Document #297390

SUBDIVISION PLAT FILING

NAME OF SUBDIVISION:

Deer River Phase 2

MAP AND PLAT:

Volume: 8

Page: 359 - 362

Recorded Date: January 2, 1987

297390

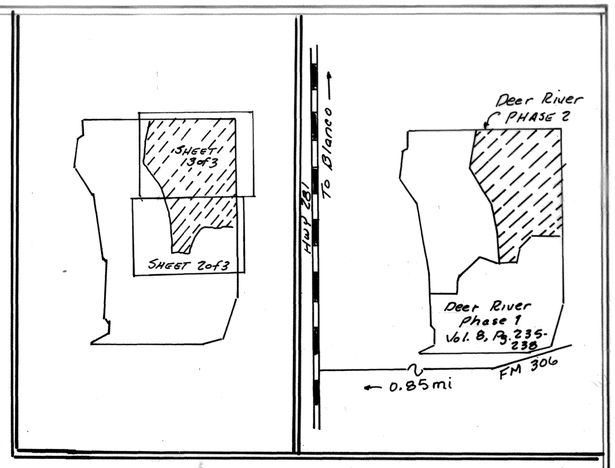
DEER RIVER

PHASE 2

112 LOTS

A SUBDIVISION OF 83.9102 ACRES OF LAND BEING 83.1186 ACRES OUT OF THE GEORGE A. BARNARD SURVEY NO. 39, AND 0.7916 ACRES OUT OF THE JOHN S. McNAIRY SURVEY NO. 59, BEING A PORTION OF A 250.5229 ACRE TRACT OF LAND AS RECORDED IN VOLUME 457, Pg's. 261-266 OF THE DEED RECORDS OF COMAL COUNTY, TEXAS.

FINAL DATE OF PREPARATION: NOV. 20, 1986



INDEX MAP

LOCATION MAP SCALE: 1"=2000'

STATE OF TEXAS
COUNTY OF NUECES

WE THE LIEN HOLDERS OF THE PROPERTY SHOWN HEREON DO HEREBY APPROVE THE SUBDIVISION OF THE SAME BUT ASSUME NO RESPONSIBILITY FOR THE PLACEMENT OR MAINTENANCE OF ANY UTILITY, ROAD DRAINAGE STRUCTURE, EASEMENTS OR OTHER APPURTENANCES THERETO.

CHARTER SAVINGS AND LOAN
5155 FLYNN PKWY.
CORPUS CHRISTI, TX.
78411

Wayne McGuffin

STATE OF TEXAS
COUNTY OF NUECES

BEFORE ME THE UNDERSIGNED AUTHORITY WANDA McGUFFIN PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION AND IN THE CAPACITY THEREIN STATED.

Pamela A. Hess

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9th DAY OF January, 1987

MY COMMISSION EXPIRES 9-23-89

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND THE MATTER OF STREETS, LOTS AND DRAINAGE.

Thomas Flores
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
THOMAS FLORES
45299
REGISTERED PROFESSIONAL ENGINEER

SWORN AND SUBSCRIBED TO ME THIS 15th DAY OF December, 1986.

MY COMMISSION EXPIRES 2-27-89.

Ronald D. Neuman

NOTE: ALL LOTS SHALL HAVE A MINIMUM BUILDING SETBACK LINE 50' FROM THE FRONT AND 10' FROM THE SIDE PROPERTY LINES. THERE SHALL BE A 5' UTILITY EASEMENT GRANTED ALONG ALL LOT LINES.

THIS SUBDIVISION DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AND IS NOT LOCATED WITHIN THE 100 YR. FLOOD ZONE AS PER THE F.E.M.A. FLOOD STUDY OF MARCH 28, 1986.

TOTAL LINEAL FEET OF ROAD: 6373.26'
TOTAL ACREAGE OF ROAD: 8.7786 AC.
8.7786 ACRES OF ROAD OUT OF THE GEORGE A. BARNARD SUR. NO. 39.

STATE OF TEXAS
COUNTY OF COMAL
THIS IS TO CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE

Carl Sue
CASH SURVEYING COMPANY
CANYON LAKE, TEXAS

IN THE MATTER TO ACCEPT ROADS IN DEER RIVER, UNIT II INTO UNIT ROAD SYSTEM:

On this the 19th day of May, A.D. 1988, Commissioner Jacobs moved to grant the acceptance of roads in Deer River Unit II into Unit Road System. Seconded by Commissioner Camarillo and a question on the placement of mailboxes was addressed. Judge Clark called the question, the motion carried and it was so ordered.

