

STATE OF TEXAS*
COUNTY OF COMAL*

KNOW ALL MEN BY THESE PRESENTS:

The owner of the land shown on this plat and whose name is subscribed hereto, and in person or through a duly authorized agent, hereby dedicates to the use of the public forever all Streets, Parks, Water Courses, Drains, Easements, and Public places thereon shown for the purposes and considerations therein expressed.

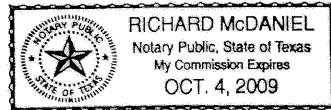
BLUEGREEN SOUTHWEST ONE, L.P.
a Delaware Limited Partnership,
By BLUEGREEN SOUTHWEST LAND, INC.,
a Delaware Corporation, General Partner

By: *[Signature]*
Jack H. Dean, Vice President
P.O. Box 896
Wimberley, TX 78676

STATE OF TEXAS*
COUNTY OF COMAL*

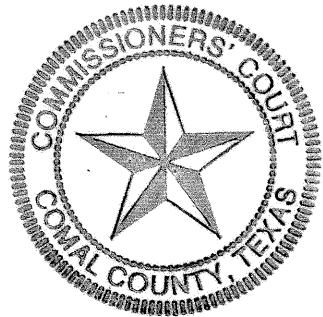
This instrument was acknowledged before me on this the 28 day of September, 2006 by Jack H. Dean, Vice President of BLUEGREEN SOUTHWEST LAND, INC., a Delaware Corporation, General Partner of BLUEGREEN SOUTHWEST ONE, L.P., a Delaware Limited Partnership, in the capacity therein stated, on behalf of said Corporation.

By: *[Signature]*
Notary Public, State of Texas
Richard McDaniel



This Plat of Mystic Shores, Unit Eighteen has been submitted to and considered by the Commissioners Court of Comal County, Texas and is hereby approved for filing by said Court on October 26, 2006.
Dated this 26 day of October, A.D., 2006.

By: *[Signature]*
County Judge



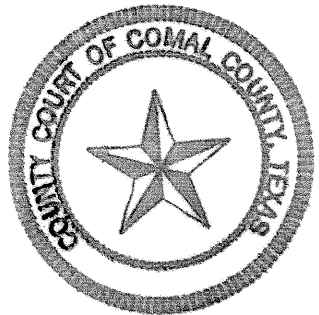
Attest: *[Signature]*
County Clerk - Deputy

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 27 day of October, A.D., 2006, at 10:42 A.M. and duly recorded the 27 day of October, A.D., 2006, at 10:42 A.M. in the Records of Maps and Plats in said office, of said County, in Document number 200606046242 in testimony whereof witness my hand and official seal of office this 27 day of October, A.D., 2006.

COUNTY CLERK
COMAL COUNTY, TEXAS

By: *[Signature]*
Deputy



STATE OF TEXAS*
COUNTY OF COMAL*

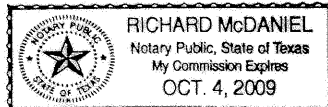
I hereby certify that this plat is true and correct and was prepared from the original survey of the property made under my supervision on the ground.

By: *[Signature]*
Kelly Kilber
Registered Professional Land Surveyor No. 2219



Sworn to and subscribed before me this the 27 day of September, A.D., 2006.

Notary Public, State of Texas
Richard McDaniel



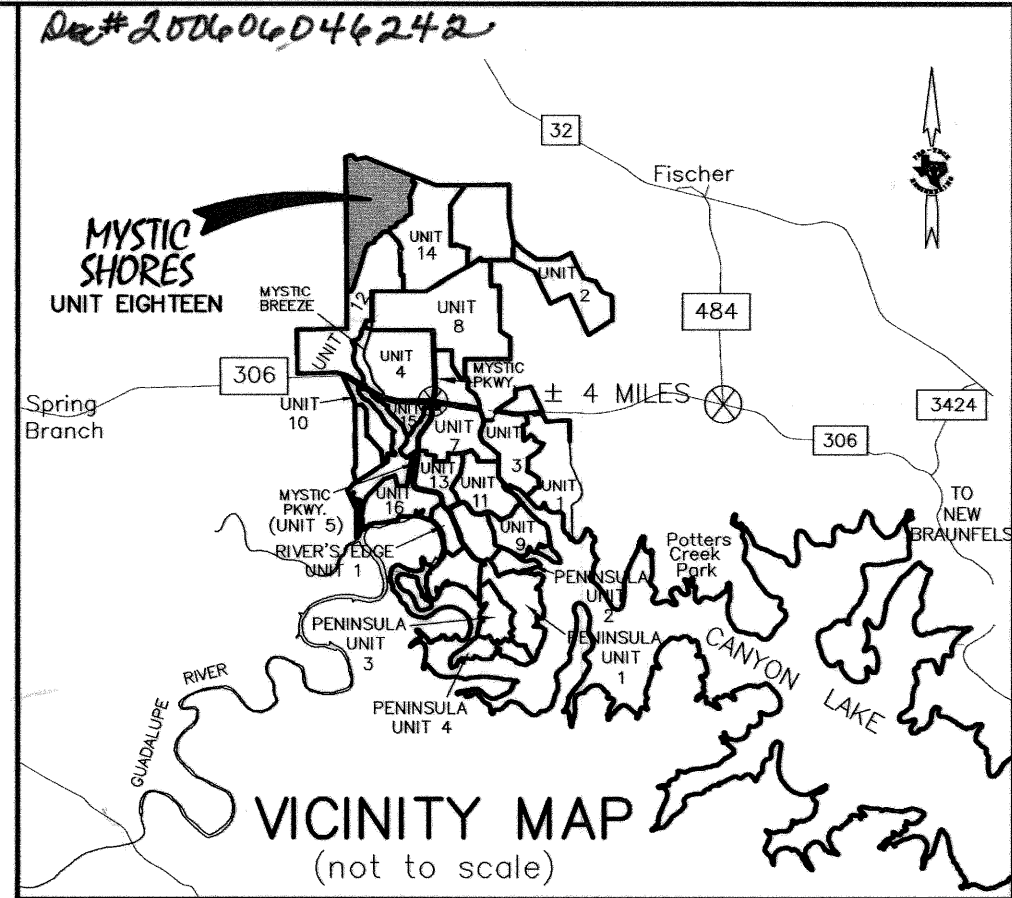
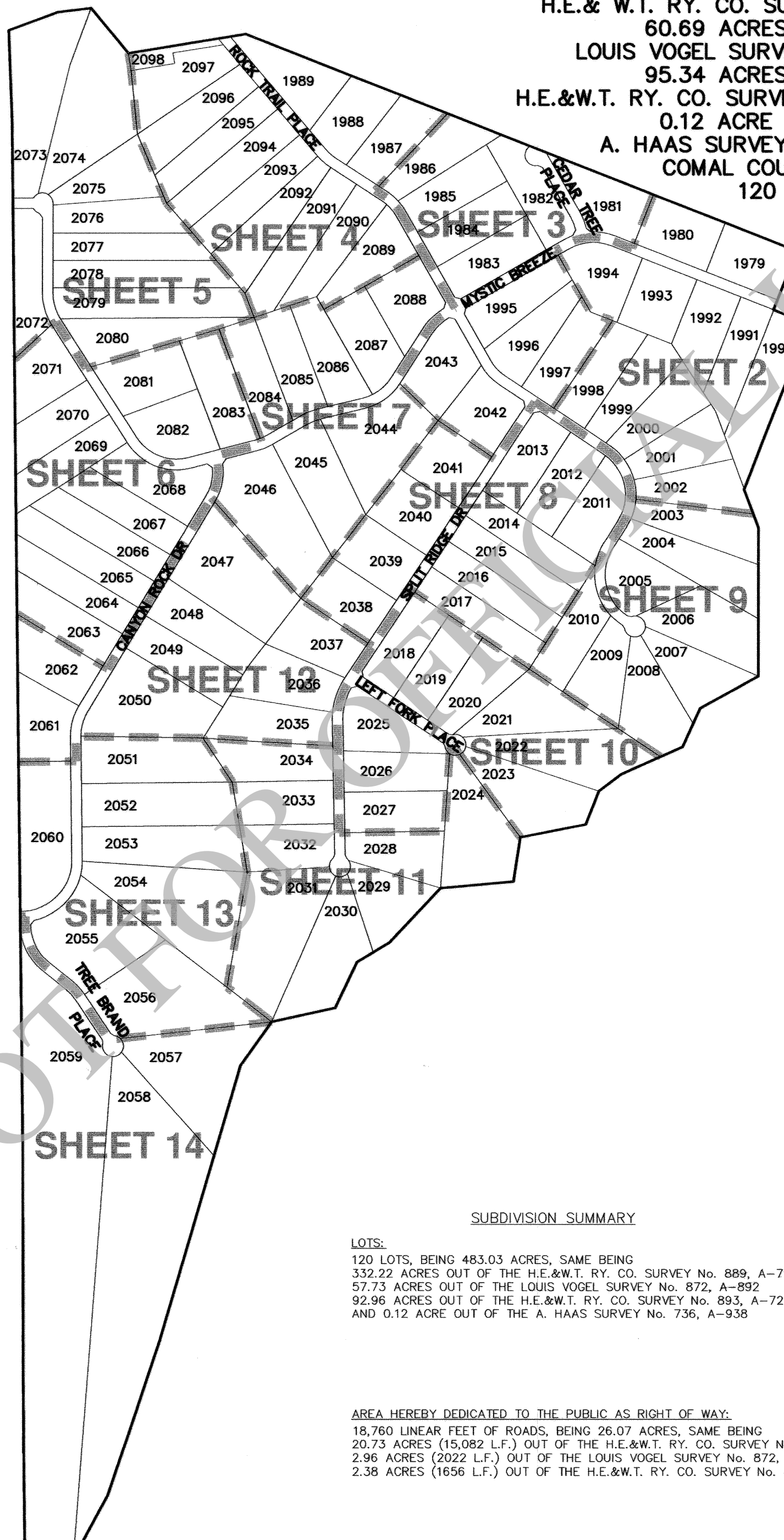
PLAN 5517

