Doc# 200306034058

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.

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*

BEFORE ME, 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 purposes and considerations therein expressed, and in the capacity therein stated.

9-10-03
Notary Public, State of Texas

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

My Commission Expires: _____

This Plat of RIVER CROSSING, UNIT FIVE 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. 11, 2003.

Dated this 11 day of September, A.D., 2003.

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 12 day of September, A.D., 2003, at 10:59A .M. and duly recorded the 12 day of September A.D., 2003, at 10:59A.M. in the Records of Maps and Plats in said office, of said County, in Book Volume 14 on Page(s) 281-284 in testimony whereof witness my hand and official seal of office this 12 day of September 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.

Kelly R. Kilber
Registered Professional Land Surveyor No. 2219

REGISTERED KELLY KILBER 2219 PROFESSIONAL LAND SURVEYOR

Sworn to and subscribed before me this the 10 day of September A.D., 2003.

Notary Public
State of Texas

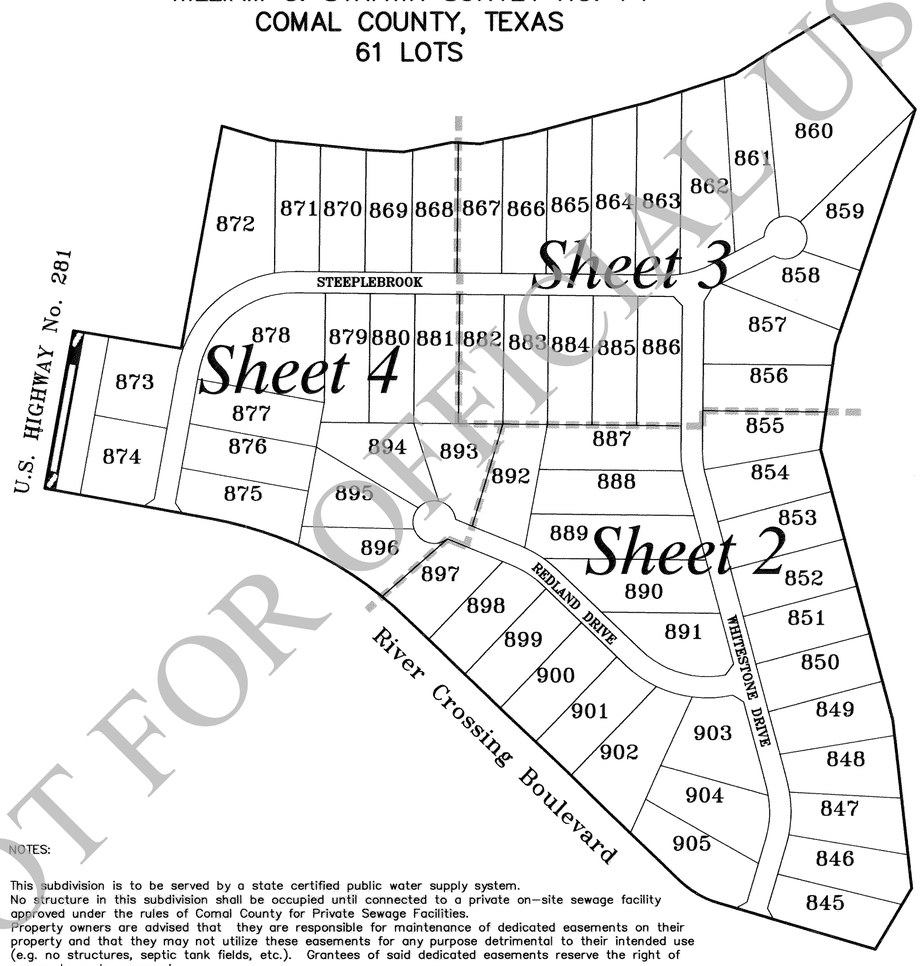
RICHARD MCDANIEL
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
AUGUST 17, 2005

