

FINAL PLAT OF  
JARO SOUTH UNIT - 2

A 8.99 ACRE TRACT OF LAND SITUATED IN THE ANTONIO MARIA ESNAURIZAR SURVEY, ABSTRACT 20, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF A 19.993 ACRE TRACT OF LAND AS CONVEYED TO NB DEAN 32, LLC OF RECORD IN DOCUMENT NO. 202199005188 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS

SURVEYOR NOTES:

- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SUBDIVISION, MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES USING AN AVERAGE COMBINED FACTOR OF 0.99985756412.
- REFERENCED PROPERTY LIES ENTIRELY WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND NO PORTIONS LIES WITHIN ZONE A, AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED), AS SCALED FROM FEMA FLOOD MAP 115 OF 480, COMMUNITY PANEL NO. 48187C0130F, DATED 11/02/2007.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12B).

GVEC NOTES:

- GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION, EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
- GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- ANY EASEMENT DESIGNATED AS A GVEC 20' X 20' UTILITY EASEMENT SHALL REMAIN OPEN FOR ACCESS AT ALL TIMES AND SHALL NOT BE WITHIN A FENCED AREA.
- 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.
- ALL ELECTRIC EASEMENTS, FOR BOTH PRIMARY AND SECONDARY ELECTRIC SERVICE, INCLUDE RIGHTS OF INGRESS AND EGRESS ACROSS THE SUBDIVISION FOR THE PURPOSE OF INSTALLING, SERVICING, AND MAINTAINING THE ELECTRICAL FACILITIES.
- ANY REQUEST TO SUBSEQUENTLY RELOCATE ANY PORTION OF THE ELECTRIC FACILITIES INSTALLED SHALL BE SUBJECT TO THE COOPERATIVE'S REASONABLE DISCRETION AND THE REQUESTING PARTY SHALL BEAR ALL COSTS ASSOCIATED WITH SUCH RELOCATION.
- THE COOPERATIVE SHALL ONLY BE REQUIRED TO FILL, GRADE, AND RESTORE GROUND COVER BACK TO ORIGINAL GRADE AS A RESULT OF ANY EXCAVATION BY OR ON BEHALF OF THE COOPERATIVE.

THIS SUBDIVISION PLAT OF JARO SOUTH UNIT 2 SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.

OWNER'S ACKNOWLEDGEMENT:  
STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS JARO SOUTH UNIT 2 TO THE CITY OF NEW BRAUNFELS, COUNTY OF GUADALUPE, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERE TO, 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)  
NB DEAN 32 LLC  
ATTN: RICHARD N. BEACH  
1286 RIVER RD.  
NEW BRAUNFELS, TX 78130  
PHONE: (210) 844-6309

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

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

NOTARY PUBLIC  
STATE OF TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_  
STATE OF TEXAS  
COUNTY OF GUADALUPE

KNOW ALL MEN BY THESE PRESENTS:  
I, THE UNDERSIGNED, TERESA A. SEIDEL, 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.

TERESA A. SEIDEL  
R.P.L.S. NO. 5672  
KFW SURVEYING, LLC.  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

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

DATE \_\_\_\_\_ CHAIRMAN \_\_\_\_\_

APPROVED FOR ACCEPTANCE

DATE \_\_\_\_\_ CITY ENGINEER \_\_\_\_\_

DATE \_\_\_\_\_ PLANNING DIRECTOR \_\_\_\_\_

GENERAL NOTES:

