

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.



KENNETH B. KOLACNY
LICENSED PROFESSIONAL ENGINEER #86300
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/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 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/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

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 OF THE 71.12 AC TRACT OF LAND

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

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 OF THE 148.247 AC AND 6.00 AC TRACTS OF LAND

OWNER/AUTHORIZED AGENT
JOHN MARK MATKIN
EQUITY TRUST COMPANY
CUSTODIAN FBO
28615 IH 10 WEST,
BOERNE, TX 78006

JOHN MARK MATKIN
MATKIN PROPERTIES LP
8 SPENCER ROAD,
BOERNE, TX, 78006

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. _____.

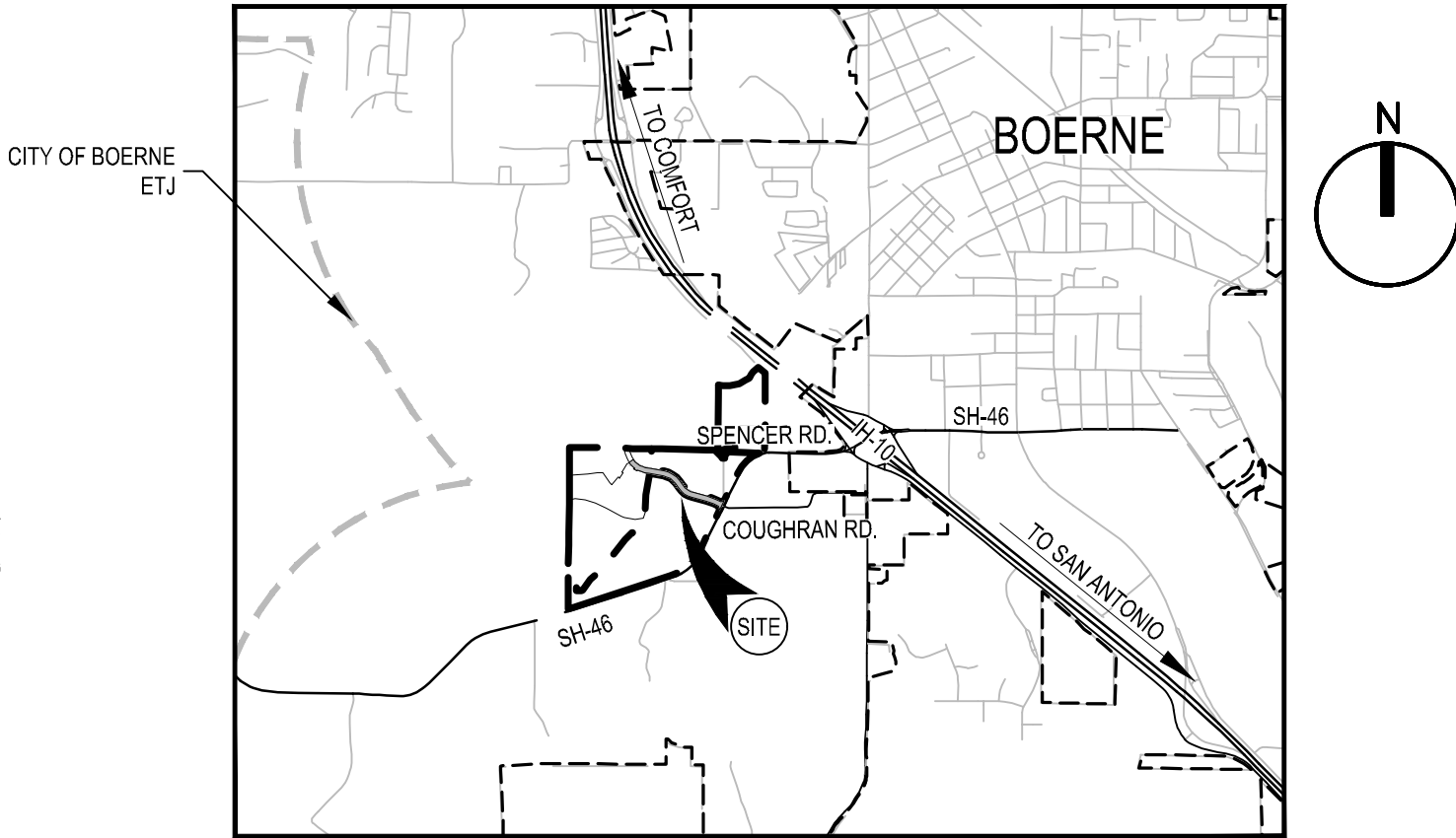
TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOCUMENT NO. _____, KENDALL COUNTY OFFICIAL RECORDS. IN TESTIMONY, WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF _____, A.D. 202__.

