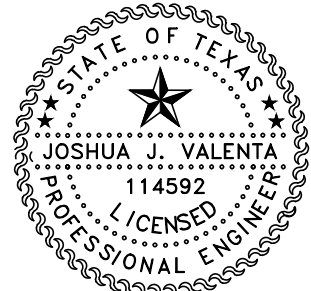


STATE OF TEXAS  
COUNTY OF KENDALL

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  
MATKINHOOVER 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  
MATKINHOOVER 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\_\_.



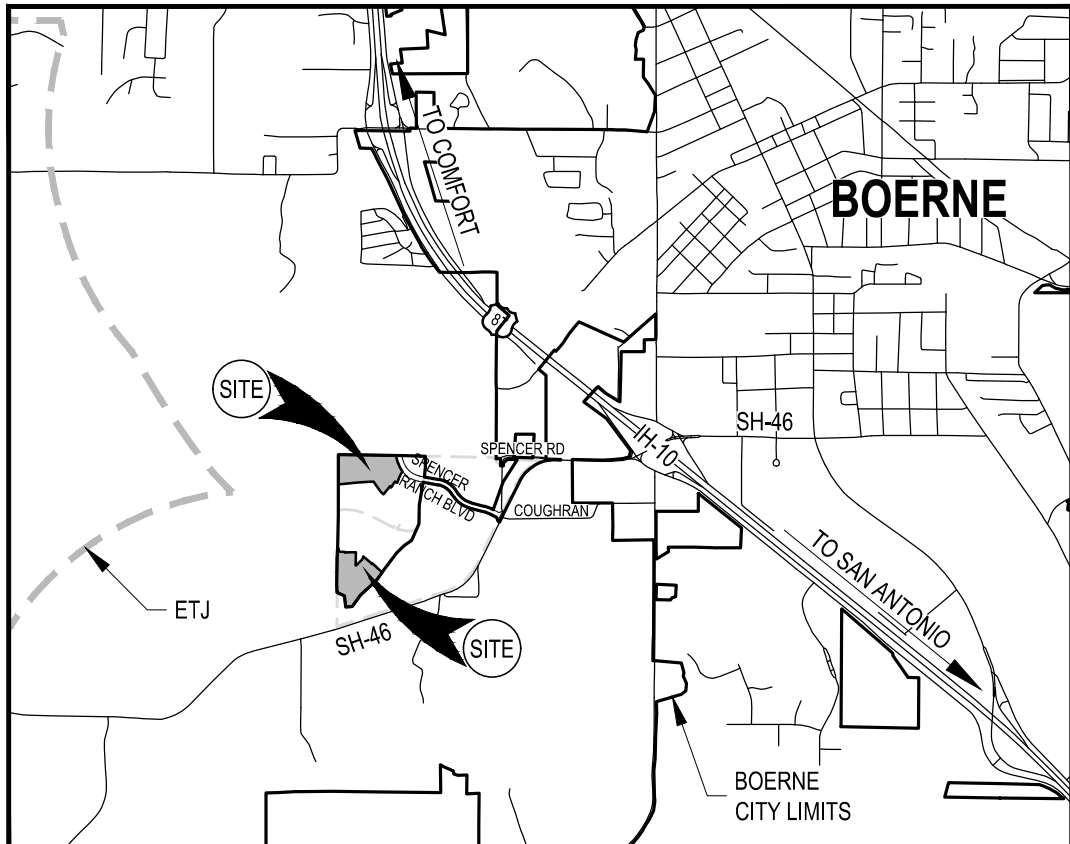
COUNTY CLERK, KENDALL COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

## A FINAL PLAT ESTABLISHING THE BIRCH AT SPENCER RANCH PHASE 3

BEING A 22.65 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, 3.36 ACRES RIGHT-OF-WAY.



LOCATION MAP - BOERNE, TEXAS  
NOT TO SCALE

### PLAT NOTES:

#### SETBACKS:

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.

#### BLOCK LENGTH

BLOCK LENGTHS ARE AS FOLLOWS. THE SHORTEST LENGTH (BLOCK 12) IS 443 FEET. THE LONGEST LENGTH (BLOCK 7) IS 1,588 FEET.