EO 14660
..\\14660\\.UNIT18 PLAT\\14660BASE.DWG

MYSTIC SHORES UNIT EIGHTEEN

A SUBDIVISION OF 509.10 ACRES
BEING

352.95 ACRES OUT OF THE
H.E.& W.T. RY. CO. SURVEY No. 889, A-729
60.69 ACRES OUT OF THE
LOUIS VOGEL SURVEY No. 872, A-892
95.34 ACRES OUT OF THE
H.E.&W.T. RY. CO. SURVEY No. 893, A-728, AND
0.12 ACRE OUT OF THE
A. HAAS SURVEY No. 736, A-938
COMAL COUNTY, TEXAS
120 LOTS



NOTES:

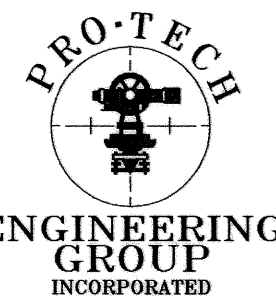
1. A portion of this subdivision has been designated as being in flood zone "A", as delineated on the Flood Insurance Rate Map (FIRM) Panel No. 485463 0020 C, dated September 29, 1986, for unincorporated areas of Comal County, Texas.
2. Topographic information shown hereon was provided by GEODETIX, INC. Contours shown at intervals of 10 feet.
3. This subdivision does not lie within the Edwards Aquifer Recharge Zone.
4. This subdivision does not lie within the extra-territorial jurisdiction of any city.
5. Lienholder, RFC CONSTRUCTION FUNDING CORP., a Delaware Corporation, 8400 Normanbe Lake Blvd. #250 Minneapolis, Minnesota 55437, a Delaware Corporation, by deed of trust recorded in Document No. 200406035948, Comal County Real Property Records has acknowledged this plat by Lienholder Subordination.
6. This subdivision shall be served by a state certified public water supply system.
7. This subdivision shall be served by individual on-site sewage facilities.
8. Property owners are advised that they are responsible for maintenance of dedicated easements on their property and that they may not utilize these easements for any purpose detrimental to their intended use (e.g. no structures, septic tank fields, etc.). Grantees of said dedicated easements reserve the right of access to such easements.
9. There is hereby dedicated a thirty (30) foot wide drainage Easement centered on all natural runoff channels, creeks, or swales unless noted otherwise on this plat.
10. There is hereby dedicated a twenty (20) foot wide Public Utility, Drainage, and Embankment/Backslope easement adjacent to all street right-of-way lines. Additional easements for the installation of guys and anchors outside the 20 foot easement are hereby granted when necessary.
11. There is hereby dedicated a ten (10) foot wide Public Utility and Drainage Easement adjacent to all non-street lot lines.
12. Comal County requires a minimum twenty-five (25) foot building setback line from road frontage.
13. No driveway shall be constructed between the lots and abutting right-of-way without first obtaining a Driveway Permit from the Comal County Road Department.
14. Lot 2098 is to be an elevated water storage tower site.
15. No on-site sewage disposal facilities will be permitted on Lot 2098.

SUBDIVISION SUMMARY

LOTS:
120 LOTS, BEING 483.03 ACRES, SAME BEING
332.22 ACRES OUT OF THE H.E.&W.T. RY. CO. SURVEY No. 889, A-729
57.73 ACRES OUT OF THE LOUIS VOGEL SURVEY No. 872, A-892
92.96 ACRES OUT OF THE H.E.&W.T. RY. CO. SURVEY No. 893, A-728
AND 0.12 ACRE OUT OF THE A. HAAS SURVEY No. 736, A-938

AREA HEREBY DEDICATED TO THE PUBLIC AS RIGHT OF WAY:
18,760 LINEAR FEET OF ROADS, BEING 26.07 ACRES, SAME BEING
20.73 ACRES (15,082 L.F.) OUT OF THE H.E.&W.T. RY. CO. SURVEY No. 889, A-729
2.96 ACRES (2022 L.F.) OUT OF THE LOUIS VOGEL SURVEY No. 872, A-892, AND
2.38 ACRES (1656 L.F.) OUT OF THE H.E.&W.T. RY. CO. SURVEY No. 893, A-728

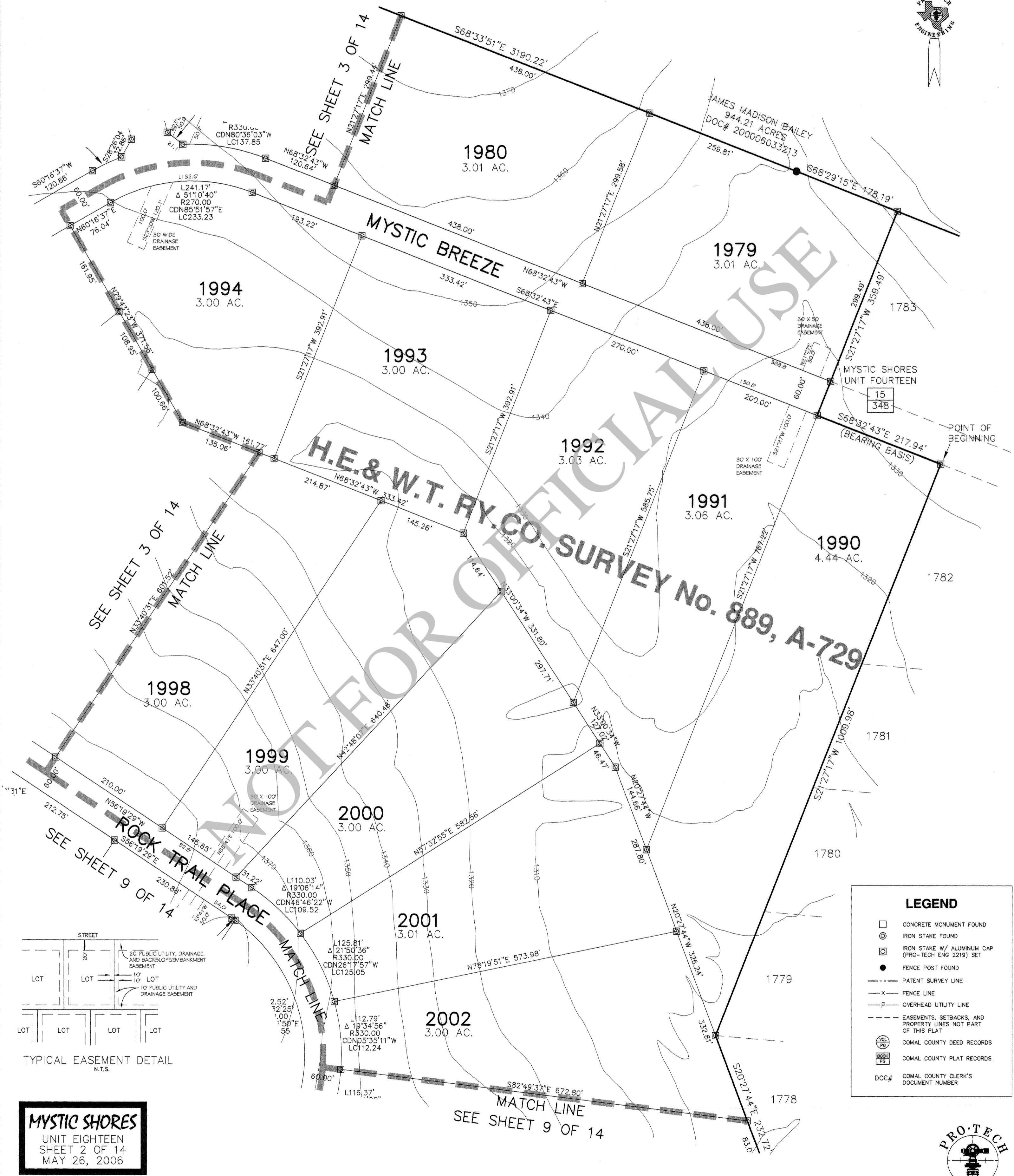
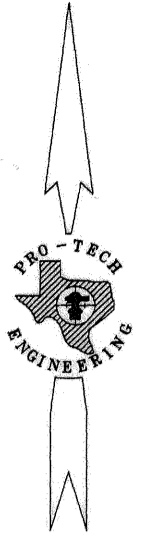
SURVEYOR:
PRO-TECH ENGINEERING GROUP, Inc.
Kelly Kilber, R.P.L.S.
100 E. San Antonio St., Suite 100
San Marcos, Texas 78666



