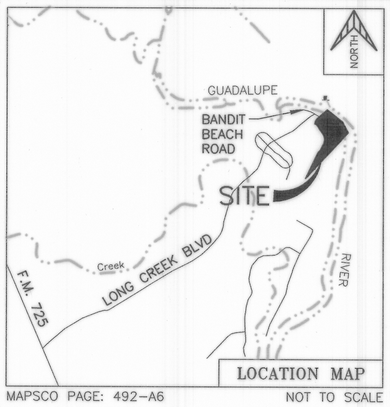


LOCATION MAP

MAPSCO PAGE: 492–A6 NOT TO SCALE

NOTES:

1. PLAT ESTABLISHING A SINGLE RESIDENTIAL LOT. TOTALING 9.589 ACRES.
2. MAINTENANCE OF DRAINAGE EASEMENTS DESIGNATED WITHIN A LOT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND SHALL REMAIN FREE FROM ALL OBSTRUCTIONS.
3. ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
4. PLATTED AREA DOES NOT LIE OVER THE EDWARDS AQUIFER RECHARGE ZONE.
5. 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.
6. BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE ENTIRETY OF THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "AE", ON COMMUNITY PANEL NUMBER 48187C 0120 F DATED 11-02-2007, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP. ALL OF LOT 19R SHALL BE CONSIDERED A DRAINAGE EASEMENT. ANY PROPOSED STRUCTURE AND/OR ABOVE-GROUND IMPROVEMENTS MUST BE APPROVED BY THE GUADALUPE COUNTY FLOODPLAIN MANAGER.
7. EXISTING CONTOURS HAVE BEEN TAKEN FROM THE PARENT PLAT.
8. BEARING BASED ON PLAT OF LONG CREEK SUBDIVISION, PHASE 25 RECORDED IN VOL. 6, PAGE 70, PLAT RECORDS OF GUADALUPE COUNTY, TX.
9. CONCRETE SIDEWALKS WILL NOT BE CONSTRUCTED AS PART OF THE SUBDIVISION.
10. STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION AS OBTAINED FROM GEODETIX, INC.
11. THIS PROPERTY DOES NOT LIE OVER THE RECHARGE ZONE OF THE EDWARDS AQUIFER AS SHOW ON THE NEW BRAUNFELS WEST U.S.G.S. QUADRANGLE MAP.
12. THIS PROPERTY DOES NOT LIE WITHIN THE NEW BRAUNFELS CITY LIMITS, BUT IS IN THE EXTRATERRITORIAL JURISDICTION OF NEW BRAUNFELS.
13. THIS SUBDIVISION HAS NO EXISTING IMPROVEMENTS
14. ANY INSTALLATION OF SEPTIC SYSTEMS WITHIN THE UNINCORPORATED AREAS OF GUADALUPE COUNTY MUST BE PERMITTED BY THE GUADALUPE COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
15. THE AREA BEING REPLATTED LIES WITHIN THE SEGUIN INDEPENDENT SCHOOL DISTRICT.
16. THE UTILITY PROVIDERS FOR THE AREA BEING REPLATTED ARE:
    ELECTRIC: GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.
    WATER: GREEN VALLEY SPECIAL UTILITY DISTRICT SEWER: GUADALUPE-BLANCO RIVER AUTHORITY
17. NO STRUCTURES LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENT 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 SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY UNAUTHORIZED OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
18. ANY AND ALL DRAINAGE CONVEYANCES REQUIRE TO PROVIDE ACCESS TO THIS LOT SHALL BE THE RESPONSIBILITY OF THE OWNER.
19. ANY EASEMENTS REQUIRED FOR UTILITIES THAT ARE NOT SHOWN ON THIS SUBDIVISION PLAT WILL BE ESTABLISHED BY SEPARATE INSTRUMENTS AND RECORDED IN THE REAL PROPERTY RECORDS OF GUADALUPE COUNTY.
20. ANY DRIVEWAY CONSTRUCTION ON COUNTY ROADS WITHIN THE UNINCORPORATED AREAS OF GUADALUPE COUNTY MUST BE PERMITTED BY THE GUADALUPE COUNTY ROAD DEPARTMENT.
21. ANY ACTIVITY OCCURRING WITHIN THE REGULATORY FLOODPLAIN OF THE UNINCORPORATED AREAS OF GUADALUPE COUNTY MUST BE PERMITTED BY THE GUADALUPE COUNTY FLOODPLAIN MANAGER.
22. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
23. THIS SUBDIVISION IS SUBJECT TO THE CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. THIS PLAT IS APPROVED FOR ONE DWELLING UNIT PER BUILDABLE LOT (LOT19R). ADDITIONAL DWELLING UNITS ARE SUBJECT TO THE ORDINANCE.

