

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

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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.

FORESTAR REAL ESTATE GROUP INC. - OWNER
10700 PECAN PARK BLVD., SUITE 150
AUSTIN, TEXAS 78750

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF KENDALL

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NOTARY PUBLIC KENDALL COUNTY, TEXAS

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DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN
EXPRESSED.

OWNER OF THE 74.91 AC AND 5.50 AC TRACTS OF LAND

OWNER/AUTHORIZED AGENT
JULIE D MILLER JULIE D MILLER

430 S SANTA ROSA AVENUE
SAN ANTONIO, TX 78207 430 S SANTA ROSA AVENUE
SAN ANTONIO, TX 78207

STATE OF TEXAS
COUNTY OF KENDALL

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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. _____.

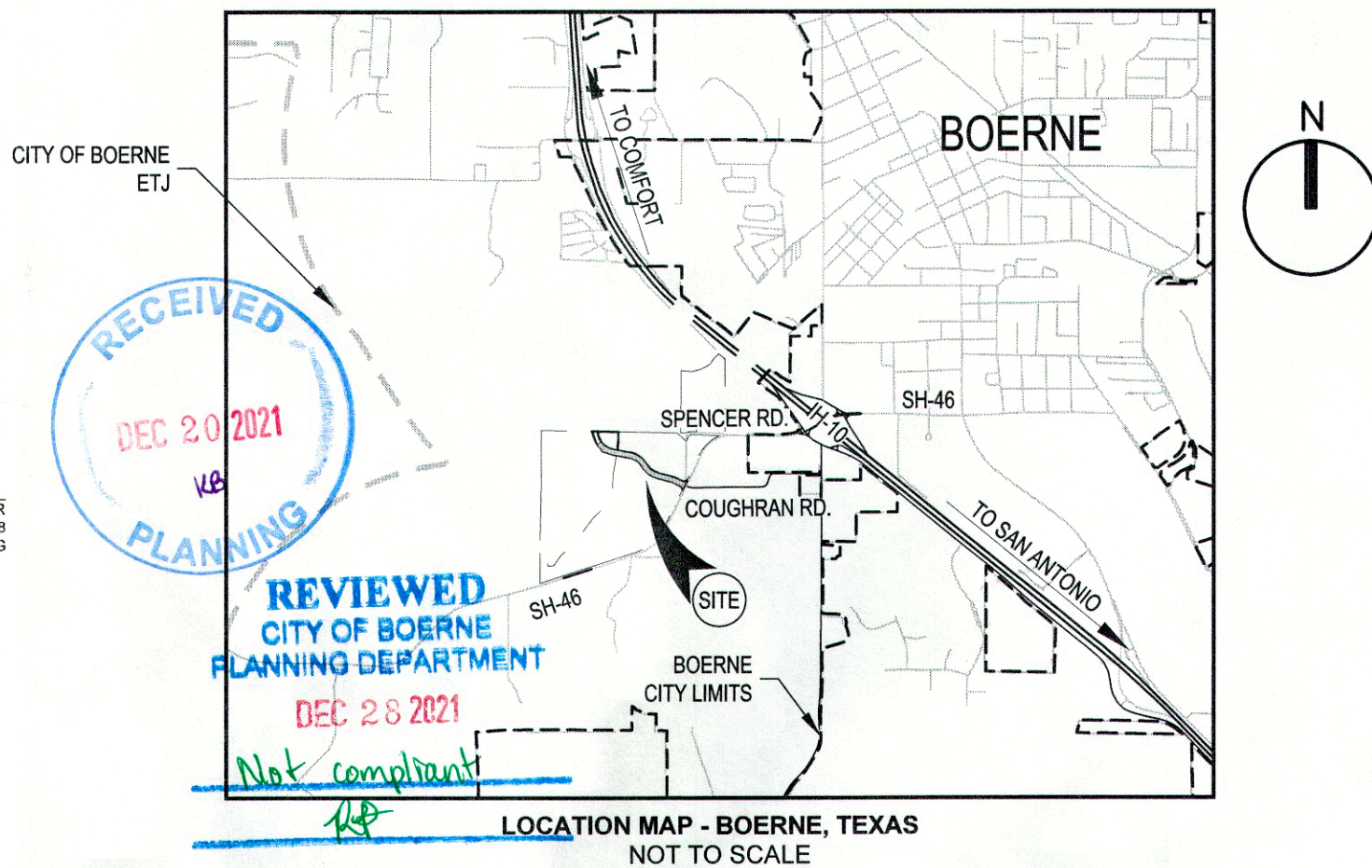
TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOCUMENT NO. _____, KENDALL COUNTY OFFICIAL RECORDS. IN
TESTIMONY, WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ___ DAY OF ___, A.D. 202__.

