND APPROVED BY GREEN VALLEY SPECIAL UTILITY DISTRICT FOR EASEMENTS. UPON REQUEST OF THE CUSTOMER AND PAYMENT OF THE REQUIRED FEES, THE DISTRICT WILL PROVIDE DOMESTIC WATER SERVICE TO EACH LOT IN THIS SUBDIVISION, BY AGREEMENT WITH THE DEVELOPER.

AGENT GREEN VALLEY SPECIAL UTILITY DISTRICT



STATE OF TEXAS COUNTY OF BEXAR

I (WE), THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE LEGEND POND - LEGEND MEADOW PHASE - 5 SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF GUADALUPE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: FRED GHAVDEL, PRES. NEW LEAF HOMES, LLC 6735 H-10 WEST, SUITE 103 SAN ANTONIO, TEXAS 78201 TEL: (210) 559-1888

STATE OF TEXAS COUNTY OF BEXAR

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_ DAY OF \_\_\_, 20\_\_\_, BY

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

APPROVED IS THIS THE \_\_\_ DAY OF \_\_\_, 20\_\_\_, BY THE PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

CHAIRMAN

APPROVED FOR ACCEPTANCE

DATE PLANNING DIRECTOR

DATE CITY ENGINEER

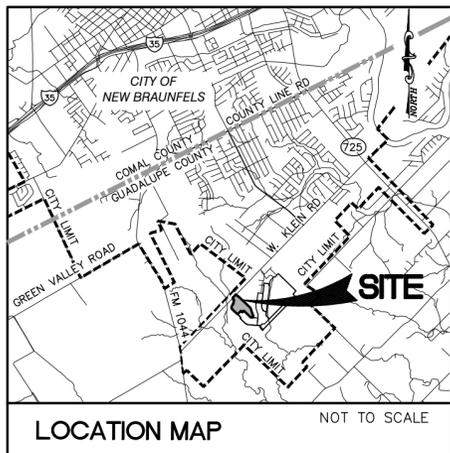
STATE OF TEXAS COUNTY OF GUADALUPE

I, 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 \_\_\_ DAY OF \_\_\_, A.D. 20\_\_\_ AT \_\_\_ M. AND FULLY RECORDED THE \_\_\_ DAY OF \_\_\_, A.D. 20\_\_\_ AT \_\_\_ M. IN THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS IN VOLUME \_\_\_ PAGE \_\_\_ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS \_\_\_ DAY OF \_\_\_, A.D. 20\_\_\_

COUNTY CLERK, DEPUTY GUADALUPE COUNTY, TEXAS

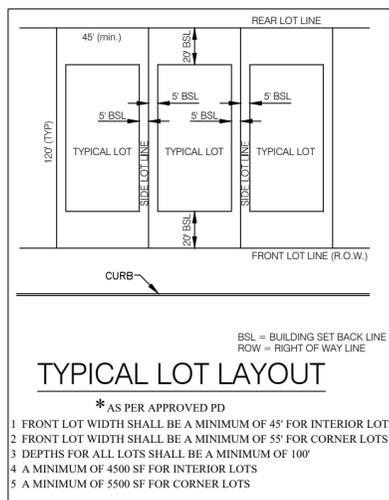
KNOW ALL MEN BY THESE PRESENTS: I, THE UNDERSIGNED, STEPHANIE L. JAMES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION. MOY TARIN RAMIREZ ENGINEERS, LLC

STEPHANIE L. JAMES, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950 12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249 PHONE: (210) 698-5051



LOCATION MAP

NOT TO SCALE

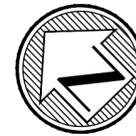


TYPICAL LOT LAYOUT

- 1 FRONT LOT WIDTH SHALL BE A MINIMUM OF 45' FOR INTERIOR LOTS
- 2 FRONT LOT WIDTH SHALL BE A MINIMUM OF 55' FOR CORNER LOTS
- 3 DEPTHS FOR ALL LOTS SHALL BE A MINIMUM OF 100'
- 4 A MINIMUM OF 4500 SF FOR INTERIOR LOTS
- 5 A MINIMUM OF 5500 SF FOR CORNER LOTS

