

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 ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE.

CODY LEE MORRIS
LICENSED PROFESSIONAL ENGINEER #131472
MATKIN HOOVER ENGINEERING

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____,
_____, NOTARY PUBLIC IN AND FOR THE STATE OF 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 PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR #6528
MATKIN HOOVER LAND SURVEYING

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____,
_____, NOTARY PUBLIC IN AND FOR THE STATE OF 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 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. 20____, AT _____, M. IN THE PLAT RECORDS OF SAID COUNTY IN DOCUMENT NO. _____.

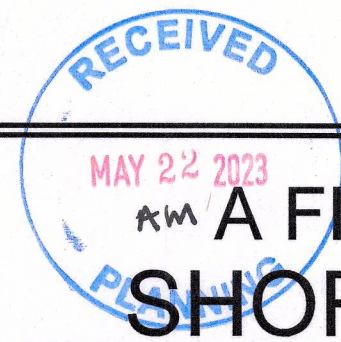
TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOCUMENT NO. _____, KENDALL COUNTY OFFICIAL RECORDS. IN TESTIMONY, WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF _____, A.D. 20____.

COUNTY CLERK
KENDALL COUNTY, TEXAS
BY: _____ DEPUTY

REVIEWED
CITY OF BOERNE
PLANNING DEPARTMENT

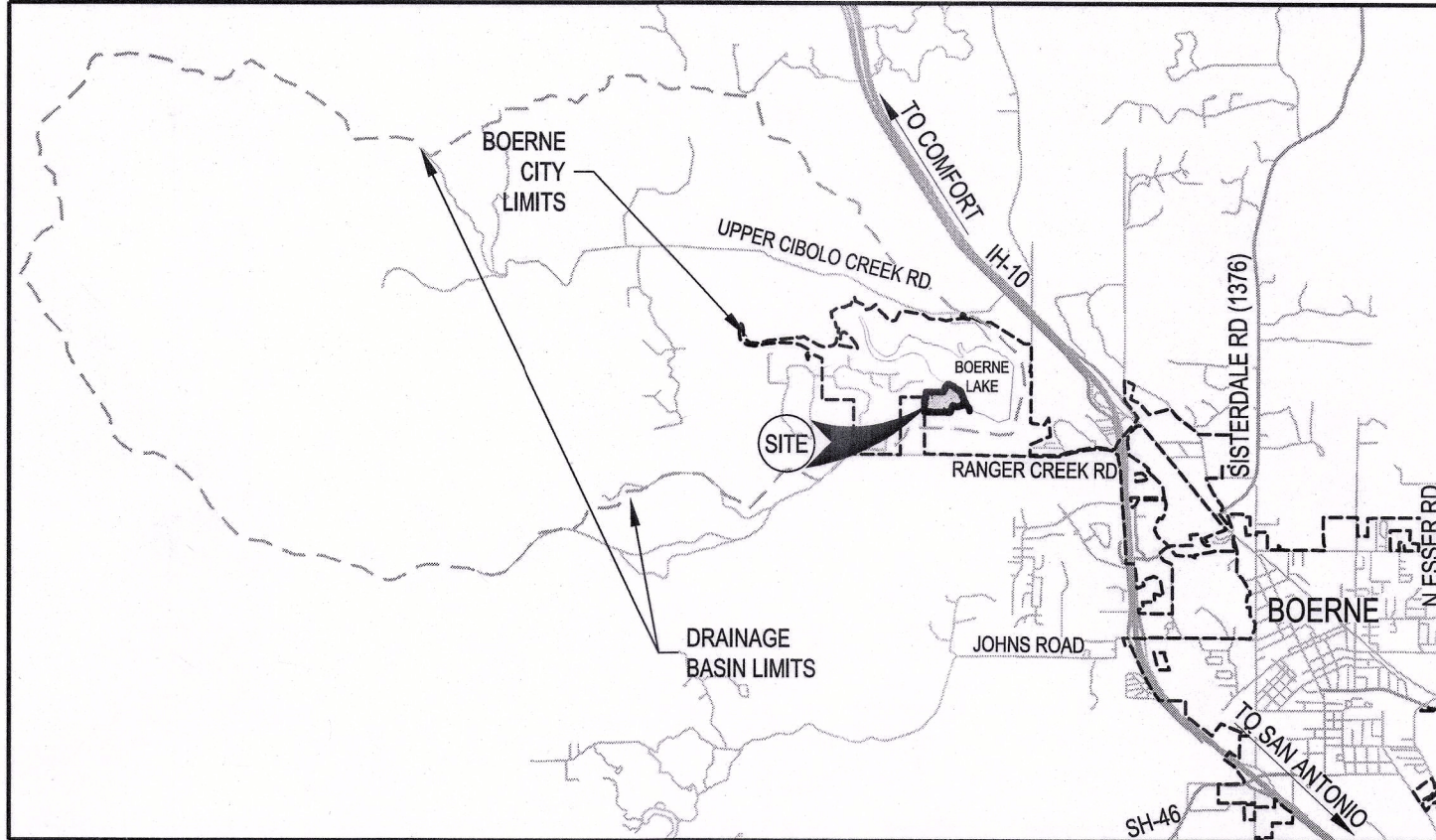
MAY 30 2023

No Comments
[Signature]



A FINAL PLAT ESTABLISHING SHORELINE PARK PHASE 7

A 25.95 ACRE TRACT OF LAND, LOCATED IN THE NICOLAS FLORES SURVEY NO. 174, ABSTRACT 166, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 40.511 ACRE TRACT OF LAND AND A PORTION OF A CALLED 4.155 ACRE TRACT OF LAND, BOTH AS DESCRIBED OF RECORD IN VOLUME 1737, PAGE 1051 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.



LOCATION MAP - BOERNE, TEXAS
NOT TO SCALE

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.

FENCE NOTES:

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.

TAX CERTIFICATE:

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOC# _____, KENDALL COUNTY OFFICIAL RECORDS.

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.

SETBACKS IN THE CITY LIMITS:

