

# THE ENCLAVE AT CANYON LAKE, UNIT 2

Acct# 200606033662

52.234 ACRES OF LAND SITUATED IN COMAL COUNTY, TEXAS BEING 38.517 ACRES OUT OF THE ADOLF BREMER SURVEY No. 688, ABSTRACT No. 67 AND 13.717 ACRES OUT OF THE JAMES EADENS SURVEY No. 36, ABSTRACT No. 140, BEING A PORTION OF THAT CERTAIN 184.30 ACRE TRACT DESCRIBED IN INSTRUMENT TO THE ENCLAVE AT CANYON LAKE, LTD. RECORDED AS DOC. # 200506031396 OF THE COMAL COUNTY REAL PROPERTY RECORDS.

STATE OF TEXAS  
COUNTY OF BEXAR

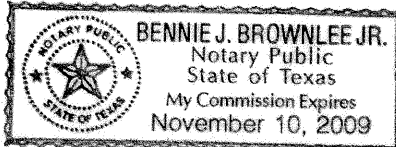
WE, BROWN ENGINEERING CO., ACTING BY AND THROUGH MICHAEL A. ROMANS, R.P.L.S., HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



Michael A. Romans 8-2-2006  
MICHAEL A. ROMANS, REGISTERED PROFESSIONAL LAND SURVEYOR #4657  
BROWN ENGINEERING CO.  
1000 CENTRAL PARKWAY N., SUITE 100  
SAN ANTONIO, TEXAS 78232  
(210)494-5511

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 2 DAY OF August A.D., 2006.

Bennie J. Brownlee Jr.  
PRINT NOTARY'S NAME NOTARY PUBLIC  
STATE OF TEXAS



STATE OF TEXAS  
COUNTY OF COMAL

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.

OWNER: WILBUR N. GEORGE

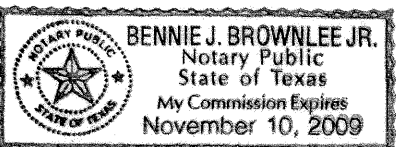
BY: Wilbur N. George  
WILBUR N. GEORGE, 3.38 ACRES  
P.O. BOX 114  
FISCHER, TX 78623

OWNER: THE ENCLAVE AT CANYON LAKE, LTD.

BY: Jeanette R. Long  
JEANETTE R. LONG, MANAGER 49.815 ACRES  
J.B. LONG INVESTMENTS, LLC  
GENERAL PARTNER  
24165 IH-10 WEST, SUITE 217-305  
SAN ANTONIO, TX 78267

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 3 DAY OF August A.D., 2006.

Bennie J. Brownlee Jr.  
PRINT NOTARY'S NAME NOTARY PUBLIC  
STATE OF TEXAS



THIS PLAT OF THE ENCLAVE AT CANYON LAKE, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONER'S COURT OF COMAL COUNTY, TEXAS AND IS HEREBY APPROVED

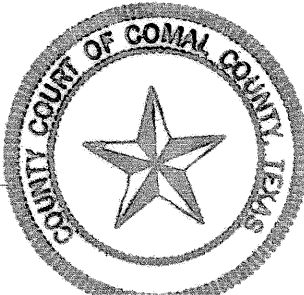
BY COMMISSIONER ON August 10 A.D., 2006.



DATED THIS 10 DAY OF August A.D., 2006.  
BY: Danny Scheel  
COUNTY JUDGE  
TEST: Kathy Brown  
COUNTY CLERK - DEPUTY

STATE OF TEXAS  
COUNTY OF COMAL

I, Kathy Brown, COUNTY CLERK OF COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 10 DAY OF August A.D., 2006 AT 2:10 P.M. AND DULY RECORDED THE 10 DAY OF August A.D., 2006 AT 2:10 P.M. IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT NO. 200606033662 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 10 DAY OF August A.D., 2006.



