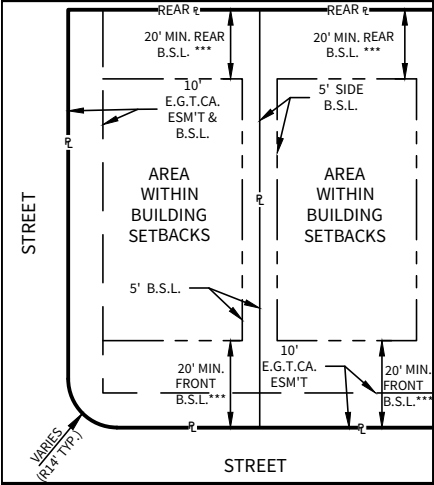


1 OF 2





**TYPICAL LOT BUILDING SETBACKS**  
NOT TO SCALE

HERITAGE TREE TABLE			
TREE POINT	SPECIES	Diameter	CIRCUMFERENCE
669	OAK	24.00"	75.40"
949	OAK	29.00"	91.11"
980	OAK	28.00"	87.96"
988	OAK	26.00"	81.68"
992	OAK	29.00"	91.11"
993	OAK	28.00"	87.96"
994	OAK	27.00"	84.82"
2081	OAK	28.00"	87.96"
2114	OAK	38.00"	119.38"
2116	OAK	24.00"	75.40"
3418	OAK	25.00"	78.54"
3421	OAK	27.00"	84.82"
3588	OAK	33.00"	103.67"
3661	OAK	25.00"	78.54"
4256	OAK	30.00"	94.25"
4257	OAK	30.00"	94.25"
4339	OAK	28.00"	87.96"

**NOTE:**  
TREE CIRCUMFERENCE =  $2\pi \times (\text{DIAMETER}/2)$

LINE TABLE		
LINE	BEARING	LENGTH
L1	S44°47'12"W	103.66'
L2	S46°21'22"W	58.00'
L3	S43°38'38"E	2.46'
L4	S42°10'26"E	60.20'
L5	S43°38'38"E	105.45'
L6	S68°31'29"W	60.14'
L7	S71°20'35"W	126.47'
L8	N88°42'15"E	50.00'
L9	S89°25'43"E	71.34'
L10	S78°22'05"E	10.26'
L11	N78°22'05"W	10.26'
L12	N44°47'12"E	7.30'
L13	S24°34'05"W	33.29'

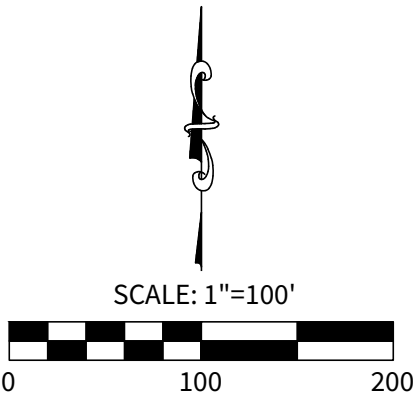
BLOCK PERIMETER TABLE	
BLOCK	L.F.
36	1446.29
39	671.99
45	842.03
46	689.68
53	1877.04
54	2159.69
55	1858.48
56	1791.41
57	951.99

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	14.00'	91°34'10"	22.37'	S89°25'43"E	20.07'
C2	14.00'	87°11'12"	21.30'	N00°03'02"W	19.31'
C3	14.00'	93°30'34"	22.85'	S89°36'05"W	20.40'
C4	250.00'	66°05'36"	288.39'	S11°31'25"W	272.66'
C5	430.00'	4°00'31"	30.09'	N15°52'49"W	30.08'
C6	370.00'	64°22'11"	415.68'	N10°39'43"E	394.16'
C7	14.00'	90°00'00"	21.99'	N66°31'23"W	19.80'
C8	14.00'	90°00'00"	21.99'	N23°28'37"E	19.80'
C9	430.00'	3°38'18"	27.31'	N19°42'14"W	27.30'
C10	370.00'	4°13'18"	27.26'	S19°24'44"E	27.26'
C11	14.00'	90°00'00"	21.99'	S66°31'23"E	19.80'
C12	14.00'	90°00'00"	21.99'	N23°28'37"E	19.80'
C13	25.00'	12°24'53"	5.42'	N27°43'49"W	5.41'
C14	60.00'	27°13'08"	284.33'	S78°10'41"E	83.72'
C15	14.00'	79°06'16"	19.33'	S18°01'45"W	17.83'
C16	14.00'	90°00'00"	21.99'	S66°31'23"E	19.80'
C17	14.00'	83°38'20"	20.44'	S26°39'27"W	18.67'
C18	729.00'	23°28'34"	298.70'	S03°25'26"E	296.61'
C19	14.00'	86°40'56"	21.18'	S35°01'37"E	19.22'
C20	14.00'	54°28'24"	13.31'	N74°23'43"E	12.81'
C21	60.00'	288°56'48"	302.58'	S11°37'55"W	69.73'
C22	14.00'	54°28'24"	13.31'	N51°07'53"W	12.81'
C23	14.00'	86°40'56"	21.18'	S58°17'27"W	19.22'
C24	729.00'	29°17'40"	372.73'	S29°35'49"W	368.68'
C25	14.00'	47°17'08"	11.55'	S20°36'04"W	11.23'
C26	50.00'	187°11'09"	163.35'	N89°26'55"W	99.80'
C27	14.00'	47°47'17"	11.68'	N19°44'59"W	11.34'
C28	14.00'	91°54'03"	22.46'	S89°35'39"E	20.12'
C29	671.00'	65°58'42"	772.68'	N11°27'58"E	730.69'
C30	14.00'	90°00'00"	21.99'	N66°31'23"W	19.80'
C31	14.00'	90°00'00"	21.99'	S23°28'37"W	19.80'
C32	430.00'	65°03'58"	488.31'	S11°00'36"W	462.50'
C33	150.00'	14°44'10"	38.58'	S14°09'18"E	38.47'
C34	551.00'	66°18'35"	637.69'	N11°37'55"E	602.69'



