

CREEK VIEW ESTATES, SECTION 2 13.19 ACRES BLANCO COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BLANCO

KNOW ALL MEN BY THESE PRESENTS, THAT APTEKAS CONSTRUCTION, LLC, A CORPORATION ORGANIZED AND EXISTING UNDER LAWS OF THE STATE OF TEXAS, WITH ITS HOME OFFICES AT 2000 W. 14TH STREET, SUITE 200, BLANCO COUNTY, TEXAS, AS COME TO IT BY DEED DATED OCTOBER 10, 2002, AND RECORDED IN VOLUME 2, PAGE 111, BLANCO COUNTY DEED RECORDS, DOES HEREBY SUBMIT 13.19 ACRES OF LAND OUT OF THE W.D. TALLEY SURVEY NO. 45, ASTRACAT NO. 594, TO BE KNOWN AS THE CREEK VIEW ESTATES, SECTION 2, TOWNSHIP 10N, RANGE 10E, BLANCO COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, IN WITNESS WHEREOF THE S.D. APTEKAS CONSTRUCTION, LLC HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS

OF APTEKAS CONSTRUCTION, LLC
AD. 20. APTEKAS CONSTRUCTION, LLC
APTEKAS CONSTRUCTION, LLC
2000 W. 14TH STREET, SUITE 200
BLANCO, TEXAS 76510
Robert S. Nester
ROBERT S. NESTER, MANAGER
STATE OF TEXAS
COUNTY OF BLANCO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT S. NESTER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS MANAGER OF APTEKAS CONSTRUCTION, LLC, AND ACKNOWLEDGES TO ME THAT HE EXECUTED THE SAME IN SUCH CAPACITY AS THE ACT AND DEED OF SAID CORPORATION FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30th DAY OF DECEMBER, A.D. 2015.
NOTARY PUBLIC IN AND FOR BLANCO COUNTY, TEXAS



1. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF A 100 YEAR FLOODPLAIN AS INDICATED ON THE NATIONAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL # 4803100135 D DATED FEBRUARY 6, 1991, BLANCO COUNTY, TEXAS.
2. THIS SUBDIVISION IS WITHIN THE JOHNSON CITY INDEPENDENT SCHOOL DISTRICT BOUNDARY.
3. RESIDENTIAL LOTS ARE LIMITED TO ONE SINGLE FAMILY RESIDENCE PER LOT.
4. THIS PROJECT IS NOT WITHIN THE CITY OF BLANCO CORPORATE LIMITS.
5. THE FOLLOWING EASEMENTS ARE HEREBY DESIGNATED:

FRONT - 15' P.U.E
BUILDING SETBACK LINES SHALL CONFORM WITH ZONING DISTRICT REQUIREMENTS OR AS SHOWN.
THE FULLY DEVELOPED, CONCENTRATED STORM WATER RUNOFF FOR THE 100 YEAR STORM AND THE 100 YEAR REGULATORY FLOODPLAIN SHALL BE CONTAINED WITHIN DRAINAGE EASEMENTS.
6. UTILITY PROVIDERS:
WATER: CITY OF JOHNSON CITY
WASTEWATER: CITY OF JOHNSON CITY
ELECTRICITY: FERNANDEZ ELECTRIC COMPANY
TELEPHONE: VERIZON
7. PROPOSED ZONING: R3
• EXISTING USE: MANUFACTURED HOMES/SINGLE FAMILY RESIDENTIAL
• PROPOSED USE: SINGLE FAMILY RESIDENTIAL

CERTIFICATE OF ENGINEER
STATE OF TEXAS
COUNTY OF BLANCO

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN COMPLES WITH THE ENGINEERING RELATED REQUIREMENTS OF THE BLANCO COUNTY SUBDIVISION REGULATIONS.

