

STATE OF TEXAS*
COUNTY OF COMAL*

KNOW ALL MEN BY THESE PRESENTS:

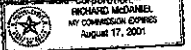
The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, hereby subdivides this land according to the dimensions as shown. All roads to be constructed by this plat shall not be dedicated to any state, municipality, or other government entity. They shall remain private roads. Furthermore, the owner does hereby dedicate a public utility and drainage easement over and across lot 651.

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
250 Box 896
Wimberley, TX 78876

STATE OF TEXAS*
COUNTY OF COMAL*

This instrument was acknowledged before me on this 20 day of June, 2001 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



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

This Plat of The Peninsula at Mystic Shores, Unit One has been submitted to and considered by the Commissioners of Comal County, Texas and is hereby approved for filing by said Court on June 20 day of June, 2001.

By: [Signature]
County Judge



Attest: [Signature]
County Clerk

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 20 day of June, A.D. 2001 at 1:50 P.M. and duly recorded the 20 day of June, A.D. 2001 at 1:50 P.M. in Book Volume 17 on Page(s) 178, 11 in testimony whereof witness my hand and official seal of office this 20 day of June, A.D. 2001.

COUNTY CLERK
COMAL COUNTY, TEXAS

By: [Signature]
Deputy



STATE OF TEXAS*
COUNTY OF COMAL*

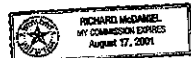
I hereby certify that this plat is true and correct and was prepared from an actual survey of the property in accordance with the laws of the State of Texas.

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



Sworn to and subscribed before me this the 19 day of June, A.D. 2001.

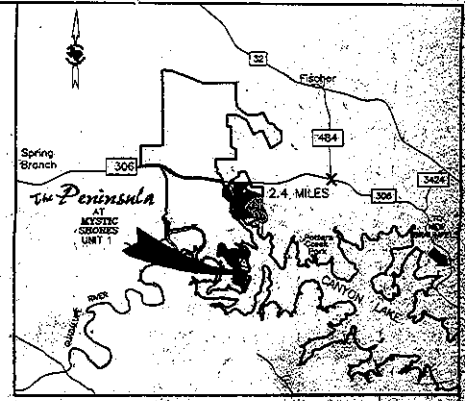
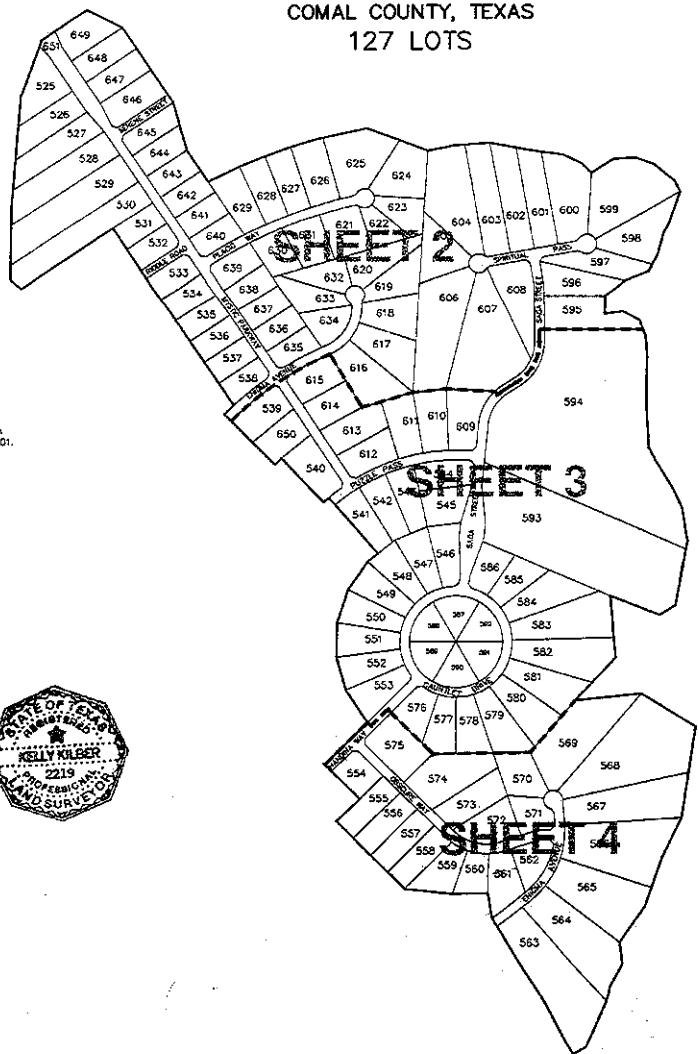
By: [Signature]
Notary Public, State of Texas
Richard McDaniel



The Peninsula

AT MYSTIC SHORES UNIT ONE

A SUBDIVISION OF 295.68 ACRES
BEING
295.53 ACRES OUT OF THE
JUAN ARREDONDO SURVEY No. 1, A-7
0.15 ACRES OUT OF THE
W. CLEMENS SURVEY NO. 977, A-868
COMAL COUNTY, TEXAS
127 LOTS



VICINITY MAP
N.T.S.

