

STATE OF TEXAS\*  
COUNTY OF COMAL\*

KNOW ALL MEN BY THESE PRESENTS

The owner of the land shown on this plot 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 1743, and 1744. Easements are dedicated for the purposes shown hereon.

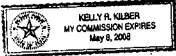
BLUEGREEN SOUTHWEST ONE, L.P.  
a Delaware Limited Partnership,  
By BLUEGREEN SOUTHWEST LAND, INC  
a Delaware Corporation, General Partner

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

STATE OF TEXAS\*  
COUNTY OF COMAL\*

This instrument was acknowledged before me on this the 4 day of October 2005 by Jack H. Dean, Vice President of BLUEGREEN SOUTHWEST ONE, L.P., a Delaware Corporation, General Partner of BLUEGREEN SOUTHWEST LAND, INC, a Delaware Limited Partnership, in the capacity therein stated, on behalf of said Corporation.

Notary Public, State of Texas  
My Commission Expires:



This Plot of The Peninsula At Mystic Shores Unit Four has been submitted to and considered by the Commissioners Court of Comal County, Texas and is hereby approved for filing by said Court on October 13, 2005.

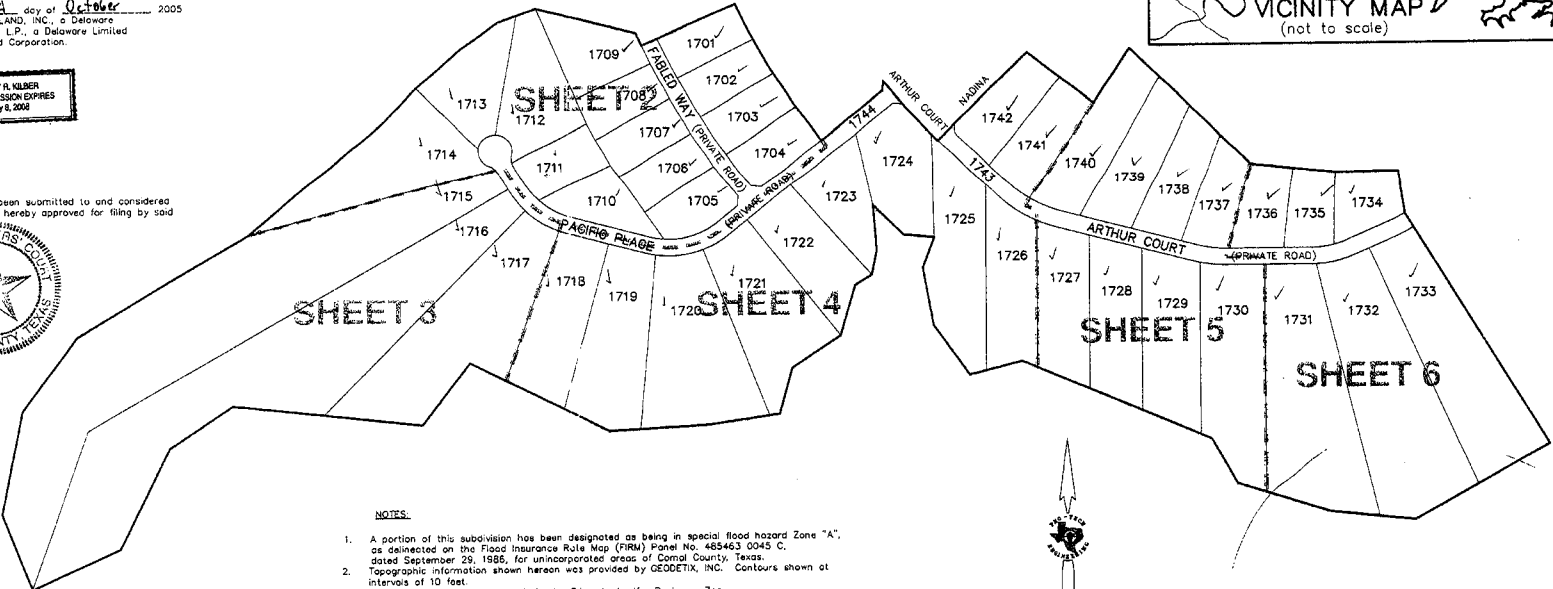
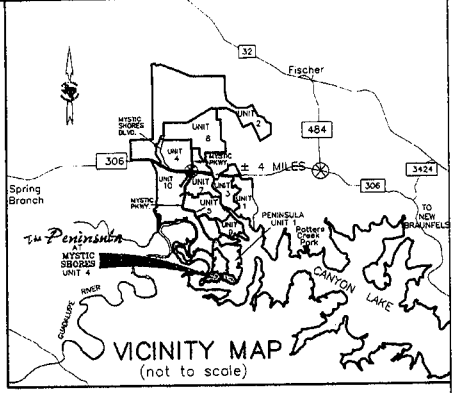
Dated this 13 day of October, A.D. 2005.  
By: *[Signature]*  
County Judge - Deputy  
Attest: *[Signature]*  
County Clerk - Deputy