ALDO ELIZONDO, JR.
ALDO ELIZONDO, JR., P.E. LICENSE NO. 69781
REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEERING, LTD.
2801 KYLE CROSSING, SUITE B
KYLE, TEXAS 78140
DATE 12/23/15



CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF BLANCO

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN COMPLES WITH THE SURVEY RELATED REQUIREMENTS OF THE BLANCO COUNTY SUBDIVISION REGULATIONS, AND I HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

George E. Lucas
GEORGE E. LUCAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4180
RECORD SURVEYING FIRM REGISTRATION NO. 1073873
2801 KYLE CROSSING, SUITE B
NEW BRAUNFELS, TEXAS 78130
DATE 12-23-15



APPROVED THIS 30th DAY OF December, 2015, BY THE CITY COUNCIL OF CITY OF JOHNSON CITY, TEXAS.

John M.
CITY SECRETARY



CERTIFICATE OF RECORDING
STATE OF TEXAS
COUNTY OF BLANCO

I, LAURA WALLA, COUNTY CLERK OF BLANCO COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FORE GOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF SURVEY, WAS FILED FOR RECORD IN MY OFFICE ON THE 30th DAY OF December, A.D. 2015, AT 4:30 O'CLOCK P.M., IN THE PLAT RECORDS OF BLANCO COUNTY, TEXAS, IN BOOK 12, PAGE 111.

Laura Walla
LAURA WALLA, COUNTY CLERK
BLANCO COUNTY, TEXAS
By: Coville Lewis

4 CUATRO
The Law Office of Coville Lewis, P.C.
Coville Lewis, P.C.
Coville Lewis, P.C.

CREEK VIEW ESTATES, SECTION 2 13.19 ACRES BLANCO COUNTY, TEXAS

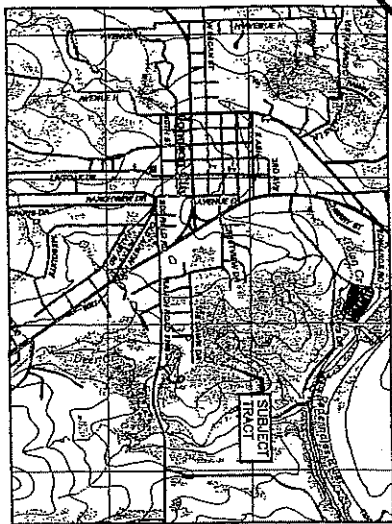
LAND USE SUMMARY	
RESIDENTIAL LOTS :	64 LOTS 9,426 ACRES
DRAINAGE/UTILITY LOTS :	1 LOT 0.412 ACRES
DEDICATED R.O.W. :	N/A 3,352 ACRES
TOTAL :	55 LOTS 13.19 ACRES

LEGEND

- DENOTES 1/2" ST. ST. SET
- DENOTES 1/2" ST. ST. R.O.D.
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- BLOCK NAME
- PROPERTY LINE
- LOT LINE
- EASEMENT LINE
- RIGHT-OF-WAY

0' 100' 200'

