

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.

OWNER OF LOT 62

JIM SPICKARD
30545 BRIDLEGATE DRIVE
BULVERDE, TEXAS 78163

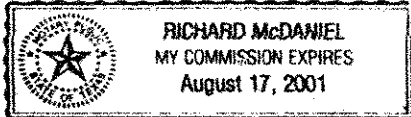
Meredith B. McGuire
MEREDITH MCGUIRE
30545 BRIDLEGATE DRIVE
BULVERDE, TEXAS 78163

STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, the undersigned authority appeared Jim Spickard and Meredith B. McGuire and known by 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 states.

GIVEN under my hand and seal of office this the 26 day of September, 2000.

Notary Public
State of Texas

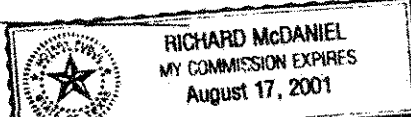


STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, the undersigned authority appeared George and Virginia Black and known by 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 states.

GIVEN under my hand and seal of office this the 26 day of September, 2000.

Notary Public
State of Texas



STATE OF TEXAS
COUNTY OF COMAL

I, JOY STREATER, COUNTY CLERK OF COMAL COUNTY, TEXAS, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 19 day of October, A.D., 2000, at 11:39 o'clock A.M. and duly recorded on the 19 day of October, A.D., 2000 at 11:40 o'clock A.M., in the Plat Records of Comal County, Texas, in Book 13 Page 307

WITNESS MY HAND AND SEAL OF OFFICE this the 19 day of October, A.D., 2000.

JOY STREATER
COUNTY CLERK
COMAL COUNTY, TEXAS

This Vacate and Replat of LOTS 61 AND 62, Rim Rock Ranch, Unit One, has been submitted to and considered by the Commissioners Court of Comal County, Texas, and is hereby approved for filing by said Court on 10-19, 2000.

By: Dorsey Schul
County Judge

This Vacate and Replat of LOTS 61 AND 62, Rim Rock Ranch, Unit One, has been submitted to and considered by the City of Bulverde, Texas, and is hereby approved on this 26 day of September, 2000.

By: B.B. Banta
For the City of Bulverde

STATE OF TEXAS
COUNTY OF HAYS

KNOW ALL MEN BY THESE PRESENTS: I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correctly made and is prepared from an actual survey of the property made under my supervision on the ground and that the corner monuments were found or properly placed under my supervision.

KELLY KILBER
REGISTERED PROFESSIONAL LAND SURVEYOR No. 2219

Sworn to and subscribed before me this the 18 day of October, 2000.