# The Peninsula

## AT MYSTIC SHORES UNIT FOUR

A SUBDIVISION OF 124.60 ACRES  
OUT OF THE  
JUAN J.M. ARREDONDO SURVEY No. 1, A-7  
COMAL COUNTY, TEXAS  
44 LOTS



NOTES:

1. 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 0045 C, dated September 29, 1986, for unincorporated areas of Comal County, Texas.
2. Topographic information shown hereon was provided by GEODETIX, INC. Contours shown at intervals of 10 feet.
3. This subdivision does not lie within the Edwards Aquifer Recharge Zone.
4. This subdivision does not lie within the extra-territorial jurisdiction of any city.
5. Lienholder, RFC CONSTRUCTION FUNDING CORP., a Delaware Corporation, by deed of trust recorded in Document No. 200406035948, 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. 200506040484.
6. This subdivision shall be served by a state certified public water supply system.
7. This subdivision shall be served by individual on-site sewage facilities.
8. Property owners are advised that they are responsible for maintenance of dedicated easements on their property and that they may not utilize those 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.
9. 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.
10. 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.
11. There is hereby dedicated a ten (10) foot wide Public Utility and Public Drainage Easement adjacent to all non-street lot lines.
12. Comal County requires a minimum twenty-five (25) foot front building set-back.
13. All drainage and utility easements are public unless otherwise noted.
14. The Peninsula at Mystic Shores Unit Three, Lots 1625, 1626, 1627, and 1743 and 1744 shall serve as ingress and egress for the property owners in The Peninsula at Mystic Shores Unit Four.
15. Lots 1743 and 1744 shall be maintained by the property owners association.

SCALE: 1" = 300'  
PLAT PREPARED APRIL 26, 2005

SUBDIVISION SUMMARY

42 LOTS, BEING 118.59 ACRES OUT OF THE JUAN ARREDONDO SURVEY No. 1, A-7

PRIVATE ROADS:

4269 LINEAR FEET OF ROADS: LOT 1743, BEING 3.53 ACRES (2470 L.F.) OUT OF THE JUAN ARREDONDO SURVEY No. 1, A-7 LOT 1744, BEING 2.48 ACRES (1799 L.F.) OUT OF THE JUAN ARREDONDO SURVEY No. 1, A-7 MAINTENANCE OF THE PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

STATE OF TEXAS\*  
COUNTY OF COMAL\*

I, Jay Streater, County Clerk of Comal County do hereby certify that this plat was filed for record in my office on the 26 day of October, A.D. 2005, at 8:29 a.m. and duty recorded the 26 day of October, A.D. 2005, at 8:29 a.m. in the Records of Maps and Plots in said office, of said County, in Book Volume 15, on Page(s) 324-329, in testimony whereof witness my hand and official seal of office this 26 day of October, 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 an actual 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 4th day of October, A.D. 2005.