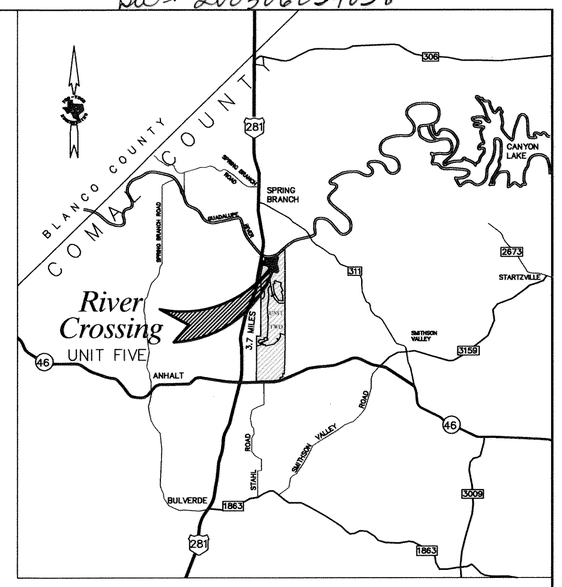
SURVEYOR
PRO-TECH ENGINEERING GROUP, Inc.
Kelly Kilber, R.P.L.S.
100 E. San Antonio St., Suite 100
San Marcos, Texas 78666
(512) 353-3335

PLAN 5411
EO 14645
..\14645\DWG\PLAT\UNIT5\14645U5 plat-base.dwg
01/24/03 RPB

River Crossing
UNIT FIVE

A SUBDIVISION OF 79.64 ACRES,
BEING
79.64 ACRES OUT OF THE
WILLIAM G. STRAWN SURVEY NO. 74
COMAL COUNTY, TEXAS
61 LOTS





Location Map
Not To Scale

NOT TO SCALE

NOTES:

1. This subdivision is to be served by a state 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 twenty-five (25) foot front 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" & "A30" as delineated on the Flood Insurance Rate Map (FIRM) Panel No.'s 485463 0040 C.
13. 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.
14. The Developer/Owner is responsible for preventing any adverse impact to the existing drainage system within the state highway right-of-way.
15. 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.
16. Road Reserve "A" within River Crossing Boulevard Subdivision and Lot 906 will serve as ingress and egress for lots within River Crossing Unit Five.
17. No direct access to U.S. Highway 281 shall be allowed from lots 873 or 874.
18. A 1' non-access easement is dedicated on lots 873 & 874 along US Highway 281 North.
19. No on-site sewage disposal facilities will be permitted on the 0.72 acre Highway Right-of-way reserve tract.

RESIDENTIAL LOTS:

61 LOTS, BEING 71.31 ACRES OUT OF THE WILLIAM G. STRAWN SURVEY No. 74.

PRIVATE ROADS:

5041 LINEAR FEET OF ROADS:
LOT 906, BEING 7.30 ACRES OUT OF THE WILLIAM G. STRAWN SURVEY No. 74
DEDICATED TO THE HOMEOWNER'S ASSOCIATION AS PRIVATE ROAD R.O.W. MAINTENANCE OF THE PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

US HIGHWAY 281 NORTH:

0.31 ACRES DEDICATED ALONG US HIGHWAY 281 NORTH TO THE PUBLIC AS RIGHT-OF-WAY

HIGHWAY ROW RESERVE:

0.72 ACRES IS RESERVED FOR FUTURE PUBLIC RIGHT-OF-WAY.

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

SHEET 1 of 4

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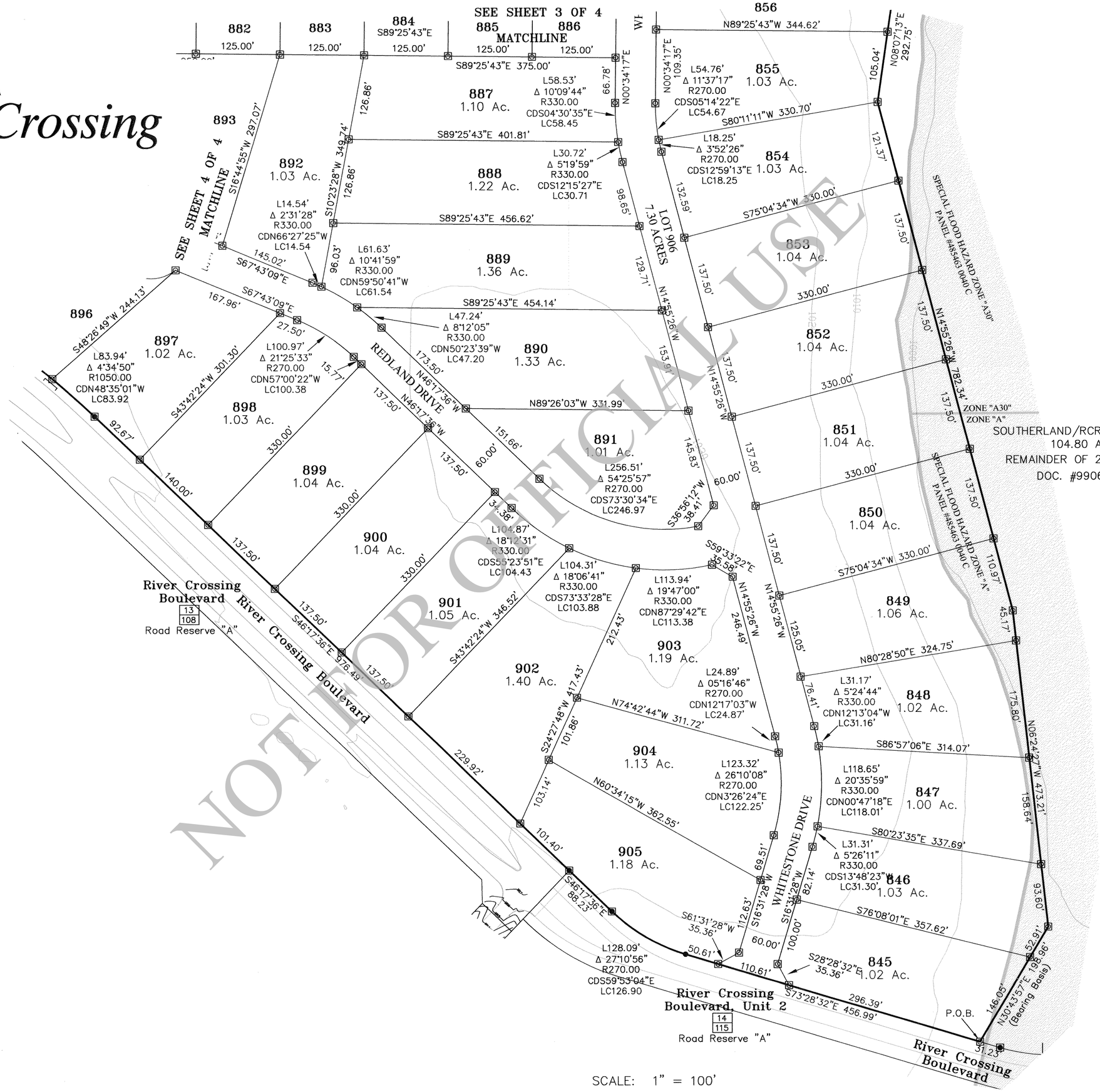
Doc# 200306034058

