

STATE OF TEXAS
COUNTY OF KENDALL

Darlene Hermin
COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE
DAY OF *Sept*, A.D. *2017* AT *3:55 P.M.* AND DULY RECORDED
THE *Gen* DAY OF *Sept*, A.D. *2017* AT *3:55 P.M.* IN THE RECORDS OF
IN BOOK VOLUME *8* OF SAID COUNTY,
ON PAGE *375-376*

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
DAY OF *September*, A.D. *2017*
Darlene Hermin
COUNTY CLERK, KENDALL COUNTY, TEXAS
BY: *Paula J. Jagger*, DEPUTY

STATE OF TEXAS
COUNTY OF KENDALL

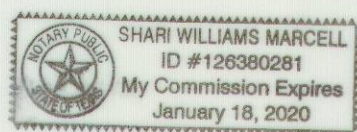
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY
AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED
AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS,
EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION
THEREIN EXPRESSED.

JKRK LIMITED PARTNERSHIP LP
1376 S. MAIN ST
BOERNE, TEXAS 78006

OWNER, LOT 1A
John B. Fode
John B. Fode, Pres.
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
John B. Fode, 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 *25th* DAY OF *August*
A.D. *2017*.



Shari H. Marcell
NOTARY PUBLIC
KENDALL COUNTY, TEXAS

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 THE LANDOWNER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- (3) INTERSECTION AND/OR DRIVEWAY ACCESS TO THE STATE HIGHWAY WILL BE REGULATED AS DIRECTED BY THE CURRENT EDITION OF THE TXDOT ACCESS MANAGEMENT MANUAL. A SINGLE ACCESS DRIVEWAY WILL BE GRANTED TO THIS DEVELOPMENT LOCATED ON US 87 BUS. AT THE MOST NORTHERN POINT FROM THE EXISTING TRAFFIC SIGNAL (CHRISTUS PARKWAY). THE PROPOSED DRIVEWAY IS ACROSS FROM AN EXISTING DRIVEWAY TO THE MENDER CROSSING SHOPPING CENTER. ANY EXISTING CURB CUTS ALONG US 87 BUS. ARE TO BE CLOSED AND VERTICAL CONCRETE CURB AND SIDEWALK INSTALLED PER TXDOT DESIGN SPECIFICATIONS.
- (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 TDR INSPECTION REPORT WILL BE REQUIRED.
- (5) TXDOT WILL USE THE CURRENT EDITIONS OF THE APPROPRIATE MANUALS WHEN ISSUING PERMITS, TYPICAL MANUALS, 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 THE SITE DEVELOPS.

PLAT NOTES:

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:
FIVE-FOOT WIDE REINFORCED CONCRETE SIDEWALKS (INCLUDING CURB RAMPS) SHALL BE INSTALLED IN THE SIDEWALK EASEMENT WHERE PROVIDED, OR ADJACENT TO CURBS WHERE NO SIDEWALK EASEMENT IS PROVIDED, OF EACH LOT FRONTING A PUBLIC STREET AT SUCH TIME AS THAT LOT IS DEVELOPED.

SIX-FOOT WIDE REINFORCED CONCRETE SIDEWALKS (INCLUDING CURB RAMPS) SHALL BE INSTALLED IN THE SIDEWALK EASEMENT WHERE PROVIDED, OR ADJACENT TO CURBS WHERE NO SIDEWALK EASEMENT IS PROVIDED, OF EACH LOT TO BE INSTALLED ALONG U.S. 87, INTERSTATE 10, AND THE NORTH SIDE OF THE PROPOSED COLLECTOR ROAD.

TEN-FOOT WIDE REINFORCED CONCRETE SIDEWALKS (INCLUDING CURB RAMPS) SHALL BE INSTALLED ON THE PROPERTY LINE OF EACH LOT ALONG THE SOUTH SIDE OF THE PROPOSED COLLECTOR ROAD.

TAX CERTIFICATE:
TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME *598*, PAGE *58*, KENDALL COUNTY OFFICIAL RECORDS.
63

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, 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 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 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.