### VACATE AND SUBDIVISION PLAT ESTABLISHING PRELIMINARY PLAT OF LEGEND POND - LEGEND MEADOW PHASE - 5 SUBDIVISION

BEING A 17.958 ACRE TRACT OF LAND OUT OF THE SARAH DEWITT SURVEY NO. 48, ABSTRACT NO. 103, GUADALUPE COUNTY, TEXAS, AND BEING OUT OF A REMAINING PORTION OF A 146.502 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED DATED NOVEMBER 12, 2001 TO NBL 300 GROUP, LTD., RECORDED IN VOLUME 1652, PAGE 626, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, ALSO BEING OUT OF THE REMAINING PORTION OF A 150 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED DATED NOVEMBER 12, 2001 TO NBL 300 GROUP, LTD., RECORDED IN VOLUME 1652, PAGE 667, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

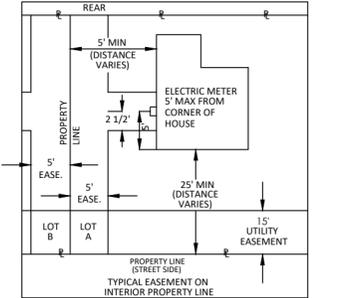


SCALE: 1"=100'  
100 50 0 100

TYPICAL EASEMENT NOTES FOR G.V.E.C. CITY OF NEW BRAUNFELS

TYPICAL FOR METER LOCATIONS

NOTE: G.V.E.C. WILL MAINTAIN 5' EASEMENT FOR SERVICE ENTRANCE TO DWELLING. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF DWELLING.



G.V.E.C. SHALL HAVE ACCESS TO THE EASEMENT FOR SERVICE ENTRANCE TO DWELLING WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.

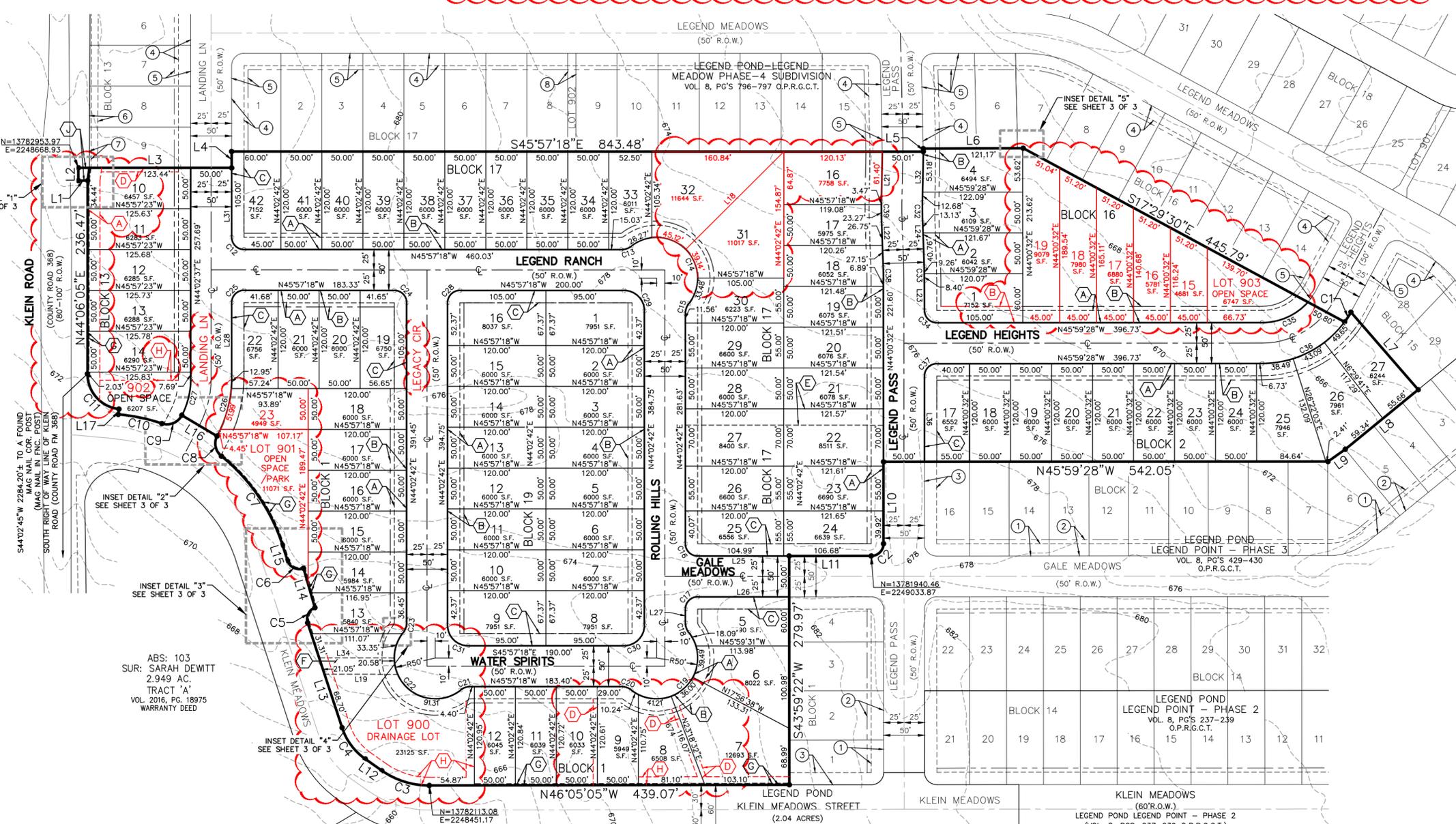
ALL UTILITY EASEMENT ARE FOR THE CONSTRUCTION MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.

