

# CREEKWOOD RANCHES UNIT FOUR

267821

FILED FOR RECORD  
This 24th day of August 1985  
at 1:08 o'clock P.M.

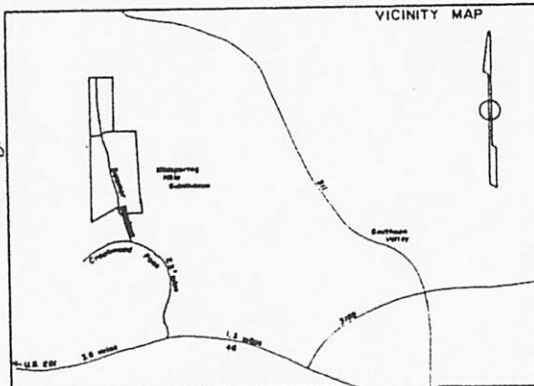
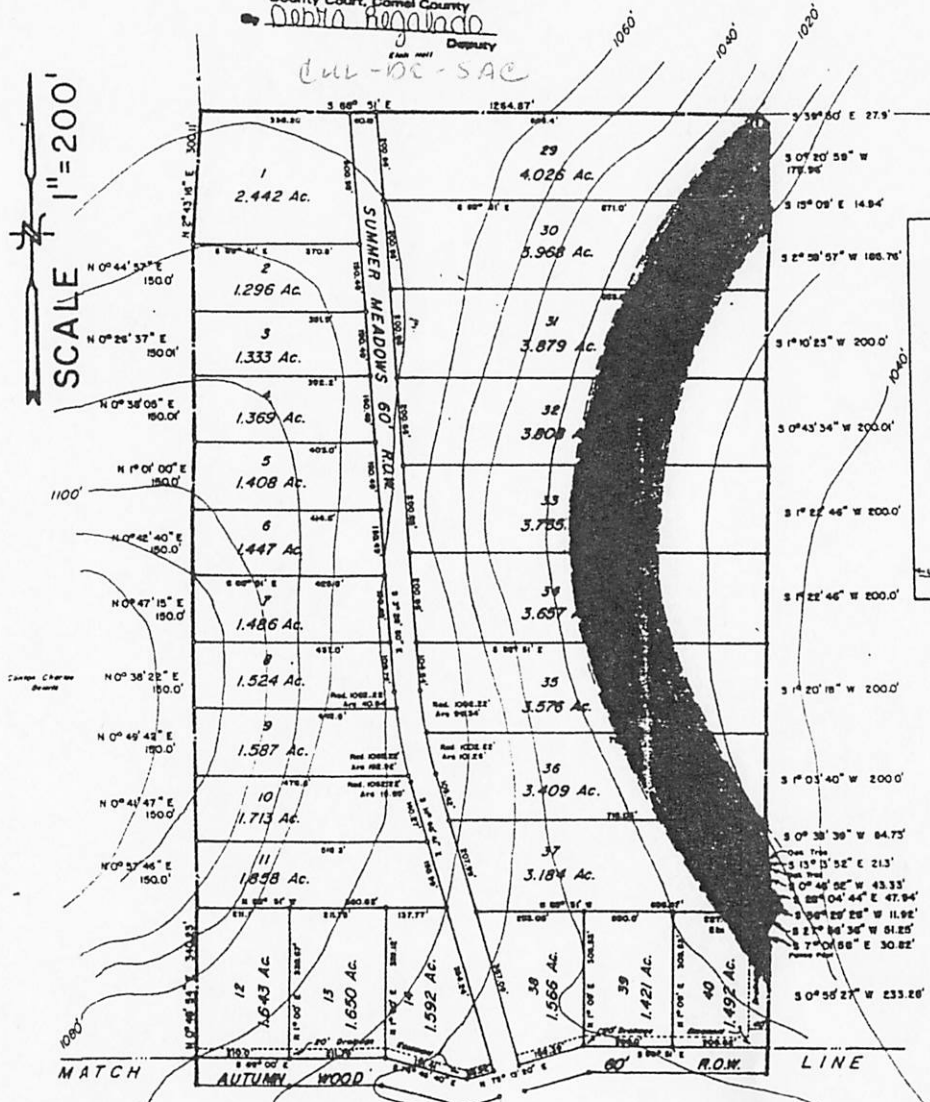
Clerk  
Debra Regalado  
Deputy

JUL-DC-SAC

A subdivision of 203.747 acres of land situated partly (3.948 acres) in the G. W. T. and P. Railroad Company Survey, A-721, partly (96.51 acres) in the Augustus H. Jones Survey No. 78, A-301, and partly (103.289 acres) in the Thomas Hanson Survey No. 394, A-269, Comal County, Texas.