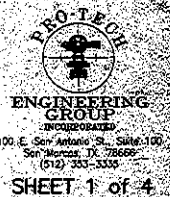
NOTES: #200106020225

- This subdivision is to be served by a certified public water supply system.
- This subdivision shall be served by individual on-site sewage facilities.
- A portion of this subdivision has been designated as being in Special Flood Hazard Zone "A30" as delineated on the Flood Insurance Rate Map (FIRM) Panel No. 482463 0045 C, dated September 29, 1985 for unincorporated areas of Comal County, Texas.
- 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. Property owners are advised that they are responsible for maintenance of dedicated easements on their property and may not utilize these easements for any purpose detrimental to their intended use (i.e. no structures, septic tank fields, etc.) Grantees of sold dedicated easements reserve the right of access to such easements.
- There is hereby dedicated a twenty (20) foot wide Public Utility, Drainage, and Embankment/Retention 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.
- Topographic information shown hereon was provided by GEODETX, INC., Contour Interval of 10 feet.
- Comal County requires a minimum twenty-five (25) foot front building setback line from road frontage.
- Interior cross fences exist within the boundaries of the subdivision.
- 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, FUNDIA CAPITAL CORP., 4800 North Scottsdale Road, Scottsdale, Arizona 85251, by deed of trust recorded in document No. 20000894074, Comal County Real Property Records, notified this plat by separate instrument recorded in Comal County Real Property Records under Comal County Case Document No. 200106020225.
- Portions of Lots 595-604, 624, 625 on Sheet 2; Lots 578-585, 593, 594 on Sheet 3; Lots 583-570 on sheet 4 of this plat are below 548' Road MOVD. Construction activities below 548' MOVD including, but not limited to the placement of buildings, structures, roads, earthwork and rockwork, require prior written approval by the U.S. Army Corps of Engineers. Permit requests must be submitted to the Canyon Lake Office at 601 DOE Road, Canyon Lake, Texas, 78133-1112.
- Lots 569, 570, 588, 599, 608, 623, 624 will not meet the minimum road frontage requirements for subdivision in Comal County, Texas, and the subdivision of these lots for the purpose of financing home construction or for any other purpose will not comply with the current Comal County Subdivision Regulations.
- Lot 651 shall serve as ingress and egress for all lots in The Peninsula at Mystic Shores Unit One.

SUBDIVISION SUMMARY

LOTS:
127 LOTS, BEING 272.05 ACRES; SAME BEING 271.90 ACRES
OUT OF THE JUAN ARREDONDO SURVEY No. 1, A-7, 0.15 ACRES;
OUT OF THE W. CLEMENS SURVEY NO. 977, A-868

PRIVATE ROADS: LOT 651, BEING
15,868 LINEAR FEET OF ROADS, BEING 23.63 ACRES OUT OF THE
JUAN ARREDONDO SURVEY NO. 1, A-7, DEDICATED TO THE
HOMEOWNERS ASSOCIATION AS PRIVATE ROAD R.O.W. MAINTENANCE
OF THE PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE
HOMEOWNERS ASSOCIATION.



