

HERITAGE LEGACY TREES:
THERE ARE 37 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.

FENCE NOTES:
GATES ACROSS EASEMENT; DOUBLE SWING GATES SHALL BE INSTALLED WHEREVER FENCES CROSS UTILITY AND DRAINAGE EASEMENTS.

OBSTRUCTIONS OF DRAINAGE; ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.

SIDEWALK NOTES:
A FIVE-FOOT WIDE REINFORCED CONCRETE SIDEWALK (INCLUDING CURB RAMPS) SHALL BE INSTALLED ADJACENT TO ALL PROPERTY LINES OF EACH LOT WHERE THE LOT ABUTS PUBLIC OR PRIVATE STREET AT SUCH TIME AS THAT LOT IS DEVELOPED.

TAX CERTIFICATE:
TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME ____, PAGE ____, KENDALL COUNTY OFFICIAL RECORDS.

DRAINAGE EASEMENT:
DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BED, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM")

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL, OR DIG OUT SUCH STREAM COURSE; ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT; INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS, AND PROTECTING RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTION, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM.

WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY, AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, OR DRAINAGE ON OR TO THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

1. THE GRANTOR SPECIFICALLY RESERVES THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE, WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE GRANTEE'S USE OF THE EASEMENT.
2. THE GRANTOR SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THE DAMAGE TO THE PROPERTY IS MINIMIZED AND WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE DRAINAGE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE GRANTEE'S USUAL AND CUSTOMARY PRACTICES.
3. THE GRANTEE SHALL MAKE NECESSARY MODIFICATIONS AND IMPROVEMENTS TO CONFORM WITH THE CITY OF BOERNE DRAINAGE POLICY AND PLAN AT SUCH TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY CITY COUNCIL TO THE CITY OF BOERNE, TEXAS.

UTILITY EASEMENT (U.E.):
UTILITIES, INCLUDING, WITHOUT IMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS AND/OR APPURTENANCES THERETO (THE "UTILITIES").

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PROPOSE OF CONSTRUCTION, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE UTILITIES; THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE UTILITIES; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTION, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE UTILITIES.

1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
2. THE UTILITY SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THE DAMAGE TO THE PROPERTY IS MINIMIZED AND THE UTILITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE UTILITY'S USUAL AND CUSTOMARY PRACTICES.

IMPACT FEE ASSESSMENT:
ASSESSMENT AND COLLECTION OF THE CITY OF BOERNE WATER AND WASTEWATER UTILITIES' CAPITAL RECOVERY FEES SHALL BE THE AMOUNT PER LOT AS SET FORTH IN THE CITY ORDINANCE NO. 2019-56, SECTION 1.10(5).

SETBACK NOTE:
LOT SETBACKS ARE DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE ENFORCED AT THE TIME OF DEVELOPMENT AND ARE BASED ON ZONING/LOT SIZE. UNLESS OTHERWISE IDENTIFIED, THE FRONT SETBACK FOR A PIE SHAPED LOT OR A LOT ON A CURVED STREET OR CUL-DE-SAC IS MEASURED WHEREVER THE LOT WIDTH MEETS FRONTAGE REQUIREMENTS FOR THE LOT CATEGORY.

OPEN SPACE NOTE:
5% OF ALL BUILDING FOOTPRINTS AND AREAS OF IMPERVIOUS SURFACE DEDICATED TO VEHICLE ACCESS AND PARKING.