LOT SETBACKS ARE DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE ENFORCED AT THE TIME OF DEVELOPMENT AND ARE BASED ON ZONING/LOT SIZE. UNLESS OTHERWISE IDENTIFIED, THE FRONT SETBACK FOR A PIE SHAPED LOT OR LOT ON A CURVILINEAR STREET OR CUL-DE-SAC IS MEASURED WHEREVER THE LOT WIDTH MEETS FRONTAGE REQUIREMENTS FOR THE LOT CATEGORY.

GRID STREET SETBACKS:

LOTS ON GRID NETWORK STREETS HAVE VARYING SETBACKS AS DEFINED IN THE ZONING ORDINANCE.

BLOCK PERIMETERS:

BLOCK PERIMETERS ARE AS FOLLOWS. THE SMALLEST PERIMETER (BLOCK 14) IS 595 FEET. THE LARGEST PERIMETER (BLOCK 17) IS 2,862 FEET.

BLOCK 13 = 1,727 FEET

BLOCK 15 = 1,264 FEET

BLOCK 16 = 1,155 FEET

BLOCK 18 = 2,411 FEET

PROJECT SUMMARY TABLE

	PHASE 7
TOTAL RESIDENTIAL LOTS:	67
TOTAL ACREAGE:	25.95 AC
AVERAGE LOTS/ACRE	2.58
LINEAR FEET OF STREET:	2,341 LF
OPEN SPACE:	10.44 AC
ROW ACREAGE:	3.36 AC

IMPERVIOUS COVER CALCULATION

DESCRIPTION	IMPERVIOUS COVER
STREETS & SIDEWALK	3.13 AC
HOUSES	4.03 AC
DRIVEWAYS	0.50 AC
CONC. RIP-RAP / DRAINS	0.20 AC
TOTAL	7.87 AC
% IMPERVIOUS	28.72%
MAX IMPERV. COVER / LOT	0.067 AC / LOT

THIS SUBDIVISION PLAT OF SHORELINE PARK PHASE 7 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 0.05 ACRES.
2. THIS SUBDIVISION CONTAINS 25.95 TOTAL ACRES WITH 67 LOTS FOR A GROSS DENSITY OF 2.58 RESIDENTIAL LOTS PER ACRE.
3. ALL OF THIS PHASE 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 11 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 ARE DEDICATED TO THE CITY OF BOERNE FOR OWNERSHIP AND MAINTENANCE.
9. THE SUBDIVISION CONTAINS 4 OPEN SPACE LOTS.
10. THE AREA OF OPEN SPACE IS 10.44 AC.
11. SHORELINE PARK PHASE 7 IS LOCATED WITHIN CITY OF BOERNE CITY LIMITS.
12. LOT 918 AND 919 ARE DEDICATED AS OPEN SPACE EASEMENTS. LOT 921 IS DEDICATED AS OPEN SPACE AND DRAINAGE EASEMENT. LOT 920 IS DEDICATED AS OPEN SPACE, UTILITY, AND DRAINAGE EASEMENT.
13. WATER AND SEWER SERVICE IS PROVIDED BY TEXAS WATER COMPANY.

