

LOCATION MAP
NOT TO SCALE

UTILITY PROVIDERS:

GVEC – (ELECTRIC) GUADALUPE VALLEY ELECTRIC COOPERATIVE
GVSUD – (WATER) GREEN VALLEY SPECIAL UTILITY DISTRICT
GVTC – (TELEPHONE) GUADALUPE VALLEY TELEPHONE COOPERATIVE
GBRA – (SEWER) GUADALUPE BLANCO RIVER AUTHORITY

GVEC NOTES:

- WHERE UNDERGROUND SERVICES ARE UTILIZED 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 ACCESS TO THE METER LOCATIONS FROM THE FRONT YARDS WITH THE METER LOCATIONS NOT BEING LOCATED WITHIN A FENCED AREA.
- 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.
- 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 EXISTING GVEC OVERHEAD LINES POSSESS A 30' CENTERLINE EASEMENT, 15' EACH SIDE OF LINE.

GVSUD NOTES:

EASEMENT CERTIFICATE

- 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 GREEN VALLEY SPECIAL 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 LAND 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.
- 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 ALTERATION 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 IS NOT OBLIGATED TO RESTORE IT TO A PRE–EXISTING CONDITION.
- THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISION O TITLE VI OF THE CIVIL RIGHTS ACT OF 1964, AND THE REGULATION 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.
- THIS SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND APPROVED 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.

JACOBS
JACOBS ENGINEERING GROUP INC.

TEXAS FIRM # 10152301
911 CENTRAL PARKWAY NORTH, SUITE 425
SAN ANTONIO, TEXAS 78232
PHONE (210) 494–0088 FAX (210) 494–4525

DATE: 01/27/2020 JOB NO. WJXK3410

FINAL PLAT OF
LEGEND POND
LEGEND POINT - PHASE 8

BEING A 19.281 ACRES OF LAND

IN THE CITY OF NEW BRAUNFELS, TEXAS, OUT OF THE SARAH DEWITT SURVEY NO
48 ABSTRACT NO. 103, GUADALUPE COUNTY, TEXAS AND SAID 19.281 ACRES TRACT
FURTHER BEING OUT OF A CALLED 150 ACRE TRACT DESCRIBED IN VOLUME 1652,
PAGE 667 OF OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

PLAT NOTES:

- THE SUBDIVISION SHOWN HEREON LIES WITHIN ZONE "X" WITH A PORTION WITHIN ZONE A AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48187C0115F, DATED NOVEMBER 2, 2007 FOR GUADALUPE COUNTY, TEXAS
- THE SUBDIVISION LIES WITHIN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.
- 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 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.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS SET WILL BE 5/8" IRON ROD WITH CAP STAMPED "JACOBS" AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS OTHERWISE NOTED.
- THIS SUBDIVISION IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE AS SHOWN ON THE NEW BRAUNFELS EAST U.S.G.S. QUAD MAP.
- BASIS OF BEARINGS: ALL BEARINGS SHOWN ARE GRID BASED ON GPS OBSERVATIONS TEXAS COORDINATE SYSTEM NAD83 SOUTH CENTRAL ZONE. DISTANCES SHOWN HEREON ARE SURFACE. THE PROJECT COMBINED SCALE FACTOR IS: 1.00015069.
- THERE SHALL BE A 30' CENTERLINE EASEMENT (15' ON EACH SIDE) OF ALL EXISTING ELECTRIC LINES.
- UTILITY EASEMENT TO INCLUDE ELECTRIC, WATER, WASTEWATER, CABLE TV AND TELEPHONE.
- ALL RESIDENTIAL LOTS MEET THE REQUIRED MINIMUM SQUARE FOOTAGE. ALL INTERIOR LOTS ARE AT LEAST 4500 SQ. FT. AND ALL CORNER LOTS ARE AT LEAST 5500 SQ. FT.
- A MINIMUM OF ONE TREE WILL BE REQUIRED TO BE PLANTED IN FRONT OF EACH SINGLE–FAMILY LOT AT THE TIME OF HOUSE CONSTRUCTION.
- BUILDER WILL PAY \$300 PER LOT AT THE TIME A BUILDING PERMIT IS ISSUED FOR A JOINT USE CITY PARK.
- MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO DEVELOPMENT, BUILDING OR STRUCTURE IS PERMITTED WITHIN A DRAINAGE EASEMENT.
- HOMEBUILDER TO CONSTRUCT 4–FOOT WIDE SIDEWALKS PER CITY OF NEW BRAUNFELS STANDARDS, LOCATED A MINIMUM OF 3 FEET FROM THE BACK OF CURB, ADJACENT TO ALL RESIDENTIAL LOTS ALONG WHISPERING OAK, BENTWOOD WAY, KLEIN MEADOWS, AND LEGEND RUN AT THE TIME OF BUILDING CONSTRUCTION. THE DEVELOPER SHALL CONSTRUCT 6–FOOT WIDE SIDEWALKS PER CITY OF NEW BRAUNFELS STANDARDS, LOCATED A MINIMUM OF 3 FEET FROM THE BACK OF CURB, ADJACENT TO THE NORTH SIDE OF KLEIN MEADOWS AT THE TIME OF SUBDIVISION CONSTRUCTION.
- CONSTRUCTION, INCLUDING SITE WORK, SHALL NOT BEGIN PRIOR TO AN APPROVED PLAT, DRAINAGE PLAN, AND CONSTRUCTION PLANS.
- ALL NEW CONSTRUCTION OF SUBSTANTIAL IMPROVEMENTS IN AREAS OF SPECIAL FLOOD HAZARDS SHALL BE CONSTRUCTED TWO FEET ABOVE THE BASE FLOOD ELEVATION.
- OPEN SPACE LOT 14 BLOCK 10 SHALL BE MAINTAINED BY LEGEND POINT (NEW BRAUNFELS) HOMEOWNER'S ASSOCIATION, INC., A TEXAS NON–PROFIT CORPORATION.
- A 4–FOOT SIDEWALK WILL BE INSTALLED ALONG LOT 14, BLOCK 10 BY THE DEVELOPER/ OWNER AT THE TIME OF STREET CONSTRUCTION.