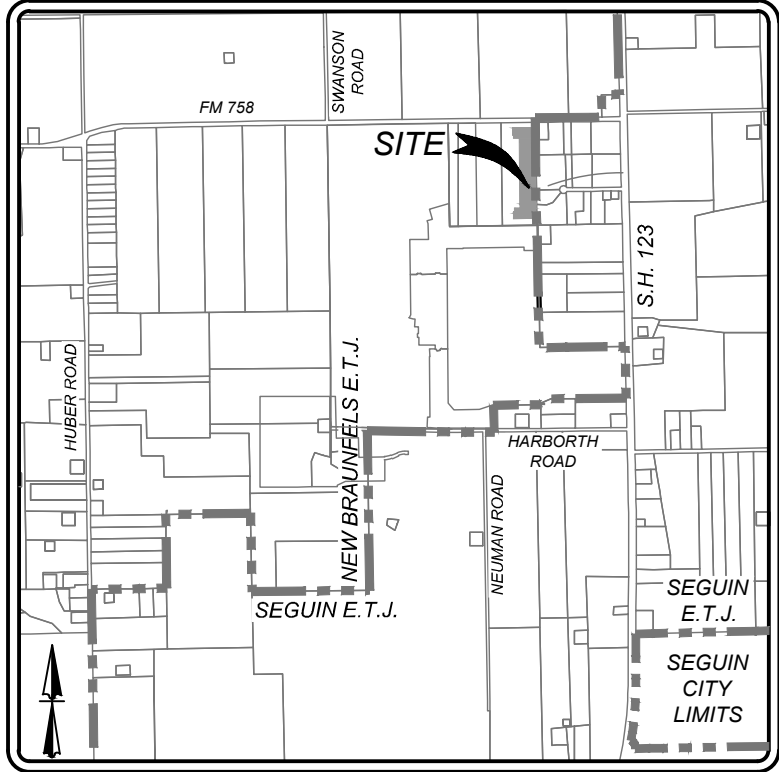
- THE PROPERTY WILL BE SERVED BY THE FOLLOWING UTILITY PROVIDERS:  
CRYSTAL CLEAR SUD - WATER  
CITY OF SEGUIN UTILITIES - SEWER  
GUADALUPE VALLEY ELECTRIC COOPERATIVE - ELECTRIC  
SPECTRUM - CABLE  
AT&T - TELEPHONE
- THIS PROPERTY IS LOCATED WITHIN THE NAVARRO INDEPENDENT SCHOOL DISTRICT.
- DRAINAGE EASEMENT MEANS A DELINEATED PORTION OF LAND SET ASIDE FOR THE OVERLAND OR UNDERGROUND TRANSFER OR STORAGE OF STORM WATER. THIS AREA SHALL NOT HAVE ANY PERMANENT STRUCTURES, FENCES, OR OTHER OBSTACLES HINDERING THE SAFE TRANSFER OF WATER THROUGH THE EASEMENT. MAINTENANCE OF DRAINAGE EASEMENTS DESIGNED WITHIN A LOT SHALL BE RESPONSIBILITY OF THE PROPERTY OWNER.
- 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 TYPES OF MODIFICATIONS WHICH ALTER THE CROSS 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 SEGUIN, THE CITY OF NEW BRAUNFELS, AND THE COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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.
- THE MAINTENANCE OF PEDESTRIAN EASEMENTS, OPEN SPACES, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS, HOA PARKLAND OR HOMEOWNERS ASSOCIATION PARKLAND, ETC. IS THE RESPONSIBILITY OF THE PROPERTY OWNER OR THE HOME OWNERS ASSOCIATION AND NOT THE RESPONSIBILITY OF THE CITY OF NEW BRAUNFELS, OR GUADALUPE COUNTY TO INCLUDE BUT NOT LIMITED TO :
  - LOTS 909 & 910, BLOCK 1 AND LOT 908, BLOCK 2 ARE DESIGNATED AS COMMON AREA LOTS
- THE ELEVATION OF THE LOWEST FLOOR OF A STRUCTURE SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO STORMWATER CONVEYANCE STRUCTURES MUST HAVE A FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSE ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE A PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE GARAGE AND SHALL PREVENT WATER FROM LEAVING THE STREET.
- THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY RESIDENTIAL.
- REFERENCED PROPERTY LIES ENTIRELY WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND NO PORTION LIES WITHIN ZONE A, AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED), AS SCALED FROM FEMA FLOOD MAP 115 OF 480, COMMUNITY PANEL NO. 48187C0130F, DATED 11/02/2007.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- FOUR (4) FOOT WIDE SIDEWALK WILL BE CONSTRUCTED BY THE HOME BUILDER PER CITY STANDARDS AT THE TIME OF BUILDING CONSTRUCTION ALONG:
  - PASTAR CREEK, PASTAR FALLS, PASTAR GORGE.
- FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF SUBDIVISION STREET CONSTRUCTION ALONG:
  - PASTAR FALLS - LOT 909, BLOCK 1 & LOT 908, BLOCK 2
  - PASTAR GORGE - LOT 910, BLOCK 1
- ANY DRIVEWAY CONSTRUCTION ON COUNTY ROADS WITHIN THE UNINCORPORATED AREAS OF GUADALUPE COUNTY MUST BE PERMITTED BY THE GUADALUPE COUNTY ROAD DEPT.
- THIS SUBDIVISION IS SUBJECT TO THE 2018 CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR 1 DWELLING UNIT PER BUILDABLE LOT WITH A MAXIMUM OF 62 BUILDABLE LOTS. AT SUCH TIME THAT ADDITIONAL DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.

