

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. Furthermore, the owner does hereby dedicate a public utility and public drainage easement over and across Lots 1625, 1626, and 1627. Easements are dedicated for the purposes shown hereon.

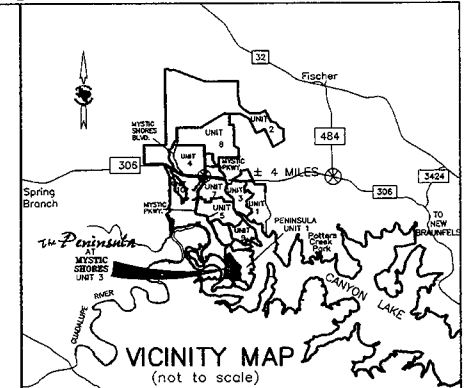
BLUEGREEN SOUTHWEST ONE, L.P.
a Delaware Limited Partnership,
By BLUEGREEN SOUTHWEST LAND, INC.
a Delaware Corporation, General Partner.

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

The Peninsula

AT MYSTIC SHORES UNIT THREE

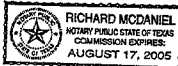
A SUBDIVISION OF 144.72 ACRES
OUT OF THE
JUAN ARREDONDO SURVEY No. 1, A-7
COMAL COUNTY, TEXAS
84 LOTS



STATE OF TEXAS*
COUNTY OF COMAL*

This instrument was acknowledged before me on this 16 day of February, 2005 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.

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



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 March 3 2005.

Dated this 3 day of March A.D. 2005.

By: *[Signature]*
County Judge



Attest: *[Signature]*
County Clerk - Deputy

STATE OF TEXAS*
COUNTY OF COMAL*

I, Joy Streeter, County Clerk of Comal County do hereby certify that this plat was filed for record in my office on the 4th day of March, A.D. 2005, at 12:58 P.M. and duly recorded the 4th day of March, A.D. 2005, at 12:58 P.M. in the Records of Maps and Plats in said office, at said County, in Book Volume 15 on Page(s) 154-159 in testimony whereof witness my hand and official seal of office this 4th day of March, A.D. 2005.

COUNTY CLERK
COMAL COUNTY, TEXAS

By: *[Signature]*
Deputy



STATE OF TEXAS*
COUNTY OF COMAL*

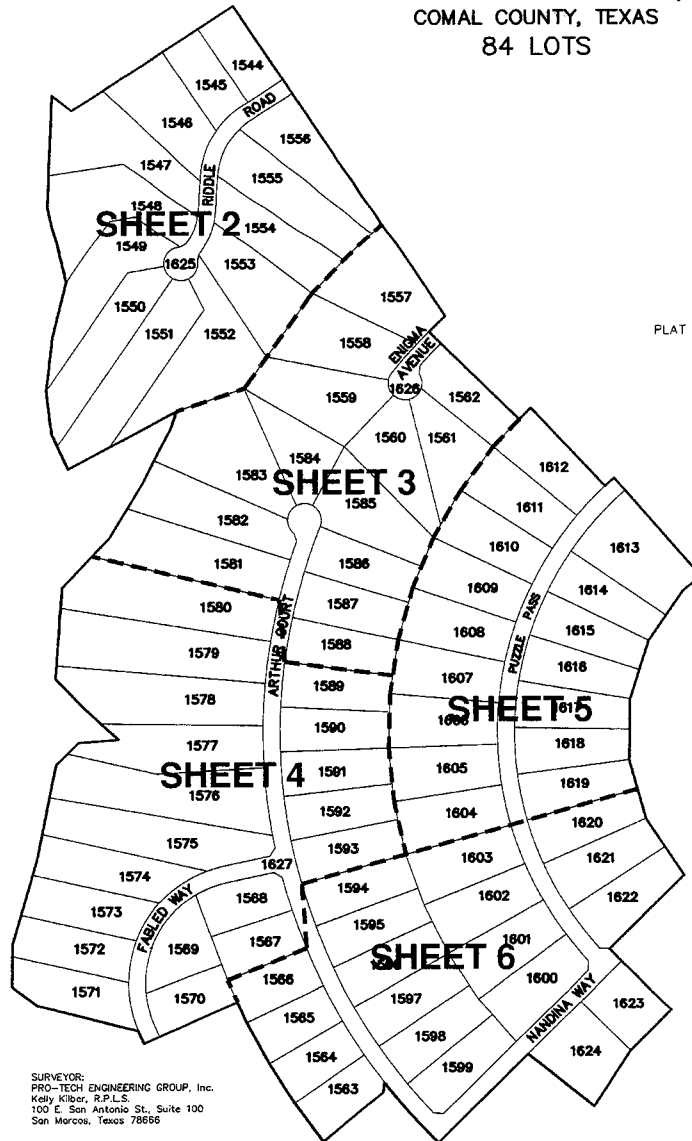
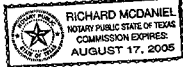
I hereby certify that this plat is true and correct and was prepared from a plat of the same property made under my supervision on the ground.

