Doc.#200206033039

STATE OF TEXAS*
COUNTY OF COMAL*

KNOW ALL MEN BY THESE PRESENTS:

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, hereby subdivides this land according to the dimensions as shown. All roads to be constructed by this plat shall not be dedicated to any state, municipality, or other government entity. They shall remain private roads. Furthermore, the owner does hereby dedicate a public utility and drainage easement over and across Reserve "A".

SOUTHERLAND/RCR VENTURE, LTD.

By: _____

ITS GENERAL PARTNER
SOUTHERLAND/RCR MANAGEMENT, INC.
JAY PATTERSON, VICE PRESIDENT
P.O. BOX 1629
WIMBERLEY, TEXAS 78676

STATE OF TEXAS*
COUNTY OF COMAL*

BEFORE ME, the undersigned authority, appeared Jay Patterson, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

9-26-02
Notary Public, State of Texas

RICHARD MCDANIEL
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
AUGUST 17, 2005

My Commission Expires: _____

This Plat of THE OVERLOOK AT RIVER CROSSING has been submitted to and considered by the Commissioners Court of Comal County, Texas and is hereby approved for filing by said Court on Sept. 26, 2002.

Dated this 26 day of Sept, A.D., 2002.

By: _____
County Judge

Attest: _____
County Clerk – Deputy

COMMISSIONERS' COURT COMAL COUNTY, TEXAS

STATE OF TEXAS*
COUNTY OF COMAL*

I, Joy Streater, County Clerk of Comal County do hereby certify that this plat was filed for record in my office on the 4th day of October, A.D., 2002, at 9:45 A .M. and duly recorded the 4th day of October, A.D., 2002, at 9:45A M. in the Records of Maps and Plats in said office, of said County, in Book Volume 14, on Page(s) 174-175 in testimony whereof witness my hand and official seal of office this 4th day of October A.D., 2002.

JOY STREATER, COUNTY CLERK
COMAL COUNTY, TEXAS

By: _____
Deputy

COUNTY COURT OF COMAL COUNTY, TEXAS

STATE OF TEXAS*
COUNTY OF COMAL*

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

09/26/02
C. Mark Roden
Registered Professional Land Surveyor No. 4288

STATE OF TEXAS
REGISTERED
C. MARK RODEN
4288
PROFESSIONAL
LAND SURVEYOR

Sworn to and subscribed before me this the 26 day of September A.D., 2002.

Notary Public
State of Texas

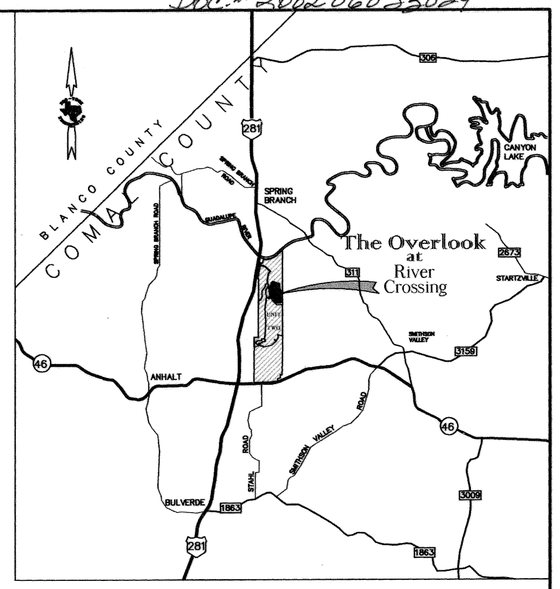
RICHARD MCDANIEL
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
AUGUST 17, 2005

SURVEYOR
PRO-TECH ENGINEERING GROUP, Inc.
Kelly Kilber, R.P.L.S.
100 E. San Antonio St., Suite 100
San Marcos, Texas 78666
(512) 353-3335

