

HELEN W. WILSON TRUST

BY WILLIAM WAGGENER, TRUSTEE
12203 HAYWOOD TRAIL
HOUSTON, TEXAS 77077

authorities, appeared William L. Waggener, Trustee, known to me to be
subscribed to the foregoing instrument, and acknowledged to me
for the purposes and considerations therein expressed, and

NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:



Deed Two has been submitted to and considered
of Comal County, Texas and is hereby approved for filing by me
March 28, 2004, A.D., 8:00A.



of Comal County, do hereby certify that this plat was filed for record
in the Public Records of Comal County, Texas on March 28, 2004, at
the hour of 8:00 A.M. and duly
certified by me in the presence of
my hand and official seal of office this 28th day of March, 2004.



to be true and correct and was
upon the ground.

Surveyor No. 2218

before me this 28th day of March, 2004.

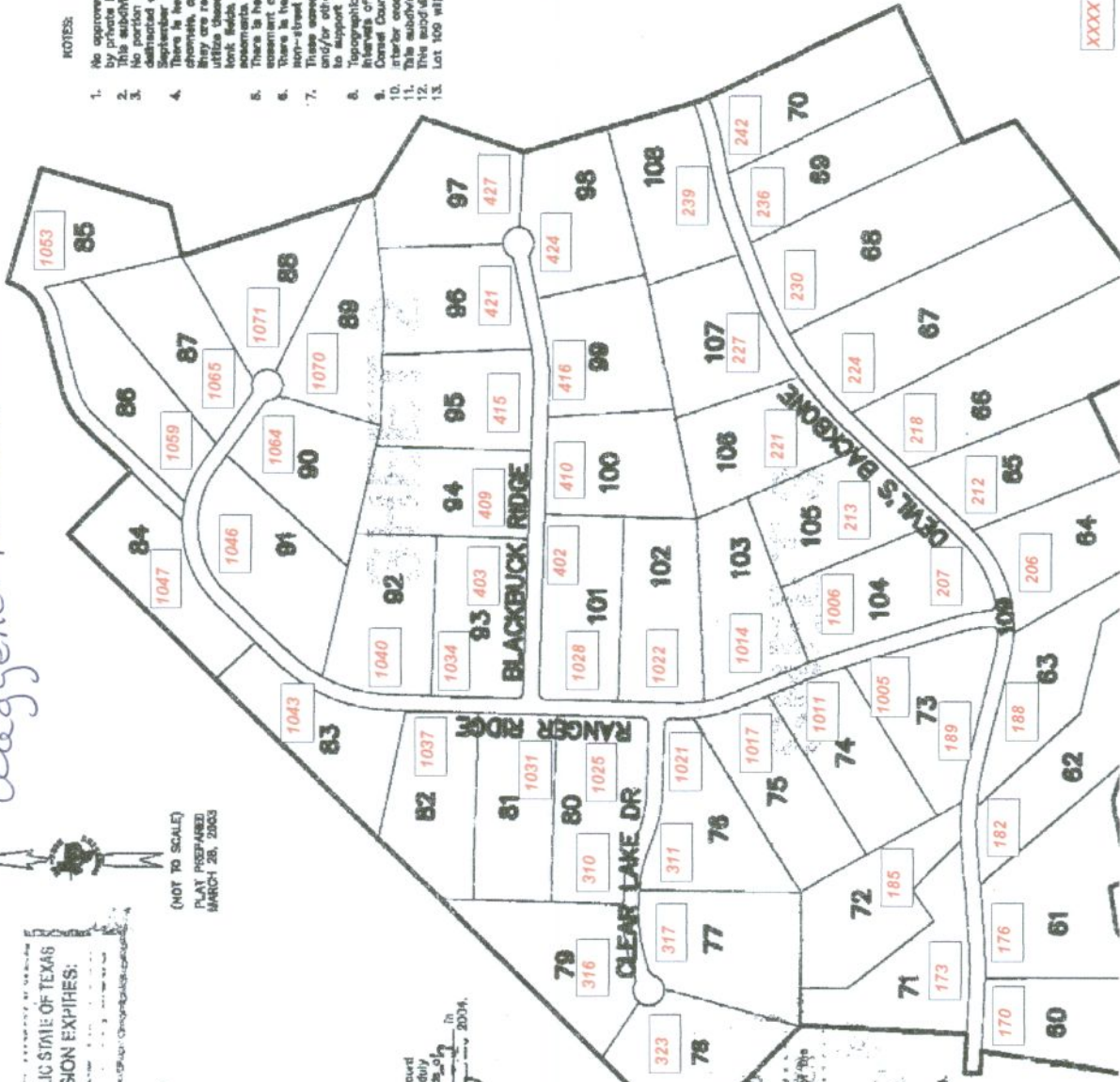
McDaniel

BEING 196.652 ACRES OUT OF THE H.E. & W.T. RAILROAD COMPANY SURVEY NO. 925, A--788, AND 93.095 ACRES OUT OF THE B.F. SMITHSON SURVEY NO. 926, A--849, COMAL COUNTY, TEXAS 49 LOTS AND LOT 109 (PRIVATE ROAD)