MENDER PLACE SUBDIVISION

AMENDING PLAT OF LOTS 1-4 CREATING LOTS 1A, 2A, 3A & 4A (ADMINISTRATIVELY APPROVED)

BEING A 29.693 ACRE TRACT OF LAND LOCATED IN THE J. SMALL SURVEY NO. 183, ABSTRACT NO. 441, KENDALL COUNTY, TEXAS, AND BEING LOTS 1, 2, 3, & 4, REPLAT OF MENDER PLACE SUBDIVISION, RECORDED IN VOLUME 6, PAGES 152-154, PLAT RECORDS OF KENDALL COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF KENDALL

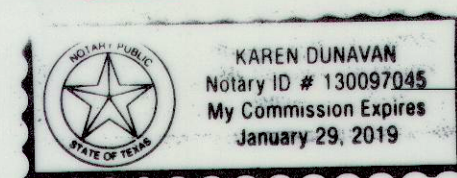
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY
AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED
AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS,
EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION
THEREIN EXPRESSED.

CHRISTUS HEALTH
6363 N. HWY 161
IRVING, TEXAS 75038

OWNER, LOTS 2A, 3A & 4A
Dean Alexander
Dean Alexander, President/CEO
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Dean M. Alexander, 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 *29th* DAY OF *August*
A.D. *2017*.



Karen Dunavan
NOTARY PUBLIC
KENDALL COUNTY, TEXAS

APPROVAL OF THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT AS FOLLOWS:

THIS MENDER PLACE SUBDIVISION AMENDING PLAT OF LOTS 1-4
CREATING LOTS 1A, 2A, 3A & 4A HAS BEEN SUBMITTED TO AND
CONSIDERED BY THE PLANNING AND COMMUNITY DEVELOPMENT
DEPARTMENT OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY
APPROVED BY SUCH DEPARTMENT.

DATED THIS *5th* DAY
OF *September*, A.D., *2017*.

BY: *Laura H. Talley*
LAURA H. TALLEY
PLANNING AND COMMUNITY
DEVELOPMENT DIRECTOR

TREE PRESERVATION NOTES:

1. ALL EXISTING TREES DENOTED ON THIS PLAN TO BE PRESERVED AS SHOWN AND PROTECTED AT THE ROOT PROTECTION ZONE (RPZ). THE RPZ SHALL BE DETERMINED BY TREE SIZE (RECOMMENDED 12" [1.0'] RADIUS FROM TRUNK FOR EVERY 1" DIAMETER OF TRUNK AT 4.5' FROM GROUND) WITH A MINIMUM 5' DIAMETER FROM THE TRUNK.
2. A (CHAINLINK OR ORANGE MESH FENCE) BARRIER AROUND THE RPZ SHALL BE ERECTED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED.
3. RPZ SHALL BE SUSTAINED IN A NATURAL STATE AND SHALL BE FREE FROM VEHICULAR OR MECHANICAL TRAFFIC; NO FILL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED INSIDE THE PROTECTIVE BARRIER.
4. THE RPZ SHALL BE COVERED WITH 6" OF COARSE MULCH TO REDUCE MOISTURE STRESS.
5. ANY DAMAGE DONE TO EXISTING TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY. ALL WOUNDS TO LIVE OAKS WILL BE PAINTED WITH PRUNING PAINT WITHIN 30 MINUTES AFTER DAMAGE. ROOTS EXPOSED DURING CONSTRUCTION OPERATIONS WILL BE CUT CLEANLY.
6. THE PROPOSED FINISHED GRADE AND ELEVATION OF LAND WITHIN THE ROOT PROTECTION ZONE OF ANY TREE TO BE PRESERVED SHALL NOT BE RAISED OR LOWERED MORE THAN 3". WELLING AND RETAINING METHODS ARE ALLOWED OUTSIDE THE RPZ.
7. THE RPZ SHALL REMAIN PERVIOUS, I.E. GROUND COVER OR TURF AT COMPLETION OF LANDSCAPE DESIGN.

