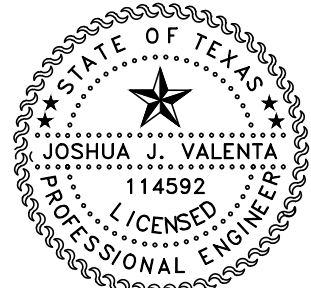


STATE OF TEXAS
COUNTY OF KENDALL

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN 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.



JOSHUA J. VALENTA
LICENSED PROFESSIONAL ENGINEER #114592
MATKIN HOOVER ENGINEERING

STATE OF TEXAS
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED 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 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 ____ DAY OF _____ A.D. 20__.

NOTARY PUBLIC KENDALL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

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.



KYLE L. PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR #6528
MATKIN HOOVER LAND SURVEYING

STATE OF TEXAS
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED 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 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 ____ DAY OF _____ A.D. 20__.

NOTARY PUBLIC KENDALL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

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

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED 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 HE/SHE 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 ____ DAY OF _____ A.D. 20__.

NOTARY PUBLIC KENDALL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH THIS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____ A.D. 202__ AT _____ M. IN THE PLAT RECORDS OF SAID COUNTY IN DOCUMENT NO. _____. TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOCUMENT NO. _____. KENDALL COUNTY OFFICIAL RECORDS. IN TESTIMONY, WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF _____ A.D. 202__.

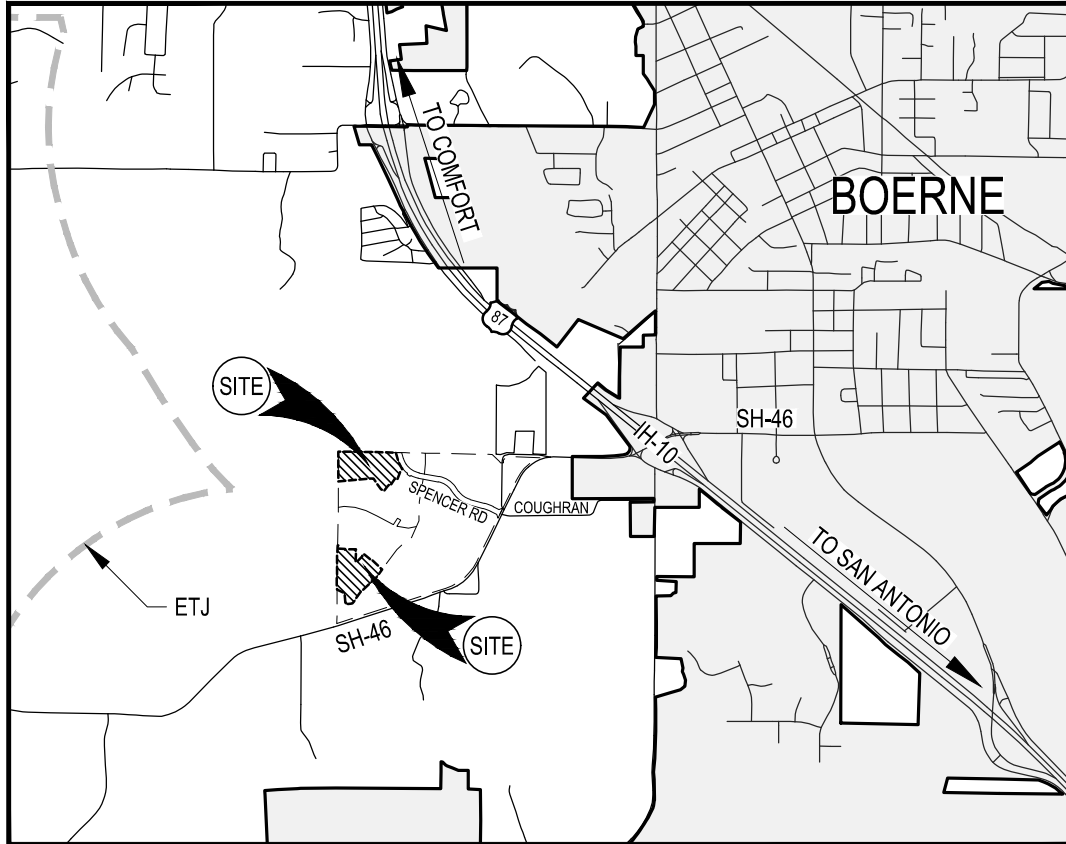
COUNTY CLERK, KENDALL COUNTY, TEXAS

BY: _____ DEPUTY

A PRELIMINARY PLAT ESTABLISHING THE BIRCH AT SPENCER RANCH PHASE 3

BEING A 22.62 ACRE TRACT OF LAND LOCATED IN THE NEWTON & TAYLOR SURVEY NO. 179, ABSTRACT NO. 360, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A 71.12 ACRE TRACT, RECORDED IN VOLUME 1735, PAGE 54, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

70 NEW RESIDENTIAL LOTS, 5 OPEN SPACE LOTS, 3.35 ACRES RIGHT-OF-WAY.



LOCATION MAP - BOERNE, TEXAS
NOT TO SCALE

PLAT NOTES:

SETBACKS IN THE ETJ:
LOT SETBACKS ARE DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE ENFORCED AT THE TIME OF DEVELOPMENT. THE USE THAT IS BEING CONSTRUCTED AND THE LOT SIZE SHALL DETERMINE WHICH SETBACK SHALL APPLY.

