River Crossing

UNIT THREE

A Subdivision of 510.48 acres, being
82.42 acres out of the
William G. Strawn Survey No. 74, A–555
64.19 acres out of the
Jacob Moos Survey No. 852, A–745
212.42 acres out of the
F. Lambrecht Survey No. 853, A–701
1.07 acres out of the
F.W. Foerster Survey No. 459, A–159
150.38 acres out of the
Theo. Miller Survey No. 323, A–384
Comal County, Texas
332 Lots

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 dedicates to the use of the public forever all Streets, Parks, Water Courses, Drains, Easements, and Public places thereon shown for the purposes and considerations therein expressed.

SOUTHERLAND/RCR VENTURE, LTD.

By: _____

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

STATE OF TEXAS*
COUNTY OF COMAL*

This instrument was acknowledged before me on this the 12 day of July, 2001 the undersigned authority, appeared Charles D. 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 purpose and considerations therein expressed, and in the capacity therein stated.

_____
Notary Public, State of Texas
Richard McDaniel

RICHARD McDANIEL
MY COMMISSION EXPIRES
August 17, 2001

My Commission Expires: _____

This Plat of RIVER CROSSING UNIT THREE has been submitted to and considered by the Commissioners Court of Comal County, Texas and is hereby approved for filing by said Court on July 19, 2001.

Dated this 19 day of July, A.D. 2001.

By: _____
County Judge

Attest: _____
County Clerk & Deputy

COMMISSIONERS' COURT COMAL COUNTY, TEXAS

This Plat of River Crossing, Unit Three, has been submitted to and considered by the Board of Aldermen of Bulverde, Texas and is hereby approved by such board.

Dated this 13th day of July, A.D. 2001.

_____
Bulverde Mayor

_____
Attest:
City Secretary

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 20 day of July, A.D., 2001, at 9:27 A .M. and duly recorded the 20 day of July, A.D., 2001, at 9:27 A.M. in the Records of Maps and Plats in said office, of said County, in Book Volume 14, on Page(s) 22-26 in testimony whereof witness my hand and official seal of office this 20 day of July A.D., 2001.

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.

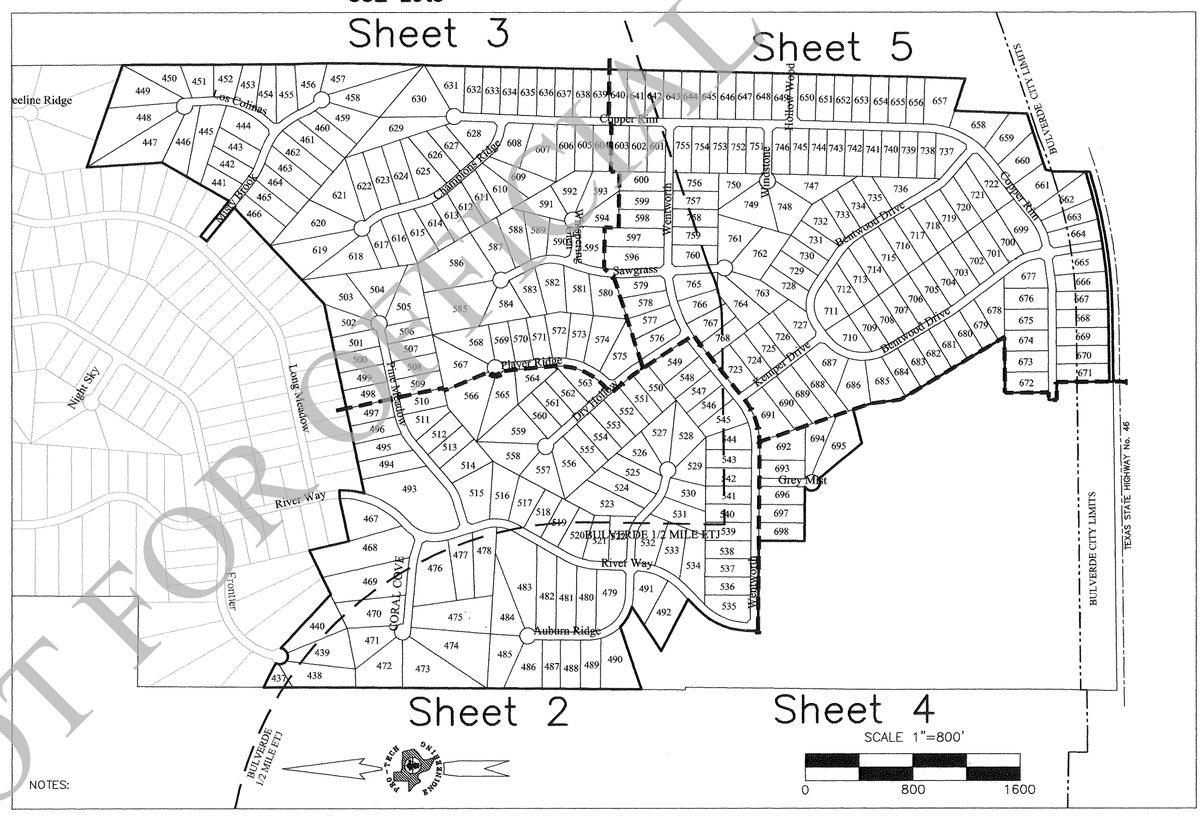
_____
Kelly Kilber
Registered Professional Land Surveyor No. 2219

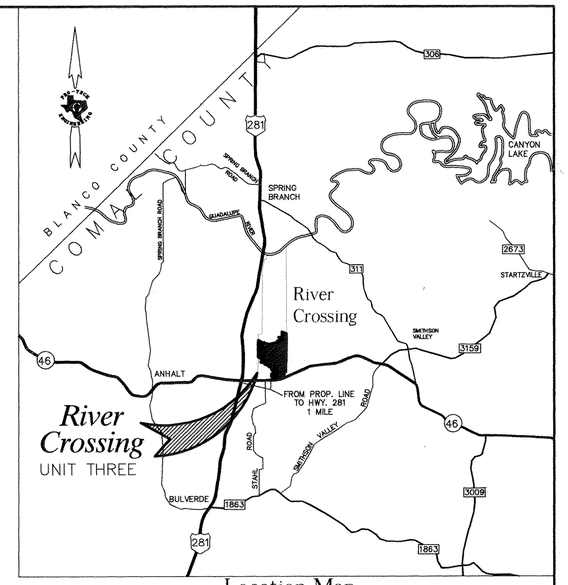
STATE OF TEXAS
KELLY KILBER
2219
PROFESSIONAL
LAND SURVEYOR

Sworn to and subscribed before me this the 12 day of July, A.D., 2001.