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.):

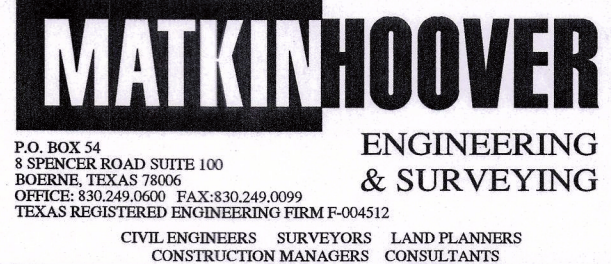
UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS AND/OR APPURTENANCES THERETO (THE "UTILITIES").

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 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 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.
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.

OWNER/DEVELOPER:

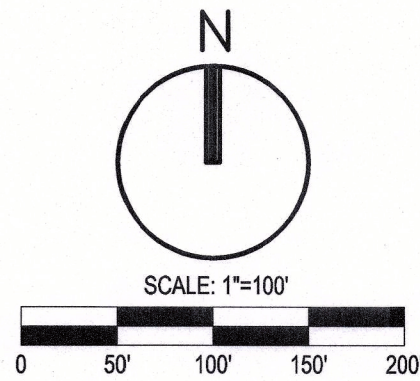
KB HOMELONESTAR INC.
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TX 78229



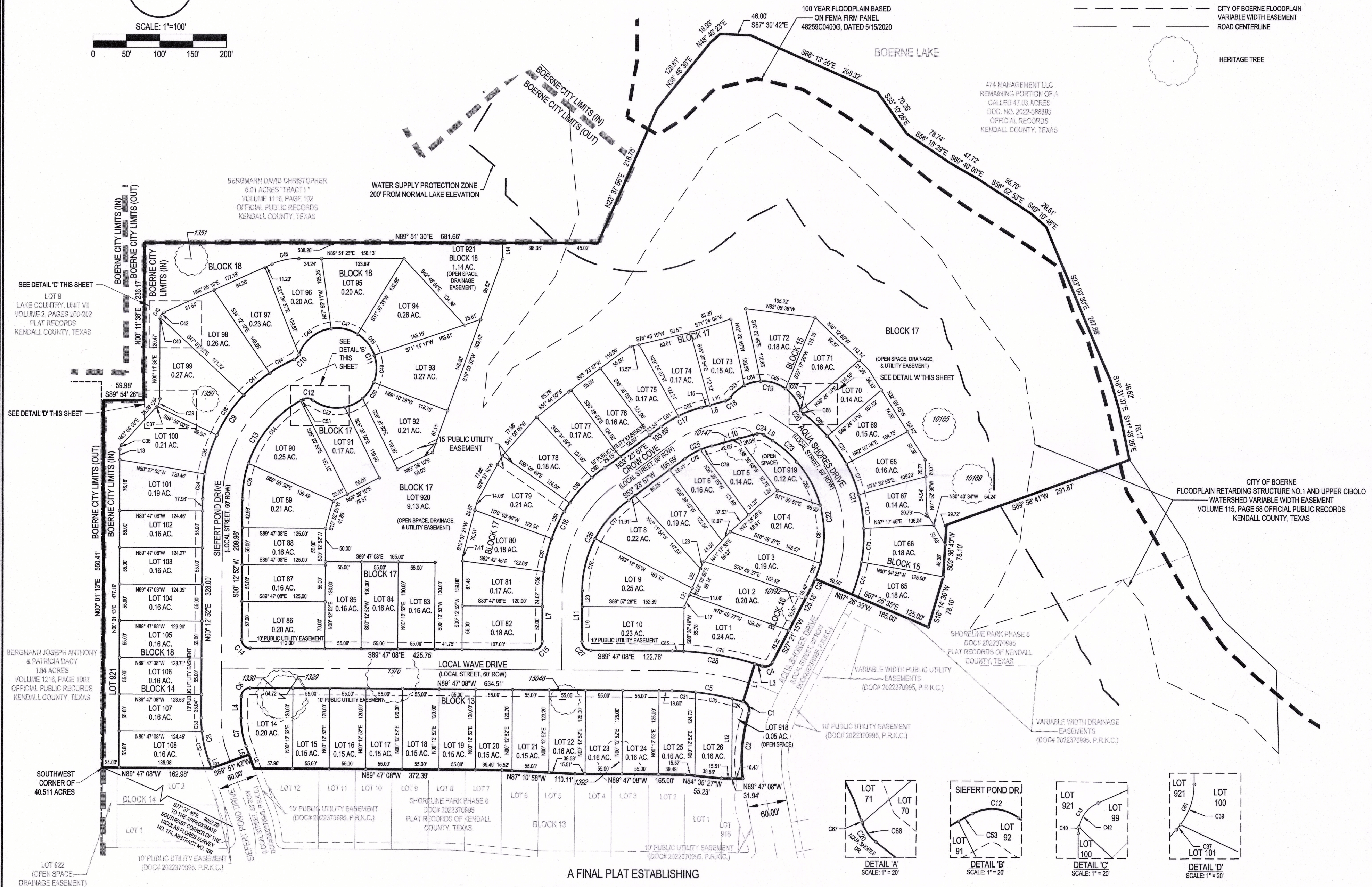
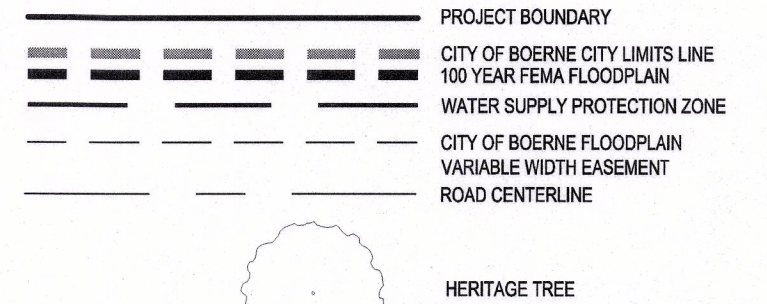
DATE OF PREPARATION :
05/17/2023