COUNTY CLERK  
COMAL COUNTY, TEXAS  
BY: Kathy Brown  
DEPUTY

### SUBDIVISION SUMMARY

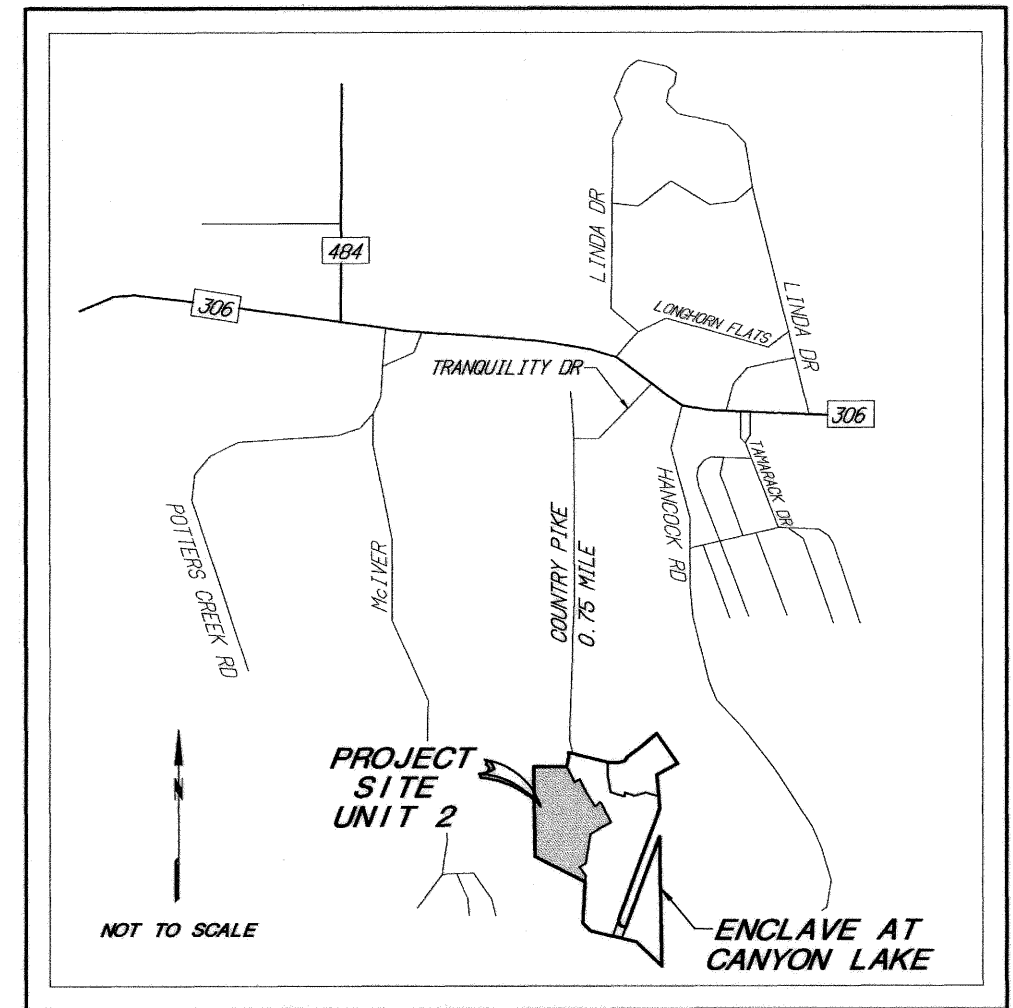
BEING 52.234 ACRES, SAME BEING 38.517 ACRES OUT OF THE ADOLF BREMER SURVEY No. 688, ABSTRACT No. 67, AND 13.717 ACRES OUT OF THE JAMES EADENS SURVEY No. 36 ABSTRACT No. 140, COMAL COUNTY, TEXAS.

# OF LOTS	ACREAGE	USE
40	52.234	
2	3.402	PRIVATE ROADS

2,759.30 LINEAR FEET OF PRIVATE ROADS

### GENERAL NOTES

- ALL CONTOURS SHOWN HEREON REFLECT PRE-CONSTRUCTION TOPOGRAPHY.
- ADDITIONAL BUILDING SETBACK RESTRICTIONS, AND OTHER RESTRICTIONS, ARE TO BE ESTABLISHED BY THE SUBDIVISION COVENANTS AND RESTRICTIONS TO BE FILED BY SEPARATE INSTRUMENT.
- PROPERTY OWNERS ARE HEREBY ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E., NO STRUCTURES, SEPTIC TANK FIELDS, ETC.). GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
- THE GRAPHIC LOCATION OF THE SUBJECT TRACT SUPERIMPOSED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4854630045 C, EFFECTIVE DATE SEPTEMBER 29, 1986 INDICATES THAT NONE OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "A" WHICH IS DEFINED BY FEMA AS "100-YEAR FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS NOT DETERMINED".
- THERE IS HEREBY DEDICATED A TWENTY (20) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT CENTERED ON ALL NON-STREET LOT LINES.
- COMAL COUNTY REQUIRES A MINIMUM TWENTY-FIVE (25) FOOT FRONT BUILDING SET-BACK LINE FROM ROAD FRONTAGE.
- ALL BEARINGS AND DISTANCES REFERENCED HEREON ARE TEXAS STATE PLANE GRID, SOUTH CENTRAL ZONE (NAD'83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS). THE SURFACE TO GRID SCALE IS 1.000132.
- THIS SUBDIVISION IS LOCATED WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT.
- THE LOTS WITHIN THIS SUBDIVISION ARE TO BE SERVED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.
- 1/2-INCH IRON RODS ARE SET AT ALL LOT CORNERS.
- ALL PRIVATE STREET RIGHTS-OF-WAY (LOTS 94 & 95) CREATED BY THIS SUBDIVISION PLAT ARE HEREBY DEDICATED AS PRIVATE STREETS (FOR INGRESS OR EGRESS) AND DRAINAGE EASEMENTS. PAVEMENT AND DRAINAGE IMPROVEMENTS WITHIN SAID STREET RIGHTS-OF-WAY WILL BE PRIVATELY MAINTAINED.
- THIS SUBDIVISION DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS SUBDIVISION DOES NOT LIE WITHIN THE EXTRATERRITORIAL JURISDICTION OF ANY CITY.
- THIS SUBDIVISION SHALL BE SERVED BY A STATE CERTIFIED PUBLIC WATER SUPPLY SYSTEM.
- THERE IS HEREBY DEDICATED A TWENTY (20) FOOT WIDE DRAINAGE EASEMENT CENTERED ON ALL NATURAL RUNOFF CHANNELS, CREEKS, AND SWALES UNLESS NOTED OTHERWISE ON THIS PLAT. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY.
- IT IS HEREBY UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND ALL NECESSARY APPURTENANCES, WHETHER THESE IMPROVEMENTS ARE INSTALLED UNDERGROUND, OVERHEAD AND/OR ON THE SURFACE OF THE GROUND WITHIN THE EASEMENTS DEDICATED ON THIS PLAT. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN IN AN EASEMENT AREA WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF SAID PUBLIC UTILITIES. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR UTILITY PUBLIC PURVEYOR IS RESPONSIBLE. PUBLIC UTILITY PURVEYORS AND THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDED BUT NOT LIMITED TO INGRESS AND EGRESS FROM THE PRIVATE ROADS AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ANY AND ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTION THAT MAY CAUSE INTERFERENCE WITH THE OPERATION OF SAID PUBLIC UTILITY FACILITIES.
- A DRAINAGE STUDY HAS BEEN COMPLETED FOR THIS PLAT AND IS AVAILABLE FOR REVIEW AT THE COMAL COUNTY ENGINEER'S OFFICE. AREAS IDENTIFIED BY THE STUDY AS BEING INUNDATED DURING CERTAIN STORM EVENTS HAVE BEEN PLACED WITHIN "BUILDING SETBACKS". THE CONSTRUCTION OF BUILDINGS WITHIN "BUILDING SETBACKS" REQUIRES COMMISSIONERS COURT APPROVAL.