By: *[Signature]*  
Marla Kessler  
Notary Public  
State of Texas



PLAN 5491

\\14660\PENINSULA UNIT 4 PLAT\14660BASE.DWG

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



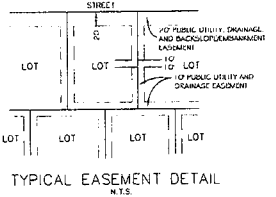
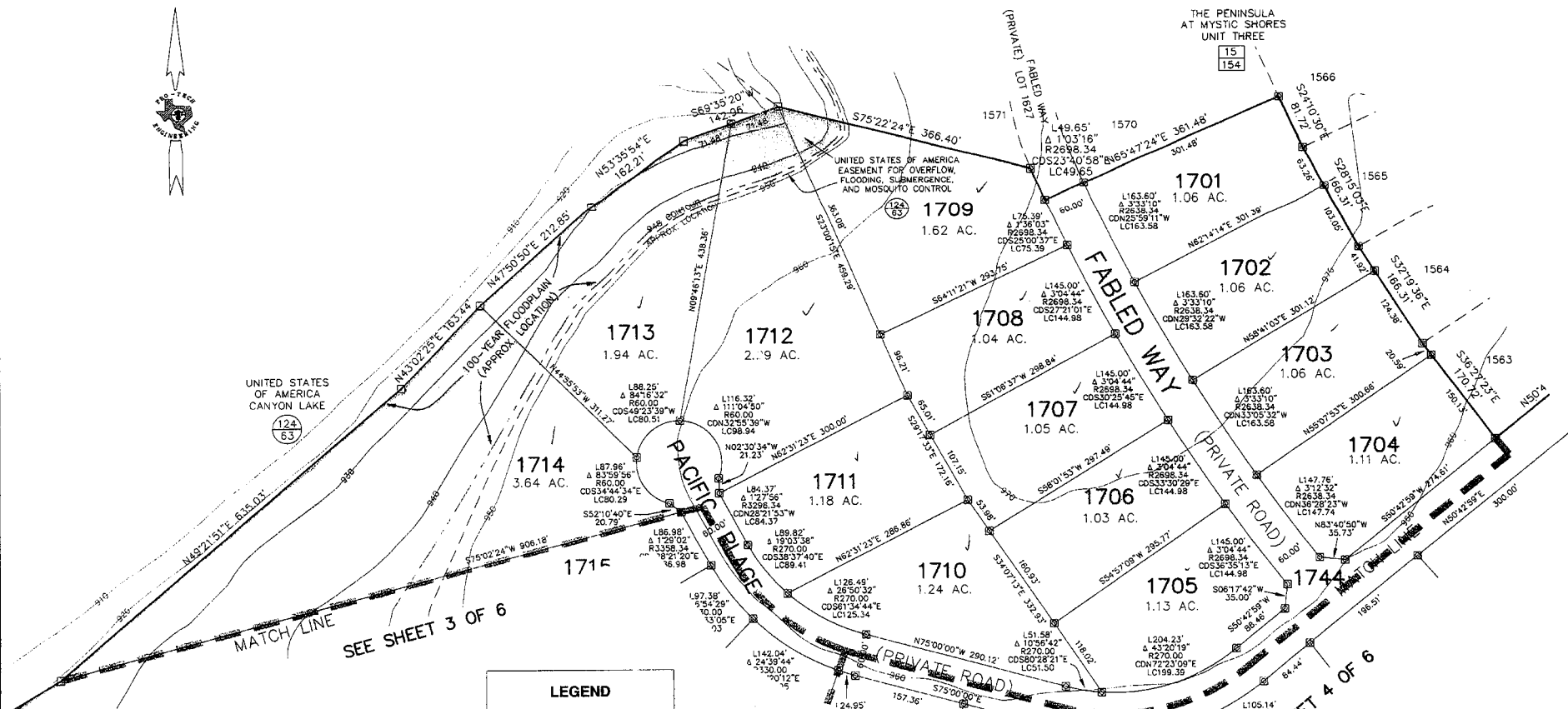
100 E. San Antonio St., Suite 100  
San Marcos, TX, 78666  
(512) 353-3335