BLOCK 3 = 581 FEET  
BLOCK 4 = 1,469 FEET  
BLOCK 7 = 1,588 FEET  
BLOCK 8 = 1,328 FEET  
BLOCK 9 = 560 FEET

BLOCK 12 = 443 FEET  
BLOCK 13 = 738 FEET  
BLOCK 14 = 578 FEET

PROJECT SUMMARY TABLE	
DESCRIPTION	PHASE 3
TOTAL RESIDENTIAL LOTS	70
TOTAL OPEN SPACE LOTS	5
TOTAL ACREAGE	22.65 AC
AVERAGE DWELLINGS/ACRE	3.09
LINEAR FEET OF STREET	2,288 LF
OPEN SPACE	8.38
ROW ACREAGE	3.38 AC

#### IMPERVIOUS COVER CALCUALTION

DESCRIPTION	IMPERVIOUS COVER
STREETS & SIDEWALK	2.34 AC
HOUSES	4.50 AC
DRIVEWAYS	0.51 AC
SIDEWALK, STOOPS & AC PADS	0.15 AC
CONC. RIP-RAP/DRAINS	0.20 AC
TOTAL	7.70 AC
% IMPERVIOUS	34.0%

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 0.11 ACRES.
- THIS SUBDIVISION CONTAINS 22.65 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 SJWTX, INC DBA THE TEXAS WATER COMPANY.
- SEWAGE SERVICES SHALL BE PROVIDED BY SJWTX, INC DBA THE TEXAS WATER COMPANY.
- 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 "MATKINHOOVER ENG. & SURVEY" PLASTIC CAPS.
- THERE ARE 19 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 PUBLIC.
- THE PROVIDED AREA OF OPEN SPACE IS 8.38 AC, THE REQUIRED OPEN SPACE IS 4.52 AC.
- THIS PLAT IS LOCATED WITHIN CITY OF BOERNE.
- LOTS 910, 911, 913 AND 914 ARE DEDICATED AS DRAINAGE AND UTILITY EASEMENT.
- LOTS 908 AND 912 ARE DEDICATED AS PUBLIC RIGHT-OF-WAY AND UTILITY EASEMENTS.
- LOT 909 IS DEDICATED AS PRIVATE DRAINAGE AND UTILITY EASEMENT.
- THE MINIMUM BUILDING SLAB ELEVATION SHALL BE 2 FOOT ABOVE 100-YEAR FLOODPLAIN BASE FLOOD ELEVATION.
- NO LOT IN THIS SUBDIVISION IS ENCROACHED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED BY THE 100-YEAR (1% CHANCE) FLOOD SCALED FROM LOMR CASE NO. 20-06-2099R DATED NOVEMBER 15TH, 2023. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS..

#### FIRE MARSHALL APPROVAL:

AT TIME OF DEVELOPMENT OF THE SUBDIVISION, THE OWNER / DEVELOPMENT SHALL OBTAIN A DEVELOPMENT PERMIT FOR THE CITY OF BOERNE. SUBMIT A SITE PLAN FOR THE PROPOSED DEVELOPMENT AND A LETTER OF APPROVAL FROM THE CITY OF BOERNE 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.

#### 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 (NESC). THE UTILITY IS NOT RESPONSIBLE FOR REMOVAL OF ANY IMPROVEMENTS IN CONFLICT WITH THE NESC.

IT IS UNDERSTOOD AND AGREED THAT PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN (10) FEET OF THE REAR, FRONT, AND SIDE LINES OF ALL LOTS AND/OR TRACTS AND IN THE STREETS, ALLEYS, LANES, AND ROADS OF THIS SUBDIVISION, AND TEN (10) FEET ALONG THE OUTER BOUNDARIES OF ALL STREETS, ALLEYS, BOULEVARDS, LANES AND ROADS WHERE SUBDIVISION LINES OR LOTS OF INDIVIDUAL TRACTS ARE DEEDED TO THE CENTER LINE OF THE ROADWAY. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT OF INGRESS TO AND EGRESS FROM THE RIGHT-OF-WAY AND EASEMENT, THE RIGHT TO CLEAR THE EASEMENT AREA AND TO KEEP IT CLEAR OF ALL BRUSH, TREES, STRUCTURES, AND OTHER OBSTRUCTIONS, INCLUDING THE RIGHT TO CUT ALL WEAK, LEANING, OR DANGEROUS TREES LOCATED OUTSIDE THE EASEMENT AREA WHICH ARE TALL ENOUGH TO STRIKE THE ELECTRIC FACILITIES IN FALLING. THE EASEMENT RIGHTS HEREIN RESERVED INCLUDE THE PRIVILEGE OF CLEARING A RIGHT-OF-WAY FOR AND ANCHORING OF ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITHIN SAID EASEMENT AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER SOME PORTIONS OF SAID LOTS AND/OR TRACTS NOT WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS AND/OR TRACTS OF THIS SUBDIVISION. UTILITIES SHALL HAVE THE RIGHT TO INSTALL AND MAINTAIN LOCKS IN GATES AS NECESSARY OR APPROPRIATE FOR THE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT AREA. THE FOREGOING NOTWITHSTANDING, THE UTILITY MAY RELOCATE ITS FACILITIES AND RIGHT-OF-WAY OVER THE PREMISES TO CONFORM TO ANY FUTURE HIGHWAY OR STREET RELOCATION, WIDENING, OR IMPROVEMENT.

