

Doc. # 200206001976  
2002.06.001976

# MYSTIC SHORES

## UNIT SIX

A SUBDIVISION OF 67.21 ACRES

BEING

52.23 ACRES OUT OF THE

T.W.N.G. RY. CO. SURVEY No. 856, A-798

14.98 ACRES OUT OF THE

T.W.N.G. RY. CO. SURVEY No. 855, A-760

COMAL COUNTY, TEXAS

32 LOTS

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 whose name the same is hereafter to be recorded, hereby dedicates to the use of the public for the purpose of a road, and Public Private Drainage, and Public Private Drainage, as shown for the purposes and considerations therein expressed.

BLUEGREEN SOUTHWEST ONE, L.P.  
By: *[Signature]*  
A.D. the Undersigned, Vice President  
Company, TX 79676

STATE OF TEXAS  
COUNTY OF COMAL\*

This instrument was acknowledged before me on this the 23 day of January, 2002  
by Jack H. Dean, Vice President of BLUEGREEN SOUTHWEST LAND, INC., a Delaware  
Corporation, and *[Signature]*, Secretary of said Corporation, in the capacity herein stated, on behalf of said Corporation.



*[Signature]*  
Notary Public, State of Texas  
Richard McDaniel  
My Commission Expires \_\_\_\_\_

This Plat of Mystic Shores, Unit Six, has been submitted to and considered by the  
Commissioners of Comal County, Texas and is hereby approved for filing by said  
County Clerk on this 23 day of January, A.D., 2002.



By: *[Signature]*  
County Clerk

Attest: *[Signature]*  
County Clerk - Deputy

STATE OF TEXAS  
COUNTY OF COMAL\*

I, Joy Strother, County Clerk of Comal County do hereby certify that this plat was filed for record  
in my office on the 23 day of January, A.D., 2002, at 4:57 P.M. and duly  
recorded in my office on the 23 day of January, A.D., 2002, at 5:27 P.M. in the records of  
Comal County, Texas, in the Public Private Drainage and Public Private Drainage  
testimony whereof witness my hand and official seal of office this 23 day of January, A.D., 2002.



By: *[Signature]*  
County Clerk

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 and my approval on the ground.

*[Signature]*  
Registered Professional Land Surveyor No. 2719

Sworn to and subscribed before me this the 23 day of January, A.D., 2002.



*[Signature]*  
Notary Public  
Richard McDaniel  
State of Texas

PLAN 5359  
EO 14650  
-V-14650/UNIT/RECT/ENG



(NOT TO SCALE)

### NOTES

- This subdivision is to be served by a certified public water supply system.
- No portion of this subdivision has been designated as being in a Special Flood Hazard Zone, as delineated on the Flood Insurance Study Map (FIRM) Panel No. 485483 0045 C, dated September 29, 2001.
- There is hereby dedicated a thirty (30) foot wide drainage easement centered on all natural runoff channels, creeks, or runs unless noted otherwise on this plat. The easement owner is authorized to utilize these easements for any purpose detrimental to their intended use (i.e. no structures, septic tanks, fields, etc.). Consents of said dedicated easements reserve the right of access to such easements.
- There is hereby dedicated a twenty (20) foot wide Public Utility, Drainage, and Embankment/Backslope easement adjacent to all street right-of-way lines.
- Topographic information shown hereon was provided by GEODETIC, INC. Contours shown at 1-foot intervals.
- Comal County requires a minimum twenty-five (25) foot building set-back line from road frontage.
- No driveway shall be constructed between the lots and abutting right-of-way without first obtaining the approval of the County Engineer.
- Driveways shall be constructed within the boundaries of this subdivision.
- This subdivision does not lie within the Edwards Aquifer recharge zone.
- For development directly adjacent to State right-of-way, the Developer/Owner shall be responsible for adequate set-back and/or sound abatement measures for future noise mitigation.
- For development not directly adjacent to State right-of-way, the Developer/Owner shall be responsible for adequate set-back and/or sound abatement measures for future noise mitigation.
- Any traffic control measures (left-turn lane, signal, etc.) for any driveway fronting a state maintained highway shall be the responsibility of the Developer/Owner.
- There is hereby dedicated a twenty (20) foot reservation of right of way for future highway widening. All applicable building setbacks and easement distances will be measured from the twenty (20) foot reservation of right of way.
- No direct access to FM Highway No. 306 shall be shown from Lots 689-672, 1026, 1027, and 1036.
- Lot recorded in abstract No. 200206014074, Comal County Real Property Records has notified this plat by separate instrument recorded in Comal County Real Property Records under Comal County Clerk's Document No. **200206014074**.