GBRA NOTES:

- THE GUADALUPE–BLANCO RIVER AUTHORITY (GBRA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS–OF–WAY IN THE AREAS DESIGNATED ON THIS PLAT WASTEWATER FACILITIES FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, INSPECTING, REPAIRING, REMOVING, AND RELOCATING BURIED AND/OR EXPOSED WASTEWATER FACILITIES AND APPURTENANCES.
- 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.
- 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 WHICHEVER IS GREATER.
- 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.
- MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- THE PROPERTY OWNER MUST INSTALL 16 FOOT GATES IN ANY FENCES THAT CROSS GBRA UTILITIES; GATES MUST BE CENTERED ACROSS GBRA UTILITIES.
- CUSTOMER WASTEWATER SERVICES SHALL NOT BE INSTALLED WITHIN FENCED AREAS.

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 POINT – PHASE 8** 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.

KB HOME LONE STAR, INC. BY: _____
JOSEPH C. HERNANDEZ

KB HOME LONE STAR, INC.
4800 FREDERICKSBURG RD. TITLE: DIRECTOR LAND PLANNING/LAND DEVELOPMENT
SAN ANTONIO, TEXAS 78229
(210) 301–2886

STATE OF TEXAS
COUNTY OF BEXAR

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____
2020, BY _____

NOTARY PUBLIC,
STATE OF TEXAS

MY COMMISSION EXPIRES:

APPROVED THIS _____ DAY OF _____, 2020, 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. 2020 AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 2020 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. 2020.

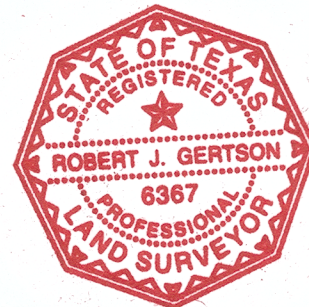
COUNTY CLERK, _____
GUADALUPE COUNTY, TEXAS

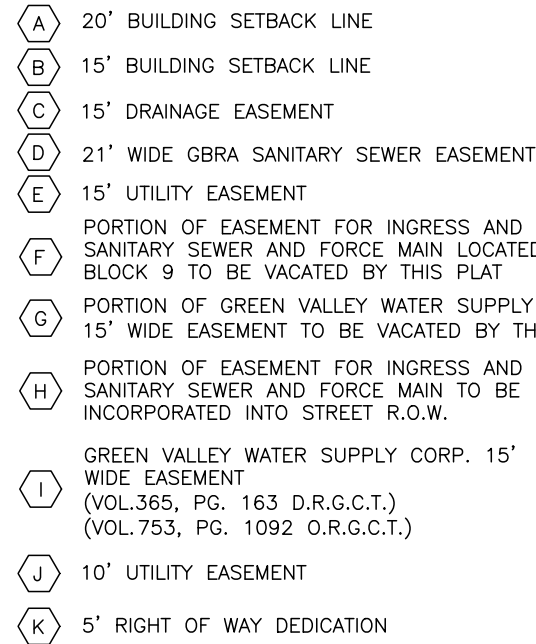
STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, ROBERT GERTSON, 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 THE CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