LOCATION MAP

NOT TO SCALE

LIENHOLDER:  
WILBUR N. GEORGE  
P.O. BOX 114  
FISCHER, TEXAS 78623  
DOC#200506031398, C.C.R.P.R.

DWN: CAD APP: MAR

BROWN ENGINEERING CO.

SHEET 1 OF 5

ENGINEERING CONSULTANTS  
1000 CENTRAL PARKWAY N., 9-100  
SAN ANTONIO, TEXAS 78232  
PHONE (210) 494-5511

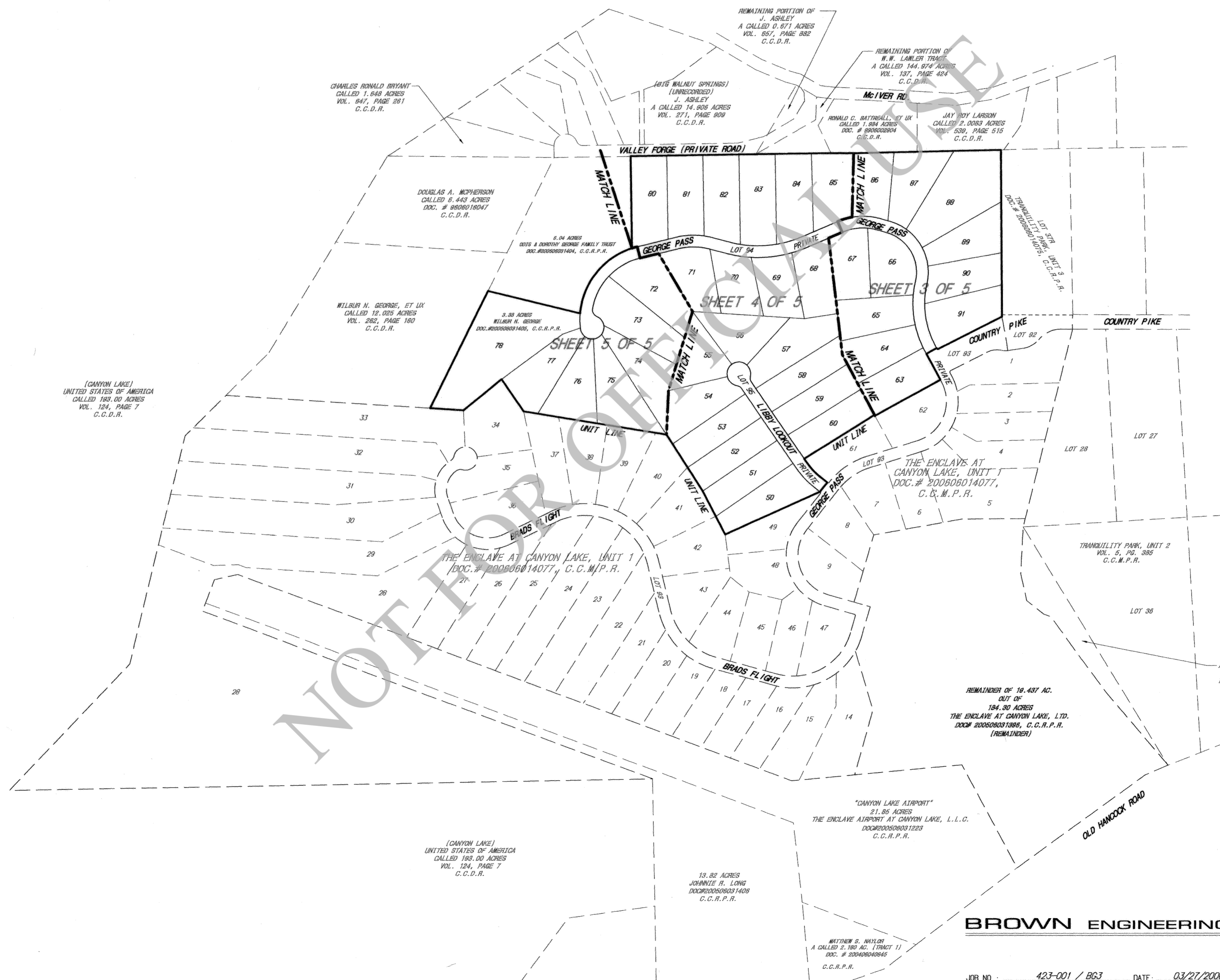
JOB NO.: 423-001 / BG3 DATE: 03/27/2006

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# THE ENCLAVE AT CANYON LAKE, UNIT 2

