Doc# 200306005866

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 13 day of February, 2003 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

My Commission Expires:

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

This subdivision plat of RIVER CROSSING UNIT FOUR has been submitted to and considered by the Board of Aldermen of Bulverde, Texas and is hereby approved by such board.

Dated this 18 day of February, A.D. 2003.

_____
Bulverde Mayor

Phyllis E. Peterson
Attest:
City Secretary

STATE OF TEXAS*
COUNTY OF COMAL*

I, Joy Streater, County Clerk of Comal County do hereby certify that this re-plat was filed for record in my office on the 18th day of February A.D., 2003, at 8:36A .M. and duly recorded the 18th day of February A.D., 2003, at 8:36A M. in the Records of Maps and Plats in said office, of said County, in Book Volume 14, on Page(s) 219-220 in testimony whereof witness my hand and official seal of office this 18th day of February A.D., 2003.

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.

STATE OF TEXAS
REGISTERED
KELLY KILBER
2219
PROFESSIONAL
LAND SURVEYOR

_____
Kelly Kilber
Registered Professional Land Surveyor No. 2219

Sworn to and subscribed before me this the 13 day of February. A.D., 2003.

_____
Notary Public
State of Texas
Richard McDaniel

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

STATE OF TEXAS*
COUNTY OF COMAL*

I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the Subdivision Ordinance, exept for those variances granted by the Governing Body of the City of Bulverde.

STATE OF TEXAS
KELLY KILBER
41187
REGISTERED
PROFESSIONAL
ENGINEER

_____
Kelly Kilber, PE

Sworn to and subscribed before me this the 13 day of February. A.D., 2003.

_____
Notary Public
State of Texas
Richard McDaniel

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

PLAN 5404
EO 14645
..\14645\UNIT4\14645base.dwg

River Crossing

UNIT FOUR

A Subdivision of 134.57 acres, being 134.57 acres out of the Theo. Miller Survey No. 323, A-384 Comal County, Texas 74 Lots

LOT SUMMARY

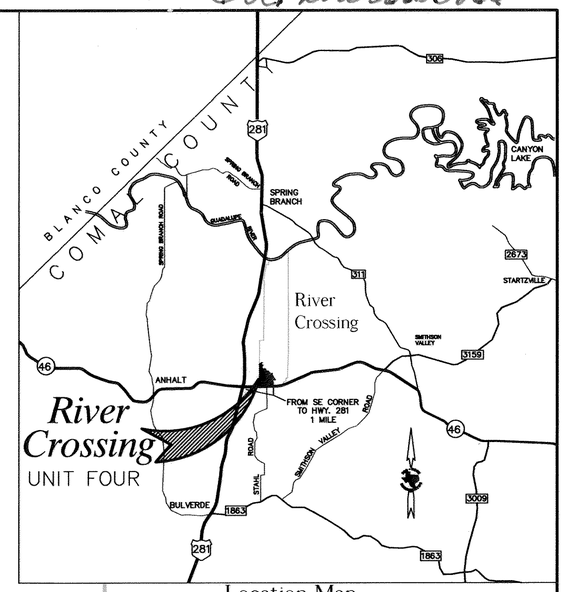
74 LOTS, BEING 123.53 ACRES, SAME BEING 123.53 ACRES OUT OF THE THEO. MILLER SURVEY No. 323, A-384

COUNTY ROADS:

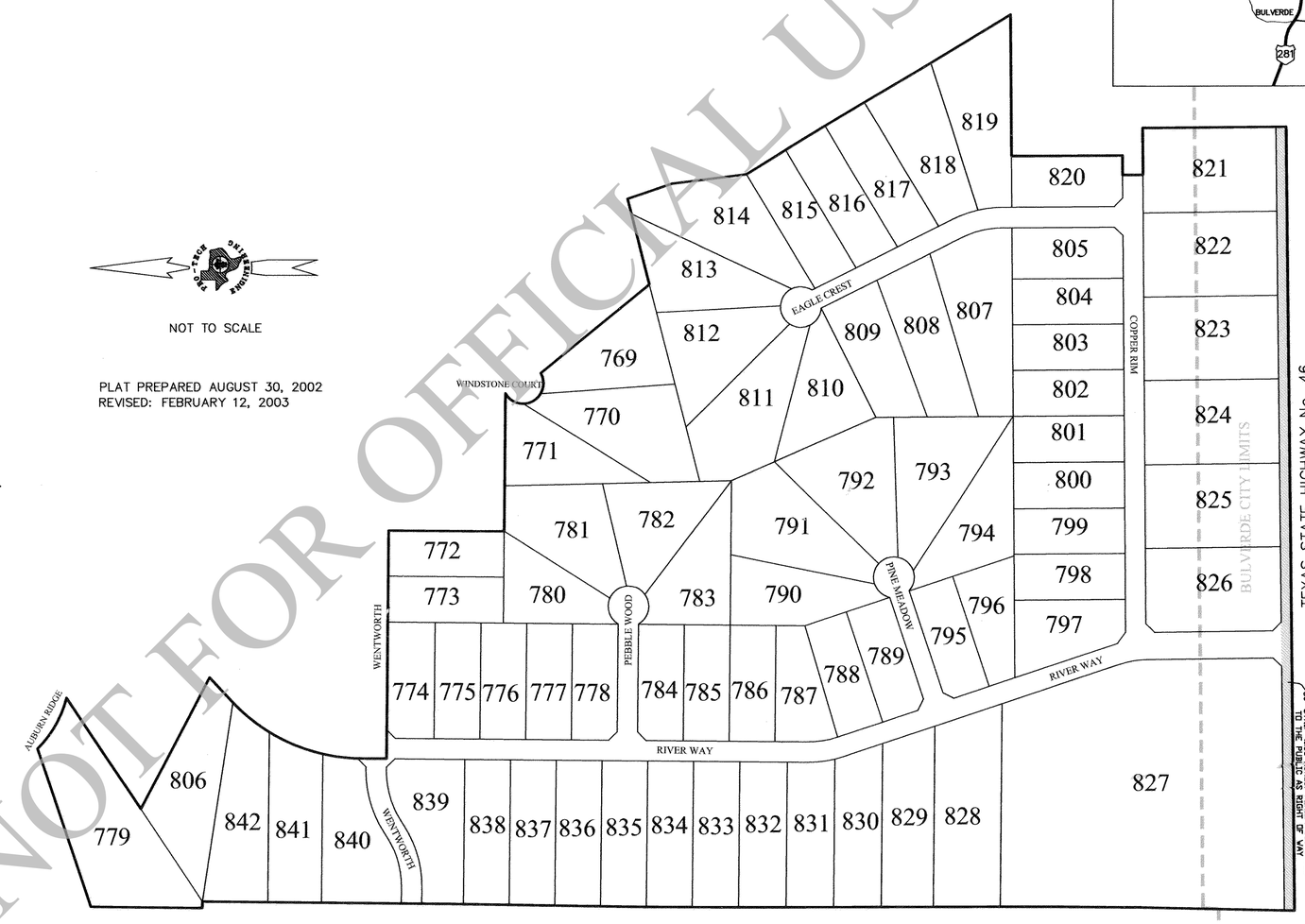
6313 LINEAR FEET OF ROADS, BEING 9.46 ACRES OUT OF THE THEO. MILLER SURVEY No. 323, A-384

OTHER:

A 30' WIDE STRIP (2300 LF) ALONG F.M. HIGHWAY No. 46, SAME BEING 1.58 ACRES OUT OF THE THEO. MILLER SURVEY No. 323, A-384, HEREBY DEDICATED TO THE PUBLIC AS RIGHT OF WAY.



Location Map
Not To Scale



NOT TO SCALE

PLAT PREPARED AUGUST 30, 2002
REVISED: FEBRUARY 12, 2003

NOT FOR OFFICIAL USE

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. Originally this subdivision was within the extra-territorial jurisdiction (ETJ) of the City of Bulverde North (1999). Currently a portion of the subdivision is within the City Limits of the City of Bulverde and the remainder is within the ETJ of the City of Bulverde (2001).
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. No direct access to F.M. Highway 46 shall be allowed from lots 821-827.
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.

