

## LEGEND

- = PROPOSED BOUNDARY  
- - - = EXISTING BOUNDARY  
— — — = CENTERLINE  
- - - 50 - - - = EXISTING CONTOUR  
- - - = EASEMENT  
- - - - - = EASEMENT TO BE ABANDONED  
- - - - - = 100 YR FLOODPLAIN
- = FOUND 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)  
○ = SET 5/8" IRON ROD WITH PLASTIC CAP STAMPED "WGI #10194451" (IRSC) (UNLESS OTHERWISE NOTED)
- O.P.R.G.C.T. = OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY TEXAS  
R.O.W. = RIGHT OF WAY  
VOL. = VOLUME  
PGS. = PAGES  
GBRA = GUADALUPE-BLANCO RIVER AUTHORITY  
GVEC = GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.  
UG = UNDERGROUND  
E.T.T.V.E. = ELECTRIC, TELE, & CABLE TV EASEMENT

- ① = 10' UTILITY EASEMENT  
② = 1' VEHICULAR NON-ACCESS EASEMENT  
① = 20' GBRA SANITARY SEWER EASEMENT VOL. 6, PGS. 39-43 TO BE ABANDONED

## STATE OF TEXAS COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

I, THE UNDERSIGNED, COLEEN JOHNSON, 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-FOR REVIEW ONLY  
THIS DOCUMENT SHALL NOT BE RECORDED  
FOR ANY PURPOSE

COLEEN JOHNSON, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 4871 - STATE OF TEXAS

## NOTES:

- ALL BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, SOUTH CENTRAL ZONE, (4204), NAD83.
- DATE OF PREPARATION FOR THIS SURVEY WAS COMPLETED ON MAY 8, 2019.
- ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER BY GREEN VALLEY SUD, SEWER UTILITIES BY GUADALUPE-BLANCO RIVER AUTHORITY AND ELECTRIC BY GREEN VALLEY ELECTRIC COOPERATIVE, INC. TELEPHONE SERVICE FOR THE SUBDIVISION WILL BE PROVIDED BY AT&T COMMUNICATIONS. CABLE TV SERVICE WILL BE PROVIDED BY SPECTRUM. THERE WILL BE NO GAS SERVICES PROVIDED.
- 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" IRON PIN WITH PLASTIC CAP LABELED "DAM #5348 PROP. COR.", AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTES OTHERWISE.
- SUBJECT PLAT IS WITHIN THE CITY OF NEW BRAUNFELS EXTRATERRITORIAL JURISDICTION.
- THIS SUBDIVISION IS SUBJECT TO THE CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. AT SUCH TIME THAT ANY RESIDENTIAL DWELLING UNITS ARE CONSTRUCTED, THE OWNER/DEVELOPER SHALL NOTIFY THE CITY AND COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.
- THE PROPOSED USE OF THE SUBDIVISION IS FOR SINGLE FAMILY LIVING.
- "LONG CREEK SOUTH" SUBDIVISION ESTABLISHING A TOTAL OF 42 LOTS.
- THE SUBDIVISION IS WITHIN THE SEGUIN INDEPENDENT SCHOOL DISTRICT.
- THE ELEVATION OF THE LOWEST FLOOR 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.
- NO STRUCTURES IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM WHICH HAS BEEN APPROVED BY GREEN VALLEY SPECIAL UTILITY DISTRICT AND SEWER SYSTEM WHICH HAS BEEN APPROVED BY GUADALUPE-BLANCO RIVER AUTHORITY.

## PRELIMINARY PLAT OF THE LONG CREEK SOUTH SUBDIVISION

ESTABLISHING LOTS 1-42, AND LOTS 900-903, AND BEING THE 10.510 ACRE TRACT OF LAND OUT OF THE WILLIAM BRACKEN SURVEY, ABSTRACT NO. 52, GUADALUPE COUNTY, TEXAS, BEING A PORTION OF A TRACT OF LAND CALLED 94.053 ACRES DESCRIBED IN VOLUME 576, PAGE 412 OF THE OFFICIAL RECORDS OF GUADALUPE COUNTY, TEXAS.

- NO PORTION OF THE PROPERTY IS LOCATED WITHIN THE EXISTING SPECIAL FLOOD HAZARD ZONE A, 100-YEAR FLOOD BOUNDARY, AS DEFINED BY THE GUADALUPE COUNTY, TEXAS COMMUNITY PANEL NUMBER 48187C0120F, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, EFFECTIVE DATE NOVEMBER 2, 2007.
- LOT OWNER SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF THE SEWER SERVICE STUB OUT AND DETERMINING THE MINIMUM SERVICEABLE FINISH FLOOR ELEVATION.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS, AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, INCLUDING LOT 900, 901, 903, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF NEW BRAUNFELS.

