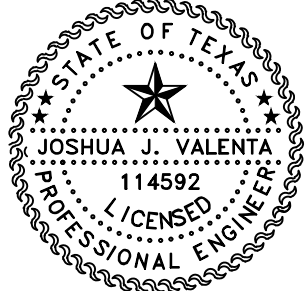


STATE OF TEXAS  
COUNTY OF KENDALL

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.



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.



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\_\_.

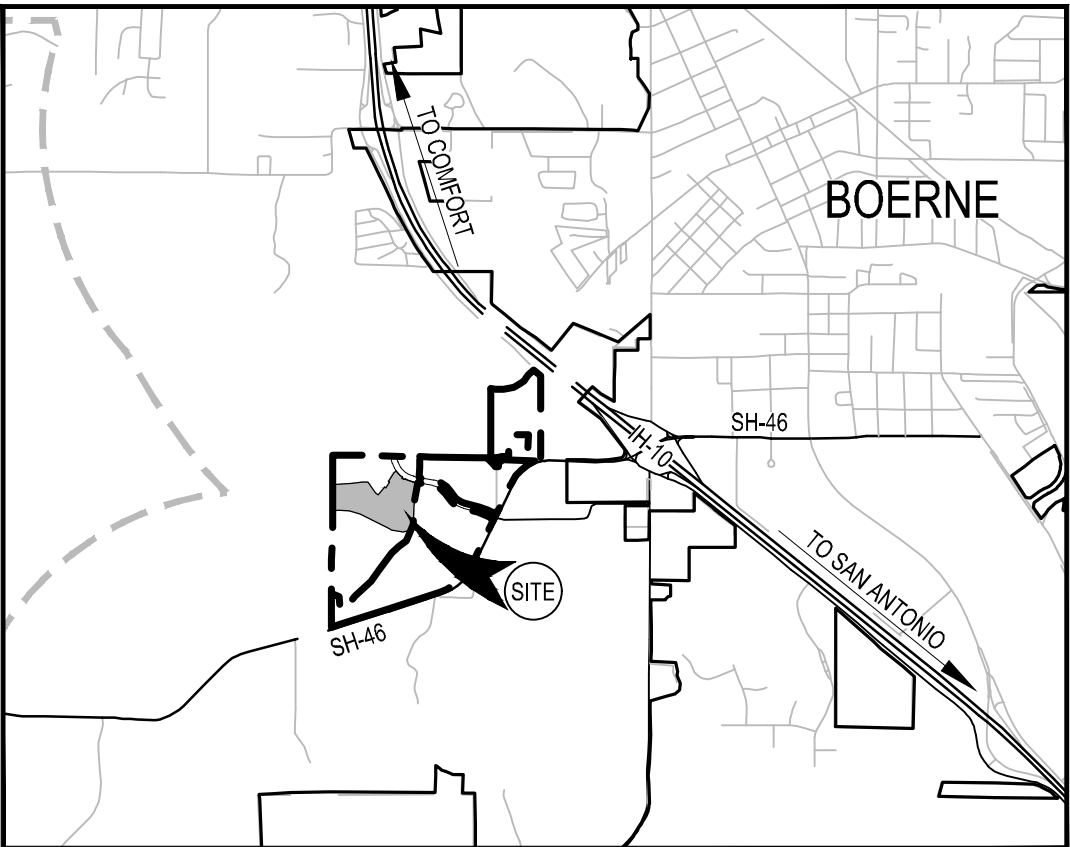
\_\_\_\_\_  
COUNTY CLERK, KENDALL COUNTY, TEXAS

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

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

BEING A 21.27 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 43, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

60 NEW RESIDENTIAL LOTS, 3 OPEN SPACE LOTS, 2.61 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 VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, KENDALL COUNTY OFFICIAL RECORDS.