186.222 acres in 51 tracts  
8.170 acres in park area  
9.355 acres in roads (6.263 acres in the Jones Survey) (3.092 acres in the Hanson Survey) (6794' of road)  
203.747 acres

SCALE 1"=200'



STATE OF TEXAS  
COUNTY OF BEXAR

WE, DAVID F. REESE, and wife, KATHY A. REESE, owners of Lot 49, are in agreement with the subdivision of the property as shown hereon.

David F. Reese Kathy A. Reese  
David F. Reese Kathy A. Reese  
113 Alcala Moreno, San Antonio, Texas 78232

STATE OF TEXAS  
COUNTY OF BEXAR

Before me, the undersigned authority, on this day personally appeared David F. and Kathy A. Reese, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations therein expressed and in the capacity therein set out, and as the act and deed of said corporation.

Given under my hand and seal of office this the 23rd day of August, 1985.

Carole L. Blake  
Notary Public - State of Texas  
My commission expires 6-23-87

STATE OF TEXAS  
COUNTY OF COMAL

I, Rosie Bosenbury, 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 24th day of August, 1985, at 1:08 P.M. and duly recorded the 24th day of August, 1985, at 1:10 P.M. in the Map and Plat Records of Comal County, Texas, in volume 8, on pages 174-175 in testimony whereof witness my hand and official seal of office on the 24th day of August, 1985.

Rosie Bosenbury  
Rosie Bosenbury, Clerk, Comal County, Texas

STATE OF TEXAS  
COUNTY OF BEXAR

I, Eileen Lanagan, Corporate Secretary of Village Craftsmen, Inc., owner of the property in the above and foregoing map of Creekwood Ranches, Unit Four, do hereby make subdivision of said property for and on behalf of said Village Craftsmen, Inc., according to the lines, streets, alleys, and easements thereon shown and designate said subdivision as Creekwood Ranches, Unit Four, being located in the G. W. T. and P. Railroad Company Survey, A-721, the Augustus H. Jones Survey No. 78, A-301, and the Thomas Hanson Survey No. 394, A-269, Comal County, Texas, and on behalf of said Village Craftsmen, Inc., dedicate to the public use of as such all of the streets, alleys, and easements shown thereon forever.

In testimony whereof, Village Craftsmen, Inc., aforesaid, has caused these presents to be signed by Eileen Lanagan, Corporate Secretary of Village Craftsmen, Inc.

Eileen Lanagan  
Eileen Lanagan, Corporate Secretary  
8301 Broadway, Suite 420, San Antonio, Texas 78209

STATE OF TEXAS  
COUNTY OF BEXAR

Before me, the undersigned authority, on this day personally appeared Eileen Lanagan, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed, and in the capacity therein and herein set out, and as the act and deed of said corporation.

Given under my hand and seal of office at San Antonio this the 23rd day of August, 1985.

Carole L. Blake  
Notary Public - State of Texas  
My commission expires 6-23-87

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 Creekwood Ranches, Unit Four, as surveyed under my supervision on the ground.

Raymond Dietert  
Raymond Dietert, R.P.S. 1868

Sworn to and subscribed before me this the 24th day of August, 1985.

Carole L. Blake  
Notary Public in and for Comal County, Texas.  
My commission expires 11/17/88.

STATE OF TEXAS  
COUNTY OF COMAL

This plat of Creekwood Ranches, Unit Four, has been submitted to and considered by the Commissioners' Court of Comal County, Texas, and conforms to all requirements of the County as to which approval is required and is hereby approved by such Court.

Date: This the 24th day of August, 1985.

Tree Clark  
County Judge

Attest: Rosie Bosenbury  
County Clerk



Flood zone area scaled from HUD Flood Hazard Boundary Map H-16 dated May 14, 1976, and is approximate.