COUNTY CLERK, KENDALL COUNTY, TEXAS

BY: _____ DEPUTY

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

BEING A 7.33 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 DOCUMENT NUMBER _____, KENDALL COUNTY OFFICIAL RECORDS.

PROJECT SUMMARY TABLE

	PHASE 1A
TOTAL LOTS:	1
TOTAL ACREAGE:	7.33 AC
AVERAGE LOTS/ACRE	---
LINEAR FEET OF STREET:	2,195 LF
OPEN SPACE:	2.62 AC
ROW ACREAGE:	4.71 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 PRIVATE.
- THIS PLAT IS LOCATED WITHIN CITY OF BOERNE ETJ.
- THE KUW 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 ROW AND PUBLIC UTILITY EASEMENT. BLOCK 1 LOT 902 IS HEREBY DEDICATED AS PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT.
- WATER SERVICE FOR ALL LOTS SHALL BE PROVIDED BY KENDALL WEST UTILITIES.
- SEWER SERVICING FOR ALL LOTS SHALL BE KENDALL WEST UTILITIES.

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 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 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.

- 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.

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 TDR 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.

STATE OF TEXAS
COUNTY OF KENDALL

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OWNER OF THE 74.91 AC AND 5.50 AC TRACTS OF LAND

OWNER/AUTHORIZED AGENT

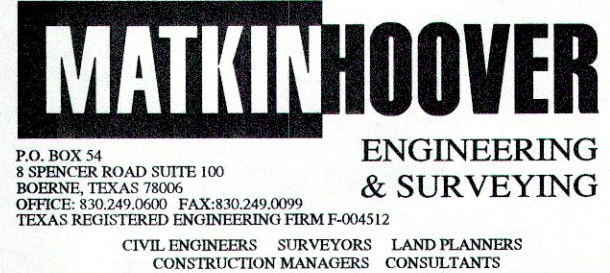
BALOUS T MILLER BALOUS T MILLER

430 S SANTA ROSA AVENUE 430 S SANTA ROSA AVENUE
SAN ANTONIO, TX 78207 SAN ANTONIO, TX 78207

STATE OF TEXAS
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NOTARY PUBLIC KENDALL COUNTY, TEXAS