By: *[Signature]*
Kelly Kilber
Registered Professional Land Surveyor No. 2219



Sworn to and subscribed before me this the 21 day of February, A.D., 2005.

Notary Public
State of Texas
Richard McDaniel



SCALE: 1" = 300'
PLAT PREPARED OCTOBER 22, 2004

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. 485463 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, RPC CONSTRUCTION FUNDING CORP., a Delaware Corporation, by deed of trust recorded in Document No. 20040030948, 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. 200506008244.
- 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 Public 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, Public Drainage, and Public Embankment/Backslope easement adjacent to all street right-of-way lines.
- There is hereby dedicated a ten (10) foot wide Public Utility and Public Drainage Easement adjacent to all non-street lot lines.
- Comal County requires a minimum twenty-five (25) foot front building set-back.
- All drainage and utility easements are public unless otherwise noted.
- Lots 1625, 1626, and 1627 shall serve as ingress and egress for the property owners in The Peninsula at Mystic Shores Unit Three.
- Lots 1625, 1626, and 1627 shall be maintained by the property owners association.

SUBDIVISION SUMMARY

81 LOTS, BEING 134.38 ACRES OUT OF THE
JUAN ARREDONDO SURVEY No. 1, A-7

PRIVATE ROADS:

731.3 LINEAR FEET OF ROADS:
LOT 1625, BEING 1.28 ACRES (860 LF.) OUT OF THE
JUAN ARREDONDO SURVEY No. 1, A-7
LOT 1626, BEING 0.46 ACRE (284 LF.) OUT OF THE
JUAN ARREDONDO SURVEY No. 1, A-7
LOT 1627, BEING 8.60 ACRES (6169 LF.) OUT OF THE
JUAN ARREDONDO SURVEY No. 1, A-7

MAINTENANCE OF THE PRIVATE ROADS
SHALL BE THE RESPONSIBILITY OF THE
HOMEOWNER'S ASSOCIATION.



