

STATE OF TEXAS*
COUNTY OF COMAL*

KNOW ALL MEN BY THESE PRESENTS:

The owner of the land shown on this plat whose name is subscribed hereto, and in person or through a duly authorized agent hereby subdivides this land according to the dimensions as shown. All roads to be constructed in this plat shall not be dedicated to any state, municipality or other government entity. They shall remain private roads.

Furthermore, the owner does hereby dedicate a public utility and drainage easement over and across Lot 140.

WILLIAM L. WAGGENER TRUST

MELINDA W. WILSON TRUST

By: _____

WILLIAM L. WAGGENER, TRUSTEE
4800 S. CRANES MILL RD.
NEW BRAUNFELS, TX 78132

By: _____

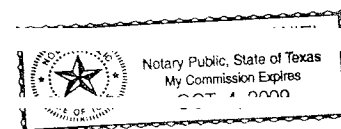
WILLIAM L. WAGGENER, TRUSTEE
4800 S. CRANES MILL RD.
NEW BRAUNFELS, TX 78132

STATE OF TEXAS*
COUNTY OF COMAL*

BEFORE ME, the undersigned authority, appeared William L. Waggener, Trustee, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.

Notary Public, State of Texas
Richard McDaniel

My Commission Expires: _____

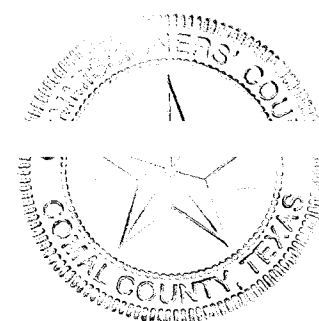


This Plat of Waggener Ranch, Unit Three has been submitted to and considered by the Commissioners Court of Comal County, Texas and is hereby approved for filing by said Court on May 21, 2007.

Dated this 24 day of May, A.D., 2007.

By: _____
County Judge

Attest: _____
County Clerk - Deputy

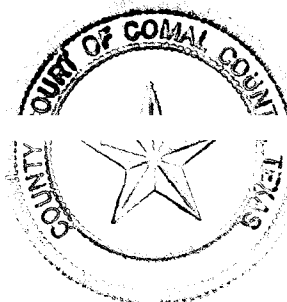


STATE OF TEXAS*
COUNTY OF COMAL*

I, Joy Streater, County Clerk of Comal County do hereby certify that this plat was filed for record in my office on the 25 day of May, A.D., 2007, at 9:39 A. M. and duly recorded the 25 day of May, A.D., 2007, at 9:39 A. M. in the Records of Maps and Plats in said office, of said County, in Document Number 200706022367 in testimony whereof witness my hand and official seal of office this 25 day of May, A.D., 2007.

COMAL COUNTY, TEXAS

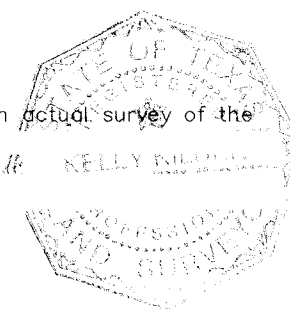
By: _____
Deputy



STATE OF TEXAS*
COUNTY OF COMAL*

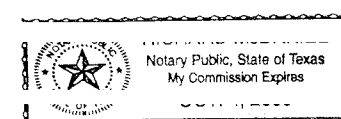
I hereby certify that this plat is true and correct and was prepared from an actual survey of the properly made under my supervision on the ground.

Kelly Kilber
Registered Professional Land Surveyor No. 2219



Sworn to and subscribed before me this the 7 day of May, A.D., 2007.