SHEET 1 OF 6

Nov 15 2005 324

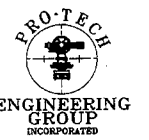
# The Peninsula

## AT MYSTIC SHORES UNIT FOUR



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
	COMAL COUNTY DEED RECORDS
	COMAL COUNTY PLAT RECORDS
	COMAL COUNTY CLERK'S DOCUMENT NUMBER

THE PENINSULA AT MYSTIC SHORES UNIT FOUR SHEET 2 OF 6 APRIL 26, 2005



PLAN 5491

...\\14660...PENINSULA UNIT 4 PLAT\14660BASE.DWG

SCALE: 1" = 100'

100 E. San Antonio St., Suite 100  
San Marcos, TX, 78666  
(512) 353-3335

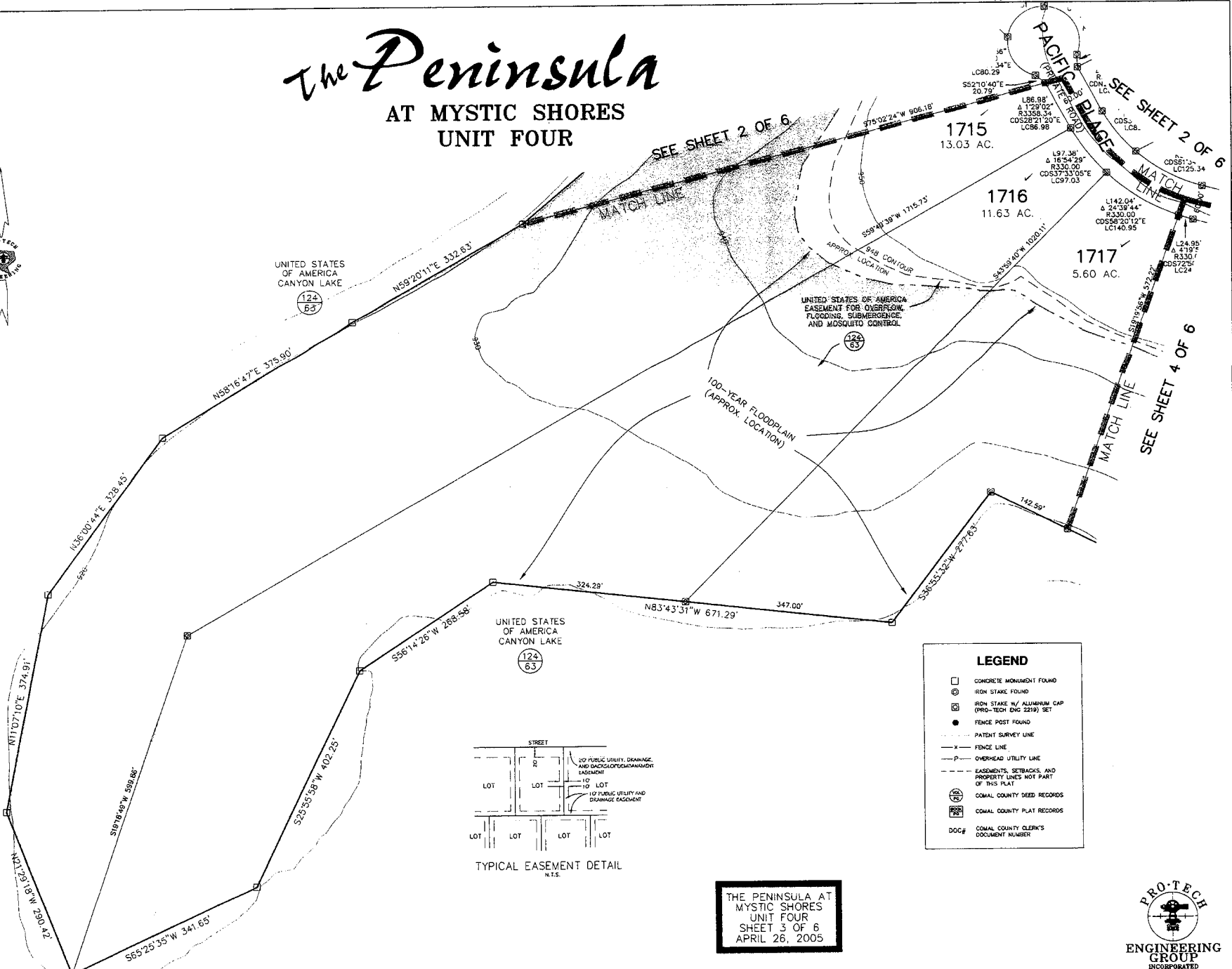
7/2/15 page 325

Site# 2005060404N

# The Peninsula

## AT MYSTIC SHORES

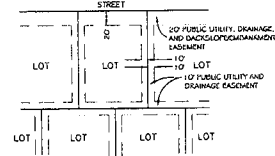
### UNIT FOUR



UNITED STATES OF AMERICA CANYON LAKE

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

UNITED STATES OF AMERICA CANYON LAKE



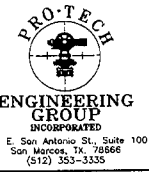
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	IRON STAKE W/ ALUMINUM CAP (PRO-TECH ENG 2219) SET
	FENCE POST FOUND
