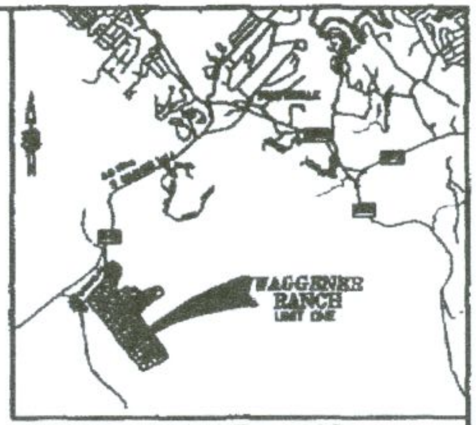
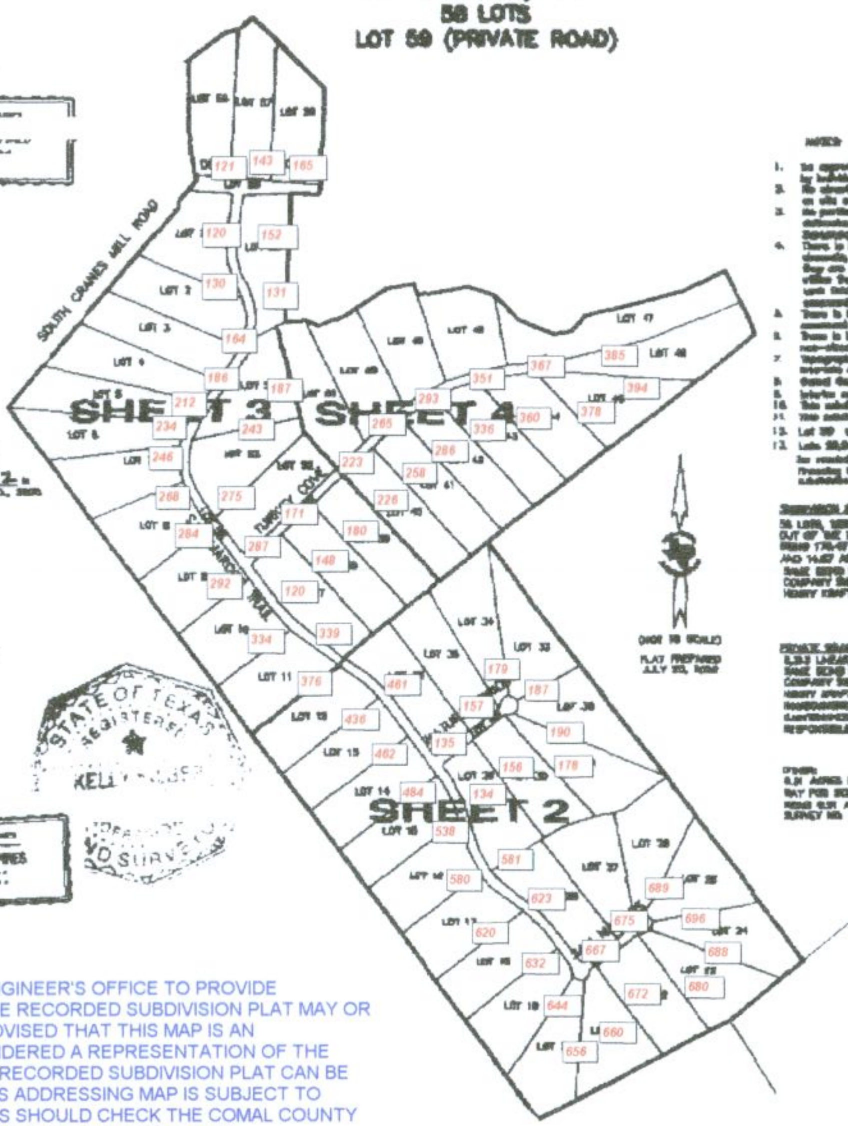
FINAL ADDRESS PLAT