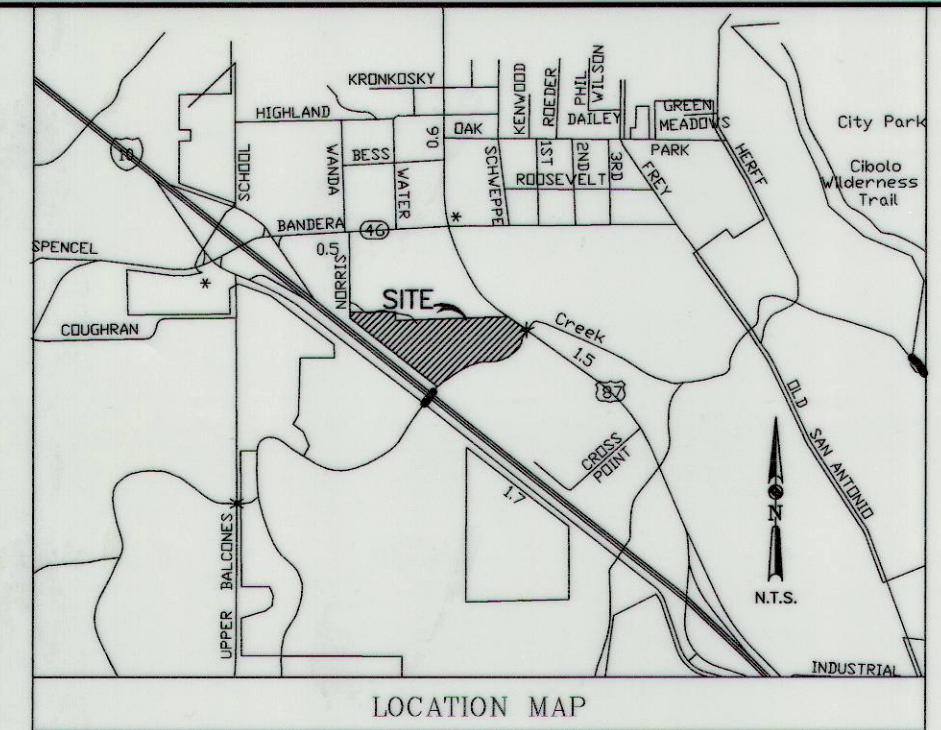
UTILITY EASEMENT (P.U.E.):

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 ADJACENT LAND TO OR FROM 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 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 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.

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 CITY SHALL MAKE COMMERCIAL 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 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 CITY'S USUAL AND CUSTOMARY PRACTICES.

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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. 2006-27, SECTION 1.10E.

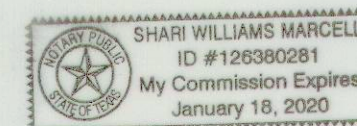
STATE OF TEXAS
COUNTY OF KENDALL

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 REGULATION, EXCEPT FOR THOSE VARIANCES GRANTED BY THE
PLANNING COMMISSION.

Kenneth B. Kolacny
KENNETH B. KOLACNY
LICENSED PROFESSIONAL ENGINEER #86300

STATE OF TEXAS
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Kenneth B. Kolacny, 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 *23rd* DAY OF *August*
A.D. *2017*.



Shari H. Marcell
NOTARY PUBLIC
KENDALL COUNTY, TEXAS

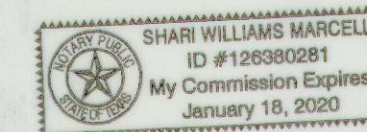
STATE OF TEXAS
COUNTY OF KENDALL

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY
THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL
SURVEY MADE ON THE GROUND.

Jeff Boerner
JEFF BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR #4939
MATKIN-HOOVER LAND SURVEYING
8 SPENCER RD SUITE 200
BOERNE, TEXAS 78006 (830) 249-0600

STATE OF TEXAS
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Jeff Boerner, 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 *24th* DAY OF *August*
A.D. *2017*.



