

CLEAR WATER ESTATES SUBDIVISION, UNIT I

213498

FILED FOR RECORD

This 8 day of July 1982
at 2:02 o'clock P. M.

Irene S. Nuhn Clerk
County Court, Comal County

By _____ Deputy

State of Texas }
County of Comal }

VERMILLION DEVELOPMENT, INC., a corporation organized and existing under the laws of the State of Texas, acting herein by and through its duly authorized Vice-President, DELANOR PETER JOHNSON, as Owner, hereby adopts the map and plat as shown above to be a true and correct representation of a subdivision of 389.851 acres out of the Maria Ampora League Survey No. 3, A-5, Comal County, Texas, said subdivision to be known as CLEAR WATER ESTATES SUBDIVISION, UNIT I, and acknowledges that said plat was made from an actual survey on the ground by the surveyor whose name is endorsed hereon, and hereby dedicates to the use of the public all the streets, alleys and easements shown thereon forever for the purposes and considerations hereon expressed.

EXECUTED this the 30th day of June, 1982.

VERMILLION DEVELOPMENT, INC.

By: [Signature]
DELANOR PETER JOHNSON,
Vice-President, PO Box 1010, New Braunfels, Texas

State of Texas }
County of Comal }

BEFORE ME, the undersigned authority, on this day personally appeared DELANOR PETER JOHNSON, Vice-President of VERMILLION DEVELOPMENT, INC., a corporation, 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 consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 30th day of June, 1982.

[Signature]
Notary Public in and for Comal County, Texas

State of Texas }
County of Comal }

I, RAYMOND DIETERT, R.P.S. 1868, do hereby certify that this plat represents a true and correct subdivision of CLEAR WATER ESTATES SUBDIVISION, UNIT I, as surveyed under my supervision on the ground.

[Signature]
RAYMOND DIETERT, R.P.S. 1868, 245 Landa, New Braunfels, Texas

Sworn to and subscribed before me this the 30th day of June, 1982.

[Signature]
Notary Public in and for Comal County, Texas

State of Texas }
County of Comal }

This plat of CLEAR WATER ESTATES SUBDIVISION, UNIT I, has been submitted to and considered by the Commissioners' Court of Comal County, Texas, and conforms to all requirements of the Subdividing Regulations of the County as to which approval is required and is hereby approved by such Court.

Date: This 7th day of July, 1982.

[Signature]
County Judge

Attest [Signature]
County Clerk, Comal County, Texas

State of Texas }
County of Comal }

I, IRENE S. NUHN, Clerk of the County of Comal, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 8th day of July, 1982, at 2:02 P.M. and duly recorded the 8th day of July, 1982, at 2:20 P.M. in the Map and Plat Records of Comal County, Texas, in volume 6, on page 187-88 in testimony whereof witness my hand and seal of office this the 8th day of July, 1982.

[Signature]
IRENE S. NUHN, County Clerk, Comal County, Texas

A subdivision of 389.861 acres situated in a tract called 400.00 acres in a conveyance from Gregory F. Gallagher, Trustee, to Vermillion Development, Inc., volume 293, page 257, Maria Ampora Survey No. 3, A-5, Comal County, Texas.