River Crossing
UNIT FIVE


SEE SHEET 3 OF 4
MATCHLINE
SEE SHEET 4 OF 4
MATCHLINE
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883
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890
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902
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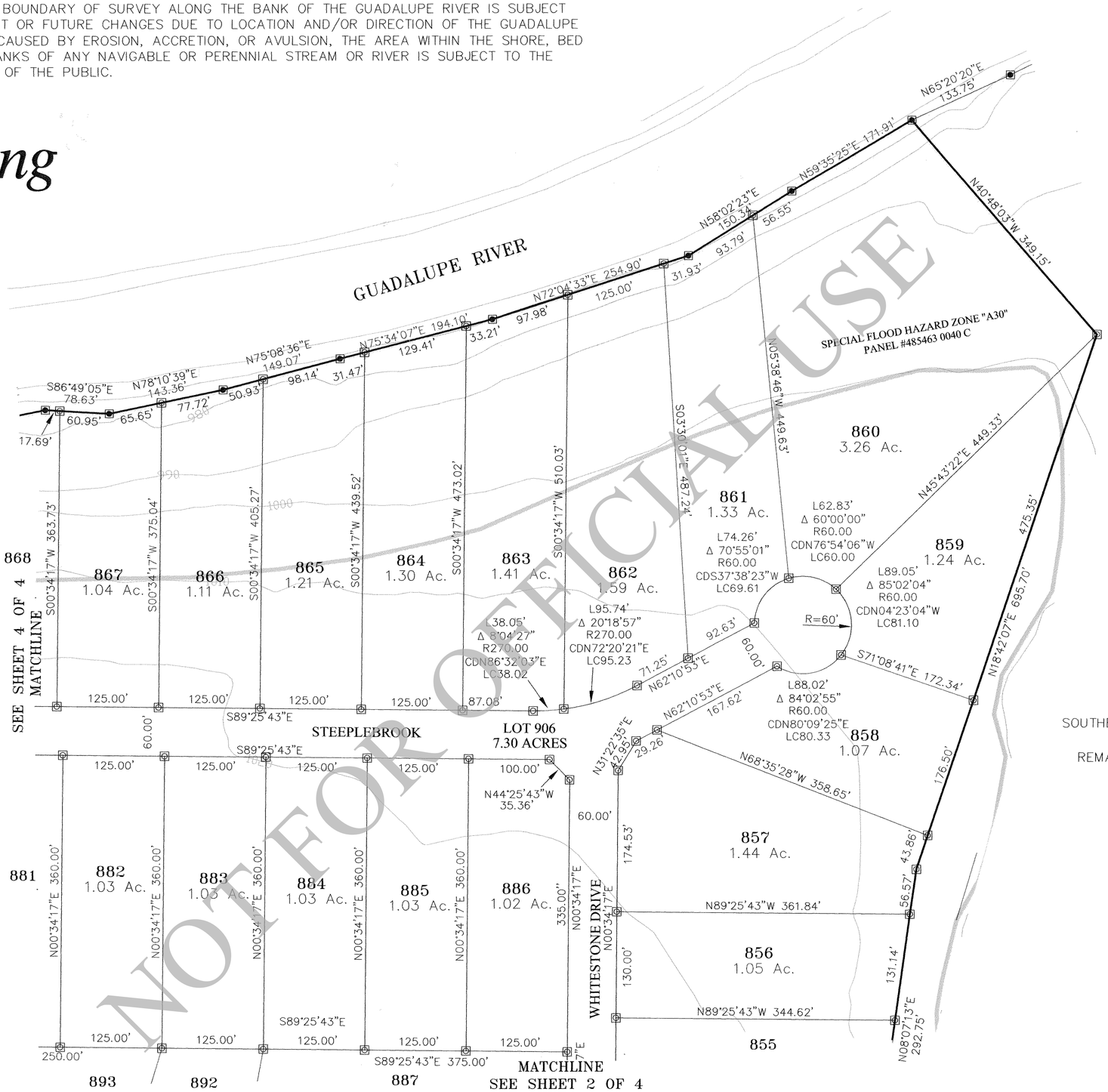
903
1.19 Ac.
904
1.13 Ac.
905
1.18 Ac.
LOT 906
7.30 ACRES
856
855
1.03 Ac.
854
1.03 Ac.
853
1.04 Ac.
852
1.04 Ac.
851
1.04 Ac.
850
1.04 Ac.
849
1.06 Ac.
848
1.02 Ac.
847
1.00 Ac.
846
1.03 Ac.
845
1.02 Ac.
S89°25'43"E 125.00'
125.00'
125.00'
125.00'
125.00'
S89°25'43"E 375.00'
S89°25'43"E 401.81'
S89°25'43"E 456.62'
S89°25'43"E 454.14'
N89°26'03"W 331.99'
N89°25'43"W 344.62'
S16°44'55"W 297.07'
S67°43'09"E 145.02'
S67°43'09"E 167.96'
S48°26'49"W 244.13'
S43°42'24"W 301.30'
S46°17'36"E 976.49'
N46°17'36"W 137.50'
N46°17'36"W 173.50'
S46°17'36"E 88.23'
S46°17'36"E 229.92'
N00°34'17"E 66.78'
N00°34'17"E 109.35'
N08°07'13"E 292.75'
S10°23'28"W 349.74'
126.86'
126.86'
96.03'
98.65'
129.71'
153.97'
145.83'
S36°56'12"W 38.14'
S59°33'22"E 35.58'
S80°11'11"W 330.70'
S75°04'34"W 330.00'
S75°04'34"W 330.00'
S14°55'26"W 782.34'
N14°55'26"W 153.97'
N14°55'26"W 246.49'
N14°55'26"W 125.05'
105.04'
121.37'
132.59'
137.50'
137.50'
137.50

Doc# 200306034058

River Crossing
UNIT FIVE

NOTE:
NORTH BOUNDARY OF SURVEY ALONG THE BANK OF THE GUADALUPE RIVER IS SUBJECT TO PAST OR FUTURE CHANGES DUE TO LOCATION AND/OR DIRECTION OF THE GUADALUPE RIVER CAUSED BY EROSION, ACCRETION, OR AVULSION, THE AREA WITHIN THE SHORE, BED AND BANKS OF ANY NAVIGABLE OR PERENNIAL STREAM OR RIVER IS SUBJECT TO THE RIGHTS OF THE PUBLIC.