Waggener Ranch Unit Two



(NOT TO SCALE)
PLAT PREPARED
MARCH 28, 2004



NOTES:

- 1. No approved public water system exists to serve this development. Water by private lock-and-wake wells constructed by individual lot owners.
- 2. This subdivision will be served by individual on-site sewage facilities.
- 3. No portion of this subdivision has been designated as being in a Special district on the Flood Insurance Rate Map (FIRM) Panel No. 485-863 00 September 28, 1998 for unincorporated areas of Comal County, Texas.
- 4. There is hereby dedicated a thirty (30) foot wide drainage Easement on the north, south, east, or west sides of all lots, to be dedicated to the lot owner for the purpose of drainage, flood control, or other purposes as may be determined by the lot owner (sewers, ditches, levees, etc.). Easements of said dedicated easements reserve the right to amend.
- 5. There is hereby dedicated a twenty (20) foot wide Public Utility, Drainage easement adjacent to all street right-of-way lines.
- 6. There is hereby dedicated a ten (10) foot wide Public Utility and Driveway non-street lot lines.
- 7. These easement rights herein reserved include the privilege of maintaining and/or other going easements outside of said easement when deemed necessary to improve the utility of the easement.
- 8. To complete the information shown hereon was provided by GEOMETRY, INC., DALLAS, TEXAS.
- 9. Comal County requires a minimum twenty-five (25) foot front building setback from any public street within the boundaries of this subdivision.
- 10. This subdivision does not lie within the Edwards Aquifer Recharge Zone.
- 11. This subdivision does not lie within the active-hazardous jurisdiction of any flood zone.
- 12. This subdivision does not lie within the active-hazardous jurisdiction of any flood zone.
- 13. Lot 109 will serve as ingress/egress to all property owners within Waggener Ranch Unit Two.

SUBDIVISION SUMMARY

49 LOTS BEING 93.095 ACRES BEING 93.095 ACRES OUT OF THE H.E. & W.T. RAILROAD CO. SURVEY NO. 925, A--788, AND 56.321 ACRES OUT OF THE B.F. SMITHSON SURVEY NO. 926, A--849, AND 19.984 ACRES IN LOT 109, A PRIVATE ROAD A.K.A. SAME BEING 12.056 ACRES OUT OF THE H.E. & W.T. RAILROAD CO. SURVEY NO. 925, A--788, AND 3.892 ACRES OUT OF THE B.F. SMITHSON SURVEY NO. 926, A--849

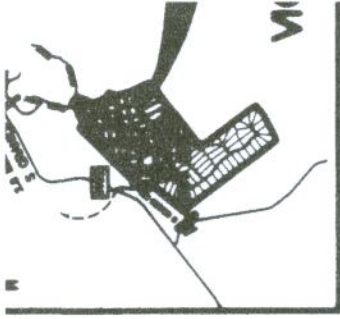
PRIVATE ROADS:
11,170 LINEAR FEET OF ROADS BEING 15,940 ACRES OF 1 SAME BEING 15,056 ACRES (2808 LF) OUT OF THE H.E. & W.T. RAILROAD CO. SURVEY NO. 925, A--788, AND 3,892 ACRES (2884 LF) OF B.F. SMITHSON SURVEY NO. 926, A--849.

MAINTENANCE OF THE PRIVATE ROADS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

SURVEYOR
PRO-TECH ENGINEERING GROUP, INC.
Kathy Kiser, R.P.L.S.
100 C. San Antonio St., Suite 100
San Antonio, Texas 78266
(512) 353-3338

XXXX = ADDRESS

ARED BY THE COMAL COUNTY ENGINEERS
ADDRESSING INFORMATION. A MODIFIED
RDED SUBDIVISION PLAT WAS USED AS A
USE BE ADVISED THAT THIS MAP IS AN



ESTABLISHING LOT 97RR COMAL COUNTY, TEXAS

1.17 ACRES
1.17 ACRES
WAGGNER RANCH UNIT TWO

WAGGNER RANCH UNIT TWO

By **WILLIAM L. SMOGGIN**
Notary Public
Notary Public State of Texas

I, **WILLIAM L. SMOGGIN**, Notary Public, do hereby certify that the foregoing instrument, and all instruments in pursuance hereof, were duly executed and acknowledged by the parties thereto in my presence and in the presence of the undersigned witnesses on this day of **JANUARY**, A.D., 2005.