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

MYSTIC SHORES

UNIT EIGHTEEN

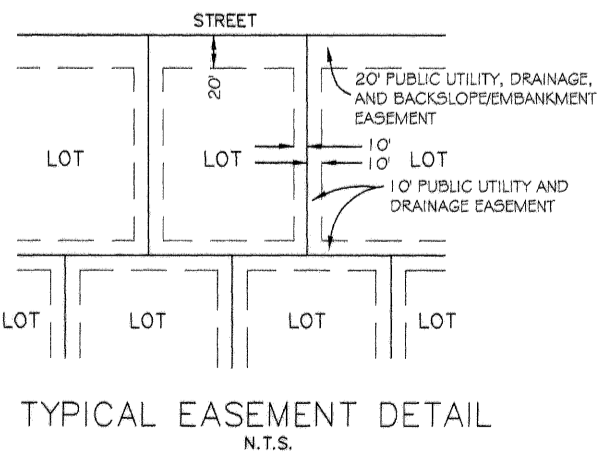


SEE SHEET 3 OF 14
MATCH LINE

SEE SHEET 3 OF 14
MATCH LINE

SEE SHEET 9 OF 14
MATCH LINE

SEE SHEET 9 OF 14
MATCH LINE

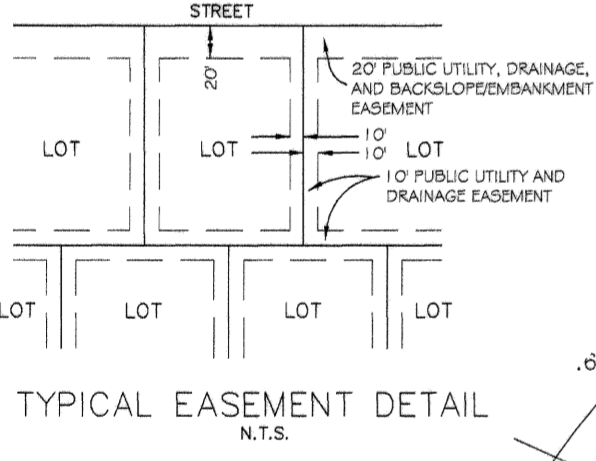
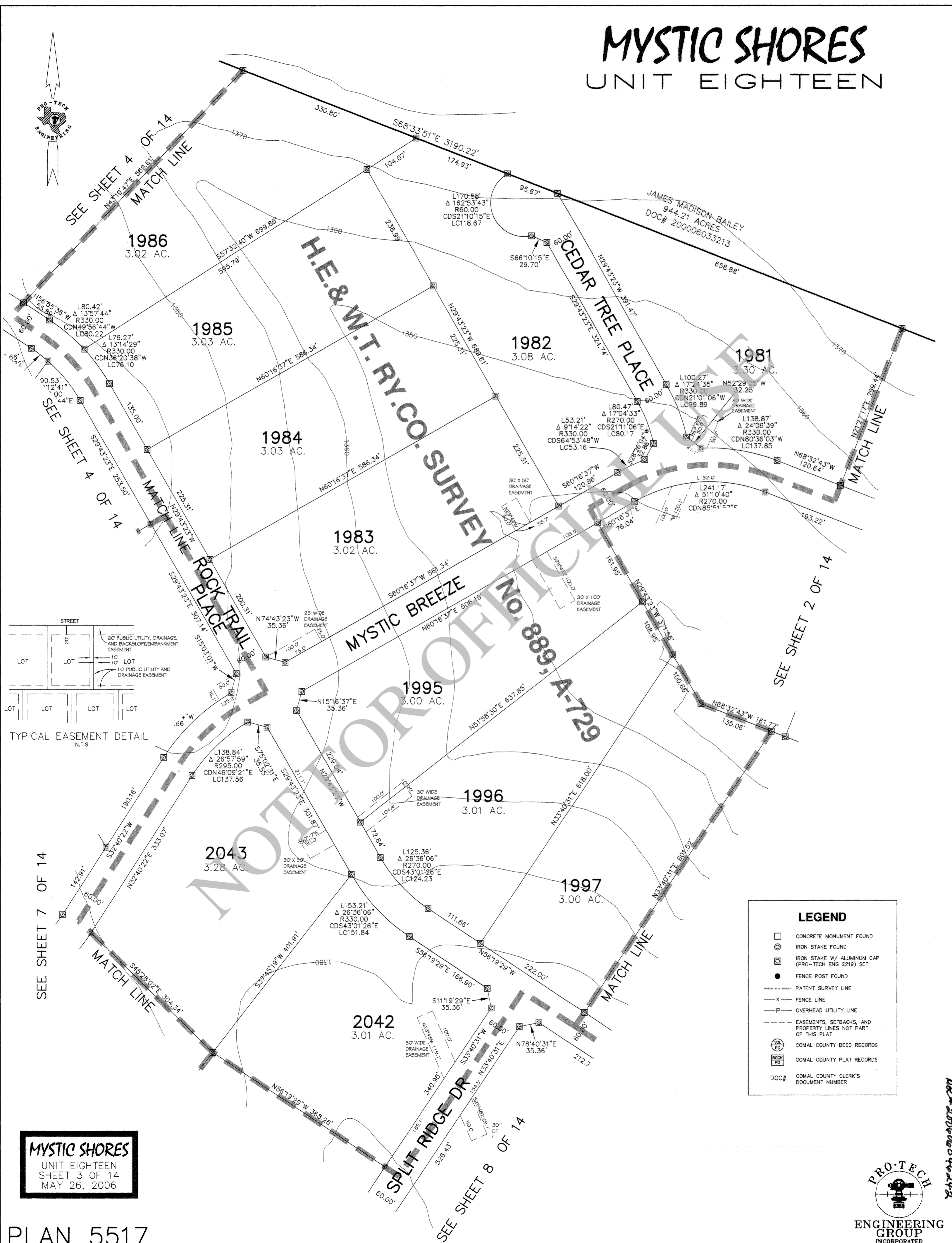
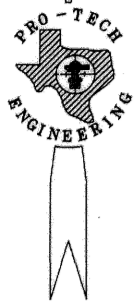


LEGEND	
	CONCRETE MONUMENT FOUND
	IRON STAKE FOUND
	IRON STAKE W/ ALUMINUM CAP (PRO-TECH ENG 2219) SET
	FENCE POST FOUND
	PATENT SURVEY LINE
	FENCE LINE
	OVERHEAD UTILITY LINE
	EASEMENTS, SETBACKS, AND PROPERTY LINES NOT PART OF THIS PLAT
	COMAL COUNTY DEED RECORDS
	COMAL COUNTY PLAT RECORDS
DOC#	COMAL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