FENCE NOTE:
GATES ACROSS EASEMENT: DOUBLE SWING GATES WITH A MINIMUM CLEAR OPENING OF 12 FEET WIDE 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.

LANDSCAPE NOTE:
RESIDENTIAL LOTS IN EXCESS OF 12,500 SQ FT SHALL ONLY IRRIGATE THE AREA THAT LIES WITHIN 75 FEET OF THE MAIN RESIDENCE. TURF GRASSES SHALL BE LIMITED TO ZOYSIA, BUFFALO OR BERMUDA GRASSES OR OTHER GRASSES APPROVED BY THE CITY MANAGER OR HIS OR HER DESIGNATED REPRESENTATIVE. (ORD. NO. 2004-20). XERISCAPING IS PERMITTED AS DESCRIBED IN THE CITY OF BOERNE ZONING ORDINANCE, ARTICLE 3, SECTION 3.07.003D.

SIDEWALK NOTE:
AT SUCH TIME AS A LOT IS DEVELOPED, A FIVE-FOOT WIDE REINFORCED CONCRETE SIDEWALK SHALL BE INSTALLED ADJACENT TO ALL PROPERTY LINES OF EACH LOT WHERE THE LOT ABUTS PUBLIC OR PRIVATE STREET.

TAX CERTIFICATE:
TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOCUMENT _____, KENDALL COUNTY OFFICIAL RECORDS.

FIRE MARSHALL APPROVAL:
AT TIME OF DEVELOPMENT OF THE SUBDIVISION, THE OWNER / DEVELOPMENT SHALL OBTAIN A DEVELOPMENT PERMIT FOR KENDALL COUNTY; SUBMIT A SITE PLAN FOR THE PROPOSED DEVELOPMENT AND A LETTER OF APPROVAL FROM THE KENDALL COUNTY FIRE MARSHALL.

DETENTION SHALL BE PROVIDED FOR THE SUBDIVISION UNLESS OTHERWISE APPROVED BY THE CITY OF BOERNE AND KENDALL COUNTY. PRIOR TO ANY IMPROVEMENTS BEING MADE IN THE SUBDIVISION, CITY OF BOERNE SHALL REVIEW AND APPROVE DETENTION FOR THE SITE. KENDALL COUNTY RESERVES THE RIGHT TO COMMENT ON THE DETENTION PLAN.

BLOCK PERIMETERS
BLOCK PERIMETERS ARE AS FOLLOWS. THE SMALLEST PERIMETER (BLOCK 9) IS 580 FEET. THE LARGEST PERIMETER (BLOCK 8) IS 1,538 FEET.

BLOCK 3 = 665 FEET
BLOCK 4 = 1630 FEET
BLOCK 9 = 1015 FEET
BLOCK 10 = 765 FEET
BLOCK 11 = 405 FEET

PROJECT SUMMARY TABLE

DESCRIPTION	PHASE 3
TOTAL RESIDENTIAL LOTS	70
TOTAL OPEN SPACE LOTS	5
TOTAL ACREAGE	22.62 AC
AVERAGE DWELLINGS/ACRE	3.09
LINEAR FEET OF STREET	2,831 LF
OPEN SPACE	6.59 AC
ROW ACREAGE	3.35 AC

IMPERVIOUS COVER CALCULATION

DESCRIPTION	PHASE 3
STREETS & SIDEWALK	2.34 AC
HOUSES	4.35 AC
DRIVEWAYS	0.57AC
CONC. RIP-RAP/DRAINS	0.20 AC
STOOPS & AC PADS	0.17 AC
TOTAL	7.62 AC
% IMPERVIOUS	32.2%

THIS SUBDIVISION PLAT OF THE BIRCH AT SPENCER RANCH PHASE 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 _____, A.D., 20__.

BY: _____
CHAIR

BY: _____
SECRETARY

- GENERAL NOTES:**
- THE AREA OF THE SMALLEST LOT IN THIS SUBDIVISION IS 0.04 ACRES.
 - THIS SUBDIVISION CONTAINS 22.62 TOTAL ACRES WITH 70 LOTS FOR A GROSS DENSITY OF 3.09 LOTS PER ACRE.
 - NO PART OF THIS SUBDIVISION IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.
 - WATER SERVICE SHALL BE PROVIDED BY KENDALL WEST UTILITIES.
 - SEWAGE FACILITIES SHALL BE PROVIDED BY KENDALL WEST UTILITIES.
 - THIS SUBDIVISION IS LOCATED WITHIN THE BOERNE INDEPENDENT SCHOOL DISTRICT.
 - BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, US SURVEY FOOT, GRID.
 - UNLESS OTHERWISE NOTED, ALL CORNERS AND ANGLES ARE SET 1/2" REBAR WITH RED "MATKIN HOOVER ENG. & SURVEY" PLASTIC CAPS.
 - THERE ARE 20 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.
 - THE TOPOGRAPHICAL INFORMATION IS BASED ON VERTICAL DATUM NAVD 88.
 - ALL STREETS WITHIN THIS SUBDIVISION WILL BE PRIVATE.
 - THE PROVIDED AREA OF OPEN SPACE IS 6.59 AC, THE REQUIRED OPEN SPACE IS 4.52 AC.
 - THIS PLAT IS LOCATED WITHIN CITY OF BOERNE ETJ.
 - LOTS 908, 909, 910, 912, AND 913 ARE DEDICATED AS OPEN SPACE, UTILITY AND DRAINAGE EASEMENT.
 - LOT 911 AND 914 ARE DEDICATED AS PRIVATE RIGHT-OF-WAY AND UTILITY EASEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE POA.
 - THE MINIMUM BUILDING SLAB ELEVATION SHALL BE 1 FOOT ABOVE 100-YEAR FLOODPLAIN BASE FLOOD ELEVATION.
 - SEWER SERVICE SHALL BE PROVIDED BY KENDALL WEST UTILITIES.