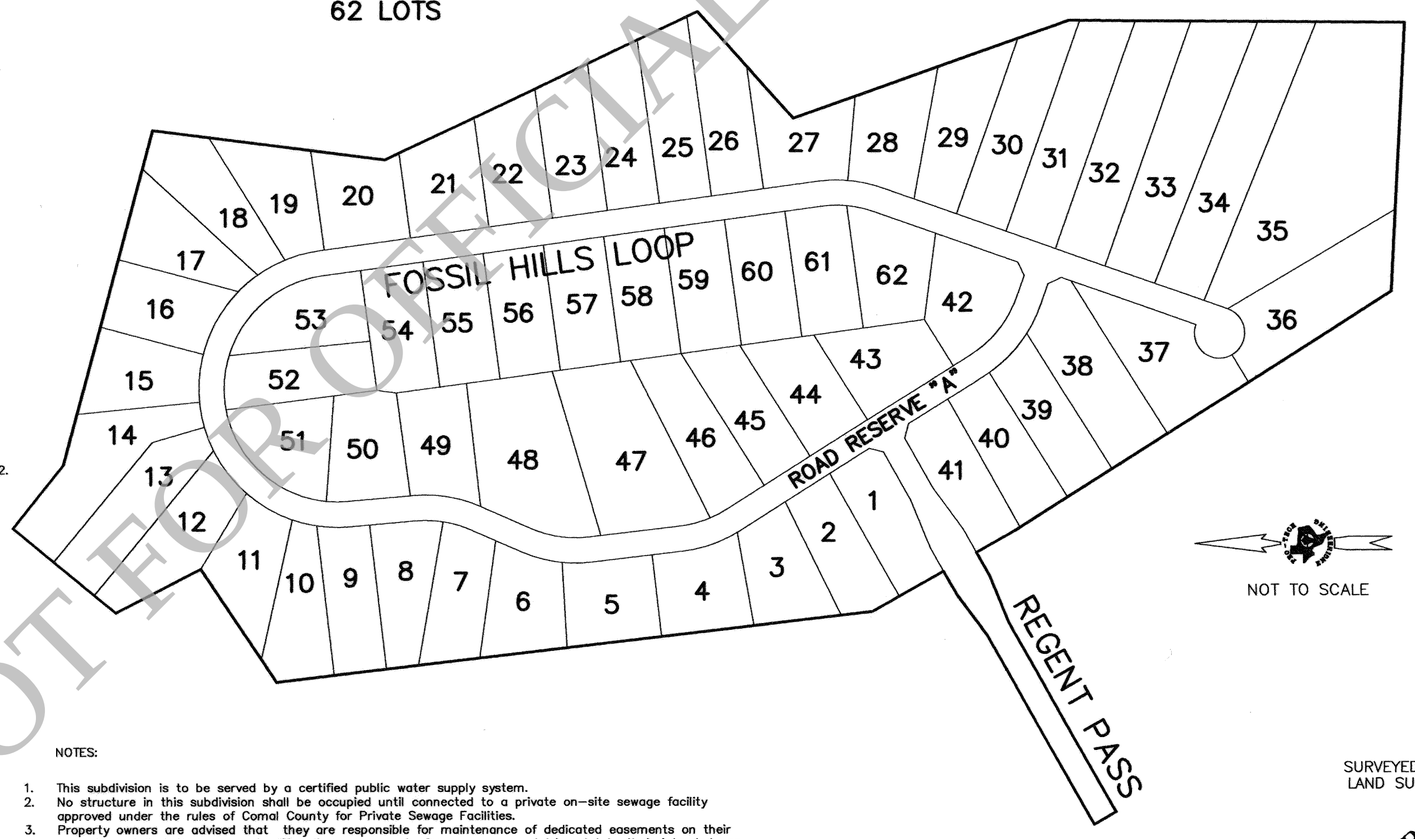
PLAN 5397
EO 14645
..\14645\UNIT2\14645PL1.dwg