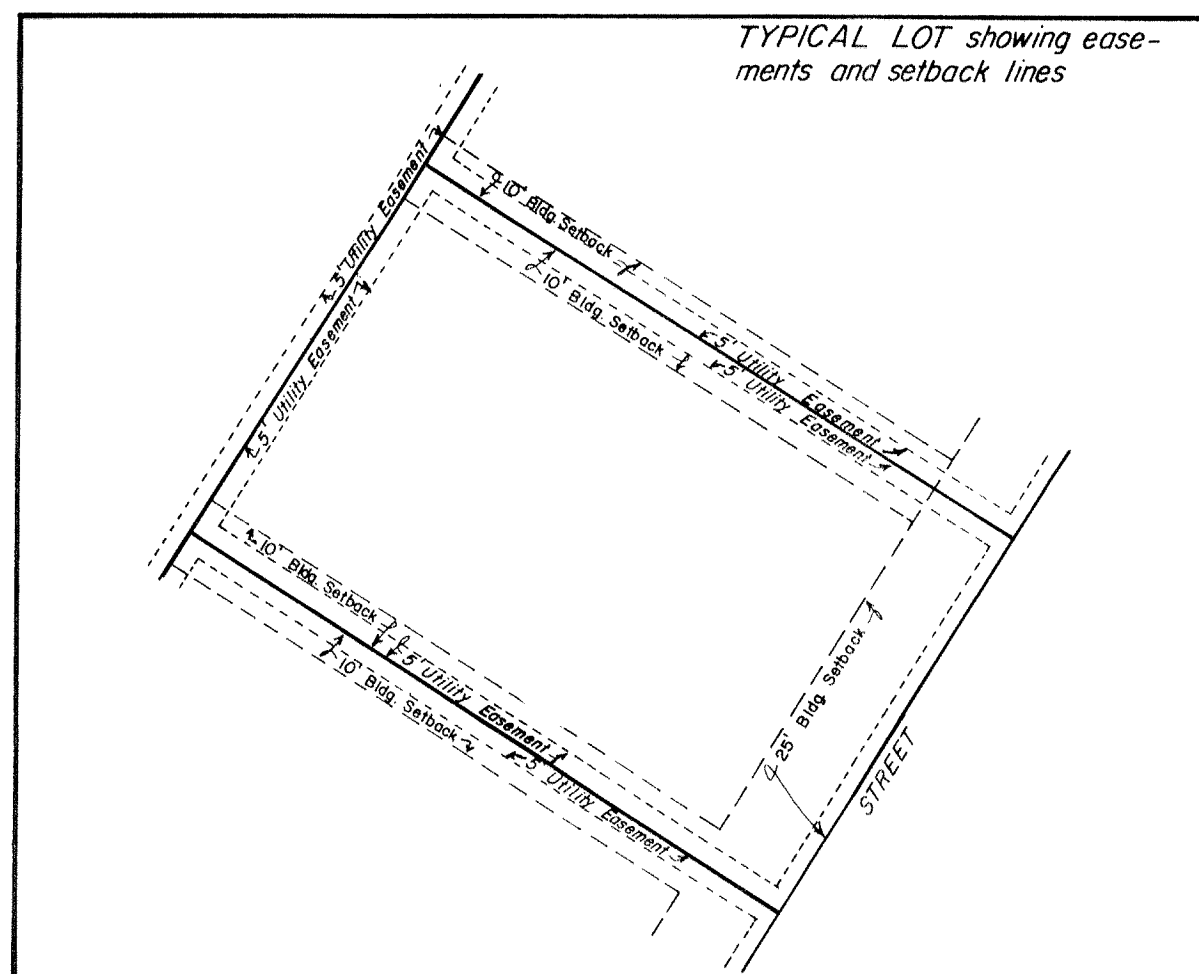
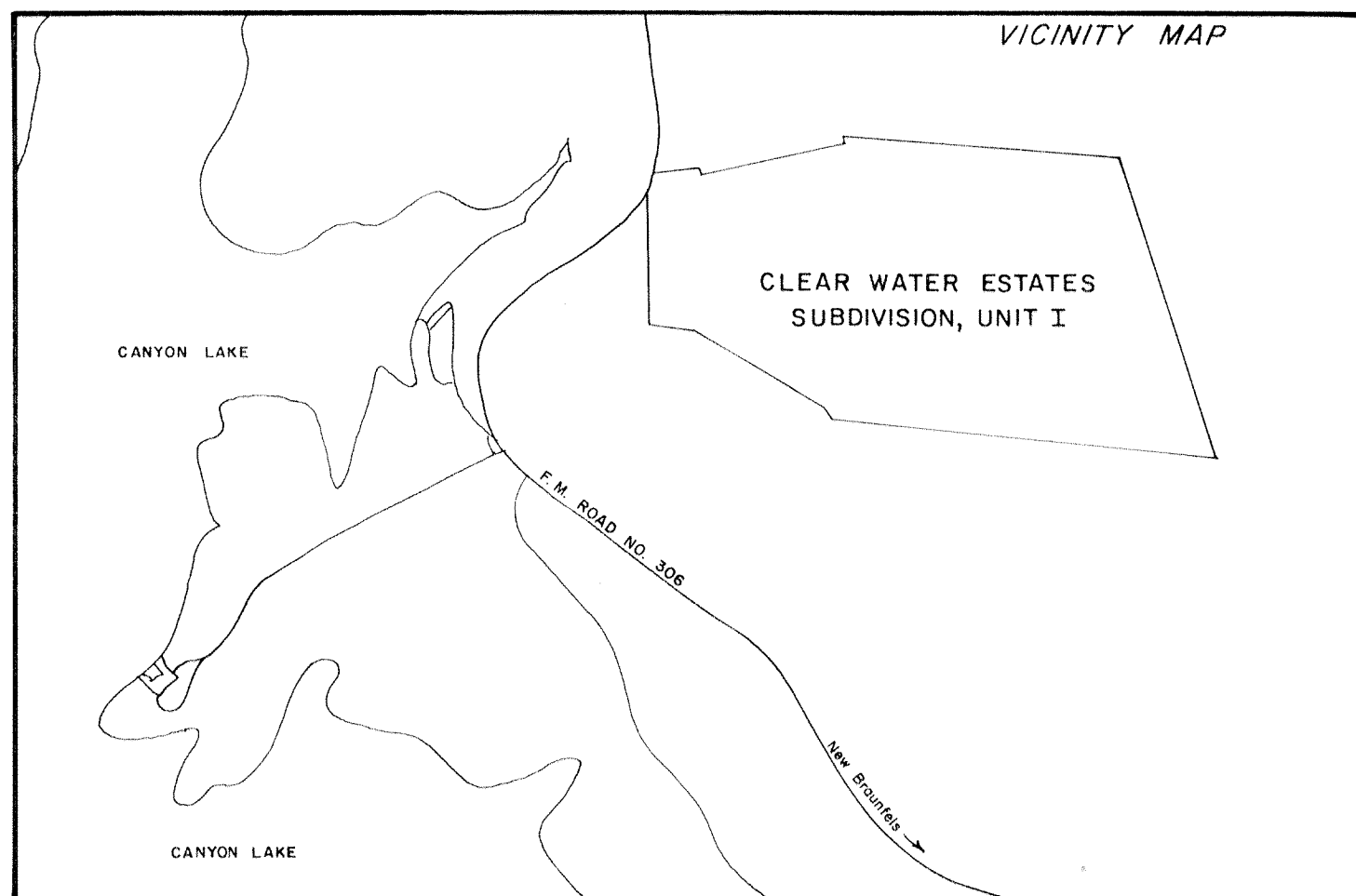
349.331 acres in 448 tracts
0.336 acre storage tank site
0.115 acre well site
0.228 acre G.V.T.C. site
39.851 acres in road (29,425' of road)

