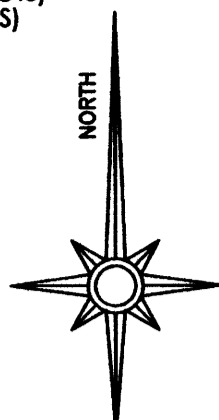
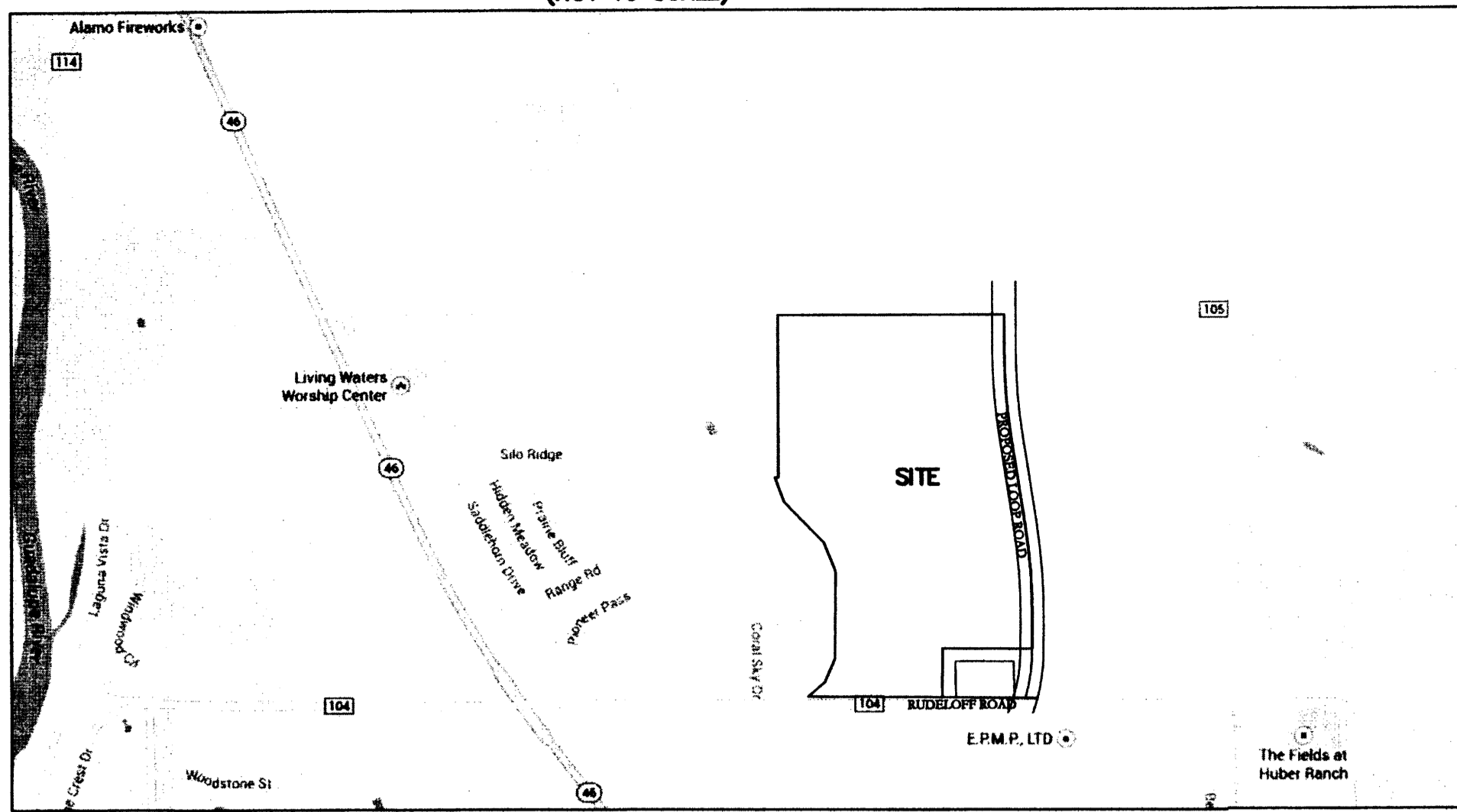