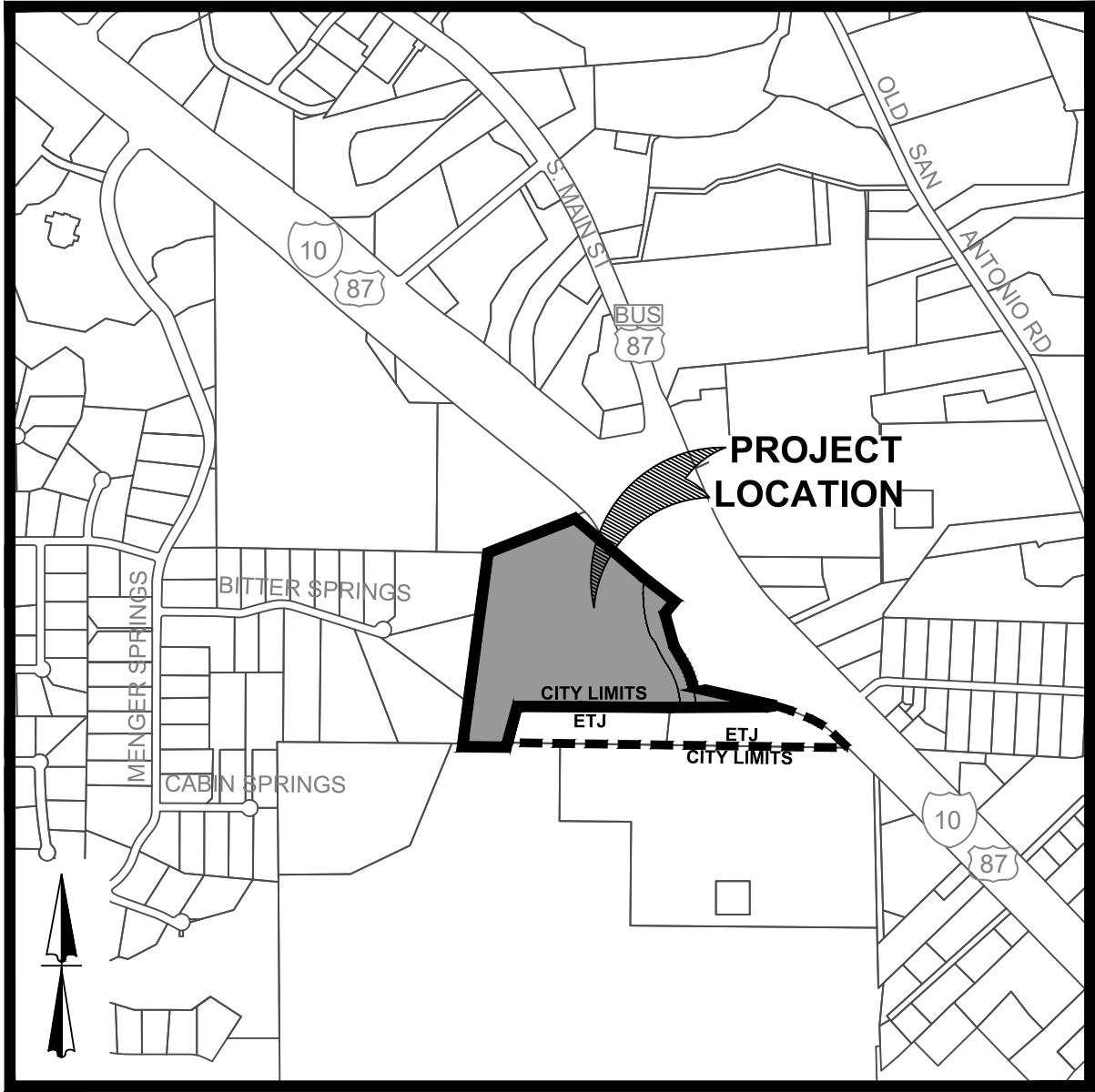
DRAINAGE BASIN NOTE:
NO PART OF THIS SUBDIVISION PLAT IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.