COUNTY CLERK, KENDALL COUNTY, TEXAS

BY: _____ DEPUTY

A FINAL PLAT ESTABLISHING THE BIRCH AT SPENCER RANCH PHASE 1A

BEING A 4.77 ACRE TRACT OF LAND LOCATED IN THE NEWTON & TAYLOR SURVEY NO. 179, ABSTRACT NO. 360, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 71.12 ACRE TRACT AS DESCRIBED IN VOLUME 1735, PAGE 54, AND BEING A PORTION OF A CALLED 148.247 ACRE TRACT AS DESCRIBED IN VOLUME 1558, PAGE 738, AND BEING A PORTION OF A CALLED 6.00 ACRE TRACT AS DESCRIBED IN VOLUME 1558, PAGE 738, ALL OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.



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 VOLUME _____, PAGE _____, KENDALL COUNTY OFFICIAL RECORDS.

PROJECT SUMMARY TABLE

| | PHASE 1A |
|------------------------|----------|
| TOTAL LOTS: | 0 |
| TOTAL ACREAGE: | 4.77 AC |
| AVERAGE LOTS/ACRE | --- |
| LINEAR FEET OF STREET: | 2,195 LF |
| OPEN SPACE: | 0.0 AC |
| ROW ACREAGE: | 4.77 AC |

IMPERVIOUS COVER CALCULATIONS

| DESCRIPTION | IMPERVIOUS COVER |
|----------------------|------------------|
| STREETS & SIDEWALK | 2.37 AC |
| CONC. RIP-RAP/DRAINS | 0.10 AC |
| TOTAL | 2.47 AC |
| % IMPERVIOUS | 51.8% |

GENERAL NOTES:

- NO PART OF THIS SUBDIVISION IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.
- 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 6 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.
- THIS PLAT IS LOCATED WITHIN CITY OF BOERNE ETJ.
- THE KWU INGRESS/EGRESS EASEMENT IS FOR THE SOLE BENEFIT OF KENDALL WEST UTILITIES AND ITS SUCCESSORS.
- LOT 901 IS HEREBY A POA OWNED AND MAINTAINED LOT DESIGNATED AS A PRIVATE ROAD TO BE DEDICATED TO THE CITY IN THE FUTURE AS ROW DEDICATION. LOT 902 IS HEREBY DEDICATED AS PUBLIC RIGHT OF WAY.

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.

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 COMMERCIALLY 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 (UE):

UTILITIES, INCLUDING WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE AND COMMUNICATION LINES, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS AND/OR APPURTENANCES THERETO (THE "UTILITIES").

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 HEREBY 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.

- 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 COMMERCIALLY 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.

TXDOT NOTES:

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.

THE DEVELOPER AND/OR FUTURE LANDOWNER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO TXDOT HIGHWAY AND DRAINAGE SYSTEM WITHIN THE RIGHT-OF-WAY. ANY ADDITIONAL DISCHARGE FROM THE DEVELOPED PROPERTY WILL REQUIRE A HYDRAULIC REVIEW.

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. THIS PLAT WILL ALLOW ONE (1) DRIVEWAY ACCESS POINT, FOR LOT 901.

IF SIDEWALKS ARE REQUIRED BY TXDOT OR THE APPROPRIATE CITY ORDINANCE, THE LOCATION, DESIGN AND SPECIFICATIONS SHALL ADHERE TO TXDOT REQUIREMENTS WHEN PERMITTED IN TXDOT RIGHT-OF-WAY. A TOLR INSPECTION REPORT WILL BE REQUIRED.