Notary Public
State of Texas
Richard McDaniel



PLAN 5536

EO 14670

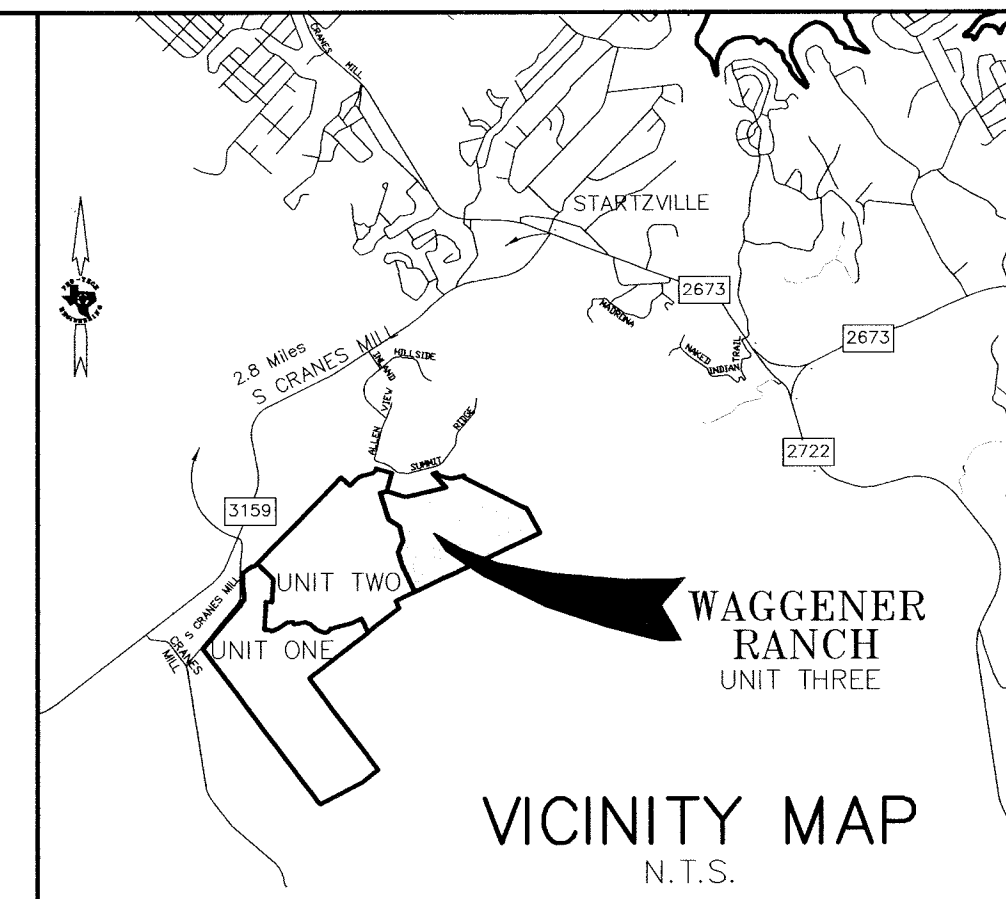
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WAGGENER RANCH

UNIT THREE
A SUBDIVISION OF 189.48 ACRES
OUT OF THE
B.F. SMITHSON SURVEY NO. 926, A-849
COMAL COUNTY, TEXAS
30 LOTS
AND
LOT 140 (PRIVATE ROADS)



(NOT TO SCALE)
PLAT PREPARED
FEBRUARY 2, 2007



- NOTES:
1. No approved public water system exists to serve this development. Water shall be provided by private individual water wells constructed by subsequent 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 Flood Hazard Zone, as delineated on the Flood Insurance Rate Map (FIRM) Panel No. 485463 0060 C, & 0065 C, dated September 29, 1986 for unincorporated areas of Comal County, Texas.
 4. There is hereby dedicated a twenty (20) foot wide Public Utility, Drainage, and Embankment/Backslope easement adjacent to all street right-of-way lines.
 5. There is hereby dedicated a ten (10) foot wide Public Utility and Drainage Easement adjacent to all non-street lot lines.
 6. Topographic information shown hereon was provided by GEODETIX, INC.. Contours shown at intervals of 10 feet.
 7. Comal County requires a minimum twenty-five (25) foot front building set-back.
 8. Interior cross fences exist within the boundaries of this subdivision.
 9. This subdivision does not lie within the Edwards Aquifer Recharge Zone.
 10. This subdivision does not lie within the extraterritorial jurisdiction of any city.
 11. Lot 140 will serve as ingress/egress to all property owners within Waggener Ranch Unit Three.
 12. All easements are public unless otherwise noted.