WAGGENER RANCH

UNIT ONE

A SUBDIVISION OF 314.59 ACRES
BEING
133.84 ACRES OUT OF THE
HEINRICH KRAFT SURVEY NO. 889, A-353, AND
180.75 ACRES OUT OF THE
H. E. & W. T. RAILROAD COMPANY SURVEY NO. 925, A-788
COMAL COUNTY, TEXAS
58 LOTS
LOT 59 (PRIVATE ROAD)





THIS MAP WAS PREPARED BY THE COMAL COUNTY ENGINEER'S OFFICE TO PROVIDE ADDRESSING INFORMATION. A MODIFIED COPY OF THE RECORDED SUBDIVISION PLAT MAY OR MAY NOT BE USED AS A BACKGROUND. PLEASE BE ADVISED THAT THIS MAP IS AN ADDRESSING DOCUMENT AND SHOULD NOT BE CONSIDERED A REPRESENTATION OF THE ACTUAL RECORDED SUBDIVISION PLAT. THE ACTUAL RECORDED SUBDIVISION PLAT CAN BE FOUND AT THE COMAL COUNTY CLERK'S OFFICE. THIS ADDRESSING MAP IS SUBJECT TO CHANGE AND MAY BE UPDATED PERIODICALLY. USERS SHOULD CHECK THE COMAL COUNTY ENGINEER'S OFFICE'S WEBSITE FOR CURRENT REVISIONS AT WWW.CCEO.ORG.

WAGGENER RANCH
UNIT ONE
SHEET 1 OF 4
JULY 19, 2000

WAGGENER RANCH

UNIT ONE

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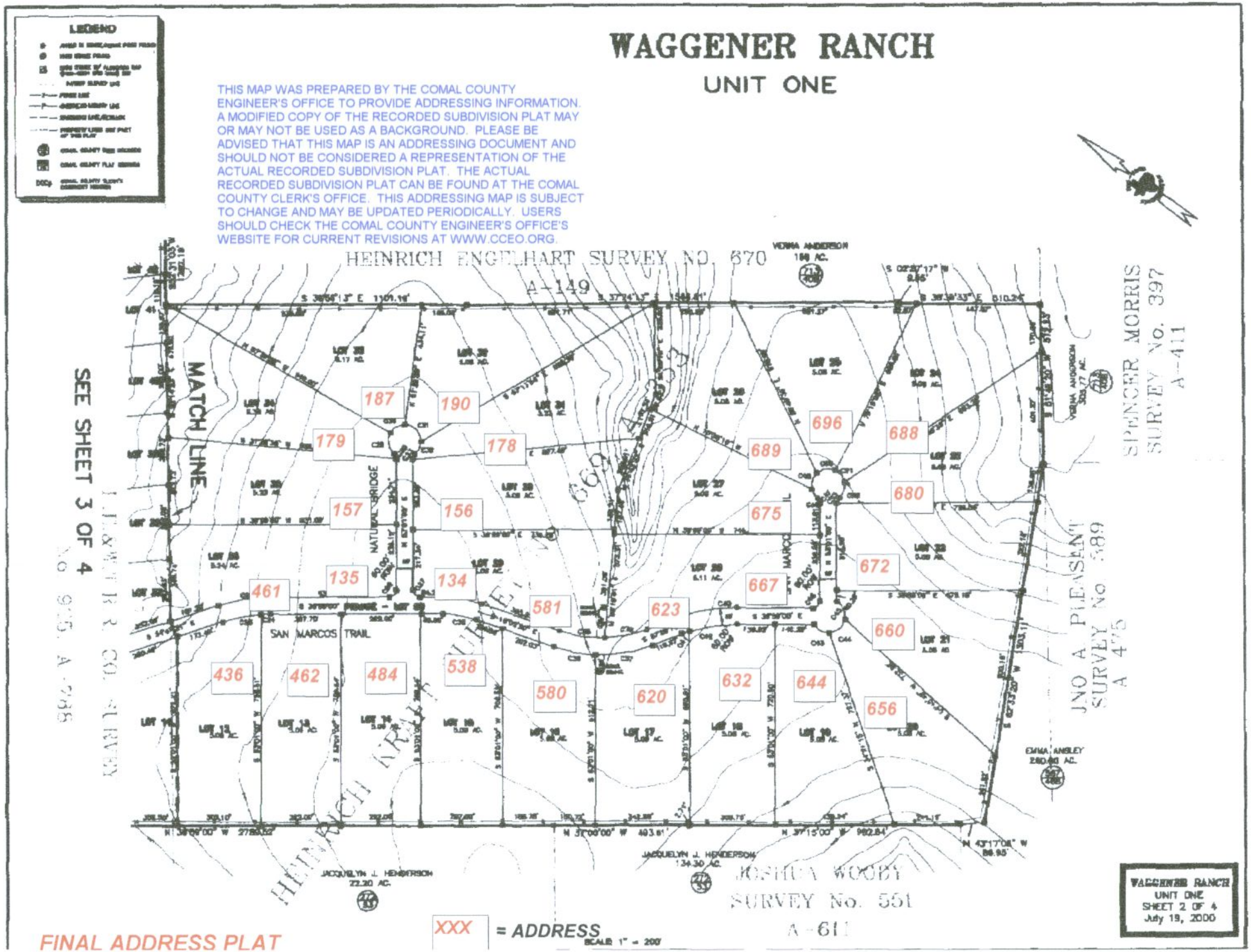