100 E. San Antonio St., Suite 100
San Marcos, TX, 78666
(512) 382-3335

PLAN 5477

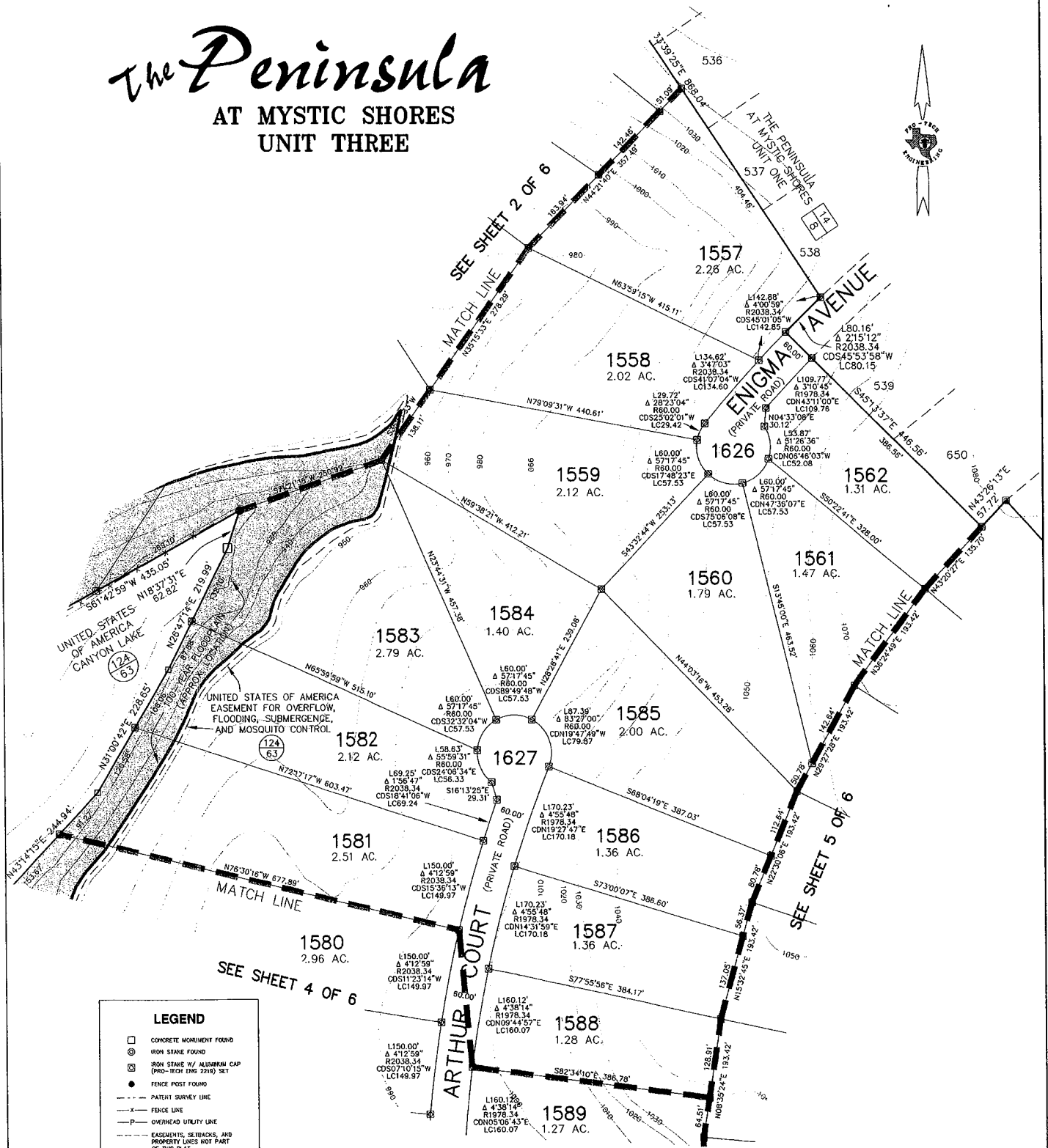
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Doc # 200506008245

VOL-15 new 15.6

The Peninsula

AT MYSTIC SHORES
UNIT THREE



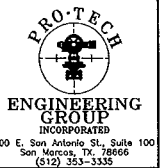
LEGEND	
	CONCRETE MONUMENT FOUND
	IRON STAKE FOUND
	IRON STAKE W/ ALUMINUM CAP (PRO-TECH ENG 2214) SET
	FENCE POST FOUND
	PATENT SURVEY LINE
	FENCE LINE
	OVERHEAD UTILITY LINE
	EASEMENTS, SEIBACKS, AND PROPERTY LINES NOT PART OF THIS PLAT
	COMAL COUNTY DEED RECORDS
	COMAL COUNTY PLAT RECORDS
	COMAL COUNTY CLERK'S DOCUMENT NUMBER