EASEMENT NOTES
ALL PROPERTIES DESIGNATED AS EASEMENTS SHALL OR MAY BE UTILIZED FOR THE FOLLOWING PURPOSES:

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

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER PASSABLE AREAS OF THE GRANTOR'S ADJACENT LAND, WHEN THE DELINEATED ENTRANCE POINT THAT ABUTS PUBLIC RIGHT-OF-WAY IS OBSTRUCTED AND / OR INACCESSIBLE, EITHER IN WHOLE OR IN PART, IN ORDER TO ACCESS OR LEAVE THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE OF THE DRAINAGE SYSTEM WITHIN THE EASEMENT; 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 OBSTRUCTIONS, 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.

- 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.
- THE GRANTEE 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.
- THE GRANTEE SHALL MAKE NECESSARY MODIFICATIONS AND IMPROVEMENTS TO CONFORM WITH THE CITY OF BOERNE DRAINAGE POLICY AND PLAN AT SUCH A TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY CITY COUNCIL OF THE CITY OF BOERNE, TEXAS.

UTILITY EASEMENT (U.E.):
UTILITIES, INCLUDING, WITHOUT LIMITATION, 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 PASSABLE AREAS OF THE GRANTOR'S, ADJACENT LAND, WHEN THE DELINEATED ENTRANCE POINT THAT ABUTS PUBLIC RIGHT-OF-WAY IS OBSTRUCTED AND/OR INACCESSIBLE, EITHER IN WHOLE OR IN PART, IN ORDER TO ACCESS OR LEAVE THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, 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 OF THE UTILITIES WITHIN THE EASEMENT; 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 OBSTRUCTIONS, 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.

- 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.
- THE CITY SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THE DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE UTILITIES, 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 CITY'S USUAL AND CUSTOMARY PRACTICES.
- PROPERTY OWNER SHALL NOT MAKE ANY IMPROVEMENTS IN THE UTILITY/ELECTRIC EASEMENTS THAT CONFLICTS WITH THE NATIONAL ELECTRIC SAFETY CODE (NEC). THE UTILITY IS NOT RESPONSIBLE FOR REMOVAL OF ANY IMPROVEMENTS IN CONFLICT WITH THE NEC.

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 CITY ORDINANCE NO. 2019-56, SECTION 1.10(5).

OWNER / DEVELOPER:

FORESTAR (USA) REAL ESTATE GROUP, INC.
CONTACT: MR. ELLIOT CONDOS
10700 PECAN PARK BLVD., SUITE 150
AUSTIN, TEXAS 78750PHONE: (817) 769-1875

MATKIN HOOVER

P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX:830.249.0999
TEXAS REGISTERED ENGINEERING FIRM E-004512