- TXDOT NOTES:**
1. FOR DEVELOPMENTS DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER AND/OR LANDOWNER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR PRESENT AND/OR FUTURE NOISE MITIGATION.
 2. THE DEVELOPER AND/OR FUTURE LANDOWNER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO TXDOT HIGHWAY AND DRAINAGE SYSTEM WITHIN THE RIGHT-OF-WAY. A HYDRAULIC REVIEW IS REQUIRED.
 3. INTERSECTION AND/OR DRIVEWAY ACCESS TO THE STATE HIGHWAY, INCLUDING QUANTITY AND LOCATIONS OF DRIVEWAYS, WILL BE REGULATED AS DIRECTED BY THE CURRENT EDITION OF THE TXDOT ACCESS MANAGEMENT MANUAL.
 4. IF SIDEWALKS ARE REQUIRED BY TXDOT OR THE APPROPRIATE CITY ORDINANCE, THE LOCATION, THE DESIGN, AND SPECIFICATIONS SHALL ADHERE TO TXDOT REQUIREMENTS WHEN PERMITTED IN TXDOT RIGHT-OF-WAY. A TOLR INSPECTION REPORT WILL BE REQUIRED.
 5. TXDOT WILL USE THE CURRENT EDITIONS OF THE APPROPRIATE MANUALS WHEN ISSUING PERMITS. TYPICAL MANUAL USED, BUT NOT LIMITED TO ARE: TXDOT ACCESS MANAGEMENT MANUAL, SAN ANTONIO DISTRICT DRIVEWAY, SIDEWALK, LANDSCAPING, AND DRAINAGE PERMIT PACKAGE, TXDOT ROADWAY DESIGN MANUAL, TXDOT HYDRAULIC MANUAL, TXDOT CONSTRUCTION SPECIFICATIONS, AND TXDOT STANDARD SHEETS, WHEN SITE DEVELOPS.
 6. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF THREE(3) ACCESS POINT(S) ALONG IH10 W FRONTAGE RD BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1168.31'.

BUC-EE'S #41

PRELIMINARY PLAT - CREATING LOTS 1, 2, AND 3

A 29.22 ACRE TRACT OF LAND, SITUATED IN THE CITY OF BOERNE, OUT OF THE JOHN SMALL SURVEY NO. 183, ABSTRACT 441, KENDALL COUNTY, TEXAS AS RECORDED IN VOLUME 1547 PAGES 937 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.



LOCATION MAP

NOT TO SCALE

THIS PRELIMINARY PLAT OF BUC-EE'S #41 - CREATING LOTS 1, 2 & 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF ____, 2020.

BY: _____
CHAIR

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF KENDALL

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER / DEVELOPER:
KYLE MADSEN
RIGHT OF WAY DIVISION DIRECTOR
125 E 11TH ST
AUSTIN, TEXAS 78701

OWNER: KYLE MADSEN

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE ABOVE AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS _____, SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, A.D., 2020

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TEXAS DEPARTMENT OF TRANSPORTATION

EXECUTED BY AND APPROVED FOR THE TEXAS TRANSPORTATION COMMISSION FOR THE PURPOSE AND EFFECT OF ACTIVATING AND/OR CARRYING OUT THE ORDERS, ESTABLISHED POLICIES OR WORK PROGRAMS HERETOFORE APPROVED AND AUTHORIZED BY THE TEXAS TRANSPORTATION COMMISSION.

BY: _____
KYLE MADSEN
RIGHT OF WAY DIVISION DIRECTOR

DATE: _____

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE ABOVE AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS _____, SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, A.D., 2020

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



OWNER OF RECORD:
TEXAS DEPARTMENT OF
TRANSPORTATION
125 E 11TH ST
AUSTIN, TEXAS 78701

OWNER/DEVELOPER:
SEC IH 10 / JOHNS ROAD, LTD.
70 N.E. LOOP 410, SUITE 450
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE.

JASON LINK
REGISTERED PROFESSIONAL ENGINEER NO. 106138
KFW ENGINEERS
JLINK@KFWENGINEERS.COM
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
TSEIDEL@KFWENGINEERS.COM
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____, ____.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER / DEVELOPER:
BUC-EE'S LTD.
ATTN: STAN BEARD
327 FM-2004
LAKE JACKSON, TX. 77566

OWNER: BUC-EE'S LTD.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE ABOVE AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS _____, SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, A.D., 2020

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ____, A.D., 2020, AT ____ M., IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY IN BOOK _____ VOLUME _____, ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS BY HAND AND OFFICIAL SEAL OF OFFICE THIS ____ DAY OF ____, A.D., 2020 TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME _____ PAGE _____ KENDALL COUNTY OFFICIAL RECORDS. IN TESTIMONY WHEREOF, WITNESS BY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF ____, A.D., 2020.