_____
Notary Public
State of Texas
Richard McDaniel

RICHARD McDANIEL
MY COMMISSION EXPIRES
August 17, 2001





Location Map
Not To Scale

LOT SUMMARY

332 LOTS, BEING 465.27 ACRES, SAME BEING 77.69 ACRES OUT OF THE WILLIAM G. STRAWN SURVEY No. 74, 59.25 ACRES OUT OF THE JACOB MOOS SURVEY No. 852, 192.36 ACRES OUT OF THE F. LAMBRECHT SURVEY No. 853, 1.07 ACRES OUT OF F.W. FOERESTER SURVEY No. 459, AND 134.90 ACRES OUT OF THEO. MILLER SURVEY No. 323.

COUNTY ROADS:

32,033 LINEAR FEET OF ROADS, BEING 4.73 ACRES OUT OF THE WILLIAM G. STRAWN SURVEY No. 74, 4.94 ACRES OUT OF THE JACOB MOOS SURVEY No. 852, 20.06 ACRES OUT OF THE F. LAMBRECHT SURVEY No. 853, AND 14.39 ACRES OUT OF THE THEO. MILLER SURVEY No. 323, BEING DEDICATED TO THE PUBLIC AS RIGHT–OF–WAY

1.09 ACRES OF LAND DEDICATED TO PUBLIC AS RIGHT–OF–WAY ALONG STATE HIGHWAY 46 BEING 1.09 ACRES OF LAND OUT OF THE THEO. MILLER SURVEY No. 323

NOTES:

1. This subdivision shall be served by a certified public water supply system.
2. This subdivision will be served by individual on–site 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 twenty (20) foot wide Public Utility, Drainage, and Embankment/Backslope easement adjacent to all street right–of–way lines.
5. There is hereby dedicated a ten (10) foot wide Public Utility and Drainage Easement adjacent to all non–street lot lines.
6. Topographic information shown hereon was provided by GEODETIX, INC. Contours are shown at intervals of 10 feet.
7. Comal County requires a minimum twenty–five (25) foot building set–back line from road frontage.
8. No driveway shall be constructed between the lots and abutting right–of–way without first obtaining a Driveway Permit from the Comal County Road Department.
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. No 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.
12. The Developer/Owner is responsible for preventing any adverse impact to the existing drainage system within the state highway right–of–way.
13. For development directly adjacent to State right–of–way, the Developer/Owner shall be responsible for adequate set–back and/or sound abatement measures for future noise mitigation.
14. A portion of this subdivision lies within the municipal limits and the extra–territorial jurisdiction (ETJ) of the City of Bulverde, Texas.
15. Any permanent traffic measure (left–turn lane, signal, deceleration lane, acceleration lane etc.) for any driveway fronting a state maintained roadway shall be the responsibility of the developer/owner.
16. A one foot non–access zone on lots 662, 663, 664, 665, 666, 667, 668, 669.
17. 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. Property owners are advised that they are responsible for maintenance of dedicated easements on their property and may not utilize these easements for any purpose detrimental to their intended use (i.e. no structures, septic tank fields, etc.) Grantees of said dedicated easements reserve the right of access to such easements.
18. Lots 437, 472, and 473 will not meet the minimum road frontage requirements for resubdivision in Comal County, Texas, and the subdivision of these lots for the purpose of financing home construction or for any other purpose will not comply with the current Comal County Subdivision Regulations.
19. Lienholders, FINOVA CAPITAL CORP., 4800 North Scottsdale Road, Scottsdale, Arizona 85251, by deed trust recorded in document No. 9906008863, Comal County Real Property Records has ratified this plat by separate instrument recorded in Comal County Real Property Records under Comal County Clerk's Document No. 200106023347

