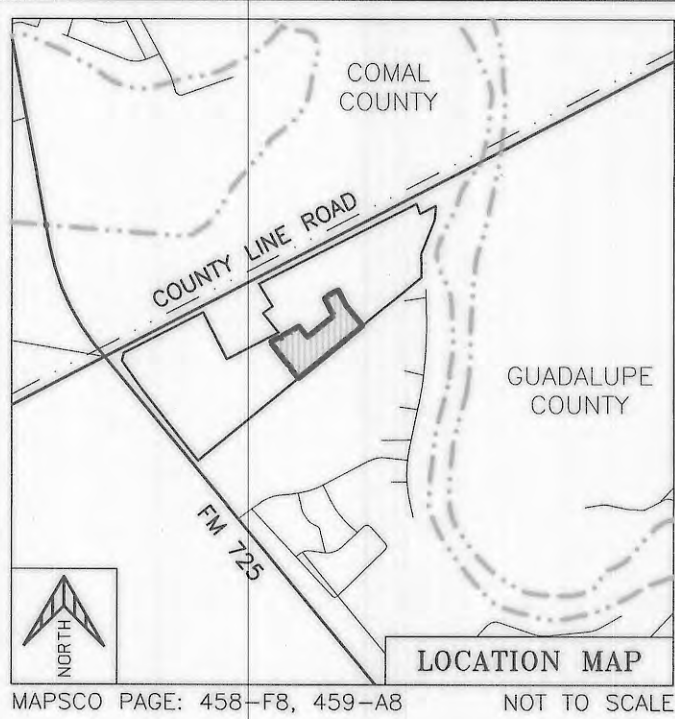




NOTES:

1. BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) NO PORTION OF ANY LOT ON THIS PLAT IS WITHIN A SPECIAL FLOOD HAZARD ZONE, ON COMMUNITY PANEL NUMBER 48187C0115F DATED NOVEMBER 2, 2007, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP.

FLOOD ZONE DEFINITION: (FOR MORE DETAILED DEFINITION PLEASE CONSULT FLOOD MAP(S))

2. PLAT ESTABLISHING FORTY-FIVE (45) NEW RESIDENTIAL LOTS.

3. STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION AS OBTAINED FROM GEODETIX, INC.

4. ROTATE BEARINGS 0014'06" CLOCKWISE TO OBTAIN PLAT BEARING SYSTEM.

5. 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 CROSS SECTION 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 SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THIS LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

6. ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

7. PLATTED AREA DOES NOT LIE OVER THE EDWARDS AQUIFER RECHARGE ZONE.

8. ALL PLATTED LOTS MEET REQUIRED MINIMUM SQUARE FOOTAGES ACCORDING TO THE ZONING ORDINANCE.

9. PLATTED AREA LIES WITHIN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.

10. MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) IN WHICH THE EASEMENT EXISTS. DRAINAGE EASEMENTS SHALL REMAIN FREE FROM ALL OBSTRUCTIONS.

11. ALL GARAGES MUST BE SETBACK A MINIMUM OF 20' FROM RIGHT-OF-WAY LINE. THE 20-FT GARAGE SETBACK MAY UTILIZE 1/2 OF THE ALLEY RIGHT-OF-WAY.

12. NEW BRAUNFELS UTILITIES (NBU) WILL PROVIDE WATER AND SEWER AND ELECTRIC SERVICE TO THIS SUBDIVISION. NBU, AT 241 AND TIME WARNER CABLE WILL BE PROVIDED OPPORTUNITY TO SERVICE THIS SUBDIVISION IN COORDINATION WITH NBU.

13. 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.

14. 4-FOOT SIDEWALKS WILL BE CONSTRUCTED BY THE OWNER/DEVELOPER AT THE TIME OF BUILDING CONSTRUCTION ADJACENT TO PECAN BLUFF, PECAN FOREST, PECAN VILLA, PECAN TREE, PECAN BEND AND PECAN MEADOWS.

15. 6-FOOT SIDEWALKS WILL BE CONSTRUCTED BY THE OWNER/DEVELOPER AT THE TIME OF CONSTRUCTION ALONG PECAN BEND ADJACENT TO PARK, LOT 231, BLOCK 12.

16. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.

17. EXISTING CONTOURS ARE BASED ON FIELD TOPO CONDUCTED BY MBC ENGINEERS.

18. LOTS 112 & 113, BLOCK 3, ARE DESIGNATED AS DRAINAGE RIGHT-OF-WAY AND HAVE BEEN APPROVED FOR ACCEPTANCE BY THE CITY ENGINEER AND WILL BE MAINTAINED BY THE CITY OF NEW BRAUNFELS. 4-FOOT SIDEWALKS WILL BE CONSTRUCTED BY THE OWNER/DEVELOPER AT THE TIME OF CONSTRUCTION ALONG THESE DRAINAGE RIGHT-OF-WAYS.