## GUADALUPE VALLEY ELECTRIC COOP., INC. (GVEC) NOTES:

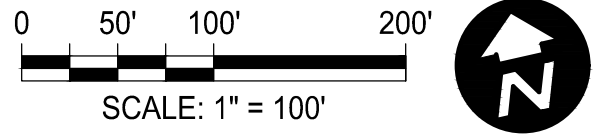
- GVEC WILL POSSESS A 5-FOOT WIDE EASEMENT TO THE SERVICE METER LOCATION EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
- GVEC SHALL HAVE ACCESS TO METER LOCATION FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
- ANY EASEMENT DESIGNATED 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.
- THIS SUBDIVISION PLAT OF LONG CREEK SOUTH HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOP., INC.



## GBRA NOTES:

- THE GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY IN THE AREAS DESIGNATED ON THIS PLAT FOR 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, STRUCTURE, GRADING, DRAINAGE, DETENTION/RETENTION PONDS, LANDSCAPING, TREES, ROADS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY GBRA EASEMENTS OR WITHIN 10 FEET OF GBRA UTILITIES, 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.



2021 EAST 5TH ST., SUITE 200  
AUSTIN, TX 78702  
PHF 512.669.5560  
FIRM #10194509

DATE: APRIL 2019 JOB: 4048005V

210.860.9224

FIRM NO: 15085



5710 W. HAUSMAN RD SUITE 115  
SAN ANTONIO, TEXAS 78249

## STATE OF TEXAS COUNTY OF COMAL

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "LONG CREEK SOUTH", 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.

PRELIMINARY-FOR REVIEW ONLY  
THIS DOCUMENT SHALL NOT BE RECORDED  
FOR ANY PURPOSE

OWNER: DANIEL A. PEDROTTI, JR.  
512 E. BLANCO RD. STE. 100  
BOERNE, TX 78006

## STATE OF TEXAS COUNTY OF GUADALUPE

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

I, \_\_\_\_\_ DO HEREBY CERTIFY THAT THE FOREGOING  
INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS,  
DOC# \_\_\_\_\_ OF GUADALUPE COUNTY ON THE \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ M.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 20\_\_\_\_.

COUNTY CLERK, GUADALUPE COUNTY, TEXAS

DEPUTY

## STATE OF TEXAS COUNTY OF COMAL

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

CHAIRMAN

APPROVED FOR ACCEPTANCE

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

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

DATE \_\_\_\_\_ NEW BRAUNFELS UTILITIES \_\_\_\_\_

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S18°19'05"E	70.00'
L2	S71°40'55"W	119.17'
L3	S57°57'45"W	8.72'
L4	S32°02'15"E	64.70'
L5	N83°31'32"E	42.73'
L6	N78°36'07"E	83.89'
L7	S78°36'07"W	83.89'
L8	S83°31'32"W	42.73'
L9	N32°02'15"W	64.70'
L10	N57°44'54"E	8.74'
L11	N71°40'55"E	119.14'
L12	N18°19'05"W	70.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L13	N32°02'15"W	70.00'
L14	N57°57'45"E	190.00'
L15	S32°02'15"E	70.00'
L16	S32°02'15"E	70.00'
L17	N57°57'45"E	190.00'
L18	N32°02'15"W	70.00'
L19	N68°46'21"E	17.97'
L20	S74°31'12"E	51.02'
L21	N69°18'51"E	181.70'
L22	N65°49'17"E	116.19'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	280.16'	1,170.00'	13°43'11"	S64°49'20"W	279.49'
C2	39.27'	25.00'	90°00'01"	S26°40'55"W	35.36'
C3	98.96'	63.00'	90°00'00"	S26°40'55"W	89.10'
C4	242.29'	1,012.00'	13°43'04"	S64°49'17"W	241.71'
C5	39.27'	25.00'	89°59'59"	S12°57'45"W	35.36'
C6	28.12'	25.00'	64°26'13"	S64°15'22"E	26.66'
C7	12.89'	150.00'	4°55'25"	N81°03'49"E	12.89'
C8	23.60'	25.00'	54°04'45"	N51°33'44"E	22.73'
C9	251.47'	50.00'	288°09'30"	S11°23'53"E	58.67'
C10	23.60'	25.00'	54°04'45"	N74°21'31"W	22.73'
C11	16.16'	188.00'	4°55'25"	S81°03'49"W	16.15'
C12	70.85'	63.00'	64°26'13"	N64°15'21"W	67.18'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C13	98.96'	63.00'	90°00'03"	N12°57'47"E	89.10'
C14	251.41'	1,052.18'	13°41'26"	N64°49'48"E	250.81'
C15	39.27'	25.00'	90°00'00"	N26°40'55"E	35.36'
C16	39.27'	25.00'	89°59'59"	N63°19'05"W	35.36'
C17	39.27'	25.00'	90°00'00"	N12°57'45"E	35.36'
C18	98.96'	63.00'	90°00'00"	N12°57'45"E	89.10'
C19	98.96'	63.00'	90°00'00"	S77°02'15"E	89.10'
C20	39.27'	25.00'	90°00'00"	S77°02'15"E	35.36'
C21	39.27'	25.00'	90°00'00"	S12°57'45"W	35.36'
C22	39.27'	25.00'	90°00'00"	S77°02'15"E	35.36'
C23	39.27'	25.00'	90°00'00"	N12°57'45"E	35.36'
C24	39.27'	25.00'	90°00'00"	N77°02'15"W	35.36'