PLAN 5353
EO 14660
-1-14660,2000-SHEET1.DWG

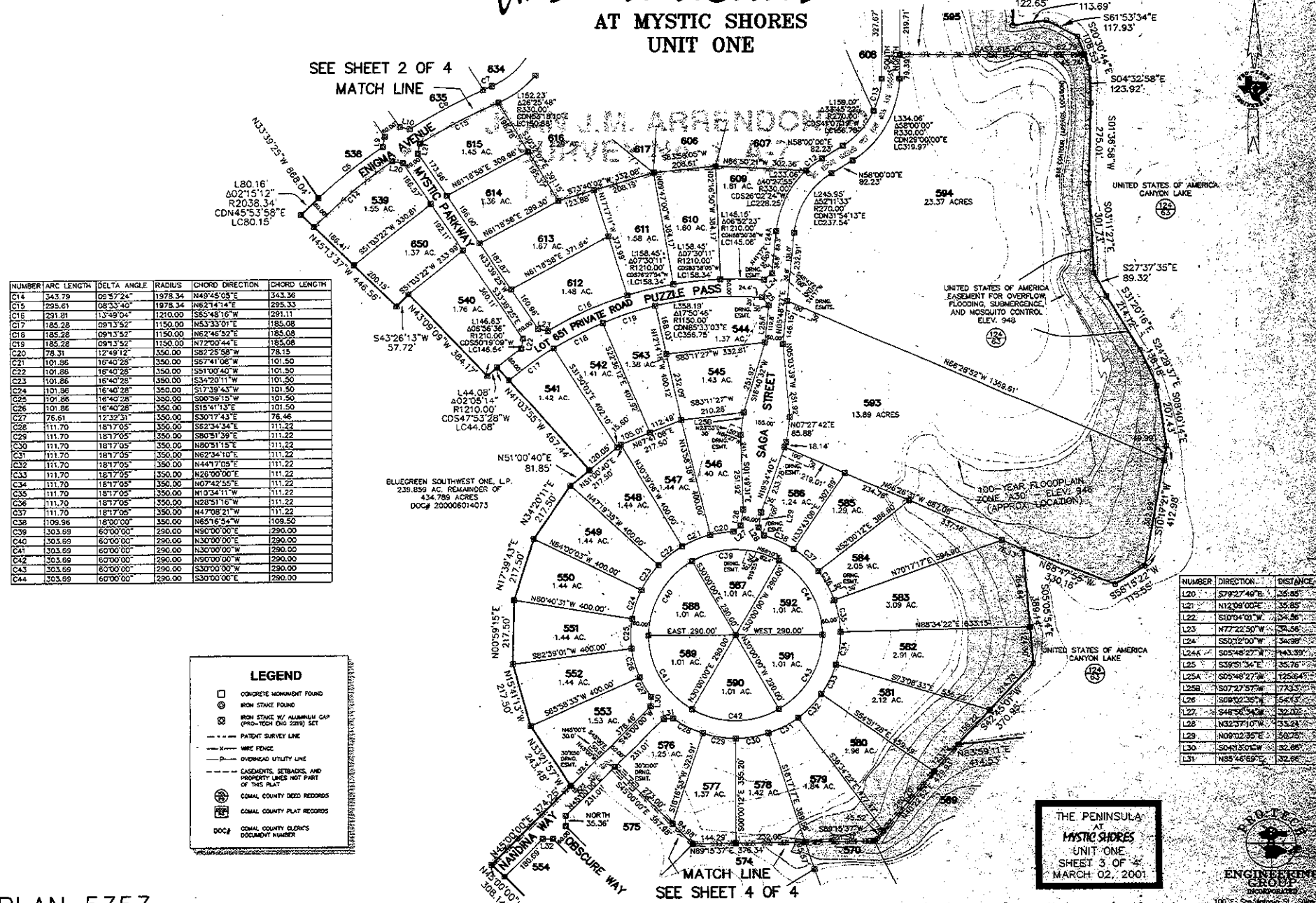
The Peninsula

AT MYSTIC SHORES UNIT ONE

SEE SHEET 2 OF 4

MATCH LINE S01°57'44"W N81°17'02"E
122.65' 113.69'