COUNTY CLERK, KENDALL COUNTY, TEXAS

BY: _____ DEPUTY

- LEGEND**
- F.I.R. = FOUND 1/2" IRON ROD
○ S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED
☒ TXDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION TYPE I OR TYPE II AS NOTED
R.O.W. = RIGHT-OF-WAY
O.R.K.C. = OFFICIAL RECORDS OF KENDALL COUNTY
D.P.K.C. = DEED AND PLAT RECORDS OF KENDALL COUNTY
VOL. = VOLUME
PG. = PAGE
▨ = STEEP SLOPE OF 15% OR GREATER

KFW

ENGINEERS + SURVEYING

3421 Paesanos Pkwy., Ste. 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

BUC-EE'S #41

**PRELIMINARY PLAT - CREATING LOTS 1, 2, AND 3
A 29.22 ACRE TRACT OF LAND, SITUATED IN THE CITY OF BOERNE,
OUT OF THE JOHN SMALL SURVEY NO. 183, ABSTRACT 441,
KENDALL COUNTY, TEXAS AS RECORDED IN VOLUME 1547 PAGES
937 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.**

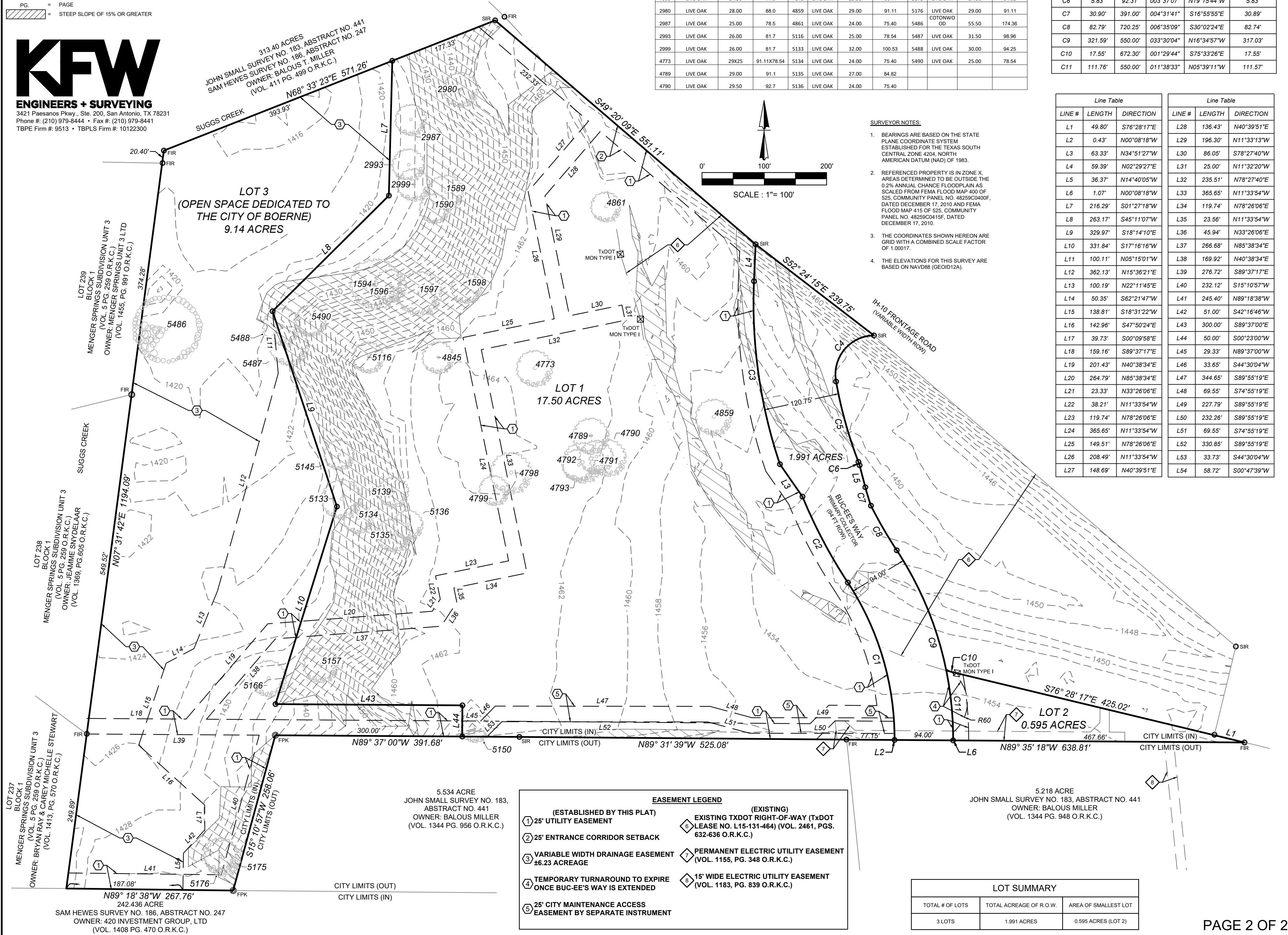
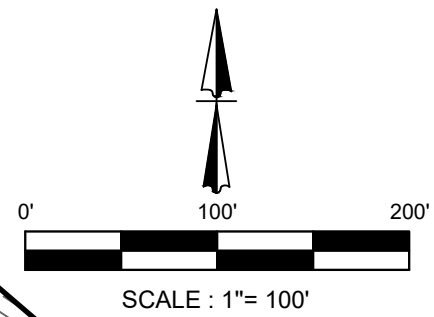
TREE TABLE											
POINT #	SPECIES	DIAMETER (IN)	CIRCUM (CM)	POINT #	SPECIES	DIAMETER (IN)	CIRCUM (CM)	POINT #	SPECIES	DIAMETER (IN)	CIRCUM (CM)
1589	LIVE OAK	28.00	88.0	4791	LIVE OAK	27.00	84.8	5139	LIVE OAK	24.50	76.97
1590	LIVE OAK	24.00	75.39	4792	LIVE OAK	32.50	102.1	5145	LIVE OAK	24.00	75.40
1594	LIVE OAK	40.50	127.2	4793	LIVE OAK	26.00	81.7	5150	LIVE OAK	24.00	75.40