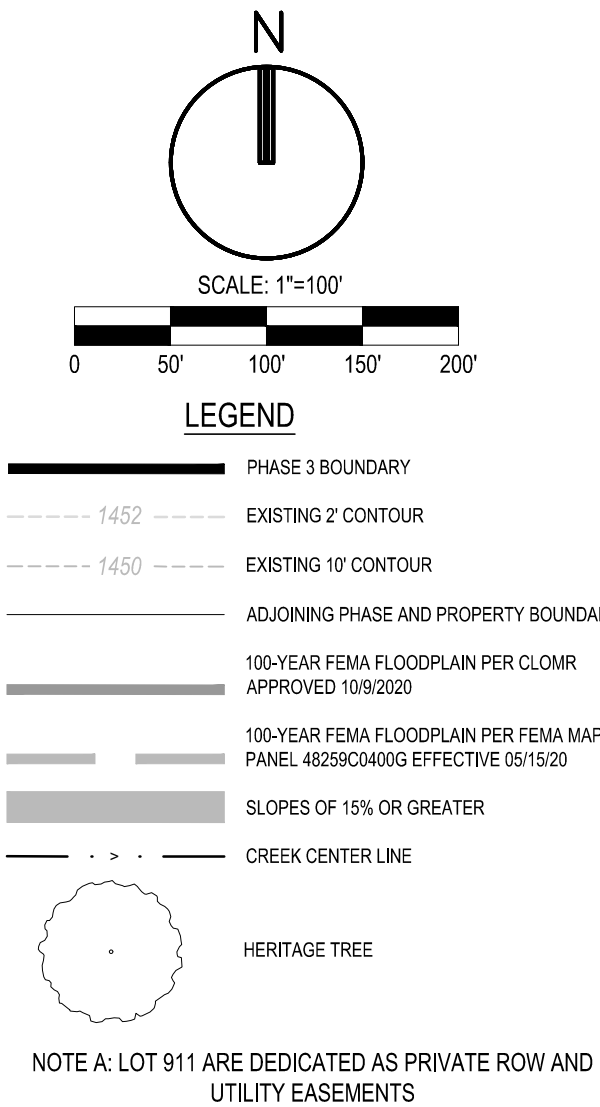
ENGINEERING
& SURVEYING

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

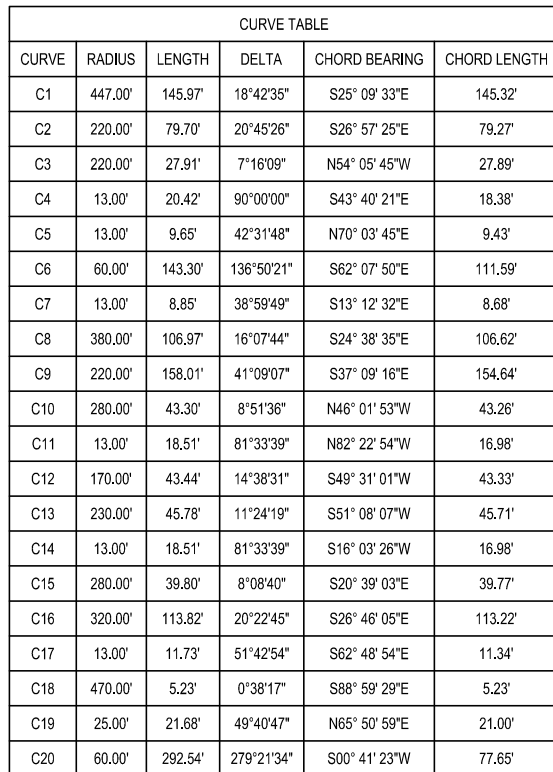
DATE: JANUARY 2022

JOB NO. 2782.33

SHEET 1 OF 3



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S59° 20' 10"E	37.51'
L2	N32° 16' 10"E	120.21'
L3	S32° 32' 19"W	60.00'
L4	N49° 48' 49"W	59.59'
L5	S88° 38' 49"E	20.00'
L6	S02° 10' 01"W	55.01'
L7	S08° 29' 23"E	15.47'
L8	N81° 31' 37"E	60.00'
L9	S88° 36' 49"E	12.39'
L10	N16° 53' 50"E	47.47'
L11	S46° 20' 35"E	60.00'
L12	N43° 39' 25"E	15.63'
L13	S76° 58' 14"W	31.04'
L14	S88° 40' 21"E	68.14'
L15	S56° 50' 16"W	62.36'
L16	S56° 50' 16"W	62.36'
L17	S36° 57' 27"E	5.50'
L18	S08° 26' 23"W	39.05'
L19	N89° 12' 19"E	3.35'
L20	N08° 26' 23"W	39.05'



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C21	25.00'	21.68'	49°40'47"	N64° 28' 14"W	21.00'
C22	13.00'	20.28'	89°21'43"	S46° 00' 31"W	18.28'
C23	130.00'	22.29'	9°49'34"	S03° 31' 3" E	22.27'
C24	13.00'	20.55'	80°35'30"	N43° 54' 34"E	18.48'
C25	170.00'	139.88'	47°08'17"	N67° 13' 33"E	135.95'
C26	230.00'	175.84'	43°48'18"	N65° 33' 34"E	171.59'
C27	13.00'	9.26'	49°40'47"	N67° 03' 20"E	9.07'
C28	80.00'	198.59'	178°10'59"	N44° 15' 34"W	119.98'
C29	13.00'	9.86'	43°26'44"	N23° 06' 33"E	9.62'
C30	70.00'	12.00'	9°49'34"	N31° 31' 36"W	11.92'
C31	60.00'	12.58'	12°00'36"	N55° 20' 18"E	12.00'
C32	60.00'	39.81'	38°01'00"	N80° 21' 06"E	39.08'
C33	60.00'	25.79'	24°37'32"	S88° 38' 09"E	25.59'
C34	60.00'	28.56'	27°16'20"	S42° 22' 42"E	28.29'
C35	60.00'	36.68'	35°01'53"	S11° 13' 35"E	36.12'
C36	380.00'	10.07'	1°31'06"	S31° 56' 54"E	10.07'
C37	380.00'	40.24'	6°04'00"	S28° 09' 21"E	40.22'
C38	380.00'	37.63'	5°42'28"	S22° 17' 08"E	37.61'
C39	380.00'	19.04'	2°52'13"	S18° 00' 49"E	19.03'
C40	220.00'	78.31'	20°23'41"	S41° 51' 59"E	77.90'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD LENGTH
C41	470.00	1.88	0°13'44"	N88°47'15"W 1.88'
C42	470.00	3.35	0°24'32"	N89°06'21"W 3.35'
C43	60.00	20.23	19°16'54"	S50°40'02"E 20.13'
C44	60.00	54.68	52°13'03"	S86°00'01"W 52.81'
C45	60.00	38.57	36°49'56"	N49°02'30"W 37.91'
C46	60.00	38.57	36°49'56"	N12°12'34"W 37.91'
C47	60.00	38.57	36°49'56"	N24°37'22"E 37.91'
C48	60.00	38.57	36°49'56"	N61°27'17"E 37.91'
C49	60.00	56.08	53°33'10"	S73°21'10"E 54.06'
C50	60.00	7.27	6°56'44"	S43°06'12"E 7.27'
C51	130.00	6.59	2°54'19"	S69°59'45"E 6.59'
C52	130.00	15.70	6°55'15"	S02°04'27"E 15.69'
C53	170.00	11.74	37°39'36"	N71°57'54"E 108.74'
C54	170.00	28.12	9°28'41"	N88°23'05"E 28.09'
C54	230.00	30.22	7°31'43"	S47°25'16"W 30.20'
C55	230.00	45.07	11°13'41"	S58°47'58"W 45.00'
C56	230.00	45.07	11°13'41"	S68°01'39"W 45.00'
C57	230.00	45.07	11°13'41"	S79°15'20"W 45.00'
C58	230.00	10.41	2°33'33"	S88°09'57"W 10.41'
C59	60.00	29.20	27°52'53"	S60°35'23"W 28.91'

