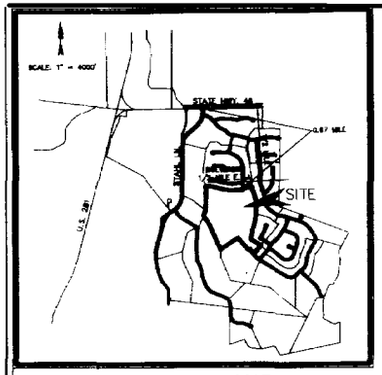
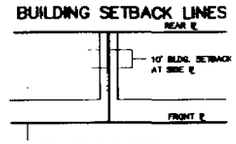
FINAL ADDRESS PLAT

COMAL TRACE SUBDIVISION UNIT 8

BEING 103.77 ACRES OUT OF THE THEODORE MILLER SURVEY NO. 323, ABSTRACT NO. 384, COMAL COUNTY, TEXAS.



LOCATION MAP



25' BLDG. SETBACK AT FRONT

* NOTE: ALL LOTS HAVE A MINIMUM BUILDING SETBACK OF 25' ALONG THE FRONT AND 10' ALONG THE SIDES AS SHOWN ABOVE. ADDITIONAL BUILDING SETBACKS MAY BE REFERRED TO IN THE SUBDIVISION DEED RESTRICTIONS

ACES ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
140 HEIMER RD., STE. 617, SAN ANTONIO, TX. 78232
PHONE: (210)888-8887 FAX: (210)824-3006

STATE OF TEXAS
COUNTY OF COMAL

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE

REGISTERED PROFESSIONAL ENGINEER #57564
PAUL A. SCHROEDER
140 HEIMER RD. SUITE 617
SAN ANTONIO, TEXAS 78232
828 - 0691

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 20 DAY OF FEBRUARY A.D., 2006.

NOTARY PUBLIC
STATE OF TEXAS

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 PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND

REGISTERED PROFESSIONAL LAND SURVEYOR #5160
PAUL A. SCHROEDER
140 HEIMER RD. SUITE 617
SAN ANTONIO, TEXAS 78232
828 - 0691

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 24 DAY OF FEBRUARY A.D., 2006

LARRY W. DOLLE, NOTARY PUBLIC
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF COMAL

THE OWNERS OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION, THEREIN EXPRESSED.

AMROSE DEVELOPMENT PARTNERS, LTD.
AMROSE MANAGING CO., L.L.C., ASSOC. GEN. PARTNER
BY: RENE M. WENDER, PRESIDENT
7550 W. IH 10, SUITE 980
SAN ANTONIO, TEXAS 78229-3993

AMROSE DEVELOPMENT PARTNERS, LTD.
PRIMM PROPERTIES INC. MANAGING GEN. PARTNER
BY: JAMES RITCHIE McCULLOCH, III, VICE PRES.
300 SUNDAU SUITE 452
SAN ANTONIO, TEXAS 78216
734-6092

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RENE M. WENDER AND JAMES RITCHIE McCULLOCH III 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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 24 DAY OF FEBRUARY A.D., 2006.

LARRY W. DOLLE, NOTARY PUBLIC
STATE OF TEXAS

LIENHOLDER ACKNOWLEDGEMENT

I, GENERAL INVESTMENT CORP., OWNER AND HOLDER OF A LIEN AGAINST THE PROPERTY DESCRIBED IN THE PLAT KNOWN AS COMAL TRACE UNIT 8, SAID LIEN BEING EVIDENCED BY INSTRUMENT OF RECORD IN DOCUMENT NO. 200506049382, OF THE REAL PROPERTY RECORDS OF COMAL COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE TO SAID PLAT SAID LIEN, AND I HEREBY CONFIRM THAT I AM THE PRESENT OWNER OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF

THE LIENHOLDER ACKNOWLEDGES THAT A FORECLOSURE OF SAID LIEN WILL REQUIRE THE PREPARATION OF A SUBDIVISION PLAT IF THE FORECLOSURE RESULTS IN A DIVISION OF A TRACT OF LAND, PURSUANT TO APPLICABLE STATE, COUNTY, AND MUNICIPAL REGULATIONS. THE LIENHOLDER ALSO ACKNOWLEDGES THAT THE FORECLOSED TRACT MAY NOT COMPLY WITH APPLICABLE SUBDIVISION REGULATIONS WITHOUT SIGNIFICANT MODIFICATION, ADDITIONAL ACCESS, OR OTHER REQUIREMENTS.