	PATENT SURVEY LINE
	FENCE LINE
	OVERHEAD UTILITY LINE
	EASEMENTS, SETBACKS, AND PROPERTY LINES NOT PART OF THIS PLAT
	COMAL COUNTY DEED RECORDS
	COMAL COUNTY PLAT RECORDS
	COMAL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

THE PENINSULA AT MYSTIC SHORES UNIT FOUR SHEET 3 OF 6 APRIL 26, 2005

PLAN 5491

\\14660\PENINSULA UNIT 4 PLAT\14660BASE.DWG

SCALE: 1" = 100'



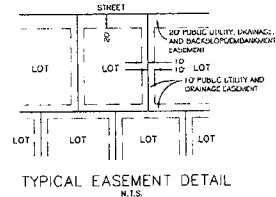
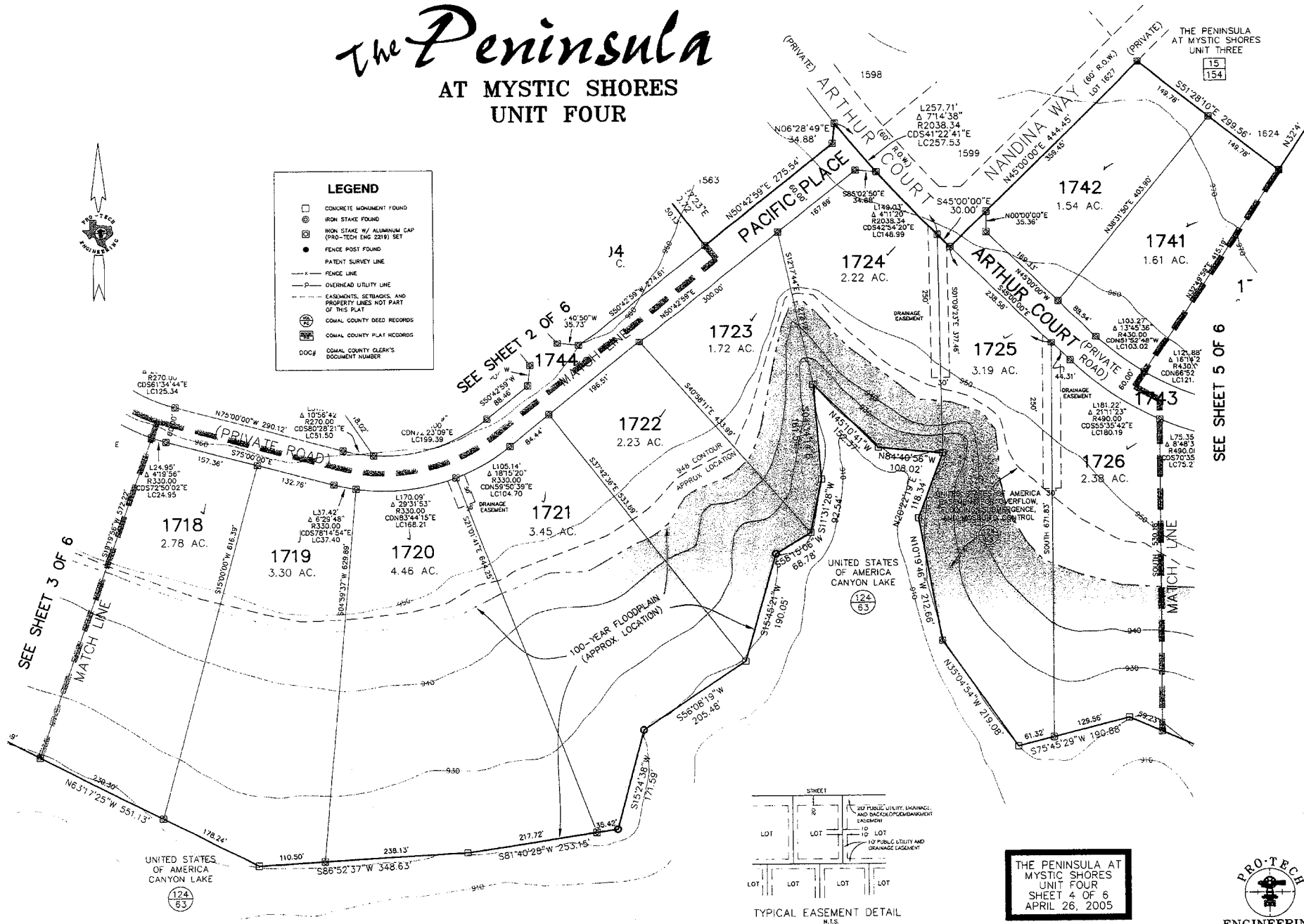
7/12/15 Page 326