CCSUD NOTES:

REV. 12/2022

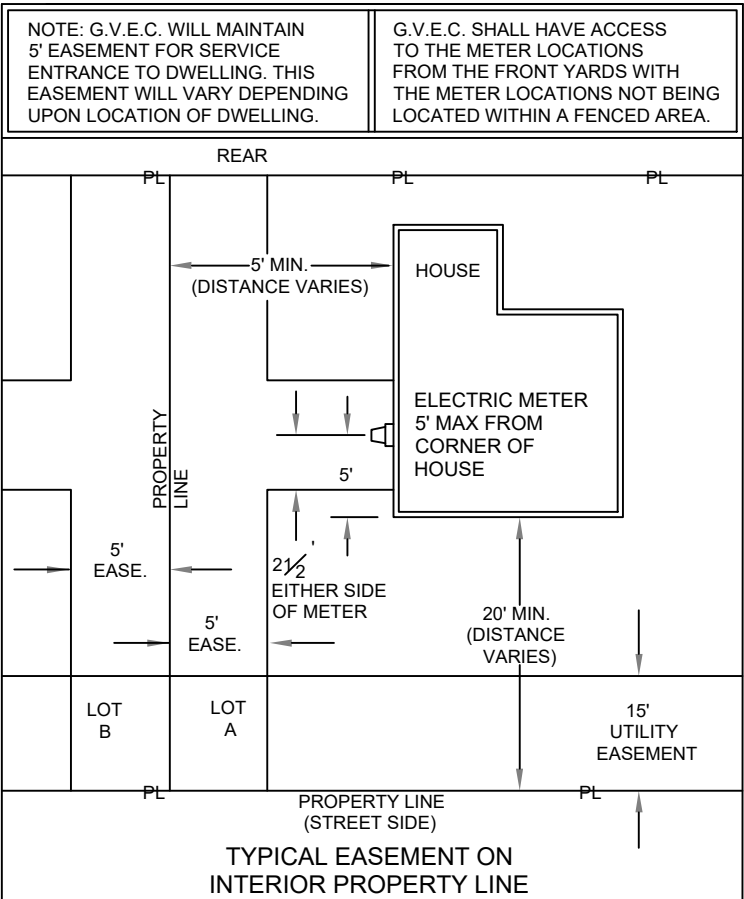
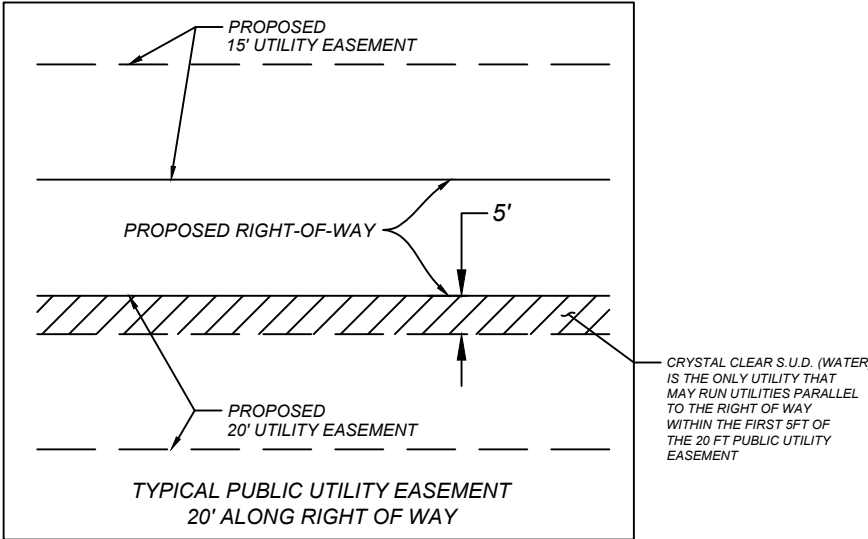
- WATER IS TO BE SUPPLIED BY CRYSTAL CLEAR SPECIAL UTILITY DISTRICT (CCSUD).
- CCSUD SHALL HAVE ACCESS TO ALL METERS. METERS SHALL BE LOCATED IN THE FRONT YARD, WITHIN EASEMENT AND NOT WITHIN A FENCED AREA.
- ANY EASEMENT DESIGNATED FOR PLACEMENT OF A CCSUD UTILITY SHALL REMAIN OPEN AND ACCESSIBLE AT ALL TIMES. ONLY SIDE LOT EASEMENTS MAY BE WITHIN A FENCED AREA. NO UTILITIES MAY BE INSTALLED WITHIN REAR LOT EASEMENTS.
- ALL CCSUD EASEMENTS ARE FOR CONSTRUCTION, MAINTENANCE (INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS), READING OF METERS, AND REPAIR OF ANY CCSUD INFRASTRUCTURE LOCATED WITHIN THE UTILITY EASEMENT.
- NO CONCRETE OR PAVEMENT MAY BE PLACED OVER CCSUD WATER INFRASTRUCTURE EXCEPT AT PERPENDICULAR CROSSINGS. IN AREAS WHERE A WATER MAIN CROSSES A ROADWAY, THE WATER MAIN MUST BE ENCASED OR CONSTRUCTED OF DUCTILE IRON PIPE. SERVICE LINES MUST BE ENCASED PER CCSUD STANDARD CONSTRUCTION DETAILS.