#### OWNER / DEVELOPER:

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



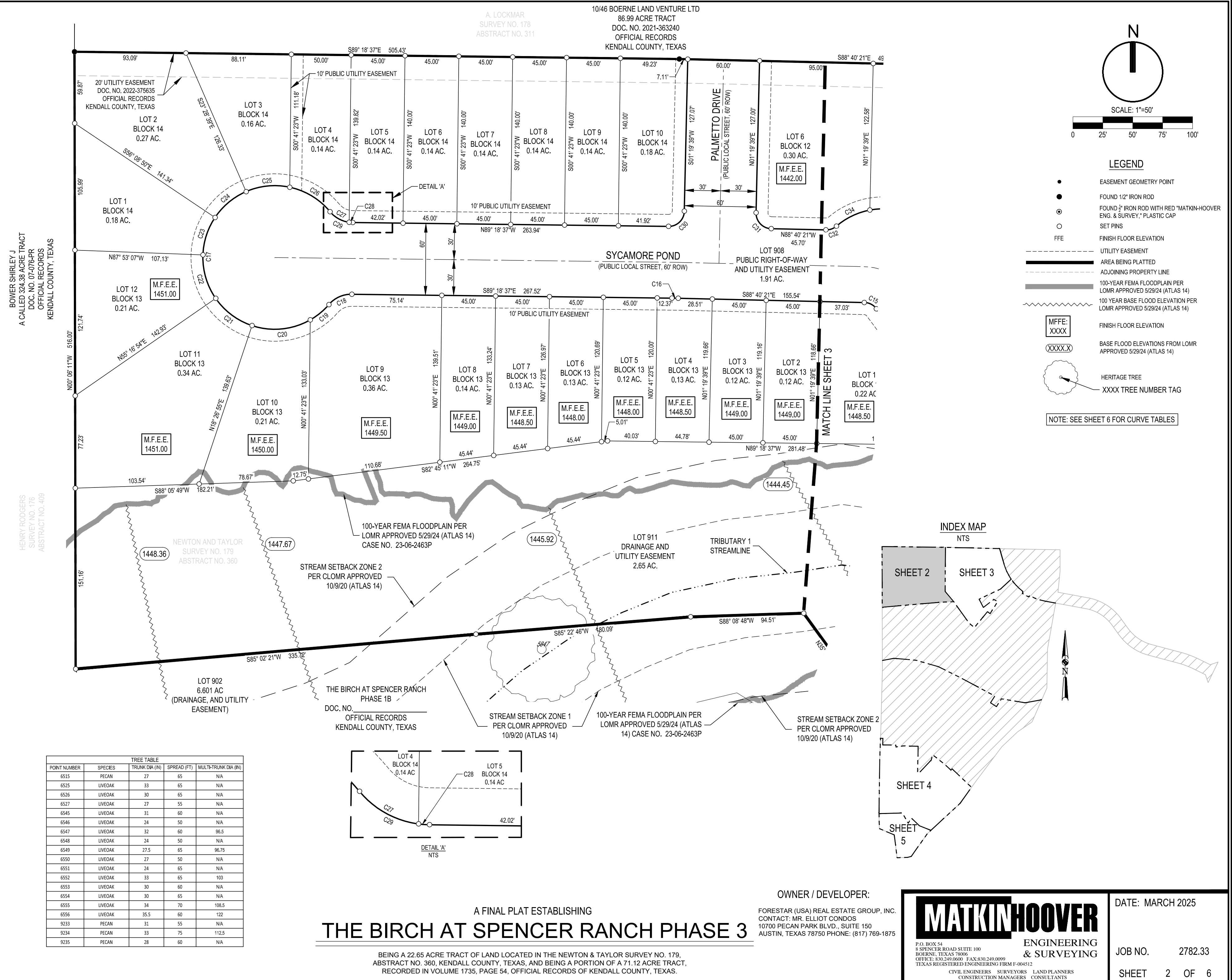
P.O. BOX 54  
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFFICE: 830.249.0600 FAX: 830.249.0699  
TEXAS REGISTERED ENGINEERING FIRM E-004512

CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

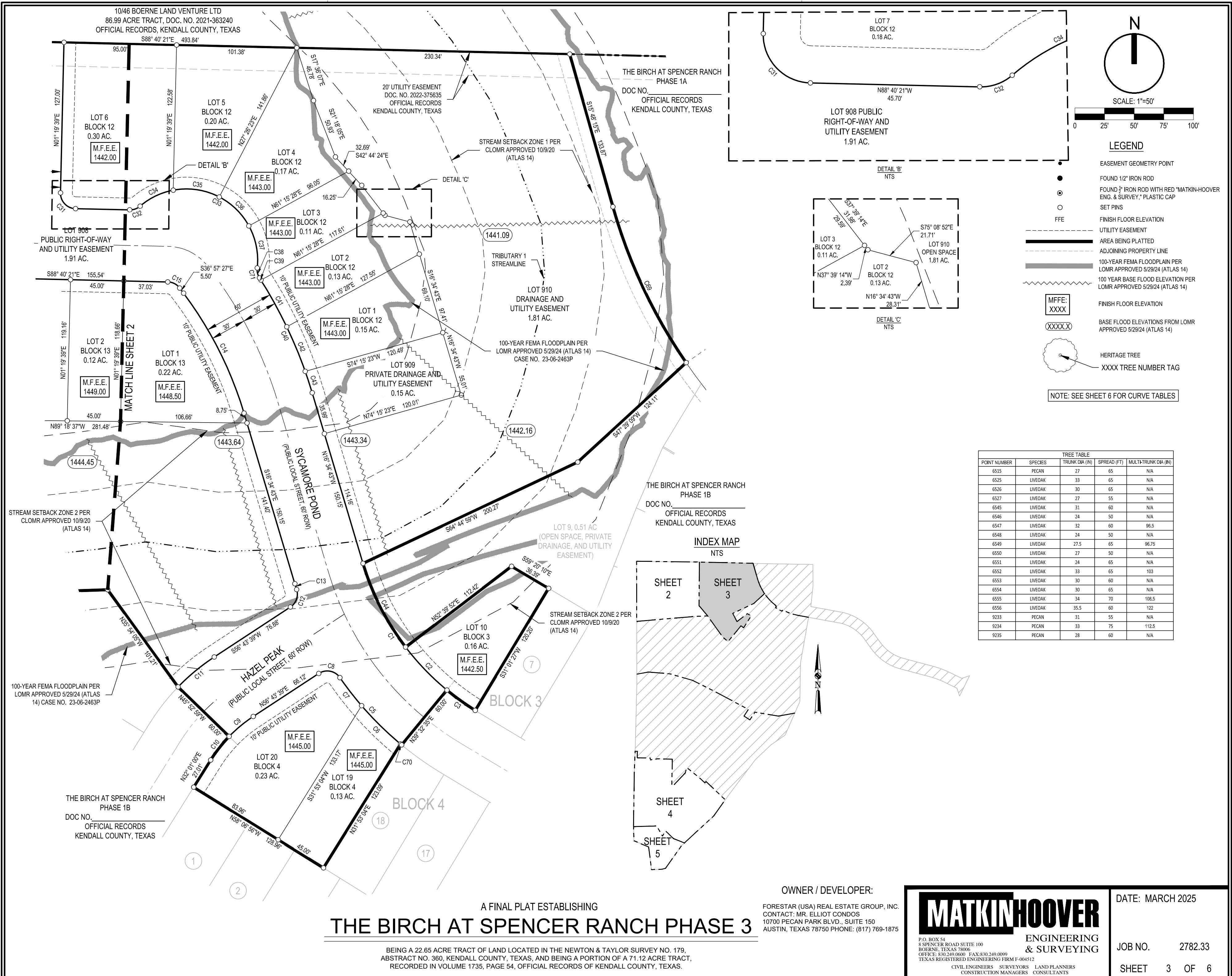
DATE: MARCH 2025

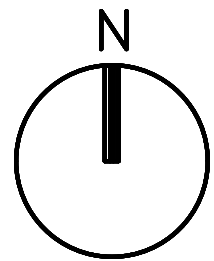