COORDINATE FILE: 25737.CRD  
 DRAWING FILE: 25737 VILLAGE AT MILL CREEK MASTER PLAN.DWG  
 NOTES: MILL CREEK BOOK  
 TECH/DATE: GRS - 1-15-2015  
 TECH/DATE: GRS - 6-4-2015 (ADDED WATER & SEWER)  
 TECH/DATE: GRS - 7-1-2015 (REVISED STREET LOCATION AND REVISED LOTS)  
 TECH/DATE: GRS - 7-6-2015 (REVISED LOOP ROAD AND LOT LOCATIONS)

- MAN HOLE
- FIRE HYDRANT
- GUY WIRE
- W/M (WATER METER)
- UTILITY POLE
- 1/2" REBAR SET W/CAIP "B&A RPLS 2037"
- 1/2" REBAR SET W/CAIP "B&A RPLS 2037"
- CONCRETE MARKER FOUND
- LEAD PILE & TACK
- TRS (TELEPHONE RISER BOX)
- BEARINGS & DISTANCES OF RECORD
- MAP RECORDS
- WIRE FENCE
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- ELECTRIC FENCE
- UNDERGROUND STORM SEWER LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND WATER LINE
- UNDERGROUND TELEPHONE LINE



LOCATION MAP  
(NOT TO SCALE)



THE TRACT OF LAND SHOWN HEREON APPEARS TO BE SITUATED IN ZONE "A" AS SHOWN ON F.E.M.A.'S FIRM. MAP NUMBER: " " DATE: " " REGARDLESS OF THE ZONE DESIGNATION, THE ENGINEER MAKES NO GUARANTEE THAT THE PROPERTY WILL OR WILL NOT FLOOD.