CURVE DATA

NO.	DELTA	ARC	TAN	CHORD	RADIUS	SHEET
A-2	51° 36'17"	159.28'	85.50	153.95'	176.84'	2of3
B-2	15° 22'47"	147.21'	74.05'	146.77'	548.42'	2of3
C-2	20° 10'25"	208.49	105.34'	207.42'	592.15'	2of3
D-2	79° 20'10"	34.62'	20.73'	31.92'	25.0'	2of3
E-2	05° 04'36"	44.03'	22.03'	44.01'	496.90'	2of3
F-2	90° 00'00"	39.27'	25.00'	35.36'	25.0'	2of3
G-2	08° 53'50"	26.40'	13.28'	26.37'	170.0'	2of3
H-2	22° 13'15"	67.36'	34.11'	66.94'	173.69'	2of3
J-2	115° 43'08"	464.53'	366.08'	389.50'	230.00'	2of3
K-2	31° 44'22"	179.65'	92.20'	177.36'	324.30'	3of3
L-2	17° 16'59"	129.89'	65.44'	129.40'	430.59'	3of3
M-2	92° 11'59"	273.56'	176.66'	244.99'	170.00'	3of3
N-2	80° 36'04"	351.69'	212.02'	323.40'	250.0'	3of3
O-2	46° 11'13"	12.09	6.40'	11.78'	15.0'	3of3
P-2	272° 22'26"	237.69'	47.97'	69.23'	50.0'	3of3
Q-2	46° 11'13"	12.09'	6.40'	11.77'	15.0'	3of3
R-2	80° 36'04"	436.09'	262.90'	401.01'	310.00'	3of3
S-2	92° 11'59"	370.11'	239.0'	331.45'	230.00	3of3
T-2	17° 17'00"	147.99'	74.56'	147.43'	490.59'	3of3
U-2	31° 44'22"	146.42'	75.14'	144.55'	264.31'	3of3
V-2	115° 43'08"	343.34'	270.58'	287.89'	170.00'	3of3
W-2	22° 13'15"	90.63'	45.89'	90.06'	233.69'	3of3
X-2	08° 52'50"	35.72'	17.89'	35.68'	230.00'	3of3
Y-2	90° 00'00"	39.27'	25.00'	35.36'	25.0'	3of3
Z-2	90° 00'00"	23.56'	15.00'	21.21'	15.0'	3of3
AA-2	46° 11'04"	12.09'	6.4'	11.77'	15.0'	3of3
BB-2	272° 22'08"	237.67'	47.97'	69.23'	50.0'	3of3
CC-2	46° 11'04"	12.09'	6.4'	11.77'	15.0'	3of3
DD-2	90° 00'00"	23.56'	15.0'	21.21'	15.0'	3of3
EE-2	68° 55'39"	204.51'	116.68'	192.40'	170.0'	3of3
FF-2	46° 11'13"	12.09'	6.40'	11.77'	15.0'	3of3
GG-2	272° 22'25"	237.69	47.97	69.23'	50.0'	3of3
HH-2	46° 11'12"	12.09'	6.40'	11.77'	15.0'	3of3
JJ-2	68° 55'39"	276.69'	157.86'	260.31'	230.00'	3of3
KK-2	15° 27'59"	117.94'	59.33'	117.58'	436.90'	2of3
LL-2	14° 41'08"	132.82'	67.28'	133.45'	522.08'	2of3
MM-2	12° 35'53"	101.60'	51.01'	101.40'	462.08'	2of3
NN-2	92° 21'42"	40.30'	26.05'	36.08'	25.0'	2of3
OO-2	20° 10'25"	187.37'	94.66'	186.40'	532.15'	2of3
PP-2	15° 22'47"	131.11'	65.95'	130.71'	488.42'	2of3
QQ-2	51° 36'17"	213.32'	114.51'	206.18'	236.84'	2of3

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 on the ground under my supervision and that the property shown hereon is not located within a major flood hazard zone except as shown hereon

Andrew Cash
Registered Public Surveyor

CASH SURVEYING COMPANY
Star Route 3 Box 167
Canyon Lake, Texas 78130
512-964-3414

Sworn to and subscribed before me this the 4th day of January, 1987

Ronald D. Neuman
Notary Public in and for the State of Texas

STATE OF TEXAS
COUNTY OF COMAL

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed

P.O. BOX 2202
CANYON LAKE, TEXAS
78130
ADDRESS
512-935-2544

Lee R. Roper, Pres.
Owner
PRESIDENT: DEER RIVER INC.
Duly Authorized Agent

STATE OF TEXAS
COUNTY OF COMAL

Before me, the undersigned authority on this day personally appeared Lee R. Roper PRES. DEER RIVER INC. known to me to be the person whose name is subscribe 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 4th Day of January A D 1987