GREEN VALLEY SPECIAL UTILITY DISTRICT 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 THE GREEN VALLEY SPECIAL UTILITY DISTRICT OF MARION, TEXAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL EASEMENT WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL AND LAY OVER AND CROSS THOSE AREAS MARKED AS "WATERLINE EASEMENT" AND IN ALL STREETS AND BYWAYS, SUCH PIPELINES, SERVICE LINES, WATER METERS AND WATER SYSTEM APPURTENANCES AS IT REQUIRES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES, SHRUBS, GRASSES, PAVEMENTS, FENCES, STRUCTURES, IMPROVEMENTS, OR OTHER OBSTRUCTIONS WHICH MAY INTERFERE WITH 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.

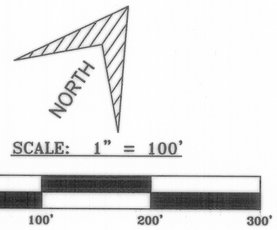
ANY MONETARY LOSS TO GREEN VALLEY S.U.D. RESULTING FROM MODIFICATION REQUIRED OF UTILITY EQUIPMENT LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATIONS SHALL BE CHANGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. UPON 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.

LEGEND:

EXIST.	EXISTING
ELEC.	ELECTRIC
TEL.	TELEPHONE
CATV	CABLE TELEVISION
SAN. SWR.	SANITARY SEWER
ESM'T.	EASEMENT
B.S.	BUILDING SETBACK
R.O.W.	RIGHT-OF-WAY
N.C.B.	NEW CITY BLOCK
BLK.	BLOCK
U.E.	UTILITY EASEMENT
SIRC	FOUND 1/2" IRON ROD W/"SIRC" CAP
IR	IRON ROD
FF=563	MINIMUM FINISHED FLOOR ELEVATION

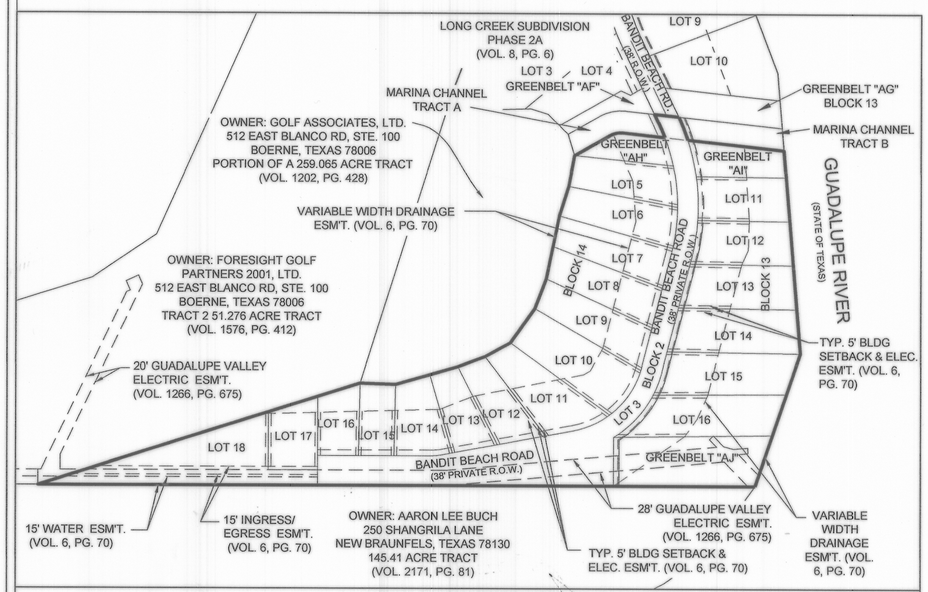
REPLAT OF
LONG CREEK SUBDIVISION PHASE 2C