1596	LIVE OAK	26.00	81.7	4798	LIVE OAK	33.00	103.7	5157	LIVE OAK	28.00	87.96
1597	LIVE OAK	33.50	105.2	4799	LIVE OAK	24.00	75.4	5166	LIVE OAK	29X13.5	91.11X42.41
1598	LIVE OAK	24.50	77.0	4845	LIVE OAK	25.50	80.11	5175	LIVE OAK	27.00	84.82
2980	LIVE OAK	28.00	88.0	4859	LIVE OAK	29.00	91.11	5176	LIVE OAK COTONWOOD	29.00	91.11
2987	LIVE OAK	25.00	78.5	4861	LIVE OAK	24.00	75.40	5486	LIVE OAK	55.50	174.36
2993	LIVE OAK	26.00	81.7	5116	LIVE OAK	25.00	78.54	5487	LIVE OAK	31.50	98.96
2999	LIVE OAK	26.00	81.7	5133	LIVE OAK	32.00	100.53	5488	LIVE OAK	30.00	94.25
4773	LIVE OAK	29X25	91.11X78.54	5134	LIVE OAK	24.00	75.40	5490	LIVE OAK	25.00	78.54
4789	LIVE OAK	29.00	91.1	5135	LIVE OAK	27.00	84.82				
4790	LIVE OAK	29.50	92.7	5136	LIVE OAK	24.00	75.40				

Curve Table					
Curve #	LENGTH	RADIUS	DELTA	CHORD BRG	CHORD DIST
C1	266.87'	456.00'	033°31'53"	N16°34'02"W	263.08'
C2	156.06'	814.25'	010°58'53"	S27°50'32"E	155.82'
C3	298.14'	809.00'	021°06'55"	S08°04'01"E	296.46'
C4	108.98'	62.64'	099°41'10"	S39°26'21"W	95.75'
C5	133.96'	709.70'	010°48'54"	S15°32'28"E	133.76'
C6	5.83'	92.31'	003°37'07"	N19°15'44"W	5.83'
C7	30.90'	391.00'	004°31'41"	S16°55'55"E	30.89'
C8	82.79'	720.25'	006°35'09"	S30°02'24"E	82.74'
C9	321.59'	550.00'	033°30'04"	N16°34'57"W	317.03'
C10	17.55'	672.30'	001°29'44"	S75°33'26"E	17.55'
C11	111.76'	550.00'	011°38'33"	N05°39'11"W	111.57'