# The Peninsula

## AT MYSTIC SHORES UNIT FOUR



LEGEND	
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	FENCE POST FOUND
	PATENT SURVEY LINE
	FENCE LINE
	OVERHEAD UTILITY LINE
	EASEMENTS, SETBACKS, AND PROPERTY LINES NOT PART OF THIS PLAN
	COHAL COUNTY DEED RECORDS
	COHAL COUNTY PLAT RECORDS
	COHAL COUNTY CLERK'S DOCUMENT NUMBER



THE PENINSULA AT  
MYSTIC SHORES  
UNIT FOUR  
SHEET 4 OF 6  
APRIL 26, 2005

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

PLAN 5491

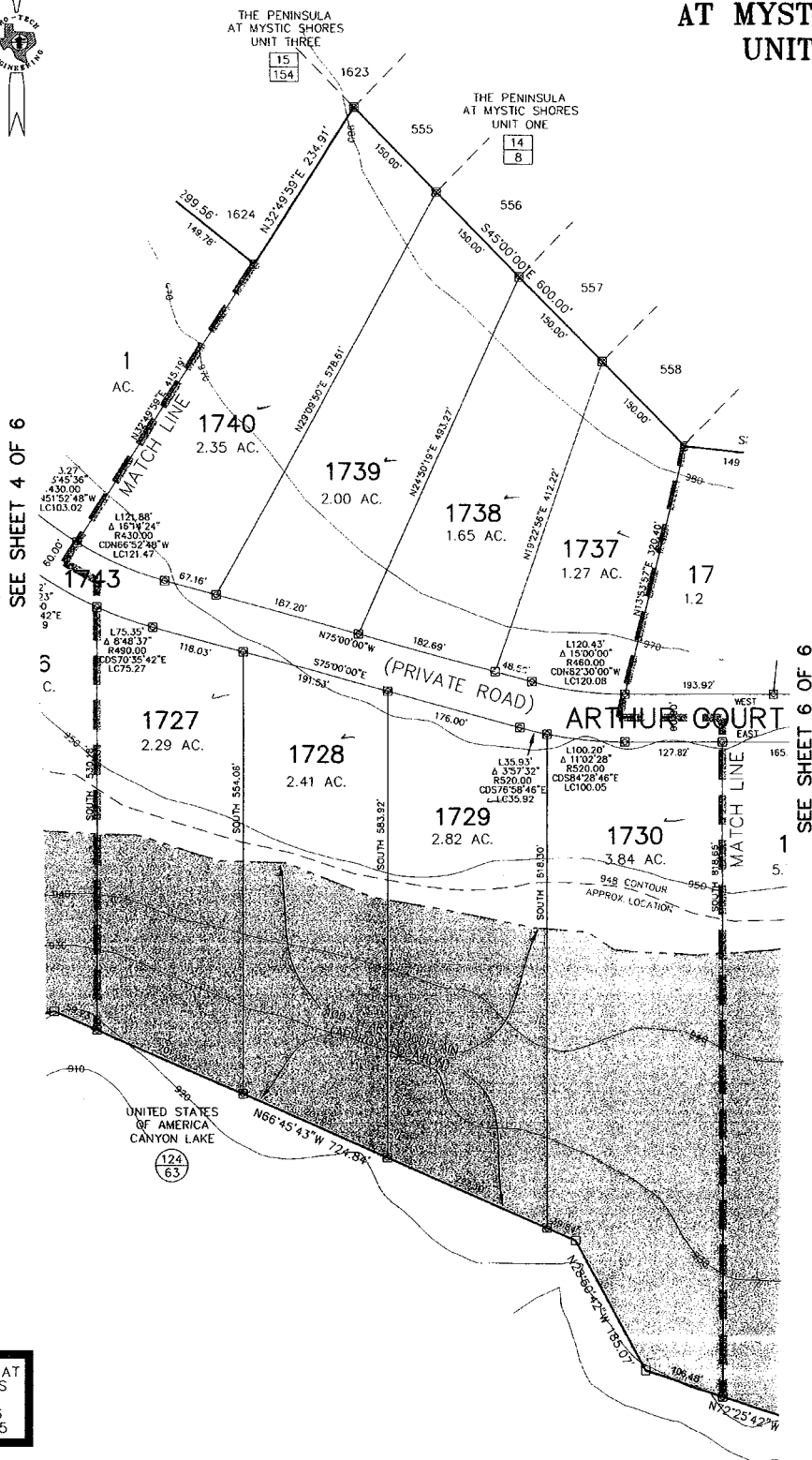
..\\14660\\..PENINSULA UNIT 4 PLAT\\14660BASE.DWG

SCALE: 1" = 100'

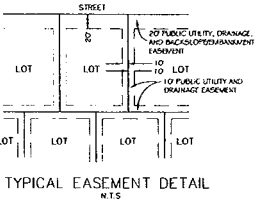
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# The Peninsula

## AT MYSTIC SHORES UNIT FOUR



LEGEND	
	CONCRETE MONUMENT FOUND
	IRON STAKE FOUND
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	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 DOCUMENT NUMBER



THE PENINSULA AT  
MYSTIC SHORES  
UNIT FOUR  
SHEET 5 OF 6  
APRIL 26, 2005

PLAN 5491

\\14660\...PENINSULA UNIT 4 PLAT\14660BASE.DWG

SCALE: 1" = 100'