ESTABLISHING LOT 19R, BLOCK 14, BEING ALL OUT OF LONG CREEK SUBDIVISION PHASE 2B, RECORDED IN VOLUME 6, PAGE 70, PLAT RECORDS OF GUADALUPE COUNTY



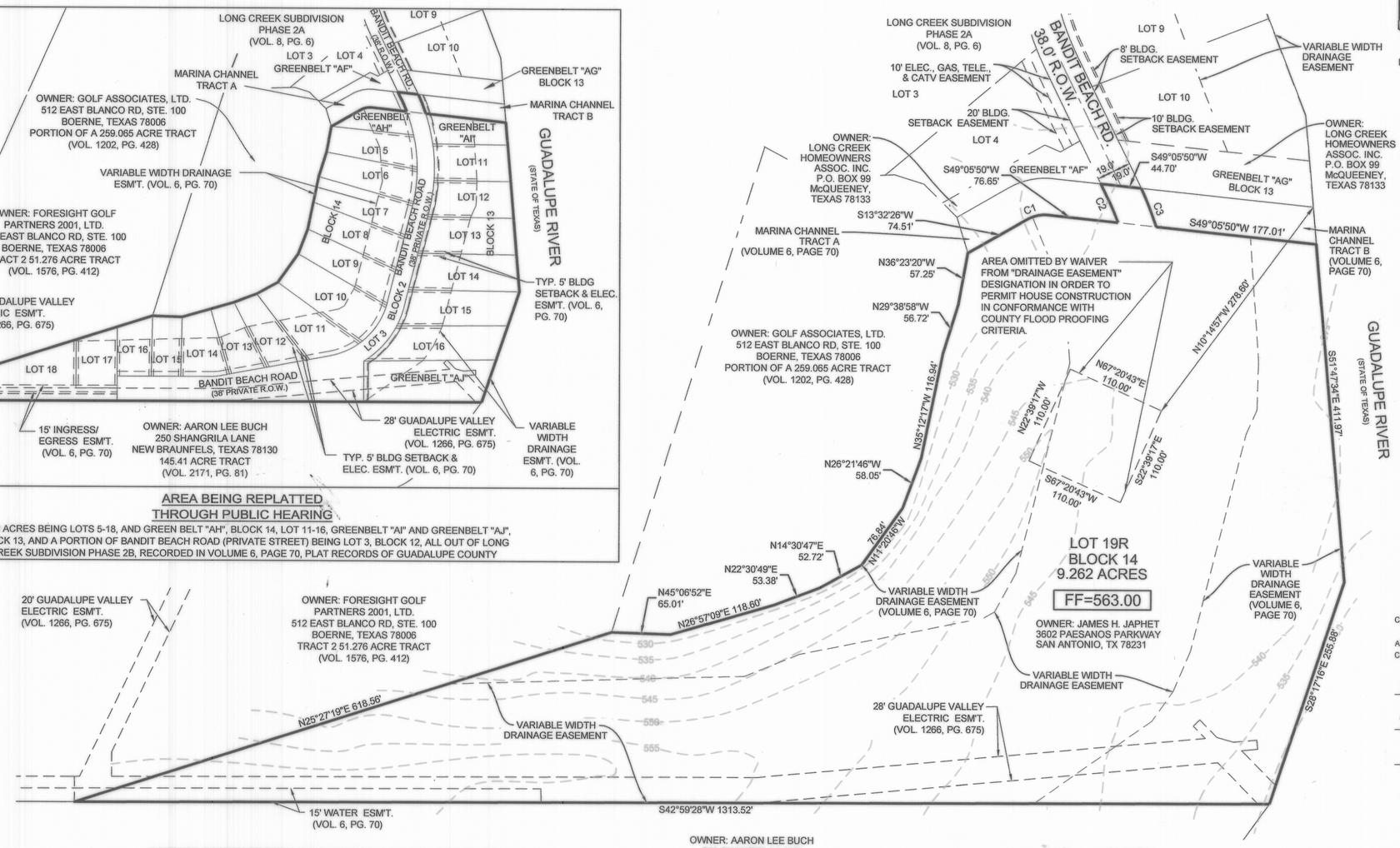
MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbceng.com
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

