

STATE OF TEXAS
COUNTY OF TARRANT
I, the undersigned, County Clerk of Tarrant County, Texas, do hereby certify that the foregoing plat is a true and correct copy of the original as filed in my office on the 18th day of August, 2003.

By: *[Signature]*
County Clerk

STATE OF TEXAS
COUNTY OF TARRANT
I, the undersigned, County Clerk of Tarrant County, Texas, do hereby certify that the foregoing plat is a true and correct copy of the original as filed in my office on the 18th day of August, 2003.

RICHARD MCDANIEL
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES 2/20/05
BY: *[Signature]*
Notary Public

The Plat of River's Edge at Mystic Shores Unit One, being 82.29 acres out of the G.W. Hoodley Survey No. 3, A-208, and 4.04 acres out of the Juan J.M. Arredondo Survey No. 1, A-7, is hereby approved by me and my authority on this 18th day of August, A.D. 2003.



By: *[Signature]*
Notary Public

STATE OF TEXAS
COUNTY OF TARRANT
I, the undersigned, County Clerk of Tarrant County, Texas, do hereby certify that the foregoing plat is a true and correct copy of the original as filed in my office on the 18th day of August, 2003.

KELLY KILBER
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES 2/20/05
BY: *[Signature]*
Notary Public

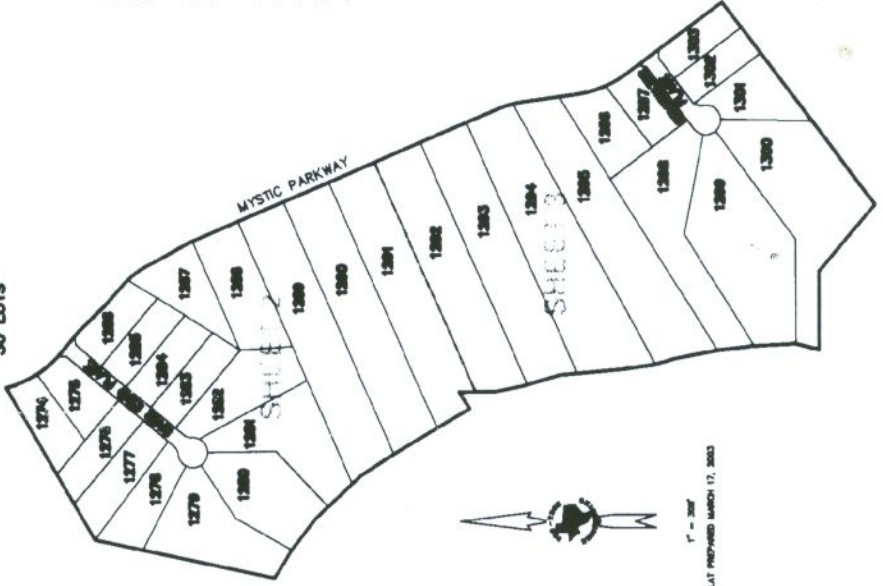


By: *[Signature]*
Notary Public

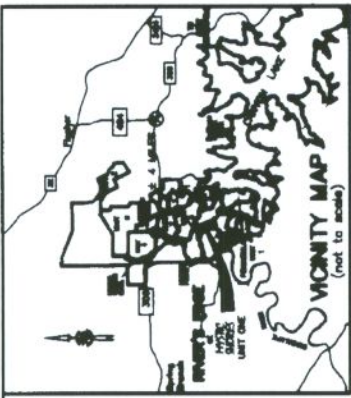
PLAN 5414
E.O. 14176
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES 2/20/05

RIVER'S EDGE at MYSTIC SHORES UNIT ONE

A SUBDIVISION OF 86.33 ACRES
BEING
82.29 ACRES OUT OF THE
G.W. HOODLEY SURVEY No. 3, A-208, AND
4.04 ACRES OUT OF THE
JUAN J.M. ARREDONDO SURVEY No. 1, A-7,
COMAL COUNTY, TEXAS
30 LOTS