SUBDIVISION SUMMARY

30 LOTS, BEING 181.80 ACRES OUT OF THE
B.F. SMITHSON SURVEY NO. 926, A-849

PRIVATE ROADS (LOT 140):
5,435 LINEAR FEET OF ROADS, BEING 7.68 ACRES OF LAND
OUT OF THE 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.
Kelly Kilber, R.P.L.S.
100 E. San Antonio St., Suite 100
San Marcos, Texas 78666
(512) 353-3335

WAGGENER RANCH
UNIT THREE
SHEET 1 OF 3
FEBRUARY 2, 2007

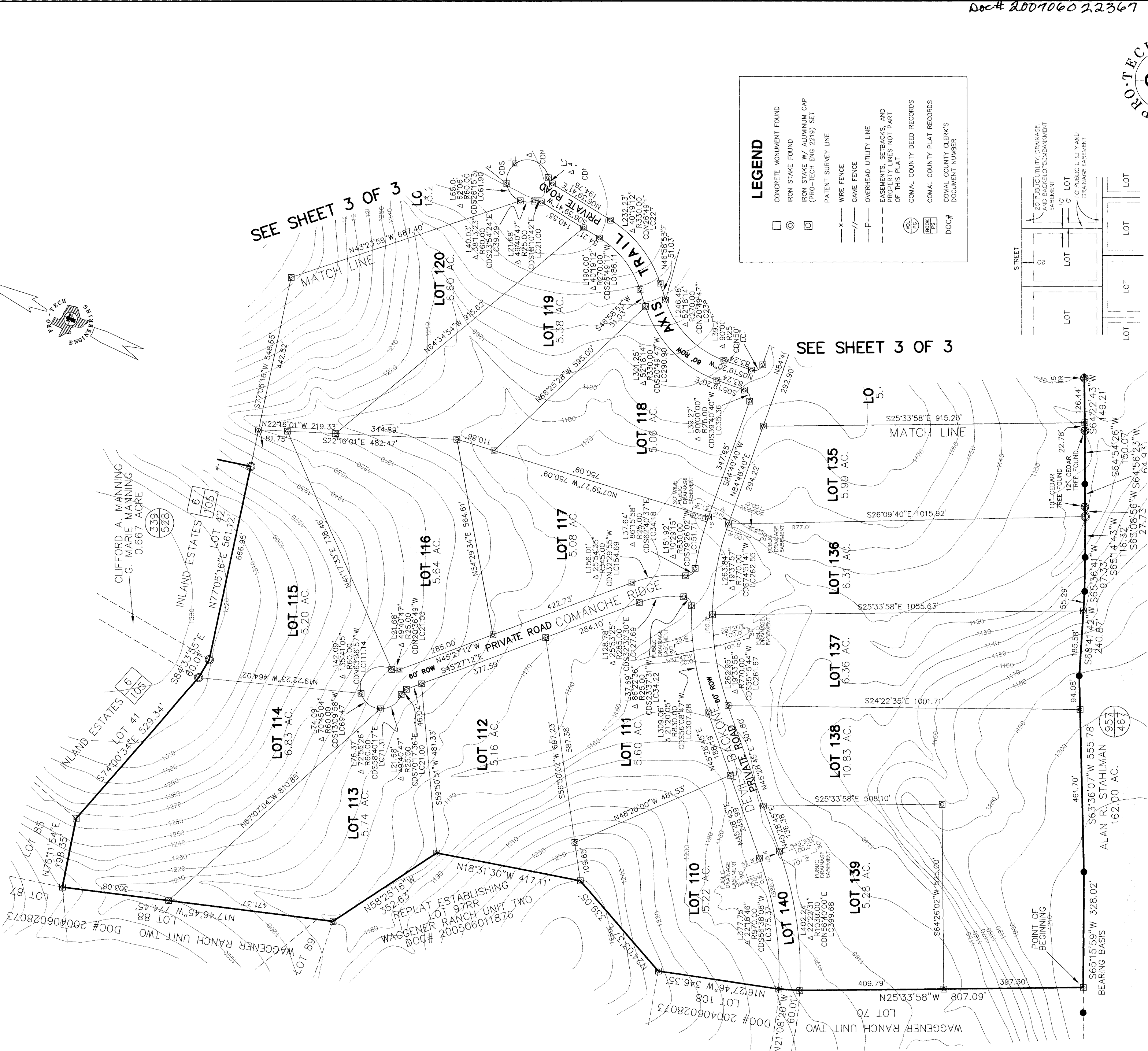


ENGINEERING GROUP
INCORPORATED

100 E. San Antonio St., Suite 100
San Marcos, TX. 78666
(512) 353-3335

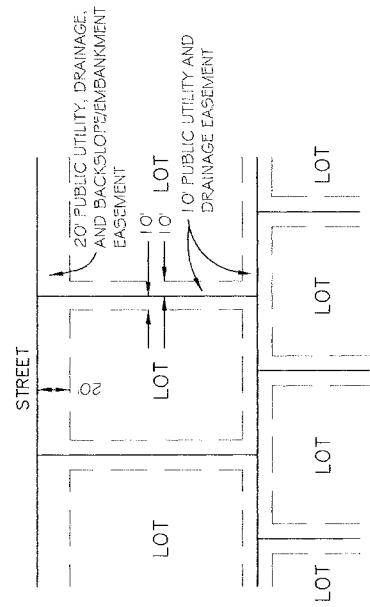
WAGGENER RANCH

UNIT THREE



LEGEND

- CONCRETE MONUMENT FOUND
- IRON STAKE FOUND
- IRON STAKE W/ ALUMINUM CAP (PRO-TECH ENG 2219) SET
- PATENT SURVEY LINE
- WIRE FENCE
- GAME FENCE
- OVERHEAD UTILITY LINE
- EASEMENTS, SETBACKS, AND PROPERTY LINES NOT PART OF THIS PLAN
- COMAL COUNTY DEED RECORDS
- COMAL COUNTY PLAT RECORDS
- COMAL COUNTY CLERK'S DOCUMENT NUMBER

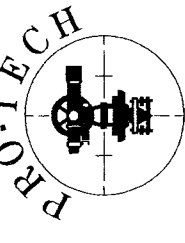


WAGGENER RANCH
UNIT THREE
SHEET 2 OF 3
FEBRUARY 2, 2007

PLAN 5536
EO 14670
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SCALE: 1" = 200'

