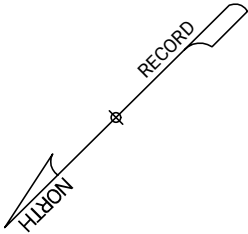


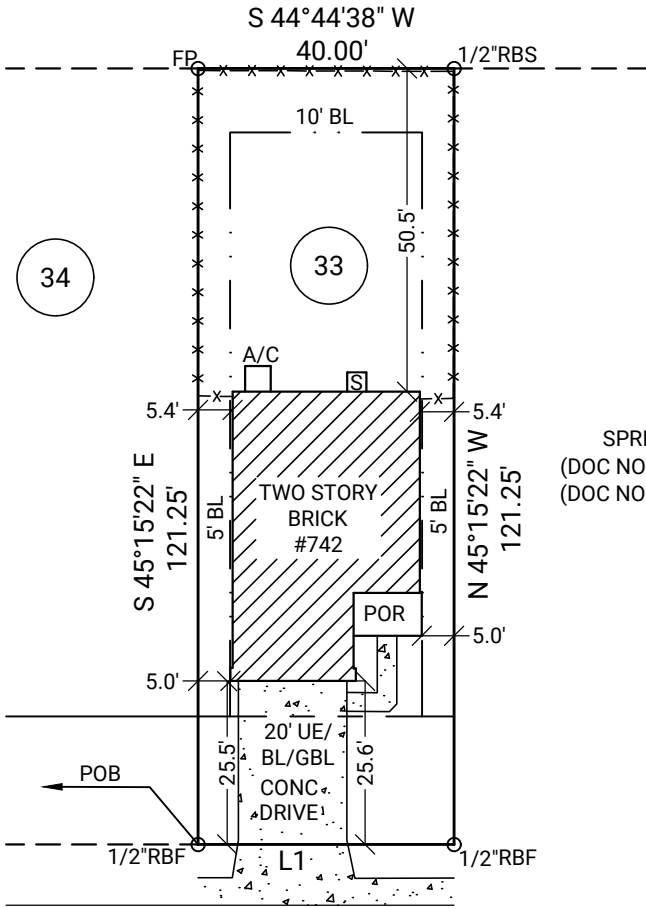
ADDRESS: 742 JENNIFER WAY

AREA: 4,850 S.F. ~ 0.11 ACRES
VOLUME 10, PG'S 212-213



Line	Bearing	Distance
L1	N 44°44'38" E	40.00'

SAENGERHALLE SUBDIVISION UNIT 3
VOL 8 PG 12 MAP AND PLAT RECORDS
GUADALUPE COUNTY TEXAS



UNIT 2
SPRING VALLEY SUBDIVISION
(DOC NO. 202306002868, O.P.R.C.C.T.)
(DOC NO. 202399002379, O.P.R.G.C.T.)

POB
152.63' ALONG THE
R/W TO THE 60' R/W OF
AVERY RANCH DRIVE

JENNIFER WAY
50' R/W

LEGEND

- R/W Right of Way
- BL Building Line
- GBL Garage Building Line
- N/F Now or Formerly
- UE Utility Easement
- DE Drainage Easement
- PROP Proposed
- FFE Finished Floor Elevation
- GFE Garage Floor Elevation
- P Porch
- CP Covered Porch
- PAT Patio
- S Stoop
- CONC Concrete
- X- Fence
- TOF Top of Form
- CL Center Line
- BOC Back of Curb
- GS Ground Shot
- RBF Rebar Found
- RBS Rebar Set

COMMON PRIVACY FENCE CONSTRUCTED BY BUILDER

GENERAL NOTES: This Map or Plat is subject to any additional easements or restrictions of record. Contact utility contractor for location prior to construction (if applicable). This plat is for exclusive use by client. Use by third parties is at their own risk. This plat has been calculated for closure and is found to be accurate within one foot in 10,000+ feet. The field data upon which this plat is based has a closure precision of one foot in 10,000+ feet and an angular error of 7 seconds per angle point and was adjusted using the compass rule. Equipment used: Leica TS13 Robotic Total Station.

SUB: Spring Valley
LOT: 33 BL: 6 UNIT: 3
City of New Braunfels, ETJ,
Guadalupe County, Texas

FINAL SURVEY FOR:

D·R·HORTON
America's Builder

FIELD WORK DATE: 02/18/2026
PLAT DATE: 02/18/2026
20260208032 DRH_SM FC: JW



**CARTER
+ CLARK**

SURVEYORS ■ PLANNERS ■ ENGINEERS

1735 North Brown Road, Suite 400
Lawrenceville, GA 30043
866.637.1048
www.carterandclark.com
FIRM LICENSE: 10193759

This survey substantially complies with the Texas Society of Professional Surveyors requirements for a Category 1A, Standard Land Survey. Survey made on the ground and there are no visible easements or encroachments, except as shown.