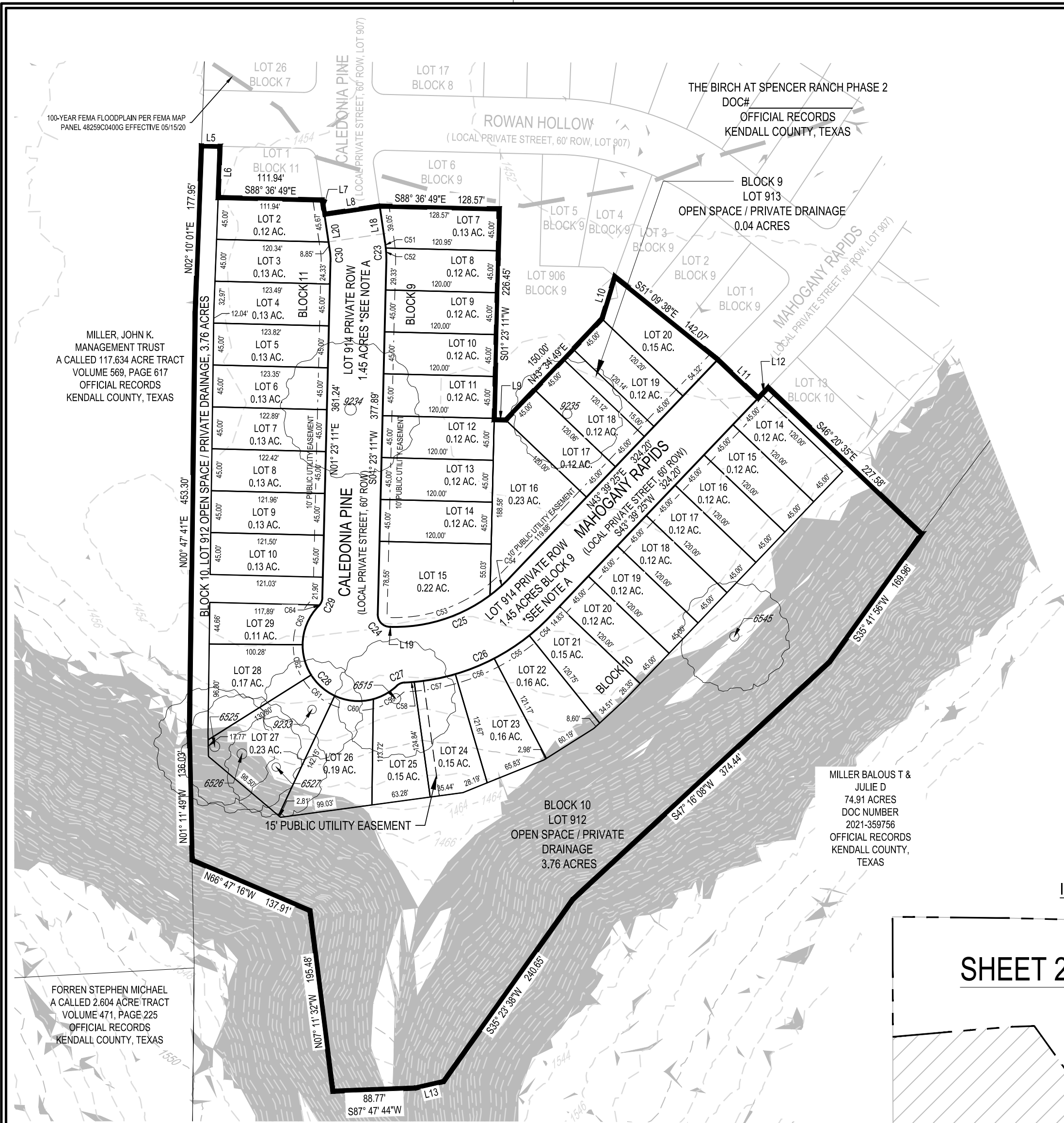
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C60	60.00'	42.52'	40°36'07"	N85° 10' 07"W	41.63'
C61	60.00'	34.21'	32°40'11"	N48° 31' 59"W	33.75'
C62	60.00'	34.21'	32°40'11"	N15° 51' 48"W	33.75'
C63	60.00'	46.45'	44°21'38"	N22° 39' 06"E	45.30'
C64	13.00'	9.86'	43°26'44"	S23° 06' 33"W	9.62'