The Overlook at River Crossing

A SUBDIVISION OF 83.65 ACRES,
BEING
83.65 ACRES OUT OF THE
WILLIAM G. STRAWN SURVEY NO. 74
COMAL COUNTY, TEXAS
62 LOTS



Location Map
Not To Scale



NOT TO SCALE

NOTES:

1. This subdivision is to be served by a certified public water supply system.
2. No structure in this subdivision shall be occupied until connected to a private on-site sewage facility approved under the rules of Comal County for Private Sewage Facilities.
3. Property owners are advised that they are responsible for maintenance of dedicated easements on their property and that they may not utilize these easements for any purpose detrimental to their intended use (e.g. no structures, septic tank fields, etc.). Grantees of said dedicated easements reserve the right of access to such easements.
4. There is hereby dedicated a thirty (30) foot wide drainage Easement centered on all natural runoff channels, creeks, or swales unless noted otherwise on this plat.
5. There is hereby dedicated a twenty (20) foot wide Public Utility, Drainage, and Embankment/Backslope easement adjacent to all street right-of-way lines.
6. There is hereby dedicated a ten (10) foot wide Public Utility and Drainage Easement adjacent to all non-street lot lines.
7. Topographic information shown hereon was provided by GEODETIX, INC. Contours are shown at intervals of 10 feet.
8. Comal County requires a minimum twenty-five (25) foot building set-back line from road frontage.
9. Interior cross fences exist within the boundaries of this subdivision.
10. This subdivision does not lie within the Recharge Zone of the Edwards Aquifer.
11. This subdivision does not lie within the extraterritorial jurisdiction of any city.
12. A portion of this subdivision has been designated as being in Special Flood Hazard Zone "A" as delineated on the Flood Insurance Rate Map (FIRM) Panel No.'s 485463 0035 C and 0040 C.

LOTS

62 LOTS, BEING 74.86 ACRES OUT OF THE WILLIAM G. STRAWN SURVEY No. 74. THE HOME OWNERS' ASSOCIATION.

PRIVATE ROADS:

ROAD RESERVE "A", BEING 8.79 ACRES (6188 L.F.) OUT OF THE WILLIAM G. STRAWN SURVEY No. 74, DEDICATED TO THE HOMEOWNERS ASSOCIATION AS PRIVATE ROAD R.O.W. MAINTENANCE OF THE PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

SURVEYED BY CMR/PRO-TECH LAND SURVEYING GROUP INC.
FOR

PRO·TECH ENGINEERING GROUP INCORPORATED
100 E. San Antonio St., Suite 100
San Marcos, TX. 78666
(512) 353-3335

NOT FOR OFFICIAL USE

SHEET 1 of 2

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The Overlook at River Crossing