### SUBDIVISION SUMMARY

LOTS:  
32 LOTS, BEING 61.97 ACRES, SAME BEING 47.50 ACRES OUT OF THE T.W.N.G. RY. CO. SURVEY NO. 855, A-760,  
AND 14.98 ACRES OUT OF THE T.W.N.G. RY. CO. SURVEY NO. 856, A-798.  
COUNTY ROADS:  
2,419 LINEAR FEET OF ROADS, BEING DEDICATED TO THE PUBLIC AS RIGHT-OF-WAY BEING 3.92 ACRES OUT OF THE T.W.N.G. RY. CO. SURVEY NO. 856, A-760.  
1,37 ACRES OF LAND DEDICATED TO THE PUBLIC AS RIGHT-OF-WAY BEING 0.81 ACRES OF LAND OUT OF THE T.W.N.G. RY. CO. SURVEY NO. 855, A-760, AND 0.56 ACRES OF LAND OUT OF THE T.W.N.G. RY. CO. SURVEY NO. 856, A-760.



PRO-TECH  
ENGINEERING  
GROUP, INC.  
INCORPORATED  
100 E. San Antonio St., Suite 100  
San Antonio, TX 78205  
(214) 353-3335

SURVEYOR  
PRO-TECH ENGINEERING GROUP, INC.  
Kelly Kibbe, R.P.L.S.  
100 E. San Antonio St., Suite 100  
San Antonio, TX 78205  
(214) 353-3335  
MAY 23, 2001

SHEET 1 of 2

166.74 pg 86

Doc. # 200606002976

# MYSTIC SHORES UNIT SIX



HOWARD A. WEIDNER, ET AL.  
578.43 ACRES  
84  
309

HOWARD A. WEIDNER, ET AL.  
578.43 ACRES  
84  
309

COMAL I.S.D.  
57.81 ACRES  
DOC# 9906034642

MYSTIC SHORES, UNIT ONE  
307.43 ACRES  
13  
202

MYSTIC SHORES, UNIT THREE  
287.64 ACRES  
13  
362

MYSTIC SHORES  
UNIT SIX  
SHEET 2 OF 2  
MAY 25, 2001

www.pro-technology.com

Vol. 14 pg 87

NUMBER	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	55.74	0371.32°	970.00	S 81°38'09" W	55.73
C2	121.70	0711.19°	970.00	N 76°23'44" E	121.62
C3	103.67	99.0004°	60.00	N 70°41'04" E	91.25
C4	62.83	60°00'00"	60.00	S 29°48'54" E	60.00
C5	62.83	60°00'00"	60.00	S 30°11'06" W	60.00
C6	60.28	60°18'27"	60.00	N 89°39'41" W	60.28
C7	58.63	0371.54°	1030.00	S 74°13'39" W	58.63
C8	43.49	0971.40°	270.00	N 11°9'55" W	43.44
C9	43.23	0971.02°	270.00	N 20°31'56" W	43.18
C10	171.09	361°18'25"	270.00	N 43°16'19" W	168.24
C11	182.88	384°8'30"	270.00	N 80°49'47" W	179.40
C12	62.02	107°46'05"	330.00	S 85°09'01" W	61.93
C13	370.61	64°20'50"	330.00	N 57°17'37" W	351.44
C14	52.61	09°06'06"	330.00	N 20°33'04" W	52.56
C15	35.87	0671.342°	330.00	S 12°52'10" E	35.85

**LEGEND**

- CONCRETE MONUMENT FOUND
- ⊗ IRON STAKE FOUND
- ⊕ IRON STAKE W/ ALUMINUM CAP (PRO-Tech ENG 2715) SET
- PATENT SURVEY LINE
- WIRE FENCE
- OVERHEAD UTILITY LINE
- EASEMENTS, SETBACKS, AND OTHER RIGHTS NOT PART OF THIS PLAN
- Ⓢ COMAL COUNTY DEED RECORDS
- Ⓜ COMAL COUNTY PLAT RECORDS
- DOC# COMAL COUNTY CLIENT'S DOCUMENT NUMBER

PLAN 5353  
14660\SEC6\Sheet02.DWG

SCALE: 1" = 200'