This plat of SOUTHBANK, Unit Four, has been submitted to and considered by the Guadalupe County Commissioners Court and is hereby approved by said Court.

Dated this 13th day of March A.D., 1998.

Shirley Kessler — Commissioner Precinct #1

Commissioner Precinct #2

Tim Wolverton — Commissioner Precinct #3

Commissioner Precinct #4

James E. Vogelsang — Guadalupe County Judge

Guadalupe County Clerk

NOTES:

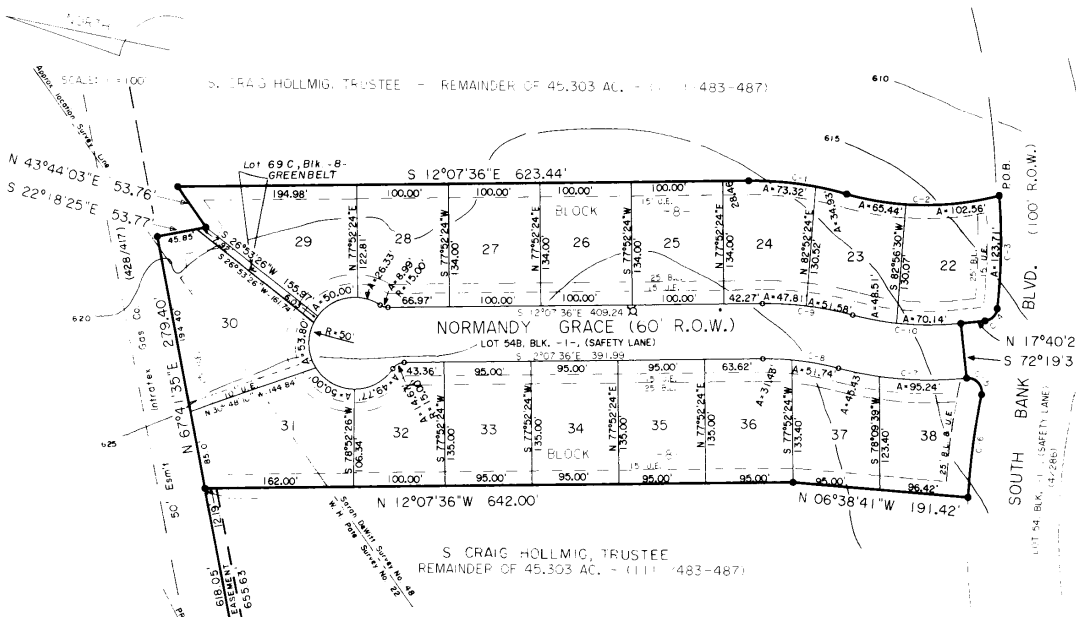
1. Plat prepared July 7, 1997.
2. Contour lines shown hereon are scaled off of a contour map prepared by United Aerial Mapping on December 27, 1982.
3. According to the FIRM Flood Insurance Rate Map, Community-Panel #480266 0050 B, dated March 1, 1979, this property does not lie in Zone A.
4. Reference Bearing - N 12° 07' 40" W along the West line of South Bank, Unit Three, recorded in Volume 5, Page 272A of the Map and Plat Records.
5. The Owner of the land shown on this plat and whose name is subscribed hereto, and 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 across those areas marked as "Water Line Easement", pipelines, service lines and water meters and other 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 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. Any monetary loss to Green Valley Special Utility District resulting from modifications required of utility equipment located within said Easements due to grade changes 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 Easements, 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.

   This Easement is subject to the provisions of Title VI 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.
6. The maintenance of all greenbelts and safety lanes within SouthBank, Unit Four, P.U.D., shall be the responsibility of the SouthBank Property Owners Association, Inc., its successors or assigns, and not the responsibility of the City of New Braunfels and/or Guadalupe County.
7. None of the areas designated on this plat as safety lanes or as greenbelts shall be deemed to be dedicated to the public as streets or as parks, provided, however, where the same are also designated as utility, drainage, gas, electric, telephone, cable T.V., water and/or sanitary sewer easements, then such areas shall be deemed to have been dedicated to the public only for the purpose of providing access to utility lines and appurtenances by the various Utility Companies.
8. Lot 54B, Block -1- is a drainage, gas, electric, telephone, cable T.V., water and/or sanitary sewer easement.
9. Lot 54B, Block -1- is a postal easement.
10. No other utilities will be placed within three feet parallel to the water main herein.
11. All lots, except Lot 54B, Block -1- and Lot 69C, Block -8- shall be single family residential.
12. Wherever required by Guadalupe Valley Electric Cooperative, Inc., there is a ten foot (10') wide electric easement outside of and adjacent to the boundaries of all safety lanes.
13. All underground water, telephone, gas, cable T.V. and electric lines are to be buried a minimum 24 inches.
14. The County will not assume maintenance responsibility of drainage easements or improvements within the drainage easements.
15. Iron pins set or found at all lot corners, angle points, and points of curvature, unless otherwise noted.
16. Driveway access off of South Bank Blvd. to Lots 22 and 38, Block -8- is prohibited.
17. P.O.B. = Point of Beginning
    B.L. = Building Setback Line
    U.E. = Utility Easement
    ⊕ denotes proposed fire hydrant locations
18. This property will be served by the following:
    Electric - Guadalupe Valley Electric
    Telephone - Southwestern Bell Telephone
    Water - Green Valley Special Utility District
    Sewer - Guadalupe-Blanco River Authority
19. G.V.E.C. to have a 5' wide electric easement on all road crossings in which electric lines are placed.
20. All Streets and alleys are non-buildable lots.
21. This tract lies in Guadalupe County Commissioner's Precinct No. 3 and in the New Braunfels Independent School District.