JOB: 25552-D-G

CALLED 25.408 AC. W/ME B. THERES TO QUINCY C. HOLTZ, ET UX MARCH 15, 2002 VOL. 1690, PG. 280

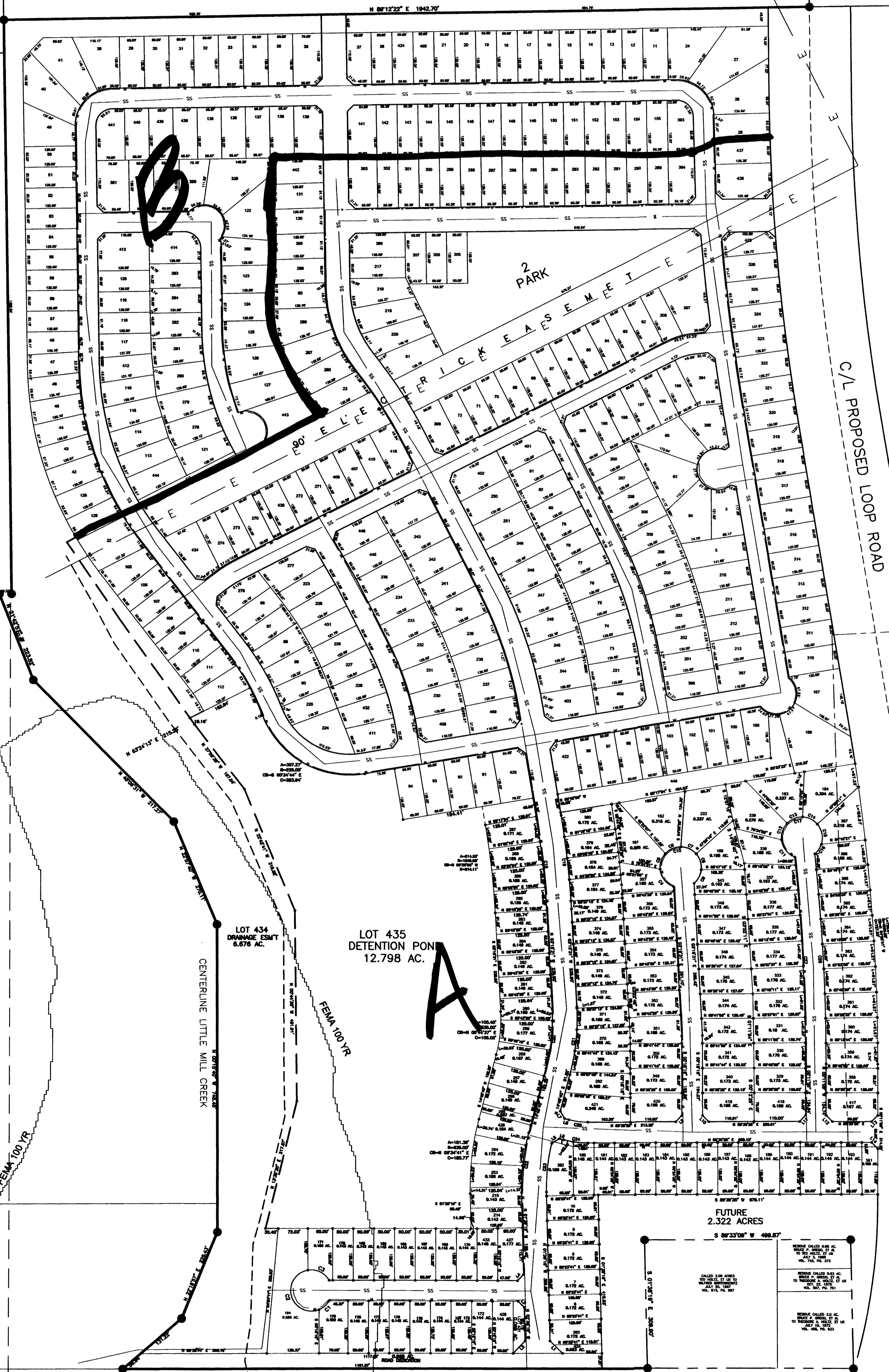
CALLED 100.00 AC. TO JERRY WAYNE KRACKAL, ET AL DEC. 31, 1984 VOL. 726, PG. 871

RESIDUE CALLED 203.6 AC. OSCAR KROESCHE, SR. ET UX TO HILMAR KROESCHE, ET UX JUNE 21, 1971 VOL. 441, PG. 295

Called 30.75 Acres (Tract Three) A. O. Urban to Quintin C. Holtz, et ux Vol. 473, Pg. 337

Called 128.202 AC. Vol. 265, Pg. 974

Called 99.91 Acres Nellie Schuenemann Roy to Bruce P. Gregg Jr. & Charles S. Gregg APRIL 27, 1973 Vol. 467, Pg. 374



TOTAL OF 449 LOTS  
435 BUILDABLE LOTS

20.441 ACRES WITHIN ROADS  
+/- 17,808 LINEAR FEET IN ROAD

DEVELOPER: PETER GREENGLUM  
 ADDRESS: P.O. BOX 171374, SAN ANTONIO, TEXAS 78217  
 ENGINEER/SURVEYOR: KEN L. BEMMER  
 111 E. MOUNTAIN STREET, SEGUIN, TEXAS 78155  
 LOTS BOUNDING UP TO "LOOP ROAD" AND RIDELOFF ROAD WILL NOT HAVE VEHICULAR ACCESS  
 SIZE OF SEWER LINE WILL BE 6" & 12"  
 SIZE OF WATER LINE WILL BE 6"  
 PROPOSED USE WILL BE SINGLE FAMILY RESIDENTIAL.  
 PROPERTY LIES WITHIN HANCOCK INDEPENDENT SCHOOL DISTRICT  
 SEWER SERVICE WILL BE PROVIDED BY THE CITY OF SEGUIN  
 ELECTRICITY WILL BE PROVIDED BY OREGON  
 THIS PROPERTY LIES WITHIN ZONES A & X ACCORDING TO ACCORDING TO FEMA MAP NO. 48187C02020F, DATED 11.02.2007

