



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*

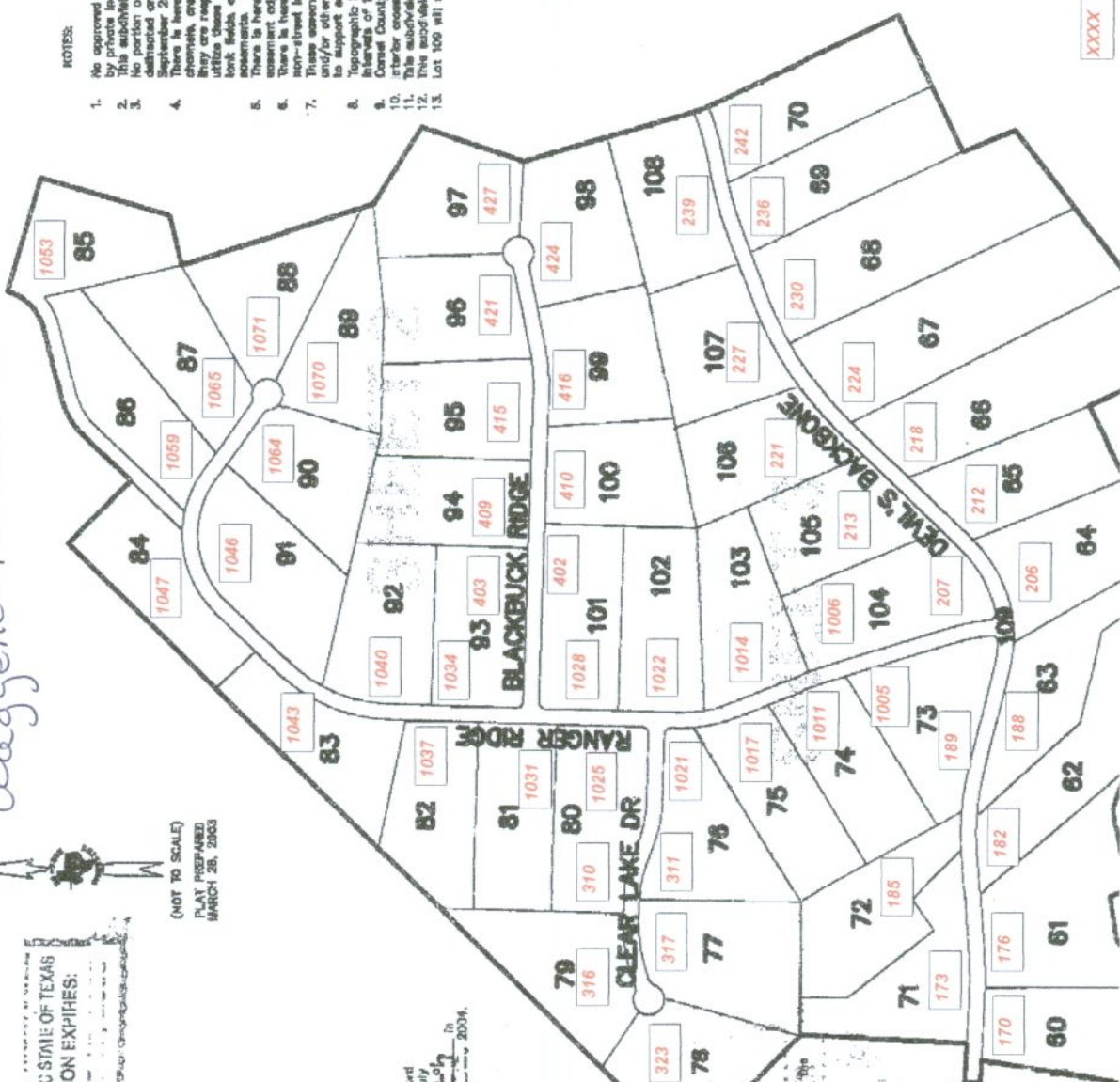
*Waggener Ranch Unit Two*

- NOTES:
- No approved public water system exists to serve this development. Water by private lock-and-raise water wells constructed by subsequent lot owners.
  - This subdivision will be served by individual on-site sewage facilities.
  - 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, 1986 for unincorporated areas of Comal County, Texas.
  - There is hereby dedicated a thirty (30) foot wide drainage easement on the north, south, east, or west sides of all lots shown on this plat. Property owners shall be responsible for the maintenance of this easement on their part. The easement shall be dedicated to the use of drainage ditches, ditches, levees, levees, etc. (leak fields, etc.) Easements of said dedicated easements reserve the right of easement.
  - There is hereby dedicated a twenty (20) foot wide Public Utility, Drainage easement adjacent to all street right-of-way lines.
  - There is hereby dedicated a ten (10) foot wide Public Utility and Driveway easement adjacent to all street right-of-way lines.
  - These easement rights herein reserved include the privilege of installing and/or other piping, ditches, conduits or other easement when deemed necessary to improve the easement within said easement.
  - The easement herein reserved shall be provided by GEOMETIX, INC. D. The easement herein reserved shall be provided by GEOMETIX, INC. D.
  - Comal County requires a minimum twenty-five (25) foot front building setback from the street.
  - This subdivision does not lie within the Edwards Aquifer Recharge Zone.
  - This subdivision does not lie within the active-hazardous jurisdiction of any floodplain.
  - Lot 109 will serve as ingress/egress to all property owners within Waggener Ranch Unit Two.

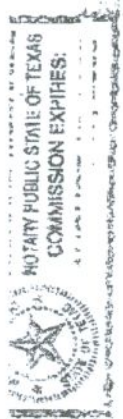