#### LEGEND

- B.S.L. BUILDING SETBACK LINE
- N.A.E. NON ACCESS EASEMENT
- O.P.R.G.C.T. OFFICIAL PUBLIC RECORDS
- P.U.E. PUBLIC UTILITY EASEMENT
- 6,000 S.F. SQUARE FOOTAGE OF LOT
- FIR FOUND 1/2" IRON ROD
- MAG NAIL FOUND MAG NAIL

#### KEYNOTES

- (A) 15' UTILITY EASEMENT
- (B) 20' BUILDING SETBACK LINE
- (C) 15' UTILITY EASEMENT & BUILDING SETBACK LINE
- (D) 5' UTILITY EASEMENT
- (E) 20' SANITARY SEWER EASEMENT
- (F) 20' SANITARY SEWER EASEMENT
- (G) 1' NON-ACCESS EASEMENT
- (H) 10' UTILITY EASEMENT
- (I) EXISTING 15' UTILITY EASEMENT LEGEND POND - LEGEND MEADOW - PHASE 3 (VOL. 8, PGS. 429-430, O.P.R.G.C.T.)
- (J) EXISTING 20' BUILDING SETBACK LINE LEGEND POND - LEGEND MEADOW - PHASE 3 (VOL. 8, PGS. 429-430, O.P.R.G.C.T.)
- (K) EXISTING 15' UTILITY EASEMENT AND BUILDING SETBACK LINE LEGEND POND - LEGEND MEADOW - PHASE 3 (VOL. 8, PGS. 429-430, O.P.R.G.C.T.)
- (L) EXISTING 15' UTILITY EASEMENT LEGEND POND - LEGEND MEADOW - PHASE 4 (VOL. 8, PGS. 796-797, O.P.R.G.C.T.)
- (M) EXISTING 20' BUILDING SETBACK LINE LEGEND POND - LEGEND MEADOW - PHASE 4 (VOL. 8, PGS. 796-797, O.P.R.G.C.T.)
- (N) EXISTING 10' ELECTRIC EASEMENT LEGEND POND - LEGEND MEADOW - PHASE 4 (VOL. 8, PGS. 796-797, O.P.R.G.C.T.)
- (O) EXISTING 1' NON-ACCESS EASEMENT LEGEND POND - LEGEND MEADOW - PHASE 4 (VOL. 8, PGS. 796-797, O.P.R.G.C.T.)
- (P) EXISTING LOT 902, BLOCK 17 IS A SANITARY SEWER EASEMENT LEGEND POND - LEGEND MEADOW - PHASE 4 (VOL. 8, PGS. 796-797, O.P.R.G.C.T.)



**MTR**  
Moy Tarin Ramirez Engineers, LLC

- Engineers
- Surveyors
- Planners

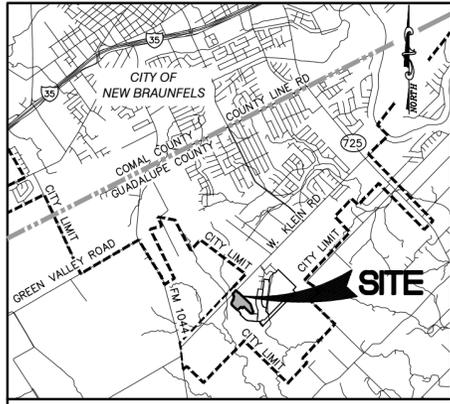
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DATE OF PREPARATION: MAY 9, 2019