THE PENINSULA AT MYSTIC SHORES UNIT THREE SHEET 3 OF 6 OCTOBER 22, 2004

PLAN 5477

..\\14660..\\PENINSULA UNIT 3 PLAT\\14660BASE.DWG

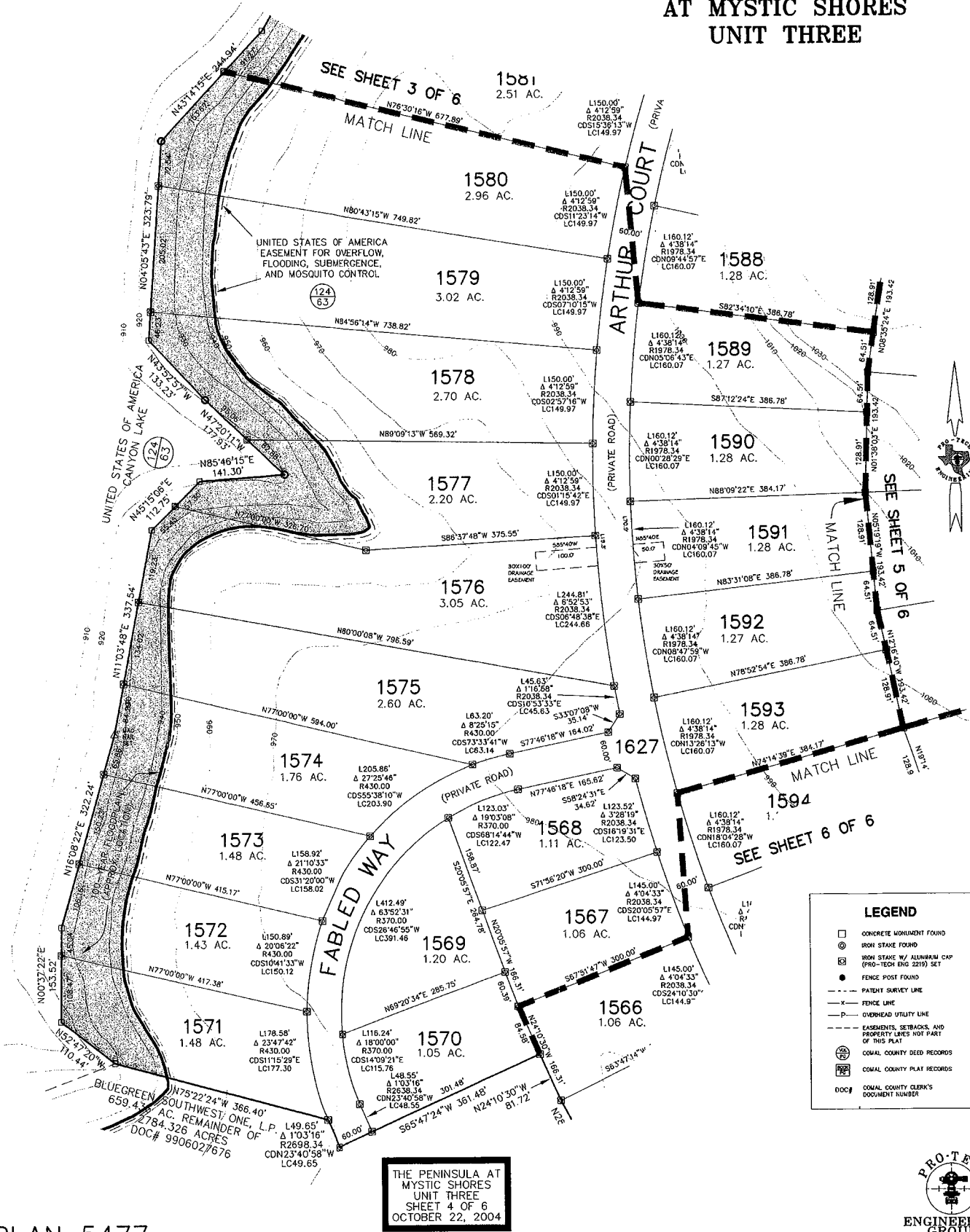
SCALE: 1" = 100'



The Peninsula

AT MYSTIC SHORES UNIT THREE

Doc# 20050050025



PLAN 5477

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SCALE: 1" = 100'