NOT FOR OFFICIAL USE

PLAN 5344
EO 14645
..\14645\UNIT3\14645PL1.dwg
06/29/01 RPB

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

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

VOL. 14 PG 22

River Crossing
UNIT THREE

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD DIRECTION	CH LENGTH
C1	52.70	11°10'57"	270.00	S79°29'49"E	52.61
C2	162.89	28°16'52"	330.00	S02°23'17"E	161.24
C3	85.05	18°02'56"	270.00	S07°30'15"E	84.70
C4	130.64	27°43'23"	270.00	S15°22'54"W	129.37
C5	85.43	81°35'00"	60.00	N19°21'54"E	78.40
C6	195.49	41°29'04"	270.00	S67°11'50"E	191.25
C7	127.95	13°49'55"	530.00	N10°02'59"E	127.64
C8	212.50	22°58'20"	530.00	N28°27'06"E	211.08
C9	14.69	01°47'29"	470.00	N45°27'14"E	14.69
C10	59.31	06°24'42"	530.00	N43°08'37"E	59.28
C11	111.49	13°35'29"	470.00	N22°26'52"E	111.23
C12	111.49	13°35'29"	470.00	N08°51'23"E	111.23
C13	209.49	36°22'21"	330.00	N69°45'12"W	205.99
C14	106.29	18°27'16"	330.00	S40°08'19"W	105.83
C15	71.65	68°25'00"	60.00	N55°38'06"W	67.46
C16	62.83	60°00'00"	60.00	S60°09'24"W	60.00
C17	94.25	90°00'00"	60.00	S14°50'36"E	84.85
C18	89.43	15°31'39"	330.00	S07°36'25"E	89.16
C19	170.41	29°35'14"	330.00	S30°09'52"E	168.52
C21	98.84	10°41'07"	530.00	S23°54'03"W	98.70
C22	363.43	77°07'20"	270.00	N49°22'42"W	336.61
C23	152.61	16°29'51"	530.00	N10°18'34"E	152.08
C25	51.71	10°58'26"	270.00	N05°19'49"W	51.63
C26	73.51	12°45'44"	330.00	S81°33'30"E	73.35
C27	240.59	29°19'46"	470.00	N17°56'07"E	237.97
C28	112.79	13°44'58"	470.00	N39°28'29"E	112.52
C29	349.59	42°37'00"	470.00	N23°14'59"E	341.58
C30	62.83	60°00'00"	60.00	S83°14'45"E	60.00
C31	98.18	93°45'04"	60.00	N81°10'04"W	87.58
C32	54.12	51°40'53"	60.00	S26°06'57"W	52.30
C33	59.23	56°33'52"	60.00	S28°00'25"E	56.86
C34	30.16	28°47'57"	60.00	S70°41'19"E	29.84
C35	62.83	60°00'00"	60.00	N36°45'15"E	60.00
C36	62.83	60°00'00"	60.00	S23°14'45"E	60.00
C37	24.37	23°16'31"	60.00	S18°23'30"W	24.21
C38	64.41	11°10'57"	330.00	N79°29'50"W	64.30
C39	41.05	39°12'14"	60.00	N14°41'25"W	40.26
C74	71.60	03°58'58"	1030.00	S53°14'31"W	71.58
C91	142.97	24°49'22"	330.00	N03°48'11"E	141.85

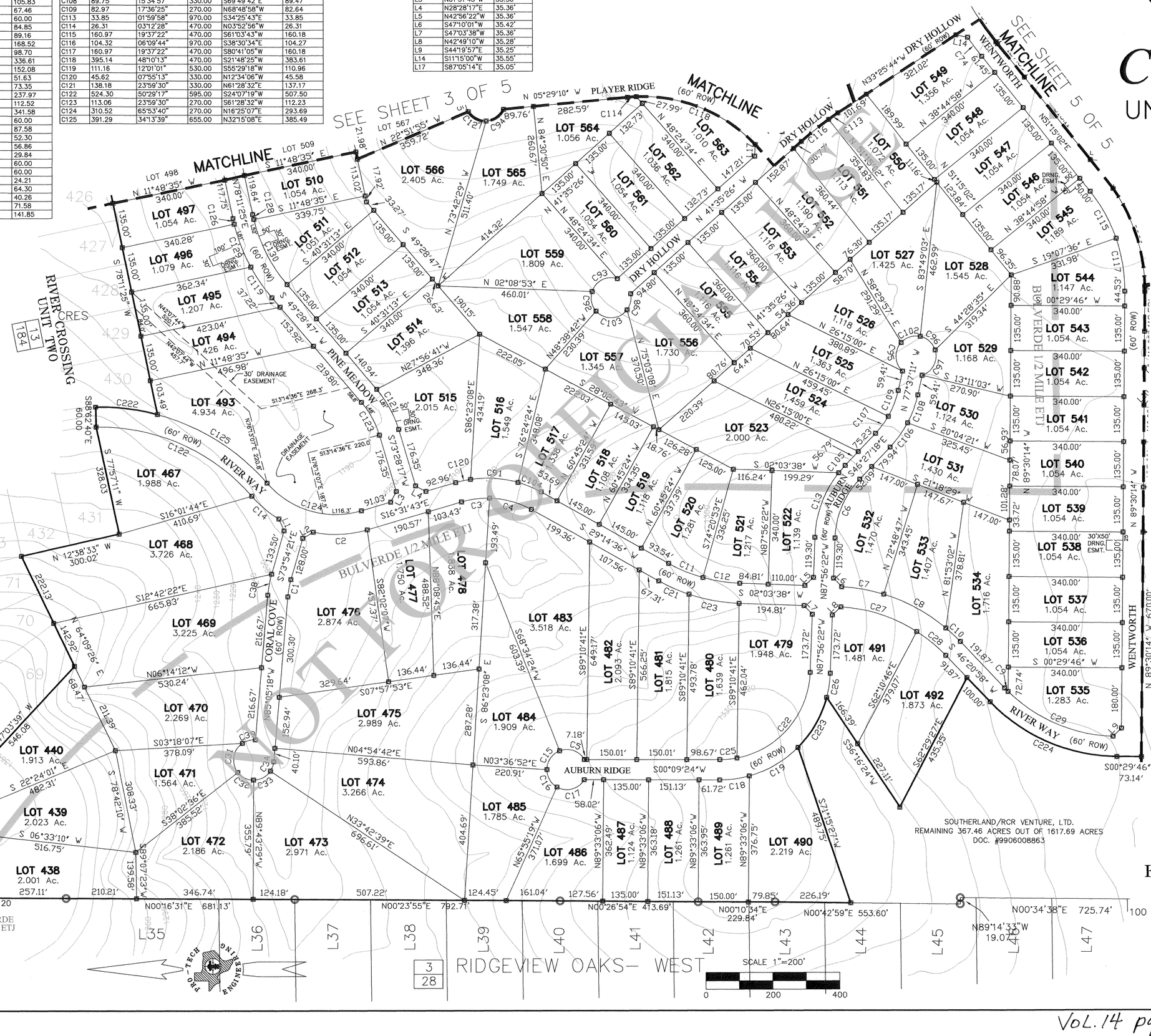
NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD DIRECTION	CH LENGTH
C92	62.83	60°00'00"	60.00	S78°24'34"W	60.00
C93	94.25	90°00'00"	60.00	N26°35'26"W	84.85
C94	66.12	63°08'39"	60.00	S33°54'51"E	62.83
C95	94.25	90°00'00"	60.00	S87°22'49"W	84.85
C96	62.83	60°00'00"	60.00	N42°22'49"E	60.00
C97	94.25	90°00'00"	60.00	S62°37'11"E	84.85
C98	51.00	48°41'51"	60.00	S77°14'30"E	49.47
C102	62.83	60°00'00"	60.00	N17°37'11"W	60.00
C103	106.08	101°18'09"	60.00	S02°14'30"E	92.80
C104	75.04	13°01'44"	330.00	N22°43'44"E	74.88
C105	29.44	05°06'43"	330.00	N49°00'39"W	29.43
C106	89.75	15°34'56"	330.00	S54°14'46"E	89.47
C107	63.89	13°33'28"	270.00	N53°14'02"W	63.74
C108	89.75	15°34'57"	330.00	S69°49'42"E	89.47
C109	82.97	17°36'25"	270.00	N68°48'58"W	82.64
C113	33.85	01°59'58"	970.00	S34°25'43"E	33.85
C114	26.31	03°12'28"	470.00	N03°52'56"W	26.31
C115	160.97	19°37'22"	470.00	S61°03'43"W	160.18
C116	104.32	06°09'44"	970.00	S38°30'34"E	104.27
C117	160.97	19°37'22"	470.00	S80°41'05"W	160.18
C118	395.14	48°10'13"	470.00	S21°48'25"W	383.61
C119	111.16	12°01'01"	530.00	S55°29'18"W	110.96
C120	45.62	07°55'13"	330.00	N12°34'06"W	45.58
C121	138.18	23°59'30"	330.00	N61°28'32"E	137.17
C122	524.30	50°29'17"	595.00	S24°07'19"W	507.50
C123	113.06	23°59'30"	270.00	S61°28'32"W	112.23
C124	310.52	65°53'40"	270.00	N16°25'07"E	293.69
C125	391.29	34°13'39"	655.00	N32°15'08"E	385.49