SEE SHEET 2 OF 4
MATCH LINE



NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C14	343.79	09°57'24"	1978.34	N48°45'05"E	343.36
C15	295.61	08°33'40"	1978.34	N62°14'14"E	295.33
C16	291.81	13°49'04"	1210.00	S55°48'16"W	291.11
C17	185.28	09°13'52"	1150.00	N53°33'01"E	185.08
C18	185.28	09°13'52"	1150.00	N62°45'52"E	185.08
C19	185.28	09°13'52"	1150.00	N72°00'44"E	185.08
C20	78.31	12°49'12"	350.00	S82°25'58"W	78.15
C21	101.86	16°40'28"	350.00	S67°41'08"W	101.50
C22	101.86	16°40'28"	350.00	S91°00'40"W	101.50
C23	101.86	16°40'28"	350.00	S34°20'11"W	101.50
C24	101.86	16°40'28"	350.00	S17°39'43"W	101.50
C25	101.86	16°40'28"	350.00	S00°59'15"W	101.50
C26	101.86	16°40'28"	350.00	S15°41'13"E	101.50
C27	76.61	12°32'31"	350.00	S30°17'43"E	76.46
C28	111.70	18°17'05"	350.00	S52°34'34"E	111.22
C29	111.70	18°17'05"	350.00	S66°51'39"E	111.22
C30	111.70	18°17'05"	350.00	N80°51'15"E	111.22
C31	111.70	18°17'05"	350.00	N62°34'10"E	111.22
C32	111.70	18°17'05"	350.00	N44°17'05"E	111.22
C33	111.70	18°17'05"	350.00	N26°00'00"E	111.22
C34	111.70	18°17'05"	350.00	N07°42'55"E	111.22
C35	111.70	18°17'05"	350.00	N9°34'11"W	111.22
C36	111.70	18°17'05"	350.00	N28°51'16"W	111.22
C37	111.70	18°17'05"	350.00	N47°08'21"W	111.22
C38	109.86	18°00'00"	350.00	N65°16'54"W	109.50
C39	303.69	60°00'00"	290.00	N90°00'00"E	290.00
C40	303.69	60°00'00"	290.00	N30°00'00"E	290.00
C41	303.69	60°00'00"	290.00	N30°00'00"W	290.00
C42	303.69	60°00'00"	290.00	N90°00'00"W	290.00
C43	303.69	60°00'00"	290.00	S30°00'00"W	290.00
C44	303.69	60°00'00"	290.00	S30°00'00"E	290.00

LEGEND

- CONCRETE MONUMENT FOUND
- IRON STAKE FOUND
- ⊗ IRON STAKE W/ ALUMINUM CAP (IRON-TOCH DIV. 2210) SET
- PATENT SURVEY LINE
- WIRE FENCE
- OVERHEAD UTILITY LINE
- EASEMENTS, SETBACKS, AND PROPERTY LINES NOT PART OF THIS PLAN
- Ⓢ COMAL COUNTY DEED RECORDS
- Ⓟ COMAL COUNTY PLAT RECORDS
- DOC# COMAL COUNTY CLERK'S DOCUMENT NUMBER

NUMBER	DIRECTION	DISTANCE
L20	S79°27'46"E	35.85'
L21	N12°08'00"E	35.85'
L22	S10°9'40"W	34.56'
L23	N77°22'50"W	34.56'
L24	S52°12'00"W	34.56'
L24A	S05°48'27"W	143.39'
L25	S39°51'34"E	35.76'
L25A	S09°48'27"W	125.64'
L26	S07°27'57"W	73.53'
L26	S80°02'35"W	54.17'
L27	S48°56'54"W	32.02'
L28	N32°37'07"W	33.23'
L29	N09°02'35"E	50.75'
L30	S04°35'01"W	32.89'
L31	N55°46'57"E	32.89'

THE PENINSULA
AT
MYSTIC SHORES
UNIT ONE
SHEET 3 OF 4
MARCH 02, 2001

PLAN 5353

SCALE: 1" = 200'

\\14680\SEC6\SHEET03.DWG

ENGINEER
PROFESSIONAL SEAL
100 E. San Antonio St., Suite 110
San Marcos, CA 92069
(951) 353-3333
www.prc-tech.com

