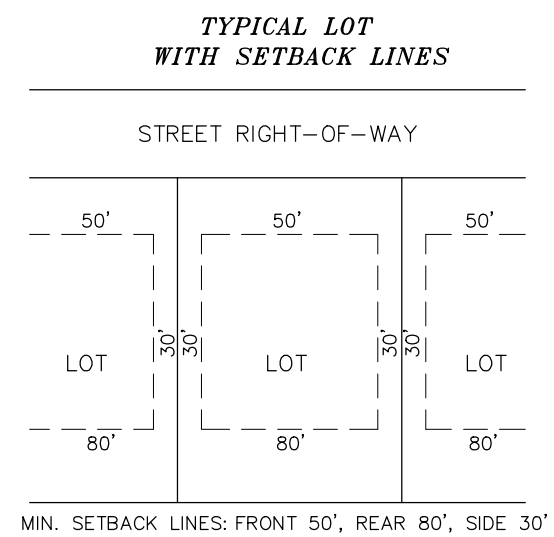


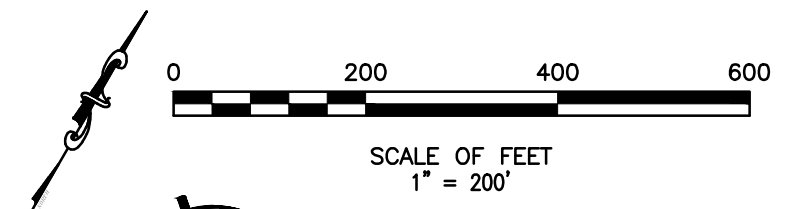
- LEGEND**
- O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF GUADALUPE COUNTY, TEXAS
  - D.R. = DEED RECORDS OF GUADALUPE COUNTY, TEXAS
  - P.O.B. = POINT OF BEGINNING
  - R.O.W. = RIGHT-OF-WAY
  - GVCC = GUADALUPE VALLEY ELECTRIC COOPERATIVE
  - = FOUND 1/2" STEEL ROD MONUMENT WITH ORANGE CAP STAMPED "RPLS #4069"
  - = SET 5/8" STEEL ROD MONUMENT WITH CAP STAMPED RAKOWITZ ENGINEERING & SURVEYING
- PROPERTY LINE**
- SOLID LINE = LOT LINE
  - DASHED LINE = EXISTING EASEMENT
  - DASHED LINE WITH DOTS = PROPOSED EASEMENT
  - DASHED LINE WITH 'E' = EXISTING OVERHEAD ELECTRIC
  - DASHED LINE WITH 'A' = ADJOINER
  - DASHED LINE WITH '660' = EXISTING 1' CONTOUR
  - ① = 15' UTILITY EASEMENT
  - ② = 25' GVEC EASEMENT
  - ③ = 20' GREEN VALLEY S.U.D. EASEMENT

- GENERAL PLAT NOTES:**
- THE ENTIRE SUBDIVISION IS WITHIN MARION INDEPENDENT SCHOOL DISTRICT.
  - THE ENTIRE SUBDIVISION IS WITHIN THE CITY OF NEW BERLIN.
  - THE SUBDIVISION IS LOCATED IN PRECINCT 4 OF GUADALUPE COUNTY.
  - EACH LOT IS SUBJECT TO A FLOATING 10-FT WIDE BY 30-FT LONG GUY WIRE EASEMENT TO BE LOCATED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE (GVEC).
  - 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 TRACTS ARE SUBJECT TO A 15-FT ELECTRIC AND COMMUNICATION EASEMENT ALONG ALL SIDE, FRONT, AND REAR PROPERTY LINES.
  - ALL EXISTING GVEC OVERHEAD LINES POSSESS A 30-FT CENTERLINE EASEMENT, 15-FT EACH SIDE OF LINE.
  - WHERE UNDERGROUND SERVICES ARE UTILIZED, GVEC WILL POSSESS A 5-FT WIDE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO FOLLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
  - NO BUILDINGS, WELLS OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT. DRAINAGE EASEMENTS SHALL BE FREE OF ANY STRUCTURES OR FENCING THAT OBSTRUCTS FLOW.
  - ALL LOTS ARE SUBJECT TO A 20' DRAINAGE EASEMENT ALONG THE FRONTAGE FOR BAR DITCH CONVEYANCE & MAINTENANCE.
- FLOODPLAIN NOTE:**  
THE PROPERTY IS NOT LOCATED IN THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ACCORDING TO DFIRM PANELS 48187C0360F & 48187C0245F DATED NOVEMBER 2, 2007.
- SURVEYOR NOTES:**  
THE BASIS OF BEARING FOR THIS PLAT IS GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), SOUTH CENTRAL ZONE.
- UTILITIES:**  
WATER - GREEN VALLEY S.U.D.  
SEWER - OSSF APPROVED BY GUADALUPE COUNTY  
ELECTRIC - GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.