Shari H. Marcell
NOTARY PUBLIC
KENDALL COUNTY, TEXAS

DATE PREPARED: JUNE 2017

MATKIN-HOOVER
ENGINEERING
& SURVEYING

8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600
CONTACT@MATKINHOOVER.COM

3303 SHELL ROAD SUITE 100
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244

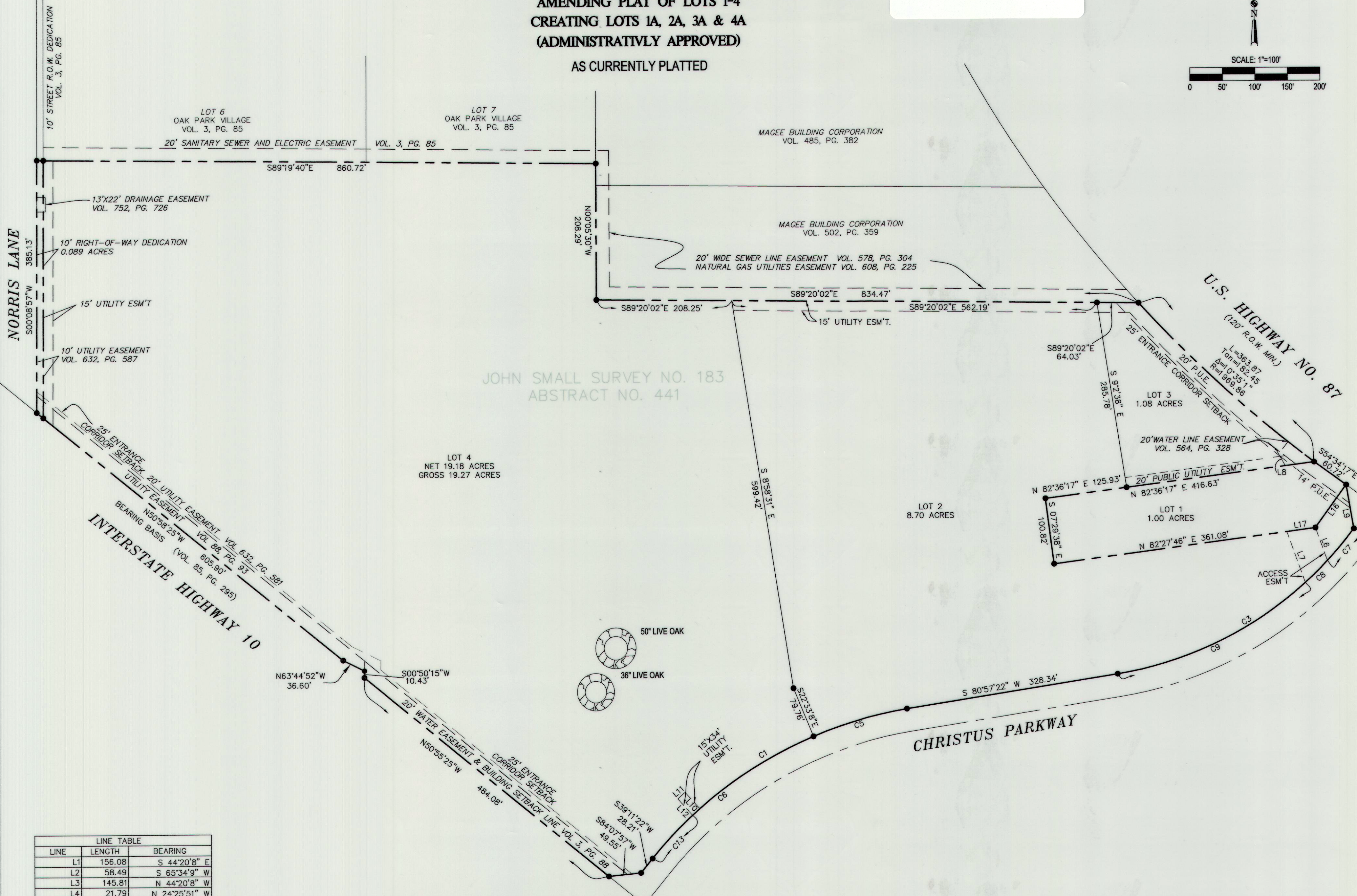
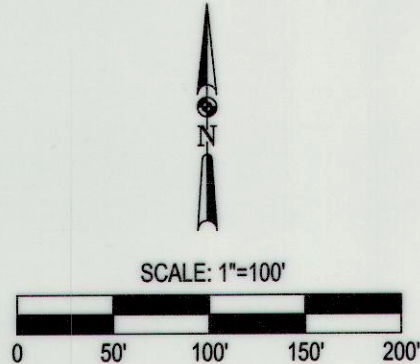
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