PLAT PREPARED MARCH 17, 2003



- 1. A portion of the land shown on this plat is located within the G.W. Hoodley Survey No. 3, A-208, and the Juan J.M. Arredondo Survey No. 1, A-7, both of which are located within the Comal County, Texas, Public Survey No. 10, T. 12N., R. 10E., S. 17E. The subdivision shown on this plat is a subdivision of the land shown on these surveys.
- 2. The subdivision shown on this plat is a subdivision of the land shown on these surveys into 30 lots, each of which is approximately 2.88 acres in area.
- 3. The subdivision shown on this plat is a subdivision of the land shown on these surveys into 30 lots, each of which is approximately 2.88 acres in area.
- 4. The subdivision shown on this plat is a subdivision of the land shown on these surveys into 30 lots, each of which is approximately 2.88 acres in area.
- 5. The subdivision shown on this plat is a subdivision of the land shown on these surveys into 30 lots, each of which is approximately 2.88 acres in area.
- 6. The subdivision shown on this plat is a subdivision of the land shown on these surveys into 30 lots, each of which is approximately 2.88 acres in area.
- 7. The subdivision shown on this plat is a subdivision of the land shown on these surveys into 30 lots, each of which is approximately 2.88 acres in area.
- 8. The subdivision shown on this plat is a subdivision of the land shown on these surveys into 30 lots, each of which is approximately 2.88 acres in area.
- 9. The subdivision shown on this plat is a subdivision of the land shown on these surveys into 30 lots, each of which is approximately 2.88 acres in area.
- 10. The subdivision shown on this plat is a subdivision of the land shown on these surveys into 30 lots, each of which is approximately 2.88 acres in area.
- 11. The subdivision shown on this plat is a subdivision of the land shown on these surveys into 30 lots, each of which is approximately 2.88 acres in area.
- 12. The subdivision shown on this plat is a subdivision of the land shown on these surveys into 30 lots, each of which is approximately 2.88 acres in area.
- 13. The subdivision shown on this plat is a subdivision of the land shown on these surveys into 30 lots, each of which is approximately 2.88 acres in area.
- 14. The subdivision shown on this plat is a subdivision of the land shown on these surveys into 30 lots, each of which is approximately 2.88 acres in area.

SUBDIVISION SUMMARY
LOTS:
30 LOTS, BEING 86.33 ACRES, BEING
82.29 ACRES OUT OF THE G.W. HOODLEY SURVEY No. 3, A-208, AND
4.04 ACRES OUT OF THE JUAN J.M. ARREDONDO SURVEY No. 1, A-7,
COMAL COUNTY, TEXAS.
LEGAL INTERESTS:
1.75 ACRES, BEING 1.75 ACRES OUT OF THE G.W. HOODLEY SURVEY No. 3, A-208, AND
0.29 ACRES, BEING 0.29 ACRES OUT OF THE JUAN J.M. ARREDONDO SURVEY No. 1, A-7,
COMAL COUNTY, TEXAS.