# CORRECTION PLAT OF CENTURY OAKS SUBDIVISION UNIT -1

ESTABLISHING LOTS 1-31, LYING IN THE VICENTE GORTARI SURVEY, ABSTRACT 24, BEING 42.14 ACRES OUT OF A 100.00 ACRE TRACT OF LAND, DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 2023, PAGE 263, OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.



**Rakowitz ENGINEERING & SURVEYING**  
TEXAS REGISTERED ENGINEERING FIRM F-9155  
TEXAS LICENSED SURVEYING FIRM 101812-00  
830.281.4060 PO BOX 172 PLEASANTON, TX 78064

STATE OF TEXAS §  
COUNTY OF ATASCOSA §

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS & LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY RAKOWITZ ENGINEERING AND SURVEYING.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6435

STATE OF TEXAS §  
COUNTY OF ATASCOSA §

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE CITY OF NEW BERLIN SUBDIVISION ORDINANCE.

LICENSED PROFESSIONAL ENGINEER NO. 96536

THIS LAND DEVELOPMENT PLAT HAS BEEN SUBMITTED TO AND APPROVED BY GREEN VALLEY SPECIAL UTILITY DISTRICT 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.

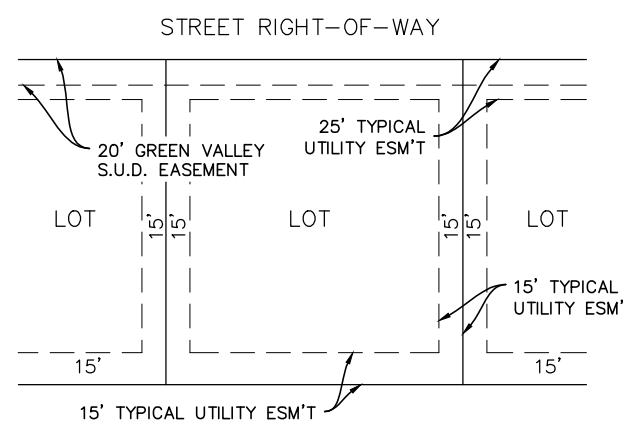
### AGENT GREEN VALLEY SPECIAL UTILITY DISTRICT EASEMENT CERTIFICATE

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 MARKED AS "WATERLINE EASEMENT" OR "UTILITY EASEMENT" WITH THE RIGHT TO ERECT, CONSTRUCT, INSTALL, AND LAY AND THEREAFTER ACCESS AND USE, OPERATE, INSPECT, REPAIR, MAINTAIN, REPLACE, UPGRADE, PARALLEL AND REMOVE WATER OR WASTE-WATER TRANSMISSION, COLLECTION AND/OR DISTRIBUTION LINES AND APPURTENANCES AND ANY OTHER FACILITIES NECESSARY TO SERVE GRANTORS' PROPERTY, AS WELL AS THE GRANTEE'S CURRENT AND FUTURE SYSTEM-WIDE CUSTOMERS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS UNDER, OVER AND ACROSS GRANTORS' ADJACENT LANDS AND IN ALL STREETS AND BYWAYS FOR THE PURPOSE FOR WHICH THE ABOVE MENTIONED RIGHTS ARE GRANTED, INCLUDING THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES, SHRUBS, GRASSES, PATHERMENTS, 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 SUD RESULTING FROM MODIFICATIONS REQUIRED OF UTILITY EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATIONS 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 USABLE 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 PROVISIONS OF TITLE "W" OF THE CIVIL RIGHTS ACT OF 1964, AND THE REGULATIONS 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.