25' Front Building setback line  
10' Side Building setback line

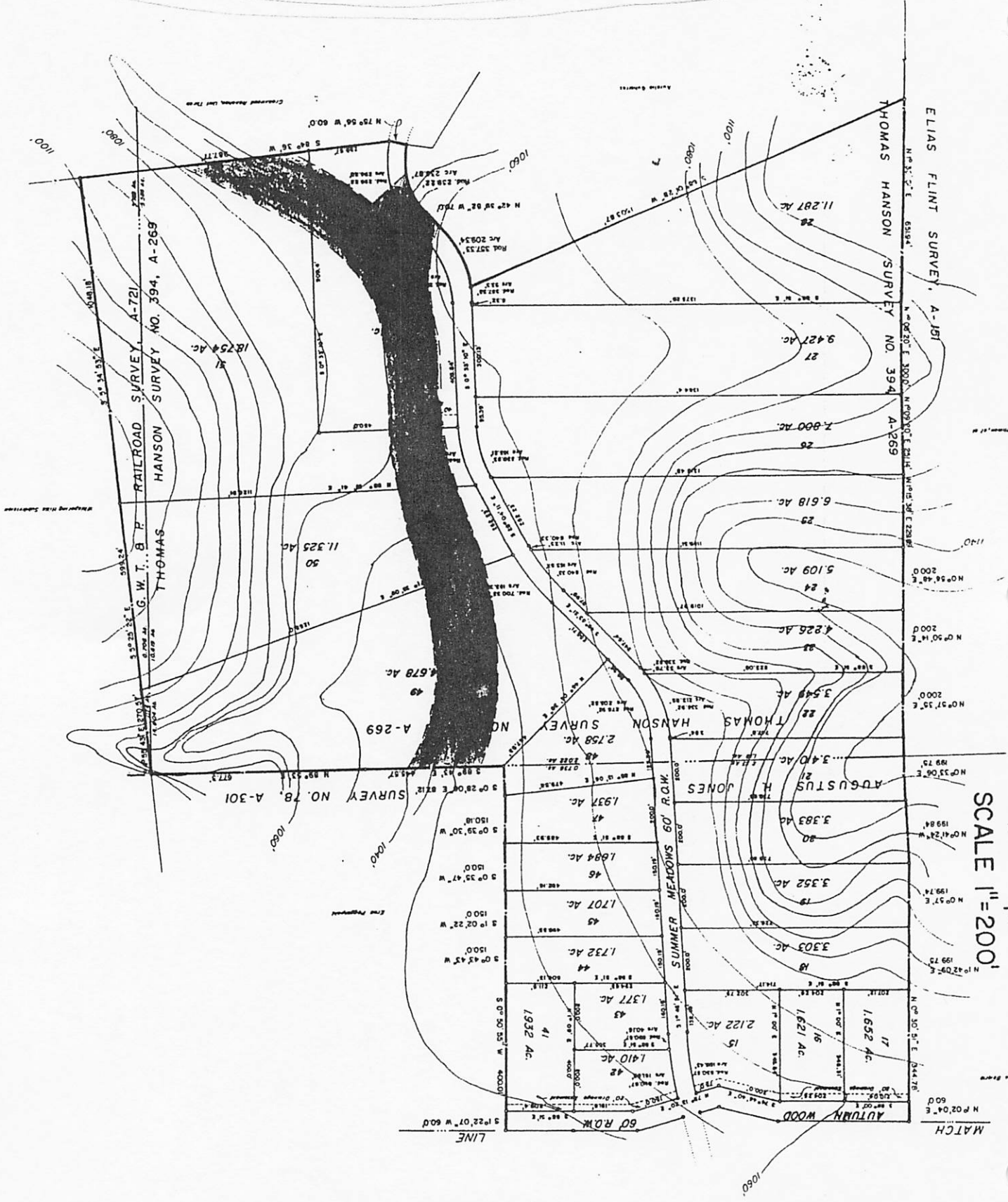
RAYMOND DIETERT

Registered Public Surveyor No. 1808

22326000 PARS

0 1/2" = 200'