Ronald D. Neuman
Notary Public in and for the State of Texas

This plat of DEER RIVER - PHASE 2 has been submitted to and considered by the Commissioners Court of COMAL County, Texas and is hereby approved for filing by said Court

Dated this 29th Day of JANUARY, A D 1987

By Fred Clark
County Judge

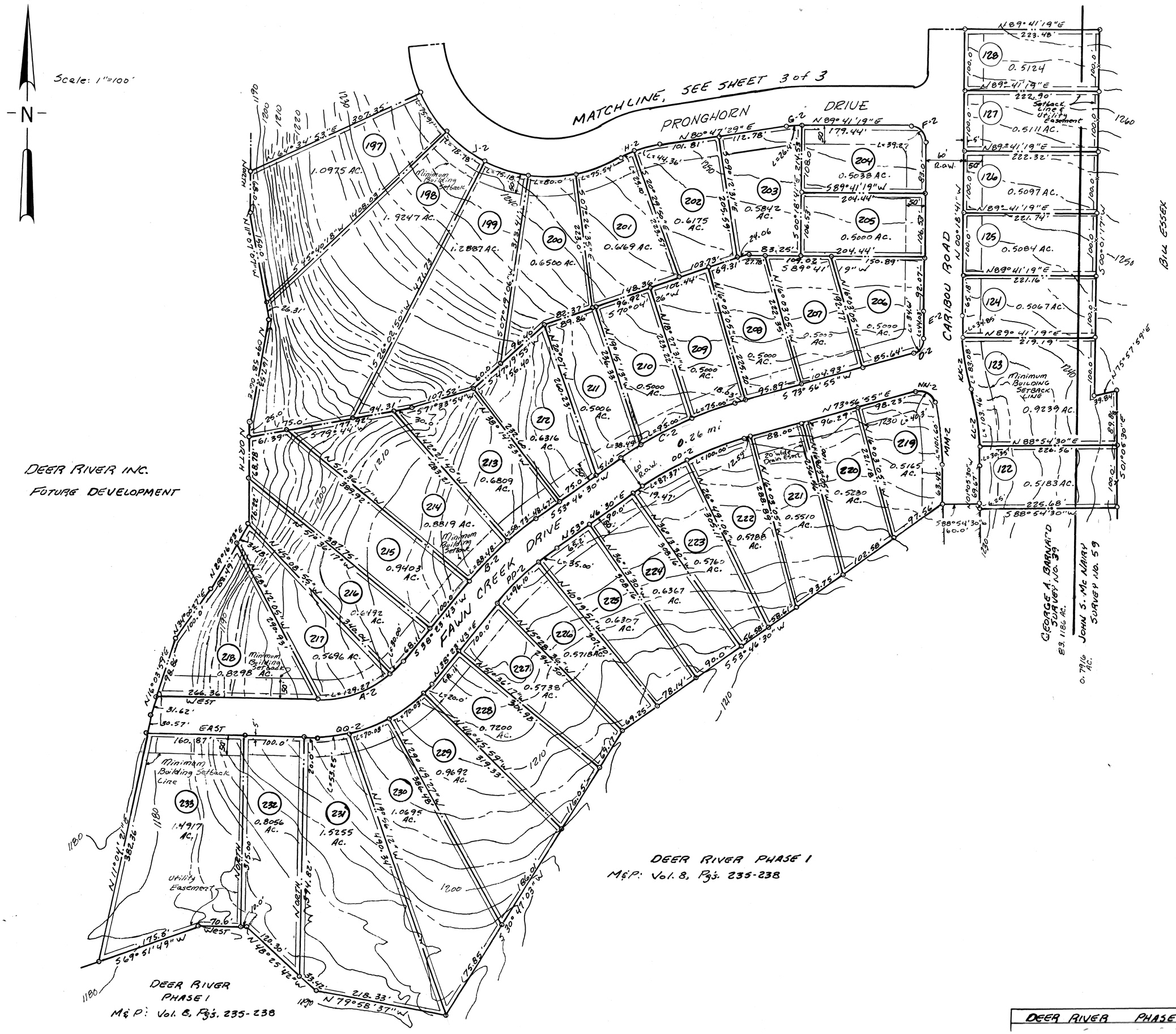
Attest Rosie Bassenbury
County Clerk - ~~Deputy~~