CRYSTAL CLEAR SPECIAL UTILITY DISTRICT \_\_\_\_\_ DATE \_\_\_\_\_



LOCATION MAP  
NOT-TO-SCALE

**KFW**  
**ENGINEERS + SURVEYING**  
162 W Mill St, New Braunfels, TX 78130  
Phone #: (830) 220-6042 • Fax #: (830) 627-9097  
TBPE Firm #: 9513 • TBPLS Firm #: 10122300



PLAT NOTES APPLY TO EVERY PAGE  
OF THIS MULTIPLE PAGE PLAT

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 DULY 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, GUADALUPE COUNTY, TEXAS

DEPUTY \_\_\_\_\_

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OF THIS MULTIPLE PAGE PLAT

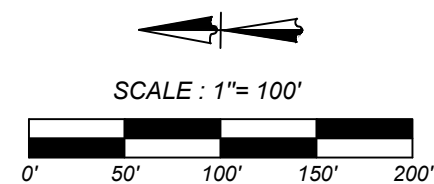
SEE PAGE 1 OF 2 FOR PLATTING NOTES

## PLAT OF JARO SOUTH UNIT - 2

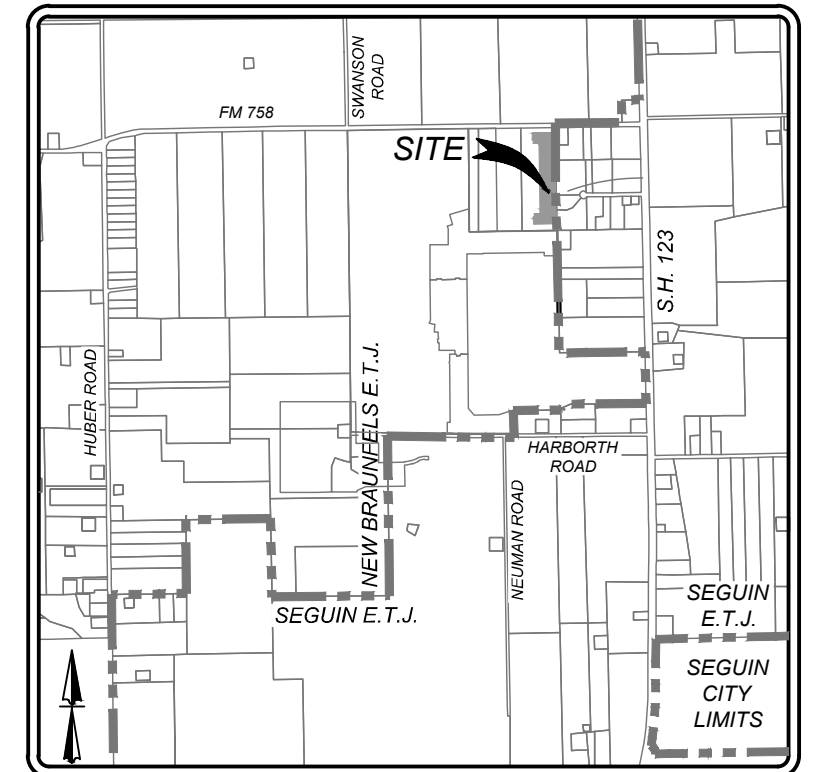
A 8.99 ACRE TRACT OF LAND SITUATED IN THE ANTONIO MARIA ESNAURIZAR SURVEY,  
ABSTRACT 20, GUADALUPE COUNTY, TEXAS, AND BEING A PORTION OF A 19.993 ACRE  
TRACT OF LAND AS CONVEYED TO NB DEAN 32, LLC OF RECORD IN DOCUMENT NO.  
202199005188 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	23.56'	15.00'	15.00'	90°00'00"	21.21'	N45°44'41"W
C2	23.56'	90.00'	11.85'	15°00'00"	23.49'	N6°45'19"E
C3	34.03'	130.00'	17.11'	15°00'00"	33.94'	N6°45'19"E
C4	7.69'	315.00'	3.85'	1°23'57"	7.69'	N1°26'39"W