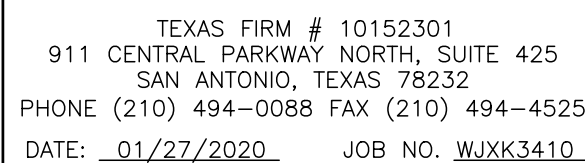
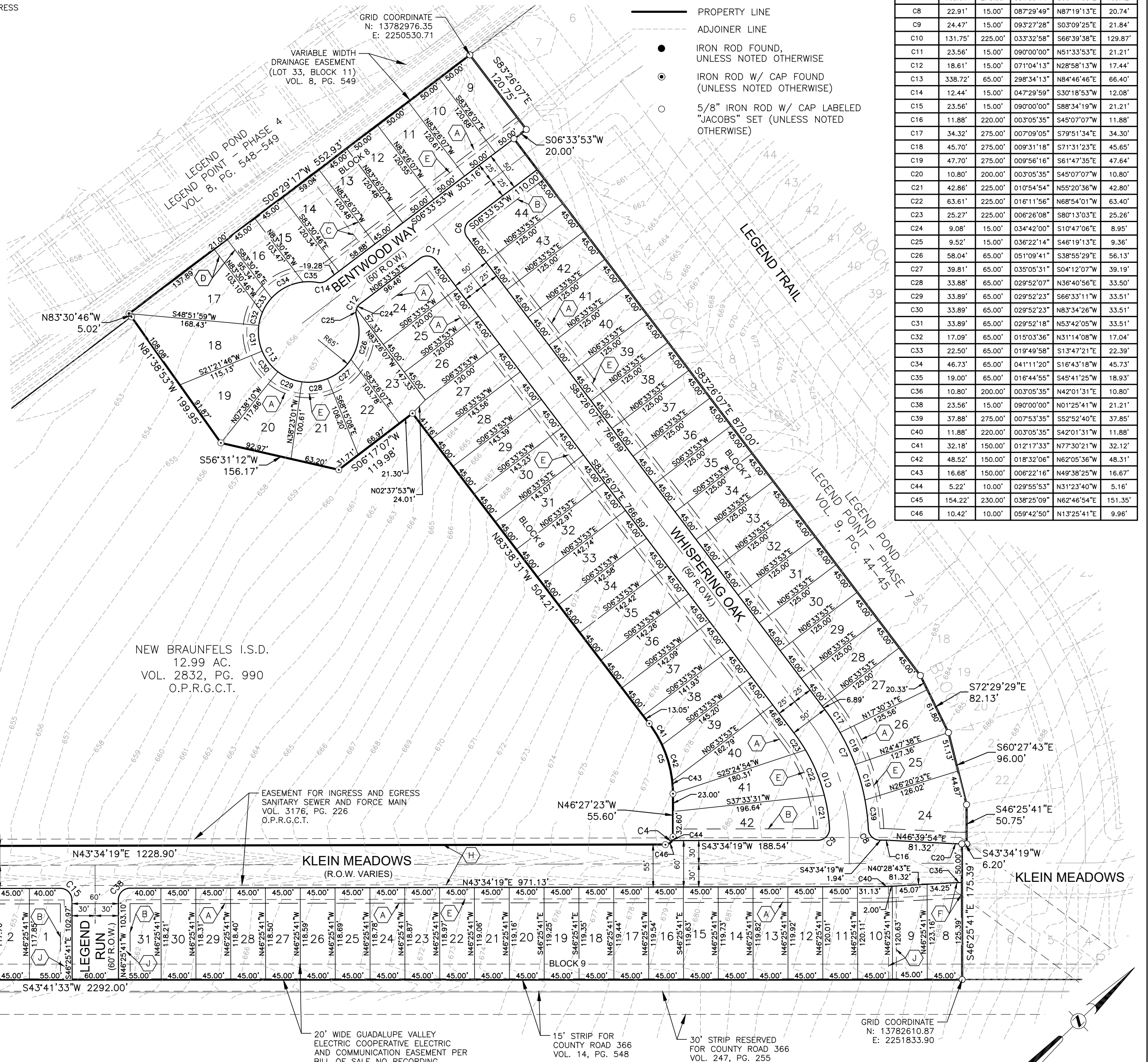
Robert Gertson 1-30-2020
ROBERT GERTSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6367
JACOBS ENGINEERING GROUP, INC.
2705 BEE CAVE ROAD, SUITE 300
AUSTIN, TEXAS 78746





