Doc #200606025686

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, ond 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 28 day of June, 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 EIGHT 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 8, 2004.

Dated this 8 day of July, 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 9 day of July, A.D., 2004, at 10:23 A .M. and duly recorded the 9 day of July, A.D., 2004, at 10:23 A M. in the Records of Maps and Plats in said office, of said County, in Book Volume 15 on Page(s) 31-32 in testimony whereof witness my hand and official seal of office this 9 day of July 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 28 day of June, A.D., 2004.

_____
Notary Public
State of Texas
Richard McDaniel

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

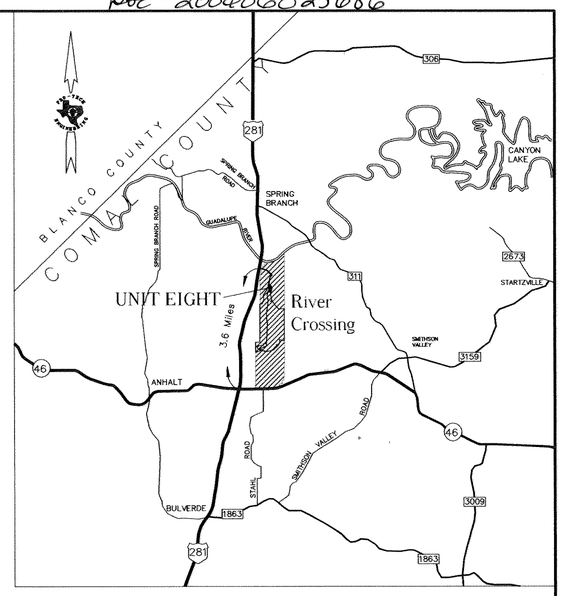
SURVEYOR
PRO-TECH ENGINEERING GROUP, Inc.
Kelly Kilber, R.P.L.S.
100 E. San Antonio St., Suite 100
San Marcos, Texas 78666
(512) 353-3335

PLAN 5455
EO 14645

River Crossing

UNIT EIGHT

A SUBDIVISION of 26.14 ACRES
BEING
OUT OF THE
WILLIAM G. STRAWN SURVEY NO. 74, A-555
COMAL COUNTY, TEXAS
9 LOTS



Location Map
Not To Scale

1. This subdivision is to be served by a State certified public water supply system.
2. This subdivision is to be served by private individual on-site sewage facilites.
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 Eight.

RIVER CROSSING
UNIT EIGHT
SHEET 1 OF 2
APRIL 19, 2004

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

NOT FOR OFFICIAL USE

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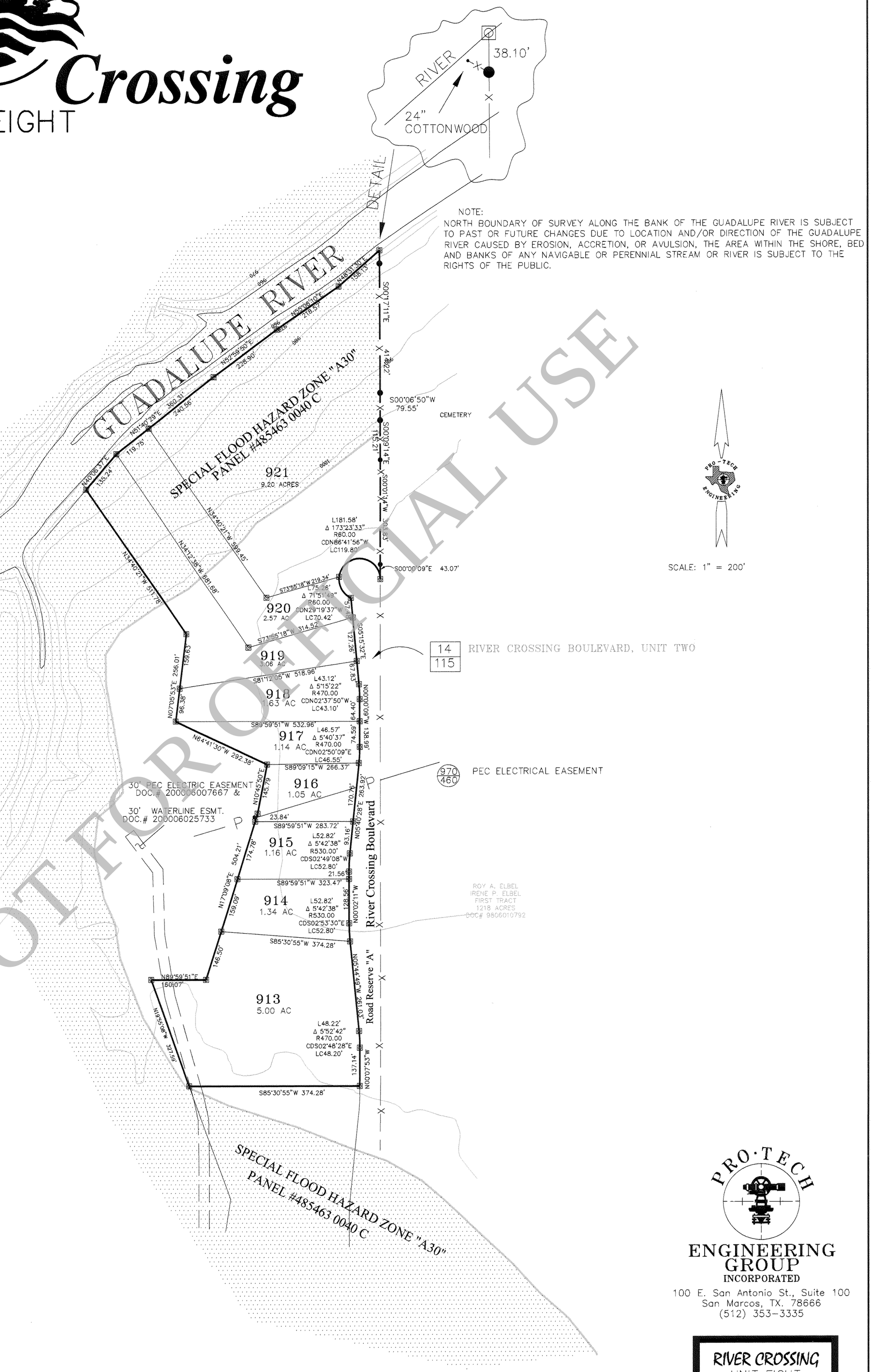
Doc.# 200406025486

Vol #15 Pg 32

River Crossing

UNIT EIGHT



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.

SCALE: 1" = 200'

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 5455
EO 14645

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RIVER CROSSING
UNIT EIGHT
SHEET 2 OF 2
APRIL 19, 2004