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD DIRECTION	CH LENGTH
C126	17.25	01°51'52"	530.00	S77°15'29"W	17.25
C127	62.83	60°00'00"	60.00	S27°39'29"W	60.00
C128	15.36	01°52'20"	470.00	N77°15'15"E	15.36
C129	137.17	14°49'45"	530.00	S68°54'40"W	136.79
C130	220.16	26°50'18"	470.00	N62°53'56"E	218.15
C222	185.89	16°15'38"	655.00	N07°00'29"E	185.27
C223	174.05	30°13'09"	330.00	S60°04'03"E	172.04
C224	424.15	45°51'11"	530.00	S23°25'22"W	412.92

NUMBER	DIRECTION	DISTANCE
L1	N67°25'03"E	39.03'
L2	S29°59'28"E	36.02'
L3	N61°31'43"W	35.36'
L4	N28°28'17"E	35.36'
L5	N42°56'22"W	35.36'
L6	S47°10'01"W	35.42'
L7	S47°03'38"W	35.36'
L8	N42°49'10"W	35.28'
L9	S44°19'57"E	35.25'
L14	S11°15'00"W	35.55'
L17	S87°05'14"E	35.05'

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



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

PLAN 5344
EO 14645
..\14645\UNIT3\14645PL2.dwg
06/29/01 RPB

SHEET 2 of 5

Vol. 14 pg 23

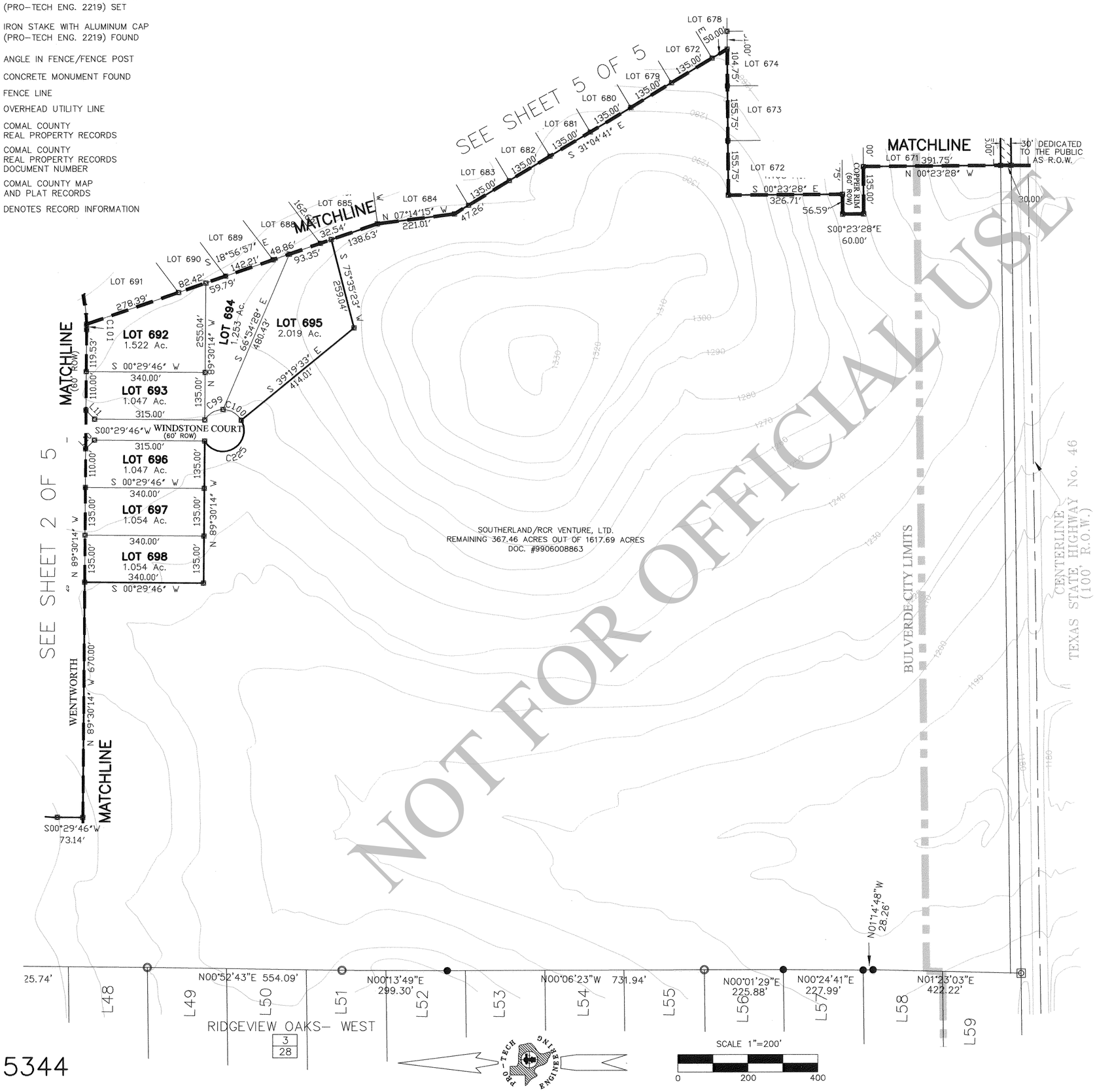
River Crossing
UNIT THREE


ROY A. ELBEL & IRENE P. ELBEL
FIRST TRACT 1218 ACRES
DOC# 9806010792
LOS COLINAS
COPPER RIM
CHAMPIONS RIDGE
SAWGRASS
PINE MEADOW
PLAYER RIDGE
MISTY BROOK
WHISPERING GLEN
DRY HOLLOW
MATCHLINE
RIVER CROSSING UNIT TWO
13/184
LOT 449 2.180 Ac.
LOT 448 2.997 Ac.
LOT 447 2.692 Ac.
LOT 446 1.592 Ac.
LOT 445 2.004 Ac.
LOT 444 1.541 Ac.
LOT 443 1.132 Ac.
LOT 442 1.056 Ac.
LOT 441 1.014 Ac.
LOT 450 1.397 Ac.
LOT 451 1.151 Ac.
LOT 452 1.059 Ac.
LOT 453 1.020 Ac.
LOT 454 1.184 Ac.
LOT 455 1.361 Ac.
LOT 456 1.321 Ac.
LOT 457 2.100 Ac.
LOT 458 2.587 Ac.
LOT 459 1.569 Ac.
LOT 460 1.312 Ac.
LOT 461 1.463 Ac.
LOT 462 1.494 Ac.
LOT 463 1.403 Ac.
LOT 464 1.267 Ac.
LOT 465 1.218 Ac.
LOT 466 1.404 Ac.
LOT 620 2.343 Ac.
LOT 621 2.088 Ac.
LOT 622 1.515 Ac.
LOT 623 1.502 Ac.
LOT 624 1.521 Ac.
LOT 625 1.579 Ac.
LOT 626 1.291 Ac.
LOT 627 1.119 Ac.
LOT 628 1.473 Ac.
LOT 629 2.247 Ac.
LOT 630 2.395 Ac.
LOT 631 1.513 Ac.
LOT 632 1.081 Ac.
LOT 633 1.088 Ac.
LOT 634 1.095 Ac.
LOT 635 1.127 Ac.
LOT 636 1.109 Ac.
LOT 637 1.113 Ac.
LOT 638 1.109 Ac.
LOT 639 1.106 Ac.
LOT 640
LOT 608 1.422 Ac.
LOT 607 2.006 Ac.
LOT 606 1.197 Ac.
LOT 605 1.054 Ac.
LOT 604 1.054 Ac.
LOT 603
LOT 609 1.479 Ac.
LOT 610 1.409 Ac.
LOT 611 1.165 Ac.
LOT 612 1.092 Ac.
LOT 613 1.041 Ac.
LOT 614 1.083 Ac.
LOT 615 1.352 Ac.
LOT 616 1.231 Ac.
LOT 617 1.01 Ac.
LOT 618 2.005 Ac.
LOT 619 2.543 Ac.
LOT 586 3.616 Ac.
LOT 587 1.650 Ac.
LOT 588 1.578 Ac.
LOT 589 1.521 Ac.
LOT 590 1.018 Ac.
LOT 591 1.232 Ac.
LOT 592 1.276 Ac.
LOT 593 1.471 Ac.
LOT 594 1.113 Ac.
LOT 595 1.283 Ac.
LOT 596
LOT 597
LOT 598
LOT 599
LOT 600
LOT 579
LOT 580 1.502 Ac.
LOT 581 1.438 Ac.
LOT 582 1.535 Ac.
LOT 583 1.306 Ac.
LOT 584 1.497 Ac.
LOT 585 3.402 Ac.
LOT 572 1.162 Ac.
LOT 573 1.227 Ac.
LOT 574 1.721 Ac.
LOT 575 1.487 Ac.
LOT 576
LOT 577
LOT 578
LOT 568 1.567 Ac.
LOT 569 0.996 Ac.
LOT 570 1.008 Ac.
LOT 571 1.046 Ac.
LOT 567 2.003 Ac.
LOT 566
LOT 501 1.048 Ac.