## KEY MAP

SCALE 1" = 300'



Plot02.dwg 2 Aug 2006

**BROWN ENGINEERING CO.**

DWN: CAD APP: MAR

**SHEET 2 OF 5**

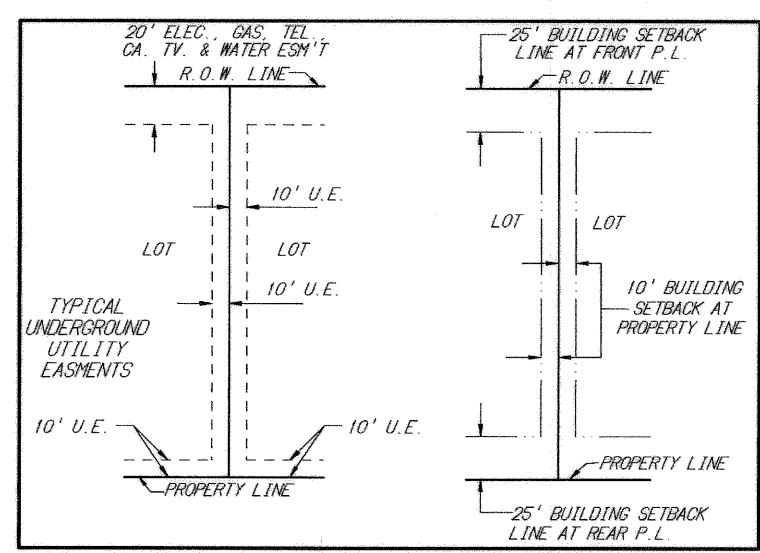
ENGINEERING CONSULTANTS  
1000 CENTRAL PARKWAY N., S-100  
SAN ANTONIO, TEXAS 78232  
PHONE (210) 494-5511

JOB NO.: 423-001 / BG3 DATE: 03/27/2006

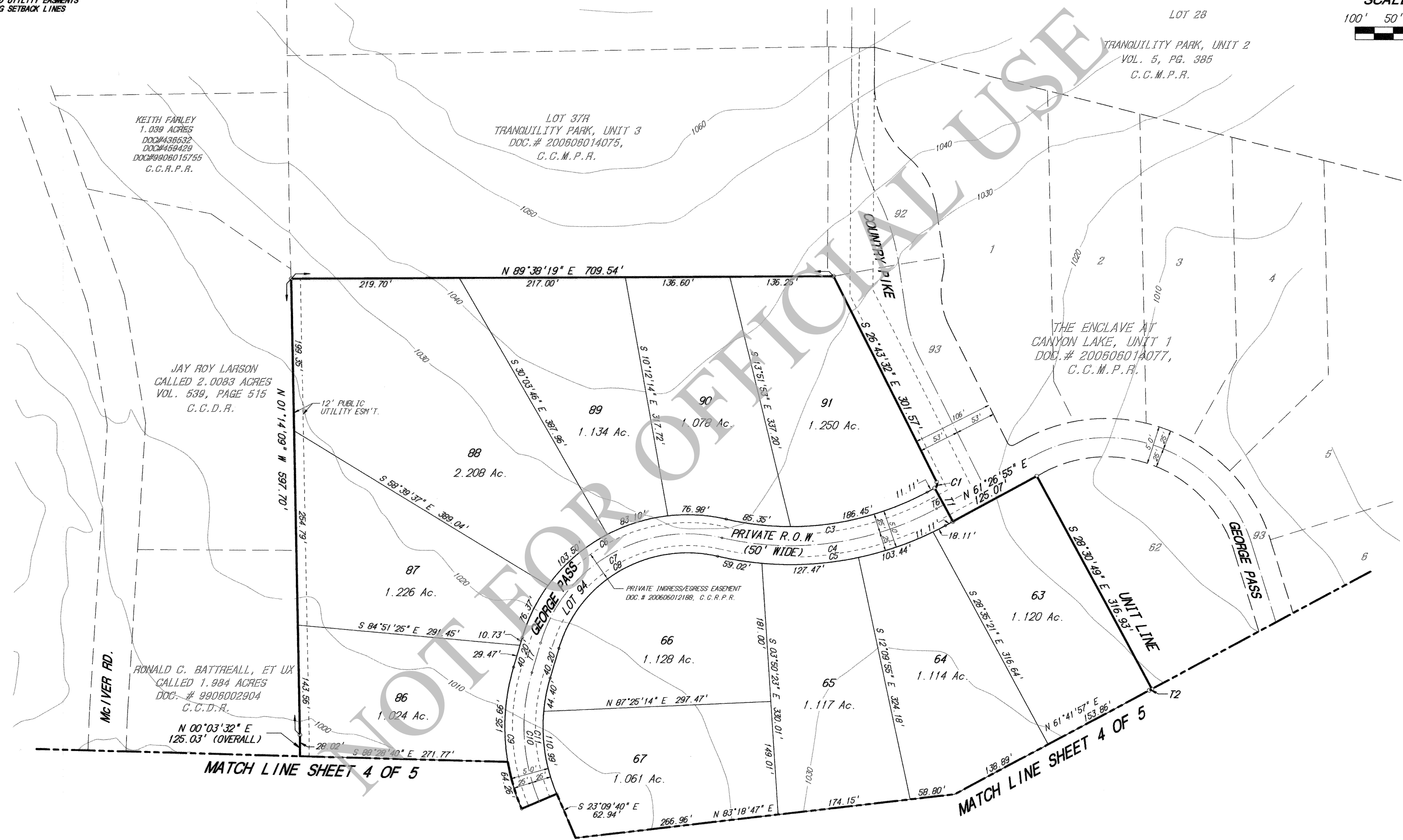
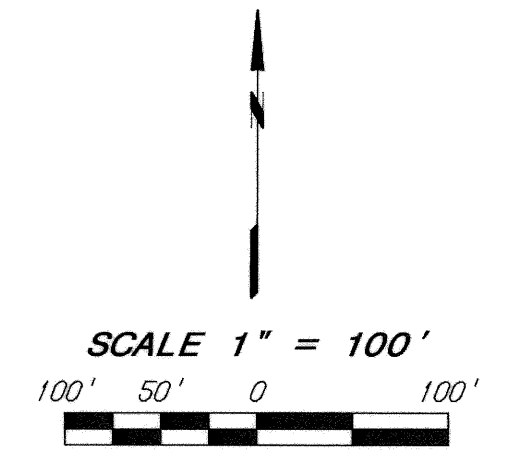
Doc# 200606033662