The Peninsula

AT MYSTIC SHORES

UNIT ONE



LINE TABLE

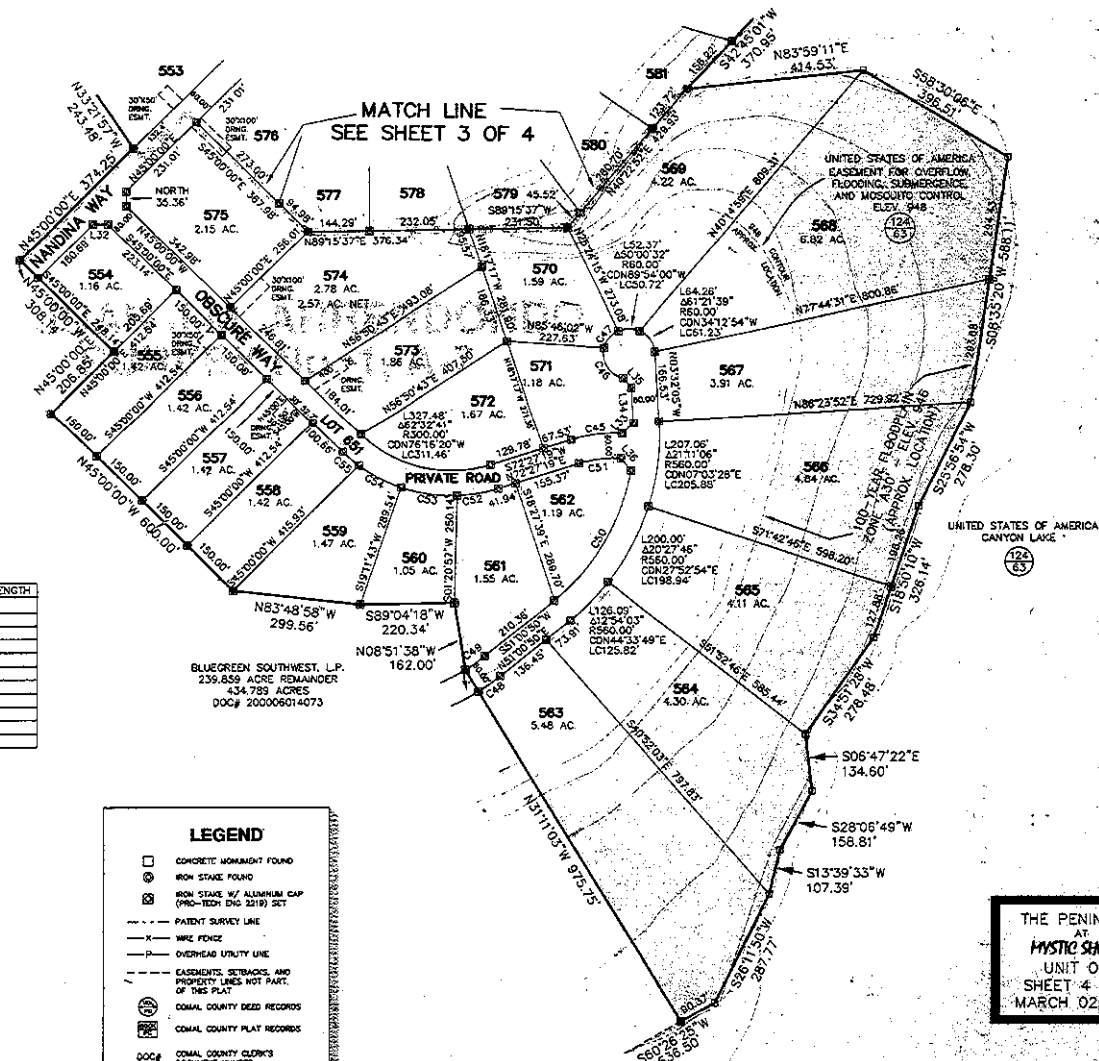
NUMBER	DIRECTION	DISTANCE
L32	S90°00'00"E	35.36'
L33	S44°59'06"W	37.46'
L34	S03°32'05"E	84.70'
L35	S39°58'57"E	29.70'
L36	S38°17'52"E	37.15'

CURVE TABLE

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C45	121.23	21°02'57"	330.00	S82°58'48"W	120.55
C46	93.90	89°54'26"	60.00	S31°38'35"E	84.54
C47	54.40	91°57'07"	60.00	S39°07'11"W	52.56
C48	63.55	07°00'09"	520.00	N54°30'54"E	63.51
C49	55.38	06°53'53"	460.00	S54°27'47"W	55.35
C50	360.59	41°19'16"	500.00	S30°21'12"W	352.83
C51	100.17	211°5'23"	270.00	N83°05'01"E	199.59
C52	97.60	19°31'59"	360.00	N80°13'18"E	97.30
C53	133.25	211°22'55"	360.00	S81°24'29"E	132.49
C54	112.64	17°52'37"	360.00	S61°50'28"E	112.18
C55	48.50	07°52'40"	360.00	S48°56'20"E	49.46

LEGEND

- CONCRETE MONUMENT FOUND
- IRON STAKE FOUND
- ⊗ IRON STAKE W/ ALUMINUM CAP (PRO-Tech ENG 2018) SET
- PATENT SURVEY LINE
- - - WIRE FENCE
- - - OVERHEAD UTILITY LINE
- - - EASEMENTS, SETBACKS, AND PROPERTY LINES NOT PART OF THIS PLAN
- CDAL COUNTY DEED RECORDS
- CDAL COUNTY PLAT RECORDS
- CDAL COUNTY CLERK'S DOCUMENT NUMBER



THE PENINSULA
AT
MYSTIC SHORES
UNIT ONE
SHEET 4 OF 4
MARCH 02, 2001

PLAN 5353

..14660\SEC6\SHEET04.DWG

SCALE: 1" = 200'

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