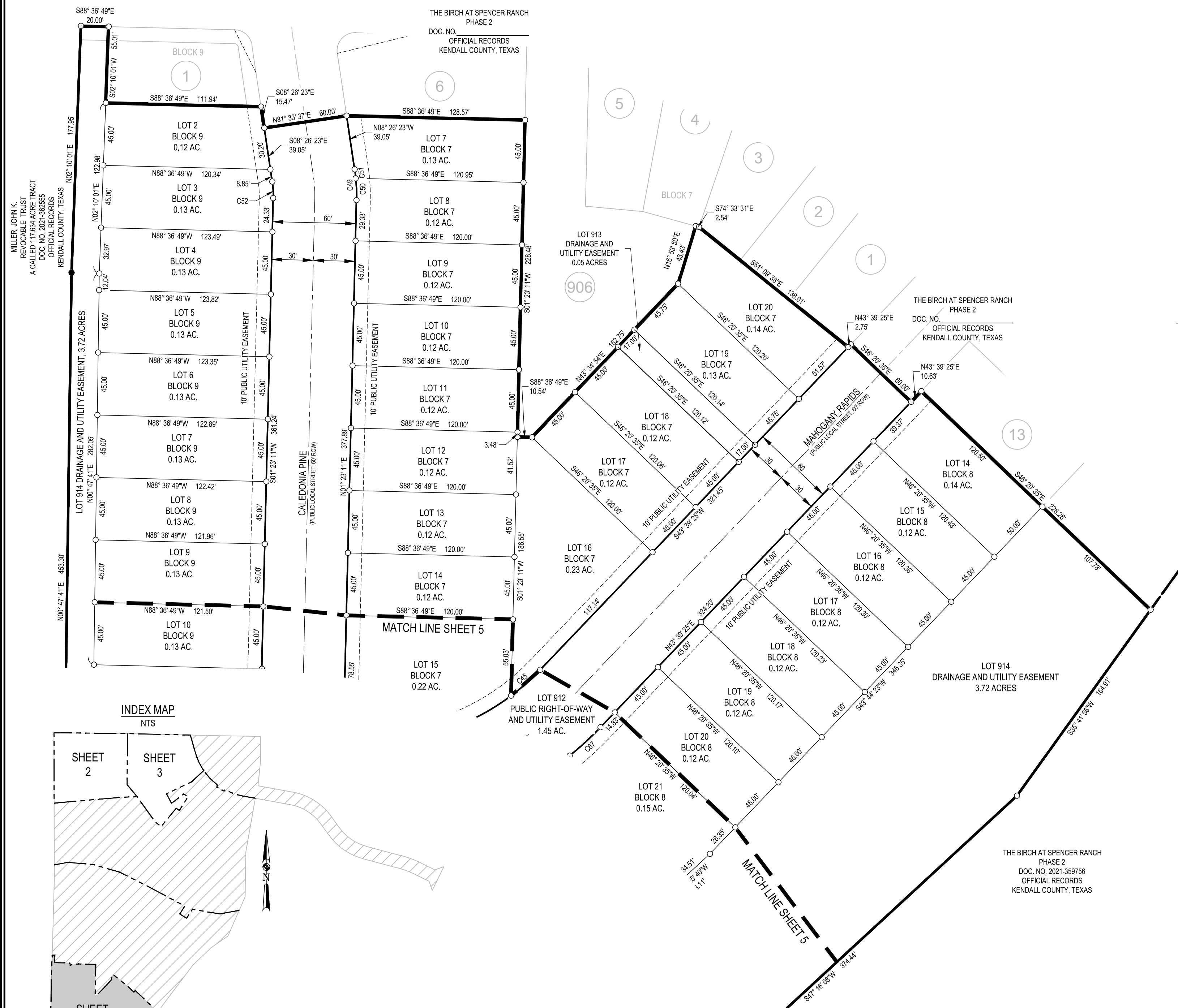
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SHEET 1 OF 6