# CREEKWOOD RANCHES UNIT FOUR

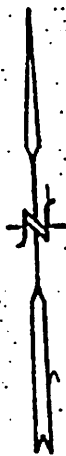
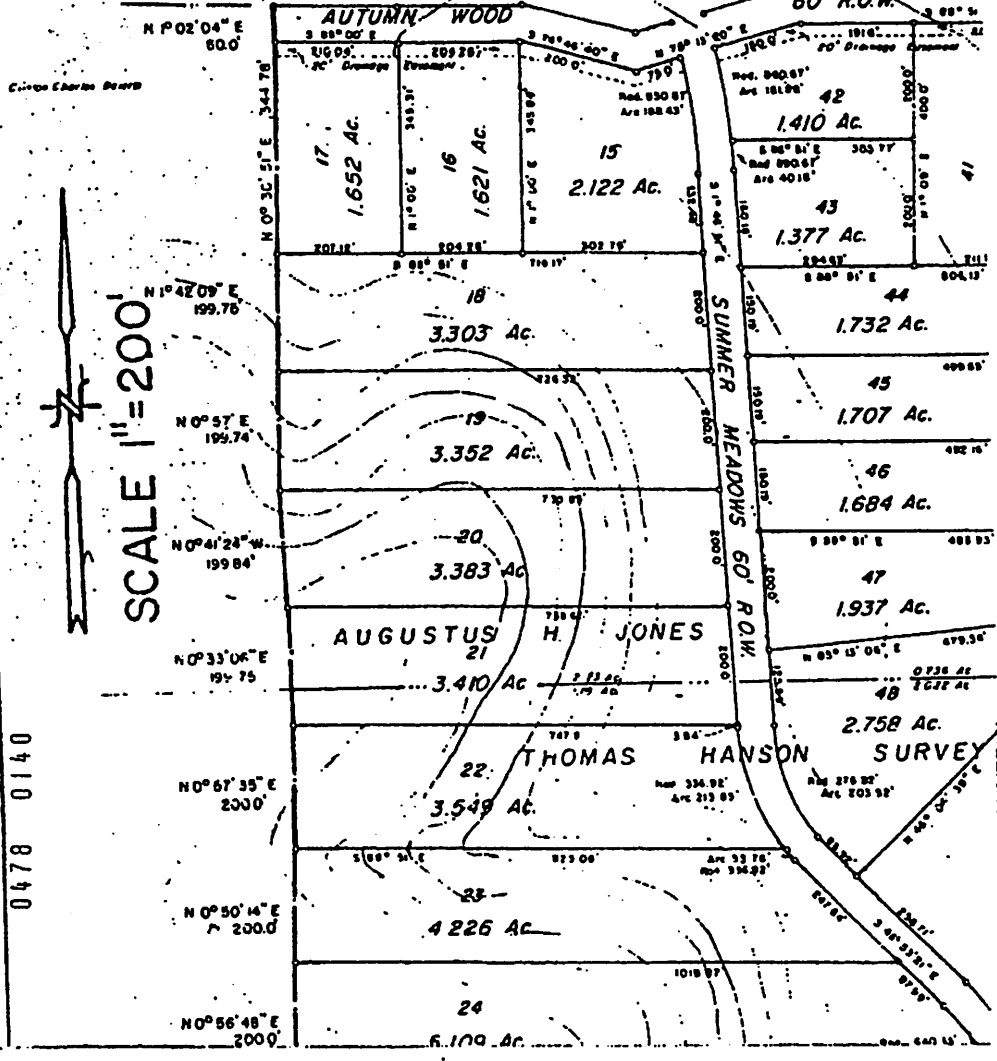


