

NBU 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, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF 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 BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF BUILDING STRUCTURE 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.
4. EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER/DEVELOPER'S EXPENSE.
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.
6. NBU IS NOT RESPONSIBLE FOR DAMAGES TO PROPERTY IMPROVEMENTS (I.E. LANDSCAPING, TREES, PAVEMENT, SIGNS, DRAINAGE STRUCTURES, PRIVATE UTILITIES, ETC.) THAT ARE PLACED IN ANY TYPE OF UTILITY EASEMENT. TO ENSURE NO CONFLICTS EXIST WITH UTILITY INFRASTRUCTURE IN THE EASEMENT, ALL SUCH IMPROVEMENTS PLACED IN ANY TYPE OF UTILITY EASEMENT MUST BE REVIEWED AND APPROVED THROUGH THE NBU EASEMENT ENCROACHMENT PROCESS. NBU DEVELOPMENT SERVICES FACILITATES THE EASEMENT ENCROACHMENT APPLICATION PROCESS.

GENERAL NOTES

1. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2 INCH IRON ROD WITH PLASTIC CAP "URBAN CIVIL".
2. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON THE TEXAS COORDINATE SYSTEM, NAD83 (NA2011), SOUTH-CENTRAL ZONE. BASED ON GPS OBSERVATIONS TO COOP CORS BASE STATION SG11. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES. ALL COORDINATES WERE ADJUSTED FROM STATE PLANE GRID TO PROJECT SURFACE USING A SURFACE ADJUSTMENT SCALE FACTOR OF 1.00014.
3. FIELD WORK AND PROPERTY CORNERS ON REFERENCED SITE WERE SURVEYED AND LOCATED BY URBAN CIVIL ON JULY 27, 2017.
4. NO PORTION OF ANY LOT ON THIS PLAT IS WITHIN AN INDICATED SPECIAL FLOOD HAZARD ZONE, AS DETERMINED BY THE FIRM FLOOD INSURANCE RATE MAP, GUADALUPE COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48187C0110F, EFFECTIVE DATE NOVEMBER 2, 2007.
5. THIS PROPERTY LIES IN THE NAVARRO INDEPENDENT SCHOOL DISTRICT.
6. ELECTRICITY IS SUPPLIED BY NEW BRAUNFELS UTILITIES (NBU).
7. WATER SERVICE IS SUPPLIED BY NEW BRAUNFELS UTILITIES (NBU).
8. SANITARY SEWER IS SUPPLIED BY NEW BRAUNFELS UTILITIES (NBU).
9. TELEPHONE SERVICE WILL BE PROVIDED BY A.T.&T AND SPECTRUM CABLE.
10. REFERENCED PROPERTY DOES LIE WITHIN THE CITY LIMITS OF NEW BRAUNFELS AND WITHIN GUADALUPE COUNTY.
11. THE PROPOSED USE OF THE SUBDIVISION IS FOR PUBLIC UTILITY.
12. THE "NBU SAUR LANE" PLAT WILL ESTABLISH A TOTAL OF 1 LOT.
13. NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF AN 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 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 SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATION OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
14. NO SIDEWALK CONSTRUCTION IS REQUIRED IN ACCORDANCE WITH THE WAIVER TO THE SIDEWALK REQUIREMENTS THAT WAS APPROVED BY NEW BRAUNFELS CITY COUNCIL ON _____.
15. ALL ELEVATIONS HEIGHTS ARE DETERMINED BY GPS OBSERVATIONS FROM THE NGS CO-OPERATIVE CORS NETWORK AND A HIGH-RESOLUTION GEOID MODEL (GEOID 12B). REFERENCE BASED ON CONTROL POINTS PROVIDED BY TXDOT.
16. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.