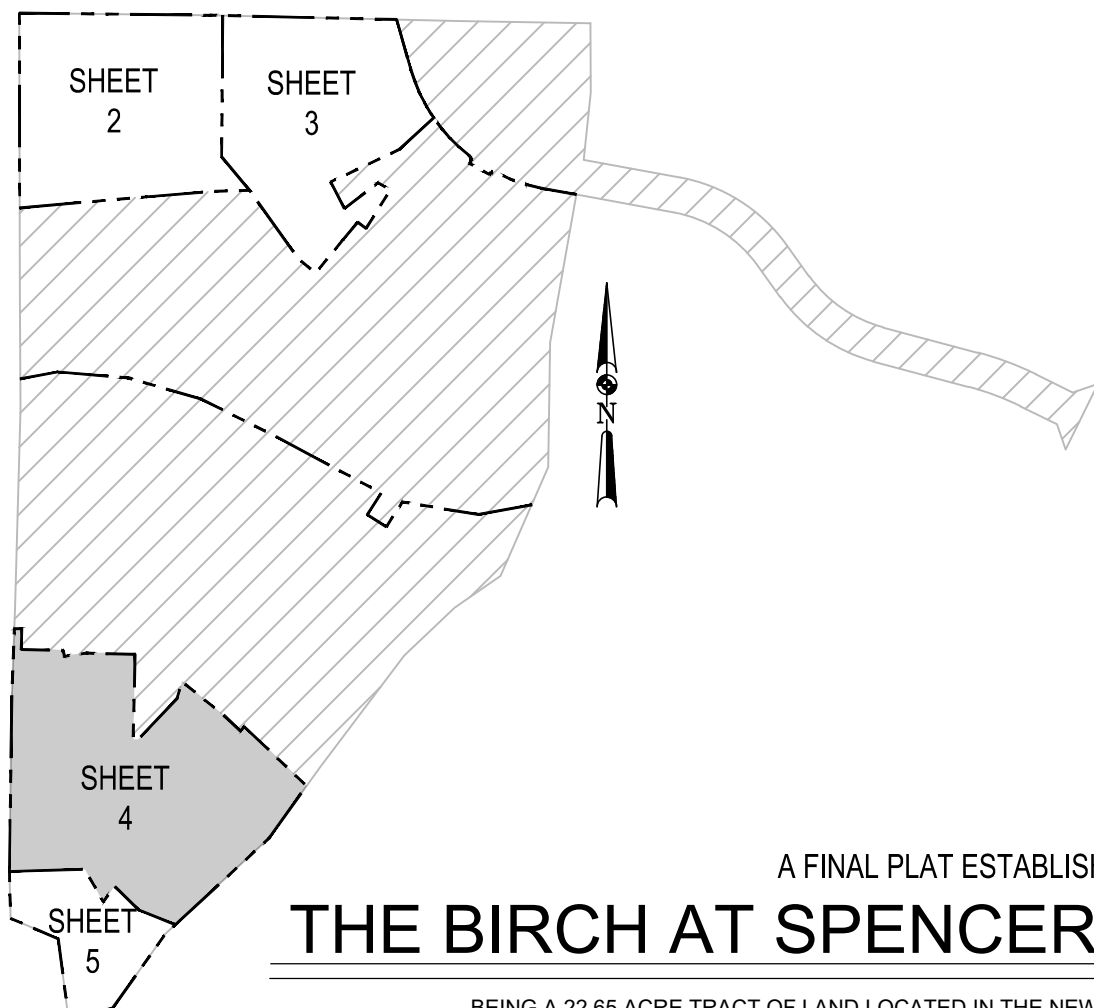
SCALE: 1"=50'

### LEGEND

- EASEMENT GEOMETRY POINT
- FOUND 1/2" IRON ROD
- ⊙ FOUND 1/2" IRON ROD WITH RED "MATKIN-HOOVER ENG. & SURVEY," PLASTIC CAP
- SET PINS
- FFE FINISH FLOOR ELEVATION
- UTILITY EASEMENT
- AREA BEING PLATTED
- ADJOINING PROPERTY LINE
- 100-YEAR FEMA FLOODPLAIN PER LOMR APPROVED 5/29/24 (ATLAS 14)
- 100 YEAR BASE FLOOD ELEVATION PER LOMR APPROVED 5/29/24 (ATLAS 14)
- MFEE: XXXX FINISH FLOOR ELEVATION
- XXXXX BASE FLOOD ELEVATIONS FROM LOMR APPROVED 5/29/24 (ATLAS 14)
- HERITAGE TREE
- XXXX TREE NUMBER TAG

NOTE: SEE SHEET 6 FOR CURVE TABLES

### INDEX MAP NTS



A FINAL PLAT ESTABLISHING

## THE BIRCH AT SPENCER RANCH PHASE 3

BEING A 22.65 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 78750 PHONE: (817) 769-1875