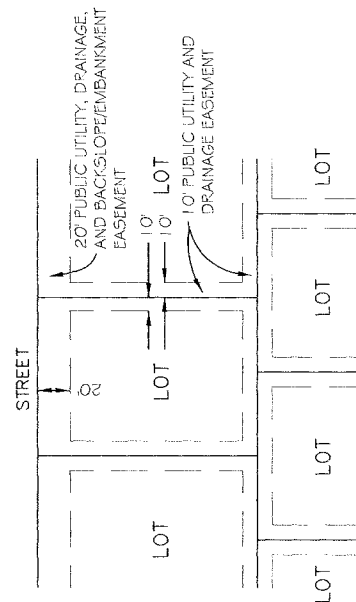
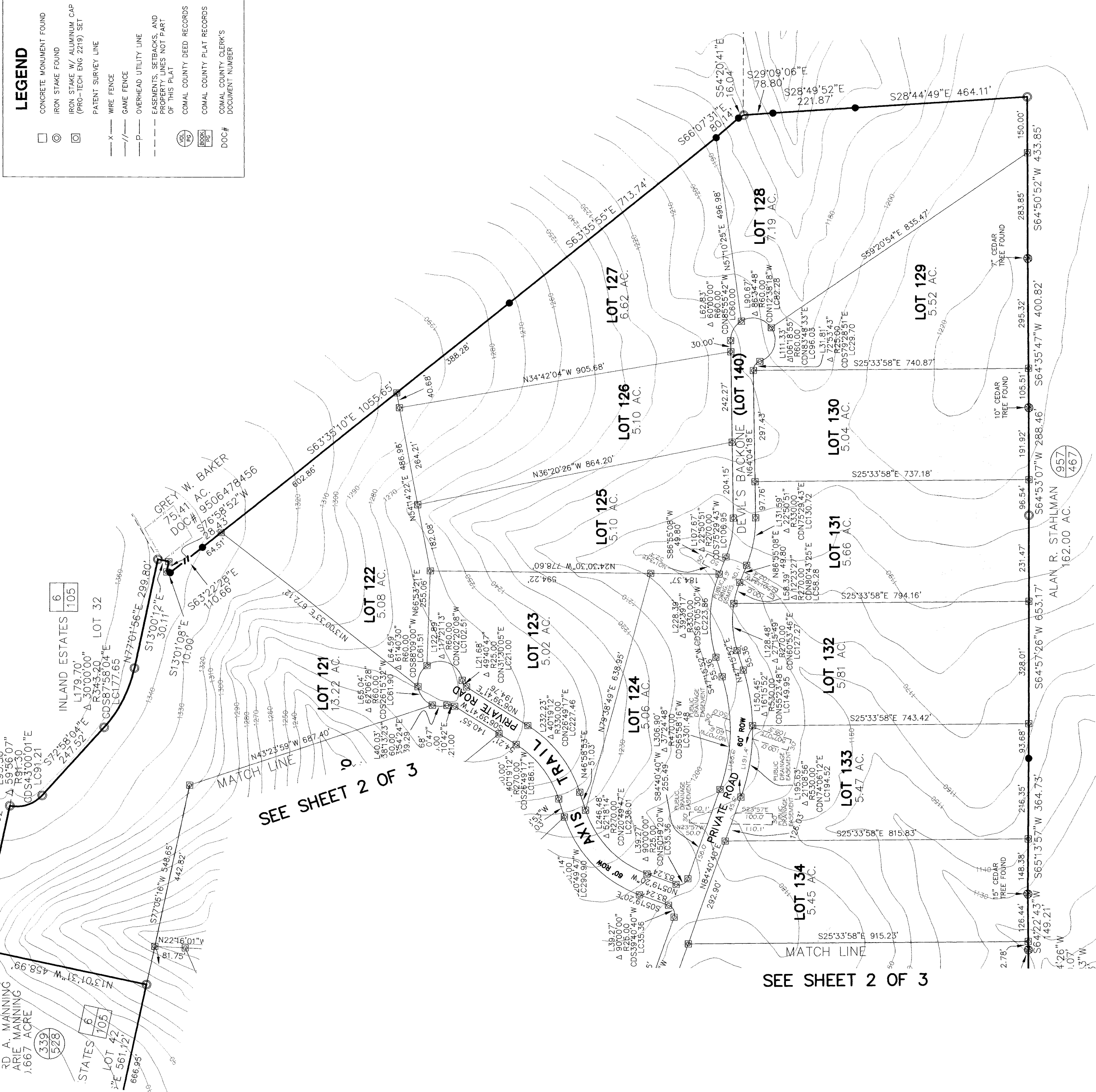
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Doc# 200706022367

WAGGENER RANCH

UNIT THREE

TYPICAL EASEMENT DETAIL
N.T.S.

SCALE: 1" = 200'

WAGGENER RANCH
UNIT THREE
SHEET 3 OF 3
FEBRUARY 2, 2007

PLAN 5536
EO 14670

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**ENGINEERING
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Doc# 200706022347