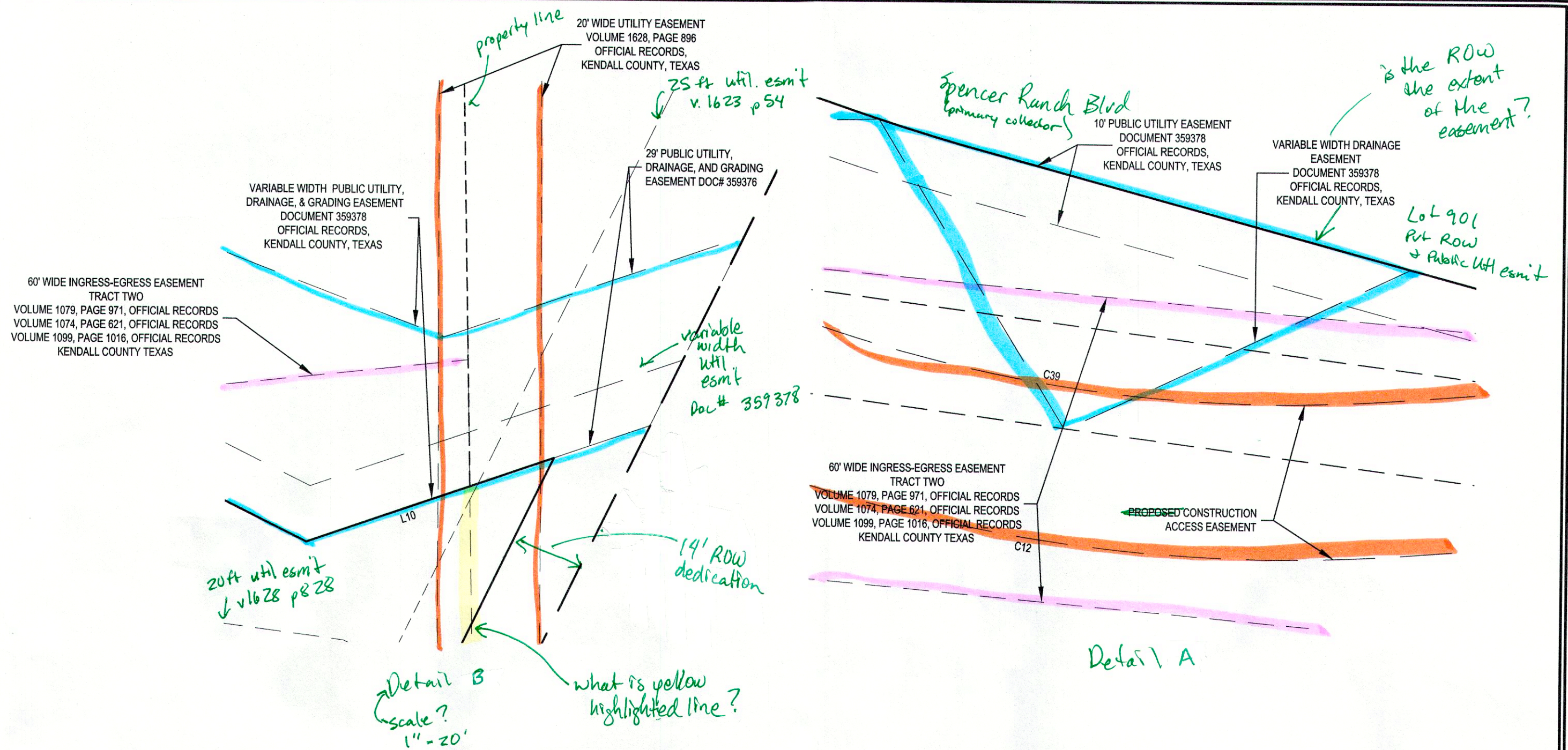
DATE: DECEMBER 2021

JOB NO. 2782.31

SHEET 1 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	102.73'	N35°43'12"W
L5	0.99'	S28°59'04"W
L6	60.00'	N61°05'47"W
L7	5.26'	N29°15'14"E
L8	102.73'	S35°43'12"E
L9	108.50'	S63°55'43"E
L10	50.92'	N71°04'11"E
L11	164.39'	N85°44'51"E
L12	20.53'	S67°38'14"E
L13	45.15'	N86°26'13"E
L14	55.09'	S23°41'20"E
L15	210.21'	S70°24'02"E
L16	44.14'	S54°20'49"E
L17	58.75'	N44°11'40"E
L18	105.46'	N64°52'27"E
L19	63.01'	N30°43'17"E
L20	22.33'	N11°48'44"E
L21	5.20'	S65°34'29"E
L22	185.94'	S01°02'28"W
L23	185.94'	N01°02'28"E
L24	5.20'	N65°34'29"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L25	22.33'	S11°48'44"W
L26	63.01'	S30°43'17"W
L27	105.46'	S64°52'27"W
L28	58.75'	S44°11'40"W
L29	44.14'	N54°20'49"W
L30	210.21'	N70°24'02"W
L31	55.09'	N23°41'20"W
L32	45.15'	S86°26'13"W
L33	20.53'	N67°38'14"W
L34	78.22'	S85°44'51"W
L35	93.79'	S33°30'18"E
L36	55.95'	S07°03'59"W
L37	20.00'	N82°48'01"W
L38	63.89'	N07°03'59"E
L39	171.70'	N33°30'18"W
L40	31.88'	N32°35'29"E
L41	23.37'	N64°03'00"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	146.32'	315.00'	026°36'54"	S80°56'41"E	145.01'
C13	15.84'	35.00'	025°55'33"	S80°36'01"E	15.70'
C14	176.83'	145.00'	069°52'28"	S58°37'33"E	166.08'
C15	8.15'	10.00'	046°42'42"	S47°02'41"E	7.93'
C16	32.22'	115.00'	016°03'12"	S62°22'25"E	32.12'
C17	120.85'	85.00'	081°27'31"	N84°55'25"E	110.92'
C18	41.51'	115.00'	020°40'47"	N54°32'04"E	41.28'
C19	85.69'	85.00'	057°45'40"	N35°59'37"E	82.11'
C20	47.39'	115.00'	023°36'30"	N18°55'02"E	47.05'

CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C21	28.05'	85.00'	018°54'33"	N21°16'01"E	27.93'
C22	134.32'	75.00'	102°36'47"	N63°07'08"E	117.08'
C23	160.86'	115.00'	080°08'42"	S25°30'08"E	148.06'
C24	185.36'	785.00'	013°31'45"	S07°48'21"W	184.93'
C25	201.81'	415.00'	027°51'45"	S14°58'21"W	199.83'
C26	187.22'	385.00'	027°51'45"	N14°58'21"E	185.38'
C27	192.44'	815.00'	013°31'45"	N07°48'21"E	192.00'
C28	118.90'	85.00'	080°08'42"	N25°30'08"W	109.44'
C29	80.59'	45.00'	102°36'47"	S63°07'08"W	70.25'
C30	37.95'	115.00'	018°54'33"	S21°16'01"W	37.78'
C31	35.02'	85.00'	023°36'30"	S18°55'02"W	34.78'
C32	115.93'	115.00'	057°45'40"	S35°59'37"W	111.09'
C33	30.68'	85.00'	020°40'47"	S54°32'04"W	30.51'
C34	163.50'	115.00'	081°27'31"	S84°55'25"W	150.07'
C35	23.82'	85.00'	016°03'12"	N62°22'25"W	23.74'
C36	32.61'	40.00'	046°42'42"	N47°02'41"W	31.72'
C37	140.25'	115.00'	069°52'28"	N58°37'33"W	131.72'
C38	29.41'	65.00'	025°55'33"	N80°36'01"W	29.16'
C39	132.39'	285.00'	026°36'54"	N80°56'41"W	131.20'
C40	97.64'	496.36'	011°16'17"	S39°23'33"E	97.49'

CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C41	134.23'	457.00'	016°49'44"	S71°09'27"E	133.75'
C42	3.08'	2.00'	088°16'19"	N73°07'15"E	2.79'
C43	4.22'	3.00'	080°38'39"	S11°47'50"E	3.88'
C44	274.13'	457.00'	034°22'07"	S32°59'18"E	270.04'
C45	381.75'	343.00'	063°46'04"	N47°41'16"W	362.35'
C46	148.06'	353.00'	024°01'52"	N67°33'23"W	146.97'
C47	28.28'	51.50'	031°27'27"	N48°19'17"E	27.92'

TREE TABLE				
TREE COUNT	POINT NO.	SPECIES	TRUNK CIR (IN)	SPREAD (FT)
1	5815	LIVE OAK	88	60
2	5817	LIVE OAK	84	65
3	5819	LIVE OAK	88	60
4	5823	LIVE OAK	95	60
5	5825	LIVE OAK	92	65
6	5833	LIVE OAK	87	80

THE BIRCH AT SPENCER RANCH PHASE 1A

BEING A 7.33 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.

MATKINHOOVER

ENGINEERING & SURVEYING
P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0999
TEXAS REGISTERED ENGINEERING FIRM F-004912
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

DATE: DECEMBER 2021

JOB NO. 2782.31

SHEET 3 OF 3

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

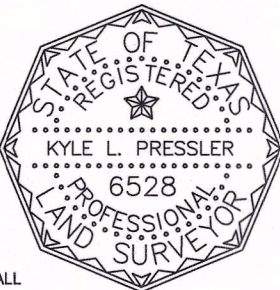
STATE OF TEXAS
COUNTY OF KENDALL

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.

FORESTAR REAL ESTATE GROUP INC. - OWNER
10700 PECAN PARK BLVD., SUITE 150
AUSTIN, TEXAS 78750

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF KENDALL

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NOTARY PUBLIC KENDALL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

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DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN
EXPRESSED.

OWNER OF THE 74.91 AC AND 5.50 AC TRACTS OF LAND

OWNER/AUTHORIZED AGENT
JULIE D MILLER

JULIE D MILLER

430 S SANTA ROSA
AVENUE
SAN ANTONIO, TX 78207

430 S SANTA ROSA
AVENUE
SAN ANTONIO, TX 78207

STATE OF TEXAS
COUNTY OF KENDALL

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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
INSTRUMENT OF WRITING WITH THIS CERTIFICATE OF AU
DAY OF ____ A.D. 202__ AT