JOB NO. 2615.70

SHEET 01 OF 03



LEGEND



A FINAL PLAT ESTABLISHING
SHORELINE PARK PHASE 7

A 25.95 ACRE TRACT OF LAND, LOCATED IN THE NICOLAS FLORES SURVEY NO. 174, ABSTRACT 166, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 40.511 ACRE TRACT OF LAND AND A PORTION OF A CALLED 4.155 ACRE TRACT OF LAND, BOTH AS DESCRIBED OF RECORD IN VOLUME 1737, PAGE 1051 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

OWNER/DEVELOPER:
KB HOMELONESTAR INC.
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TX 78229

MATKINHOOPER
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-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

DATE OF PREPARATION:
05/17/2023
JOB NO. 2615.70
SHEET 02 OF 03

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	13.00'	20.54'	90°32'06"	S27°49'04"E	18.47'
C2	230.00'	99.21'	24°42'56"	S05°05'32"W	98.45'
C3	170.00'	14.23'	4°47'49"	S24°57'20"W	14.23'
C4	13.00'	18.41'	81°07'48"	S61°55'09"W	16.91'
C5	370.00'	107.85'	16°42'01"	N81°28'07"W	107.46'
C6	13.00'	20.42'	90°00'00"	S45°12'52"W	18.38'
C7	120.00'	42.63'	20°21'10"	S09°57'43"E	42.40'
C8	180.00'	63.94'	20°21'10"	N09°57'43"W	63.60'
C9	230.00'	265.40'	66°06'55"	N33°16'20"E	250.92'
C10	13.00'	10.57'	46°35'48"	N43°01'53"E	10.28'
C11	60.00'	300.42'	286°53'04"	S16°48'29"E	71.48'
C12	13.00'	14.54'	64°04'24"	N85°25'09"W	13.79'
C13	170.00'	184.94'	62°19'47"	S31°22'46"W	175.95'
C14	13.00'	20.42'	90°00'00"	S44°47'08"E	18.38'
C15	13.00'	20.42'	90°00'00"	N45°12'52"E	18.38'
C16	230.00'	213.50'	53°11'05"	N26°48'25"E	205.91'
C17	180.00'	67.34'	21°28'08"	N64°07'02"E	66.95'
C18	13.00'	8.86'	39°03'22"	N55°18'25"E	8.69'
C19	60.00'	133.22'	127°12'40"	S80°36'55"E	107.49'
C20	13.00'	8.10'	35°41'16"	S34°51'13"E	7.97'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C61	180.00'	30.75'	9°47'16"	N56°17'35"E	30.71'
C62	180.00'	36.59'	11°38'53"	N69°00'40"E	36.53'
C63	60.00'	28.65'	27°21'22"	N49°27'25"E	28.38'
C64	60.00'	25.21'	24°04'41"	S75°10'27"W	25.03'
C65	60.00'	40.00'	38°11'40"	S73°41'22"E	39.26'
C66	60.00'	39.36'	37°34'57"	S35°48'04"E	38.65'
C67	13.00'	0.98'	4°18'05"	S19°09'38"E	0.98'
C68	13.00'	7.12'	31°23'10"	N37°00'16"W	7.03'
C69	230.00'	48.58'	12°08'05"	N46°38'48"W	48.49'
C70	230.00'	50.70'	12°37'50"	N34°16'51"W	50.60'
C71	230.00'	50.70'	12°37'50"	N21°39'01"W	50.60'
C72	230.00'	50.70'	12°37'50"	N09°01'10"W	50.60'
C73	230.00'	50.70'	12°37'50"	N03°36'40"E	50.60'
C74	230.00'	50.70'	12°37'50"	S16°14'30"W	50.60'
C75	430.00'	108.68'	14°28'51"	S80°19'32"E	108.39'
C76	170.00'	80.82'	27°14'19"	N13°50'02"E	80.06'
C77	170.00'	76.96'	25°56'46"	N40°25'34"E	76.33'
C78	120.00'	26.81'	12°48'02"	N59°47'58"E	26.75'
C79	120.00'	18.09'	8°38'08"	N70°31'03"E	18.07'