LOT 502 1.160 Ac.
LOT 503 2.160 Ac.
LOT 504 2.086 Ac.
LOT 505 2.015 Ac.
LOT 506 1.047 Ac.
LOT 507 1.054 Ac.
LOT 508 1.054 Ac.
LOT 509 1.054 Ac.
LOT 510
LOT 497
LOT 498 1.054 Ac.
LOT 499 1.054 Ac.
LOT 500 1.054 Ac.
S00°06'17"E 675.82'
S00°08'15"E 391.81'
S00°15'20"E 489.91'
S02°12'46"E 143.02'
S00°15'27"E 144.30'
S00°34'14"W 273.05'
S01°14'35"W 230.79'
S02°01'35"W 236.87'
S01°20'34"W 534.89'
S01°23'31"W 715.70'
S01°15'09"W 136.42'
N 03°31'18" W 561.33'
N 00°24'32" W 493.46'
N 02°18'52" E (60' ROW)
N 00°54'20" E
S 02°37'35"E (60' ROW)
S 16°53'00" E 750.57'
S 16°14'15" W 391.05'
N 49°21'49" W 263.04'
S 25°45'31" E 391.79'
N 10°44'10" W 638.68'
S 08°05'07" E 265.39'
N 09°59'47" W 524.97'
S 19°54'00"W
S 06°18'16" W 252.04'
N 05°29'10" W
S 27°08'39"E (60' ROW)
N 69°21'34" E 405.97'
S 57°15'48" W 362.37'
N 22°51'55" W 359.72'
S 11°48'35" E 318.11'
N 11°48'35" W 318.92'
S 78°11'25" E
N 78°11'25" W
S 27°39'29" W 470.11'
N 65°14'45" E 320.10'
S 10°12'21" E 147.06'
S 11°48'35" E
N 11°48'35" W
S 21°51'55" E 359.72'
S 78°11'25" W
S 11°48'35" E
S 47°01'45" W 351.49'
S 19°49'30" W 373.56'
N 51°02'54" W 130.00'
N 38°57'06" W 60.00'
N 29°46'30" E 247.31'
N 29°46'30" E 305.06'
N 29°46'30" E 210.10'
N 29°46'30" E 117.57'
N 04°44'52" W 522.59'
N 28°33'10" E 520.42'
N 70°02'32" E 262.56'
N 70°37'22" W 462.08'
S 31°48'12" E 795.43'
S 71°30'02" E 142.76'
N 64°40'43" W 394.24'
N 78°55'01" W 536.11'
S 71°05'53" E 354.08'
N 29°46'30" E 346.90'
S 41°02'04" E 101.27'
N 82°01'30" W 329.44'
S 76°05'42" E 218.34'
S 85°48'47" W 343.24'
N 89°34'10" W 437.49'
N 89°51'45" W 240.02'
N 75°46'58" W 264.54'
S 53°19'27" W 238.20'
S 67°07'43" E 428.26'
S 53°19'27" W 238.20'
S 67°07'43" E 428.26'
S 59°52'54" W 388.33'
S 88°05'56" W 347.74'
N 88°05'56" E 354.51'
N 89°05'40" W 356.78'
N 89°05'40" W 356.35'
S 89°05'40" E 423.33'
S 89°05'40" E 340.00'
N 89°05'40" E 340.00'
S 89°05'40" E 140.00'
S 89°05'40" E 140.00'
S 89°05'40" E 142.78'
S 89°05'40" E 164.78'
N 72°17'55" W 343.58'
S 49°37'53" W 333.10'
S 49°37'53" W 444.44'
N 72°02'30" E 459.93'
N 72°02'30" E 450.46'
N 72°26'17" E 491.38'
S 40°22'07" E 137.06'
S 36°54'35" W 433.68'
N 20°38'28" E 292.37'
S 59°34'11" W 387.78'
N 59°34'11" E 247.99'
N 14°03'09" E 206.44'
S 15°33'57" E 125.00'
S 38°52'41" E 56.97'
S 59°34'11" W 337.05'
S 59°34'11" W 340.57'
S 69°00'09" W 403.61'
S 69°00'09" W 376.72'
S 67°09'42" W 276.26'
S 25°25'49" E 91.73'
S 84°07'44" E 283.18'
N 80°55'22" E 370.64'
S 59°07'05" W 316.81'
N 75°20'04" E 361.08'
S 86°01'44" W 351.79'
N 83°24'12" E 312.33'
S 78°09'21" E 360.78'
S 82°40'44" E 341.41'
N 79°47'39" E 331.17'
S 79°47'39" E 265.77'
S 79°47'39" E 307.98'
S 79°47'39" E 319.54'
S 67°07'14" E 333.70'
S 36°03'07" E 358.05'
S 02°27'04" W 103.24'
S 40°40'29" E 74.48'
S 33°25'44" W 74.51'
N 33°25'44" W 23.48'
S 62°20'40" E 441.00'
S 36°03'07" E 358.05'
N 00°54'20" E 65.00'
N 00°54'20" E 135.00'
N 00°54'20" E 135.00'
N 00°54'20" E 135