MATCH

LINE

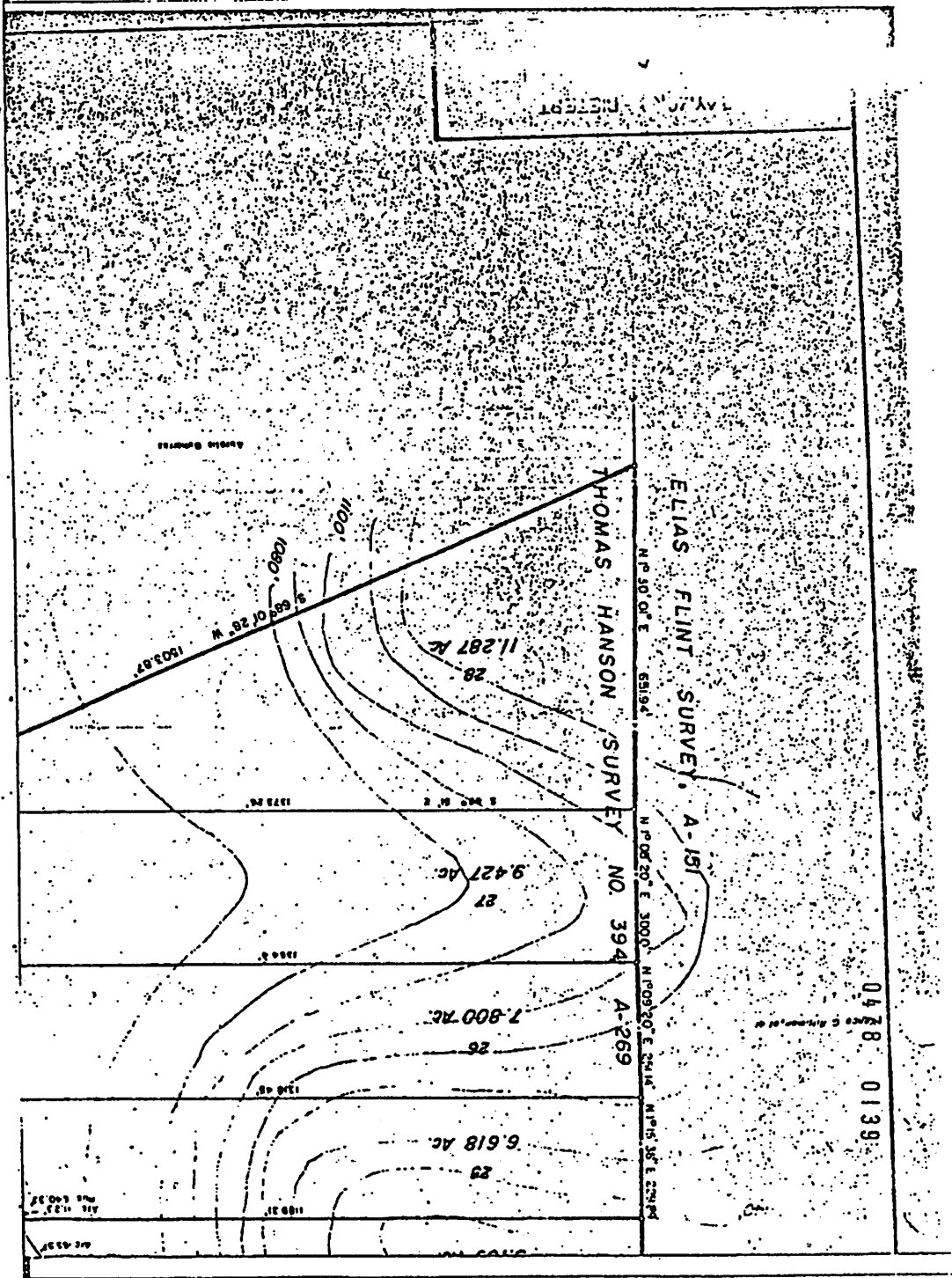
# CREEKWOOD RANCHE

MATCH



SCALE 1" = 200'

0478 0140



# S UNIT FOUR

0478 0141

LINE

S 1°22'07" W 600'

1932 AC

4000'

S 0°50'55" W

1500'

S 0°45'45" W

1500'

S 1°02'22" W

1500'

S 0°35'47" W

1500'

S 0°39'30" W

1500'

S 0°28'08" E 8712'

S 89°43' E 4453'

N 89°43' E 6773'

SURVEY NO. 78, A-301

NO. 394, A-269

49  
APPROXIMATE  
14.678 AC.

1043'

1080'

S 50°23'22" E

1070'

1070'

1070'

1070'

1070'

1070'

1070'

1070'

1070'

1070'

NO. 700-31  
A-1-153-20

N 71°30'00" E

1030'

N 89°43' E

6773'

S 50°23'22" E

1070'