Notary Public
State of Texas



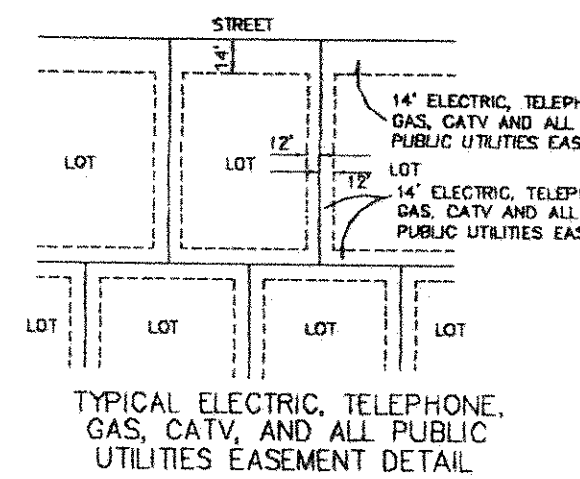
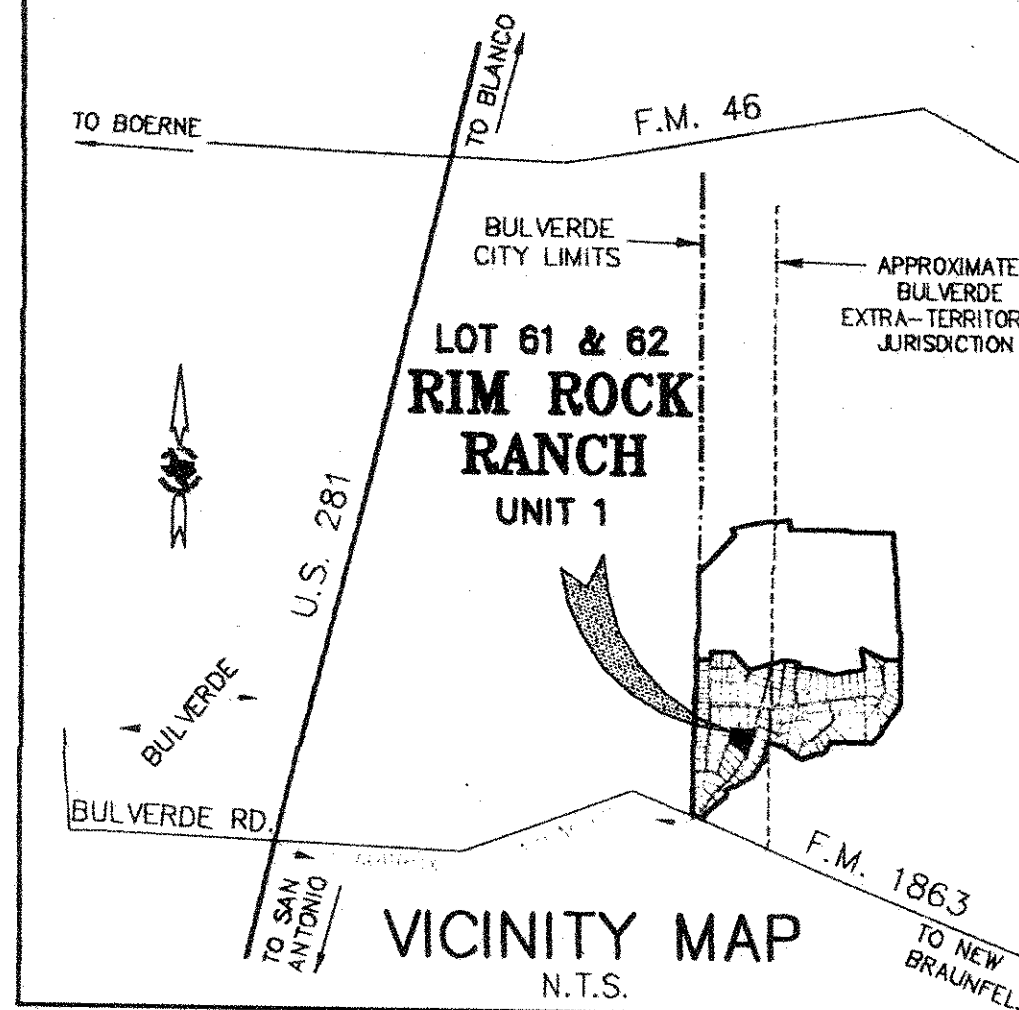
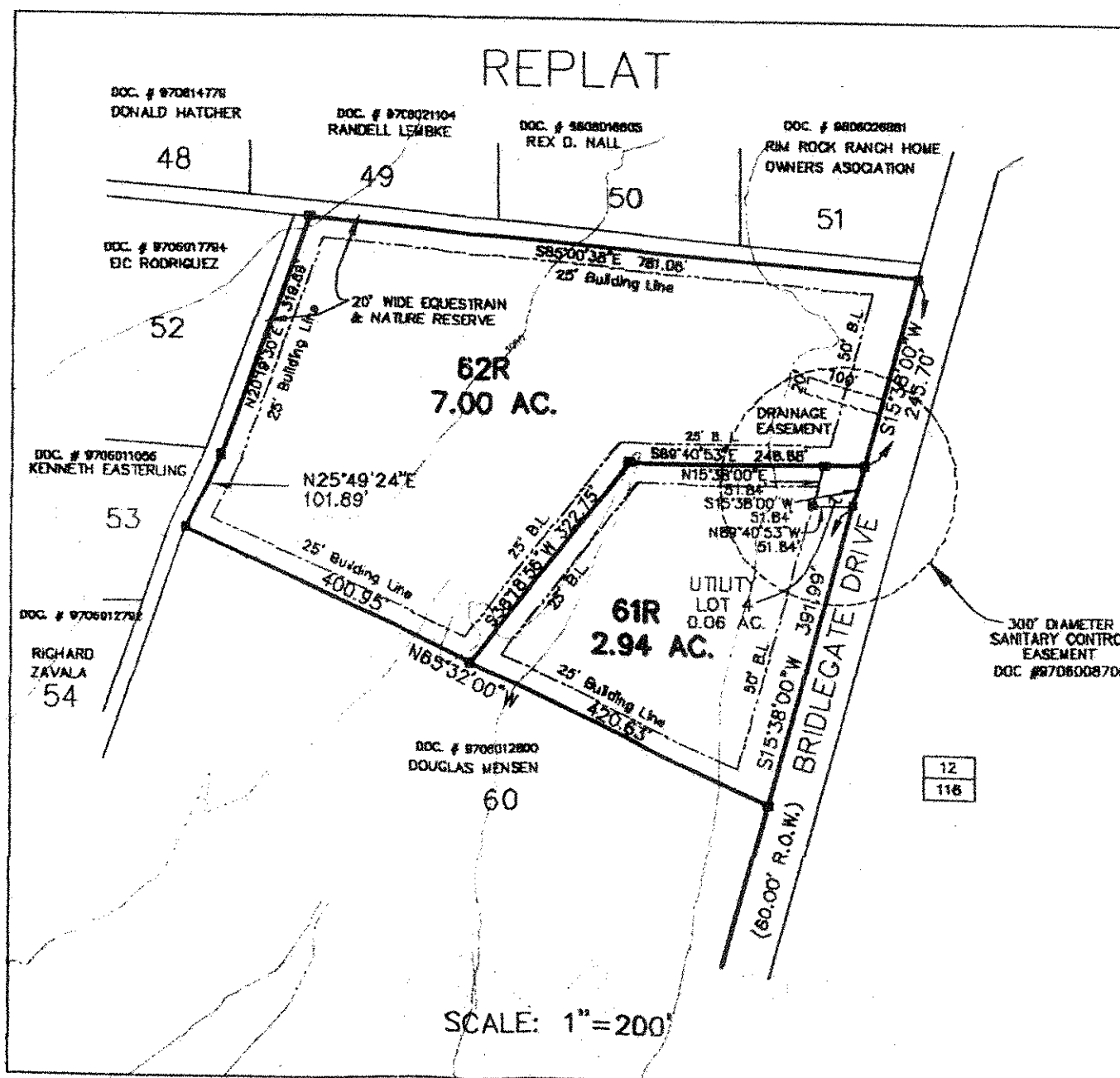
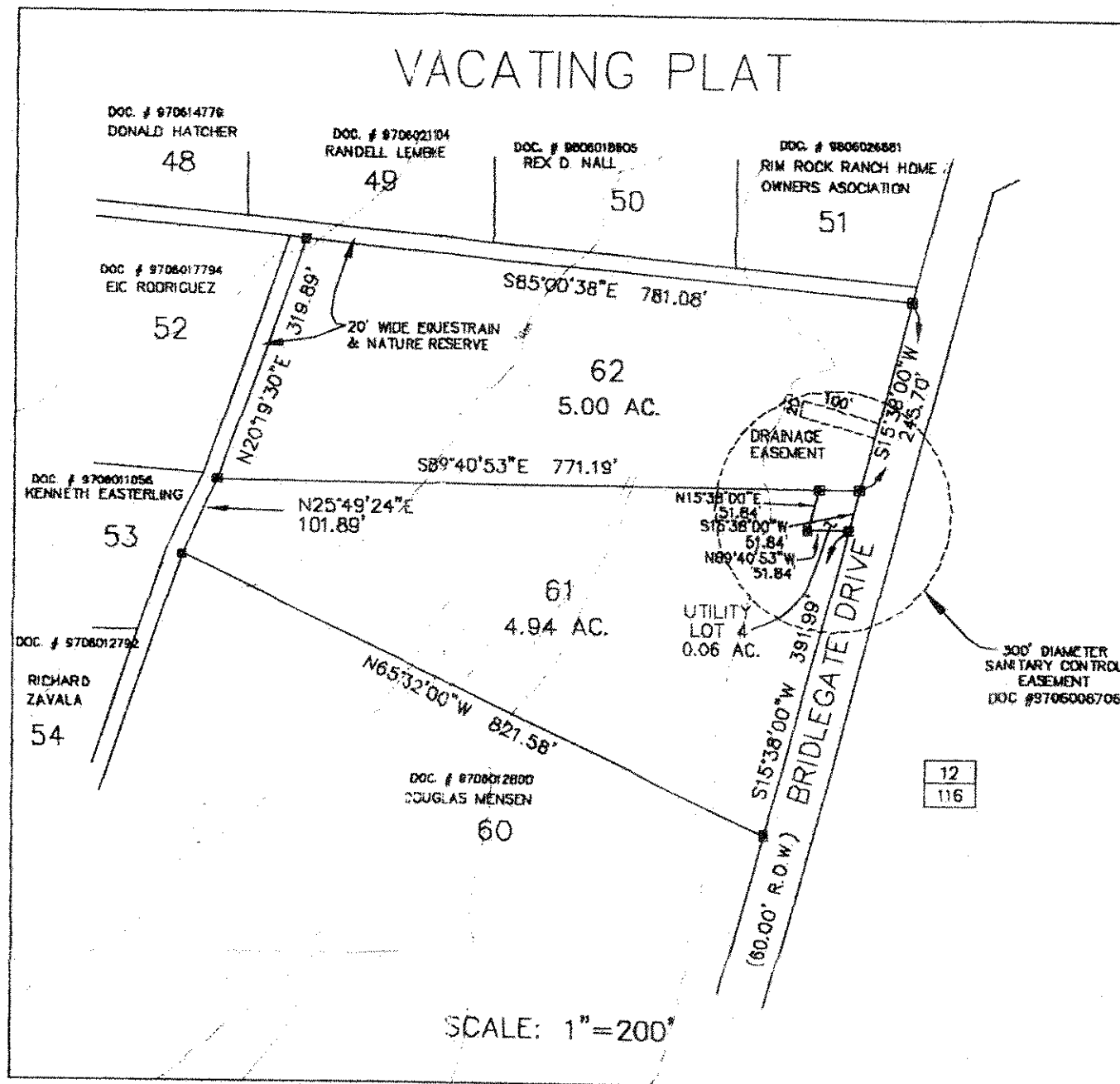
PLAN No. 5276
E.O. 14582
FB: 417 PG: 16
\\4582\SUBMIT\SECI\REPLAT\61-62.DWG