River Crossing
UNIT THREE

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



NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C99	62.83	60°00'00"	60.00	S29°30'14"E	60.00
C100	62.83	60°00'00"	60.00	N30°29'46"E	60.00
C101	15.39	01°39'51"	530.00	N89°39'50"E	15.39
C225	188.50	180°00'00"	60.00	S29°30'14"E	120.00

NUMBER	DIRECTION	DISTANCE
L10	S44°30'14"E	35.36'
L11	S45°29'46"W	35.36'

NOT FOR OFFICIAL USE

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

PLAN 5344
EO 14645
..\14645\UNIT3\14645PL4.dwg
06/29/01 RPB

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River Crossing UNIT THREE

SEE SHEET 3 OF 5

SEE SHEET 2 OF 5

SEE SHEET 4 OF 5

MATCHLINE LOT 574

MATCHLINE LOT 692

MATCHLINE

MATCHLINE

MATCHLINE

ROY A. ELBEL & IRENE P. ELBEL
FIRST TRACT 1218 ACRES
DOC# 9806010792

ROY A. ELBEL
IRENE P. ELBEL
SECOND TRACT
5.07 ACRES
DOC# 9806010792

ROY A. ELBEL
IRENE P. ELBEL
THIRD TRACT
8.38 ACRES
DOC# 9806010792

S01°19'09"W 136.42'
S01°15'01"W 609.86'
S01°29'29"W 531.52'
S01°45'53"W 371.73'
S01°29'29"W 461.87'
S01°31'45"W 262.14'
S02°04'37"W 348.10'
N71°45'40"W 252.22'
S02°11'53"W 538.51'
S71°45'40"E 252.22'
S77°24'41"W 436.12'
S13°58'11"W 52.55'
S00°45'16"W 280.09'
S00°23'28"E 60.00'

LOT 639 | LOT 640 1.103 Ac. | LOT 641 1.101 Ac. | LOT 642 1.098 Ac. | LOT 643 1.096 Ac. | LOT 644 1.107 Ac. | LOT 645 1.076 Ac. | LOT 646 1.085 Ac. | LOT 647 1.081 Ac. | LOT 648 1.077 Ac. | LOT 649 1.045 Ac. | HOLLOW WOOD (60' ROW) | LOT 650 1.060 Ac. | LOT 651 1.067 Ac. | LOT 652 1.069 Ac. | LOT 653 1.070 Ac. | LOT 654 1.072 Ac. | LOT 655 1.057 Ac. | LOT 656 1.058 Ac. | LOT 657 2.012 Ac.