SOUTHERLAND/RCR VENTURE, LTD.
104.80 ACRES
REMAINDER OF 297.23 ACRES
DOC. #9906008862

NOT FOR OFFICIAL USE

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

PLAN 5411

EO 14645

..\14645\DWG\PLAT\UNIT5\14645U5 plat-base.dwg
01/24/03 RPB

SCALE: 1" = 100'

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

VOL # 14 PG 283

Doc# 200306034058

River Crossing
UNIT FIVE

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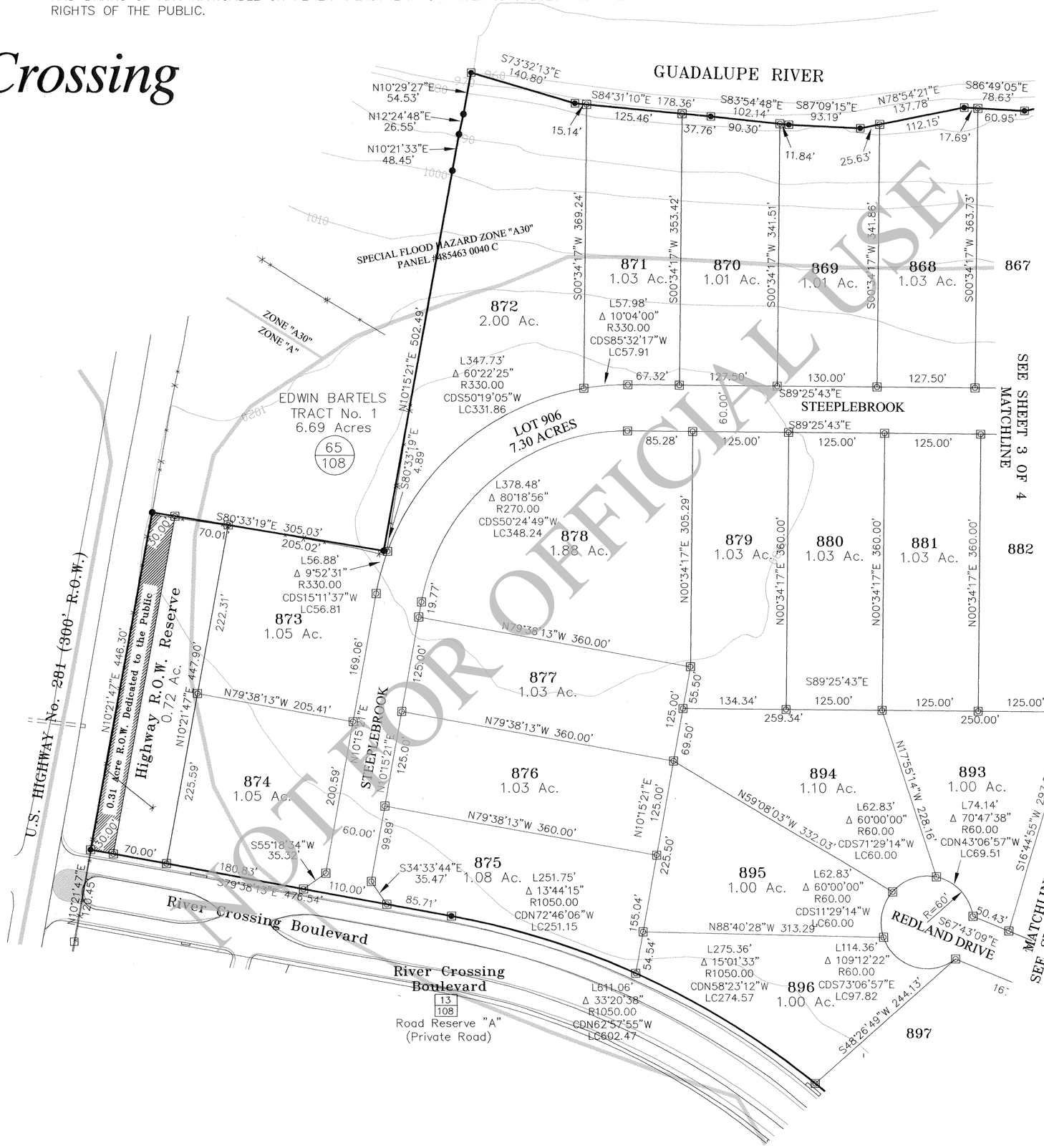

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