**SUBDIVISION SUMMARY**  
 49 LOTS BEING 974,796 ACRES, SAME BEING 196.652 ACRES OUT OF THE H. E. & W. T. RAILROAD CO. SURVEY NO. 925 AND 93.095 ACRES OUT OF THE B.F. SMITHSON SURVEY NO. 926 AND 158.49 ACRES IN LOT 109, A PRIVATE ROAD R.O.W., SAME BEING 12,059 ACRES OUT OF THE H. E. & W. T. R. SURVEY NO. 925, A--788, AND 3,863 ACRES OUT OF THE B.F. SMITHSON SURVEY NO. 926, A--849.

**PRIVATE ROADS:**  
 11,170 LINEAR FEET OF ROADS, BEING 15,949 ACRES OF 1 SAME BEING 12,059 ACRES (2808 LF) OUT OF THE H. E. & W. T. R. SURVEY NO. 925, A--788, AND 3,863 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.



(NOT TO SCALE)  
 PLAT PREPARED  
 MARCH 28, 2004



This plat has been submitted to and considered of Comal County, Texas and is hereby approved for filing by said County Clerk, A.D., 2004.



of Comal County, do hereby certify that this plat was filed for record in the Public Records of Comal County, Texas, on this 28th day of March, 2004, at 10:00 A.M. and duly recorded in the Public Records of Comal County, Texas, in Book Volume 10, Page 10.



Let it be true and correct and well understood by all persons who see this plat that the same is a true and correct copy of the original as shown to me this 28th day of March, 2004.

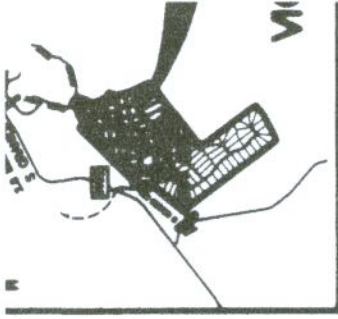
Surveyor No. 2218

McDaniel

PREPARED BY THE COMAL COUNTY ENGINEERS' ASSOCIATION FOR ADDRESSING INFORMATION. A MODIFIED SUBDIVISION PLAT WAS USED AS A GUIDE. IT IS ADVISED THAT THIS MAP IS AN APPROXIMATE REPRESENTATION OF THE ACTUAL SUBDIVISION.

XXXX = ADDRESS





# ESTABLISHING LOT 97RR COMAL COUNTY, TEXAS

1.17 ACRES  
 1.17 ACRES  
 1.17 ACRES  
 1.17 ACRES

1.17 ACRES

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

I, **William L. Smogger**, Notary Public, do hereby certify that the foregoing instrument, and the same, were read to the parties thereto, and acknowledged by them in my presence on this 26th day of January, 2005, at the City of San Antonio, Texas.

