

1. ALL LOTS WITHIN THE SUBDIVISION WILL BE PROVIDED WATER SERVICES BY GREEN VALLEY SPECIAL UTILITY DISTRICT (GVSD). SEWER SERVICES WILL BE PROVIDED BY GUADALUPE-BLANCO RIVER AUTHORITY (GBRA) AND ALL ELECTRICAL SERVICES WILL BE PROVIDED BY GUADALUPE VALLEY ELECTRIC COOPERATIVE (OVEC). TELEPHONE AND CABLE SERVICES FOR THE SUBDIVISION WILL BE PROVIDED BY AT&T COMMUNICATIONS AND/OR SPECTRUM.
2. THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS SUBDIVISION IS WITHIN THE EXTRATERRITORIAL LIMITS OF THE CITY OF NEW BRAUNFELS.
4. THIS SUBDIVISION IS WITHIN THE NEW BRAUNFELS INDEPENDENT SCHOOL DISTRICT.
5. NO PORTION OF THE SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (100 YR. FLD. AS DEFINED BY THE GUADALUPE COUNTY, TEXAS, FLOOD INSURANCE RATE MAP NUMBER 48187010101). FLOOD ELEVATIONS AND/OR OTHER SPECIAL FLOOD HAZARD INFORMATION ARE MANAGED BY AGENT.
6. NO STRUCTURES, WALLS OR OTHER CONSTRUCTION OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT. SHOWN ON THIS PLAT, NO LANDSCAPING, FENCES, OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE DRAINAGE CAPACITY OF ANY CITY OR COUNTY DRAINAGE EASEMENT SHALL BE APPROVED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRAUNFELS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANOVSKY'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SUBDIVISION EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
7. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
8. FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ADJACENT TO ALL LOT LOTS AND TO ALL LOT LOTS AND TO ALL LOT LOTS OVERLAPPING AT THE TIME OF SUBDIVISION CONSTRUCTION AND FOUR (4) FOOT WIDE SIDEWALKS WILL BE CONSTRUCTED PER CITY STANDARDS ADJACENT TO RESIDENTIAL LOTS AT THE HOME BUILDER AT THE TIME OF BUILDING CONSTRUCTION.
9. LAND USE FOR THIS SUBDIVISION IS SINGLE-FAMILY RESIDENTIAL.
10. THIS SUBDIVISION IS SUBJECT TO THE 2018 CITY OF NEW BRAUNFELS PLANNED LAND DECOMMISSIONATION AND REDEVELOPMENT ACT (PLANDACT) AND ANY APPROVAL FOR THE (1) DWELLING UNIT PER BUILDING LOT WHERE FEES ARE DUE AT THE TIME OF FINAL PLAT RECORDATION. AT SUCH TIME THAT ADDITIONAL DWELLING UNITS ARE CONSTRUCTED, THE OWNER OF THE LOT SHALL CONTACT THE CITY AND COMPLY WITH ALL APPLICABLE PLANDACT REQUIREMENTS.
11. PERMANENT WATER QUALITY CONTROLS ARE REQUIRED FOR THIS SUBDIVISION MASTER PLAN IN ACCORDANCE WITH THE CITY OF NEW BRAUNFELS DRAINAGE AND EROSION CONTROL DESIGN MANUAL.

1. 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.
2. GVEC SHALL HAVE ACCESS TO METER LOCATIONS FROM THE FRONT YARD WITH THE LOCATION NOT BEING WITHIN A FENCED AREA.
3. 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.
4. 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.

EASEMENT CERTIFICATE

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WhOSE NAME IS SUBSCRIBED HEREON, HERETOBY GRANTS OR THROUGH THE INTERMEDIARY AGENT, DEDICATES TO THE 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 ACROSS THOSE AREAS MARKED AS "WATERLINE EASEMENT" AND IN ALL THEREAFTER SHOWN THEREON, FOR THE PURPOSE OF INSTALLING, MAINTAINING AND OPERATING WATER SYSTEM APPURTENANCES AS IT REQUIRES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, THE RIGHT TO REMOVE FROM SAID LAND ALL TREES, SHRUBS, OR OTHER PLANT STRUCTURES OR IMPROVEMENTS THAT MAY BE REMOVED OR DESTROYED 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 PARALLEL TO WATER LINES.