TREE TABLE				
POINT NUMBER	SPECIES	TRUNK DIA (IN)	SPREAD (FT)	MULTI-TRUNK DIA (IN)
6515	PECAN	27	65	N/A
6525	LIVEOAK	33	65	N/A
6526	LIVEOAK	30	65	N/A
6527	LIVEOAK	27	55	N/A
6545	LIVEOAK	31	60	N/A
6546	LIVEOAK	24	50	N/A
6547	LIVEOAK	32	60	96.5
6548	LIVEOAK	24	50	N/A
6549	LIVEOAK	27.5	65	96.75
6550	LIVEOAK	27	50	N/A
6551	LIVEOAK	24	65	N/A
6552	LIVEOAK	33	65	103
6553	LIVEOAK	30	60	N/A
6554	LIVEOAK	30	65	N/A
6555	LIVEOAK	34	70	108.5
6556	LIVEOAK	35.5	60	122
9233	PECAN	31	55	N/A
9234	PECAN	33	75	112.5
9235	PECAN	28	60	N/A

OWNER / DEVELOPER:
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CONTACT: MR. ELLIOT CONDOS
10700 PECAN PARK BLVD., SUITE 150
AUSTIN, TEXAS 78750PHONE: (817) 769-1875



SHEET 2 OF 3

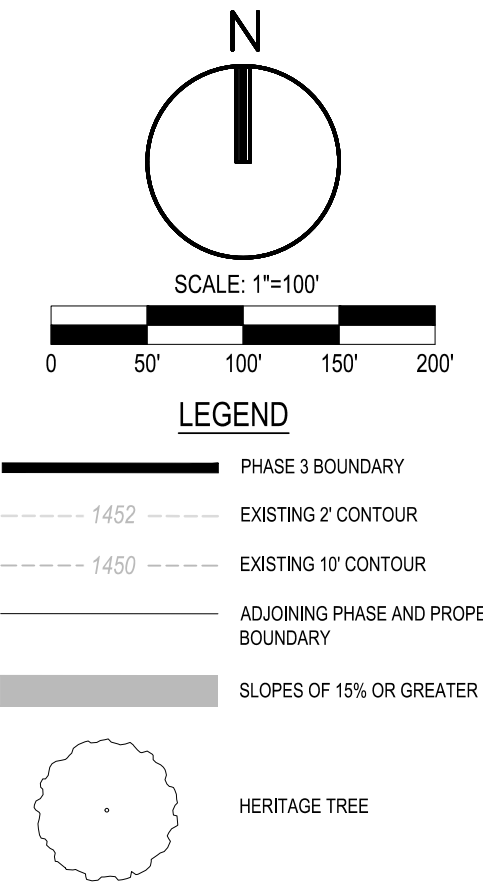


MILLER, JOHN K.
MANAGEMENT TRUST
A CALLED 117.634 ACRE TRACT
VOLUME 569, PAGE 617
OFFICIAL RECORDS
KENDALL COUNTY, TEXAS

FORREN STEPHEN MICHAEL
A CALLED 2.604 ACRE TRACT
VOLUME 471, PAGE 225
OFFICIAL RECORDS
KENDALL COUNTY, TEXAS

MILLER BALOUS T &
JULIE D
74.91 ACRES
DOC NUMBER
2021-359756
OFFICIAL RECORDS
KENDALL COUNTY,
TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S69° 20' 10"E	37.51'
L2	N32° 16' 10"E	120.21'
L3	S39° 32' 19"W	60.00'
L4	N49° 48' 49"W	59.59'
L5	S88° 36' 49"E	20.00'
L6	S02° 10' 01"W	55.01'
L7	S08° 26' 23"E	15.47'
L8	N61° 33' 37"E	60.00'
L9	S88° 36' 49"E	12.39'
L10	N16° 53' 50"E	47.47'
L11	S46° 20' 35"E	60.00'
L12	N43° 39' 25"E	15.63'
L13	S76° 58' 14"W	31.04'
L14	S88° 40' 21"E	68.14'
L15	S56° 50' 16"W	62.36'
L16	S56° 50' 16"W	62.36'
L17	S36° 57' 27"E	5.50'
L18	N08° 26' 23"W	39.05'
L19	S89° 12' 19"E	3.37'
L20	N08° 26' 23"W	39.05'