IN THE MATTER TO DECLARE ROADS IN CLEARWATER ESTATES PUBLIC AND ACCEPT SAME ROADS INTO UNIT ROAD SYSTEM:

On this the 6th day of February A.D. 1986, Commissioner George moved, seconded by Commissioner Camarillo, to accept the roads in Clearwater Estates into the County Unit Road System subject to the following documented provisions:

- 1.) The fountain located in the County right-of-way remain the responsibility of the Clearwater Estates Homeowners Association.
- 2.) The Clear water Estates subdivision declaration be amended to exclude from the definition of "common area" the roads, including the area over which the fountain is situated.
- 3.) If the Homeowners Association fails to maintain the fountain, or if the fountain creates a traffic hazard, the County can remove the fountain.
- 4.) Vermillion Development Corp. will deposit with the County the sum of \$7151.40 to cover the costs of improvements needed to bring the roads up to County specifications. When these improvements are completed and have been inspected and approved by the County Engineer, the funds will be returned.

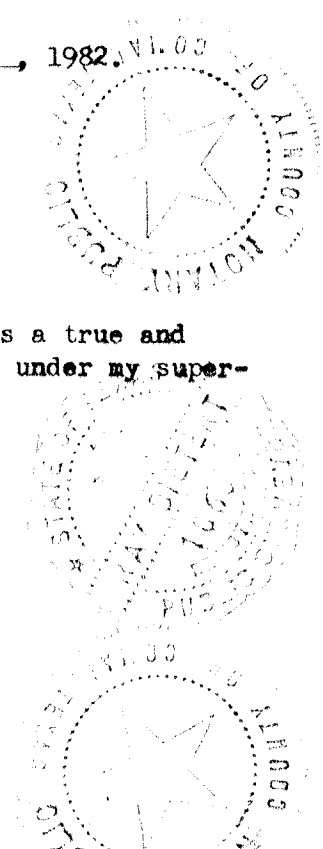
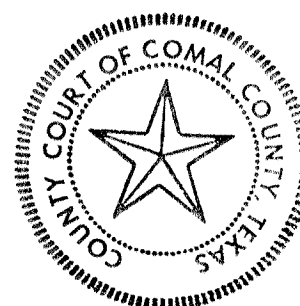
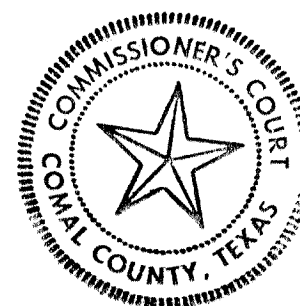
In discussion, County Engineer Clark McCoy recommended against acceptance of these roads unless the fountain and the hazard in the center of the right-of-way were removed prior to acceptance. Mr. McCoy would like an opportunity to make his own estimate of the costs of the necessary work to bring the roads up to County specifications in the event the County could not contract with the same company the developer is proposing to use for these repairs. After discussion, Judge Clark called the question. The motion carried unanimously and, IT WAS SO ORDERED.