OWNER'S ACKNOWLEDGEMENT:

**STATE OF TEXAS
COUNTY OF GUADALUPE**

KNOW ALL MEN BY THESE PRESENTS:

I (We) the undersigned owner(s) of the land shown on this plat, and designated herein as the NBU SAUR LANE subdivision to the City of New Braunfels, County of Guadalupe, Texas and whose name is subscribed hereto, do hereby subdivide part of my land as shown, and dedicate the streets and easements for the purposes shown hereon.

PRELIMINARY

IAN TAYLOR, CEO
NEW BRAUNFELS UTILITIES
355 FM 306
NEW BRAUNFELS, TEXAS 78130

This instrument was acknowledged before me this _____ day of _____, 2019,
by: _____

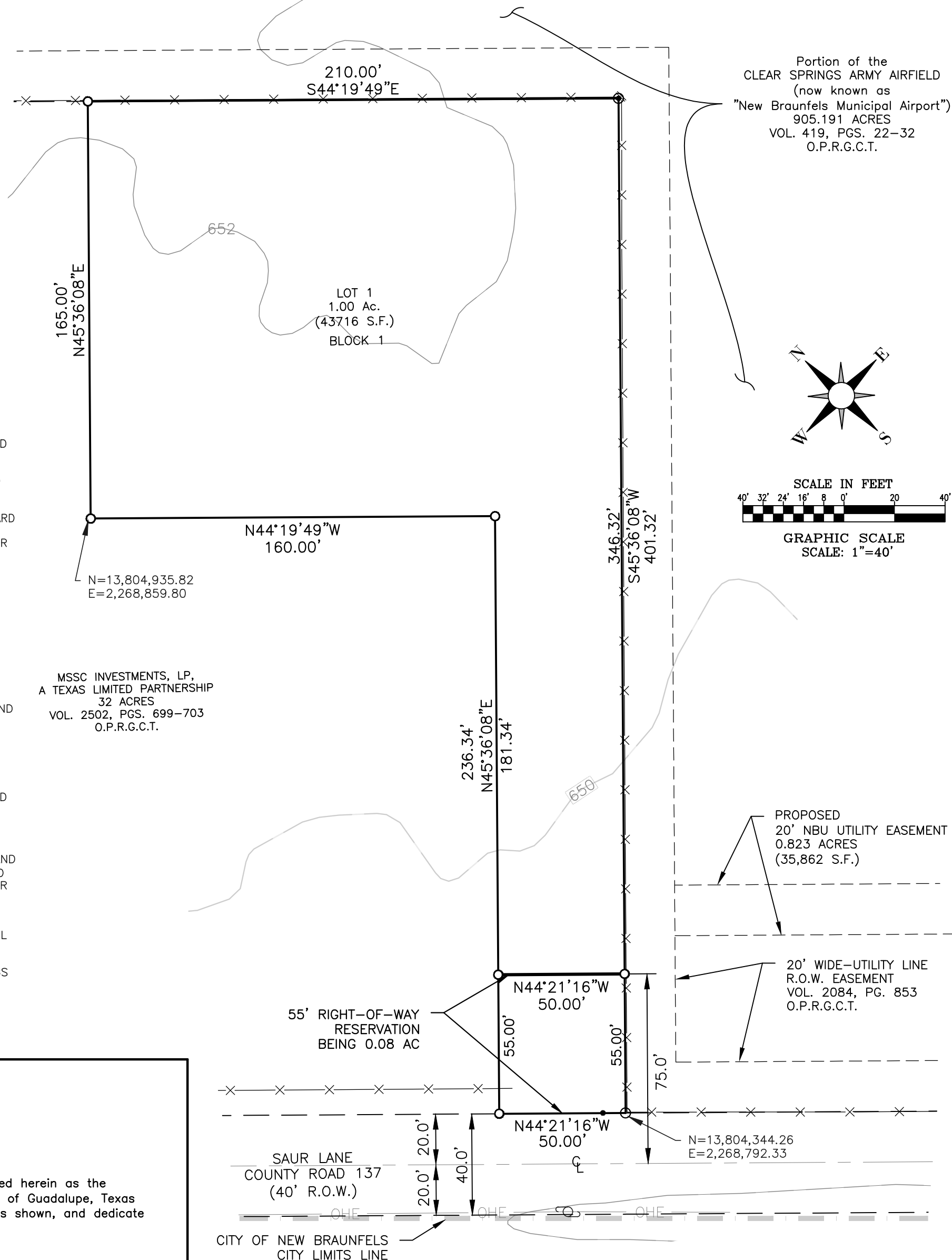
PRELIMINARY

Notary Public, State of Texas
My Commission Expires:

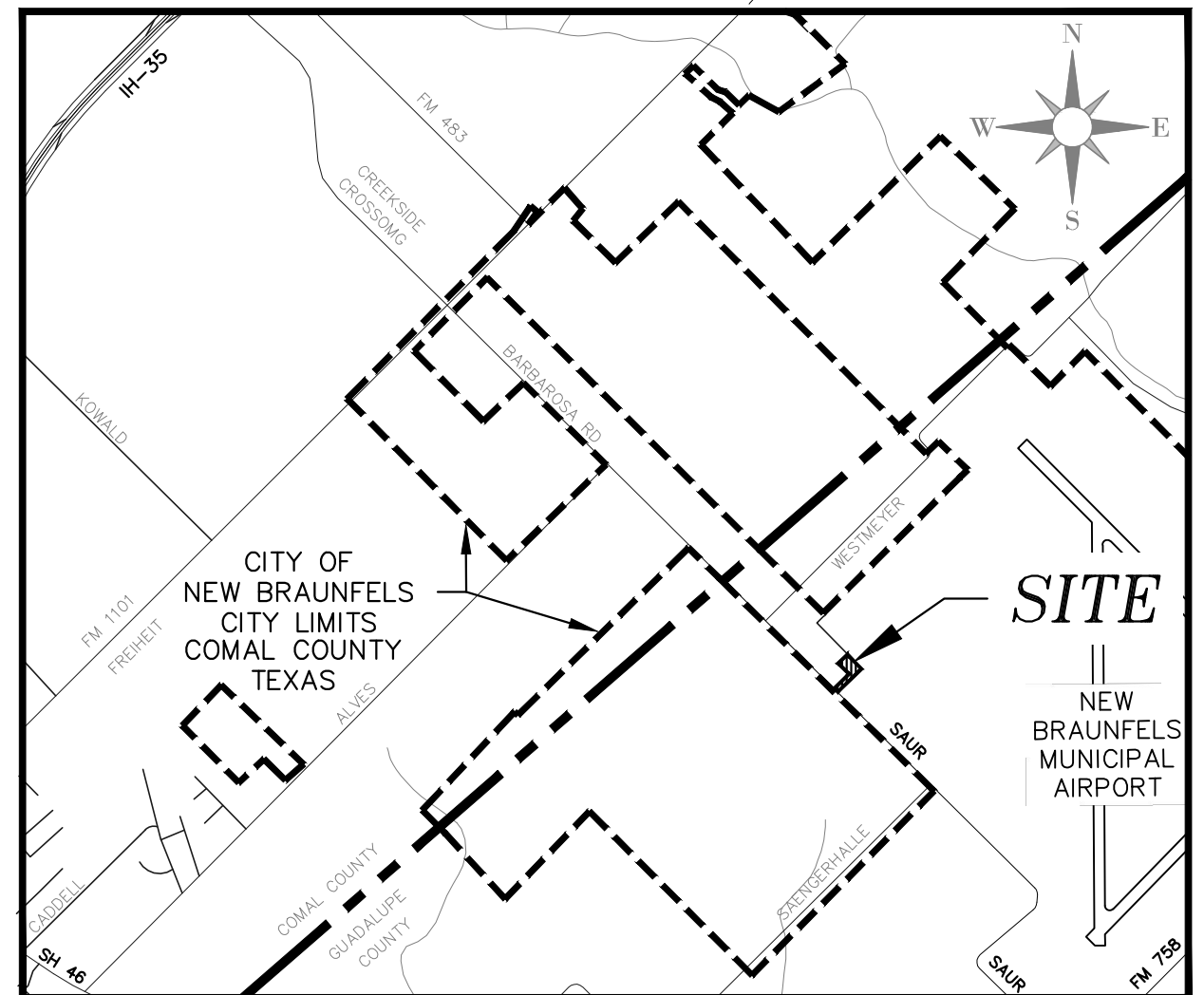
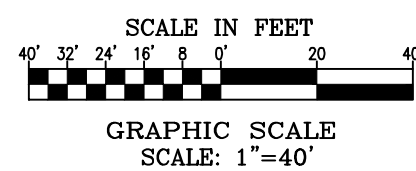
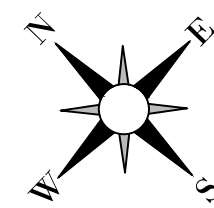
PRELIMINARY PLAT OF