MENGER PLACE SUBDIVISION

AMENDING PLAT OF LOTS 1-4
CREATING LOTS 1A, 2A, 3A & 4A
(ADMINISTRATIVLY APPROVED)

AS CURRENTLY PLATTED

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LINE TABLE		
LINE	LENGTH	BEARING
L1	156.08	S 44°20'8" E
L2	58.49	S 65°34'9" W
L3	145.81	N 44°20'8" W
L4	21.79	N 24°25'51" W
L5	12.62	N 24°25'51" W
L6	53.63	S 19°53'9" E
L7	82.87	S 19°53'9" E
L8	29.78	S 29°34'40" E
L9	67.93	S 9°47'55" E
L10	33.82	N 41°59'22" W
L11	15.00	S 48°0'38" W
L12	33.82	S 41°59'22" E
L16	80.68	S 36°05'27" W
L17	44.39	S 82°27'46" W
L19	162.74	N 53°43'19" W

CURVE TABLE				
DESC.	DELTA	TAN	LENGTH	RADIUS
C1	41°46'41"	242.28	462.90	634.84
C3	44°11'26"	229.37	435.77	565.00
C5	13°32'54"	75.48	150.25	635.43
C6	28°11'43"	159.55	312.64	635.32
C7	6°26'55"	31.83	63.59	565.00
C8	4°50'1"	23.85	47.66	565.00
C9	32°54'31"	166.87	324.51	565.00
C13	8°7'29"	45.21	90.26	636.52