# THE ENCLAVE AT CANYON LAKE, UNIT 2

SEE SHEET 1 OF 5 FOR GENERAL NOTES



TYPICAL UNDERGROUND UTILITY EASEMENTS AND 25' BUILDING SETBACK LINES



KEITH FARLEY  
1.039 ACRES  
DOC#438532  
DOC#458429  
DOC#9906015755  
C.C.R.P.R.

LOT 37A  
TRANQUILITY PARK, UNIT 3  
DOC.# 200608014075,  
C.C.M.P.R.

LOT 28  
TRANQUILITY PARK, UNIT 2  
VOL. 5, PG. 385  
C.C.M.P.R.

THE ENCLAVE AT  
CANYON LAKE, UNIT 1  
DOC.# 200608014077,  
C.C.M.P.R.

JAY ROY LARSON  
CALLED 2.0083 ACRES  
VOL. 539, PAGE 515  
C.C.D.R.

RONALD C. BATTREALL, ET UX  
CALLED 1.984 ACRES  
DOC.# 9906002904  
C.C.D.R.

MATCH LINE SHEET 4 OF 5

MATCH LINE SHEET 4 OF 5

CURVE DATA						
C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
1	089°10'27"	6.00'	5.81'	9.23'	S 17°21'41" W	8.35'
3	041°31'42"	375.00'	142.18'	271.80'	S 82°12'46" W	265.89'
4	041°31'42"	400.00'	151.66'	289.92'	S 82°12'46" W	283.62'
5	041°31'42"	425.00'	161.14'	308.04'	S 82°12'46" W	301.34'
6	086°34'06"	225.00'	211.91'	339.95'	S 59°41'34" W	308.53'
7	086°34'06"	200.00'	188.37'	302.18'	S 59°41'34" W	274.25'
8	086°34'06"	175.00'	164.82'	264.41'	S 59°41'34" W	239.97'
9	039°34'12"	275.00'	98.92'	189.92'	S 03°22'34" E	186.17'
10	039°34'12"	250.00'	89.93'	172.66'	S 03°22'34" E	169.25'
11	039°34'12"	225.00'	80.94'	155.39'	S 03°22'34" E	152.32'

LINE DATA		
T NO.	DIRECTION	DISTANCE
1	S 28°33'06" E	50.00'
2	S 61°41'57" W	3.93'
7	S 16°24'32" W	40.20'

BROWN ENGINEERING CO.