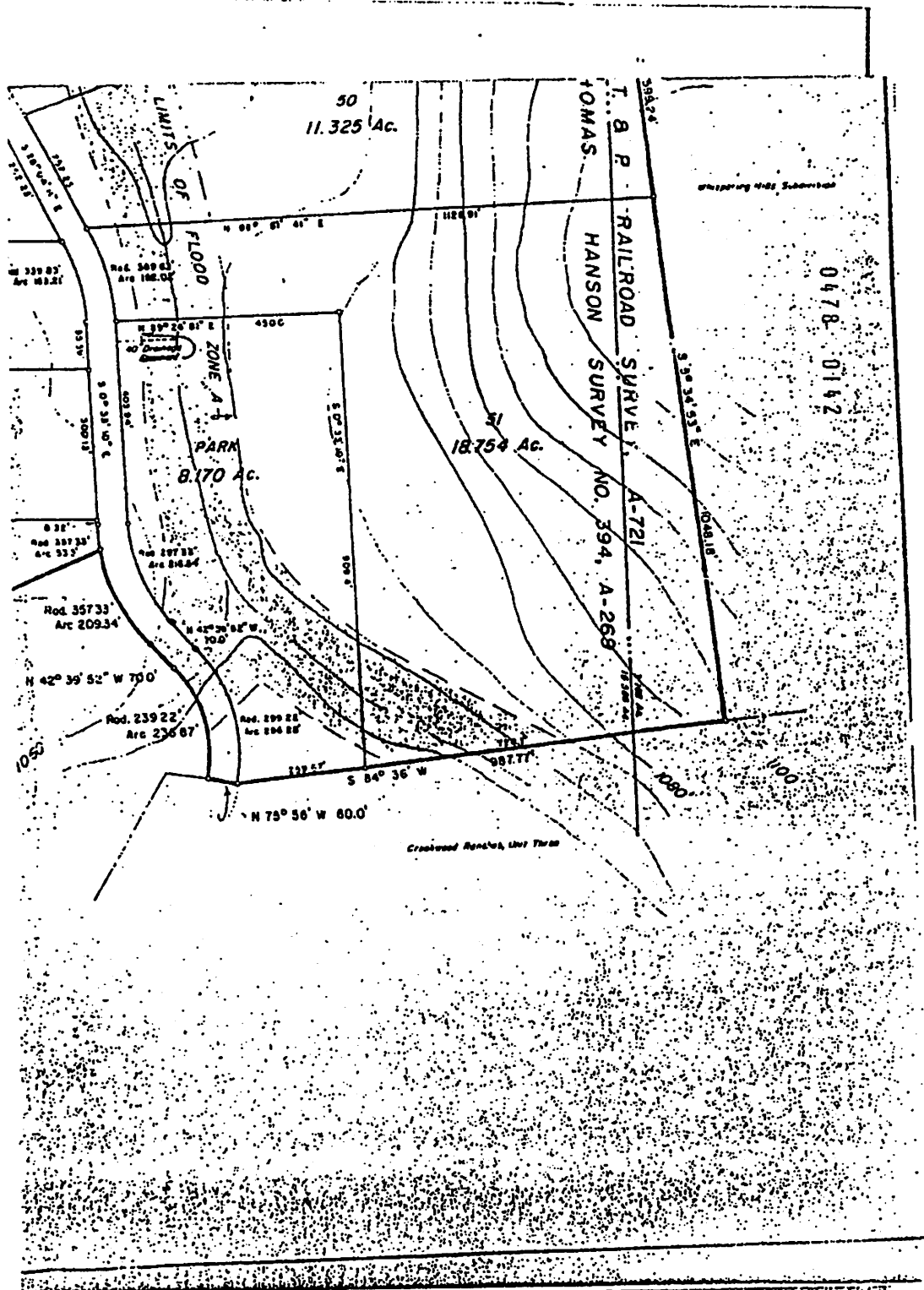
1070'

1070'

1070'

1070'

1070'



50  
11.325 Ac.

LIMITS OF FLOOD ZONE A-T

PARK  
8.170 Ac.

51  
18.754 Ac.

