

200406007050

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.

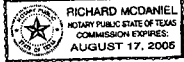
BLUEGREEN SOUTHWEST ONE, L.P.
a Delaware Limited Partnership
By BLUEGREEN SOUTHWEST LAND, INC.
a Delaware Corporation, General Partner

By *Jack H. Dean*
Jack H. Dean, Vice President
P.O. Box 896
Wimberley, TX 78676

STATE OF TEXAS
COUNTY OF COMAL*

This instrument was acknowledged before me on this the 24 day of February, 2004 by Jack H. Dean, Vice President of BLUEGREEN SOUTHWEST LAND, INC., a Delaware Corporation, General Partner of BLUEGREEN SOUTHWEST ONE, L.P., a Delaware Limited Partnership, in the capacity therein stated, on behalf of said Corporation.

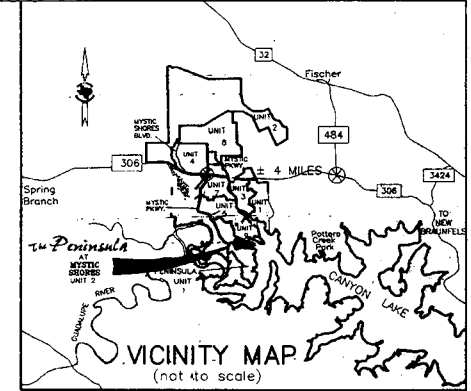
By *Richard McDaniel*
Notary Public, State of Texas
Richard McDaniel
My Commission Expires:



The Peninsula

AT MYSTIC SHORES UNIT TWO

A SUBDIVISION OF 70.66 ACRES
BEING
47.06 ACRES OUT OF THE
JUAN ARREDONDO SURVEY No. 1, A-7
16.84 ACRES OUT OF THE
W. CLEMENS SURVEY NO. 977, A-868
6.76 ACRES OUT OF THE
KARL WORSTORFER SURVEY No. 724, A-579.
COMAL COUNTY, TEXAS
18 LOTS



This Plat of The Peninsula At Mystic Shores Unit Two has been submitted to and considered by the Commissioners Court of Comal County, Texas and is hereby approved for filing by said Court on February 26, 2004.
Dated this 26 day of February, A.D., 2004.

By *Henry Schul*
County Judge
Attest: *Anthony J. Jones*
County Clerk Deputy

STATE OF TEXAS
COUNTY OF COMAL*

I, Jay Streeter, County Clerk of Comal County do hereby certify that this plat was filed for record in my office on the 27 day of Feb, A.D., 2004, at 10:30 A.M. and duly recorded the 27 day of Feb, A.D., 2004, at 10:30 A.M. in the Records of Maps and Plats in said office, of said County, in Book Volume 14, on Page(s) 368-370 in testimony whereof witness my hand and official seal of office this 27 day of Feb, A.D., 2004.

COUNTY CLERK
COMAL COUNTY, TEXAS

By *Sharon Romero*
Deputy



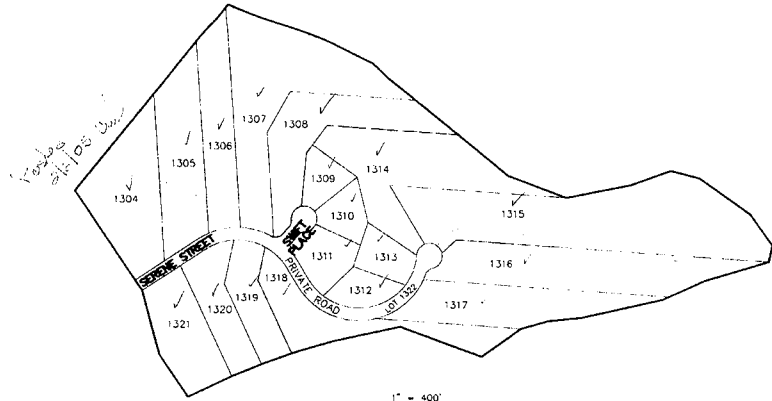
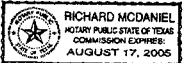
STATE OF TEXAS
COUNTY OF COMAL*

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.