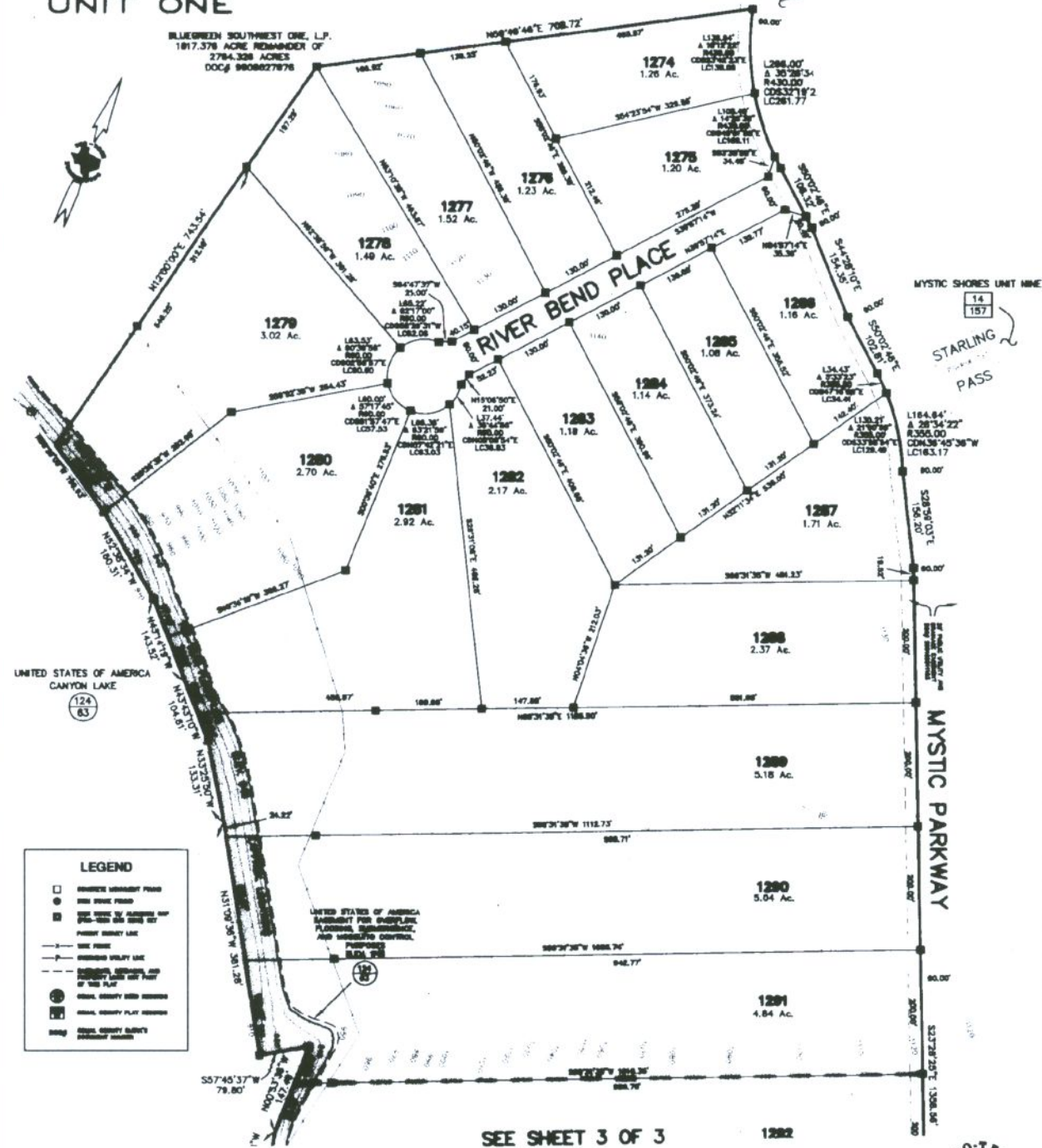


RIVER'S EDGE at MYSTIC SHORES UNIT ONE

BLUEGREEN SOUTHWEST ONE, L.P.
1917.379 ACRE REMAINDER OF
2784.328 ACRES
OC# 980827878

MYSTIC SHORES UNIT FIVE

14
4



UNITED STATES OF AMERICA
CANYON LAKE
124
63

LEGEND

- PROPOSED BOUNDARY POINT
- BOUNDARY POINT
- BOUNDARY POINT
- PROPOSED BOUNDARY LINE
- BOUNDARY LINE
- PROPOSED DRIVEWAY LINE
- DRIVEWAY LINE
- PROPOSED SIDEWALK LINE
- SIDEWALK LINE
- PROPOSED UTILITY LINE
- UTILITY LINE
- PROPOSED FENCE LINE
- FENCE LINE
- PROPOSED EROSION CONTROL LINE
- EROSION CONTROL LINE
- PROPOSED LANDSCAPE LINE
- LANDSCAPE LINE
- PROPOSED SIGNAGE LINE
- SIGNAGE LINE
- PROPOSED LIGHTING LINE
- LIGHTING LINE
- PROPOSED SECURITY LINE
- SECURITY LINE

SEE SHEET 3 OF 3

1292

RIVER'S EDGE at
MYSTIC SHORES
UNIT ONE
SHEET 2 OF 3
MARCH 17, 2003

PLAN 5414

\\14000\1\RVIVERS EDGE UNIT01\VECH\PLA\BASE.DWG

SCALE: 1" = 100'

PRO-TRAC
ENGINEERING GROUP
100 E. Main Avenue, Suite 100
Bismarck, ND 58102
701-251-1000