**MATKINHOOVER**  
ENGINEERING  
& SURVEYING

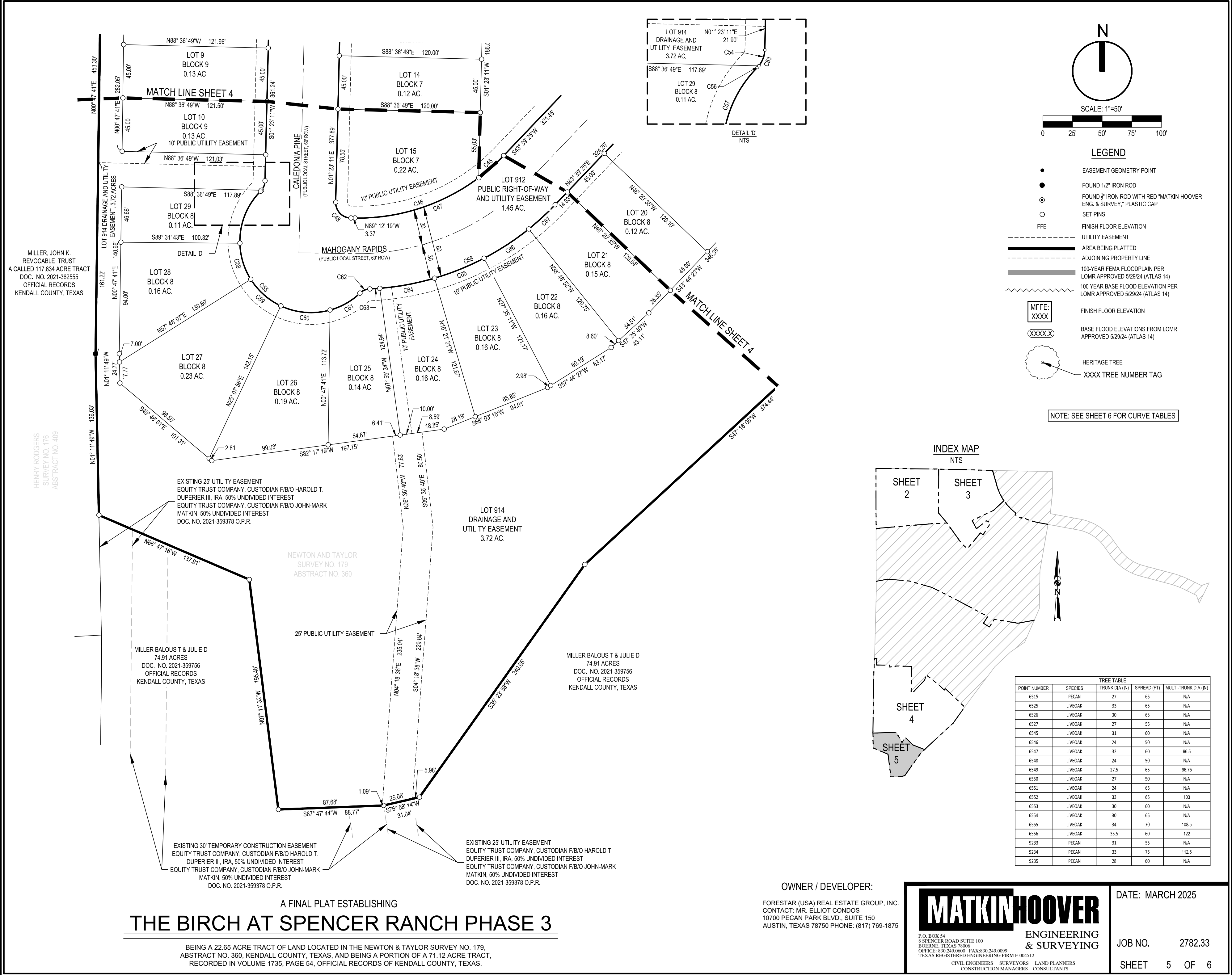
P.O. BOX 54  
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFFICE: (830) 249-0600 FAX: (830) 249-0699  
TEXAS REGISTERED ENGINEERING FIRM E-004512  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

DATE: MARCH 2025

JOB NO. 2782.33

SHEET 4 OF 6

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



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	220.00	130.11	33°53'03"	S33° 31' 14"E	128.22
C2	220.00	50.40	13°07'37"	N43° 53' 57"W	50.29
C3	220.00	29.40	7°39'27"	N54° 17' 29"W	29.38
C5	280.00	77.31	15°49'11"	N42° 33' 05"W	77.06
C6	280.00	46.17	9°26'49"	N45° 29' 28"W	46.11
C7	280.00	29.94	6°07'34"	S37° 42' 17"E	29.92
C8	13.00	20.11	88°37'52"	N78° 57' 26"W	18.16
C9	120.00	26.41	12°36'37"	S50° 25' 20"W	26.36
C10	120.00	25.34	12°06'01"	N38° 04' 01"E	25.30
C11	180.00	39.62	12°36'37"	N50° 25' 20"E	39.54
C12	13.00	16.87	74°21'29"	N19° 32' 54"E	15.71
C13	280.00	5.14	1°03'08"	N17° 06' 17"W	5.14
C14	320.00	113.82	20°22'45"	S26° 46' 05"E	113.22
C15	13.00	11.73	51°42'54"	S62° 48' 54"E	11.34
C16	470.00	5.23	0°38'17"	S88° 59' 29"E	5.23
C17	60.00	292.54	279°21'34"	N00° 41' 23"E	77.65
C18	25.00	21.68	49°40'47"	N65° 50' 59"E	21.00
C19	60.00	20.23	19°18'54"	N50° 40' 02"E	20.13
C20	60.00	50.40	48°07'26"	N84° 23' 12"E	48.93
C21	60.00	38.57	36°49'59"	S53° 08' 06"E	37.91