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

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River Crossing

UNIT FOUR

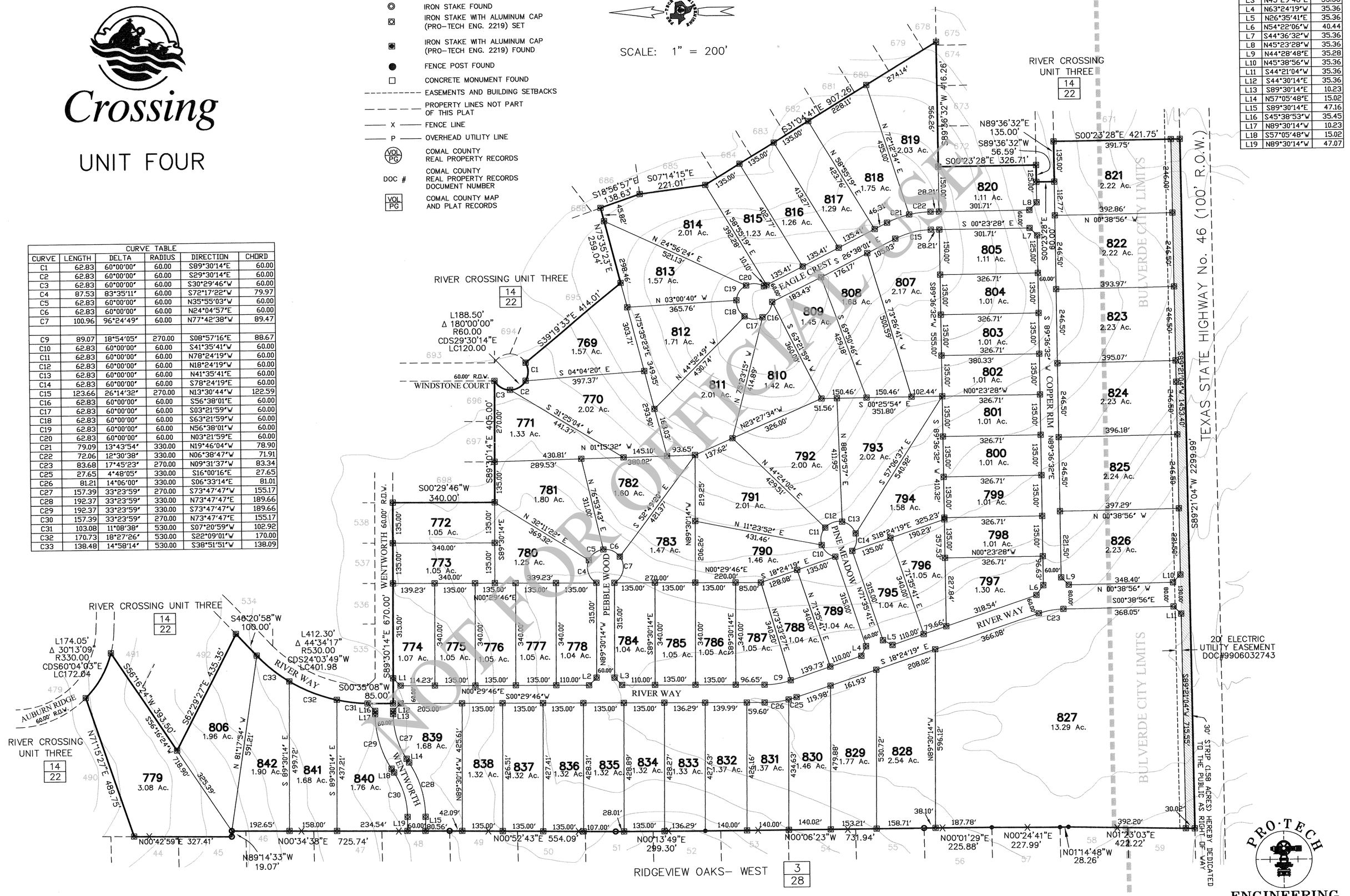
LEGEND

- IRON STAKE FOUND
- IRON STAKE WITH ALUMINUM CAP (PRO-TECH ENG. 2219) SET
- IRON STAKE WITH ALUMINUM CAP (PRO-TECH ENG. 2219) FOUND
- FENCE POST FOUND
- CONCRETE MONUMENT FOUND
- EASEMENTS AND BUILDING SETBACKS
- PROPERTY LINES NOT PART OF THIS PLAT
- 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