MYSTIC SHORES
UNIT EIGHTEEN
SHEET 2 OF 14
MAY 26, 2006

Doc# 20060004242

MYSTIC SHORES UNIT EIGHTEEN



LEGEND	
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MYSTIC SHORES
UNIT EIGHTEEN
SHEET 3 OF 14
MAY 26, 2006

PLAN 5517
..\\14660\\..\\UNIT18 PLAT\\14660BASE.DWG

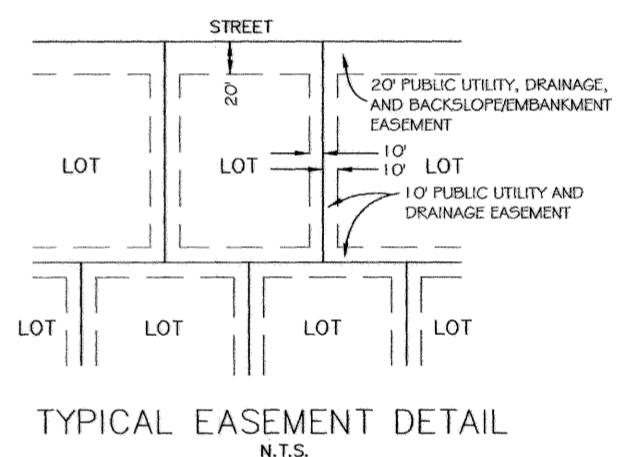
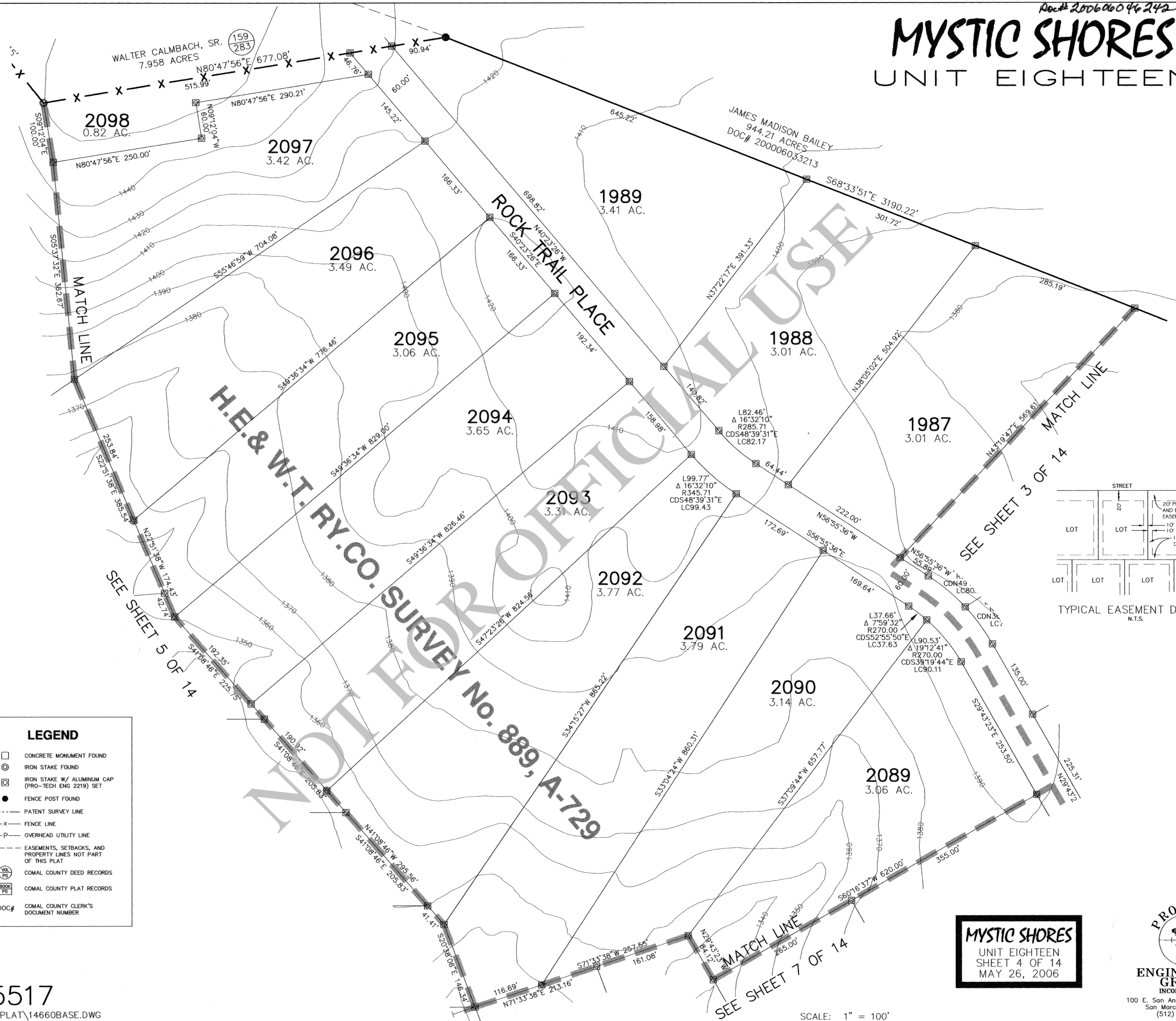
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PRO-TECH
ENGINEERING GROUP
INCORPORATED
100 E. San Antonio St., Suite 100
San Marcos, TX. 78666
(512) 353-3335

Doc # 200606046242

Doc# 200606046242

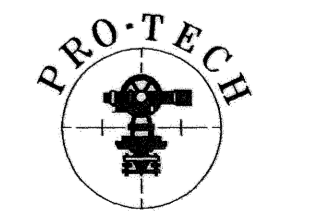
MYSTIC SHORES UNIT EIGHTEEN



LEGEND

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MYSTIC SHORES
UNIT EIGHTEEN
SHEET 4 OF 14
MAY 26, 2006



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

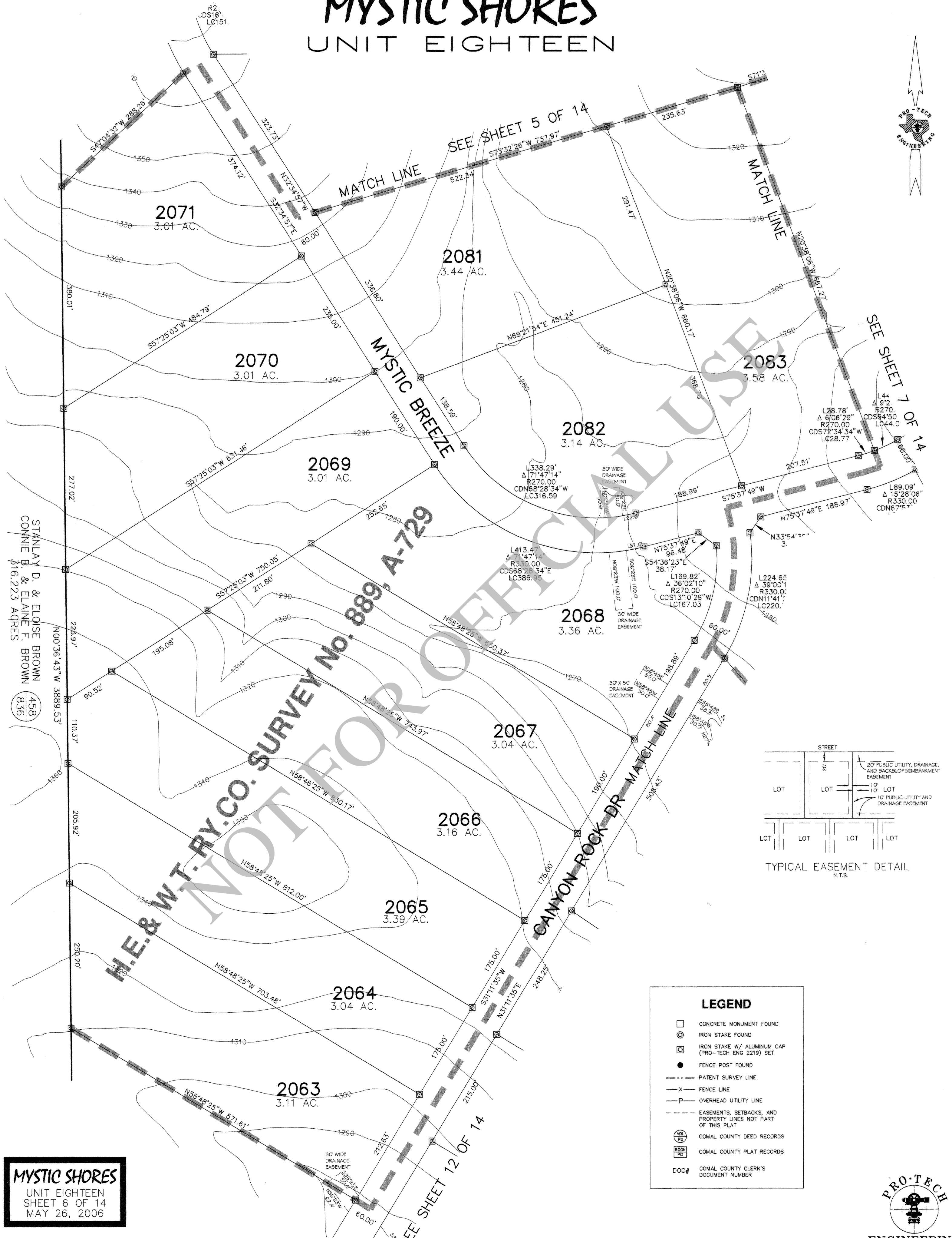
PLAN 5517

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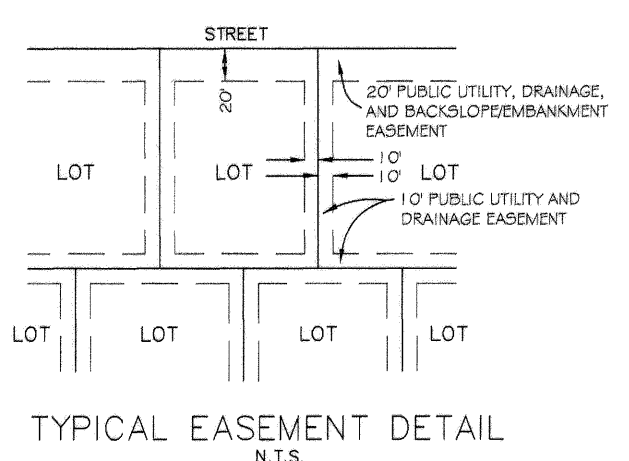
SCALE: 1" = 100'