VACATE AND REPLAT OF LOTS 61 & 62 RIM ROCK RANCH UNIT ONE #200006032638 ESTABLISHING LOTS 61R and 62R COMAL COUNTY, TEXAS

LENHOLDER OF LOT 61
JIM SPICKARD & MEREDITH MCGUIRE
30545 BRIDLEGATE DRIVE
BULVERDE, TEXAS 78163
DOC # 9906027357

OWNER OF LOT 61
George Black
GEORGE BLACK
30475 BRIDLEGATE DRIVE
BULVERDE, TEXAS 78163

Virginia M. Black
VIRGINIA BLACK
30475 BRIDLEGATE DRIVE
BULVERDE, TEXAS 78163



OCTOBER 8, 1998

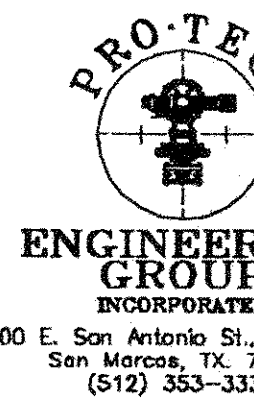
NOTE:

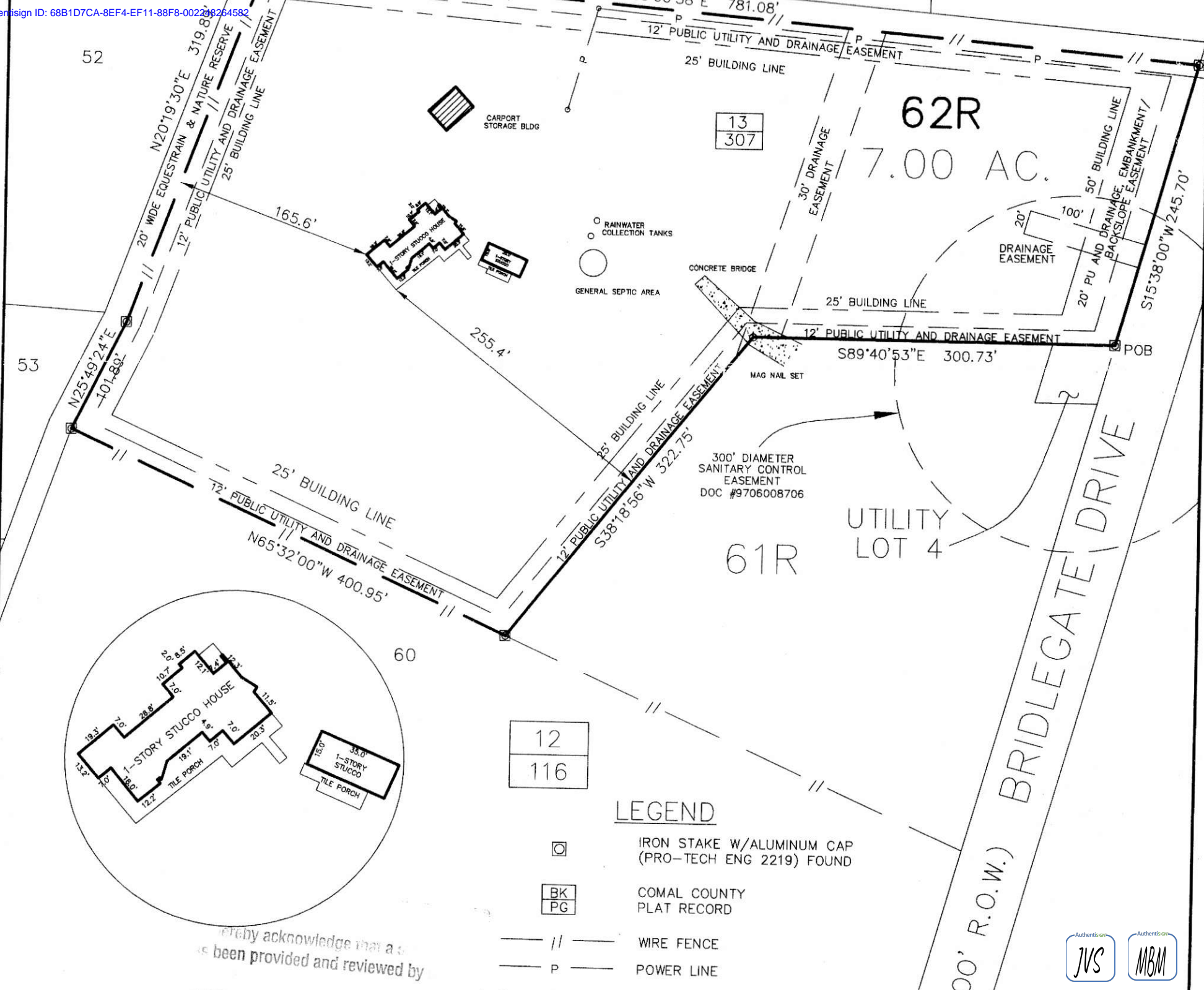
- No structure in this subdivision shall be occupied until connected to a public water supply system constructed to the requirements of the Texas Natural Resources Conservation Commission.
 - No structure in this subdivision shall be occupied until connected to a private sewage facility under the rules of Comal County for Private Sewage Facilities.
 - No portion of this subdivision has been designated as being in a Special Flood Hazard Zone "A" as delineated on the Flood Insurance Rate Map (FIRM) Panel No. 485463 0080 C, dated Sept. 29, 1986, for unincorporated areas of Comal County, Texas.
 - There is hereby dedicated a thirty (30) foot wide drainage Easement centered on all natural run channels, creeks, or swales unless noted otherwise on this plat. Property owners are advised 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, a tank drain fields, etc.) Grantees of said dedicated easements reserve the right of access to such easements.
 - There is hereby dedicated a twenty (20) foot wide Public Utility, Drainage, and Embankment/Barricade easement adjacent to all street right-of-way lines.
 - There is hereby dedicated a ten (10) foot wide Public Utility, Drainage Easement adjacent to all non-street lot lines.
 - Topographic information shown hereon was provided by GEODETIX, INC. Contours shown at intervals of 10 feet.
 - Comal County requires a minimum twenty-five (25) foot building set-back line from road front.
 - 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.
 - Interior cross fences exist within the boundaries of this subdivision.
 - Benchmark: An iron stake found under fence at the most easterly southeast corner of the pro shown hereon, same being the east corner of lot 123, and from which a 4" fence post bears S20°40'55"W, 15.35 feet. ELEVATION 1170.32
 - This subdivision does not lie within the Edwards Aquifer Recharge Zone.
 - The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "electric easement", "gas easement", "anchor easement", "service easement", "overhang easement", "utility easement", and "transformer easement" for the purpose of installing, construction, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances; together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.
- Any CPS monetary loss resulting from modifications required of DPS equipment, located within said easement due to changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
- This plat does not amend, alter, release or otherwise effect any electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below:
- A portion of this subdivision lies within the extra-territorial jurisdiction (ETJ) of the City of Bulverde, Texas.