**PRELIMINARY**

PRELIMINARY PLAT  
 VILLAGE AT MILL CREEK  
 137.784 ACRES  
 A.M. ENSNAURRIZAR SURVEY, A-20  
 GUADALUPE COUNTY, TEXAS

BETTERSWORTH & ASSOCIATES, INC.  
 111 EAST MOUNTAIN STREET, SEGUIN, TEXAS 78155  
 PH: 830.379.5552 FX: 830.379.5553  
 email: ken@betterworthassoc.com  
 ENGINEERING FIRM NO. F-11731  
 SURVEYING FIRM NO. F-101287

LINE	BEARING	DISTANCE
L1	N 48°00'32" W	42.87
L2	N 43°59'28" E	41.98
L3	N 45°56'19" W	21.46
L4	N 44°03'41" E	20.96
L5	N 58°29'50" E	21.79
L6	S 76°14'20" E	10.44
L7	S 30°14'20" E	21.21
L8	S 79°14'20" E	10.62
L9	N 44°38'34" E	21.23
L10	S 48°21'28" E	21.19
L11	N 44°42'10" E	21.25
L12	S 45°17'30" E	21.17
L13	N 44°42'10" E	21.25
L14	S 45°17'30" E	21.17

LINE	BEARING	DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	S 89°57'33" W	32.42	S 89°57'33" W	32.42
C2	S 89°57'33" W	32.42	S 89°57'33" W	32.42
C3	S 89°57'33" W	32.42	S 89°57'33" W	32.42
C4	S 89°57'33" W	32.42	S 89°57'33" W	32.42
C5	S 89°57'33" W	32.42	S 89°57'33" W	32.42
C6	S 89°57'33" W	32.42	S 89°57'33" W	32.42
C7	S 89°57'33" W	32.42	S 89°57'33" W	32.42
C8	S 89°57'33" W	32.42	S 89°57'33" W	32.42
C9	S 89°57'33" W	32.42	S 89°57'33" W	32.42
C10	S 89°57'33" W	32.42	S 89°57'33" W	32.42
C11	S 89°57'33" W	32.42	S 89°57'33" W	32.42
C12	S 89°57'33" W	32.42	S 89°57'33" W	32.42
C13	S 89°57'33" W	32.42	S 89°57'33" W	32.42
C14	S 89°57'33" W	32.42	S 89°57'33" W	32.42
C15	S 89°57'33" W	32.42	S 89°57'33" W	32.42
C16	S 89°57'33" W	32.42	S 89°57'33" W	32.42
C17	S 89°57'33" W	32.42	S 89°57'33" W	32.42
C18	S 89°57'33" W	32.42	S 89°57'33" W	32.42
C19	S 89°57'33" W	32.42	S 89°57'33" W	32.42
C20	S 89°57'33" W	32.42	S 89°57'33" W	32.42
C21	S 89°57'33" W	32.42	S 89°57'33" W	32.42
C22	S 89°57'33" W	32.42	S 89°57'33" W	32.42
C23	S 89°57'33" W	32.42	S 89°57'33" W	32.42
C24	S 89°57'33" W	32.42	S 89°57'33" W	32.42
C25	S 89°57'33" W	32.42	S 89°57'33" W	32.42
C26	S 89°57'33" W	32.42	S 89°57'33" W	32.42
C27	S 89°57'33" W	32.42	S 89°57'33" W	32.42
C28	S 89°57'33" W	32.42	S 89°57'33" W	32.42
C29	S 89°57'33" W	32.42	S 89°57'33" W	32.42
C30	S 89°57'33" W	32.42	S 89°57'33" W	32.42

JOB: 25552-D-G