ANY REQUIRED LOSS TO GREEN VALLEY SUD RESULTING FROM MODIFICATIONS
 OF UTILITY EQUIPMENT LOCATED WITHIN SAID EASEMENTS DUE TO GRADE
 CHANGES OR ELEVATION ALTERATIONS SHALL BE THE RESPONSIBILITY OF THE PERSON OR
 PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION
 ALTERATIONS. UPON ENTERING IN AND UPON SAID EASEMENT, THE DISTRICT WILL
 ENGAGE TO REPAIR THE LAND SURFACE TO THE SAME CONDITION BUT IS NOT
 OBLIGED TO RESTORE TO EXISTING CONDITION.

THE EASEMENT CONVEYED HEREIN WAS OBTAINED OR IMPROVED THROUGH FEDERAL
 FINANCIAL ASSISTANCE. THIS EASEMENT IS SUBJECT TO THE PROVISION OF TITLE V 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
 PURPOSES. THE TERM OF THIS EASEMENT WAS EXTENDED FOR AS LONG AS THE
 GRANTEE OWNS IT, WHICHEVER IS LONGER.





LOT SUMMARY TABLE	
	# OF RES. LOTS
PHASE 1 (25.11 AC.)	134
PHASE 2 (25.91 AC.)	80
PHASE 3 (25.79 AC.)	156
PHASE 4 (24.84 AC.)	148
TOTAL RESIDENTIAL LOTS	518
DRAINAGE LOTS (7.769 AC.)	8
OPEN SPACE (1.586 AC.)	5
HOA PARK (3.88 AC.)	1
TOTAL LOTS	12
TOTAL ACREAGE	101.85 AC.
LOT DENSITY 5.29 UNITS/AC	