## PROJECT SUMMARY TABLE

	PHASE 1B
TOTAL LOTS	60
TOTAL ACREAGE	21.27 AC
AVERAGE LOTS/ACRE	2.56 AC
LINEAR FEET OF STREET	1,875 LF
OPEN SPACE/ACRE	9.90 AC
ROW ACREAGE	2.61 AC

## IMPERVIOUS COVER CALCULATION

DESCRIPTION	IMPERVIOUS COVER
STREETS & SIDEWALK	1.91 AC
HOUSES	4.07 AC
DRIVEWAYS	0.44 AC
CONC. RIP-RAP / DRAINS	0.0 AC
TOTAL	6.42 AC
% IMPERVIOUS	30.2 %

THIS SUBDIVISION PLAT OF THE BIRCH AT SPENCER RANCH PHASE 1B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS AND IS HEREBY APPROVED BY SUCH.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. , 20\_\_.

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

## GENERAL NOTES:

1. THE AREA OF THE SMALLEST LOT IN THIS SUBDIVISION IS 0.12 ACRES.
2. THIS SUBDIVISION CONTAINS 21.27 TOTAL ACRES WITH 60 LOTS FOR A GROSS DENSITY OF 2.56 LOTS PER ACRE.
3. NO PART OF THIS SUBDIVISION IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.
4. 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.
5. UNLESS OTHERWISE NOTED, ALL CORNERS AND ANGLES ARE SET 1/2" REBAR WITH RED "MATKIN HOOVER ENG. & SURVEY" PLASTIC CAPS.
6. THERE ARE 39 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.
7. THE TOPOGRAPHICAL INFORMATION IS BASED ON VERTICAL DATUM NAVD 88.
8. ALL STREETS WITHIN THIS SUBDIVISION WILL BE PRIVATE.
9. THE AREA OF OPEN SPACE IS 9.90 AC.
10. THIS PLAT IS LOCATED WITHIN CITY OF BOERNE ETJ.
12. LOT 904 IS DEDICATED AS PRIVATE RIGHT-OF-WAY AND SHALL BE OWNED AND MAINTAINED BY THE POA.
13. ALL BUILDINGS CONSTRUCTED ON LOTS SHALL BE BUILT A MINIMUM OF 2' FEET ABOVE ATLAS 14 FLOODPLAIN.

## 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.

1. 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.
2. 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.
3. 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 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 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.

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 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.
3. 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:

1. FOR DEVELOPMENTS 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 FUTURE LANDOWNER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO TXDOT HIGHWAY AND DRAINAGE SYSTEM WITHIN THE RIGHT-OF-WAY, A HYDRAULIC REVIEW IS REQUIRED.
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.
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, A SIDEWALK EASEMENT IS 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.