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOCUM
TESTIMONY, WHEREOF, WITNESS MY HAND AND OFFICIAL
202__

REVIEWED
CITY OF BOERNE
Development Services
Cheryl J. Rogers
1/6/2022

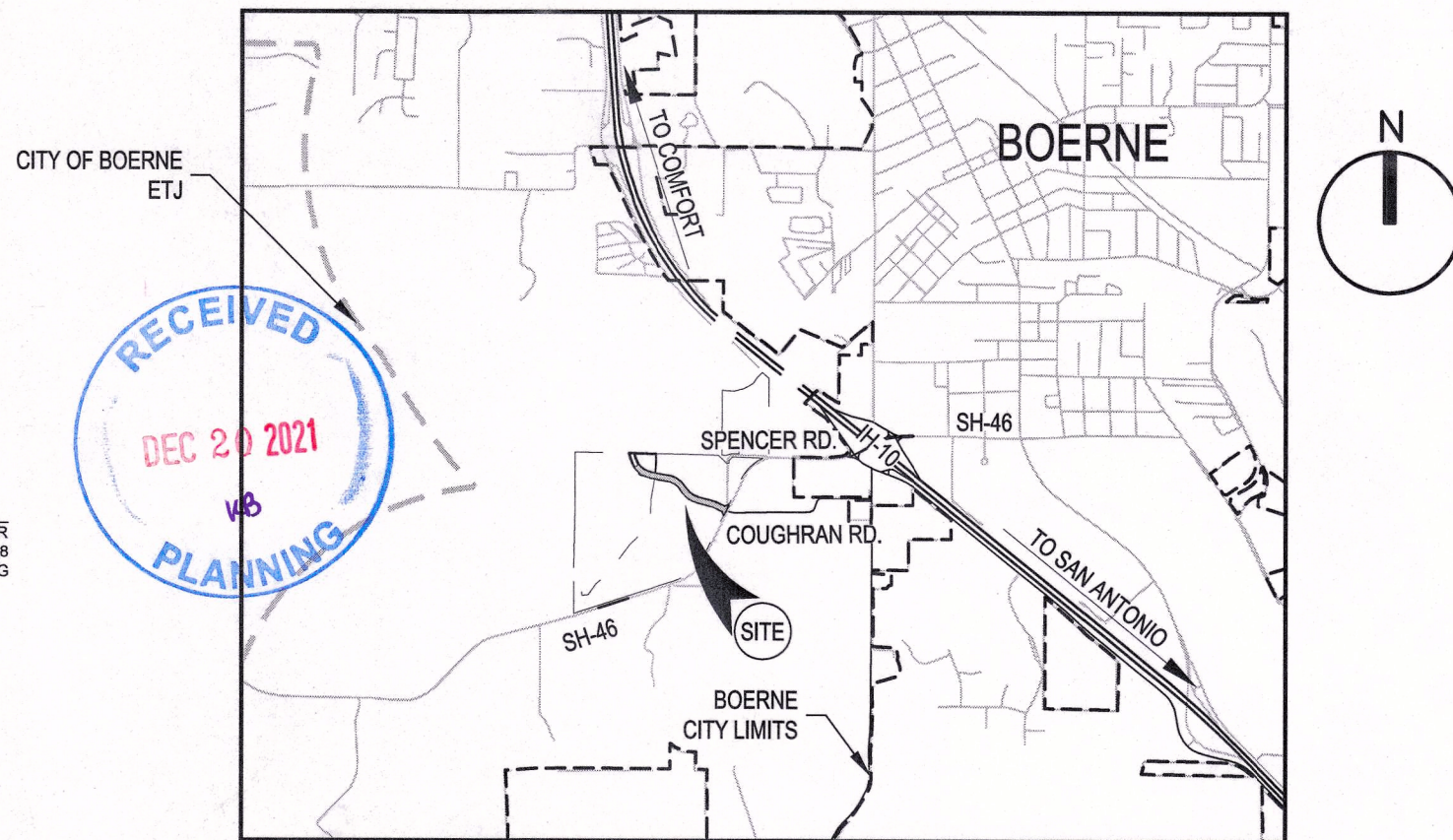
Revise & Resubmit

COUNTY CLERK, KENDALL COUNTY, TEXAS

BY: _____ DEPUTY

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

BEING A 7.33 ACRE TRACT OF LAND LOCATED IN THE NEWTON & TAYLOR SURVEY NO. 179,
ABSTRACT NO. 380, 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 DOCUMENT NUMBER _____, KENDALL COUNTY OFFICIAL RECORDS.

PROJECT SUMMARY TABLE

	PHASE 1A
TOTAL LOTS:	1
TOTAL ACREAGE:	7.33 AC
AVERAGE LOTS/ACRE	---
LINEAR FEET OF STREET:	2,195 LF
OPEN SPACE:	2.62 AC
ROW ACREAGE:	4.71 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%

THIS SUBDIVISION PLAT OF THE BIRCH AT SPENCER RANCH PHASE 1A 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:

- 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 PRIVATE.
- THIS PLAT IS LOCATED WITHIN CITY OF BOERNE ETJ.
- THE KUW 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 ROW AND PUBLIC UTILITY EASEMENT. BLOCK 1 LOT 902 IS HEREBY DEDICATED AS
PRIVATE DRAINAGE AND PUBLIC UTILITY EASEMENT.
- WATER SERVICE FOR ALL LOTS SHALL BE PROVIDED BY KENDALL WEST UTILITIES.
- SEWER SERVICING FOR ALL LOTS SHALL BE KENDALL WEST UTILITIES.

FIRE MARSHAL 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 MARSHAL.

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 RELOCATE ALONG THE EASEMENT, THE RIGHT TO RELOCATE ALONG 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 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, BOULEVARD, 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 LOOKS 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 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.

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.

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
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AND CONSIDERATION THEREIN EXPRESSED.