MYSTIC SHORES

UNIT EIGHTEEN



STANLEY D. & ELGISE BROWN
CONNIE B. & ELAINE F. BROWN
§16.223 AGRES
458
836



LEGEND	
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MYSTIC SHORES
UNIT EIGHTEEN
SHEET 6 OF 14
MAY 26, 2006

PLAN 5517

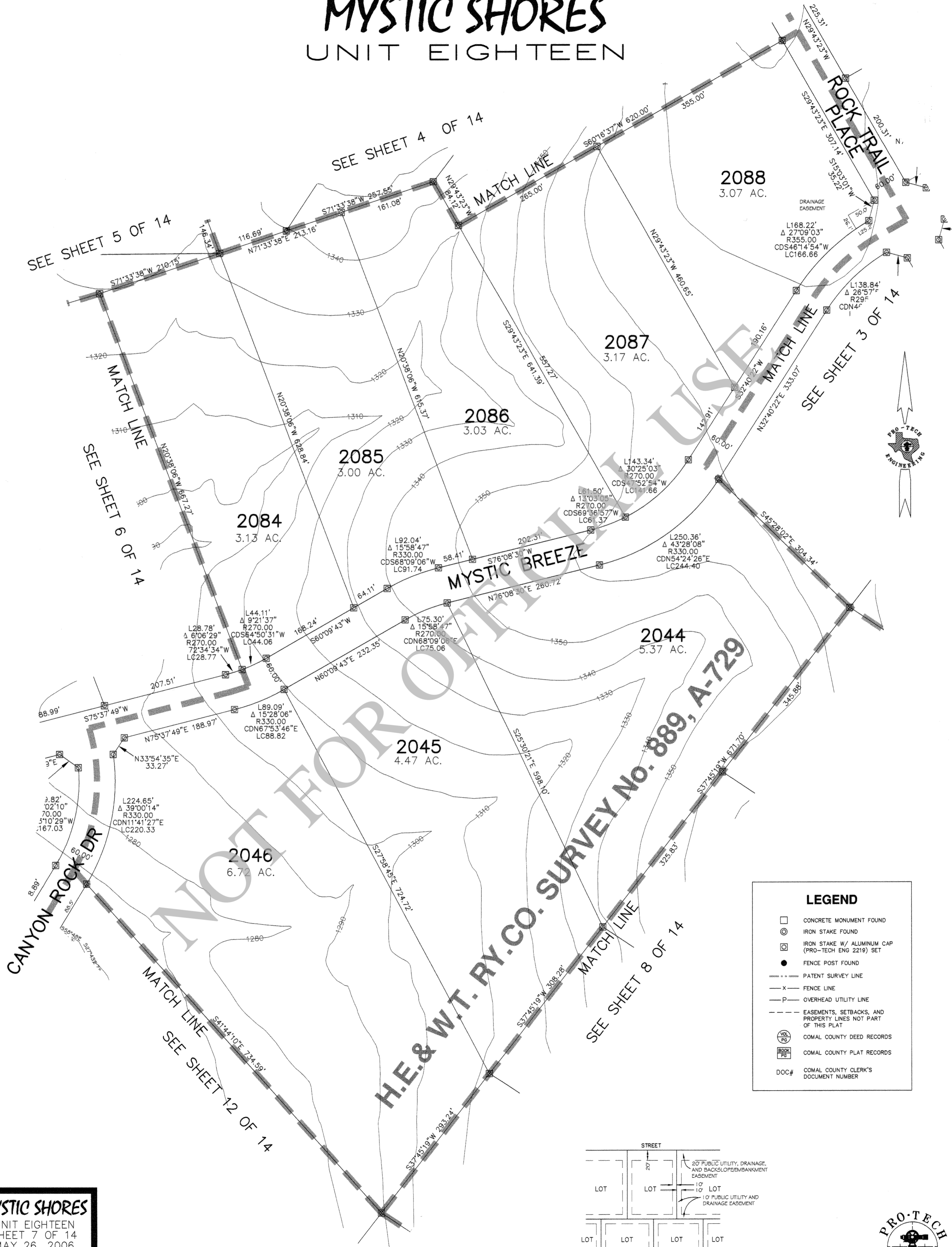
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SCALE: 1" = 100'

PRO-TECH
ENGINEERING GROUP
INCORPORATED
100 E. San Antonio St., Suite 100
San Marcos, TX. 78666
(512) 353-3335

Doc# 06060604242

MYSTIC SHORES UNIT EIGHTEEN

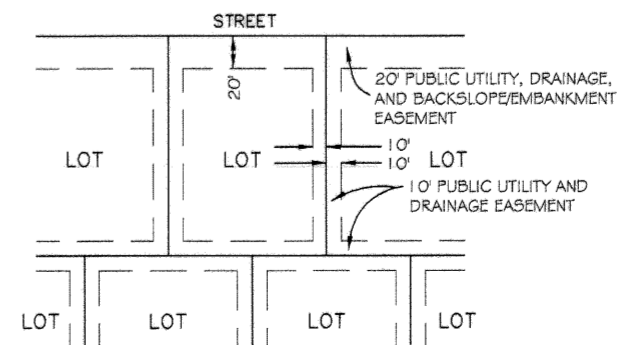


CANYON ROCK DR

H.E. & W.T. RY. CO. SURVEY NO. 889, A-729

ROCK PLACE TRAIL

LEGEND	
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TYPICAL EASEMENT DETAIL
N.T.S.

MYSTIC SHORES
UNIT EIGHTEEN
SHEET 7 OF 14
MAY 26, 2006

PLAN 5517

..\\14660\\..\\UNIT18 PLAT\\14660BASE.DWG

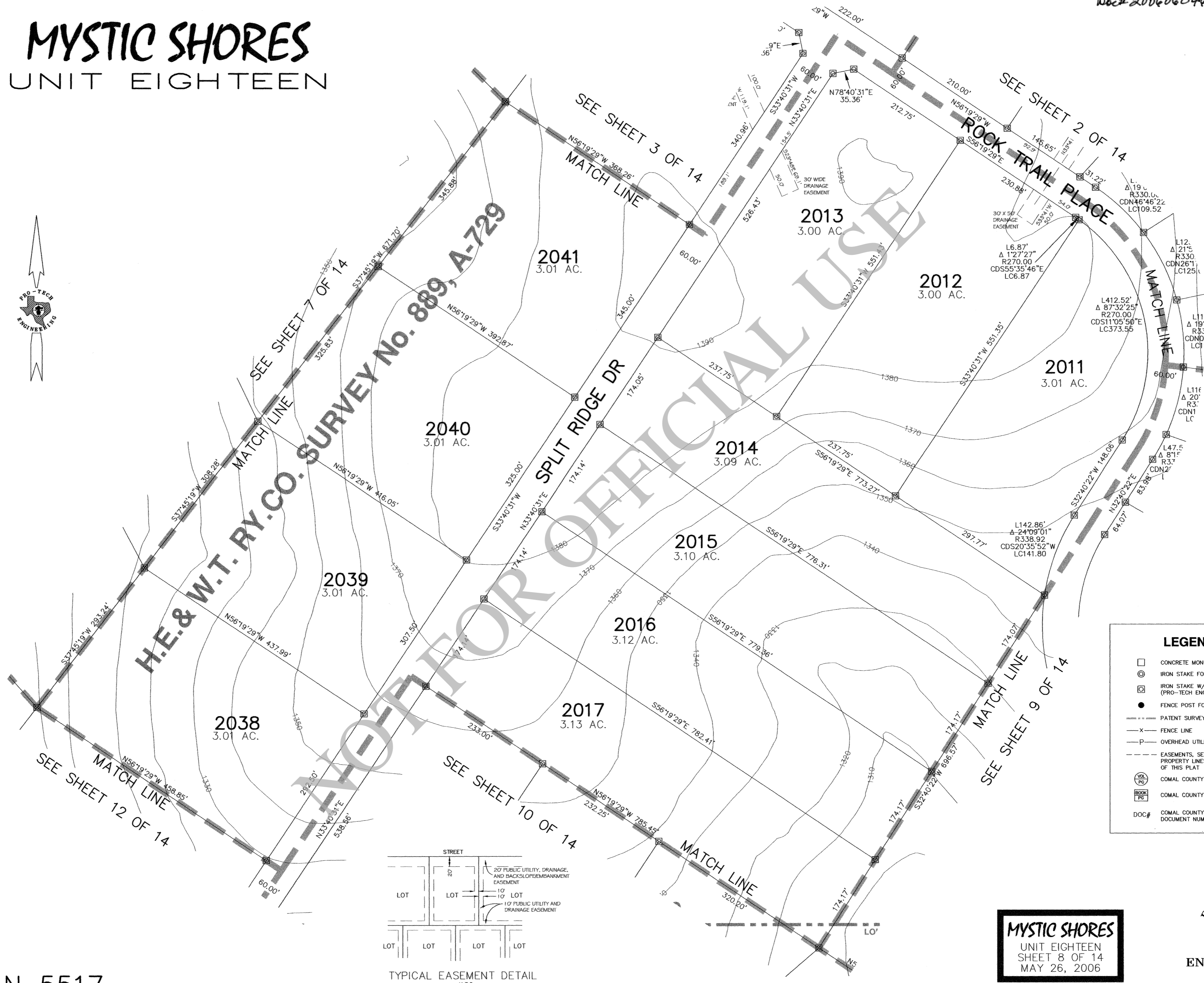
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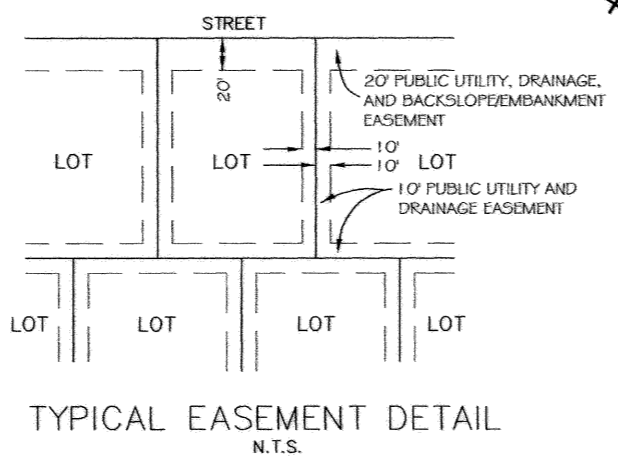
ENGINEERING GROUP
INCORPORATED
100 E. San Antonio St., Suite 100
San Marcos, TX, 78666
(512) 353-3335

