

PLAT MAP

NOTES:

1. Plat prepared April 9, 1998.
2. According to the 1998 Flood Insurance Rate Map, Community Plan 680600 0113 C dated September 28, 1998, this property does not lie in Zone A.
3. This property lies just outside the discharge zone of the Edwards Aquifer.
4. This property lies in the Comal Independent School District.
5. This property does not lie within the City Limits or EZ of any City.
6. Reference bearing - N 10° 00' 00" E
7. Center lines shown herein were noted and videotaped off of a 1992 map and not from an on-the-ground survey.
8. Property owners are advised that they are responsible for maintenance of dedicated easements in their property and they will assume those easements for any person subordinated in their intended use (i.e., no structures, septic tank fields, etc.). Operation of said dedicated easements reserves the right of access to such easements.
9. This property will be served by the following:
Electric - Padreman Electric Cooperative
Telephone - Handshake Valley Telephone
Water - private under water
Sewer - private septic systems
10. Twenty (20') feet wide utility easements are granted along all roadways and ten (10') feet wide utility easements are granted along all main and rear fire lines for the subdivision's land maintenance of public utilities.
11. For development directly adjacent to these right-of-way, there shall not be any easements for private water, sewerage, or other utility easements.
12. Owner/Developer is responsible for providing any adverse impact to the existing drainage system within the highway right-of-way.
13. Comal County requires a minimum 10' building setback line from road frontage.
14. 277 = from Plat Filed
278 = from Plat Filed

STATE OF TEXAS COUNTY OF COMAL

We, the undersigned owners of the land shown on this plat and whose names is indicated herein, and in person or through a duly authorized agent, hereby dedicate to the use of the public for all streets, public water courses, electric, sewerage, and public power lines shown for the purposes and considerations therein expressed.

Robert A. Ferguson *Carl L. Ferguson*
ROBERT A. FERGUSON CARL L. FERGUSON
1600 F.M. 306
New Braunfels, Texas 78133

STATE OF TEXAS COUNTY OF COMAL

Before me, the undersigned authority, on this day personally appeared ROBERT A. FERGUSON and CARL L. FERGUSON and they acknowledged to me to be the people whose names are subscribed to the foregoing instrument, and acknowledged to me that they 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 21st day of May 1998.

ALLEN R. GUTTHARD
Notary Public, State of Texas
My Commission Expires 12-31-2001

William H. Dwyer
Notary Public, State of Texas
My Commission Expires 12-31-2001



THE CROSSING

Being 18.154 acres of land, being approximately 15,880 acres out of the E. F. Thompson Survey, N. 1/2, Section 26, T10N, R10E, S1E, Comal County, Texas, and being all of a tract called 7.35 acres as described in volume 281, page 670-674, all of a tract called 8.824 acres as described in volume 277, page 651-704, a part of a tract called 10.754 acres described in volume 287, page 684-685, and a part of a tract called 11.15 acres described in volume 280, page 680-681; this all of the Official Land Records of Comal County, Texas.

This plat of THE CROSSING has been submitted to and considered by the Comal County Commissioners Court and is hereby approved by said court.

Dated this 21st day of May 1998.

Carl L. Ferguson
COMAL COUNTY JUDGE
Jay Streeter
COMAL COUNTY CLERK

STATE OF TEXAS COUNTY OF COMAL

I, the undersigned, Richard A. Goshorn, a Registered Professional Land Surveyor in the State of Texas, hereby certify that to the best of my knowledge and belief this plat is true and correctly made and is prepared from an actual survey on the property made under my supervision.

R. A. Goshorn
Richard A. Goshorn
Registered Professional Land Surveyor #8818
412 N. DeLeon
New Braunfels, Texas 78130

Given, in and subscribed before me this 21st day of May 1998.

William H. Dwyer
Notary Public, State of Texas
My Commission Expires 12-31-2001

STATE OF TEXAS COUNTY OF COMAL

I, Jay Streeter, do hereby certify that the foregoing instrument was filed for record in the Map and Plat Records, Volume 281, Page 674 of Comal County on the 21st day of May 1998.

Witness my hand and official seal, this 21st day of May 1998.

County Clerk, Comal County, Texas
Charlotte H. Boyd
Clerk