C80	170.00'	74.19'	25°00'18"	S28°09'37"E	73.60'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C21	230.00'	302.08'	75°15'15"	S15°04'13"E	280.84'
C22	170.00'	187.38'	63°09'11"	N09°01'10"W	178.04'
C23	170.00'	46.24'	16°15'36"	N46°43'34"W	46.08'
C24	13.00'	10.96'	48°18'32"	N61°00'36"W	10.64'
C25	120.00'	44.90'	21°26'09"	S64°07'02"W	44.63'
C26	170.00'	157.80'	53°11'05"	S26°48'25"W	152.20'
C27	13.00'	20.42'	90°00'00"	S44°47'08"E	18.38'
C28	430.00'	125.33'	16°42'01"	S61°28'07"E	124.89'
C29	370.00'	16.72'	2°35'23"	S74°22'46"E	16.72'
C30	370.00'	55.86'	8°39'03"	S80°00'02"E	55.81'
C31	370.00'	35.26'	5°27'34"	S87°03'20"E	35.24'
C32	180.00'	43.94'	13°59'12"	S13°08'42"E	43.83'
C33	180.00'	20.00'	6°21'58"	S02°58'07"E	19.99'
C34	230.00'	37.42'	9°19'15"	S04°52'30"W	37.38'
C35	230.00'	62.24'	15°29'59"	S17°17'15"W	62.05'
C36	10.00'	7.51'	43°02'46"	N21°32'36"E	7.34'
C37	20.00'	2.01'	5°44'43"	N40°11'38"E	2.00'
C38	230.01'	72.05'	17°56'53"	S34°00'51"W	71.76'
C39	20.00'	12.96'	37°07'39"	N18°45'27"E	12.73'
C40	10.00'	1.93'	11°01'52"	N05°42'34"E	1.92'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C61	170.00'	68.55'	29°50'38"	S00°40'09"E	67.55'
C62	170.00'	24.64'	8°18'15"	S18°24'18"W	24.62'
C64	20.00'	14.97'	42°52'22"	N21°37'49"E	14.62'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C41	229.97'	51.46'	12°49'14"	S49°23'53"W	51.35'
C42	10.00'	9.58'	54°51'46"	N38°39'23"E	9.21'
C43	10.00'	11.50'	65°53'38"	S33°08'27"W	10.88'
C44	229.92'	42.24'	10°31'33"	S61°04'07"W	42.18'
C45	60.00'	65.29'	62°20'45"	S50°54'25"W	62.12'
C46	100.00'	41.49'	23°46'12"	N77°58'22"E	41.19'
C47	60.00'	41.45'	39°34'44"	N78°07'49"W	40.63'
C48	60.00'	41.45'	39°34'44"	S38°33'08"E	40.63'
C49	60.00'	41.45'	39°34'44"	S01°01'39"W	40.63'
C50	60.00'	29.70'	28°21'30"	S34°59'46"W	29.39'
C51	60.00'	30.32'	28°57'18"	S63°39'10"W	30.00'
C52	60.00'	50.78'	48°29'14"	S77°37'34"E	49.27'
C53	170.00'	4.73'	1°35'37"	N61°44'51"E	4.73'
C54	169.99'	125.63'	42°20'40"	N39°46'46"E	122.79'
C55	170.00'	54.58'	18°23'41"	N09°24'43"E	54.34'
C56	230.00'	28.39'	7°04'23"	N03°45'04"E	28.37'
C57	230.00'	50.78'	12°38'58"	N13°36'45"E	50.68'
C58	230.00'	59.81'	14°53'57"	N27°23'12"E	59.64'
C59	230.00'	50.70'	12°37'50"	N41°09'08"E	50.60'
C60	230.00'	23.81'	5°55'56"	N50°25'58"E	23.80'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S16°54'53"W	60.00'
L2	N20°08'18"W	22.28'
L3	N72°16'02"W	11.78'
L4	S00°12'52"W	32.04'
L5	S20°08'18"E	13.18'
L6	S20°08'18"E	13.18'
L7	N00°12'52"E	76.02'
L8	N74°50'06"E	37.33'
L9	N56°51'22"W	16.01'
L10	S74°50'06"W	70.18'
L11	S00°12'52"W	76.02'
L12	N00°12'52"E	118.84'
L13	N00°01'13"E	16.01'
L14	N00°08'30"W	24.00'
L15	N74°50'06"E	13.57'
L16	N74°50'06"E	23.76'
L17	S23°13'59"W	19.70'
L19	N00°12'52"E	52.00'
L20	N00°12'52"E	24.02'
L21	S23°13'59"W	30.78'