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 SITE DEVELOPS.

MAXIMUM ACCESS POINT TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS COMBINED TOTAL OF ONE (1) ACCESS POINT(S) ALONG SH 46. NO ADDITIONAL ACCESS POINTS WILL BE GRANTED FOR FUTURE SUB-DIVISION OF THESE LOTS. ANY REQUIRED TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

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

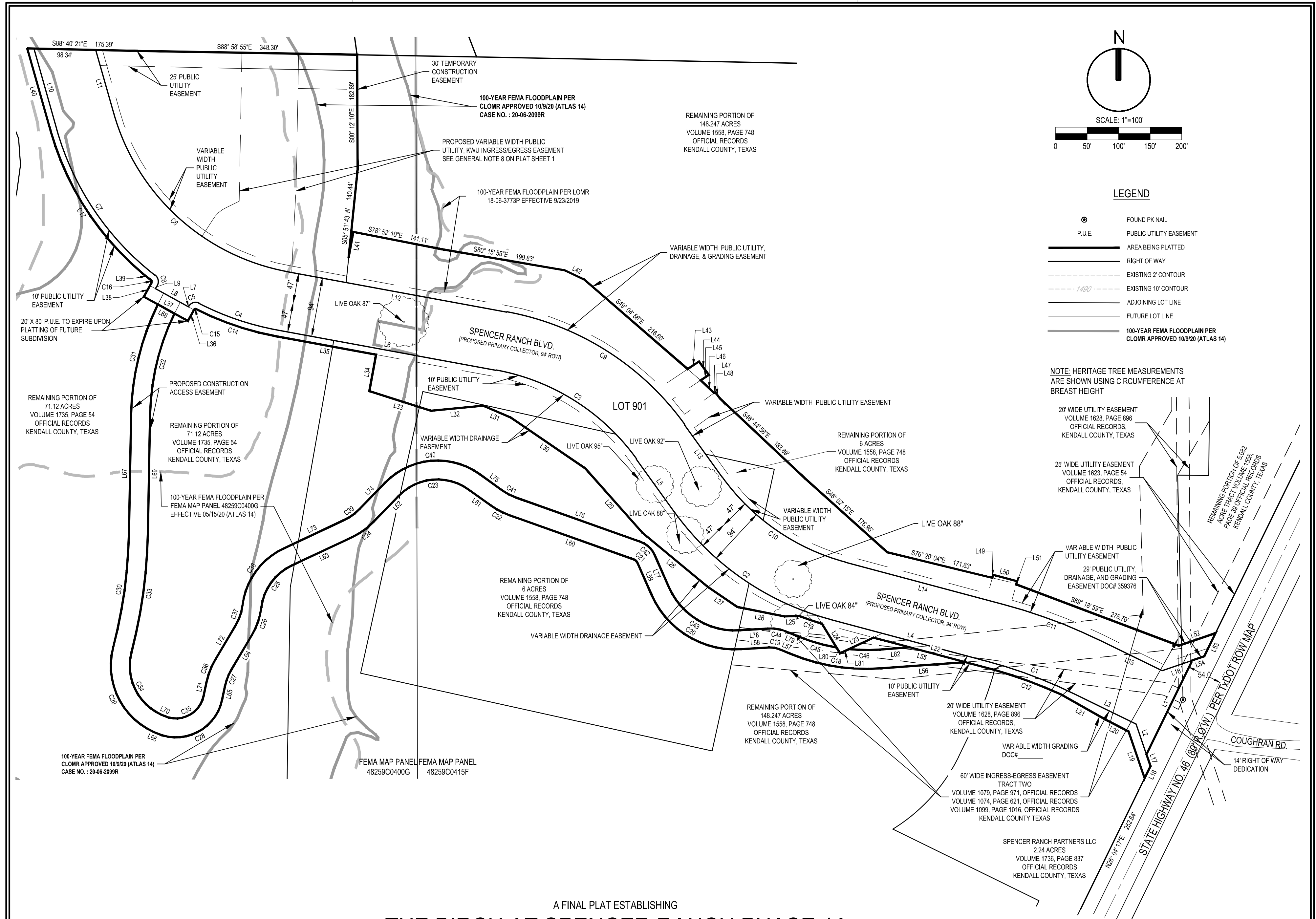


ENGINEERING
& SURVEYING
P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0699
TEXAS REGISTERED ENGINEERING FIRM E-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