OWNER OF THE 74.91 AC AND 5.50 AC TRACTS OF LAND

OWNER/AUTHORIZED AGENT
BALOUS T MILLER

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COUNTY OF KENDALL

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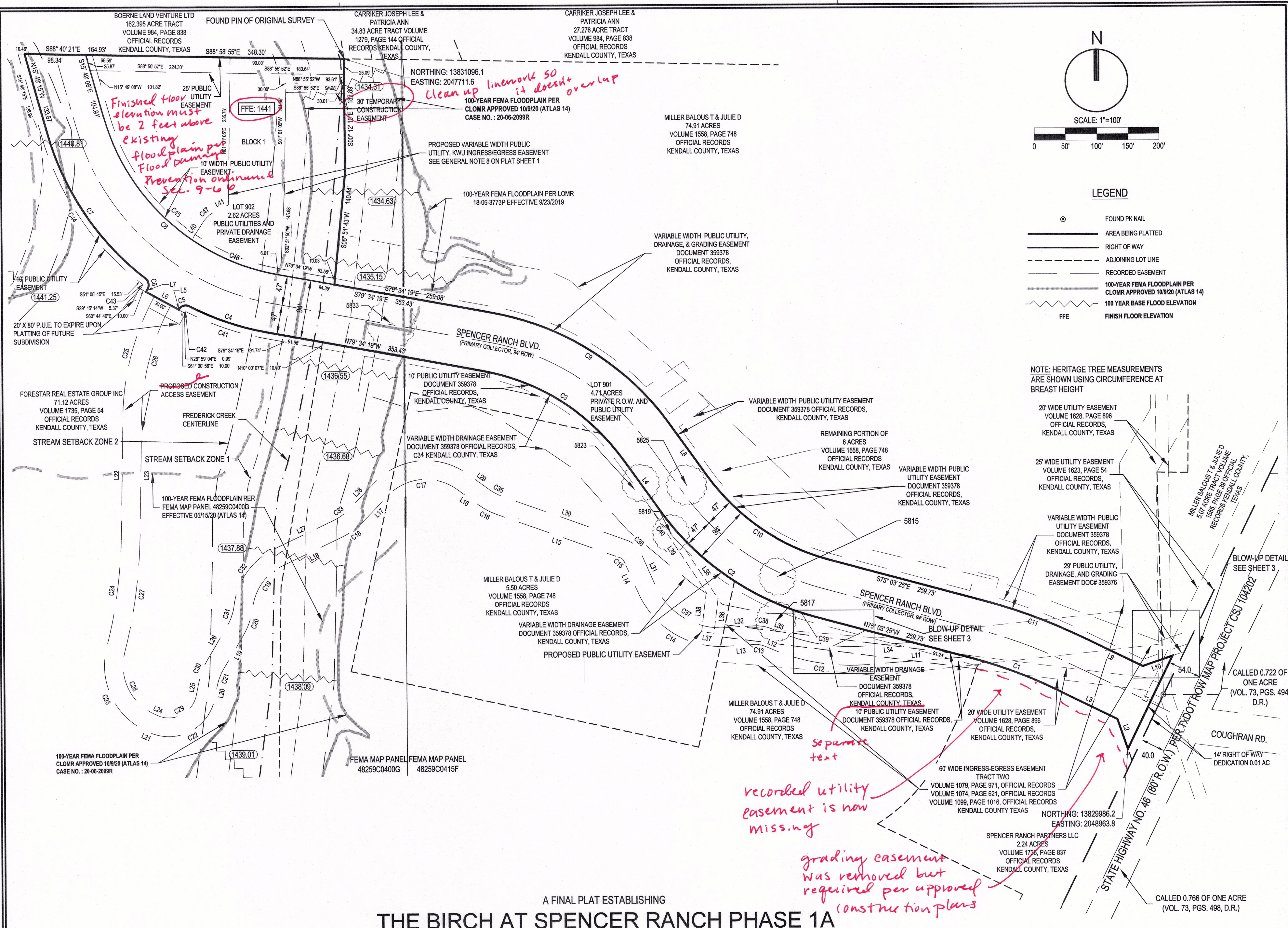
NOTARY PUBLIC KENDALL COUNTY, TEXAS

MATKIN HOOVER
ENGINEERING & SURVEYING
P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0099
TEXAS REGISTERED ENGINEERING FIRM F-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

DATE: DECEMBER 2021

JOB NO. 2782.31

SHEET 1 OF 3



BEING A 7.33 ACRE TRACT OF LAND LOCATED IN THE NEWTON & TAYLOR SURVEY NO. 179,
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TEXAS REGISTERED ENGINEERING FIRM F-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