NBU SAUR LANE

A 1.067 ACRE, SITUATED IN THE A.M. ESNAURIZAR SURVEY, ABSTRACT 20, GUADALUPE COUNTY, TEXAS; BEING OUT OF A CALLED 32 ACRE TRACT, DESCRIBED IN A DEED FROM SHIRLEY A. KIVLIN AND MICHAEL L. KIVLIN TO MSSC INVESTMENTS, LP, AS RECORDED IN VOLUME 2502, PAGE 699 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.



Portion of the CLEAR SPRINGS ARMY AIRFIELD (now known as "New Braunfels Municipal Airport") 905.191 ACRES VOL. 419, PGS. 22-32 O.P.R.G.C.T.



LOCATION MAP
NOT TO SCALE

Key Legend

- 1/2 Inch Iron Rod Set with Orange Cap "URBAN CIVIL"
- 1/2" Iron Rod Found with Yellow plastic cap found
- M.&P.R.G.C.T Map and Plat Records of Guadalupe County Texas
- O.P.R.G.C.T Official Public Record of Guadalupe County Texas
- AC. Acres
- 25 BSL — Building Set Back Line
- 20 UE — Public Utility Easement
- ⊕ Power Pole
- 660 — Existing Contour

**STATE OF TEXAS
COUNTY OF GUADALUPE**

I, _____ do hereby certify that the foregoing instrument was filed for record in the Map and Plat Records. Document No. _____ of Guadalupe County, Texas on the _____ day of _____, 2019 at _____ M.

Witness my hand and official seal, this _____ day of _____, 2019.

County Clerk, Guadalupe County, Texas.

PRELIMINARY

Date

Deputy

CERTIFICATE OF APPROVAL

Approve this the _____ day of _____, 2019, by the Planning Commission of the City of New Braunfels, Texas.

PRELIMINARY

Chairman

APPROVED FOR ACCEPTANCE

Date

PRELIMINARY

Planning Director

Date

PRELIMINARY

City Engineer

Date

PRELIMINARY

New Braunfels Utilities

**STATE OF TEXAS
COUNTY OF GUADALUPE**

KNOW ALL MEN BY THESE PRESENTS:

I, the undersigned, KEITH W. WOOLEY, 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.

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. AUGUST 8, 2019

PRELIMINARY

KEITH W. WOOLEY, R.P.L.S.
TEXAS LICENSE NO. 5463
URBAN CIVIL
2461 LOOP 337
NEW BRAUNFELS, TEXAS 78130

URBAN CIVIL

190 S. SEGUIN AVE NEW BRAUNFELS, TEXAS 78130
PHONE (830) 606-3913 FAX (830) 625-2204
TBPE FIRM# 17233 TBPLS FIRM# 10005900

PREPARED DATE: JULY 2019

JOB NO.: 1906.06

SHEET NO. 1 OF 1

PREPARED BY: BGM