LOT 658 1.621 Ac.

LOT 659 1.664 Ac.

LOT 660 1.507 Ac.

LOT 661 1.908 Ac.

LOT 662 1.518 Ac.

LOT 663 1.218 Ac.

LOT 664 1.252 Ac.

LOT 665 1.391 Ac.

LOT 666 1.174 Ac.

LOT 667 1.200 Ac.

LOT 668 1.207 Ac.

LOT 669 1.209 Ac.

LOT 670 1.211 Ac.

LOT 671 1.213 Ac.

LOT 672 1.168 Ac.

LOT 673 1.168 Ac.

LOT 674 1.168 Ac.

LOT 675 1.168 Ac.

LOT 676 1.168 Ac.

LOT 677 1.282 Ac.

LOT 678 1.366 Ac.

LOT 679 1.085 Ac.

LOT 680 1.055 Ac.

LOT 681 1.054 Ac.

LOT 682 1.056 Ac.

LOT 683 1.054 Ac.

LOT 684 1.056 Ac.

LOT 685 1.492 Ac.

LOT 686 1.615 Ac.

LOT 687 1.351 Ac.

LOT 688 1.593 Ac.

LOT 689 1.454 Ac.

LOT 690 1.316 Ac.

LOT 691 1.665 Ac.

LOT 692

LOT 693

LOT 694

LOT 695

LOT 696

LOT 697

LOT 698

LOT 699 1.586 Ac.

LOT 700 1.130 Ac.

LOT 701 1.152 Ac.

LOT 702 1.162 Ac.

LOT 703 1.173 Ac.

LOT 704 1.183 Ac.

LOT 705 1.170 Ac.

LOT 706 1.137 Ac.

LOT 707 1.104 Ac.

LOT 708 1.071 Ac.

LOT 709 1.038 Ac.

LOT 710 1.134 Ac.

LOT 711 1.256 Ac.

LOT 712 1.079 Ac.

LOT 713 1.243 Ac.

LOT 714 1.398 Ac.

LOT 715 1.315 Ac.

LOT 716 1.284 Ac.

LOT 717 1.253 Ac.

LOT 718 1.223 Ac.

LOT 719 1.192 Ac.

LOT 720 1.195 Ac.

LOT 721 1.285 Ac.

LOT 722 1.345 Ac.

LOT 723 1.308 Ac.

LOT 724 1.054 Ac.

LOT 725 1.054 Ac.

LOT 726 1.054 Ac.

LOT 727 1.340 Ac.

LOT 728 1.157 Ac.

LOT 729 1.056 Ac.

LOT 730 1.054 Ac.

LOT 731 1.054 Ac.

LOT 732 1.201 Ac.

LOT 733 1.063 Ac.

LOT 734 1.054 Ac.

LOT 735 1.052 Ac.

LOT 736 1.391 Ac.

LOT 737 1.127 Ac.

LOT 738 1.052 Ac.

LOT 739 1.054 Ac.

LOT 740 1.054 Ac.

LOT 741 1.054 Ac.

LOT 742 1.054 Ac.

LOT 743 1.054 Ac.

LOT 744 1.054 Ac.

LOT 745 1.072 Ac.

LOT 746 1.047 Ac.

LOT 747 1.705 Ac.

LOT 748 1.699 Ac.

LOT 749 2.014 Ac.

LOT 750 1.138 Ac.

LOT 751 1.047 Ac.

LOT 752 1.054 Ac.

LOT 753 1.054 Ac.

LOT 754 1.054 Ac.

LOT 755 1.047 Ac.

LOT 756 1.054 Ac.

LOT 757 1.054 Ac.

LOT 758 1.054 Ac.

LOT 759 1.054 Ac.

LOT 760 1.195 Ac.

LOT 761 1.693 Ac.

LOT 762 2.114 Ac.

LOT 763 1.357 Ac.

LOT 764 1.597 Ac.

LOT 765 1.194 Ac.

LOT 766 1.100 Ac.

LOT 767 1.175 Ac.

LOT 768 1.054 Ac.

LOT 593 | LOT 594 | LOT 595 | LOT 596 1.672 Ac. | LOT 597 1.428 Ac. | LOT 598 1.093 Ac. | LOT 599 1.093 Ac. | LOT 600 1.093 Ac. | LOT 601 1.047 Ac. | LOT 602 1.054 Ac. | LOT 603 1.054 Ac. | LOT 604

LOT 574 | LOT 575 | LOT 576 1.106 Ac. | LOT 577 1.068 Ac. | LOT 578 1.069 Ac. | LOT 579 1.082 Ac. | LOT 580

LOT 549

MATCHLINE / LOT 639

COPPER RIM (60' ROW)

WINDSTONE (60' ROW)

BULVERDE MILLETT

WENTWORTH (60' ROW)

SAWGRASS (60' ROW)

DRY HOLLOW (60' ROW)

BENTWOOD DRIVE (60' ROW)

KEMPER DRIVE

30'X50' DRNG. ESMT.

30'X100' DRNG. ESMT.

40'X90' DRNG. ESMT.

30' DEDICATED TO THE PUBLIC AS R.O.W.

20' ELECTRIC UTILITY EASEMENT DOC#9906032743

CENTERLINE TEXAS STATE HIGHWAY No. 46 (100' R.O.W.)