LEGEND

- ⊙ IRON STAKE FOUND
- ⊠ IRON STAKE W/ ALUMINUM CAP (PRO-TECH ENG 2219) SET
- P — OVERHEAD UTILITY LINE
- T — OVERHEAD UTILITY (TELEPHONE) LINE
- ⊠ VOL. PG. COMAL COUNTY MAP AND PLAT RECORDS





DOC # COMAL COUNTY CLERK'S DOCUMENT NUMBER

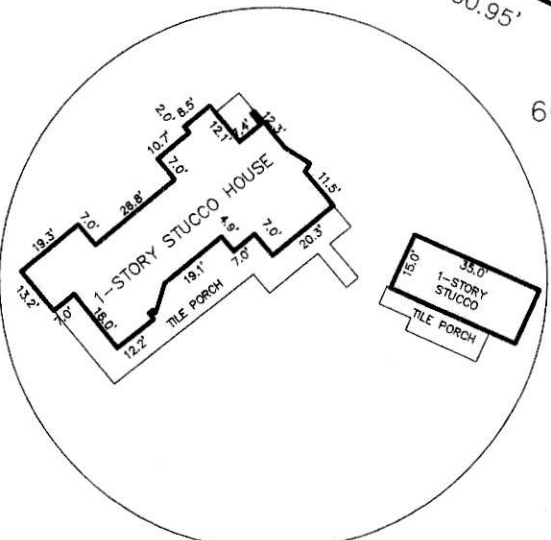




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116

LEGEND

-  IRON STAKE W/ALUMINUM CAP (PRO-TECH ENG 2219) FOUND
-  COMAL COUNTY PLAT RECORD
-  WIRE FENCE
-  POWER LINE



... hereby acknowledge that a...
... been provided and reviewed by



100' R.O.W.) BRIDLEGATE DRIVE