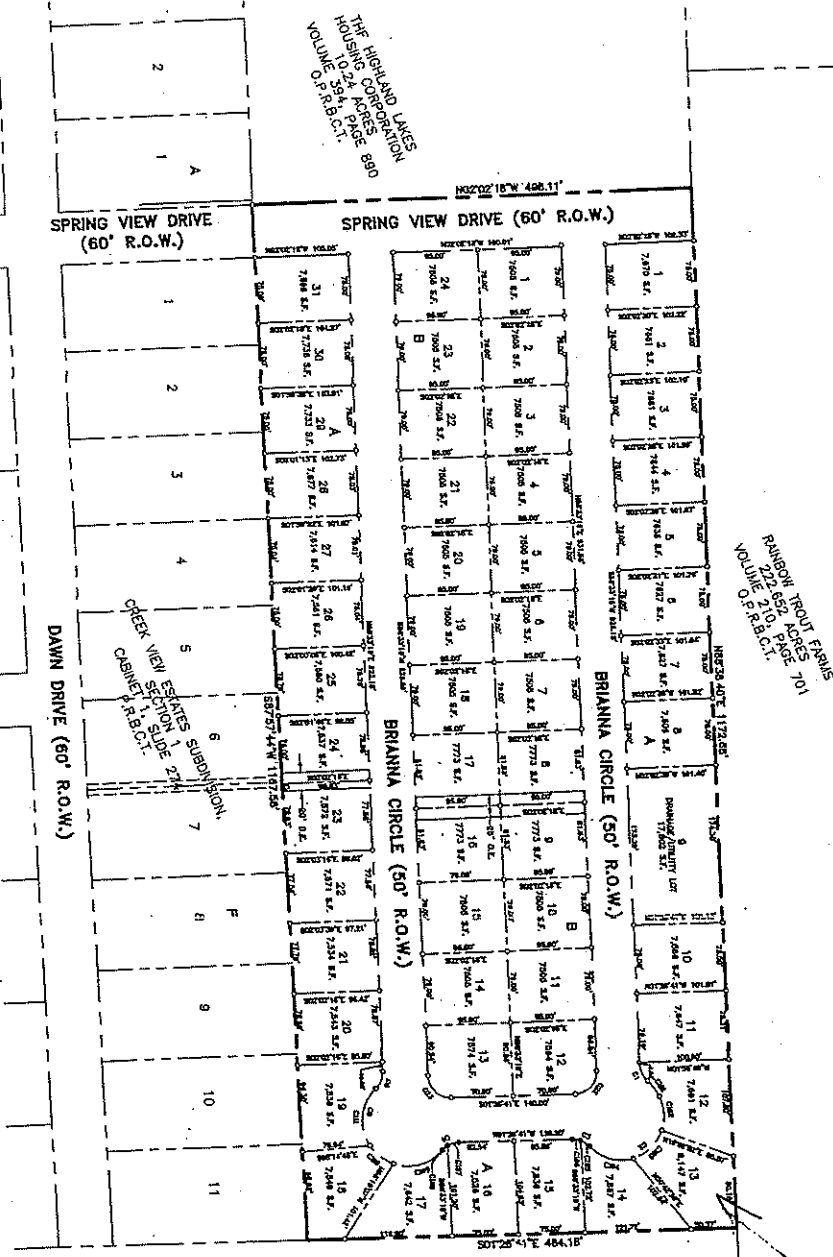
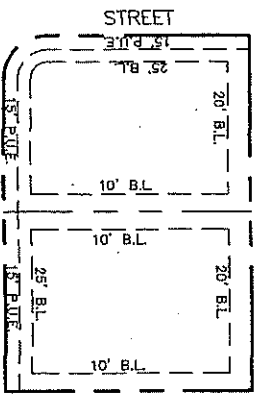
SCALE



LOCATION MAP
1"=2,000'

Curve Data					
Curve #	Length	Tangent	Radius	Delta	Chord
C1	21.027	21.027	28.000	48° 11' 23"	21.027
C2	182.487	182.487	80.000	182° 22' 48"	182.487
C3	21.027	21.027	28.000	48° 11' 23"	21.027
C4	182.487	182.487	80.000	182° 22' 48"	182.487
C5	21.027	21.027	28.000	48° 11' 23"	21.027
C6	182.487	182.487	80.000	182° 22' 48"	182.487

Curve Data					
Curve #	Length	Tangent	Radius	Delta	Chord
C101	21.027	21.027	28.000	48° 11' 23"	21.027
C102	182.487	182.487	80.000	182° 22' 48"	182.487
C103	21.027	21.027	28.000	48° 11' 23"	21.027
C104	182.487	182.487	80.000	182° 22' 48"	182.487
C105	21.027	21.027	28.000	48° 11' 23"	21.027
C106	182.487	182.487	80.000	182° 22' 48"	182.487



Find this plat in the
30th Dec. 2015
3:17 P.M.
Lana White
County Clerk, Blanco County, Texas
By: [Signature] Deputy