LINE TABLE		
LINE	BEARING	DISTANCE
L22	S23°13'59"W	31.85'
L23	N23°13'59"E	12.21'
L24	N53°23'57"E	25.24'

TREE TABLE						
TREE COUNT	POINT NO.	SPECIES	TRUNK CIR (IN)	TREE IDEN	KEY	SPREAD (FT)
1	1329	LIVE OAK	114	HERITAGE	R	75
2	1330	LIVE OAK	98	HERITAGE	R	70
3	1392	LIVE OAK	84	HERITAGE	R	65
4	10147	LIVE OAK	82	HERITAGE	H	50
5	10165	LIVE OAK	76	HERITAGE	H	50
6	10169	LIVE OAK	79	HERITAGE	H	60
7	15046	LIVE OAK	85	HERITAGE	R	45
8	1376	LIVE OAK	140	HERITAGE	R	80
9	1350	LIVE OAK	85	HERITAGE	R	40
10	1351	LIVE OAK	82	HERITAGE	R	50
11	10192	LIVE OAK	82	HERITAGE	R	40

A FINAL PLAT ESTABLISHING
SHORELINE PARK PHASE 7

A 25.95 ACRE TRACT OF LAND, LOCATED IN THE NICOLAS FLORES SURVEY NO. 174, ABSTRACT 166, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 40.511 ACRE TRACT OF LAND AND A PORTION OF A CALLED 4.155 ACRE TRACT OF LAND, BOTH AS DESCRIBED OF RECORD IN VOLUME 1737, PAGE 1051 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

OWNER/DEVELOPER:
KB HOMELONESTAR INC.
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TX 78229

MATKIN**HOOVER**

P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0000 FAX: 830.249.0099
TEXAS REGISTERED ENGINEERING FIRM E-004512

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

ENGINEERING
& SURVEYING

DATE OF PREPARATION:
05/17/2023

JOB NO. 2615.70

SHEET 03 OF 03

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 ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE.

CODY LEE MORRIS
LICENSED PROFESSIONAL ENGINEER #131472
MATKIN HOOVER ENGINEERING

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____,

NOTARY PUBLIC IN AND FOR THE STATE OF 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 PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR #6528
MATKIN HOOVER LAND SURVEYING

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____,

NOTARY PUBLIC IN AND FOR THE STATE OF 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 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