WILLIAM L. SMOGGIN
NOTARY PUBLIC STATE OF TEXAS
PROFESSIONAL EVIDENCE

I and 1.17 Acres out of the B.L.F. Smoggin Survey 97RR has been subdivided to and conditioned by the said County, Texas and is hereby approved for filing by said **WILLIAM L. SMOGGIN**, A.D., 2005.

SCALE 1" = 200'
JANUARY 26, 2005



TO

and County do hereby certify that this plat was filed for record in the County of Comal, Texas, on this day of **JANUARY**, A.D., 2005, at **11:55** A.M., and that the same is a true and correct copy of the original as the same appears in the office of the County Clerk in Comal County, Texas, on this day of **JANUARY**, A.D., 2005.

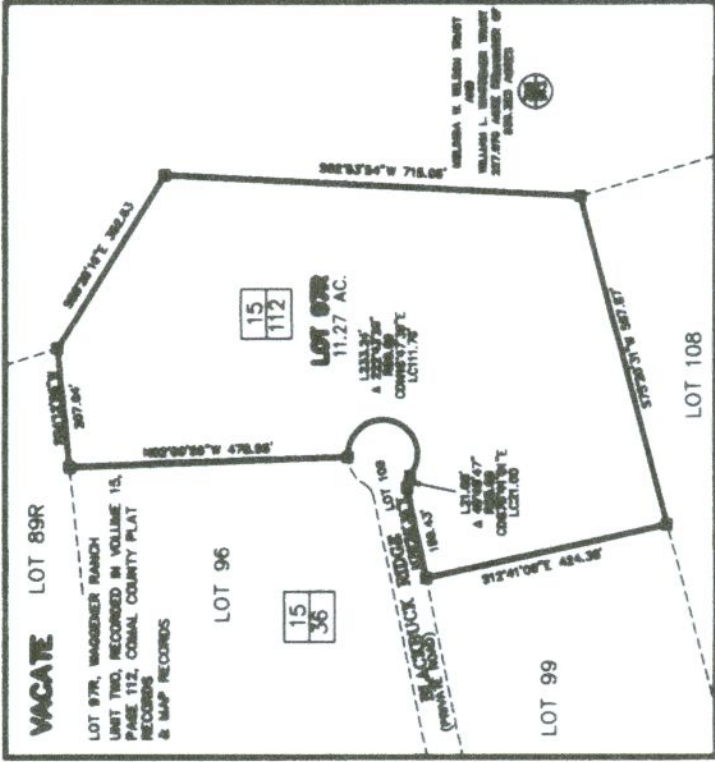


True and correct, and was prepared from an original on the ground.

Ways

me this the **61** day of **JANUARY**, A.D., 2005.

NOTARY PUBLIC STATE OF TEXAS
PROFESSIONAL EVIDENCE



NOTES:

1. No approved public utility system exists to serve this development.
2. This subdivision is subject to all applicable laws, rules, regulations and ordinances of the State of Texas and Comal County, Texas.
3. No portion of this subdivision has been dedicated or set aside for any public use, and no portion of this subdivision is subject to any public use, and no portion of this subdivision is subject to any public use.
4. There is hereby dedicated a twenty (20) foot wide Public Utility easement adjacent to all street right-of-way lines.
5. There is hereby dedicated a ten (10) foot wide Public Utility easement adjacent to all street right-of-way lines.
6. The easement rights herein reserved include the privilege of easement over the lands within which said easement exists to be used for any purpose connected with said easement.
7. Comal County requires a subdivision twenty-five (25) foot front setback from any street.
8. This subdivision does not fit within the Subdivision Ordinance of Comal County, Texas, and it is the intent of the subdivision that the subdivision does not fit within the Subdivision Ordinance of Comal County, Texas.
9. A change of use has been approved for this plat and is used for residential purposes.
10. This subdivision does not fit within the Subdivision Ordinance of Comal County, Texas.
11. The subdivision does not fit within the Subdivision Ordinance of Comal County, Texas.
12. The subdivision does not fit within the Subdivision Ordinance of Comal County, Texas.

XXX = ADDRESS

THIS MAP WAS PREPARED BY THE COMAL COUNTY PUBLIC UTILITY DEPARTMENT TO PROVIDE ADDRESSING INFORMATION. A MC RECORDED SUBDIVISION PLAT MAY OR MAY NOT BE CONSIDERED. PLEASE BE ADVISED THAT THIS DOCUMENT AND SHOULD NOT BE CONSIDERED THE ACTUAL DEPARTMENT SUBDIVISION PLAT.