### TYPICAL LOT WITH UTILITY EASEMENTS



### GUADALUPE VALLEY ELECTRIC COOPERATIVE

THIS SUBDIVISION PLAT OF CENTURY OAKS SUBDIVISION - UNIT 1 HAS BEEN SUBMITTED TO AND APPROVED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC. FOR EASEMENTS.

AGENT FOR GUADALUPE VALLEY ELECTRIC COOPERATIVE, INC.

STATE OF TEXAS §  
COUNTY OF GUADALUPE §

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:

JULIE ANN BROWN  
5700 SANTA CLARA RD  
SEGUIN, TEXAS 78155

STATE OF TEXAS §  
COUNTY OF GUADALUPE §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JULIE ANN BROWN KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §  
COUNTY OF WILSON §

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DEVELOPER:

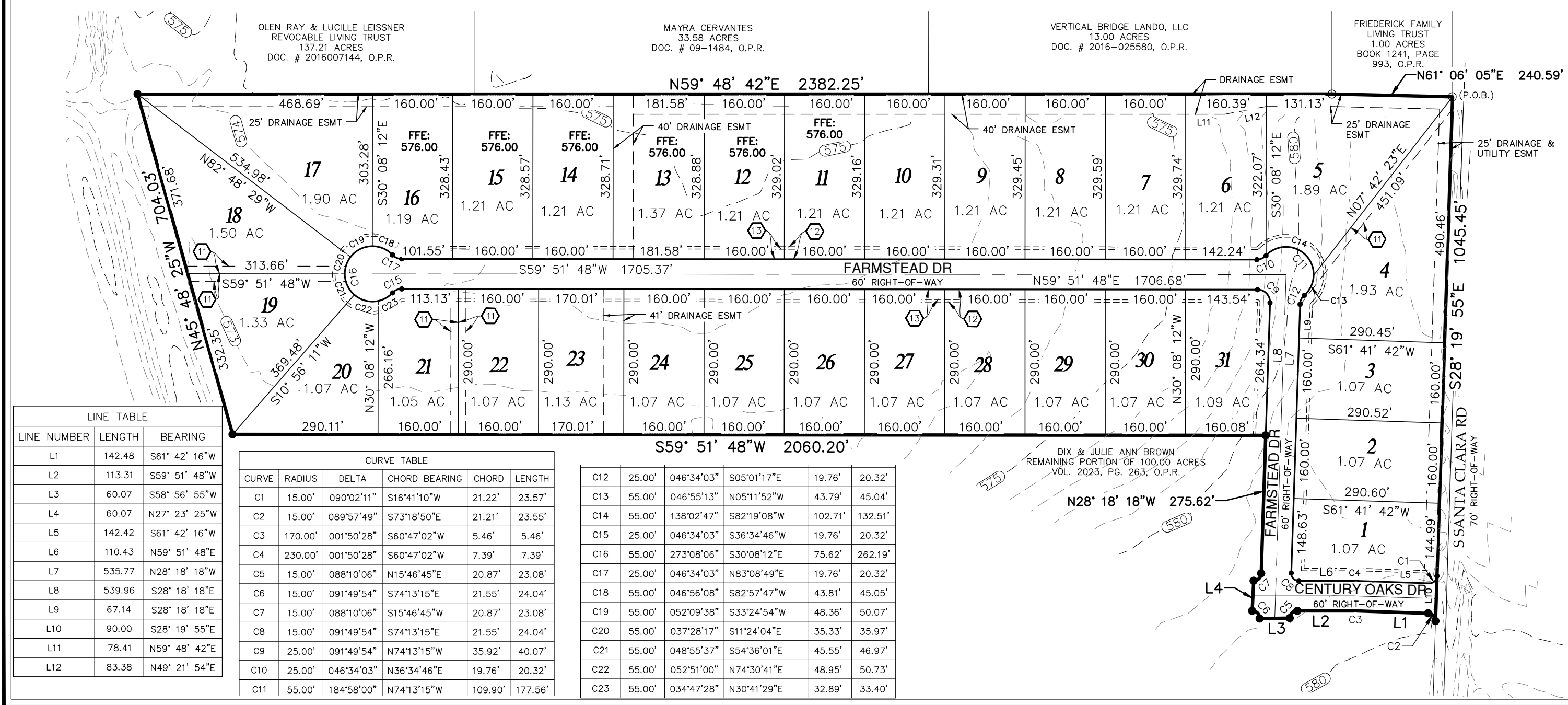
RD LAND, LLC.  
DUSTIN MORGENROTH  
207 W. CHIHUAHUA ST  
LA VERNIA, TEXAS 78121