DATE: 10/30/2012 JOB NO.: 30893/GUADALUPE



AREA BEING REPLATTED THROUGH PUBLIC HEARING

9.262 ACRES BEING LOTS 5-18, AND GREEN BELT "AH", BLOCK 14, LOT 11-16, GREENBELT "AI" AND GREENBELT "AJ", BLOCK 13, AND A PORTION OF BANDIT BEACH ROAD (PRIVATE STREET) BEING LOT 3, BLOCK 12, ALL OUT OF LONG CREEK SUBDIVISION PHASE 2B, RECORDED IN VOLUME 6, PAGE 70, PLAT RECORDS OF GUADALUPE COUNTY



Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Length	Chord Bearing
C1	24.82'	40.00'	35°33'24"	12.83'	24.43'	S31°19'08"W
C2	29.90'	349.99'	4°53'41"	14.96'	29.89'	S70°23'04"E
C3	45.14'	388.00'	6°39'57"	22.60'	45.12'	N68°26'27"W

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 LONG CREEK SUBDIVISION PHASE 2C 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: JAPHET TWO, LTD.
3602 PAESANOS PARKWAY #106
SAN ANTONIO, TEXAS 78231
PHONE (210) 448-0800

OWNER: JAMES H. JAPHET

STATE OF TEXAS
COUNTY OF GUADALUPE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 26th DAY OF JAN., 20 15, BY JAMES JAPHET

NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES: 08/18/16

JESSE H. VALDEZ, JR.
Notary Public
State of Texas
My Commission Expires
08 - 18 - 2016

CERTIFICATE OF APPROVAL:

APPROVED THIS THE 16th DAY OF December, A.D., 2014, BY THE PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS

2.24.15 DATE	CHAIRMAN
2.24.2015 DATE	PLANNING DIRECTOR
2/19/2015 DATE	CITY ENGINEER

STATE OF TEXAS
COUNTY OF GUADALUPE

2015003639

I, Teresa Kul 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 26th DAY OF Feb, 2015 A.D. AT 10:04 O'CLOCK A M, AND DULY RECORDED THE 26th DAY OF Feb, 2015 A.D. AT 10:06 O'CLOCK A M, IN THE MAP AND PLAT RECORDS OF GUADALUPE COUNTY, TEXAS IN VOLUME 8, PAGE 304 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 26 DAY OF Feb, 2015 A.D.

C Hernandez, Deputy
COUNTY CLERK, GUADALUPE COUNTY, TEXAS

COUNTY COURT GUADALUPE COUNTY, TEXAS

STATE OF TEXAS
REGISTERED
JOE EDWARD HIGLE
4788
PROFESSIONAL LAND SURVEYOR

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, JOE EDWARD HIGLE, 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.

JOE E. HIGLE
REGISTERED PROFESSIONAL LAND SURVEYOR No. 4788
1035 CENTRAL PARKWAY N., SAN ANTONIO, TX. 78232

GVEC NOTES

1. ALL TRACTS ARE SUBJECT TO A 15' ELECTRIC EASEMENT ALONG ALL SIDES, FRONT AND REAR LINES.
2. EACH LOT IS SUBJECT TO A FLOATING 10' WIDE BY 30' LONG ELECTRIC GUY WIRE EASEMENT TO BE LOCATED BY GVEC.
3. 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.

THIS SUBDIVISION PLAT OF LONG CREEK SUBDIVISION, PHASE 2C SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

Date: Jan 20, 2015, 4:51pm User ID: tgonzalez Layout: Layout1
File: P:\Guadalupe\30893-Japhet Lake Property\design\Plats\Plat_30893.dwg Layout name: Layout1