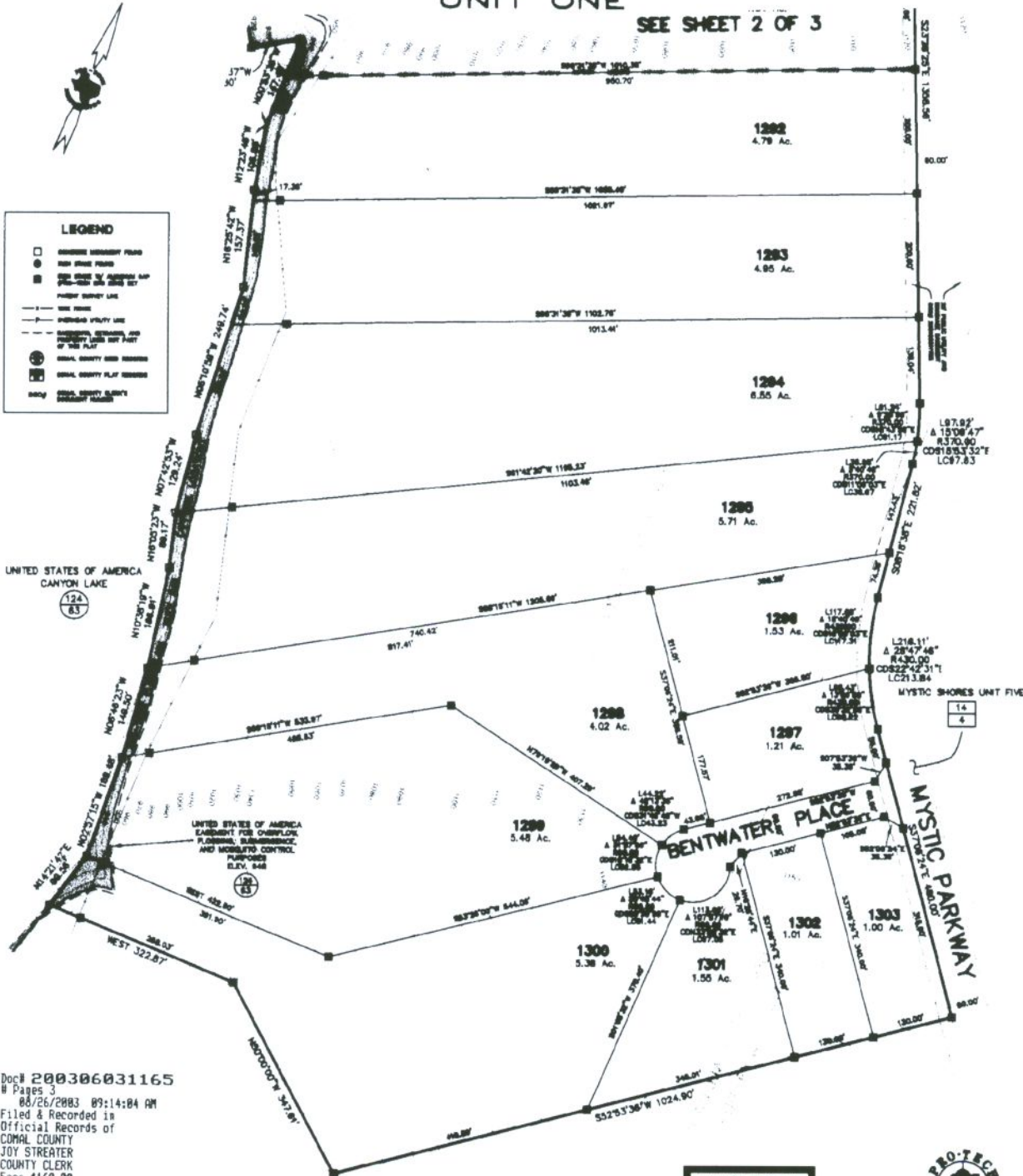
RIVER'S EDGE at MYSTIC SHORES UNIT ONE

SEE SHEET 2 OF 3



LEGEND

- ADJACENT PROPERTY PLANS
- NEW STATE PLANS
- FEDERAL & STATE PLANS
- PROPERTY SURVEY LINE
- BOUNDARY LINE
- PROPOSED UTILITY LINE
- EXISTING UTILITY LINE
- EXISTING UTILITY LINE AND PROPOSED LINE NOT PART OF THIS PLAN
- LOCAL COUNTY ROAD CENTER
- STATE COUNTY ROAD CENTER
- STATE COUNTY ROAD CENTER



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 # Pages 3
 08/26/2003 09:14:04 AM
 Filed & Recorded in
 Official Records of
 CDAL COUNTY
 JOY STREATER
 COUNTY CLERK
 Fees \$168.00

BLUEBIRD SOUTHWEST ONE, L.P.
 1817.578 ACRE REBINDER OF
 2794.388 ACRES
 DOC# 0000027878

RIVER'S EDGE at
 MYSTIC SHORES
 UNIT ONE
 SHEET 3 OF 3
 MARCH 17, 2003

PRO-TEC
ENGINEERING GROUP
 140 E. 5th Avenue, Suite 100
 Fort Lauderdale, FL 33304
 954.575.1000

PLAN 5414

\\14880\1\RYERS EDGE UNIT01\VED1\PLA\BASE.DWG

SCALE: 1" = 100'

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