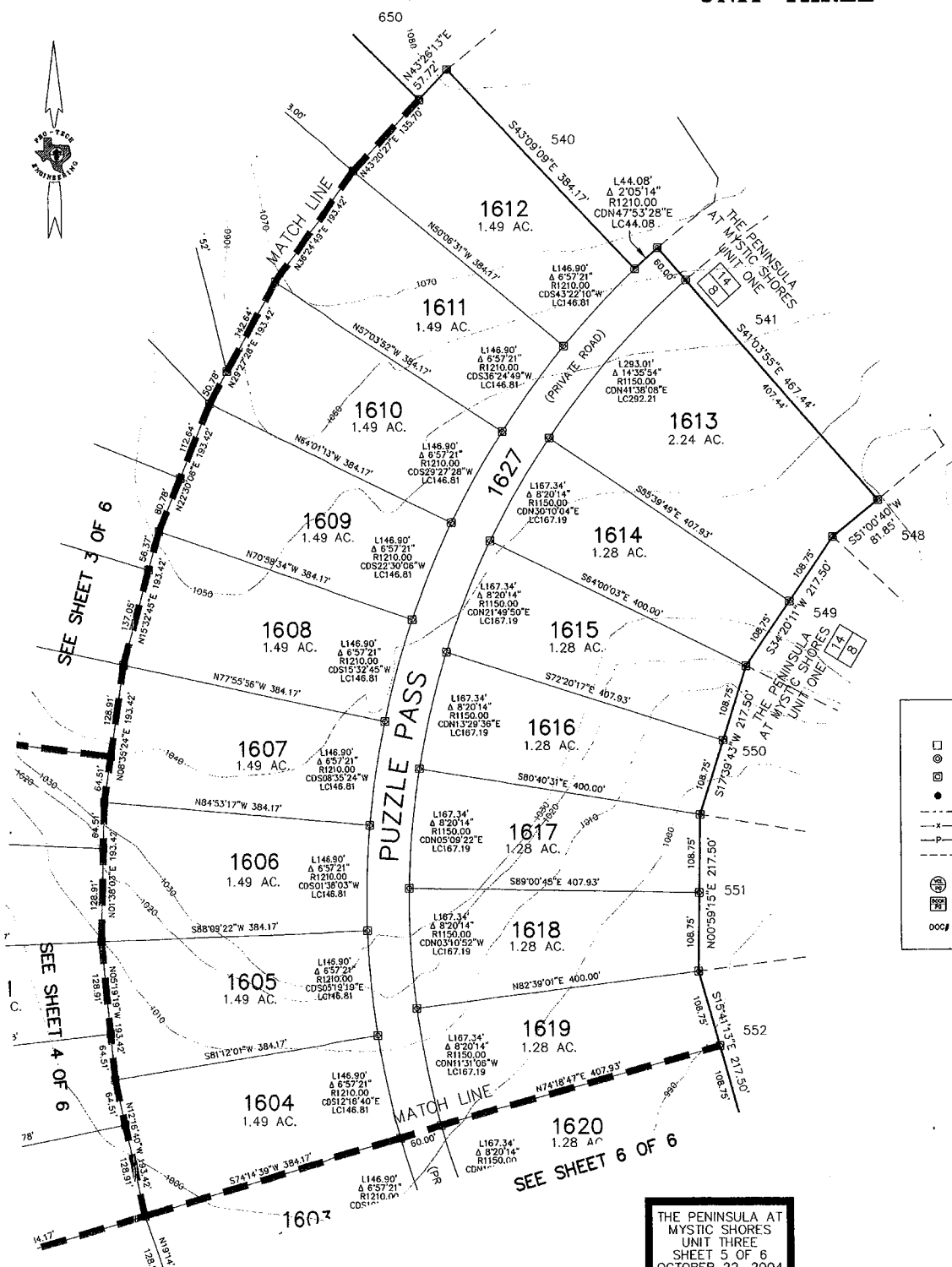
PRO-TECH
ENGINEERING GROUP
INCORPORATED
100 E. San Antonio St., Suite 100
San Marcos, TX 78666
(512) 353-3335

The Peninsula

AT MYSTIC SHORES UNIT THREE

1774.15 Date: 158

Doc # 200507008245



LEGEND	
	CONCRETE MONUMENT FOUND
	IRON STAKE FOUND
	IRON STAKE W/ ALUMINUM CAP (PRO-TECH ENG 2219) SET
	FENCE POST FOUND
	PATENT SURVEY LINE
	FENCE LINE
	OVERHEAD UTILITY LINE
	EASEMENTS, SETBACKS, AND PROPERTY LINES NOT PART OF THIS PLAT
	COMAL COUNTY DEED RECORDS
	COMAL COUNTY PLAT RECORDS
	COMAL COUNTY CLERK'S FOOTPRINT NUMBER