## OWNER / DEVELOPER:

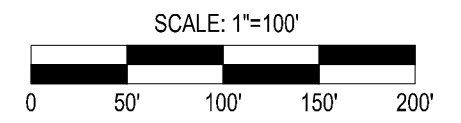
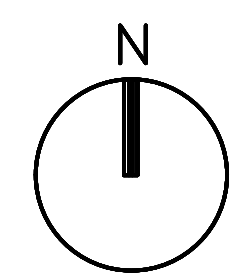
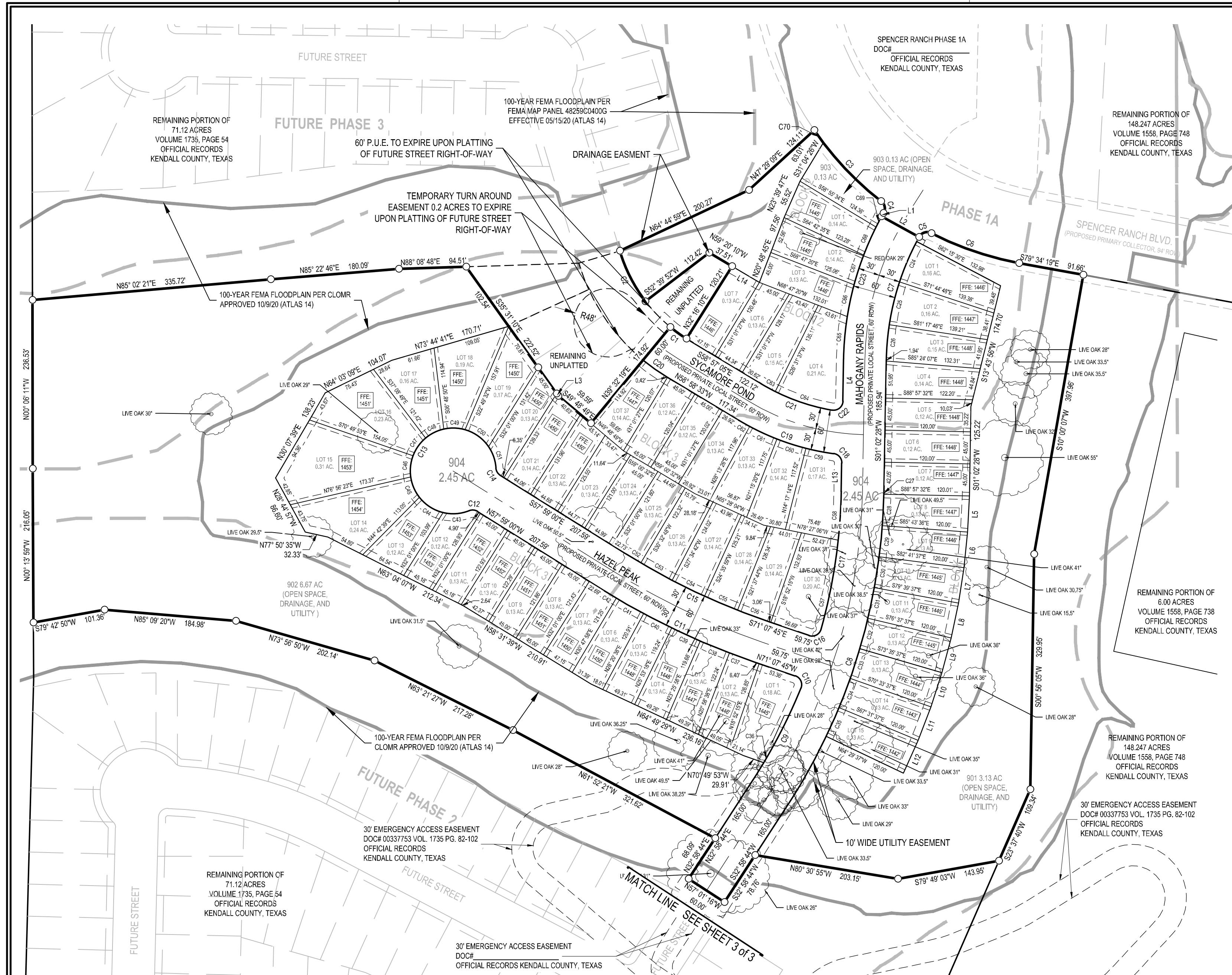
FORESTAR (USA) REAL ESTATE GROUP, INC.  
CONTACT: MR. ELLIOT CONDOS  
10700 PECAN PARK BLVD., SUITE 150  
AUSTIN, TEXAS 78750  
PHONE : (817) 769-1875



DATE: NOVEMBER 2021

JOB NO. 2782.31

SHEET 1 OF 4

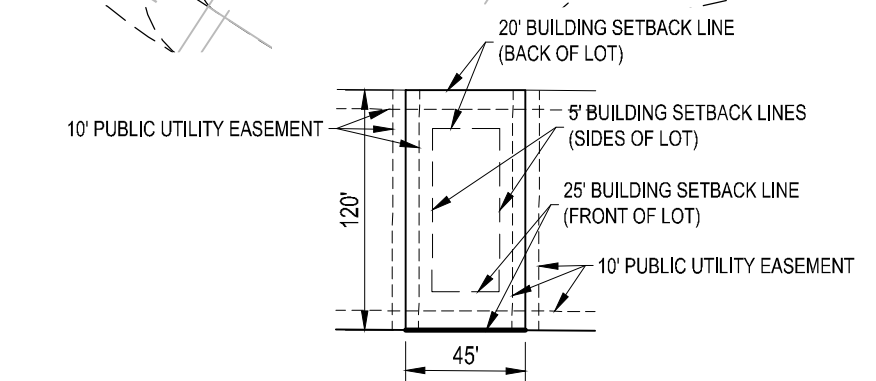


LEGEND

- EASEMENT GEOMETRY POINT
- FOUND 1/2" IRON ROD
- ⊙ FOUND PK NAIL
- ⦿ FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- ⦿ FOUND 1/2" IRON ROD WITH AN ORANGE "MDS SURVEY" PLASTIC CAP
- P.U.E. PUBLIC UTILITY EASEMENT
- FFE FINISH FLOOR ELEVATION
- AREA BEING PLATTED
- - - EXISTING 2' CONTOUR
- - - EXISTING 10' CONTOUR
- ADJOINING LOT LINE
- FUTURE LOT LINE
- FEMA CLOMR LINE
- FEMA LINE