FINAL ADDRESS PLAT

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WAGGENER RANCH
UNIT ONE

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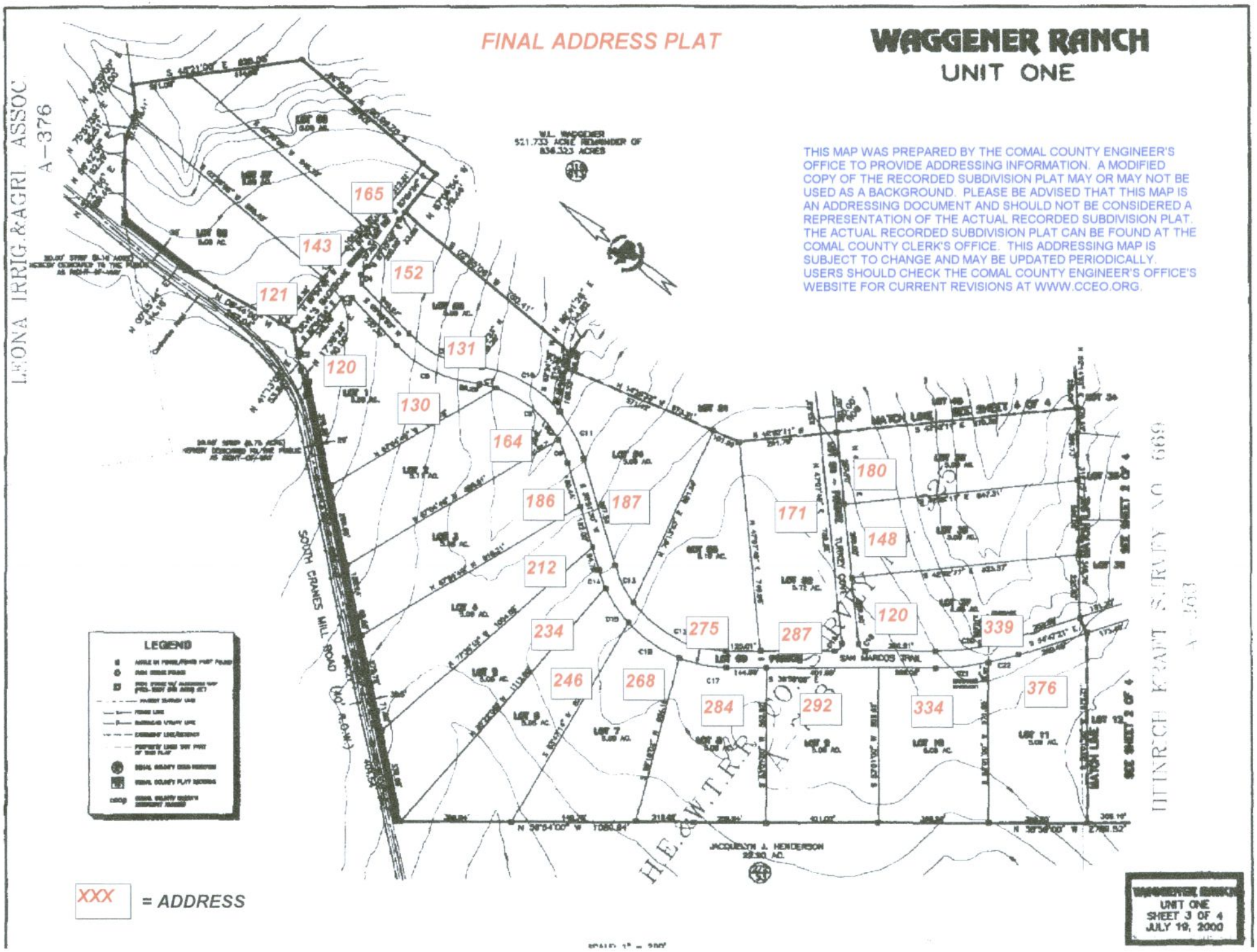
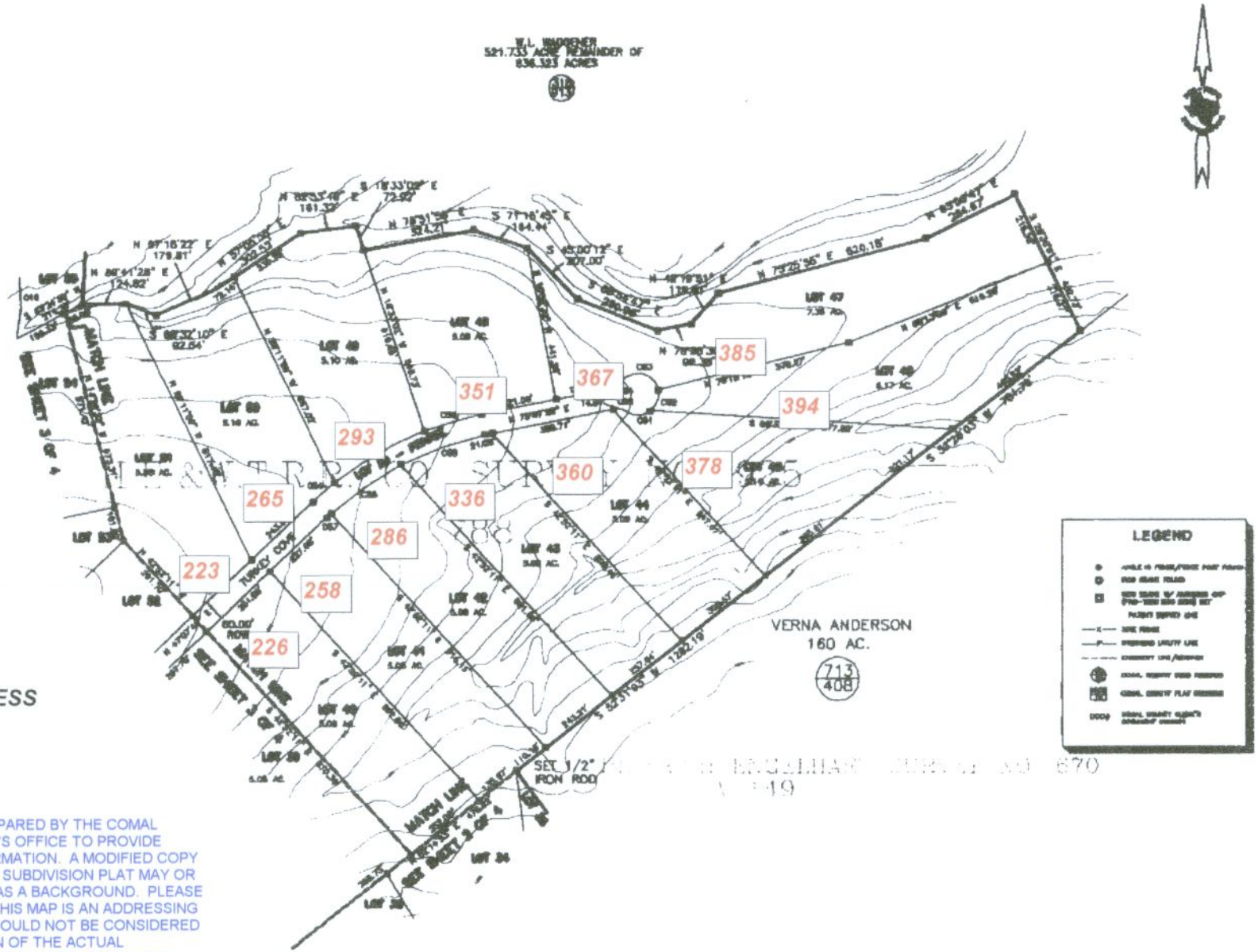