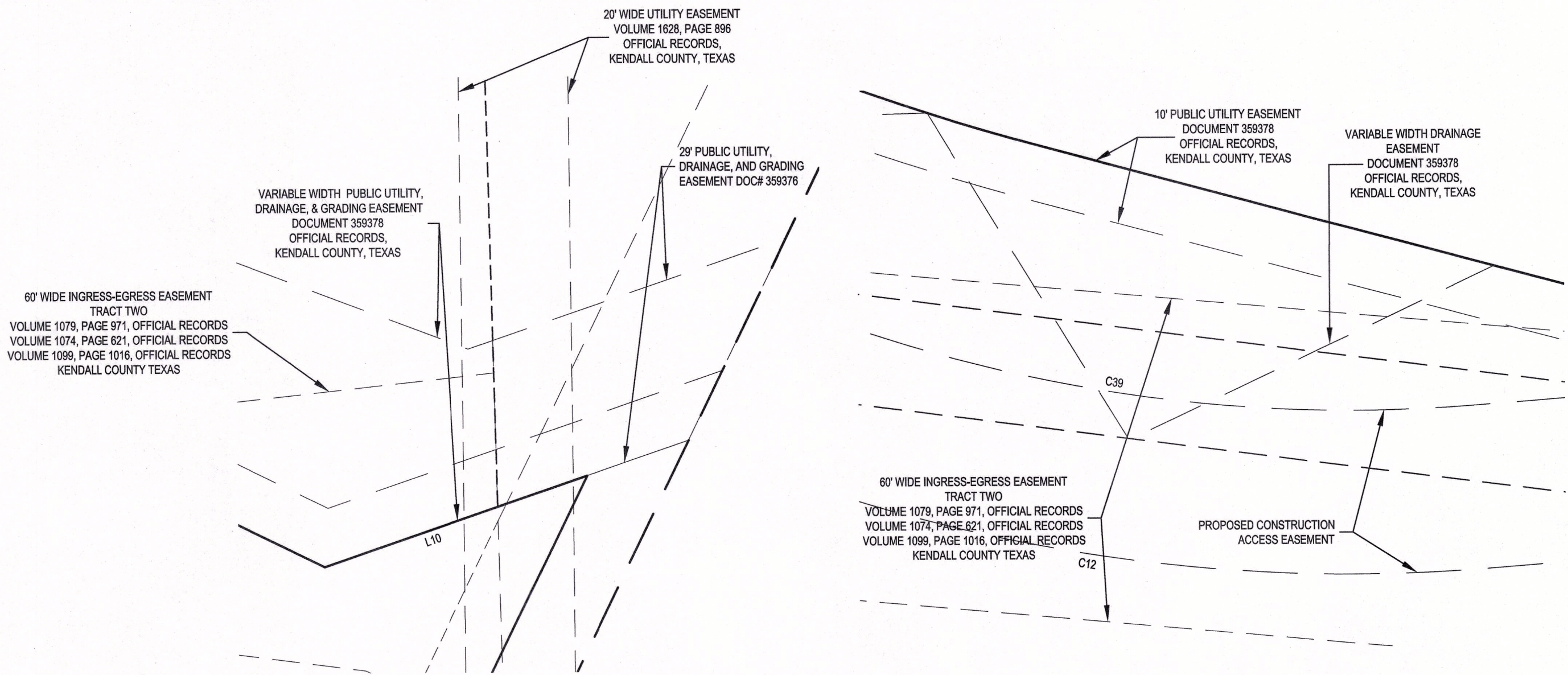
DATE: DECEMBER 2021

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	102.73'	N35°43'12"W
L5	0.99'	S28°59'04"W
L6	60.00'	N61°05'47"W
L7	5.26'	N29°15'14"E
L8	102.73'	S35°43'12"E
L9	108.50'	S63°55'43"E
L10	50.92'	N71°04'11"E
L11	164.39'	N85°44'51"E
L12	20.53'	S67°38'14"E
L13	45.15'	N86°26'13"E
L14	55.09'	S23°41'20"E
L15	210.21'	S70°24'02"E
L16	44.14'	S54°20'49"E
L17	58.75'	N44°11'40"E
L18	105.46'	N64°52'27"E
L19	63.01'	N30°43'17"E
L20	22.33'	N11°48'44"E
L21	5.20'	S65°34'29"E
L22	185.94'	S01°02'28"W
L23	185.94'	N01°02'28"E
L24	5.20'	N65°34'29"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L25	22.33'	S11°48'44"W
L26	63.01'	S30°43'17"W
L27	105.46'	S64°52'27"W
L28	58.75'	S44°11'40"W
L29	44.14'	N54°20'49"W
L30	210.21'	N70°24'02"W
L31	55.09'	N23°41'20"W
L32	45.15'	S86°26'13"W
L33	20.53'	N67°38'14"W
L34	78.22'	S85°44'51"W
L35	93.79'	S33°30'18"E
L36	55.95'	S07°03'59"W
L37	20.00'	N82°48'01"W
L38	63.89'	N07°03'59"E
L39	171.70'	N33°30'18"W
L40	31.88'	N32°35'29"E
L41	23.37'	N64°03'00"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	146.32'	315.00'	026°36'54"	S80°36'41"E	145.01'
C13	15.84'	35.00'	025°55'33"	S80°36'01"E	15.70'
C14	176.83'	145.00'	069°52'28"	S58°37'33"E	166.08'
C15	8.15'	10.00'	046°42'42"	S47°02'41"E	7.93'
C16	32.22'	115.00'	016°03'12"	S62°22'25"E	32.12'
C17	120.85'	85.00'	081°27'31"	N84°55'25"E	110.92'
C18	41.51'	115.00'	020°40'47"	N54°32'04"E	41.28'
C19	85.69'	85.00'	057°45'40"	N35°59'37"E	82.11'
C20	47.39'	115.00'	023°36'30"	N18°55'02"E	47.05'

CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C21	28.05'	85.00'	018°54'33"	N21°16'01"E	27.93'
C22	134.32'	75.00'	102°36'47"	N63°07'08"E	117.08'
C23	160.86'	115.00'	080°08'42"	S25°30'08"E	148.06'
C24	185.36'	785.00'	013°31'45"	S07°48'21"W	184.93'
C25	201.81'	415.00'	027°51'45"	S14°58'21"W	199.83'
C26	187.22'	385.00'	027°51'45"	N14°58'21"E	185.38'