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C22	60.00	38.57	36°49'59"	S16° 18' 07"E	37.91
C23	60.00	33.24	31°44'18"	S17° 59' 02"W	32.81
C24	60.00	34.21	32°40'11"	S50° 11' 16"W	33.75
C25	60.00	37.21	35°32'12"	S84° 17' 27"W	36.62
C26	60.00	40.12	38°18'36"	N58° 47' 08"W	39.38
C27	25.00	18.69	42°50'10"	N61° 02' 55"W	18.26
C28	25.00	2.99	6°50'38"	N85° 53' 19"W	2.98
C29	25.00	21.68	49°40'47"	S64° 28' 14"E	21.00
C30	13.00	20.28	89°21'43"	S46° 00' 31"W	18.28
C31	13.00	20.42	90°00'00"	S43° 40' 21"E	18.38
C32	13.00	9.53	41°59'40"	N70° 19' 49"E	9.32
C33	60.00	143.31	136°51'02"	S62° 14' 29"E	111.59
C34	60.00	31.34	29°55'46"	N64° 17' 53"E	30.99
C35	60.00	39.98	38°10'37"	N81° 38' 56"W	39.24
C36	60.00	35.41	33°49'06"	S45° 39' 04"E	34.90
C37	60.00	36.68	35°01'53"	N11° 13' 35"W	36.12
C38	13.00	8.85	38°59'49"	N13° 12' 32"W	8.68
C39	380.00	2.20	0°19'55"	N32° 32' 29"W	2.20
C40	380.00	106.96	16°07'38"	S24° 38' 32"E	106.61
C41	380.00	45.03	6°47'21"	N28° 58' 51"W	45.00

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C42	380.00	40.71	6°08'16"	N22° 31' 03"W	40.69
C43	380.00	19.04	2°52'13"	N18° 00' 49"W	19.03
C44	220.00	79.70	20°45'26"	S26° 57' 25"E	79.27
C45	170.00	28.12	9°28'41"	S48° 23' 45"W	28.09
C46	170.00	111.74	37°39'36"	S71° 57' 54"W	109.74
C47	170.00	139.86	47°08'17"	N67° 13' 33"E	135.95
C48	13.00	20.55	90°35'30"	S43° 54' 34"E	18.48
C49	130.00	22.29	9°49'34"	S03° 31' 36"E	22.27
C50	130.00	15.70	6°55'15"	S02° 04' 27"E	15.69
C51	130.00	6.59	2°54'19"	S06° 59' 14"E	6.59
C52	70.00	12.00	9°49'34"	S03° 31' 36"E	11.99
C53	13.00	9.86	43°26'44"	N23° 06' 33"E	9.62
C54	13.00	8.74	38°31'24"	S20° 38' 53"W	8.58
C55	60.00	186.59	178°10'59"	N44° 15' 34"W	119.98
C56	13.00	1.10	4°51'22"	N42° 20' 15"E	1.10
C57	60.00	48.47	46°17'06"	S21° 42' 14"W	47.16
C58	60.00	32.21	30°45'34"	S16° 49' 06"E	31.83
C59	60.00	34.21	32°40'11"	S48° 31' 59"E	33.75
C60	60.00	42.52	40°36'07"	S85° 10' 07"E	41.63
C61	60.00	29.20	27°52'53"	N60° 35' 23"E	28.91

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C62	13.00	9.26	40°48'47"	S67° 03' 20"W	9.07
C63	230.00	8.40	2°05'37"	N86° 24' 55"E	8.40
C64	230.00	47.07	11°43'37"	N79° 30' 18"E	46.99
C65	230.00	45.07	11°13'41"	N68° 01' 39"E	45.00
C66	230.00	45.07	11°13'41"	S56° 47' 58"W	45.00
C67	230.00	30.22	7°31'43"	N47° 25' 16"E	30.20
C68	230.00	175.84	43°48'18"	S65° 33' 34"W	171.59
C69	447.00	145.97	18°42'35"	S25° 09' 33"E	145.32
C70	280.00	1.21	0°14'48"	N50° 20' 17"W	1.21
C71	13.00	8.97	39°32'07"	S12° 59' 37"E	8.79

A FINAL PLAT ESTABLISHING

# THE BIRCH AT SPENCER RANCH PHASE 3

BEING A 22.65 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 78750 PHONE: (617) 769-1875

MATKINHOOVER

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BOERNE, TEXAS 78006  
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TEXAS REGISTERED ENGINEERING FIRM E-004512

CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

ENGINEERING  
& SURVEYING

DATE: MARCH 2025

JOB NO. 2782.33

SHEET 6 OF 6