WAGGENER RANCH

UNIT ONE

FINAL ADDRESS PLAT



XXX = ADDRESS

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WAGGENER RANCH
UNIT ONE
SHEET 4 OF 4
JULY 19, 2000

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)

MELINDA W. WILSON TRUST

By:

WILLIAM L. WAGGENER, TRUSTEE
12303 HONEYWOOD TRAIL
HOUSTON, TEXAS 77077

authority, appeared William L. Waggener, Trustee, known to me to be
ubscribed to the foregoing instrument, and acknowledged to me
for the purposes and consideration therein expressed, and in

NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:

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

of Comal County, do hereby certify that this plat was filed for record
M. and duly
M. in the Records of
, of said County, in Book Volume on Page(s) in
y hand and official seal of office this 2004.

lat is true and correct and was prepared from an actual survey by me
upervision on the ground.

d Surveyor No. 2219

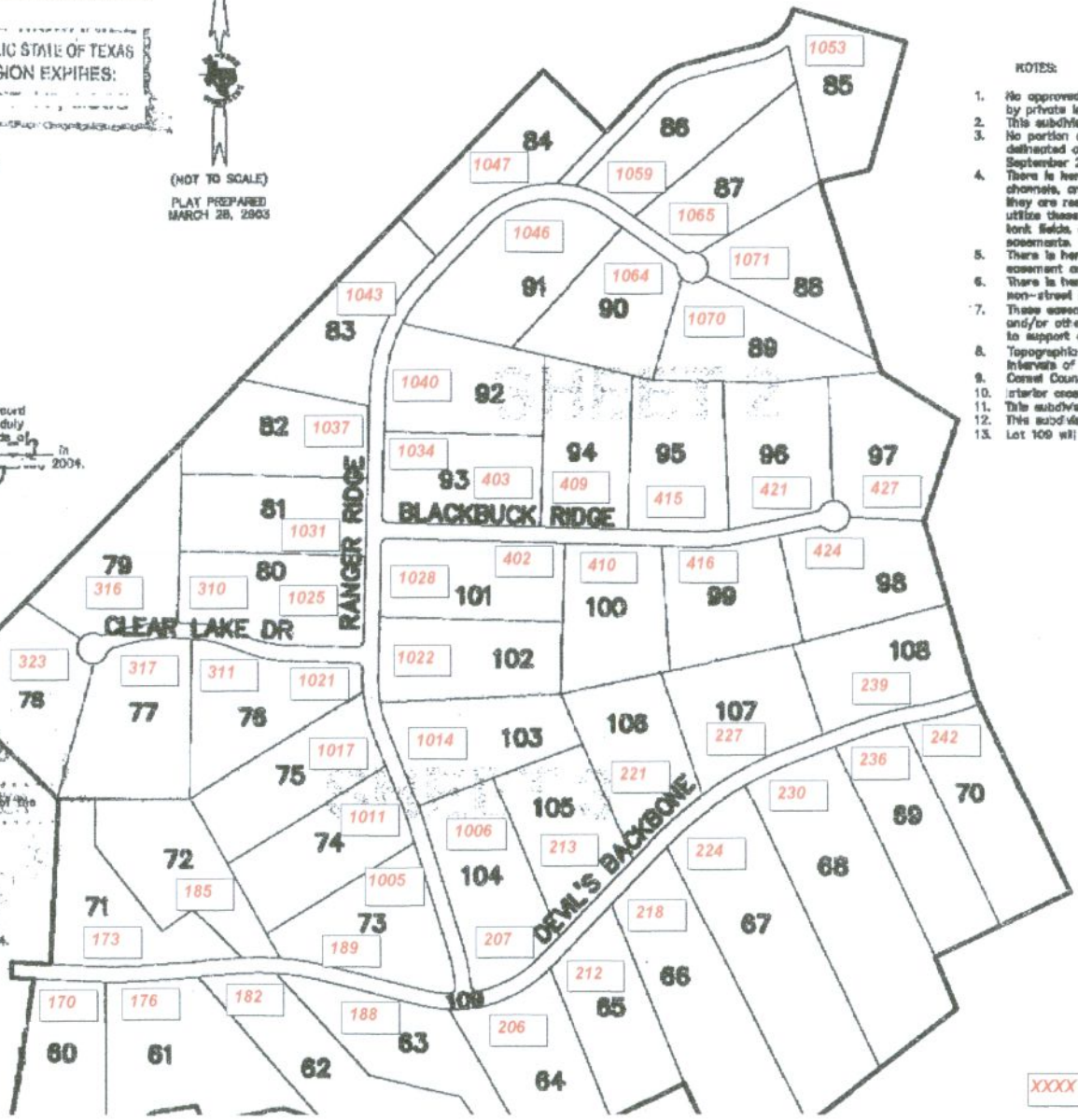
efore me this the day of A.D., 2004.