DATE: NOVEMBER 2021

JOB NO. 2782.31

SHEET 1 OF 3



A FINAL PLAT ESTABLISHING
THE BIRCH AT SPENCER RANCH PHASE 1A

BEING A 4.77 ACRE TRACT OF LAND LOCATED IN THE NEWTON & TAYLOR SURVEY NO. 179, ABSTRACT NO. 360, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 71.12 ACRE TRACT AS DESCRIBED IN VOLUME 1735, PAGE 54, AND BEING A PORTION OF A CALLED 148.247 ACRE TRACT AS DESCRIBED IN VOLUME 1558, PAGE 738, AND BEING A PORTION OF A CALLED 6.00 ACRE TRACT AS DESCRIBED IN VOLUME 1558, PAGE 738, ALL OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

OWNER / DEVELOPER:

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10700 PECAN PARK BLVD., SUITE 150
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CONSTRUCTION MANAGERS CONSULTANTS

DATE: NOVEMBER 2021

JOB NO. 2782.31

SHEET 2 OF 3

| LINE TABLE | | |
|------------|---------|-------------|
| LINE # | LENGTH | DIRECTION |
| L1 | 166.00' | S26°04'20"W |
| L2 | 50.91' | N18°55'43"W |
| L3 | 108.50' | N63°55'43"W |
| L4 | 259.73' | N75°03'25"W |
| L5 | 102.73' | N35°43'12"W |
| L6 | 353.43' | N79°34'19"W |
| L7 | 0.99' | S28°59'04"W |
| L8 | 60.00' | N61°05'47"W |
| L9 | 5.26' | N29°15'14"E |
| L10 | 133.87' | N15°48'15"W |
| L11 | 104.91' | S15°49'08"E |
| L12 | 353.43' | S79°34'19"E |
| L13 | 102.73' | S35°43'12"E |
| L14 | 259.73' | S75°03'25"E |
| L15 | 108.50' | S63°55'43"E |
| L16 | 50.92' | N71°04'11"E |
| L17 | 19.80' | S18°55'43"E |
| L18 | 21.21' | S26°04'15"W |
| L19 | 78.22' | N18°55'43"W |
| L20 | 42.42' | N62°42'24"W |
| L21 | 79.90' | N60°30'53"W |
| L22 | 199.39' | N75°01'19"W |
| L23 | 58.64' | S64°49'26"W |
| L24 | 55.13' | N31°35'56"W |

| LINE TABLE | | |
|------------|---------|-------------|
| LINE # | LENGTH | DIRECTION |
| L25 | 23.47' | S88°35'51"W |
| L26 | 76.35' | N78°44'12"W |
| L27 | 57.40' | N55°34'51"W |
| L28 | 133.93' | N50°24'31"W |
| L29 | 136.12' | N41°35'25"W |
| L30 | 143.34' | N55°34'09"W |
| L31 | 47.71' | N66°56'10"W |
| L32 | 83.22' | S84°24'38"W |
| L33 | 102.67' | N72°19'24"W |
| L34 | 58.95' | N10°25'41"E |
| L35 | 161.77' | N79°34'19"W |
| L36 | 20.97' | S28°54'27"W |
| L37 | 80.00' | N61°05'47"W |
| L38 | 25.38' | N28°58'41"E |
| L40 | 136.96' | N15°48'15"W |
| L41 | 42.28' | N10°25'41"E |
| L42 | 34.54' | S64°35'00"E |
| L43 | 21.57' | N56°14'39"E |
| L44 | 26.41' | S36°10'05"E |
| L45 | 15.46' | S56°20'18"W |
| L46 | 27.28' | S46°44'58"E |
| L47 | 2.27' | N54°16'48"E |
| L48 | 12.13' | S36°10'05"E |
| L49 | 5.07' | N15°04'23"E |