Line Table			Line Table		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	49.80'	S76°28'17"E	L28	136.43'	N40°39'51"E
L2	0.43'	N00°08'18"W	L29	196.30'	N11°33'13"W
L3	63.33'	N34°51'27"W	L30	86.05'	S78°27'40"W
L4	59.39'	N02°29'27"E	L31	25.00'	N11°32'20"W
L5	36.37'	N14°40'05"W	L32	235.51'	N78°27'40"E
L6	1.07'	N00°08'18"W	L33	365.65'	N11°33'54"W
L7	216.29'	S01°27'18"W	L34	119.74'	N78°26'06"E
L8	263.17'	S45°11'07"W	L35	23.56'	N11°33'54"W
L9	329.97'	S18°14'10"E	L36	45.94'	N33°26'06"E
L10	331.84'	S17°16'16"W	L37	266.68'	N85°38'34"E
L11	100.11'	N05°15'01"W	L38	169.92'	N40°38'34"E
L12	362.13'	N15°36'21"E	L39	276.72'	S89°37'17"E
L13	100.19'	N22°11'45"E	L40	232.12'	S15°10'57"W
L14	50.35'	S62°21'47"W	L41	245.40'	N89°18'38"W
L15	138.81'	S18°31'22"W	L42	51.00'	S42°16'46"W
L16	142.96'	S47°50'24"E	L43	300.00'	S89°37'00"E
L17	39.73'	S00°09'58"E	L44	50.00'	S00°23'00"W
L18	159.16'	S89°37'17"E	L45	29.33'	N89°37'00"W
L19	201.43'	N40°38'34"E	L46	33.65'	S44°30'04"W
L20	264.79'	N85°38'34"E	L47	344.65'	S89°55'19"E
L21	23.33'	N33°26'06"E	L48	69.55'	S74°55'19"E
L22	38.21'	N11°33'54"W	L49	227.79'	S89°55'19"E
L23	119.74'	N78°26'06"E	L50	232.26'	S89°55'19"E
L24	365.65'	N11°33'54"W	L51	69.55'	S74°55'19"E
L25	149.51'	N78°26'06"E	L52	330.85'	S89°55'19"E
L26	208.49'	N11°33'54"W	L53	33.73'	S44°30'04"W
L27	148.69'	N40°39'51"E	L54	58.72'	S00°47'39"W

SURVEYOR NOTES:

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 400 OF 525, COMMUNITY PANEL NO. 48259C0400F, DATED DECEMBER 17, 2010 AND FEMA FLOOD MAP 415 OF 525, COMMUNITY PANEL NO. 48259C0415F, DATED DECEMBER 17, 2010.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A).



EASEMENT LEGEND

- | (ESTABLISHED BY THIS PLAT) | (EXISTING) |
|--|--|
| ① 25' UTILITY EASEMENT | ⑥ EXISTING TXDOT RIGHT-OF-WAY (TXDOT LEASE NO. L15-131-464) (VOL. 2461, PGS. 632-636 O.R.K.C.) |
| ② 25' ENTRANCE CORRIDOR SETBACK | ⑦ PERMANENT ELECTRIC UTILITY EASEMENT (VOL. 1155, PG. 348 O.R.K.C.) |
| ③ VARIABLE WIDTH DRAINAGE EASEMENT ±6.23 ACREAGE | ⑧ 15' WIDE ELECTRIC UTILITY EASEMENT (VOL. 1183, PG. 839 O.R.K.C.) |
| ④ TEMPORARY TURNAROUND TO EXPIRE ONCE BUC-EE'S WAY IS EXTENDED | |
| ⑤ 25' CITY MAINTENANCE ACCESS EASEMENT BY SEPARATE INSTRUMENT | |

LOT SUMMARY

TOTAL # OF LOTS	TOTAL ACREAGE OF R.O.W.	AREA OF SMALLEST LOT
3 LOTS	1.991 ACRES	0.595 ACRES (LOT 2)