Doc# 200606-04242

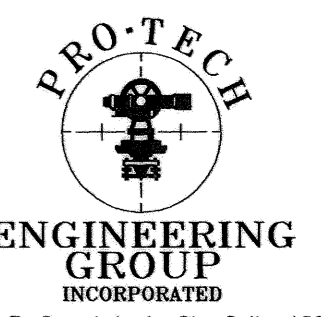
MYSTIC SHORES UNIT EIGHTEEN



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MYSTIC SHORES
UNIT EIGHTEEN
SHEET 8 OF 14
MAY 26, 2006



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

PLAN 5517

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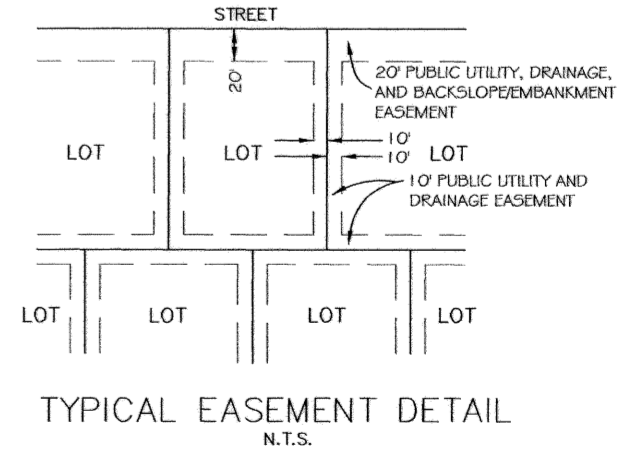
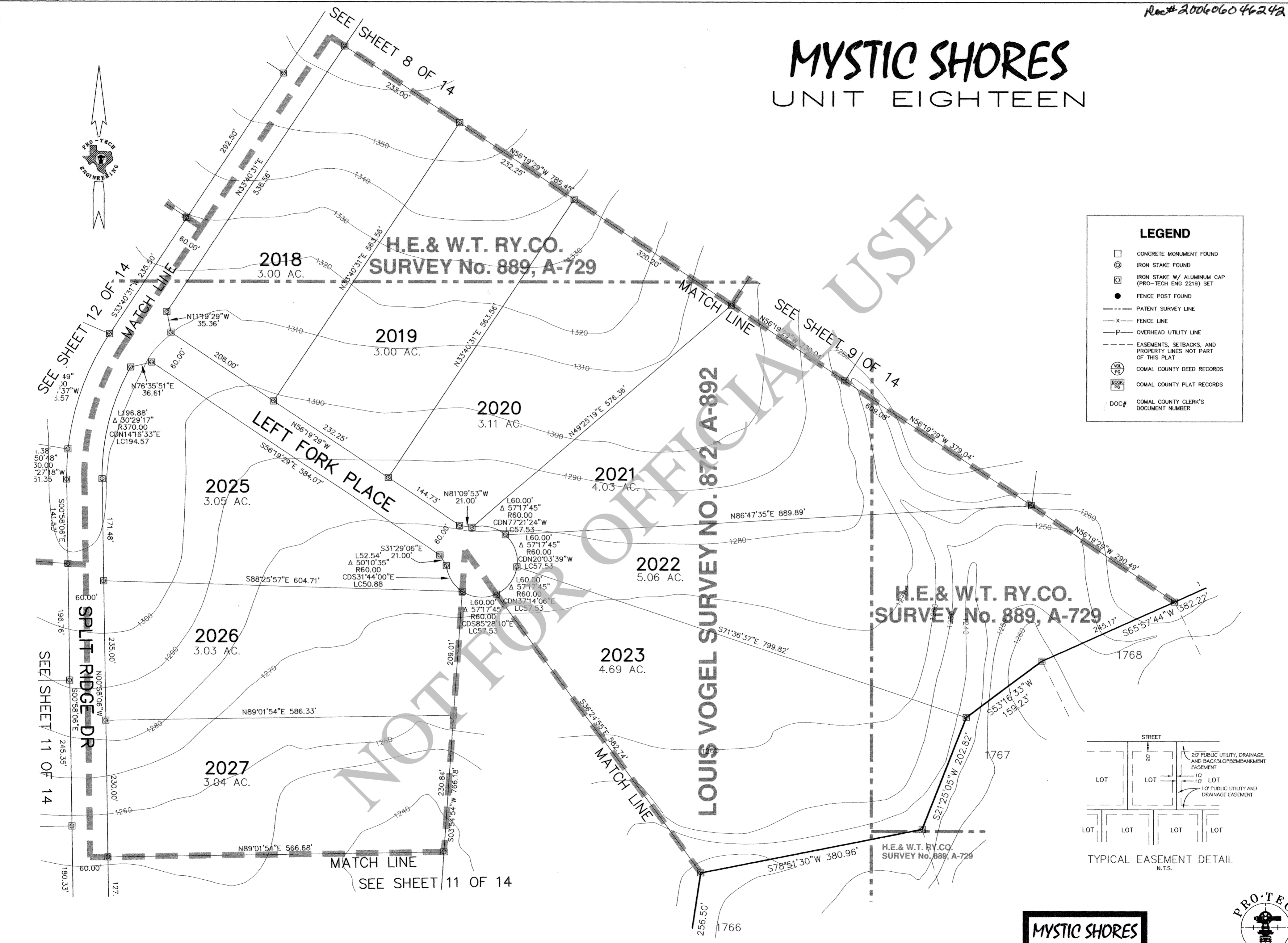
SCALE: 1" = 100'

MYSTIC SHORES UNIT EIGHTEEN



LEGEND

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PLAN 5517

..\\14660\\..\\UNIT18 PLAT\\14660BASE.DWG

SCALE: 1" = 100'

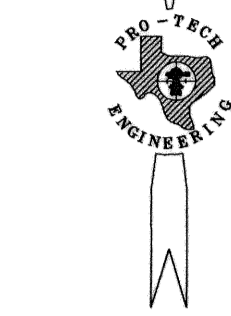
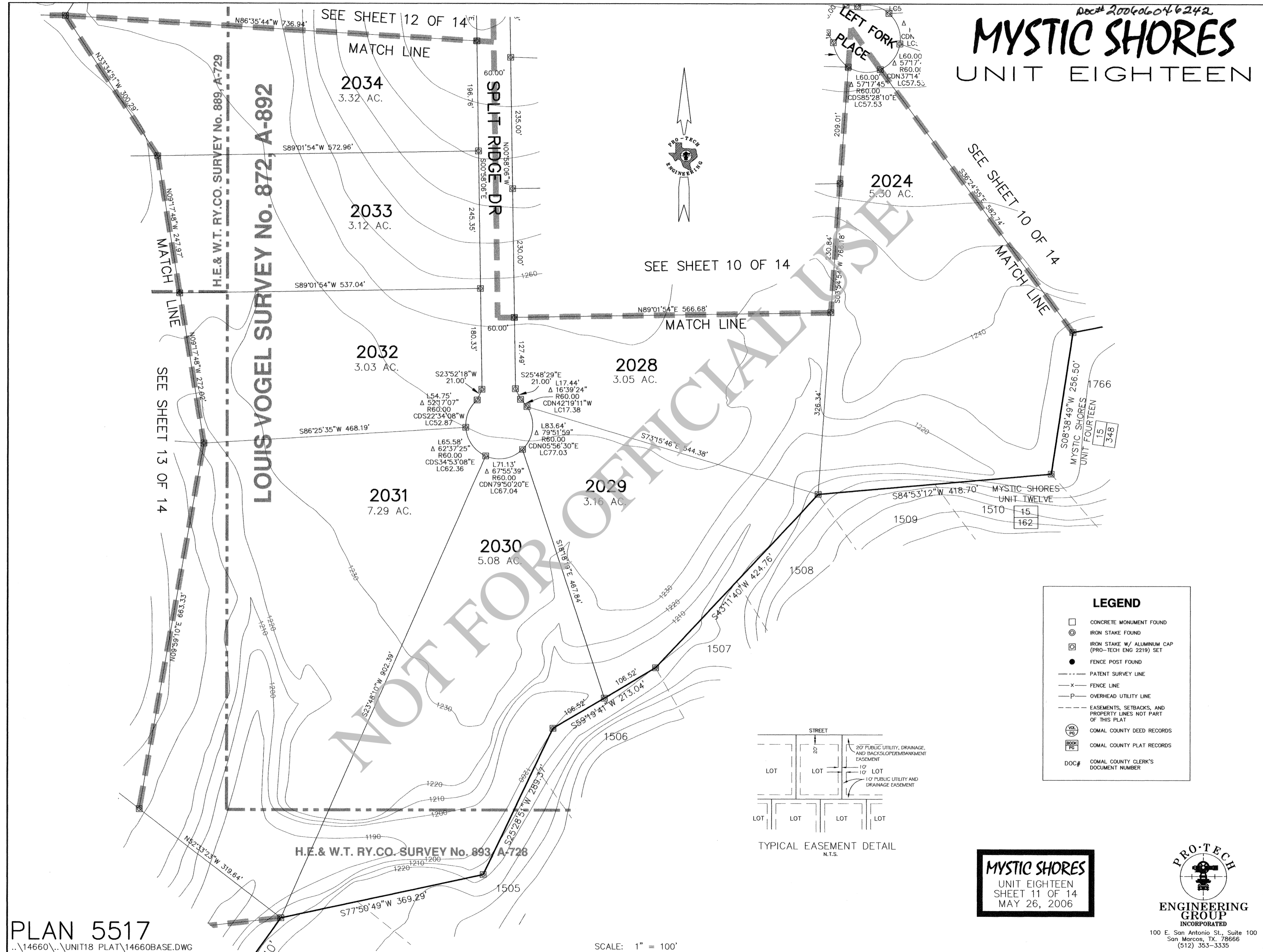
MYSTIC SHORES
UNIT EIGHTEEN
SHEET 10 OF 14
MAY 26, 2006