SCALE: 1" = 200'

CURVE TABLE					
CURVE	LENGTH	DELTA	RADIUS	DIRECTION	CHORD
C1	62.83	60°00'00"	60.00	S89°30'14"E	60.00
C2	62.83	60°00'00"	60.00	S29°30'14"E	60.00
C3	62.83	60°00'00"	60.00	S30°29'46"W	60.00
C4	87.53	83°35'11"	60.00	S72°17'22"W	79.97
C5	62.83	60°00'00"	60.00	N35°55'03"W	60.00
C6	62.83	60°00'00"	60.00	N24°04'57"E	60.00
C7	100.96	96°24'49"	60.00	N77°42'38"W	89.47
C9	89.07	18°54'05"	270.00	S08°57'16"E	88.67
C10	62.83	60°00'00"	60.00	S41°35'41"W	60.00
C11	62.83	60°00'00"	60.00	N78°24'19"W	60.00
C12	62.83	60°00'00"	60.00	N18°24'19"W	60.00
C13	62.83	60°00'00"	60.00	N41°35'41"E	60.00
C14	62.83	60°00'00"	60.00	S78°24'19"E	60.00
C15	123.66	26°14'32"	270.00	N13°30'44"W	122.59
C16	62.83	60°00'00"	60.00	S56°38'01"E	60.00
C17	62.83	60°00'00"	60.00	S03°21'59"W	60.00
C18	62.83	60°00'00"	60.00	S63°21'59"W	60.00
C19	62.83	60°00'00"	60.00	N56°38'01"W	60.00
C20	62.83	60°00'00"	60.00	N03°21'59"E	60.00
C21	79.09	13°43'54"	330.00	N19°46'04"W	78.90
C22	72.06	12°30'38"	330.00	N06°38'47"W	71.91
C23	83.68	17°45'23"	270.00	N09°31'37"W	83.34
C25	27.65	4°48'05"	330.00	S16°00'16"E	27.65
C26	81.21	14°06'00"	330.00	S06°33'14"E	81.01
C27	157.39	33°23'59"	270.00	S73°47'47"W	155.17
C28	192.37	33°23'59"	330.00	N73°47'47"E	189.66
C29	192.37	33°23'59"	330.00	S73°47'47"W	189.66
C30	157.39	33°23'59"	270.00	N73°47'47"E	155.17
C31	103.08	11°08'38"	530.00	S07°20'59"W	102.92
C32	170.73	18°27'26"	530.00	S22°09'01"W	170.00
C33	138.48	14°58'14"	530.00	S38°51'51"W	138.09

LINE TABLE		
LINE	BEARING	LENGTH
L1	N45°29'46"E	35.36
L2	N44°30'14"W	35.36
L3	N45°29'46"E	35.36
L4	N63°24'19"W	35.36
L5	N26°35'41"E	35.36
L6	N54°22'06"W	40.44
L7	S44°36'32"W	35.36
L8	N45°23'28"W	35.36
L9	N44°28'48"E	35.28
L10	N45°38'56"W	35.36
L11	S44°21'04"W	35.36
L12	S44°30'14"E	35.36
L13	S89°30'14"E	10.23
L14	N57°05'48"E	15.02
L15	S89°30'14"E	47.16
L16	S45°38'53"W	35.45
L17	N89°30'14"W	10.23
L18	S57°05'48"W	15.02
L19	N89°30'14"W	47.07



UNOFFICIAL USE
NOT FOR OFFICIAL USE

PLAN 5404

EO 14645

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02/12/03

PRO·TECH ENGINEERING GROUP INCORPORATED
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