Doc# 200606015480

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*

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.
Given under my hand and seal of office this the 20 day of April, A.D., 2004.

_____
Notary Public, State of Texas
Richard McDaniel

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

My Commission Expires: _____

This Plat of RIVER CROSSING UNIT SEVEN has been submitted to and considered by the Commissioners Court of Comal County, Texas and is hereby approved for filing by said Court on April 22, 2004.

Dated this 22 day of April, A.D., 2004.

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 29 day of April, A.D., 2004, at 4:15 P. M. and duly recorded the 29 day of April, A.D., 2004, at 4:15P M. in the Records of Maps and Plats in said office, of said County, in Book Volume 14 on Page(s) 387 in testimony whereof witness my hand and official seal of office this 29 day of April A.D., 2004.

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 21 day of April, A.D., 2004.

_____
Notary Public
State of Texas
Richard McDaniel

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., Suit 100
San Marcos, Texas 78666
(512) 353-3335

PLAN 5445
EO 14645

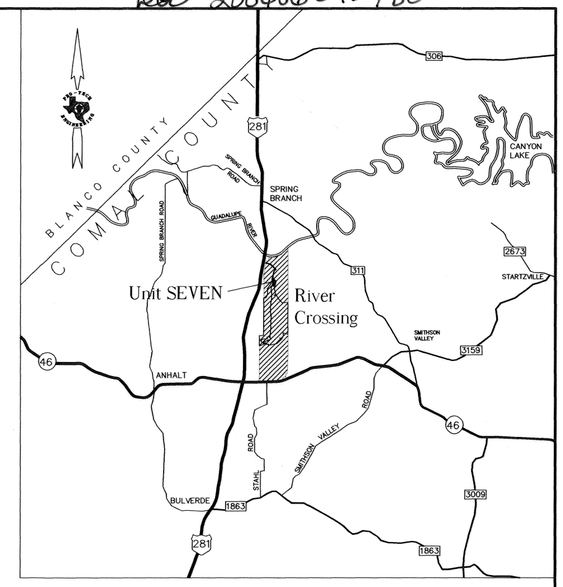
River Crossing

UNIT SEVEN

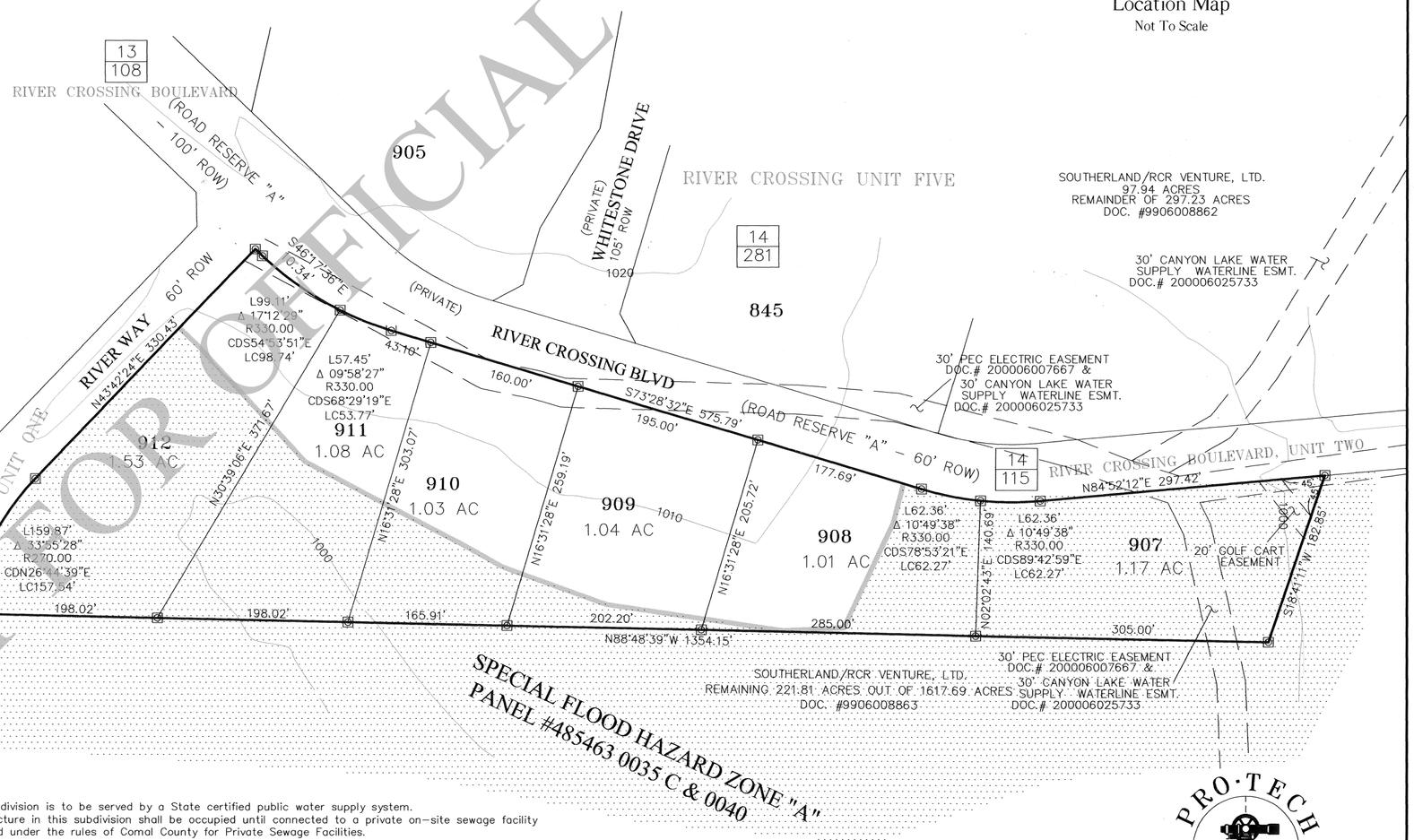
A SUBDIVISION of 6.86 ACRES
BEING
OUT OF THE
WILLIAM G. STRAWN SURVEY NO. 74
COMAL COUNTY, TEXAS
6 LOTS

PRO-TECH ENGINEERING

SCALE: 1" = 100'



Location Map
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 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 front building set-back.
8. This subdivision does not lie within the Recharge Zone of the Edwards Aquifer.
9. This subdivision does not lie within the extraterritorial jurisdiction of any city.
10. 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.
11. Road Reserve "A" within River Crossing Boulevard and River Crossing Boulevard, Unit Two will serve as ingress and egress for lots within River Crossing Unit Seven.

LEGEND

▣	IRON STAKE WITH ALUMINUM CAP (PRO-TECH ENG. 2219) SET
VOL / PG	COMAL COUNTY REAL PROPERTY RECORDS
DOC #	COMAL COUNTY REAL PROPERTY RECORDS DOCUMENT NUMBER
VOL / PG	COMAL COUNTY MAP AND PLAT RECORDS

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

JANUARY 2004

UNOFFICIAL USE
NOT FOR OFFICIAL USE

Vol#14 Pg 387