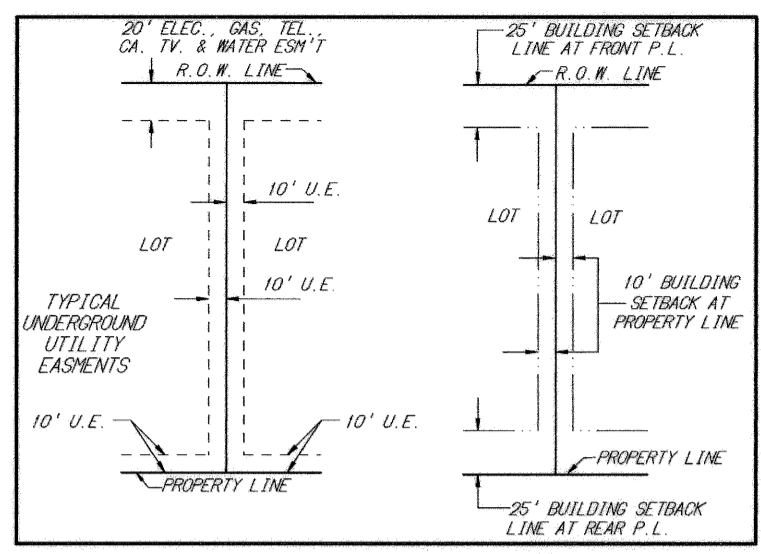
DWN: CAD APP: MAR  
**SHEET 3 OF 5**

ENGINEERING CONSULTANTS  
1000 CENTRAL PARKWAY N., S-100  
SAN ANTONIO, TEXAS 78232  
PHONE (210) 494-5511

JOB NO.: 423-001 / B03 DATE: 03/27/2006

2 Aug 2006  
 11:00:00 AM  
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# THE ENCLAVE AT CANYON LAKE, UNIT 2



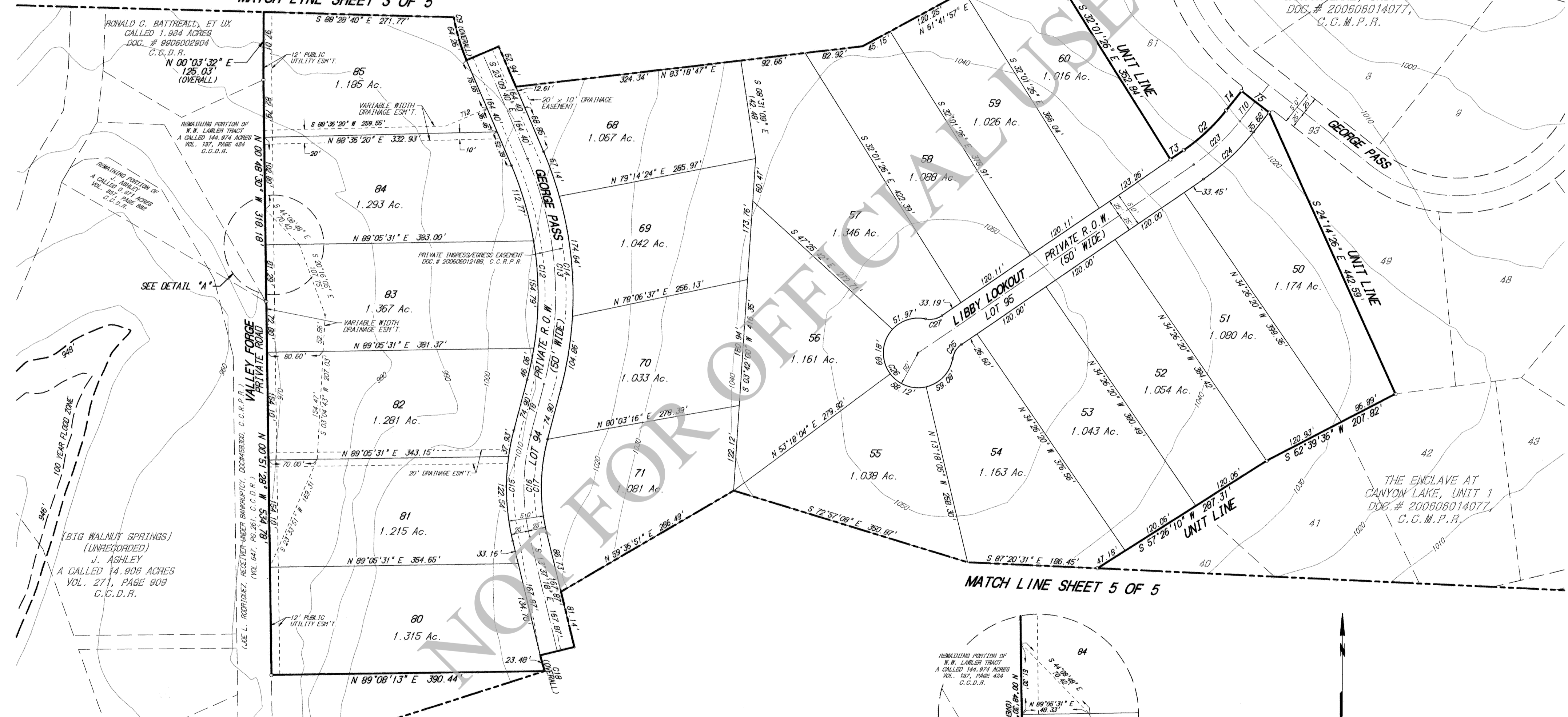
SEE SHEET 1 OF 5 FOR GENERAL NOTES

MATCH LINE SHEET 3 OF 5

MATCH LINE SHEET 3 OF 5

MATCH LINE SHEET 5 OF 5

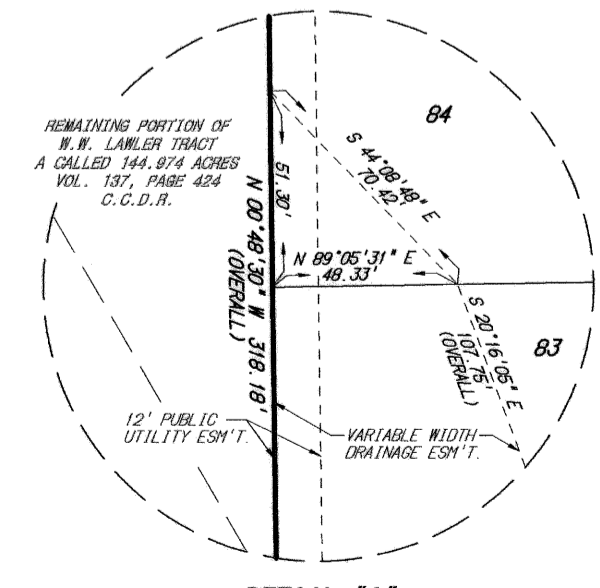
MATCH LINE SHEET 5 OF 5



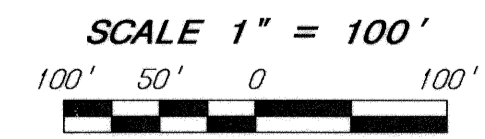
THE ENCLAVE AT CANYON LAKE, UNIT 1  
DOC. # 200606014077,  
C.C.M.P.R.