By *Kelly Kiber*
Kelly Kiber
Registered Professional Land Surveyor No. 2219

Sworn to and subscribed before me this the 24 day of February, A.D., 2004.

Notary Public
State of Texas
Richard McDaniel



PLAT PREPARED SEPTEMBER 15, 2003

NOTES:

- 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. 484643 0020 C, dated September 29, 1986, for unincorporated areas of Comal County, Texas.
- Topographic information shown hereon was provided by GEODETIX, INC. Contours shown at intervals of 10 feet.
- This subdivision does not lie within the Edwards Aquifer Recharge Zone.
- This subdivision does not lie within the extra-territorial jurisdiction of any city.
- Lienholder, FINOVA CAPITAL CORP., 4800 North Scottsdale Road, Scottsdale, Arizona 85251, by deed of trust recorded in document No. 200006014074, 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. 200406007049.
- This subdivision shall be served by a state certified public water supply system.
- This subdivision shall be served by individual on-site sewage facilities.
- 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.
- 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.
- There is hereby dedicated a twenty (20) foot wide Public Utility, Drainage, and Embankment/Backslope easement adjacent to all street right-of-way lines.
- There is hereby dedicated a ten (10) foot wide Public Utility and Drainage Easement adjacent to all non-street lot lines.
- Comal County requires a minimum twenty five (25) foot front building set-back.
- Lot 1322 will serve as ingress and egress for lots within The Peninsula at Mystic Shores Unit Two.

SUBDIVISION SUMMARY

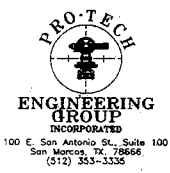
RESIDENTIAL LOTS:
18 LOTS, BEING 67.71 ACRES, SAME BEING
44.34 ACRES OUT OF THE JUAN ARREDONDO SURVEY No. 1, A-7
16.81 ACRES OUT OF THE W. CLEMENS SURVEY NO. 977, A-868
6.76 ACRES OUT OF THE KARL WORSTORFER SURVEY No. 724, A-579.

PRIVATE ROADS:
1922 LINEAR FEET OF ROADS:
LOT 1322, BEING 2.95 ACRES, SAME BEING
2.72 ACRES OUT OF THE JUAN ARREDONDO SURVEY No. 1, A-7
0.23 ACRES OUT OF THE W. CLEMENS SURVEY NO. 977, A-868
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.

PLAN 5435
EO 14660

\\14660\MC\PLAT\Peninsula Unit 2\plan2-postbase.dwg
09/15/03 598

SURVEYOR
PRO-TECH ENGINEERING GROUP, Inc.
Kelly Kiber, R.P.L.S.
100 E. San Antonio St., Suite 100
San Marcos, Texas 78666



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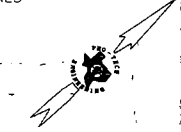
SHEET 1 of 3