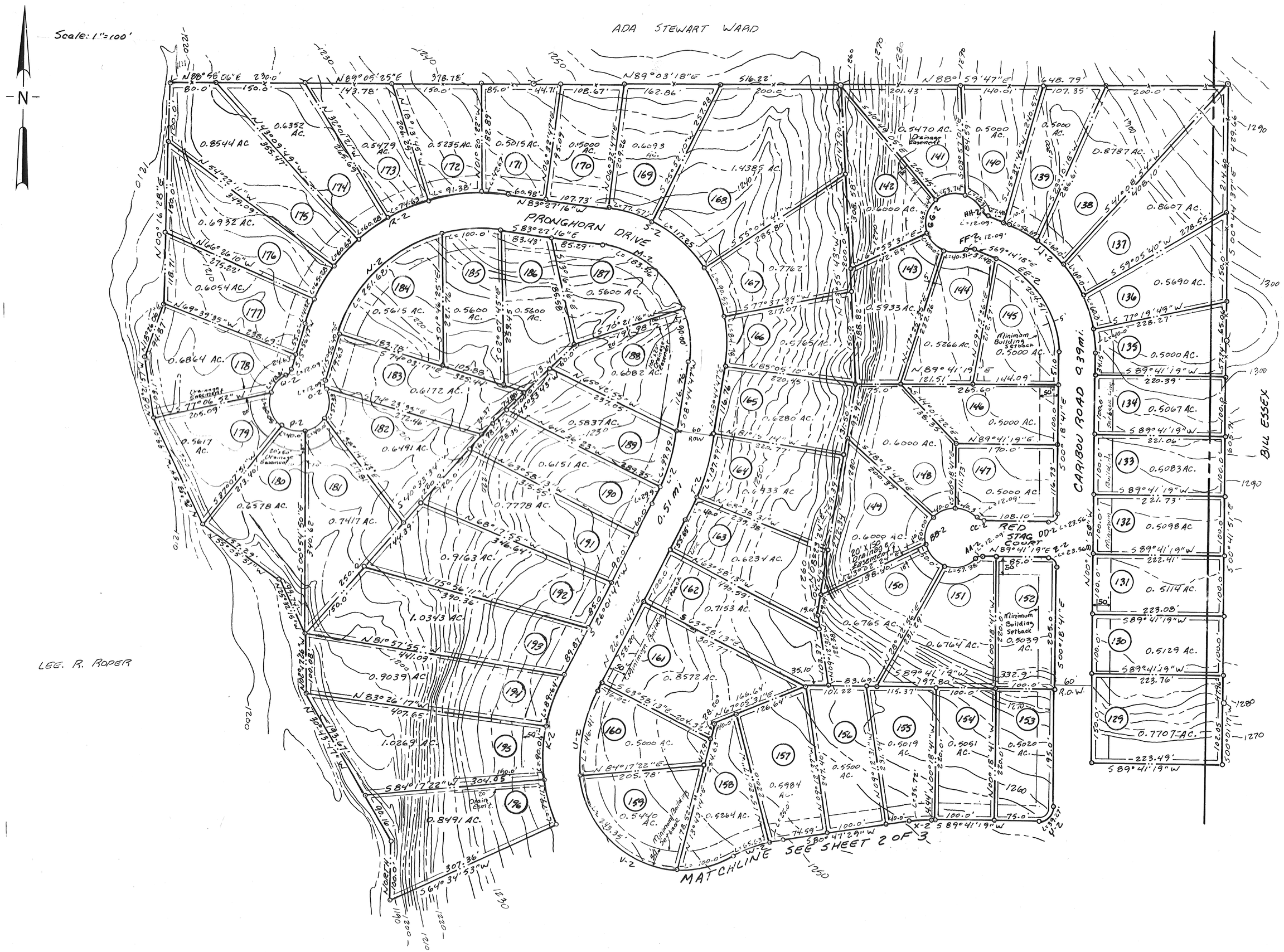
STATE OF TEXAS
COUNTY OF COMAL

I, Rosie Bassenbury, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 29th DAY OF January A D 1987 AT 12:25PM AND DULY RECORDED THE 29 DAY OF January, A D 1987 AT 12:35PM IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN BOOK VOLUME 8 ON PAGE 359-361 IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 29 DAY OF January, A D 1987

COUNTY CLERK, Comal COUNTY, TEXAS

BY Dorothy B. Laubach DEPUTY


Scale: 1"=100'
N
MATCHLINE, SEE SHEET 3 of 3
PRONGHORN DRIVE
CARIBOU ROAD
FAWN CREEK DRIVE
DEER RIVER INC.
FUTURE DEVELOPMENT
DEER RIVER PHASE I
M&P: Vol. 8, Pgs. 235-238
DEER RIVER PHASE I
M&P: Vol. 8, Pgs. 235-238
DEER RIVER PHASE 2
GEORGE A. BARNARD SURVEY NO. 39
JOHN S. McNARY SURVEY NO. 59
BIL ESSEK
Minimum Building Setback Line
Utility Easement
20' wide Drain Esmt.
Setback Line & Utility Easement
60' R.O.W.
WEST
EAST
NORTH



DEER RIVER PHASE 2

SHEET 3 of 3