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

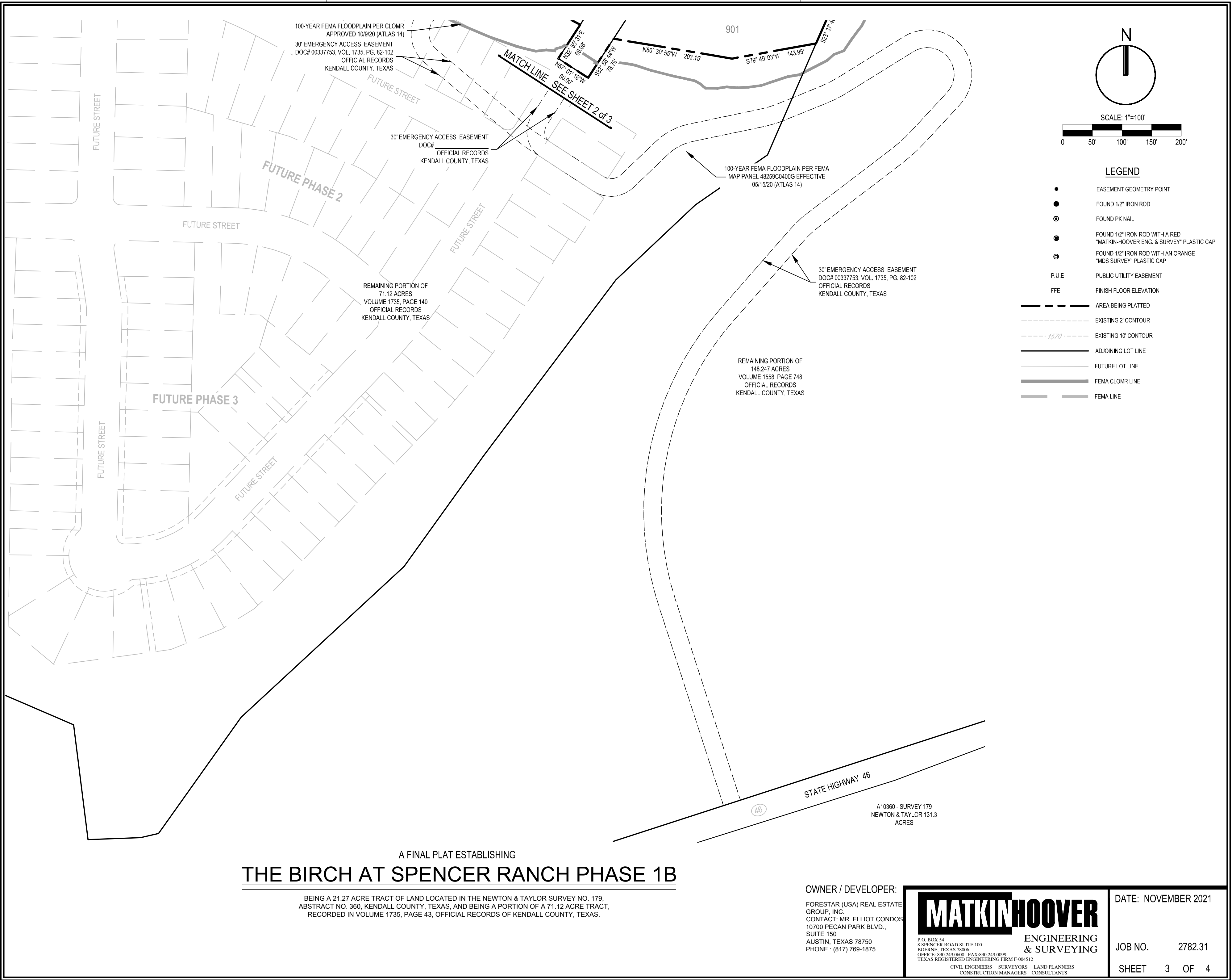
BEING A 21.27 ACRE TRACT OF LAND LOCATED IN THE NEWTON & TAYLOR SURVEY NO. 179, ABSTRACT NO. 360, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A 71.12 ACRE TRACT, RECORDED IN VOLUME 1735, PAGE 43, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.