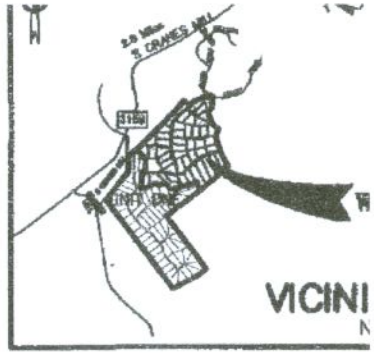
l McDaniel

ARED BY THE COMAL COUNTY ENGINEER'S
ADDRESSING INFORMATION. A MODIFIED
RDED SUBDIVISION PLAT WAS USED AS A
ASE BE ADVISED THAT THIS MAP IS AN

(NOT TO SCALE)

PLAT PREPARED
MARCH 28, 2003





NOTES:

1. No approved public water system exists to serve this development. Water 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 delineated on the Flood Insurance Rate Map (FIRM) Panel No. 485463 00 September 29, 1986 for unincorporated areas of Comal County, Texas.
4. There is hereby dedicated a thirty (30) foot wide drainage Easement con channels, creeks, or swales unless noted otherwise on this plat. Property they are responsible for maintenance of dedicated easements on their pr utilize these easements for any purpose detrimental to their intended us tank fields, etc.) Grantees of said dedicated easements reserve the righ easements.
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 Drainag non-street lot lines.
7. These easement rights herein reserved include the privilege of anchoring and/or other guying devices outside of said easement when deemed nec to support equipment within said easement.
8. Topographic information shown hereon was provided by GEODETIX, INC., D intervals of 10 feet.
9. Comal County requires a minimum twenty-five (25) foot front building s
10. Interior cross fences exist within the boundaries of this subdivision.
11. This subdivision does not lie within the Edwards Aquifer Recharge Zone.
12. This subdivision does not lie within the extra-territorial jurisdiction of an
13. Lot 109 will serve as ingress/egress to all property owners within Wagger

SUBDIVISION SUMMARY

49 LOTS, BEING 273.766 ACRES, SAME BEING 154.810 AC
OUT OF THE H. E. & W. T. RAILROAD CO. SURVEY NO. 9
59.231 ACRES OUT OF THE B.F. SMITHSON SURVEY NO. 9
AND 15.949 ACRES IN Lot 109, A PRIVATE ROAD R.O.W.,
SAME BEING 12.056 ACRES OUT OF THE H. E. & W. T. RA
SURVEY NO. 925, A-788, AND 3.893 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 L
SAME BEING 12.056 ACRES (8608 LF) OUT OF THE H.E. &
SURVEY NO. 925, A-788, AND 3.893 ACRES (2564 LF) O
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) 353-3336

XXXX = ADDRESS