| LINE TABLE | | |
|------------|---------|-------------|
| LINE # | LENGTH | DIRECTION |
| L50 | 39.39' | S75°03'25"E |
| L51 | 5.22' | S15°04'23"W |
| L52 | 61.67' | N71°04'11"E |
| L53 | 41.02' | S26°04'55"W |
| L54 | 19.79' | S71°04'11"W |
| L55 | 91.08' | S75°01'19"E |
| L56 | 133.69' | S85°44'51"W |
| L57 | 20.53' | N67°38'14"W |
| L58 | 45.15' | S86°26'13"W |
| L59 | 55.09' | N23°41'20"W |
| L60 | 210.21' | N70°24'02"W |
| L61 | 44.14' | N54°20'49"W |
| L62 | 58.75' | S44°11'40"W |
| L63 | 105.46' | S64°52'27"W |
| L64 | 63.01' | S30°43'17"W |
| L65 | 22.33' | S11°48'44"W |
| L66 | 5.20' | N65°34'29"W |
| L67 | 185.94' | N01°02'28"E |
| L68 | 30.04' | S61°05'47"E |
| L69 | 185.94' | S01°02'28"W |
| L70 | 5.20' | S65°34'29"E |
| L71 | 22.33' | N11°48'44"E |
| L72 | 63.01' | N30°43'17"E |
| L73 | 105.46' | N64°52'27"E |

| LINE TABLE | | |
|------------|---------|-------------|
| LINE # | LENGTH | DIRECTION |
| L74 | 58.75' | N44°11'40"E |
| L75 | 44.14' | S54°20'49"E |
| L76 | 210.21' | S70°24'02"E |
| L77 | 55.09' | S23°41'20"E |
| L78 | 45.15' | N86°26'13"E |
| L79 | 20.53' | S67°38'14"E |
| L80 | 10.84' | S31°35'56"E |
| L81 | 15.50' | N64°49'26"E |
| L82 | 47.69' | N85°44'51"E |

| CURVE DATA | | | | | |
|------------|---------|---------|------------|---------------|--------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 146.25' | 753.00' | 011°07'42" | N69°29'34"W | 146.02' |
| C2 | 306.89' | 447.00' | 039°20'13" | N55°23'18"W | 300.90' |
| C3 | 270.17' | 353.00' | 043°51'07" | N57°38'45"W | 263.63' |
| C4 | 131.29' | 447.00' | 016°49'44" | N71°09'27"W | 130.82' |
| C5 | 18.49' | 12.00' | 088°16'21" | S73°07'14"W | 16.71' |
| C6 | 18.54' | 13.00' | 081°43'25" | N11°15'27"W | 17.01' |
| C7 | 283.32' | 447.00' | 036°18'55" | N33°57'42"W | 278.60' |
| C8 | 392.87' | 353.00' | 063°46'04" | S47°41'17"E | 372.91' |
| C9 | 342.12' | 447.00' | 043°51'07" | S57°38'45"E | 333.83' |
| C10 | 242.36' | 353.00' | 039°20'13" | S55°23'18"E | 237.62' |
| C11 | 164.51' | 847.00' | 011°07'42" | S69°29'34"E | 164.25' |
| C12 | 111.89' | 750.36' | 008°32'36" | N69°42'20"W | 111.78' |
| C13 | 38.04' | 457.00' | 004°46'10" | N71°17'00"W | 38.03' |
| C14 | 134.23' | 457.00' | 016°49'44" | N71°09'27"W | 133.75' |
| C15 | 3.08' | 2.00' | 088°16'19" | S73°07'15"W | 2.79' |
| C16 | 4.33' | 3.00' | 082°46'56" | N11°47'13"W | 3.97' |
| C17 | 274.13' | 457.00' | 034°22'07" | N32°59'18"W | 270.04' |
| C18 | 146.32' | 315.00' | 026°36'54" | N80°56'41"W | 145.01' |
| C19 | 15.84' | 35.00' | 025°55'33" | N80°36'01"W | 15.70' |
| C20 | 176.83' | 145.00' | 069°52'28" | N58°37'33"W | 166.08' |