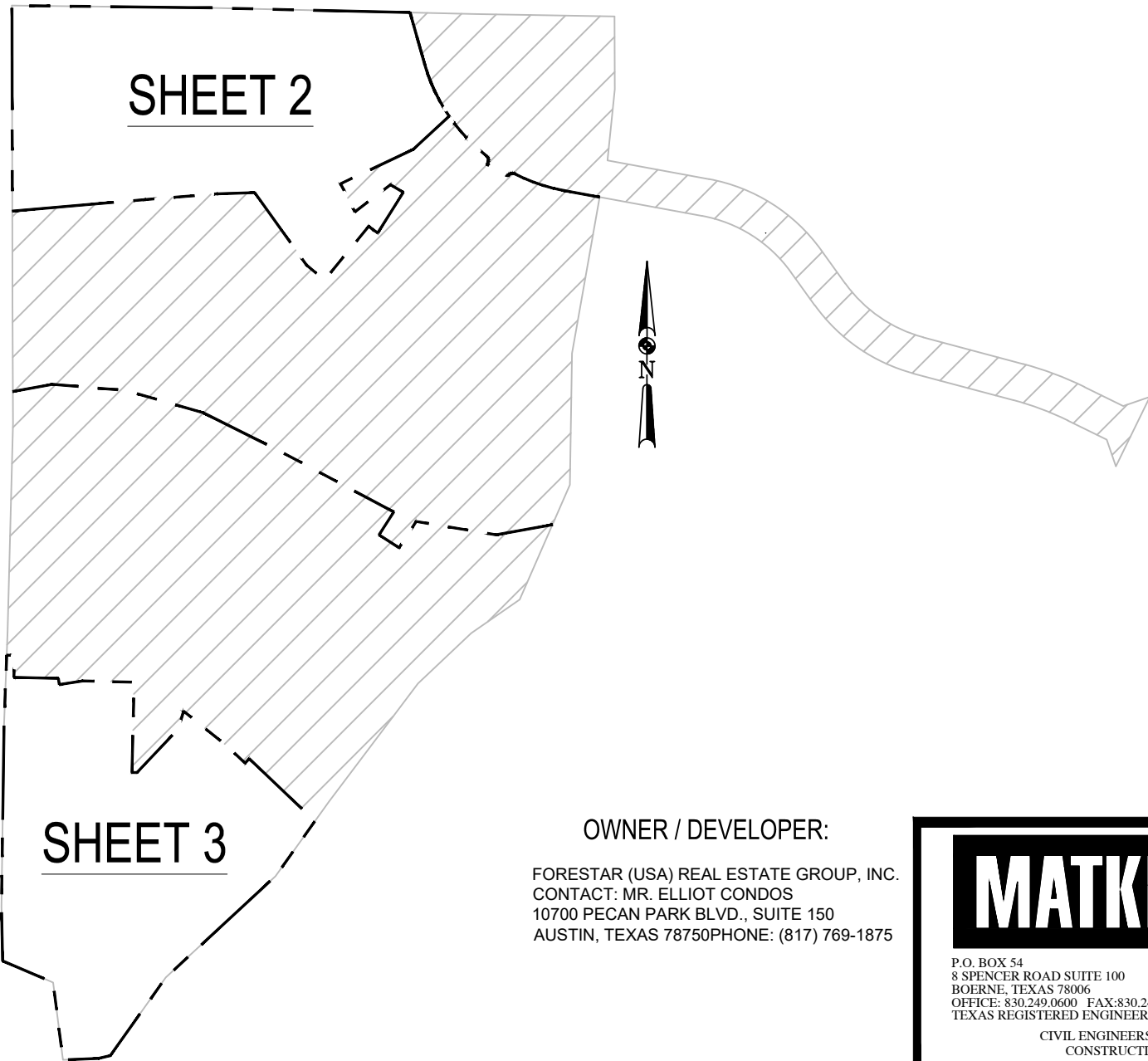
NOTE A: LOT 914 ARE DEDICATED AS PRIVATE ROW AND UTILITY EASEMENTS