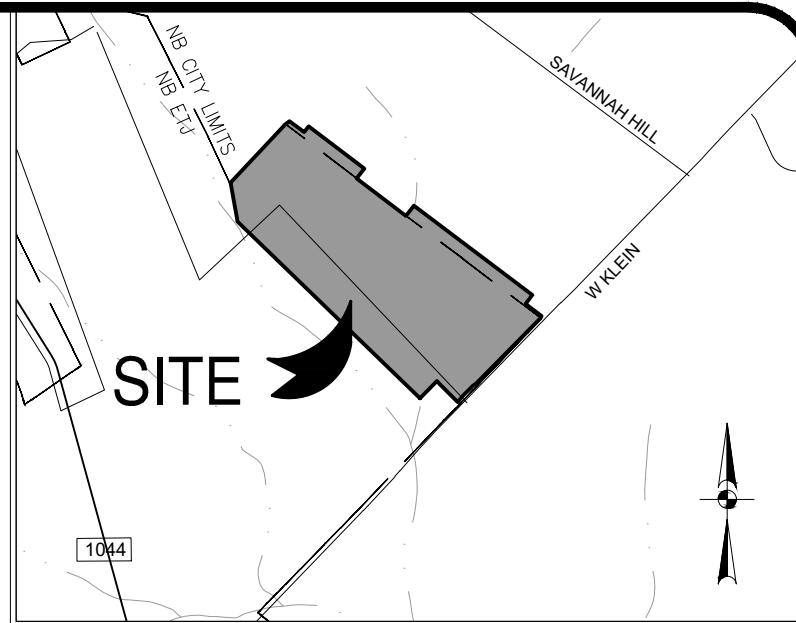
3. PROVIDE DEDICATED EASEMENTS IN THE NAME OF GBA. EASEMENTS SHALL NOT OVERLAP OR BE WITHIN RESIDENTIAL LOTS.
4. WHERE OUTSIDE OF PUBLIC RIGHT-OF-WAY, PROVIDE DEDICATED EASEMENTS WITH A MINIMUM WIDTH EQUAL TO PIPE OUTSIDE DIAMETER, ROUNDED UP TO THE NEAREST FOOT, PLUS AN ADDITIONAL FOUR INCHES FOR EACH SIZE FOR EASEMENTS WITH MULTIPLE SIZES. PROVIDE THE MINIMUM HORIZONTAL CLEARANCE BETWEEN PIPES. PROVIDE ADDITIONAL WIDTH FOR EASEMENTS THAT ARE NOT LOCATED ADJACENT TO PUBLIC RIGHT-OF-WAY.
5. THE QUALIDUPE-BLANCO RIVER AUTHORITY (GBRA) IS HEREBY DEDICATED THE EASEMENT AND RIGHTS-OF-WAY TO THE FOLLOWING UTILITIES: WATER, SEWER, AND FOR WASTEWATER FACILITIES FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, MAINTENANCE, REPAIR, REPLACEMENT, REMOVAL, AND RELOCATING BURIED AND/OR EXPOSED WASTEWATER FACILITIES AND APPURTENANCES.
6. TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, GBA SHALL HAVE THE RIGHT TO REMOVE, SUE LANDS OF ALL TREES OR PARTS THEREOF, OR ANY OTHER OBSTRUCTIONS WHICH MAY ENDANGER, OR INTERFERE WITH MAINTENANCE OF THE FACILITIES AND APPURTENANCES.
7. OTHER UTILITIES, STRUCTURES, GRADING, DRAINAGE, DETENTION/RETENTION POND, LANDSCAPING, TREES, ROCKS, PARKING LOTS, FENCES, WALLS, CONSTRUCTION OF ANY TYPE, OR ANY OTHER IMPROVEMENTS OR OBSTRUCTIONS, ARE NOT ALLOWED WITHIN GBA EASEMENTS.
8. DESIGNS FOR ANY PROPOSED ALTERATIONS OR CROSSINGS OF GBA EASEMENTS MUST BE APPROVED IN WRITING BY GBA AND THE INSTALLATION OF SUCH MUST BE INSPECTED AND APPROVED BY GBA.
9. MAINTENANCE OF EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
10. THE PROPERTY OWNER MUST INSTALL 16-FOOT GATES IN ANY FENCES THAT CROSS GBA UTILITIES; GATES MUST BE CENTERED ACROSS GBA UTILITIES.
11. CUSTOMER WASTEWATER SERVICES SHALL NOT BE INSTALLED WITHIN FENCED AREAS.

OWNER:
CB/FOSSIL SPRINGS LTD.
30829 MAN O WAR
FAIR OAKS, TEXAS 78015

DEVELOPER:
LENNAR HOMES OF TEXAS LAND
AND CONSTRUCTION, LTD
100 NE LOOP 410, SUITE 1155
SAN ANTONIO, TEXAS 78216

ENGINEER/SURVEYOR:
HMT ENGINEERING AND SURVEYING
290 S. CASTELL AVE., SUITE 100
NEW BRAUNFELS, TX 78130
PH: (830) 625-8555

U.E.	= UTILITY EASEMENT
DRNG	= DRAINAGE
R.O.W.	= RIGHT-OF-WAY
M.P.R.C.C.T.	= MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
D.R.C.C.T.	= DEED RECORDS, COMAL COUNTY, TEXAS
	= OPEN SPACE/PARKS/ LANDSCAPE AREAS
	= PROPOSED PHASING
	= CITY LIMITS
	= DRAINAGE/RETENTION



LOT SUMMARY TABLE	
	# OF RES. LOTS
PHASE 1 (25.11 AC.)	154
PHASE 2 (25.91 AC.)	80
PHASE 3 (25.79 AC.)	156
PHASE 4 (24.84 AC.)	148
TOTAL RESIDENTIAL LOTS	538
DRAINAGE LOTS (7.789 AC.)	8
OPEN SPACE (1.586 AC.)	5
HOA PARK (3.80 AC.)	1
TOTAL LOTS	12

[illegible]