| CURVE DATA | | | | | |
|------------|---------|---------|------------|---------------|--------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C21 | 8.15' | 10.00' | 046°42'42" | N47°02'41"W | 7.93' |
| C22 | 32.22' | 115.00' | 016°03'12" | N62°22'25"W | 32.12' |
| C23 | 120.85' | 85.00' | 081°27'31" | S84°55'25"W | 110.92' |
| C24 | 41.51' | 115.00' | 020°40'47" | S54°32'04"W | 41.28' |
| C25 | 85.69' | 85.00' | 057°45'40" | S35°59'37"W | 82.11' |
| C26 | 47.39' | 115.00' | 023°36'30" | S18°55'02"W | 47.05' |
| C27 | 28.05' | 85.00' | 018°54'33" | S21°16'01"W | 27.93' |
| C28 | 134.32' | 75.00' | 102°36'47" | S63°07'08"W | 117.08' |
| C29 | 160.86' | 115.00' | 080°08'42" | N25°30'08"W | 148.06' |
| C30 | 185.36' | 785.00' | 013°31'45" | N07°48'21"E | 184.93' |
| C31 | 181.80' | 415.00' | 025°06'01" | N13°35'29"E | 180.35' |
| C32 | 167.21' | 385.00' | 024°53'05" | S13°29'01"W | 165.90' |
| C33 | 192.44' | 815.00' | 013°31'45" | S07°48'21"W | 192.00' |
| C34 | 118.90' | 85.00' | 080°08'42" | S25°30'08"E | 109.44' |
| C35 | 80.59' | 45.00' | 102°36'47" | N63°07'08"E | 70.25' |
| C36 | 37.95' | 115.00' | 018°54'33" | N21°16'01"E | 37.78' |
| C37 | 35.02' | 85.00' | 023°36'30" | N18°55'02"E | 34.78' |
| C38 | 115.93' | 115.00' | 057°45'40" | N35°59'37"E | 111.09' |
| C39 | 30.68' | 85.00' | 020°40'47" | N54°32'04"E | 30.51' |
| C40 | 163.50' | 115.00' | 081°27'31" | N84°55'25"E | 150.07' |

| CURVE DATA | | | | | |
|------------|---------|---------|------------|---------------|--------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C41 | 23.82' | 85.00' | 016°03'12" | S62°22'25"E | 23.74' |
| C42 | 32.61' | 40.00' | 046°42'42" | S47°02'41"E | 31.72' |
| C43 | 140.25' | 115.00' | 069°52'28" | S58°37'33"E | 131.72' |
| C44 | 29.41' | 65.00' | 025°55'33" | S80°36'01"E | 29.16' |
| C45 | 63.37' | 285.00' | 012°44'23" | S74°00'26"E | 63.24' |
| C46 | 49.14' | 285.00' | 009°52'41" | S89°18'48"E | 49.07' |

A FINAL PLAT ESTABLISHING

THE BIRCH AT SPENCER RANCH PHASE 1A

BEING A 4.77 ACRE TRACT OF LAND LOCATED IN THE NEWTON & TAYLOR SURVEY NO. 179, ABSTRACT NO. 360, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 71.12 ACRE TRACT AS DESCRIBED IN VOLUME 1735, PAGE 54, AND BEING A PORTION OF A CALLED 148.247 ACRE TRACT AS DESCRIBED IN VOLUME 1558, PAGE 738, AND BEING A PORTION OF A CALLED 6.00 ACRE TRACT AS DESCRIBED IN VOLUME 1558, PAGE 738, ALL OF THE 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
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CIVIL ENGINEERS

SURVEYORS

LAND PLANNERS

CONSTRUCTION MANAGERS

CONSULTANTS

DATE: NOVEMBER 2021

JOB NO. 2782.31

SHEET 3 OF 3