L108.31'
Δ19°28'04"
R3768.73'
CB S8°07'02"W
LC1079.47'

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

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD DIRECTION	CH LENGTH
C20	38.88	05°10'50"	430.00	N54°37'12"E	38.87
C24	100.47	13°23'14"	430.00	N63°54'14"E	100.24
C53	83.16	08°21'33"	570.00	N47°51'00"E	83.09
C54	31.61	06°42'25"	270.00	N45°29'21"W	31.59
C55	239.55	24°04'45"	570.00	S20°33'44"W	237.79
C56	68.82	06°55'05"	570.00	S05°03'49"W	68.78
C58	81.61	07°25'20"	630.00	N48°19'07"E	81.55
C63	202.10	03°05'50"	3738.73	S74°17'01"W	202.08
C64	188.89	15°31'58"	370.00	S66°39'19"W	186.85
C65	162.39	02°29'19"	3738.73	S77°04'35"W	162.38
C66	53.78	08°19'42"	370.00	S85°26'41"W	53.73
C67	163.11	02°29'59"	3738.73	S79°34'14"W	163.10
C68	100.99	13°27'25"	430.00	N15°26'53"W	100.76
C69	171.74	02°37'55"	3738.73	S83°03'22"W	171.73
C71	147.44	02°15'34"	3738.73	S85°30'07"W	147.43
C72	135.07	02°04'12"	3738.73	S87°40'00"W	135.07
C73	42.38	00°38'58"	3738.73	S89°01'35"W	42.38
C79	64.58	09°44'14"	380.00	S26°12'34"E	64.50
C80	212.00	31°57'56"	380.00	S32°30'31"W	209.26
C82	369.45	66°08'57"	320.00	N20°58'58"E	349.27
C85	80.18	10°40'59"	430.00	N75°56'20"E	80.06
C87	7.36	00°26'04"	970.00	N51°28'04"E	7.35
C88	87.02	04°50'26"	1030.00	S63°46'29"W	86.99
C110	311.26	33°38'57"	530.00	N72°00'27"E	306.81
C111	125.57	18°56'00"	380.00	S11°52'27"E	125.00
C112	125.57	18°56'00"	380.00	S07°03'33"W	125.00
C137	195.21	11°31'50"	970.00	N02°23'25"E	194.88
C138	21.95	01°13'15"	1030.00	N89°42'17"W	21.95
C139	135.18	14°36'48"	530.00	N13°37'10"W	134.81
C140	62.50	08°19'42"	430.00	N85°26'41"E	62.45
C141	70.38	08°34'47"	470.00	S51°21'19"E	70.31
C142	128.66	15°41'02"	470.00	S39°13'24"E	128.25
C143	57.76	11°49'13"	280.00	N61°33'18"W	57.66
C144	62.83	60°00'00"	60.00	N86°37'30"E	60.00

NUMBER	DIRECTION	DISTANCE
L12	S81°43'14"E	35.69'
L13	S06°59'20"W	35.81'
L15	N76°23'06"W	36.59'
L18	N49°37'50"W	34.57'
L19	S40°26'34"W	36.08'
L20	N47°11'34"W	36.08'
L21	S42°52'49"W	34.57'
L26	N45°54'20"E	35.36'
L27	N44°05'40"W	35.36'
L28	S45°54'20"W	35.36'
L29	S44°05'40"E	35.36'
L30	S43°41'35"E	35.60'
L31	S46°42'30"W	35.36'
L32	S82°30'28"W	33.03'
L33	N03°12'52"W	34.97'
L34	S81°36'27"E	35.76'
L35	N06°33'07"E	36.07'
L36	N53°43'10"W	35.36'
L37	N36°16'50"E	35.36'
L38	S36°16'50"W	35.36'
L39	S53°43'10"E	35.36'

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD DIRECTION	CH LENGTH
C145	44.19	05°53'17"	430.00	S34°01'20"E	44.17
C146	111.00	14°47'23"	430.00	N29°34'16"W	110.69
C147	39.50	04°16'12"	530.00	N53°30'36"W	39.49
C149	125.66	120°00'00"	60.00	S03°22'30"E	103.92
C150	17.47	01°01'54"	970.00	S89°36'37"E	17.47
C151	154.29	31°34'17"	280.00	S83°15'04"E	152.34
C152	131.49	26°54'22"	280.00	S67°30'37"W	130.28
C153	62.83	60°00'00"	60.00	N33°22'30"W	60.00
C154	106.04	18°59'10"	320.00	N21°35'06"W	105.55
C155	269.92	70°17'52"	220.00	N89°12'22"E	253.31
C156	23.48	03°38'12"	370.00	N35°08'52"W	23.48
C159	112.50	06°15'29"	1030.00	S69°19'26"W	112.44
C160	112.56	06°15'41"	1030.00	S75°35'01"W	112.50
C162	62.83	60°00'00"	60.00	S26°37'30"W	60.00
C163	182.26	10°45'56"	970.00	N67°43'56"E	181.99

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD DIRECTION	CH LENGTH
C164	180.55	10°39'52"	970.00	N57°01'02"E	180.29
C165	125.07	06°57'26"	1030.00	S00°06'13"W	124.99
C166	87.20	04°51'03"	1030.00	S81°08'23"W	87.18
C167	173.71	10°15'39"	970.00	N78°14'43"E	173.48
C168	62.83	60°00'00"	60.00	N60°54'20"E	60.00
C169	94.25	90°00'00"	60.00	S44°05'40"E	84.85
C170	7.81	01°21'21"	330.00	S32°03'34"E	7.81
C171	92.76	16°06'20"	330.00	S40°47'24"E	92.46
C172	75.11	08°07'13"	530.00	N47°18'54"W	75.05
C173	109.83	11°52'24"	530.00	N37°19'05"W	109.63
C174	50.68	10°45'16"	270.00	N36°45'31"W	50.60
C177	94.25	90°00'00"	60.00	S45°54'20"W	84.85
C183	62.83	60°00'00"	60.00	N59°05'40"W	60.00
C201	167.23	15°12'31"	630.00	N09°12'50"E	166.74
C202	305.56	27°47'22"	630.00	N30°42'46"E	302.57
C226	60.00	00°54'44"	3768.73	N81°16'50"E	60.00
C227	14.54	02°15'05"	370.00	N32°12'14"W	14.54

SCALE 1"=200'

0 200 400

PRO·TECH ENGINEERING GROUP INCORPORATED
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SHEET 5 of 5

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