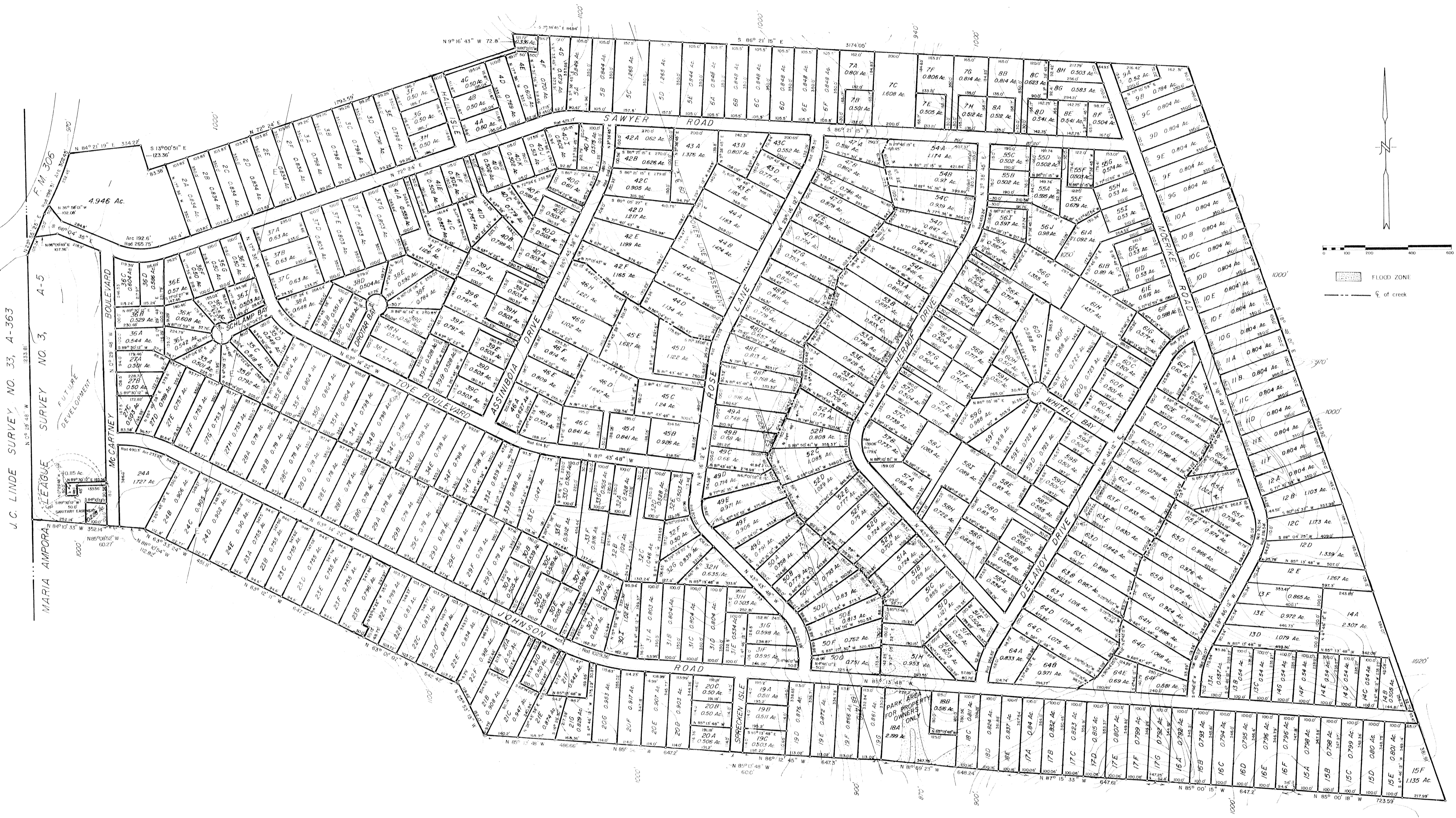
*Refer to the 348 pg 570
Amendment to the
subdivision declaration
of the roads to the
property owners.
6-30-83*

RAYMOND DIETERT

Registered Public Surveyor No. 1868
P.O. Box 567 245 Landa
New Braunfels, Texas 512-625-1011



CLEAR WATER ESTATES SUBDIVISION, UNIT I



J.C. LINDE SURVEY NO. 33, A-363
M.A. AMPORA SURVEY NO. 3, A-5

Vol. 6
page 188

RAYMOND DIETERT
Registered Public Surveyor No. 1868
P.O. Box 567 245 Landa
New Braunfels, Texas 512-625-1011