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	447.00'	145.97'	18°42'35"	S25° 09' 33"E	145.32'
C2	220.00'	79.70'	20°45'26"	S28° 57' 25"E	79.27'
C3	220.00'	27.91'	7°16'09"	N54° 05' 45"W	27.89'
C4	13.00'	20.42'	90°00'00"	S43° 40' 21"E	18.38'
C5	13.00'	9.65'	42°31'48"	N70° 03' 45"E	9.43'
C6	60.00'	143.30'	136°50'21"	S62° 07' 50"E	111.59'
C7	13.00'	8.85'	38°59'49"	S13° 12' 32"E	8.88'
C8	380.00'	106.97'	16°07'44"	S24° 38' 35"E	106.62'
C9	220.00'	158.01'	41°09'07"	S37° 09' 16"E	154.64'
C10	280.00'	43.30'	8°51'36"	N46° 01' 53"W	43.26'
C11	13.00'	18.51'	81°33'39"	N82° 22' 54"W	16.98'
C12	170.00'	43.44'	14°38'31"	S49° 31' 01"W	43.33'
C13	230.00'	45.78'	11°24'19"	S51° 08' 07"W	45.71'
C14	13.00'	18.51'	81°33'39"	S16° 03' 26"W	16.98'
C15	280.00'	39.80'	8°08'40"	S20° 39' 03"E	39.77'
C16	320.00'	113.82'	20°22'45"	S28° 48' 05"E	113.22'
C17	13.00'	11.73'	51°42'54"	S62° 48' 54"E	11.34'
C18	470.00'	5.23'	0°38'17"	S88° 59' 29"E	5.23'
C19	25.00'	21.68'	49°40'47"	N65° 50' 59"E	21.00'
C20	60.00'	292.54'	278°21'34"	S00° 41' 23"W	77.65'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C21	25.00'	21.68'	49°40'47"	N64° 28' 14"W	21.00'
C22	13.00'	20.28'	89°21'43"	S46° 00' 31"W	18.28'
C23	130.00'	22.29'	9°49'34"	S03° 31' 36"E	22.27'
C24	13.00'	20.55'	90°35'30"	N43° 54' 34"W	18.48'
C25	170.00'	139.86'	47°08'17"	N67° 13' 33"E	135.95'
C26	230.00'	175.84'	43°48'18"	N65° 33' 34"E	171.59'
C27	13.00'	9.26'	40°48'47"	N67° 03' 20"E	9.07'
C28	60.00'	186.59'	178°10'59"	N44° 15' 34"W	119.98'
C29	13.00'	9.86'	43°26'44"	N23° 06' 33"E	9.62'
C30	70.00'	12.00'	9°49'34"	N03° 31' 36"W	11.99'
C31	60.00'	12.58'	12°00'36"	N55° 20' 18"E	12.55'
C32	60.00'	39.81'	38°01'00"	N80° 21' 06"E	39.08'
C33	60.00'	25.79'	24°37'32"	S68° 19' 38"E	25.59'
C34	60.00'	28.56'	27°16'20"	S42° 22' 42"E	28.29'
C35	60.00'	36.68'	35°01'53"	S11° 13' 35"E	36.12'
C36	380.00'	10.07'	1°31'06"	S31° 56' 54"E	10.07'
C37	380.00'	40.24'	6°04'00"	S28° 09' 21"E	40.22'
C38	380.00'	37.63'	5°40'26"	S22° 17' 08"E	37.61'
C39	380.00'	19.04'	2°52'13"	S18° 00' 49"E	19.03'
C40	220.00'	78.31'	20°23'41"	S47° 31' 59"E	77.90'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C41	470.00'	1.88'	0°13'44"	N88° 47' 13"W	1.88'
C42	470.00'	3.35'	0°24'32"	N89° 06' 21"W	3.35'
C43	60.00'	20.23'	19°18'54"	S50° 40' 02"W	20.13'
C44	60.00'	54.68'	52°13'03"	S88° 28' 01"W	52.81'
C45	60.00'	38.57'	36°49'56"	N49° 02' 30"W	37.91'
C46	60.00'	38.57'	36°49'56"	N12° 12' 34"W	37.91'
C47	60.00'	38.57'	36°49'56"	N24° 37' 22"E	37.91'
C48	60.00'	38.57'	36°49'56"	N61° 27' 17"E	37.91'
C49	60.00'	56.08'	53°33'10"	S73° 21' 10"E	54.06'
C50	60.00'	7.27'	6°56'44"	S43° 06' 12"E	7.27'
C51	130.00'	6.59'	2°54'19"	S06° 59' 14"E	6.59'
C52	130.00'	15.70'	6°55'15"	S02° 04' 27"E	15.89'
C53	170.00'	111.74'	37°39'36"	N71° 57' 54"E	109.74'
C54	170.00'	28.12'	9°28'41"	N48° 23' 45"E	28.09'
C55	230.00'	30.22'	7°31'43"	S47° 25' 16"W	30.20'
C56	230.00'	45.07'	11°13'41"	S68° 01' 39"W	45.00'
C57	230.00'	45.07'	11°13'41"	S79° 15' 20"W	45.00'
C58	230.00'	10.41'	2°35'33"	S88° 09' 57"W	10.41'
C59	60.00'	29.20'	27°52'53"	S60° 35' 23"W	28.91'

INDEX MAP
1" = 400'



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C60	60.00'	42.52'	40°36'07"	N85° 10' 07"W	41.83'
C61	60.00'	34.21'	32°40'11"	N48° 31' 59"W	33.75'
C62	60.00'	34.21'	32°40'11"	N15° 51' 48"W	33.75'
C63	60.00'	46.45'	44°21'38"	N22° 39' 08"E	45.30'
C64	13.00'	9.86'	43°26'44"	S23° 06' 33"W	9.62'

TREE TABLE				
POINT NUMBER	SPECIES	TRUNK DIA (IN)	SPREAD (FT)	MULTI-TRUNK DIA (IN)
6515	PECAN	27	65	N/A
6525	LIVEOAK	33	65	N/A
6526	LIVEOAK	30	65	N/A
6527	LIVEOAK	27	55	N/A
6545	LIVEOAK	31	60	N/A
6546	LIVEOAK	24	50	N/A
6547	LIVEOAK	32	60	96.5
6548	LIVEOAK	24	50	N/A
6549	LIVEOAK	27.5	65	96.75
6550	LIVEOAK	27	50	N/A
6551	LIVEOAK	24	65	N/A
6552	LIVEOAK	33	65	103
6553	LIVEOAK	30	60	N/A
6554	LIVEOAK	30	65	N/A
6555	LIVEOAK	34	70	108.5
6556	LIVEOAK	35.5	60	122
9233	PECAN	31	55	N/A
9234	PECAN	33	75	112.5
9235	PECAN	28	60	N/A

A PRELIMINARY PLAT ESTABLISHING THE BIRCH AT SPENCER RANCH PHASE 3

BEING A 22.62 ACRE TRACT OF LAND LOCATED IN THE NEWTON & TAYLOR SURVEY NO. 179,
ABSTRACT NO. 360, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A 71.12 ACRE TRACT,
RECORDED IN VOLUME 1735, PAGE 54, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

OWNER / DEVELOPER:

FORESTAR (USA) REAL ESTATE GROUP, INC.
CONTACT: MR. ELLIOT CONDOS
10700 PECAN PARK BLVD., SUITE 150
AUSTIN, TEXAS 78750PHONE: (817) 769-1875

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TEXAS REGISTERED ENGINEERING FIRM E-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

DATE: JANUARY 2022

JOB NO. 2782.33

SHEET 3 OF 3