Document #344749

SUBDIVISION PLAT FILING

NAME OF SUBDIVISION:

Rocky Creek Ranch Phase One

UNOFFICIAL

MAP AND PLAT: **Volume: 9**

Page: 222

Recorded Date: June 13, 1989

IN THE MATTER TO ACCEPT ROADS IN ROCKY CREEK RANCH PHASE ONE INTO THE UNIT ROAD SYSTEM (PCT. #4):

On this the 14th day of March, A. D. 1991, Commissioner Schwab moved to accept roads in Rocky Creek Ranch Phase One into the Unit Road System. Commissioner Hernandez seconded. Judge Casteel called the question, the motion carried and IT WAS SO ORDERED.

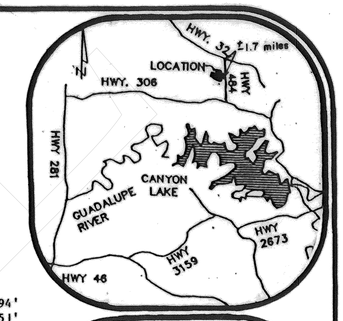
344749

SCALE: 1" = 100'

NOTES:

1. Plat prepared June 1, 1989.
2. Iron pins set at all corners and angle points.
3. Contour lines shown are scaled off of a USGS Map and not from an on-the-ground survey.
4. This property does not lie over the Recharge Zone of the Edwards Aquifer.
5. Acreage in road = 2.685 acres
   Linear feet in road = 1,950
6. According to the FIRM Flood Insurance Rate Map, Community-Panel #485463 0045 C, dated September 29, 1986, this property does not lie in Zone A.
7. Setback lines are as follows:
   25' front
   5' side and rear
8. This property will be served with water by a privately owned Public Water System.
9. D. E. = Drainage Easement
10. Per restrictions for Rocky Creek Ranch, Phase One, Lots 7 through 11 shall have no access to F. M. 484 and shall utilize the driveway easement for access to Rocky Ranch Road.

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
A	19° 31' 02"	749.09'	255.17'	128.83'	N 84° 51' 02" W 253.94'
B	23° 57' 45"	376.98'	157.66'	80.00'	N 79° 52' 17" W 156.51'
C	23° 57' 45"	316.98'	132.57'	67.27'	S 79° 52' 17" E 131.60'
D	11° 46' 18"	749.09'	153.90'	77.22'	N 64° 20' 43" W 153.63'
E	04° 15' 07"	782.77'	58.09'	29.06'	N 60° 35' 06" W 58.08'
F	05° 54' 18"	842.77'	86.86'	43.47'	S 61° 24' 42" E 86.82'
G	09° 46' 49"	689.09'	117.63'	58.96'	S 63° 20' 58" E 117.48'
H	21° 01' 33"	689.09'	252.88'	127.88'	S 84° 05' 46" E 251.46'



S. CRAIG HOLLMIG, INC.
engineers ~ surveyors
new braunfels, texas

The lienholder of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, acknowledged that this plat was made from an actual survey and dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purposes and considerations therein expressed.

Marylyn Elizabeth Hanson
Marylyn Elizabeth Hanson, Lienholder
25000 Glenivy Road
Corona, California 91719

Sworn to and subscribed before me this the 6th day of June A.D., 1989, by Helen Anne Fees.

Helen Anne Fees
Notary Public
State of California

OFFICIAL SEAL
HELEN ANNE FEES
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
My Comm. Expires July 17, 1989

FILED FOR RECORD
This 13th day of June 1989
at 8:36 o'clock A .M.
ROSIE BOSENBURY Clerk
County Court, Comal County
By Karen D. Woody Deputy

ROCKY CREEK RANCH
PHASE ONE

Being 18.074 acres of land situated in the M. W. Potter League, Survey No. 4, and also being out of a tract called 460.060 acres recorded in Volume 141, Pages 239-241 of the Deed Records of Comal County, Texas.

STATE OF TEXAS

COUNTY OF COMAL

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGED THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

ROCKY CREEK RANCH, INC., a TEXAS CORPORATION

By: EDWIN K. NOLAN, PRESIDENT
P.O. Box 2017
Canyon Lake, Tx 78130

STATE OF TEXAS

COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Edwin K. Nolan KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND 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 7th DAY OF June A.D. 1989

Florence H. Dultemeier
NOTARY PUBLIC, COMAL COUNTY, TEXAS

NOTARY PUBLIC STATE OF TEXAS

THIS PLAT OF ROCKY CREEK RANCH, PHASE ONE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMAL COUNTY COMMISSIONERS COURT AND IS HEREBY APPROVED BY SAID COURT.

DATED THIS 13th DAY OF June A.D., 1989

COMMISSIONER'S COURT COMAL COUNTY TEXAS

Patricio L. Hernandez
ACTING COMAL COUNTY JUDGE

Rosie Bosenbury
COMAL COUNTY CLERK

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.

STATE OF TEXAS
S. CRAIG HOLLMIG
2389
REGISTERED PUBLIC SURVEYOR

S. Craig Hollmig
S. CRAIG HOLLMIG, P.E.
REGISTERED PUBLIC SURVEYOR
410 N. SEGUIN
NEW BRAUNFELS, TX 78130

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 7th DAY OF June A.D. 1989

Florence H. Dultemeier
NOTARY PUBLIC, COMAL COUNTY, TEXAS

NOTARY PUBLIC STATE OF TEXAS

STATE OF TEXAS

COUNTY OF COMAL

I, ROSIE BOSENBURY COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE 13th DAY OF June A.D. 1989 AT 8:36A M. AND DULY RECORDED THE 13th DAY OF June A.D. 1989 AT 8:36A M. IN THE RECORDS OF Maps/Plats OF SAID COUNTY, IN BOOK VOLUME 9 ON PAGE 222

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 13th DAY OF June, A.D. 1989

COUNTY CLERK, COMAL COUNTY, TEXAS
By: Karen D. Woody
Deputy

308694