THE ENCLAVE AT CANYON LAKE, UNIT 1  
DOC. # 200606014077,  
C.C.M.P.R.

SEE DETAIL "A"



DETAIL "A"  
SCALE: 1" = 50'



LINE DATA		
T. NO.	DIRECTION	DISTANCE
3	N 55°33'40" E	23.39'
4	N 38°10'47" E	35.68'
5	S 51°49'00" E	50.00'
8	S 14°40'08" W	74.90'
10	S 38°10'47" W	35.68'
12	S 66°50'20" W	64.350'

CURVE DATA						
C. NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
2	017°22'53"	275.00'	42.04'	83.42'	N 46°52'13" E	83.11'
9	039°34'12"	275.00'	96.92'	189.92'	S 03°22'34" E	186.17'
12	037°49'49"	475.00'	162.77'	313.62'	S 04°14'46" E	307.96'
13	037°49'49"	500.00'	171.34'	330.13'	S 04°14'46" E	324.17'
14	037°49'49"	525.00'	179.90'	346.64'	S 04°14'46" E	340.37'
15	028°17'26"	325.00'	81.91'	160.47'	S 00°31'26" W	158.85'
16	028°17'26"	300.00'	75.61'	148.13'	S 00°31'26" W	146.63'
17	028°17'26"	275.00'	69.31'	135.79'	S 00°31'26" W	134.41'
18	082°58'18"	319.64'	281.77'	461.43'	S 55°06'26" E	422.16'
23	017°22'53"	300.00'	45.86'	91.01'	S 46°52'13" W	90.66'
24	017°22'53"	325.00'	49.68'	98.59'	S 46°52'13" W	98.22'
25	046°34'03"	30.00'	12.91'	24.38'	S 32°16'38" W	23.72'
26	273°08'06"	50.00'	47.34'	238.36'	N 34°26'20" W	68.75'
27	046°34'03"	30.00'	12.91'	24.38'	N 78°50'41" E	23.72'

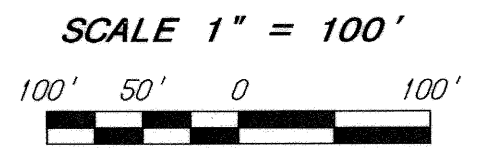
BROWN ENGINEERING CO.

SHEET 4 OF 5

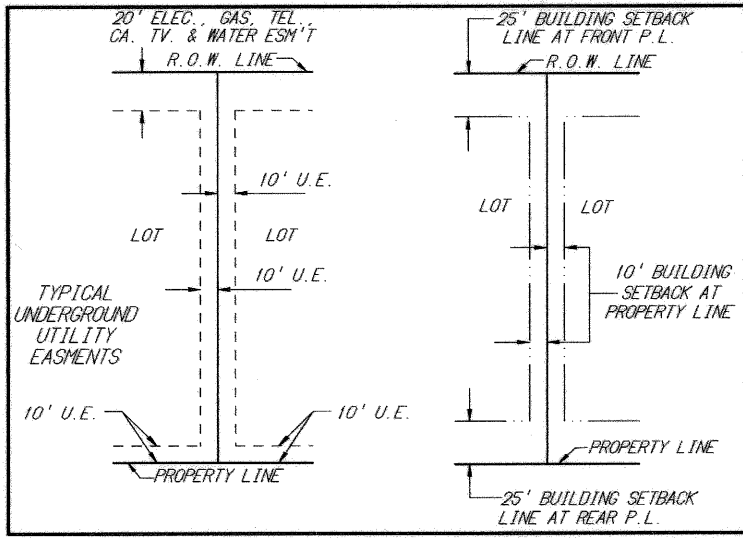
ENGINEERING CONSULTANTS  
1000 CENTRAL PARKWAY N., S-100  
SAN ANTONIO, TEXAS 78292  
PHONE (210) 494-5511