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

**MATKIN-HOOVER**  
ENGINEERING & SURVEYING  
P.O. BOX 54  
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFFICE: 830.249.0600 FAX: 830.240.0099  
TEXAS REGISTERED ENGINEERING FIRM E-004512  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

DATE: NOVEMBER 2021  
JOB NO. 2782.31  
SHEET 2 OF 4



A FINAL PLAT ESTABLISHING

# THE BIRCH AT SPENCER RANCH PHASE 1B

BEING A 21.27 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,  
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DATE: NOVEMBER 2021

JOB NO. 2782.31

SHEET 3 OF 4

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	5.42	S29° 15' 14"W
L2	60.00	S61° 05' 47"E
L3	4.16	S35° 31' 10"E
L4	59.27	N01° 02' 28"E
L5	50.64	S02° 45' 05"W
L6	50.29	S05° 47' 23"W
L7	50.29	S08° 49' 23"W
L8	50.29	S11° 51' 23"W
L9	50.29	S14° 53' 23"W
L10	50.29	S17° 55' 23"W
L11	50.29	S20° 57' 23"W
L12	50.29	S23° 59' 23"W
L13	39.87	N01° 02' 28"E
L14	44.54	S59° 20' 10"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	220.00'	27.91'	7°16'09"	S54° 05' 45"E	27.89'
C2	220.00'	79.70'	20°45'26"	N26° 57' 25"W	79.27'
C3	447.00'	137.35'	17°36'20"	S43° 19' 00"E	136.81'
C4	13.00'	18.38'	81°01'23"	S11° 36' 28"E	16.89'
C5	13.00'	20.02'	88°13'56"	N73° 01' 12"E	18.10'
C6	447.00'	130.35'	16°42'29"	S71° 13' 05"E	129.89'
C7	370.00'	179.93'	27°51'45"	S14° 58' 21"W	178.16'
C8	830.00'	462.66'	31°56'16"	S17° 00' 36"W	456.69'
C9	770.00'	145.84'	10°51'06"	N27° 33' 11"E	145.62'
C10	13.00'	21.16'	93°15'23"	N24° 30' 03"W	18.90'
C11	1030.00'	236.32'	13°08'45"	N64° 33' 22"W	235.80'
C12	13.00'	12.23'	53°54'40"	N84° 56' 20"W	11.79'
C13	60.00'	301.41'	287°49'19"	N32° 01' 00"E	70.68'
C14	13.00'	12.23'	53°54'40"	S31° 01' 40"E	11.79'
C15	970.00'	222.55'	13°08'45"	S64° 33' 22"E	222.07'
C16	13.00'	21.16'	93°15'23"	N62° 14' 34"E	18.90'
C17	770.00'	195.85'	14°34'24"	N08° 19' 40"E	195.33'
C18	13.00'	18.88'	83°13'11"	N40° 34' 07"W	17.27'
C19	350.00'	141.74'	23°12'11"	N70° 34' 38"W	140.77'
C20	280.00'	41.61'	8°30'52"	N54° 43' 07"W	41.57'
C21	290.00'	106.71'	21°04'58"	S69° 31' 02"E	106.11'
C22	13.00'	22.44'	98°54'01"	N50° 29' 29"E	19.76'
C23	430.00'	209.11'	27°51'45"	N14° 58' 21"E	207.05'
C24	370.00'	61.56'	9°31'58"	N23° 01' 11"E	61.49'
C25	370.00'	61.67'	9°32'57"	N13° 28' 43"E	61.60'
C26	370.00'	49.48'	7°39'46"	N04° 52' 21"E	49.45'
C27	830.00'	2.95'	0°12'13"	N01° 08' 35"E	2.95'
C28	830.00'	43.87'	3°01'43"	N02° 45' 32"E	43.87'
C29	830.00'	43.94'	3°02'00"	N05° 47' 23"E	43.94'
C30	830.00'	43.94'	3°02'00"	N08° 49' 23"E	43.94'