THE PENINSULA AT MYSTIC SHORES UNIT THREE SHEET 5 OF 6 OCTOBER 22, 2004

PLAN 5477

..\\14660\\..PENINSULA UNIT 3 PLAT\\14660BASE.DWG

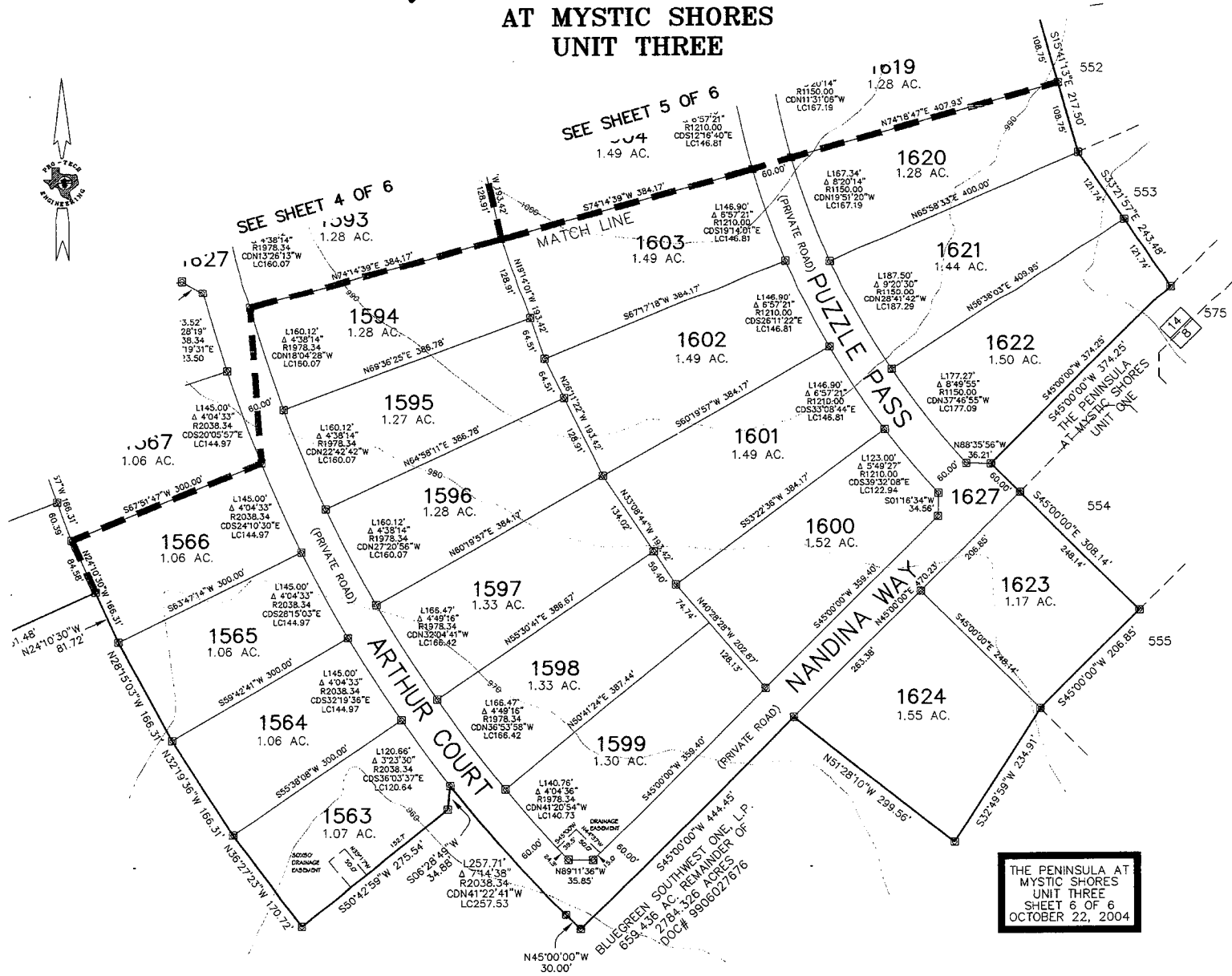
SCALE: 1" = 100'

PRO-TECH
ENGINEERING GROUP
INCORPORATED
100 E. San Antonio St., Suite 100
San Marcos, TX 78666
(512) 353-3339

The Peninsula

AT MYSTIC SHORES

UNIT THREE



SEE SHEET 5 OF 6
1034
1.49 AC.

SEE SHEET 4 OF 6
1039
1.28 AC.

THE PENINSULA AT
MYSTIC SHORES
UNIT THREE
SHEET 6 OF 6
OCTOBER 22, 2004

LEGEND

- CONCRETE MONUMENT FOUND
- ⊙ IRON STAKE FOUND
- ⊕ IRON STAKE W/ ALUMINUM CAP (PRO-TECH ENG 2219) SET
- FENCE POST FOUND
- - - PATENT SURVEY LINE
- - - FENCE LINE
- - - OVERHEAD UTILITY LINE
- - - EASEMENTS, SETBACKS, AND PROPERTY LINES NOT PART OF THIS PLAN
- ⊕ CONAL COUNTY DEED RECORDS
- ⊕ CONAL COUNTY PLAT RECORDS
- DOC# CONAL COUNTY CLERK'S DOCUMENT NUMBER

PLAN 5477

..\\14660\\.PENINSULA UNIT 3 PLAT\\14660BASE.DWG

SCALE: 1" = 100'

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