IN THE CITY OF NEW BRAUNFELS, TEXAS, OUT OF THE SARAH DEWITT SURVEY NO 48
ABSTRACT NO. 103, GUADALUPE COUNTY, TEXAS AND SAID 19.281 ACRES TRACT
FURTHER BEING OUT OF A CALLED 150 ACRE TRACT DESCRIBED IN VOLUME 1652,
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CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	171.83'	340.00'	028°57'20"	N31°24'24"W	170.00'
C2	25.90'	15.00'	098°55'12"	N32°31'52"E	22.80'
C3	113.99'	170.00'	038°25'09"	N62°46'54"E	111.87'
C4	15.65'	10.00'	089°38'43"	N01°32'15"E	14.10'
C5	97.39'	150.00'	037°11'55"	N65°03'14"W	95.68'
C6	23.56'	15.00'	090°00'00"	S38°26'07"E	21.21'
C7	165.61'	275.00'	030°30'14"	S66°11'00"E	163.12'
C8	22.91'	15.00'	087°29'49"	N87°19'13"E	20.74'
C9	24.47'	15.00'	033°27'28"	S03°09'25"E	21.84'
C10	131.75'	225.00'	033°32'58"	S66°39'38"E	129.87'
C11	23.61'	15.00'	090°00'00"	N51°33'53"E	21.21'
C12	18.61'	15.00'	071°04'13"	N28°58'13"W	17.44'
C13	338.72'	65.00'	298°34'13"	N48°46'46"E	66.40'
C14	12.44'	15.00'	047°29'59"	S30°18'53"W	12.08'
C15	23.56'	15.00'	090°00'00"	S88°34'19"W	21.21'
C16	11.88'	220.00'	030°05'35"	S45°07'07"W	11.88'
C17	34.32'	275.00'	007°09'05"	S79°51'34"E	34.30'
C18	45.70'	275.00'	009°31'18"	S71°31'23"E	45.65'
C19	47.70'	275.00'	009°56'16"	S61°47'35"E	47.64'
C20	10.80'	200.00'	030°05'35"	S45°07'07"W	10.80'
C21	42.86'	225.00'	010°54'54"	N55°20'36"W	42.80'
C22	63.61'	225.00'	016°11'56"	N68°54'01"W	63.40'
C23	25.27'	225.00'	036°26'08"	S80°13'03"E	25.26'
C24	9.08'	15.00'	034°42'00"	S104°07'06"E	8.95'
C25	9.52'	15.00'	036°22'14"	S46°19'13"E	9.36'
C26	58.04'	65.00'	051°09'41"	S38°55'29"E	56.13'
C27	39.81'	65.00'	035°05'31"	S04°12'07"W	39.19'
C28	33.88'	65.00'	029°52'07"	N36°40'56"E	33.50'
C29	33.89'	65.00'	029°52'23"	S66°33'11"W	33.51'
C30	33.89'	65.00'	029°52'23"	N83°34'26"W	33.51'
C31	33.89'	65.00'	029°52'18"	N53°42'05"W	33.51'
C32	17.09'	65.00'	015°03'36"	N31°14'08"W	17.04'
C33	22.50'	65.00'	019°49'58"	S13°47'21"E	22.39'
C34	46.73'	65.00'	041°11'20"	S16°43'18"W	45.73'
C35	19.00'	65.00'	016°44'55"	S45°41'25"W	18.93'
C36	18.80'	200.00'	030°05'35"	N42°01'31"E	10.80'
C38	23.56'	15.00'	090°00'00"	N01°25'41"W	21.21'
C39	31.88'	275.00'	007°53'35"	S52°52'40"E	37.85'
C40	77.88'	220.00'	030°05'35"	S42°01'31"W	11.88'
C41	32.18'	150.00'	012°17'33"	N77°30'21"W	32.12'
C42	48.52'	150.00'	018°32'06"	N62°05'36"W	48.31'
C43	16.68'	150.00'	006°22'16"	N49°38'25"W	16.67'
C44	5.22'	23.00'	039°55'53"	N31°23'40"W	5.16'
C45	154.22'	230.00'	038°25'09"	N62°46'54"E	151.35'
C46	10.42'	10.00'	059°42'50"	N12°25'41"E	9.96'



ZONED APD
(AGRICULTURE-PREDEVELOPMENT DISTRICT)

NB CORRIDOR INVESTMENTS LLC
53.752 ACRES (TRACT 1)
DOC #201999019522