SARAH DEWITT  
SURVEY NO. 48  
ABSTRACT NO. 103

N.B.I.S.D.  
LEGEND POND  
LOT 1  
106.422 AC.  
VOL. 2832, PG. 0984  
SPECIAL WARRANTY DEED

NOTE:  
SEE SHEET 3 OF 3 FOR  
CURVE AND LINE TABLES

LEGEND POND - LEGEND MEADOW PHASE - 5 SUBDIVISION



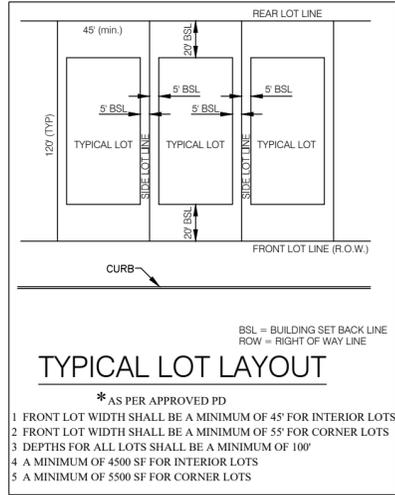
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  - (J) VARIABLE WIDTH STREET DEDICATION FOR FUTURE R.O.W. WIDENING (0.004 AC)
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  - 2 EXISTING 20' BUILDING SETBACK LINE LEGEND POND - LEGEND POINT - PHASE 3 (VOL. 8, PGS. 429-430, O.P.R.G.C.T.)
  - 3 EXISTING 15' UTILITY EASEMENT AND BUILDING SETBACK LINE LEGEND POND - LEGEND POINT - PHASE 3 (VOL. 8, PGS. 429-430, O.P.R.G.C.T.)
  - 4 EXISTING 15' UTILITY EASEMENT LEGEND POND - LEGEND MEADOW - PHASE 4 (VOL. 8, PGS. 796-797, O.P.R.G.C.T.)
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  - 6 EXISTING 10' ELECTRIC EASEMENT LEGEND POND - LEGEND MEADOW - PHASE 4 (VOL. 8, PGS. 796-797, O.P.R.G.C.T.)
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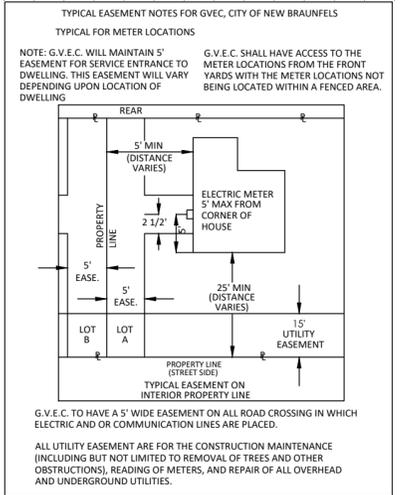
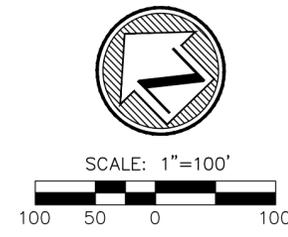


TYPICAL LOT LAYOUT

\*AS PER APPROVED PD  
 1 FRONT LOT WIDTH SHALL BE A MINIMUM OF 45' FOR INTERIOR LOTS  
 2 FRONT LOT WIDTH SHALL BE A MINIMUM OF 55' FOR CORNER LOTS  
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 4 A MINIMUM OF 4500 SF FOR INTERIOR LOTS  
 5 A MINIMUM OF 5500 SF FOR CORNER LOTS

VACATE AND SUBDIVISION  
 PLAT ESTABLISHING  
 PRELIMINARY PLAT OF  
**LEGEND POND - LEGEND MEADOW  
 PHASE - 5 SUBDIVISION**

BEING A 17.958 ACRE TRACT OF LAND OUT OF THE SARAH DEWITT SURVEY NO. 48, ABSTRACT NO. 103, GUADALUPE COUNTY, TEXAS, AND BEING OUT OF A REMAINING PORTION OF A 146.502 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED DATED NOVEMBER 12, 2001 TO NBL 300 GROUP, LTD., RECORDED IN VOLUME 1652, PAGE 626, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, ALSO BEING OUT OF THE REMAINING PORTION OF A 150 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED DATED NOVEMBER 12, 2001 TO NBL 300 GROUP, LTD., RECORDED IN VOLUME 1652, PAGE 667, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