BY:
GENERAL INVESTMENT CORP
RENE WENDER, PRESIDENT
NAME AND TITLE

STATE OF TEXAS
COUNTY OF COMAL
SWORN TO AND SUBSCRIBED BEFORE ME BY ME THIS 24 DAY OF FEBRUARY A.D. 2006.

LARRY W. DOLLE, NOTARY PUBLIC
STATE OF TEXAS

MY COMMISSION EXPIRES MAY 08, 2008

THIS PLAT OF COMAL TRACE SUBDIVISION, UNIT 8 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONER'S COURT OF COMAL COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH COURT

DATED THIS 2ND DAY OF MARCH 2006

BY:

BY:
COUNTY CLERK - DEPUTY

STATE OF TEXAS
COUNTY OF COMAL

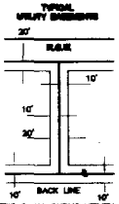
I, [illegible], COUNTY CLERK OF COMAL COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE [illegible] DAY OF [illegible] A.D. 2006 AT [illegible] O'CLOCK [illegible] M. AND DULY RECORDED ON THE [illegible] DAY OF [illegible] A.D. 2006 AT [illegible] O'CLOCK [illegible] M. IN THE RECORDS OF SAID COUNTY IN VOLUME [illegible] PAGE [illegible]

WITNESS MY HAND AND SEAL OF OFFICE, THE DAY AND DATE LAST ABOVE WRITTEN.