LEGEND:

EXIST. ELEC.	EXISTING ELECTRIC
TEL.	TELEPHONE
CATV	CABLE TELEVISION
SAN. SWR.	SANITARY SEWER
ESM'T.	EASEMENT
B.S.	BUILDING SETBACK
R.O.W.	RIGHT-OF-WAY
BLK.	BLOCK
U.E.	UTILITY EASEMENT
SIRC	FOUND 1/2" IRON ROD W/"SIRC" CAP
IR	IRON ROD
M.E.	MAINTENANCE EASEMENT
O.P.R.	OFFICIAL PUBLIC RECORD OF GUADALUPE COUNTY, TEXAS

15' UTILITY EASEMENT (VOLUME 7, PAGE 591 & 592)

25' BUILDING SETBACK (VOLUME 7, PAGE 591 & 592)

15' BUILDING SETBACK & UTILITY EASEMENT (VOLUME 8, PAGE 119)

15' DRAINAGE EASEMENT (VOLUME 8, PAGE 119)

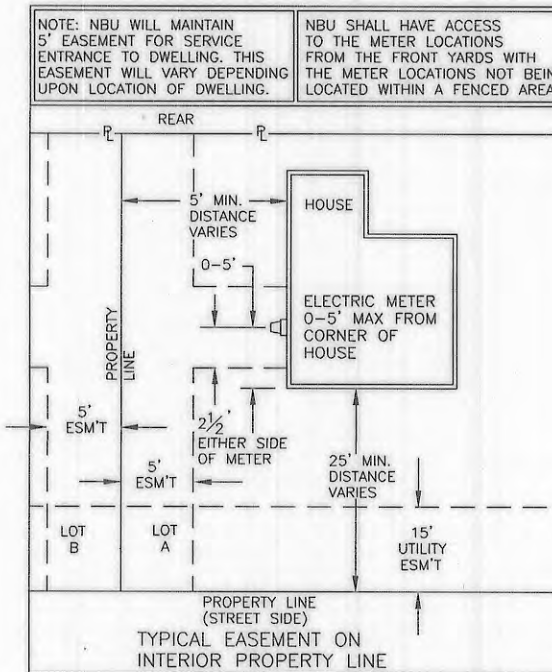
NBU GENERAL NOTES:

1. MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER, ANY USE, OF AN 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, IT'S SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OR THE CITY OF NEW BRAUNFELS 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.

2. UTILITIES WILL POSSESS A 5-FOOT WIDE SERVICE EASEMENT TO THE DWELLING ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF 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.

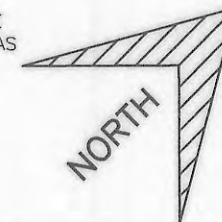
5. DO NOT COMBINE ANY NEW UTILITY EASEMENTS (UE) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (UE) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.



SUBDIVISION ESTABLISHING PECAN CROSSING, UNIT-4

BEING 9.0836 ACRES, OUT OF AN 85.25 ACRE TRACT AS RECORDED IN VOLUME 2531, PAGES 651-658 OF THE OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS, OUT OF THE WILLIAM H. PATE SURVEY 22, ABSTRACT 259, GUADALUPE COUNTY, TEXAS, ESTABLISHING LOTS 97-113, BLOCK 3, LOTS 25-30, BLOCK 9, LOTS 31-36, BLOCK 10, LOTS 37-42, BLOCK 11, LOTS 43-47, BLOCK 12, AND LOTS 48-54, BLOCK 13, CITY OF NEW BRAUNFELS, GUADALUPE COUNTY, TEXAS.

BEARINGS ARE BASED ON THE SOUTHEAST BOUNDARY LINE AS BEING S50°50'52"W.



SCALE: 1" = 100'



mbe ENGINEERS

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10017700

DATE: 10/30/2012

JOB NO.: 30792/GUADALUPE

OWNER'S ACKNOWLEDGEMENT:
STATE OF TEXAS
COUNTY OF GUADALUPE

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE PECAN CROSSING UNIT-4 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 THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:

SEDCOR, LTD.
BY: AWE DEVELOPMENT CO.
LLC, GENERAL PARTNER
14502 BROOK HOLLOW
SUITE #620
SAN ANTONIO, TEXAS 78232
TEL. NO. (210) 826-9000

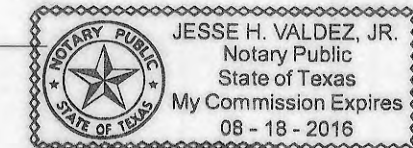
OWNER: ANTHONY W. EUGENIO, MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANTHONY W. EUGENIO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE 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 12th DAY OF JUNE, 2015.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF GUADALUPE

I, Jessica Kuel COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 10th DAY OF July, 2015 A.D. AT 2:06 O'CLOCK P.M. AND DULY RECORDED THE 10th DAY OF July, 2015 A.D. AT 2:06 O'CLOCK P.M. IN THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS IN VOLUME 8, PAGE 368 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 12th DAY OF July, 2015 A.D.

C. Hernandez, Deputy
COUNTY CLERK, GUADALUPE COUNTY, TEXAS

THIS PLAT OF PECAN CROSSING, UNIT-4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

CERTIFICATE OF APPROVAL:

APPROVED THIS 8th DAY OF October, A.D., 2015, BY THE PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS

7/7/15
DATE

Chairman
CHAIRMAN

7/9/15
DATE

Planning Director
PLANNING DIRECTOR

7/16/2015
DATE

City Engineer
CITY ENGINEER

7/16/2015
DATE

New Braunfels Utilities
NEW BRAUNFELS UTILITIES

SHEET 1 OF 1

KNOWN ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF GUADALUPE

I, DAVID SCOTT, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND MADE UNDER MY DIRECT SUPERVISION.

David Scott 6.12.15

DAVID SCOTT
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6034
1035 CENTRAL PARKWAY NORTH
SAN ANTONIO, TEXAS 78232