## A FINAL PLAT ESTABLISHING CORLEY FARMS UNIT 5

19.78 ACRES OF LAND LOCATED IN THE ANTONIO CRUZ SURVEY 170, ABSTRACT 97, KENDALL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 212.337 ACRES OF LAND CONVEYED TO BOERNEBAK II, LLC AS DESCRIBED IN VOLUME 1630, PAGE 731, ALL IN THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS



- ### LEGEND
- AC. = ACRES
  - B.S.L. = BUILDING SETBACK LINE
  - C1 = CURVE NUMBER
  - D.R.K.C. = DEED RECORDS OF KENDALL COUNTY
  - DRN. = DRAINAGE
  - ESMT. = EASEMENT
  - E.G.T.CA. = ELECTRICAL, GAS, TELEPHONE, CABLE
  - EX. = EXISTING
  - L1 = LINE NUMBER
  - L.F. = LINEAL FOOTAGE
  - L.S. = LANDSCAPE
  - NO. = NUMBER
  - N.T.S. = NOT TO SCALE
  - O.R.K.C. = OFFICIAL RECORDS OF KENDALL COUNTY
  - P.R.K.C. = PLAT RECORDS OF KENDALL COUNTY
  - PG. = PAGE
  - PGS. = PAGES
  - PROP. = PROPOSED
  - R.O.W. = RIGHT-OF-WAY
  - UTIL. = UTILITY
  - VAR. = VARIABLE
  - VOL. = VOLUME
  - WAT. = WATER
  - WID. = WIDTH
  - = RIGHT OF WAY
  - - - - = EXISTING RIGHT OF WAY
  - = BOUNDARY LINE
  - = BOUNDARY EASEMENT LINE
  - - - - = STREET CENTERLINE
  - - - - = CREEK CENTERLINE
  - - - - = STREAM SETBACK ZONE 1
  - - - - = STREAM SETBACK ZONE 2
  - - - - = 1% ANNUAL CHANCE FLOODPLAIN
  - - - - = EXISTING PROPERTY LINE
  - - - - = EXISTING GROUND MINOR CONTOUR
  - - - - = 1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED
  - = ELEV.
  - = HERITAGE TREE

### KEYNOTES

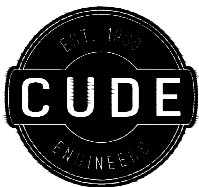
- 10' UTILITY EASEMENT
- EXISTING VARIABLE WIDTH OVERHEAD ELECTRIC EASEMENT. (DOC # 2022-366138 O.R.K.C.)
- EXISTING 10' UTILITY EASEMENT (CORLEY FARMS UNIT 3 PLAT) (DOC # \_\_\_\_\_, O.R.K.C.)
- EXISTING 14' DRAINAGE EASEMENT (CORLEY FARMS UNIT 3 PLAT) (DOC # \_\_\_\_\_, O.R.K.C.)
- EXISTING 10' UTILITY EASEMENT (CORLEY FARMS UNIT 4 PLAT) (DOC # \_\_\_\_\_, O.R.K.C.)
- EXISTING 20' WIDE OVERHEAD ELECTRIC EASEMENT (DOC # 2022-366135, O.R.K.C.)



### INDEX MAP N.T.S.

CONTACT: DAVID D. CUPIT II, P.E.

PROJECT # 03481.012



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DATE:  
DECEMBER 2024