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: DEPUTY

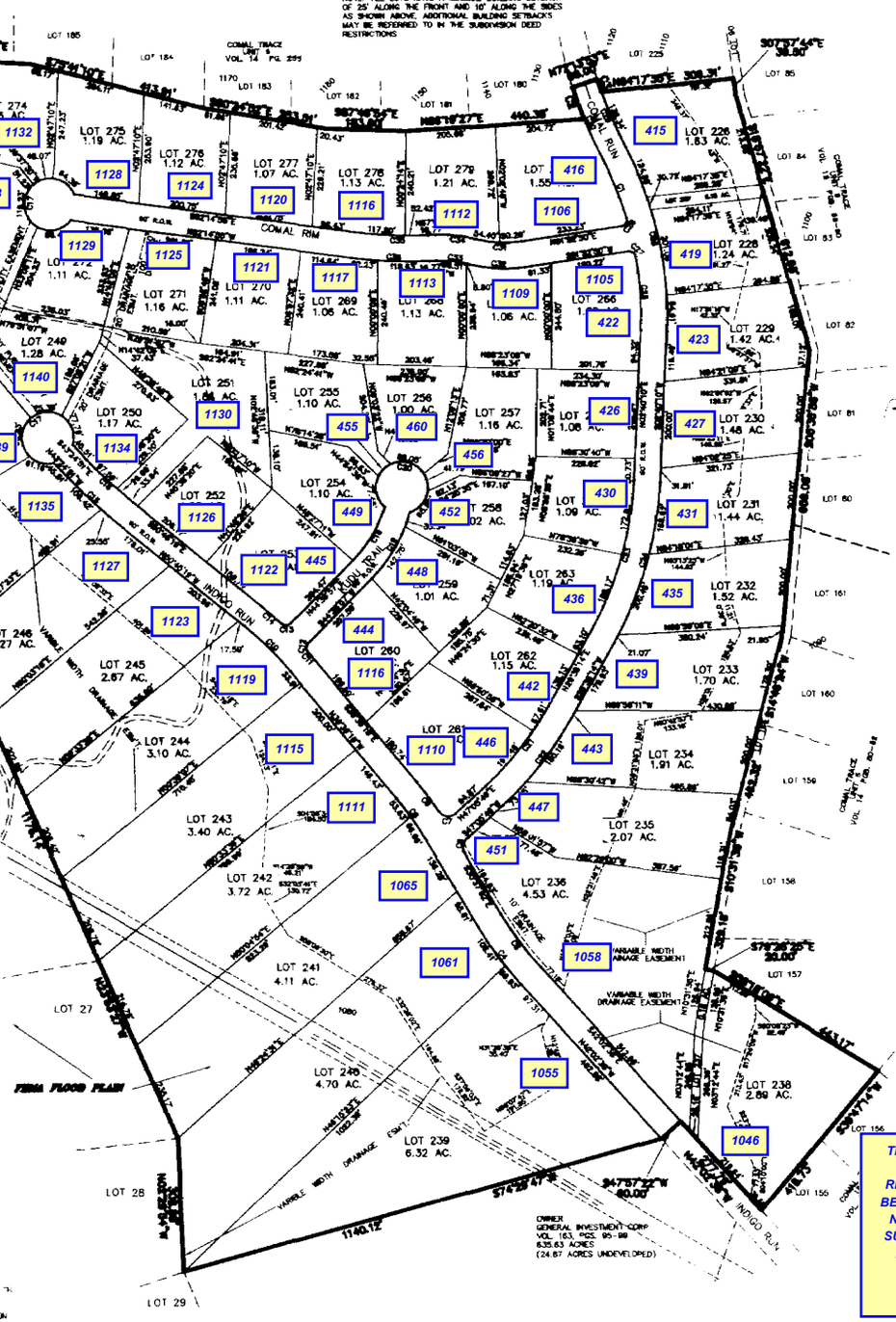
XXXX = ADDRESS



ELECTRIC & ALL PUBLIC UTILITY EASEMENTS ARE GRANTED ALONG THE FRONT, SIDE, AND BACK LOT LINES, SUBJECT TO SPECIFIC CONFLICT DESIGNATED ON PLAT.
PROPERTY OWNERS ARE 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.

NOTES:

01. 1/2" IRON RODS WITH "ACES" CAPS SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.
02. THIS SUBDIVISION IS IN THE 100 YEAR FLOOD ZONE AS DESIGNATED BY F.E.M.A. BASED ON F.I.R.M. COMMUNITY-PANEL NUMBERS 485463-0035C EFFECTIVE DATE SEPT 29, 1986 AND 485463-0055D EFFECTIVE DATE JULY 17, 1995.
03. THIS SUBDIVISION IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE AS SHOWN ON THE ARMALT U.S.G.S. QUAD. MAP
04. WATER SOURCE IS A STATE CERTIFIED PUBLIC WATER SYSTEM.
05. COMAL INDEPENDENT SCHOOL DISTRICT
06. PREPARED JAN. 10, 2005 - JOB NO. 0764-58-00
07. SEWAGE FACILITIES SHALL BE INDIVIDUAL ON-SITE PRIVATE SEPTIC SYSTEMS.
08. THIS SUBDIVISION HAS NO EXISTING IMPROVEMENTS.
09. THIS PROPERTY DOES LIE WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BULVERDE
10. 35 LOTS TOTALING 95.17 ACRES. THE STREET R.O.W. ACREAGE IS 8.54 AC. WITH 6100 L.F. OF STREET RIGHT-OF-WAY DEDICATED TO THE PUBLIC
11. THE BEARING SYSTEM IS BASED ON COMAL TRACE UNIT 1
12. COMAL COUNTY REQUIRES A 25' FRONT BUILDING SETBACK.
13. THE CONTOURS SHOWN ON THIS PLAT ARE FROM AERIAL TOPOGRAPHY. ALAMO CONSULTING ENGINEERING & SURVEYING, INC. DOES NOT CERTIFY TO THE ACCURACY OF THE ABOVE MENTIONED AERIAL TOPOGRAPHY
14. LOTS 227 AND 237 WILL NOT MEET THE MINIMUM ROAD FRONTAGE REQUIREMENTS FOR RESUBDIVISION IN COMAL COUNTY, TEXAS., AND THE SUBDIVISION OF THESE LOTS FOR THE PURPOSE OF FINANCING HOME CONSTRUCTION OR FOR ANY OTHER PURPOSE WILL NOT COMPLY WITH THE CURRENT COMAL COUNTY SUBDIVISION REGULATIONS.
15. NO ON-SITE SEWAGE DISPOSAL FACILITIES OR HABITABLE STRUCTURES SHALL BE PERMITTED ON



THIS MAP WAS PREPARED BY THE COMAL COUNTY ENGINEER'S OFFICE TO PROVIDE ADDRESSING INFORMATION. A MODIFIED COPY OF THE RECORDED SUBDIVISION PLAT WAS 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.