C31	830.00'	43.94'	3°02'00"	N11° 51' 23"E	43.94'
C32	830.00'	43.94'	3°02'00"	N14° 53' 23"E	43.94'
C33	830.00'	43.94'	3°02'00"	N17° 55' 23"E	43.94'
C34	830.00'	43.94'	3°02'00"	N20° 57' 23"E	43.94'
C35	830.00'	43.94'	3°02'00"	N23° 59' 23"E	43.94'
C36	770.00'	7.95'	0°35'29"	S30° 31' 00"W	7.95'
C37	1030.00'	37.87'	2°06'23"	S70° 04' 33"E	37.86'
C38	1030.00'	44.14'	2°27'20"	S67° 47' 42"E	44.14'
C39	1030.00'	44.14'	2°27'20"	S65° 20' 22"E	44.14'
C40	1030.00'	44.14'	2°27'20"	S62° 53' 02"E	44.14'
C41	1030.00'	44.14'	2°27'20"	S60° 25' 42"E	44.14'
C42	1030.00'	21.88'	1°13'02"	S58° 35' 31"E	21.88'
C43	60.00'	37.23'	35°33'21"	N85° 53' 01"E	36.64'
C44	60.00'	40.20'	38°23'16"	S57° 08' 40"E	39.45'
C45	60.00'	31.64'	30°12'35"	S22° 50' 45"E	31.27'
C46	60.00'	29.93'	28°34'40"	S06° 32' 53"W	29.62'
C47	60.00'	30.73'	29°20'48"	S35° 30' 37"W	30.40'
C48	60.00'	28.43'	27°08'54"	S63° 45' 28"W	28.16'
C49	60.00'	30.12'	28°45'58"	N88° 17' 06"W	29.81'
C50	60.00'	41.10'	39°14'46"	N54° 16' 44"W	40.30'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C51	60.00'	32.03'	30°35'01"	N19° 21' 51"W	31.65'
C52	970.00'	24.89'	1°28'13"	N58° 43' 06"W	24.89'
C53	970.00'	50.25'	2°58'06"	N60° 56' 15"W	50.25'
C54	970.00'	50.43'	2°58'43"	N63° 54' 39"W	50.42'
C55	970.00'	50.30'	2°58'15"	N66° 53' 08"W	50.29'
C56	970.00'	46.69'	2°45'29"	N69° 45' 00"W	46.69'
C57	770.00'	127.25'	9°28'07"	S10° 52' 49"W	127.10'
C58	770.00'	68.60'	5°06'17"	S03° 35' 37"W	68.58'
C59	350.00'	39.50'	6°27'57"	S78° 56' 45"E	39.48'
C60	350.00'	42.57'	6°58'06"	S72° 13' 43"E	42.54'
C61	350.00'	42.57'	6°58'06"	S65° 15' 37"E	42.54'
C62	350.00'	17.11'	2°48'01"	S60° 22' 33"E	17.10'
C63	290.00'	22.76'	4°29'50"	N61° 13' 28"W	22.76'
C64	290.00'	83.95'	16°35'08"	N71° 45' 57"W	83.65'
C65	430.00'	59.73'	7°57'30"	S05° 01' 13"W	59.68'
C66	430.00'	45.60'	6°04'36"	S12° 02' 16"W	45.58'
C67	430.00'	43.88'	5°50'48"	S17° 59' 57"W	43.86'
C68	430.00'	43.00'	5°43'46"	S23° 47' 14"W	42.98'
C69	430.00'	16.90'	2°15'06"	N27° 46' 40"E	16.90'
C70	447.00'	21.73'	2°47'08"	S35° 54' 24"E	21.73'

A FINAL PLAT ESTABLISHING

# THE BIRCH AT SPENCER RANCH PHASE 1B

BEING A 21.27 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 43, 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

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BOERNE, TEXAS 78006  
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TEXAS REGISTERED ENGINEERING FIRM F-004512

CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

ENGINEERING  
& SURVEYING

DATE: NOVEMBER 2021

JOB NO. 2782.31

SHEET 4 OF 4