PRO-TECH ENGINEERING GROUP INCORPORATED

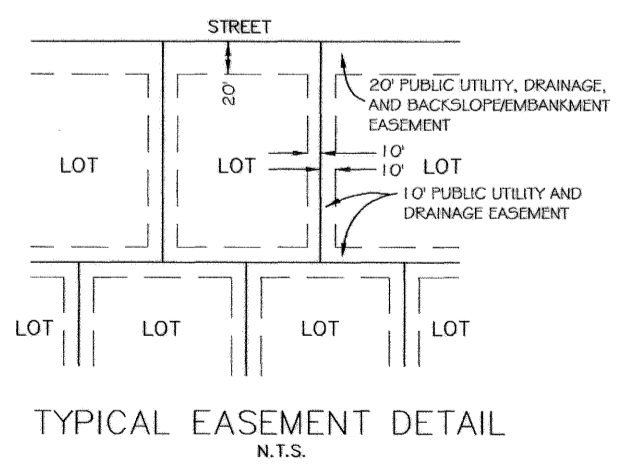
100 E. San Antonio St., Suite 100
San Marcos, TX, 78666
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Doc# 200606046242

MYSTIC SHORES UNIT EIGHTEEN



LEGEND	
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MYSTIC SHORES
UNIT EIGHTEEN
SHEET 11 OF 14
MAY 26, 2006

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ENGINEERING
GROUP
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100 E. San Antonio St., Suite 100
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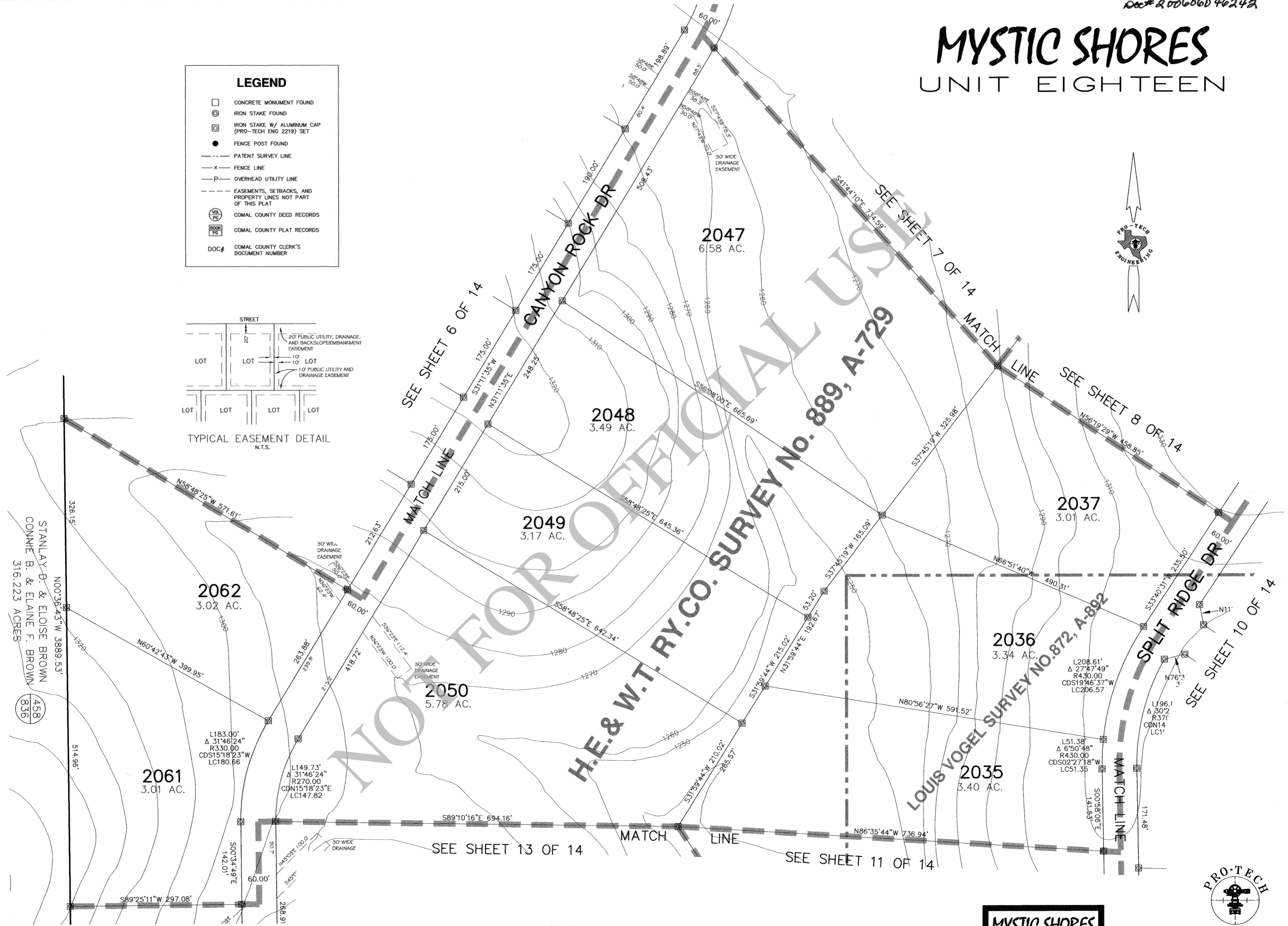
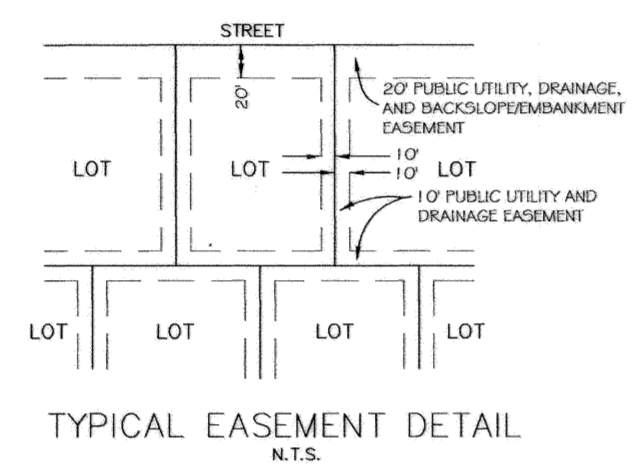
PLAN 5517

SCALE: 1" = 100'

MYSTIC SHORES UNIT EIGHTEEN

LEGEND

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MYSTIC SHORES
UNIT EIGHTEEN
SHEET 12 OF 14
MAY 26, 2006

PRO-TECH ENGINEERING GROUP INCORPORATED
100 E. San Antonio St., Suite 100
San Marcos, TX. 78666
(512) 353-3335