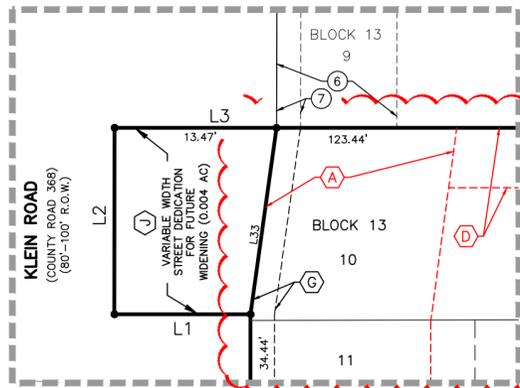


LINE	LENGTH	BEARING
L1	11.33'	N45°57'18"W
L2	15.57'	N44°06'05"E
L3	186.91'	S45°57'18"E
L4	20.00'	N44°02'37"E
L5	3.63'	N45°00'00"E
L6	121.81'	S46°12'18"E
L7	125.41'	S03°10'05"W
L8	115.00'	N85°19'03"W
L9	25.92'	N81°27'56"W
L10	100.21'	S44°00'32"W
L11	100.05'	N45°59'31"W
L12	24.89'	N10°32'33"W
L13	134.93'	N25°53'28"E
L14	50.02'	N27°54'48"E
L15	20.08'	N26°03'35"E
L16	49.86'	N15°09'45"W
L17	6.66'	N50°28'52"E
L18	169.21'	S89°02'44"W
L19	89.11'	N45°57'18"W
L21	61.40'	N45°00'00"E

LINE	LENGTH	BEARING
L22	53.89'	N42°04'53"E
L23	36.60'	S44°00'32"W
L24	53.89'	S42°04'53"W
L25	111.62'	S45°59'31"E
L26	111.69'	N45°59'31"W
L27	16.52'	S44°02'42"W
L28	92.07'	S44°02'37"W
L29	4.81'	S70°33'04"W
L30	1.22'	S70°09'10"W
L31	85.00'	S44°02'37"W
L32	62.23'	S45°00'00"W
L33	15.72'	N51°54'55"E
L34	91.50'	S45°57'18"E
L36	105.00'	N44°00'32"E

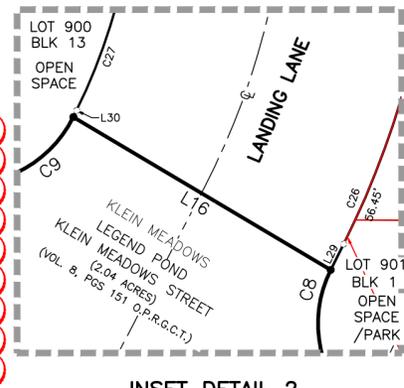
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	125.00'	6°29'35"	7.09'	14.17'	14.16'	N76°54'54"E
C2	15.00'	90°00'00"	15.00'	23.56'	21.21'	S89°00'30"W
C3	100.00'	35°17'46"	31.81'	61.60'	60.63'	N28°34'31"W
C4	75.00'	36°57'14"	25.06'	48.37'	47.54'	N07°38'06"E
C5	15.00'	87°05'37"	14.26'	22.80'	20.67'	N69°27'23"E
C6	15.00'	92°37'18"	15.70'	24.25'	21.69'	N20°09'33"W
C7	232.50'	32°55'35"	68.71'	133.61'	131.78'	N09°36'58"E
C8	20.00'	77°50'32"	16.15'	27.17'	25.13'	N31°37'48"E
C9	20.00'	82°19'21"	17.48'	28.74'	26.33'	N68°41'10"W
C10	232.50'	13°25'04"	27.35'	54.45'	54.32'	N34°05'44"W
C11	43.06'	84°13'57"	38.93'	63.30'	57.76'	N02°23'23"E
C12	15.00'	89°59'55"	15.00'	23.56'	21.21'	S00°57'21"E
C13	20.00'	38°12'48"	6.93'	13.34'	13.09'	S65°03'42"E
C14	50.00'	166°25'35"	420.14'	145.23'	99.30'	S89°02'42"E
C15	20.00'	38°12'48"	6.93'	13.34'	13.09'	S63°09'05"W
C16	15.00'	90°02'13"	15.01'	23.57'	21.22'	S00°58'25"E
C17	15.00'	89°57'47"	14.99'	23.55'	21.21'	S89°01'35"W
C18	20.00'	38°12'48"	6.93'	13.34'	13.09'	S24°56'18"W
C19	50.00'	166°25'35"	420.14'	145.23'	99.30'	S89°02'42"W
C20	20.00'	38°12'48"	6.93'	13.34'	13.09'	N26°50'55"W