CURVE TABLE					
CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	8.59	1°29'29"	330.00	S31°33'48"E	8.59
C2	138.67	24°04'35"	330.00	S18°46'46"E	137.65
C3	45.19	9°35'22"	270.00	S27°30'52"E	45.14
C4	75.30	15°58'42"	270.00	S14°43'50"E	75.05
C5	71.29	12°22'43"	330.00	S00°33'07"E	71.16
C6	102.65	17°49'21"	330.00	S14°32'54"W	102.24
C7	142.32	30°12'03"	270.00	S08°21'33"W	140.68
C8	69.10	14°39'48"	270.00	N16°07'40"E	68.91
C9	65.06	13°48'22"	270.00	N01°53'35"E	64.90
C10	163.97	28°28'10"	330.00	N09°13'29"E	162.29
C11	77.99	13°32'25"	330.00	S01°45'37"W	77.81
C12	60.08	10°25'55"	330.00	S13°44'47"W	60.00
C13	126.47	21°57'29"	330.00	S29°56'29"W	125.70
C14	128.88	22°22'35"	330.00	S52°06'30"W	128.06
C15	59.95	10°24'30"	330.00	S68°30'02"W	59.86
C16	61.23	10°37'53"	330.00	S79°01'14"W	61.14
C17	115.60	20°04'13"	330.00	N85°37'43"W	115.01
C18	172.39	29°55'52"	330.00	N60°37'40"W	170.44
C19	60.08	10°25'55"	330.00	N40°26'47"W	60.00
C20	74.18	12°52'47"	330.00	N28°47'26"W	74.03
C21	83.70	14°31'54"	330.00	N15°05'05"W	83.47
C22	49.99	10°36'30"	270.00	S00°17'39"W	49.92
C23	346.69	73°34'12"	270.00	S42°23'00"W	323.36
C24	131.19	27°50'23"	270.00	N86°54'43"W	129.90
C25	307.12	65°10'23"	270.00	N40°24'20"W	290.83
C26	72.82	13°20'16"	312.83	N01°20'41"W	72.66
C27	83.46	15°03'32"	317.57	N11°56'23"E	83.22
C28	62.01	13°54'59"	255.29	N01°03'13"W	61.85
C29	65.86	14°46'42"	255.36	N12°09'17"E	65.68
C30	136.69	130°31'32"	60.00	N84°34'52"E	108.99
C31	146.06	139°28'28"	60.00	S39°34'52"W	112.57
C32	76.20	13°13'50"	330.00	S64°03'59"E	76.03
C33	129.63	21°49'32"	340.31	S46°21'07"E	128.85
C34	15.21	2°39'48"	327.15	N32°18'33"W	15.21
C35	180.83	38°22'21"	270.00	S51°29'43"E	177.47

LINE TABLE		
LINE	BEARING	LENGTH
L1	N53°14'15"E	120.95
L2	N60°21'41"E	64.00
L3	N29°34'10"W	73.21
L4	N06°44'29"W	74.75
L5	S25°14'40"E	37.32
L6	S25°14'40"E	27.71
L7	S00°30'00"W	26.31
L8	N30°54'44"W	14.34
L9	S60°21'41"W	64.00
L10	S67°29'15"W	120.92
L11	S60°21'41"W	64.00
L12	S67°29'15"W	120.92
L13	S60°21'41"W	132.75
L14	S14°01'34"W	34.52
L15	S06°44'29"E	73.24
L16	S23°27'35"W	65.04
L17	S23°27'35"W	65.49
L18	S05°00'36"E	48.07
L19	N16°17'43"W	129.36
L20	N07°49'08"W	12.75
L21	N19°19'06"E	80.65
L22	S59°06'37"W	76.49
L23	S19°19'06"W	24.20
L24	S25°40'54"E	35.36
L25	S70°40'54"E	51.70
L26	S75°58'26"E	36.17
L27	N60°21'41"E	135.62
L28	N53°14'15"E	120.95
L29	N60°21'41"E	64.00
L30	S64°19'06"W	35.36
L31	N70°40'54"W	51.70
L32	N32°18'33"W	48.38
L33	N06°44'29"W	28.30

LEGEND

- ◎ IRON STAKE FOUND
- ▣ IRON STAKE WITH ALUMINUM CAP (PRO-TECH ENG. 2219) SET
- ◉ IRON STAKE WITH ALUMINUM CAP (PRO-TECH ENG. 2219) FOUND
- ● ANGLE IN FENCE/FENCE POST
- □ CONCRETE MONUMENT FOUND
- —— X —— FENCE LINE
- —— P —— OVERHEAD UTILITY LINE
- VOL/PG COMAL COUNTY REAL PROPERTY RECORDS
- DOC # COMAL COUNTY REAL PROPERTY RECORDS DOCUMENT NUMBER
- VOL/PG COMAL COUNTY MAP AND PLAT RECORDS
- ( ) DENOTES RECORD INFORMATION

NOT FOR OFFICIAL USE

PLAN 5397

EO 14645

..\14645\ISLAND\14645PL2.dwg

06/29/01 RPB

SCALE: 1" = 200'

PRO-TECH ENGINEERING GROUP INCORPORATED
100 E. San Antonio St., Suite 100
San Marcos, TX. 78666
(512) 353-3335

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