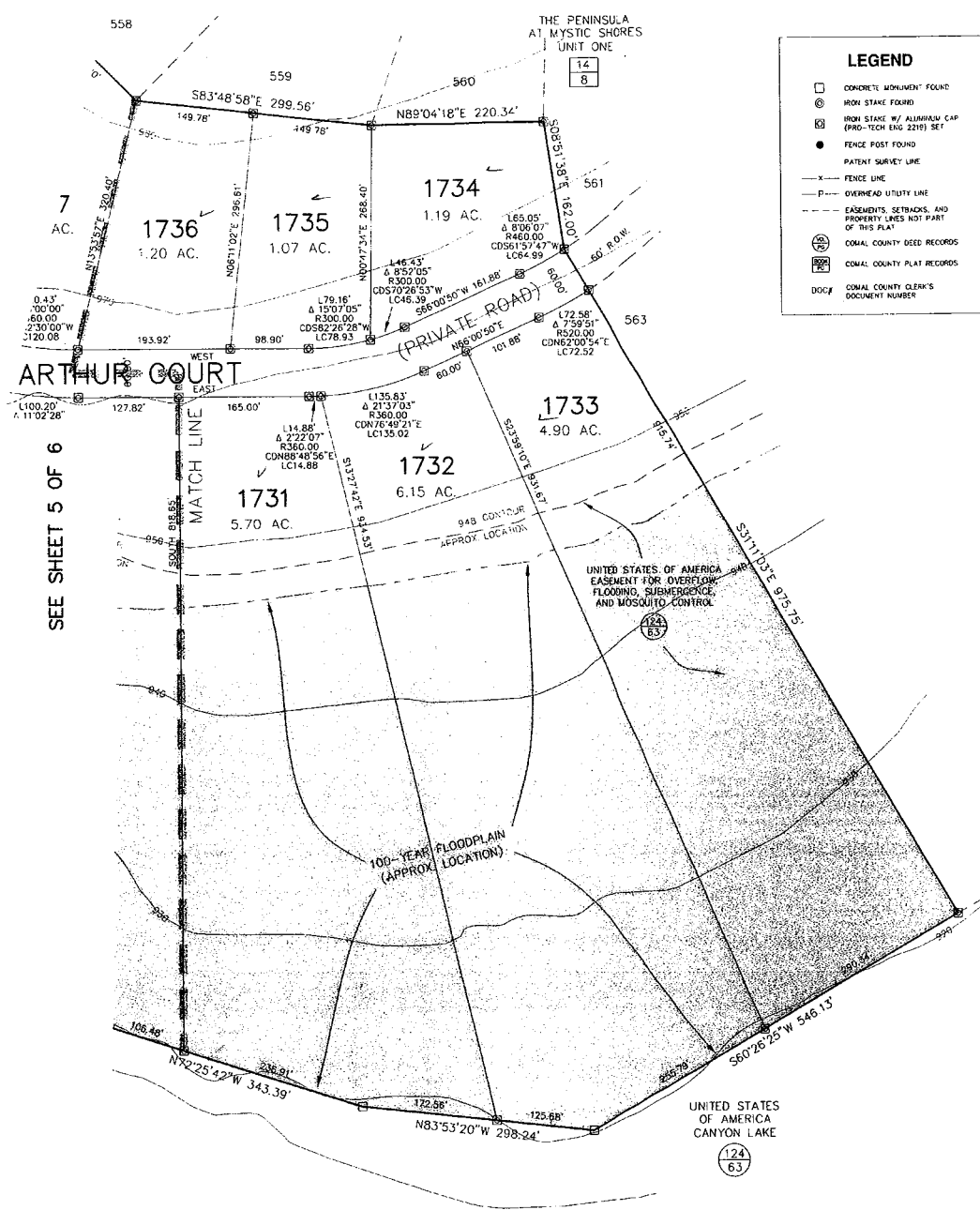
PRO-TECH  
ENGINEERING  
GROUP  
INCORPORATED  
100 E. San Antonio St., Suite 100  
San Marcos, TX 78666  
(512) 353-3335

1/28/05  
 2005 04 26 10:48 AM

# The Peninsula

## AT MYSTIC SHORES

### UNIT FOUR

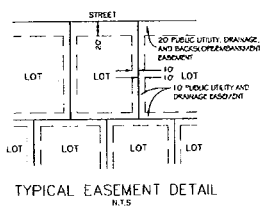


THE PENINSULA AT MYSTIC SHORES UNIT FOUR SHEET 6 OF 6 APRIL 26, 2005

PLAN 5491

\\14660\...PENINSULA UNIT 4 PLAT\14660BASE.DWG

SCALE: 1" = 100'



**PRO-TECH**  
ENGINEERING GROUP  
INCORPORATED

100 E. San Antonio St., Suite 100  
San Marcos, TX 78666  
(512) 333-3335

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