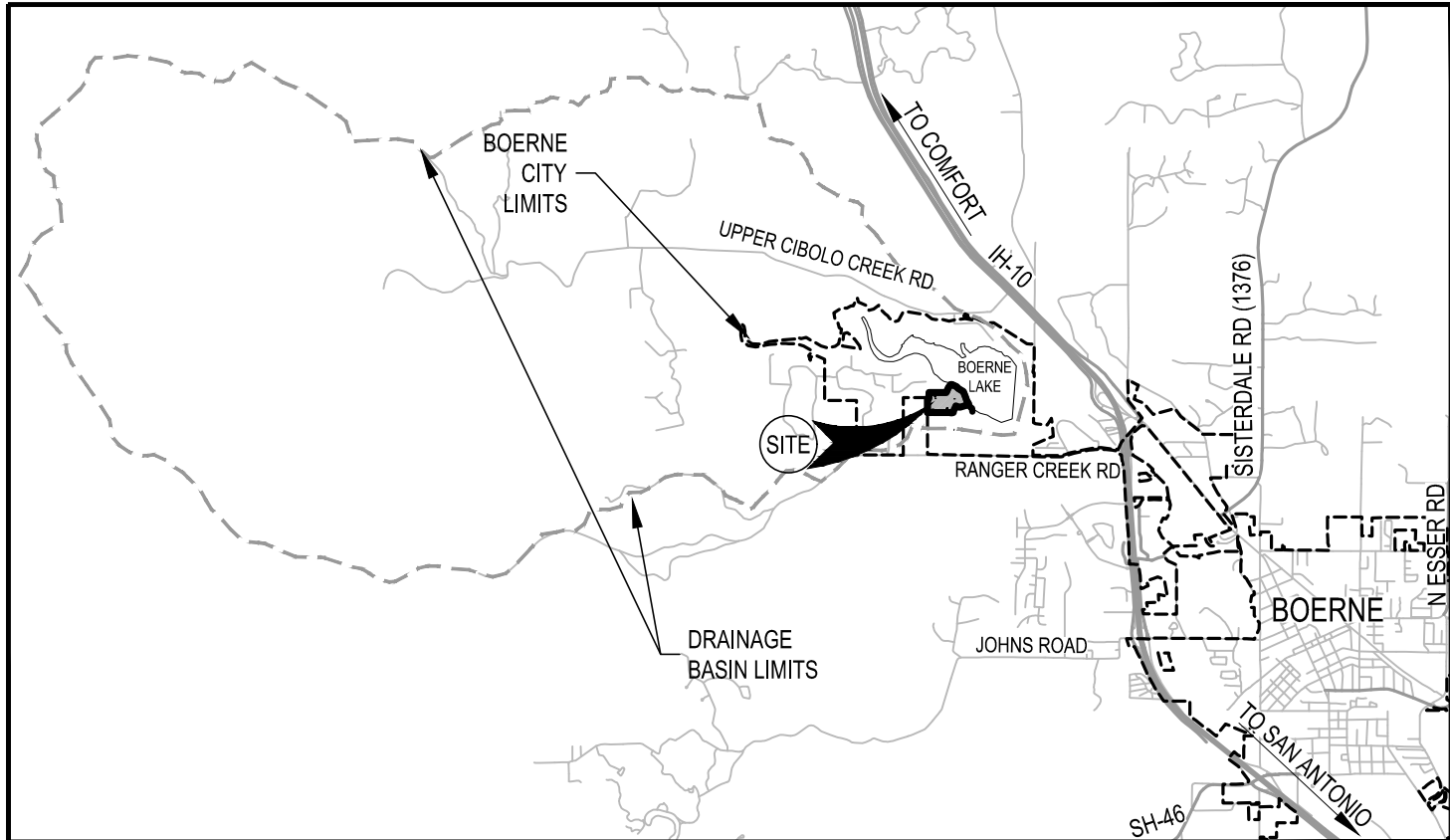
I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH THIS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, A.D. 202____ AT _____, M. IN THE PLAT RECORDS OF SAID COUNTY IN DOCUMENT NO. _____.

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 SHORELINE PARK PHASE 7

A 25.95 ACRE TRACT OF LAND, LOCATED IN THE NICOLAS FLORES SURVEY NO. 174, ABSTRACT 166, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 40.511 ACRE TRACT OF LAND AND A PORTION OF A CALLED 4.155 ACRE TRACT OF LAND, BOTH AS DESCRIBED OF RECORD IN VOLUME 1737, PAGE 1051 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.



LOCATION MAP - BOERNE, TEXAS
NOT TO SCALE

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.

FENCE NOTES:

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.

TAX CERTIFICATE:

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOC# _____, KENDALL COUNTY OFFICIAL RECORDS.

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.

SETBACKS IN THE CITY LIMITS:

LOT SETBACKS ARE DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE ENFORCED AT THE TIME OF DEVELOPMENT AND ARE BASED ON ZONING/LOT SIZE. UNLESS OTHERWISE IDENTIFIED, THE FRONT SETBACK FOR A PIE SHAPED LOT OR LOT ON A CURVILINEAR STREET OR CUL-DE-SAC IS MEASURED WHEREVER THE LOT WIDTH MEETS FRONTAGE REQUIREMENTS FOR THE LOT CATEGORY.

GRID STREET SETBACKS:

LOTS ON GRID NETWORK STREETS HAVE VARYING SETBACKS AS DEFINED IN THE ZONING ORDINANCE.