**WILLIAM L. SMOGGER**  
 Notary Public State of Texas  
 My Commission Expires 1/26/2008

I and 1.17 Acres out of the B.L.F. Smithson Survey, 97RR, has been subdivided to and considered by the Comal County, Texas and is hereby approved for filing by said Comal County, Texas on this 26th day of January, 2005.

SCALE 1" = 200'  
 JANUARY 26, 2005

TO

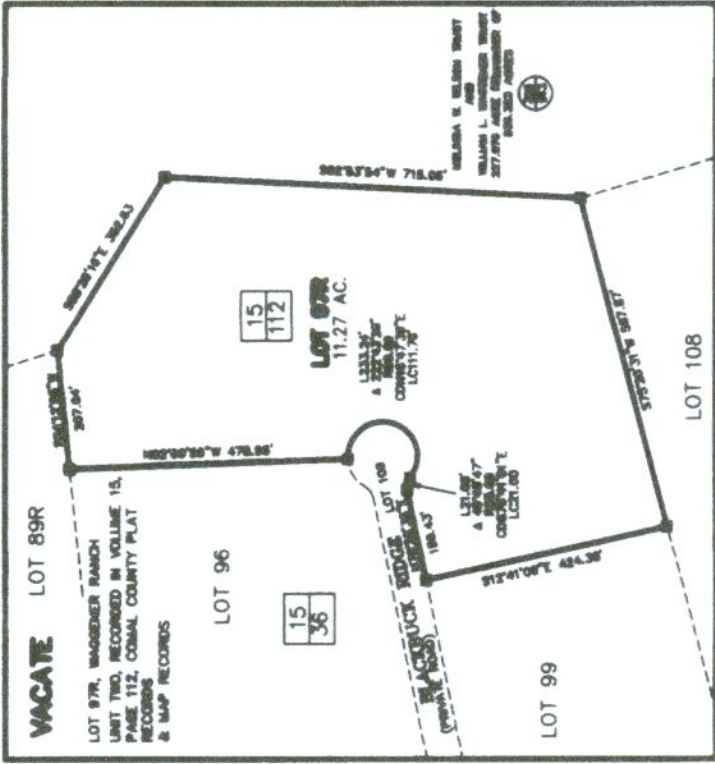
and County do hereby certify that this plat was filed for record in the Public Records of Comal County, Texas, on this 26th day of January, 2005, at 11:55 A.M. and that the same is a true and correct copy of the original as the same appears in the Public Records of Comal County, Texas on this 26th day of January, 2005.



True and correct, and was prepared from an original on this 26th day of January, 2005.

My commission expires on this 26th day of January, 2005.

NOTARY PUBLIC STATE OF TEXAS  
 My Commission Expires 1/26/2008



NOTES:

1. No approved public utility system exists to serve this development for public utilities under such conditions as to be considered by subdivision plat.
2. The plat of this subdivision has been distributed to all owners of the lots included in this subdivision.
3. The plat of this subdivision has been distributed to all owners of the lots included in this subdivision.
4. There is hereby established a thirty (30) foot wide easement for utility lines, water, gas, sewer, or other utility lines, within the subdivision, to be used for the purpose of providing utility service to the lots included in this subdivision.
5. There is hereby established a twenty (20) foot wide Public Utility easement adjacent to all street right-of-way lines.
6. There is hereby established a ten (10) foot wide Public Utility easement adjacent to all street right-of-way lines.
7. The easement rights herein reserved include the privilege of installing, maintaining, repairing, and using utility lines, water, gas, sewer, or other utility lines, within the subdivision, to be used for the purpose of providing utility service to the lots included in this subdivision.
8. The subdivision does not include the Subdivision Approval jurisdiction of the City of San Antonio, Texas.
9. This subdivision does not include the City-Approved jurisdiction of the City of San Antonio, Texas.
10. This subdivision does not include the City-Approved jurisdiction of the City of San Antonio, Texas.
11. A change of address has been requested for this plat and is subject to the approval of the City of San Antonio, Texas.
12. The subdivision does not include the City-Approved jurisdiction of the City of San Antonio, Texas.

XXX = ADDRESS

THIS MAP WAS PREPARED BY THE COMAL COUNTY 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 DEED OR SUBDIVISION PLAT.