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C21	20.00'	38°12'48"	6.93'	13.34'	13.09'	N65°03'42"W
C22	50.00'	166°25'35"	420.14'	145.23'	99.30'	N00°57'18"W
C23	20.00'	38°12'48"	6.93'	13.34'	13.09'	N63°09'05"E
C24	15.00'	90°00'00"	15.00'	23.56'	21.21'	N00°57'18"W
C25	15.00'	90°00'05"	15.00'	23.56'	21.21'	S89°02'39"W
C26	150.00'	26°30'28"	35.33'	69.40'	68.78'	S57°17'51"W
C27	100.00'	26°06'33"	23.19'	45.57'	45.18'	N57°05'53"E
C28	15.00'	90°00'00"	15.00'	23.56'	21.21'	S89°02'42"W
C29	25.00'	90°00'00"	25.00'	39.27'	35.36'	N00°57'18"W
C30	25.00'	90°00'00"	25.00'	39.27'	35.36'	N89°02'42"E
C31	25.00'	90°00'00"	25.00'	39.27'	35.36'	S00°57'18"E
C32	475.00'	2°55'07"	12.10'	24.20'	24.19'	S43°32'26"W
C33	525.00'	1°55'39"	8.83'	17.66'	17.66'	N43°02'42"E
C34	15.00'	90°00'00"	15.00'	23.56'	21.21'	S00°59'28"E
C35	75.00'	48°20'56"	33.67'	63.29'	61.43'	S70°09'56"E
C36	125.00'	53°39'15"	63.22'	117.06'	112.82'	N72°49'05"W
C37	15.00'	90°00'00"	15.00'	23.56'	21.21'	S89°00'32"W
C38	475.00'	1°55'39"	7.99'	15.98'	15.98'	N43°02'42"E
C39	525.00'	2°55'07"	13.37'	26.74'	26.74'	S43°32'26"W



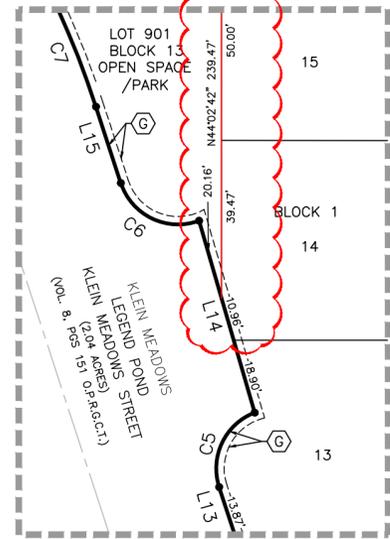
INSET DETAIL 1

N.T.S. 1"=20'



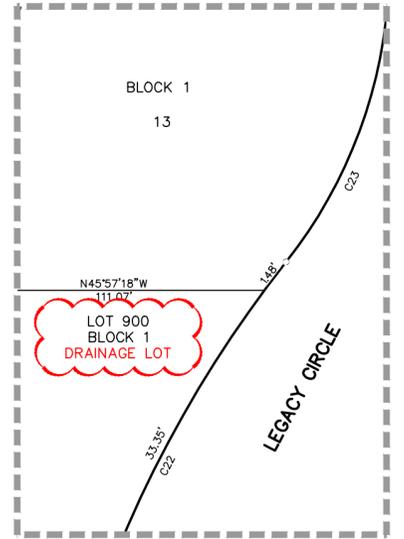
INSET DETAIL 2

N.T.S. 1"=30'



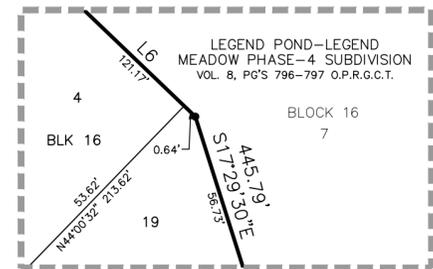
INSET DETAIL 3

N.T.S. 1"=5'



INSET DETAIL 4

N.T.S. 1"=5'



INSET DETAIL 5

N.T.S. 1"=5'

**MTR** • Engineers  
 • Surveyors  
 • Planners  
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 DATE OF PREPARATION: MAY 9, 2019

LEGEND POND - LEGEND MEADOW PHASE - 5 SUBDIVISION