C27	192.44'	815.00'	013°31'45"	N07°48'21"E	192.00'
C28	118.90'	85.00'	080°08'42"	N25°30'08"W	109.44'
C29	80.59'	45.00'	102°36'47"	S63°07'08"W	70.25'
C30	37.95'	115.00'	018°54'33"	S21°16'01"W	37.78'
C31	35.02'	85.00'	023°36'30"	S18°55'02"W	34.78'
C32	115.93'	115.00'	057°45'40"	S35°59'37"W	111.09'
C33	30.68'	85.00'	020°40'47"	S54°32'04"W	30.51'
C34	163.50'	115.00'	081°27'31"	S84°55'25"W	150.07'
C35	23.82'	85.00'	016°03'12"	N62°22'25"W	23.74'
C36	32.61'	40.00'	046°42'42"	N47°02'41"W	31.72'
C37	140.25'	115.00'	069°52'28"	N58°37'33"W	131.72'
C38	29.41'	65.00'	025°55'33"	N80°36'01"W	29.16'
C39	132.39'	285.00'	026°36'54"	N80°56'41"W	131.20'
C40	97.64'	496.36'	011°16'17"	S39°23'33"E	97.49'

CURVE DATA					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C41	134.23'	457.00'	016°49'44"	S71°09'27"E	133.75'
C42	3.08'	2.00'	088°16'19"	N73°07'15"E	2.79'
C43	4.22'	3.00'	080°38'39"	S11°47'50"E	3.88'
C44	274.13'	457.00'	034°22'07"	S32°59'18"E	270.04'
C45	381.75'	343.00'	063°46'04"	N47°41'16"W	362.35'
C46	148.06'	353.00'	024°01'52"	N67°33'23"W	146.97'
C47	28.28'	51.50'	031°27'27"	N48°19'17"E	27.92'

TREE TABLE				
TREE COUNT	POINT NO.	SPECIES	TRUNK CIR (IN)	SPREAD (FT)
1	5815	LIVE OAK	88	60
2	5817	LIVE OAK	84	65
3	5819	LIVE OAK	88	60
4	5823	LIVE OAK	95	60
5	5825	LIVE OAK	92	65
6	5833	LIVE OAK	87	80

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

BEING A 7.33 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.

MATKINHOOVER
ENGINEERING & SURVEYING

P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78004
OFFICE: (817) 249-0600 FAX: (817) 249-0999
TEXAS REGISTERED ENGINEERING FIRM F-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

DATE: DECEMBER 2021

JOB NO. 2782.31

SHEET 3 OF 3

ADDRESSING TABLE THE BIRCH AT SPENCER RANCH PHASE 1A

PLAT NAME	BLOCK	LOT	STREET NUMBER	STREET NAME
THE BIRCH AT SPENCER RANCH PHASE 1A	1	902	301	SPENCER RANCH BLVD