CURVE DATA

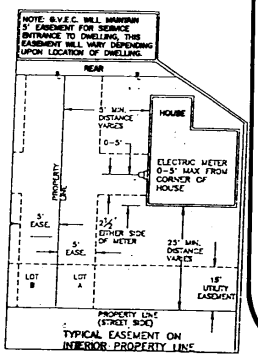
| CURVE | RADIUS | TANGENT | LENGTH | DELTA | DEGREE | CHORD | CH.BEARING |
|---|---|---|---|---|---|---|---|
| C-1 | 378.34' | 54.50' | 108.26' | 16°23'39" | 15°08'38" | 107.89' | S 03°55'46"E |
| C-2 | 313.60' | 86.07' | 168.00' | 30°41'42" | 8°16'13" | 166.00' | S 11°04'48"E |
| C-3 | 650.00' | 62.04' | 123.71' | 10°54'17" | 8°48'53" | 123.52' | S 78°24'47"W |
| C-4 | 15.00' | 12.03' | 20.28' | 77°27'44" | | 18.77' | N 56°24'17"W |
| C-5 | 15.00' | 20.60' | 28.24' | 107°52'01" | | 24.25' | S 36°15'23"W |
| C-6 | 750.00' | 56.64' | 113.08' | 8°38'18" | 7°38'22" | 112.97' | N 85°52'07"E |
| C-7 | 383.21' | 71.14' | 140.67' | 21°01'59" | 4°57'06" | 139.89' | S 07°09'29"E |
| C-8 | 307.75' | 41.84' | 83.17' | 15°29'03" | 18°37'03" | 82.92' | S 04°23'04"E |
| C-9 | 367.75' | 50.00' | 98.39' | 15°29'06" | 15°34'48" | 98.09' | S 04°23'02"E |
| C-10 | 323.21' | 60.00' | 118.65' | 21°01'59" | 17°43'38" | 117.98' | S 07°09'29"E |

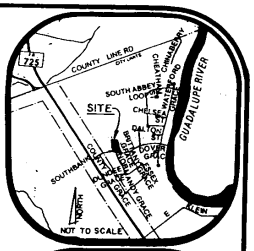



Upon request of the customer and payment of the required fees, Green Valley Special Utility District of Marion, Texas, will provide domestic water service to each lot in this subdivision by Agreement with the Developer. Water service will be on an "as available" and "first come/first served" basis.

Harold Tschirhart
Green Valley Special Utility District

12-2-97
Date




S. CRAIG HOLLMIG, INC.
engineers - surveyors
new braunfels, texas
410 N. SEGUIN
NEW BRAUNFELS, TX 78130
(830) 625-8555

# SUBDIVISION PLAT OF SOUTH BANK UNIT FOUR
## (PLANNED UNIT DEVELOPMENT)

Being 6.719 acres of land and being approximately 6.269 acres out of the Sarah DeWitt Survey No. 48, Abstract No. 103, and approximately 0.45 acres out of the W. H. Pate Survey No. 22, Guadalupe County, Texas, and being out of a 45.303 acre tract described in Volume 1111, Pages 483-487 of the Official Public Records of Guadalupe County, Texas.

STATE OF TEXAS
COUNTY OF COMAL

I (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN TO THE CITY OF NEW BRAUNFELS, COUNTY OF GUADALUPE, TX, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

Florence H. Sultemeier — S. Craig Hollmig, Trustee
ATH, LTD Trustee — S. CRAIG HOLLMIG, TRUSTEE
410 N. SEGUIN
NEW BRAUNFELS, TX 78130

STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 23rd DAY OF January, 19 98, BY Florence H. Sultemeier & S. Craig Hollmig

Karen D. Garcia
NOTARY PUBLIC, STATE OF TEXAS
COMMISSION EXPIRES 11-27-2001

APPROVED THIS THE 5th DAY OF August, 19 97
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

CHAIRMAN

APPROVED FOR ACCEPTANCE

1/26/98 — DIRECTOR OF PLANNING

1/26/98 — CITY ENGINEER

STATE OF TEXAS
COUNTY OF COMAL

I, THE UNDERSIGNED, R.A. GOODWIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY 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.

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR RICHARD A. GOODWIN 4069

RICHARD A. GOODWIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4069
410 N. SEGUIN
NEW BRAUNFELS, TX 78130

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26th DAY OF January, 19 98

Karen D. Garcia
NOTARY PUBLIC, COMAL COUNTY, TEXAS

3521

Karen D. Garcia
Notary Public, State of Texas
My Commission Expires 11-27-2001

STATE OF TEXAS
COUNTY OF GUADALUPE

I, LIZZIE LORENZ, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE 13 DAY OF March A.D. 1998 AT 11:58 O'CLOCK A.M. AND DULY RECORDED THE 13 DAY OF March A.D. 1998 AT 12:22 O'CLOCK P.M. IN THE MAP AND PLAT RECORDS OF SAID COUNTY, IN BOOK VOLUME 5 ON PAGE 3948 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 13 DAY OF March, A.D. 1998

COUNTY CLERK, GUADALUPE COUNTY, TEXAS
Shirley R. Krueger

97037