RD LAND, LLC.  
RYAN RAMZINSKI  
207 W. CHIHUAHUA ST  
LA VERNIA, TEXAS 78121

STATE OF TEXAS §  
COUNTY OF WILSON §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DUSTIN MORGENROTH & RYAN RAMZINSKI, KNOWN TO ME TO BE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020, A.D.

NOTARY PUBLIC, STATE OF TEXAS



**LINE TABLE**

LINE NUMBER	LENGTH	BEARING
L1	142.48	S61° 42' 16"W
L2	113.31	S59° 51' 48"W
L3	60.07	S58° 56' 55"W
L4	60.07	N27° 23' 25"W
L5	142.42	S61° 42' 16"W
L6	110.43	N59° 51' 48"E
L7	535.77	N28° 18' 18"W
L8	539.96	S28° 18' 18"E
L9	67.14	S28° 18' 18"E
L10	90.00	S28° 19' 55"E
L11	78.41	N59° 48' 42"E
L12	83.38	N49° 21' 54"E

**CURVE TABLE**

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00'	090°02'11"	S16°41'10"W	21.22'
C2	15.00'	089°57'49"	S73°18'50"E	21.21'
C3	170.00'	001°50'28"	S60°47'02"W	5.46'
C4	230.00'	001°50'28"	S60°47'02"W	7.39'
C5	15.00'	088°10'06"	N15°46'45"E	20.87'
C6	15.00'	091°49'54"	S74°13'15"E	21.55'
C7	15.00'	088°10'06"	S15°46'45"W	20.87'
C8	15.00'	091°49'54"	S74°13'15"E	21.55'
C9	25.00'	091°49'54"	N74°13'15"W	35.92'
C10	25.00'	046°34'03"	N36°34'46"E	19.76'
C11	55.00'	184°58'00"	N74°13'15"W	109.90'

C12	25.00'	046°34'03"	S05°01'17"E	19.76'	20.32'
C13	55.00'	046°55'13"	N05°11'52"W	43.79'	45.04'
C14	55.00'	138°02'47"	S82°19'08"W	102.71'	132.51'
C15	25.00'	046°34'03"	S36°34'46"W	19.76'	20.32'
C16	55.00'	273°08'06"	S30°08'12"E	75.62'	262.19'
C17	25.00'	046°34'03"	N83°08'49"E	19.76'	20.32'
C18	55.00'	046°56'08"	S82°57'47"W	43.81'	45.05'
C19	55.00'	052°09'38"	S33°24'54"W	48.36'	50.07'
C20	55.00'	037°28'17"	S11°24'04"E	35.33'	35.97'
C21	55.00'	048°55'37"	S54°36'01"E	45.55'	46.97'
C22	55.00'	052°51'00"	N74°30'41"E	48.95'	50.73'
C23	55.00'	034°47'28"	N30°41'29"E	32.89'	33.40'

STATE OF TEXAS §  
COUNTY OF GUADALUPE §

THIS PLAT ESTABLISHING CENTURY OAKS SUBDIVISION - UNIT 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF NEW BERLIN CITY COUNCIL, AND IS HEREBY APPROVED. DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020.

MAYOR :

CITY SECRETARY

STATE OF TEXAS §  
COUNTY OF GUADALUPE §

I, \_\_\_\_\_ COUNTY CLERK OF GUADALUPE COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_ AT \_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2019 AT \_\_\_\_ M. IN THE RECORDS OF GUADALUPE COUNTY, IN BOOK/VOLUME \_\_\_\_ ON PAGE \_\_\_\_ IN TESTIMONY THEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2020.

BY: \_\_\_\_\_  
COUNTY CLERK, GUADALUPE COUNTY TEXAS