T. B. P. RAILROAD SURVEY  
HANSON SURVEY NO. 394, A-268  
A-721

0478-0142

Rad. 339.83'  
Arc. 109.26'

Rad. 369.00'  
Arc. 128.02'

Rad. 357.33'  
Arc. 209.34'

Rad. 297.33'  
Arc. 816.84'

Rad. 239.22'  
Arc. 236.87'

Rad. 299.22'  
Arc. 294.88'

Crossed Ranch, Unit Three

321073

0615 0339

RATIFICATION OF RESTRICTIONS, COVENANTS, ASSESSMENTS AND EASEMENTS FOR CREEKWOOD RANCHES, UNIT 4

FILED FOR RECORD 1988 FEB 11 AM 9:57

(CONFORMING SUBDIVISION PLAT THEREON) ROSIE ROSENBERY CLERK COMAL COUNTY

THE STATE OF TEXAS :  
THE COUNTY OF COMAL : KNOW ALL MEN BY THESE PRESENTS: Pd. 5.00

WHEREAS, I, RAYMOND DIETERT, a Registered Public Surveyor in and for the State of Texas, prepared a subdivision plat (herein "Plat") for Creekwood Ranches, Unit 4, duly recorded on January 29, 1985 and duly recorded in Volume 8, Pages 174-175 of the Map and Plat Records of Comal County, Texas;

WHEREAS, the Plat reflects thereon that a Front Building Setback Line, twenty-five (25) feet wide, is imposed along the front line of the lots therein described;

WHEREAS, the Plat reflects thereon that a Side Building Setback Line, ten (10) feet wide, is imposed along the front line of the lots therein described;

WHEREAS, restrictive covenants governing Creekwood Ranches, Unit 4 (herein "Restrictions"), thereon entitled "Restrictions, Covenants, Assessments And Easements For Creekwood Ranches, Unit 4" were filed at Volume 478, Page 128 of the Real Property Records of Comal County, Texas;

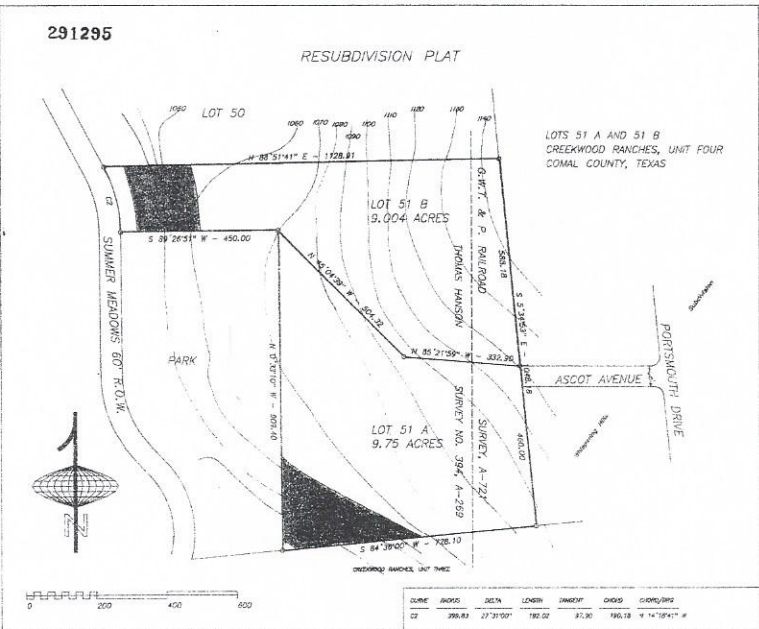
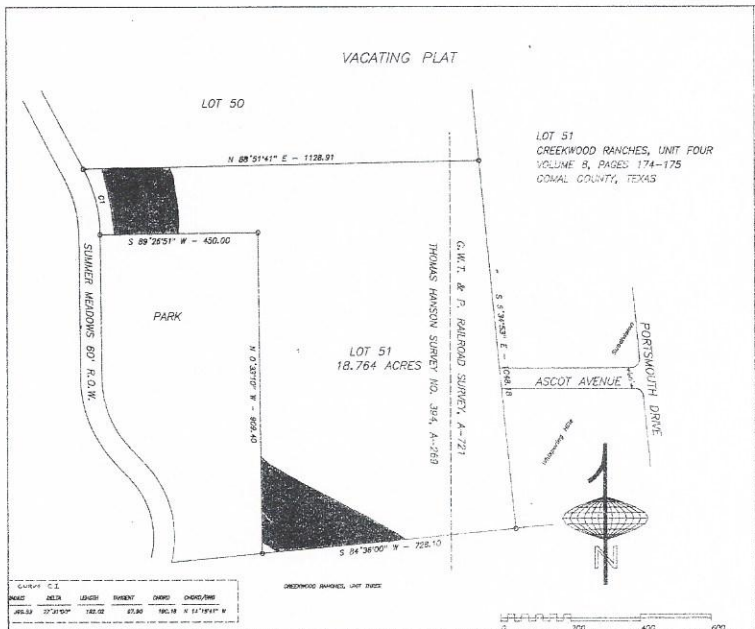
WHEREAS, said Restrictions reflect therein that a Front Building Setback Line, seventy-five (75) feet wide, is imposed along the front line of the lots therein described;