The Peninsula AT MYSTIC SHORES UNIT TWO

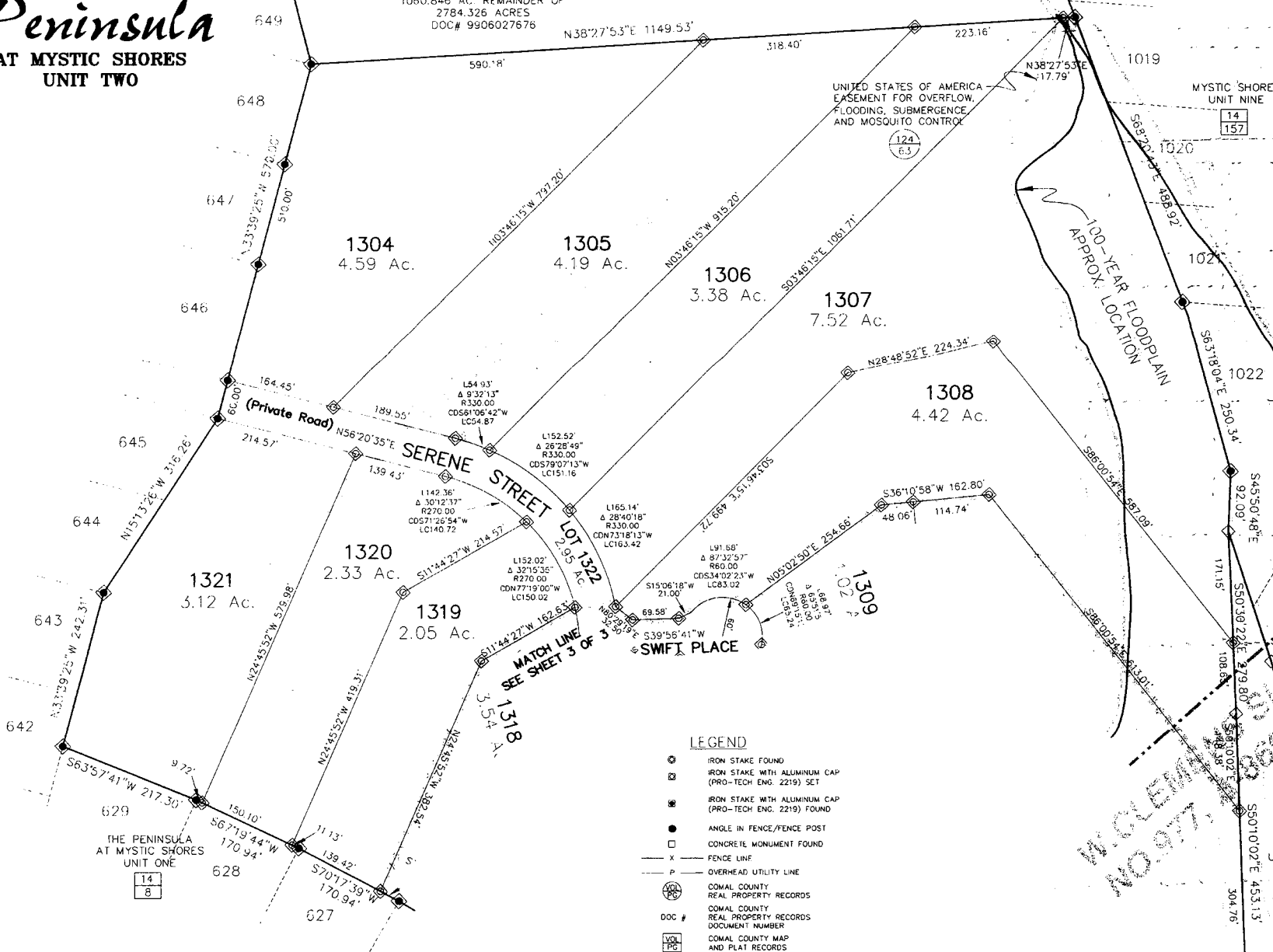
BLUEGREEN SOUTHWEST ONE, L.P.
1060.846 AC. REMAINDER OF
2784.326 ACRES
DOC# 9906027676

UNITED STATES OF AMERICA
EASEMENT FOR OVERFLOW,
FLOODING, SUBMERGENCE
AND MOSQUITO CONTROL

MYSTIC SHORES
UNIT NINE



SCALE: 1"=400'



100-YEAR FLOODPLAIN
APPROX. LOCATION

(Private Road)

SERENE STREET LOT 1322

SWIFT PLACE

CANYON LAKE

UNITED STATES OF AMERICA
CANYON LAKE

- 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
 - - - FENCE LINE
 - - - OVERHEAD UTILITY LINE
 - Ⓢ 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 5435

EO 14660
\\14660\p\p\PLAT\Peninsula Unit 2\unit2-plat05a.dwg
09/15/03 10:00

SCALE: 1" = 100'

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SHEET 2 of 3

The Peninsula

AT MYSTIC SHORES
UNIT TWO