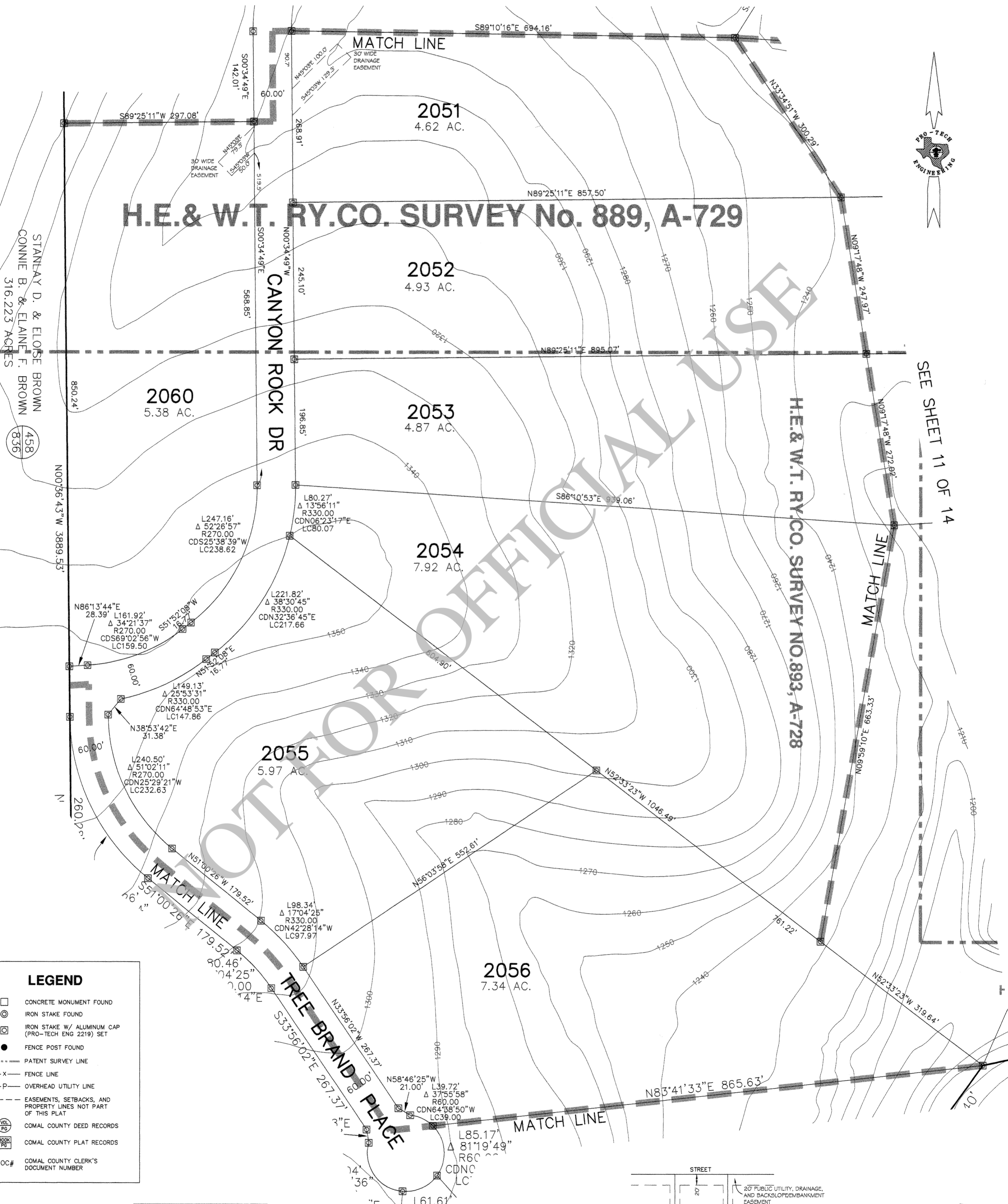
MYSTIC SHORES

UNIT EIGHTEEN

SEE SHEET 12 OF 14



H.E. & W.T. RY.CO. SURVEY No. 889, A-729



SEE SHEET 11 OF 14

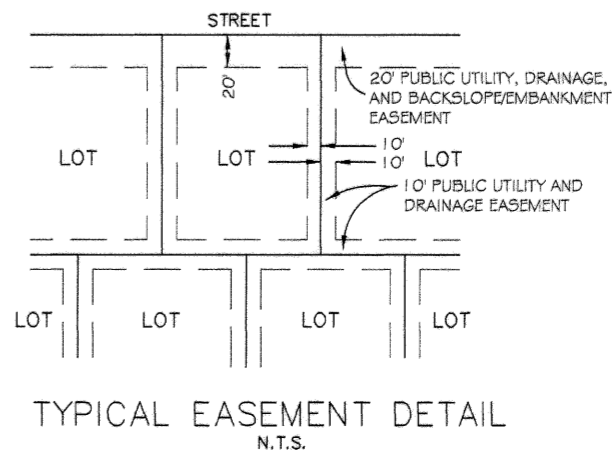
H.E. & W.T. RY.CO. SURVEY NO. 893, A-728

LEGEND

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MYSTIC SHORES
UNIT EIGHTEEN
SHEET 13 OF 14
MAY 26, 2006

SEE SHEET 14 OF 14



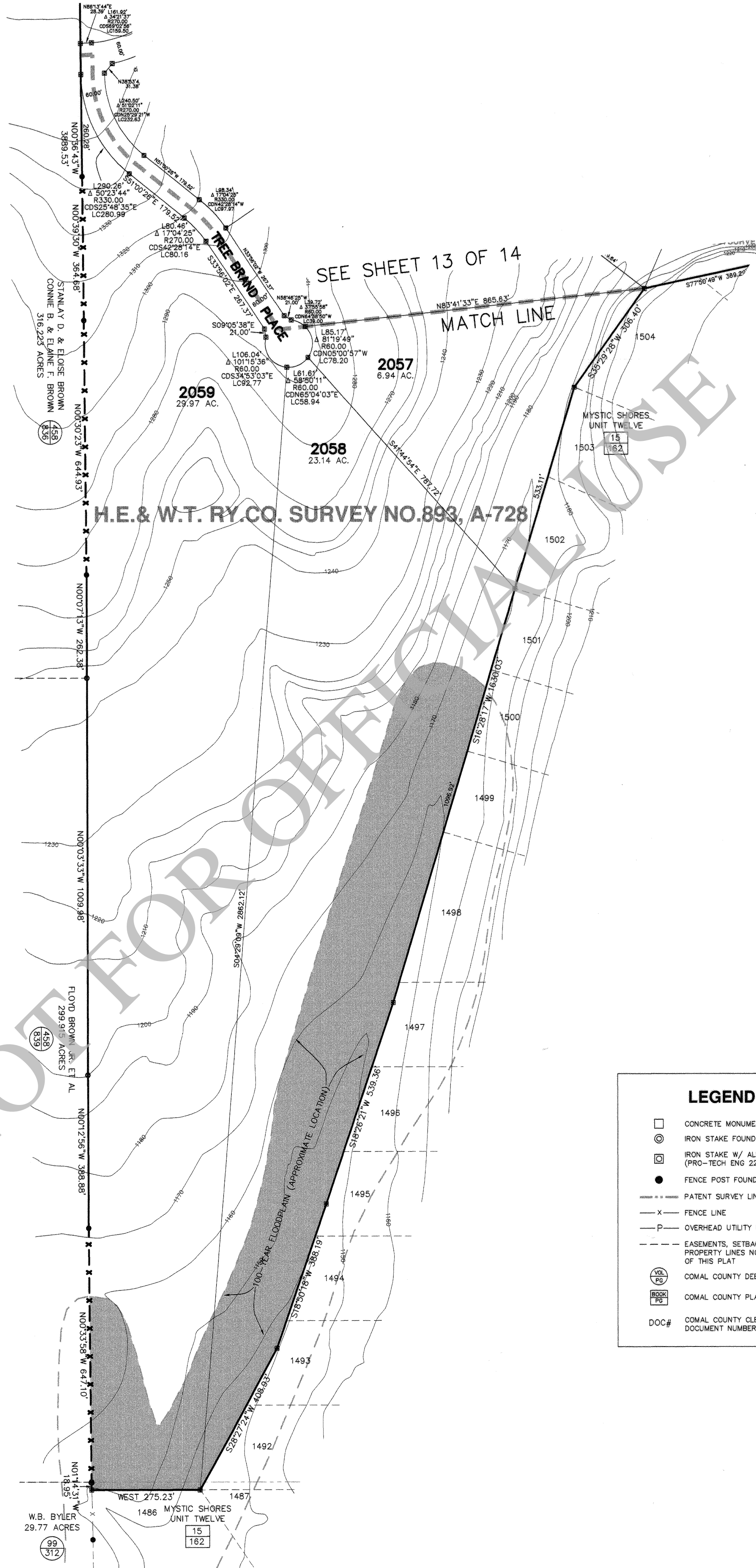
PLAN 5517

..\\14660\\..\\UNIT18 PLAT\\14660BASE.DWG

SCALE: 1" = 100'

PRO-TECH
ENGINEERING GROUP
INCORPORATED
100 E. San Antonio St., Suite 100
San Marcos, TX 78666
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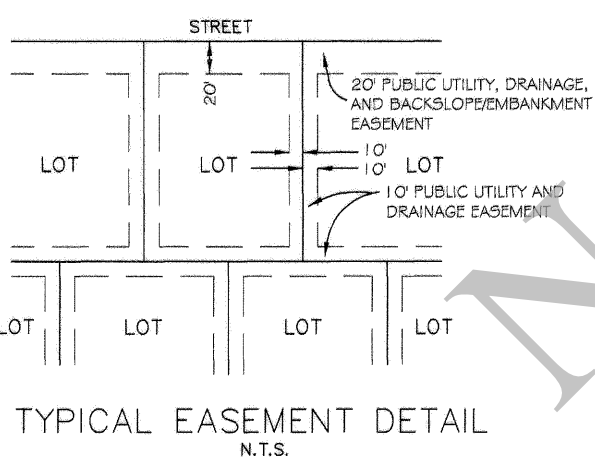
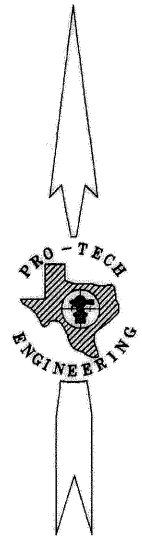
MYSTIC SHORES UNIT EIGHTEEN



SEE SHEET 13 OF 14

MATCH LINE

H.E. & W.T. RY. CO. SURVEY NO. 893, A-728



LEGEND	
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MYSTIC SHORES
UNIT EIGHTEEN
SHEET 14 OF 14
MAY 26, 2006

PLAN 5517
..14660\..UNIT18 PLAT\14660BASE.DWG

SCALE OF THIS SHEET IS: 1" = 200'

PRO-TECH
ENGINEERING GROUP
INCORPORATED
100 E. San Antonio St., Suite 100
San Marcos, TX. 78666
(512) 353-3335

Doc# 146600464A