DATE PREPARED: JUNE 2017

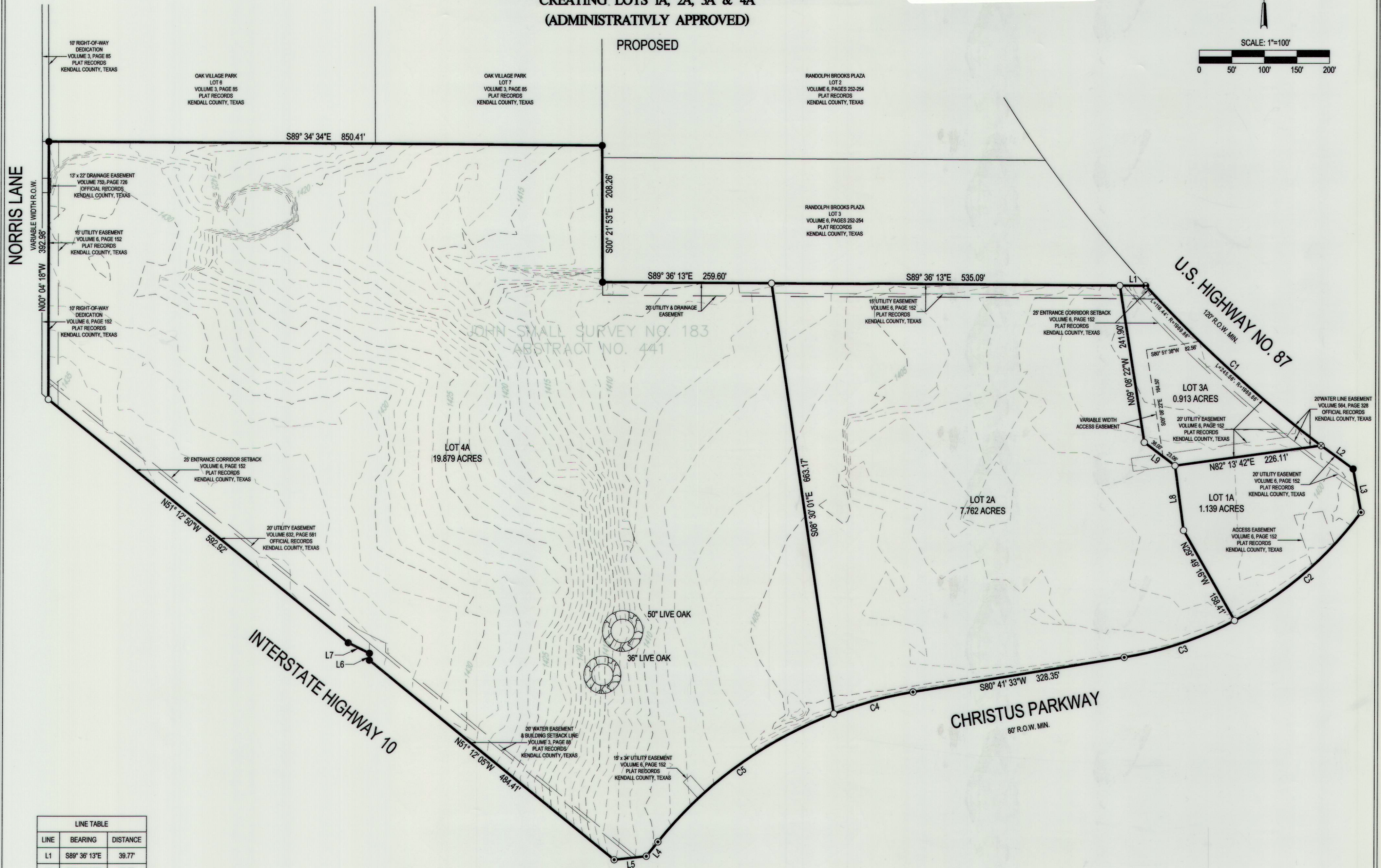
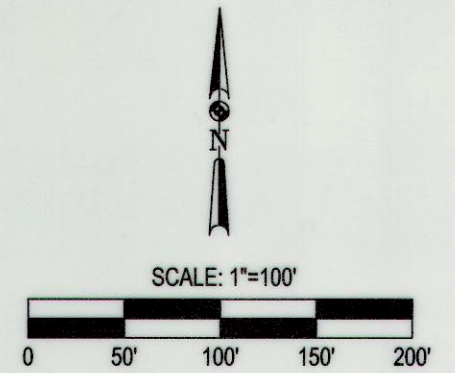
MATKINHOOPER
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& SURVEYING

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BOERNE, TEXAS 78006
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CONTACT@MATKINHOOPER.COM
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MENGER PLACE SUBDIVISION

AMENDING PLAT OF LOTS 1-4
CREATING LOTS 1A, 2A, 3A & 4A
(ADMINISTRATIVLY APPROVED)

Doc # 00314886 Vol 8 Pg 372



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89° 36' 13"E	39.77'
L2	S54° 39' 00"E	60.77'
L3	S10° 30' 41"E	67.24'
L4	S38° 55' 01"W	28.23'
L5	S83° 53' 03"W	49.53'
L6	N00° 04' 55"E	10.49'
L7	N63° 40' 20"W	36.50'
L8	N07° 45' 13"W	99.42'
L9	N63° 07' 25"W	59.06'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1969.86'	363.99'	10°35'14"	S47° 57' 25"E	363.48'
C2	565.00'	256.80'	26°02'29"	S49° 31' 47"W	254.59'
C3	565.00'	178.86'	18°08'17"	S71° 37' 10"W	178.11'
C4	635.00'	126.37'	11°24'08"	S74° 58' 36"W	126.16'
C5	635.00'	336.61'	30°22'20"	S54° 05' 22"W	332.68'

DATE PREPARED: JUNE 2017

MATKINHOOPER
ENGINEERING
& SURVEYING

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