C5	23.56'	15.00'	15.00'	90°00'00"	21.21'	N44°15'19"E
C6	10.43'	15.00'	5.44'	39°51'13"	10.22'	N69°19'43"E
C7	148.10'	50.00'	555.16'	169°42'26"	99.60'	S45°44'41"E
C8	10.43'	15.00'	5.44'	39°51'13"	10.22'	S19°10'56"W
C9	10.43'	15.00'	5.44'	39°51'13"	10.22'	S20°40'17"E
C10	148.10'	50.00'	555.16'	169°42'26"	99.60'	S44°15'19"W
C11	10.43'	15.00'	5.44'	39°51'13"	10.22'	N70°49'04"W
C12	39.27'	25.00'	25.00'	90°00'00"	35.36'	N44°15'19"E
C13	39.27'	25.00'	25.00'	90°00'00"	35.36'	N45°44'41"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	N0°44'41"W
L2	3.88'	N14°15'19"E
L3	34.31'	N0°44'41"W
L4	87.31'	N0°44'41"W
L5	50.00'	N0°44'41"W



- ### KEYNOTES
- ① 15' PUBLIC UTILITY EASEMENT
  - ② 20' PUBLIC UTILITY EASEMENT
  - ③ VARIABLE WIDTH DRAINAGE EASEMENT
  - ④ 5' PUBLIC UTILITY EASEMENT
  - ⑤ 10' GVEC EASEMENT
  - ① 15' P.U.E. JARO SOUTH SUBDIVISION UNIT 1 (DOC#)
  - ② OFF-LOT 15' PUBLIC UTILITY EASEMENT (DOC#)



LOCATION MAP  
NOT-TO-SCALE

- ### LEGEND
- F.I.R. = FOUND 1/2" IRON ROD OR AS NOTED
  - S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
  - C — = CENTERLINE OF STREET
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - R.O.W. = RIGHT-OF-WAY

# KFW

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