JOB NO.: 423-001 / BG3 DATE: 03/27/2006

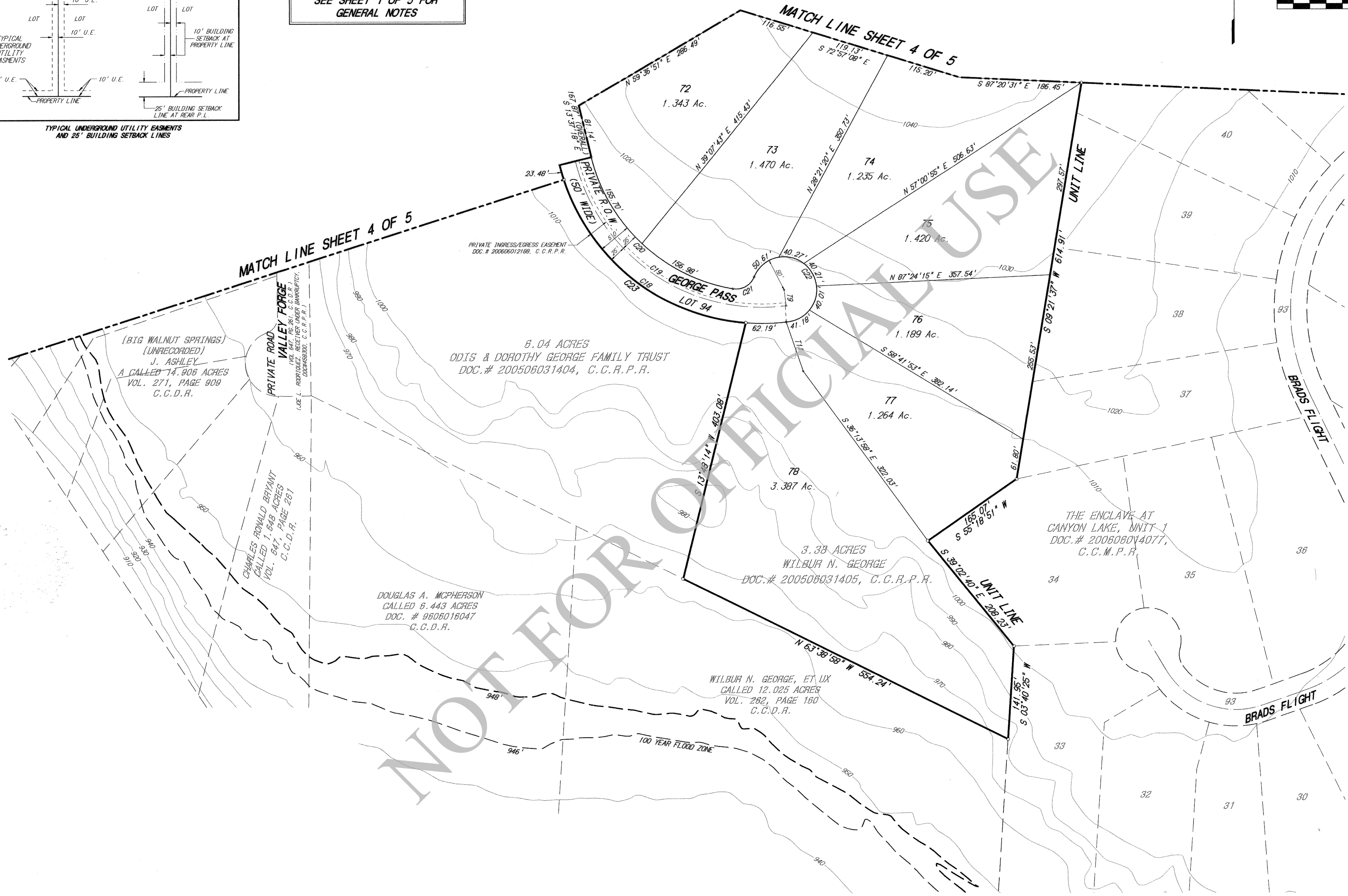
# THE ENCLAVE AT CANYON LAKE, UNIT 2



SEE SHEET 1 OF 5 FOR GENERAL NOTES



TYPICAL UNDERGROUND UTILITY EASEMENTS AND 25' BUILDING SETBACK LINES



(BIG WALNUT SPRINGS)  
(UNRECORDED)  
J. ASHLEY  
A CALLED 74.908 ACRES  
VOL. 271, PAGE 909  
C.C.D.R.

6.04 ACRES  
ODIS & DOROTHY GEORGE FAMILY TRUST  
DOC. # 200506031404, C.C.R.P.R.

CHARLES RONALD BRYANT  
CALLED 1.848 ACRES  
VOL. 847, PAGE 267  
C.C.D.R.

DOUGLAS A. MCPHERSON  
CALLED 8.443 ACRES  
DOC. # 9606016047  
C.C.D.R.

3.33 ACRES  
WILBUR N. GEORGE  
DOC. # 200506031405, C.C.R.P.R.

WILBUR N. GEORGE, ET UX  
CALLED 12.025 ACRES  
VOL. 262, PAGE 160  
C.C.D.R.

THE ENCLAVE AT  
CANYON LAKE, UNIT 1  
DOC. # 20060604077,  
C.C.M.P.R.

CURVE DATA						
C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
18	082°58'18"	318.64'	281.77'	461.43'	S 55°06'26" E	422.16'
19	083°31'17"	293.64'	262.18'	428.05'	S 55°22'56" E	391.14'
20	066°41'19"	268.64'	176.76'	312.68'	S 46°57'57" E	296.33'
21	076°34'52"	30.00'	23.68'	40.10'	N 61°23'57" E	37.18'
22	243°15'16"	50.00'	81.19'	212.28'	S 35°15'51" E	85.15'
23	067°34'02"	318.64'	213.18'	375.77'	N 51°37'38" W	354.37'

LINE DATA		
T NO.	DIRECTION	DISTANCE
9	N 07°09'34" W	24.92'
11	S 19°00'51" E	79.73'

BROWN ENGINEERING CO.

DWN: CAD APP: MAR  
SHEET 5 OF 5

ENGINEERING CONSULTANTS  
1000 CENTRAL PARKWAY N., 8-100  
SAN ANTONIO, TEXAS 78232  
PHONE (210) 494-5511

JOB NO.: 423-001 / B63 DATE: 03/27/2006

2 Aug 2006