WHEREAS, said Restrictions reflect therein that a Side Building Setback Line, twenty-five (25) feet wide, is imposed along the front line of the lots therein described;

THEREFORE, I RAYMOND DIETERT, hereby ratify that the Front Building Setback Line above described is seventy-five (75) feet wide as set forth in the Restrictions and the Side Building Setback Line above described is twenty-five (25) feet wide and the Plat is hereby modified and amended to conform thereto as herein ratified.

Executed this 10th day of January, 1988.

29,878



STATE OF TEXAS  
COUNTY OF COMAL

I, the undersigned authority, on this day personally appeared David Langston, Corporate Secretary of Village Craftsmen, Inc., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledging to me that she executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 13th day of October, 1986 A.D.

David Langston  
Corporate Secretary, Village Craftsmen, Inc.  
8301 Broadway, Suite 420, San Antonio, Texas 78209

Notary Public in and for the State of Texas  
My commission expires 11-1-86

STATE OF TEXAS  
COUNTY OF COMAL

I hereby certify that this plat is true and correct as prepared from an actual survey of the property hereon shown on the ground.

Samuel D. Dittler  
Registered Surveyor, P.E.S. 7809  
P.O. Box 352, San Antonio, Texas 78120

Sworn to and subscribed before me this 13th day of October, 1986.

Samuel D. Dittler  
Notary Public in and for the State of Texas  
My commission expires 11-1-86

STATE OF TEXAS  
COUNTY OF COMAL

I, Rose Dosemberg, County Clerk of Comal County, do hereby certify that this plat was filed for record in my office on the day of October, 1986 A.D. at 2:20 o'clock P.M. and duly recorded the 13th day of October, 1986 A.D. at 2:00 o'clock P.M. in the records of maps and plats in said office of said county, in book volume 22, on page 21. In testimony whereof, I have hereunto set my hand and official seal of said county, this 13th day of October, 1986 A.D.

Rose Dosemberg  
County Clerk, Comal County, Texas

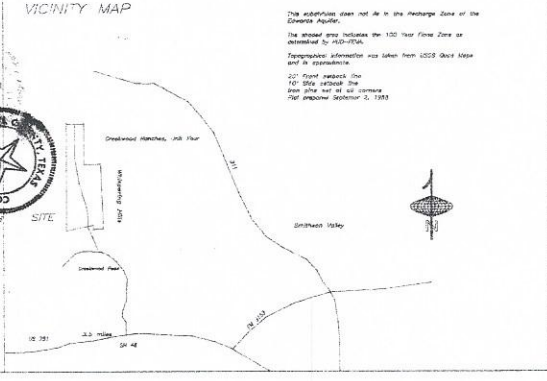
By Richard C. ... Deputy

This plat of the Vacating and Resubdivision of Lot 51, Creekwood Ranches, Unit Four, has been submitted to and considered by the Commissioners' Court of Comal County, Texas, and is hereby approved for filing by said Court on 11/10/86.

Date this 13th day of October, 1986 A.D.

Richard C. ...  
County Judge

Attest: Rose Dosemberg  
County Clerk



This subdivision does not lie in the Exchange Zone of the Electric Act.

The shaded area indicates the 100 Year Flood Zone as determined by FEMA.

Topographic information was taken from USGS Quad Maps and is approximate.

20' Contour interval  
100' Shaded Flood Zone  
See also set of all corners  
and platbook October 5, 1986