BLOCK PERIMETERS:

BLOCK PERIMETERS ARE AS FOLLOWS. THE SMALLEST PERIMETER (BLOCK 14) IS 595 FEET. THE LARGEST PERIMETER (BLOCK 17) IS 2,862 FEET.
BLOCK 13 = 1,727 FEET
BLOCK 15 = 1,264 FEET
BLOCK 16 = 1,155 FEET
BLOCK 18 = 2,411 FEET

PROJECT SUMMARY TABLE

	PHASE 7
TOTAL RESIDENTIAL LOTS:	67
TOTAL ACREAGE:	25.95 AC
AVERAGE LOTS/ACRE	2.58
LINEAR FEET OF STREET:	2,341 LF
OPEN SPACE:	10.44 AC
ROW ACREAGE:	3.36 AC

IMPERVIOUS COVER CALCULATION

DESCRIPTION	IMPERVIOUS COVER
STREETS & SIDEWALK	3.13 AC
HOUSES	4.03 AC
DRIVEWAYS	0.50 AC
CONC. RIP-RAP / DRAINS	0.20 AC
TOTAL	7.87 AC
% IMPERVIOUS	28.72%
MAX IMPERV. COVER / LOT	0.067 AC / LOT

THIS SUBDIVISION PLAT OF SHORELINE PARK PHASE 7 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., 202____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

GENERAL NOTES:

- THE AREA OF THE SMALLEST LOT IN THIS SUBDIVISION IS 0.05 ACRES.
- THIS SUBDIVISION CONTAINS 25.95 TOTAL ACRES WITH 67 LOTS FOR A GROSS DENSITY OF 2.58 RESIDENTIAL LOTS PER ACRE.
- ALL OF THIS PHASE 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 11 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 ARE DEDICATED TO THE CITY OF BOERNE FOR OWNERSHIP AND MAINTENANCE.
- THE SUBDIVISION CONTAINS 4 OPEN SPACE LOTS.
- THE AREA OF OPEN SPACE IS 10.44 AC.
- SHORELINE PARK PHASE 7 IS LOCATED WITHIN CITY OF BOERNE CITY LIMITS.
- LOT 918 AND 919 ARE DEDICATED AS OPEN SPACE EASEMENTS. LOT 921 IS DEDICATED AS OPEN SPACE AND DRAINAGE EASEMENT. LOT 920 IS DEDICATED AS OPEN SPACE, UTILITY, AND DRAINAGE EASEMENT.
- WATER AND SEWER SERVICE IS PROVIDED BY TEXAS WATER COMPANY.

EASEMENT NOTES:

ALL PROPERTIES DESIGNATED AS EASEMENTS SHALL OR MAY BE UTILIZED FOR THE FOLLOWING PURPOSES:

DRAINAGE EASEMENT:

DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM").

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER PASSABLE AREAS OF THE GRANTOR'S ADJACENT LAND, WHEN THE DELINEATED ENTRANCE POINT THAT ABUTS PUBLIC RIGHT-OF-WAY IS OBSTRUCTED AND / OR INACCESSIBLE, EITHER IN WHOLE OR IN PART, IN ORDER TO ACCESS OR LEAVE THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE OF THE DRAINAGE SYSTEM WITHIN THE EASEMENT; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND / OR DREDGE A STREAM COURSE, REFILL, OR DIG OUT SUCH STREAM COURSE, ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS, AND PROTECTING RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM.

WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY, AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, OR DRAINAGE ON OR TO THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

- THE GRANTOR SPECIFICALLY RESERVES THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE, WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND / OR UNREASONABLY INTERFERE WITH THE GRANTEE'S USE OF THE EASEMENT.
- THE GRANTEE SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THE DAMAGE TO THE PROPERTY IS MINIMIZED AND WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE DRAINAGE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE GRANTEE'S USUAL AND CUSTOMARY PRACTICES.
- THE GRANTEE SHALL MAKE NECESSARY MODIFICATIONS AND IMPROVEMENTS TO CONFORM WITH THE CITY OF BOERNE DRAINAGE POLICY AND PLAN AT SUCH A TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY CITY COUNCIL OF THE CITY OF BOERNE, TEXAS.

UTILITY EASEMENT (U.E.):

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

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE 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.

- 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 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.

3. THE 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 STRUCTURES OR OBSTRUCTIONS WHICH VIOLATE THE NEC.

REVIEWED

CITY OF BOERNE
Development Services

Cheryl J. Rogen

5/25/2023

NO OBJECTIONS

OWNER/DEVELOPER:

KB HOMELONESTAR INC.
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TX 78229

MATKIN HOOVER

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

ENGINEERING
& SURVEYING

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

DATE OF PREPARATION :
05/17/2023

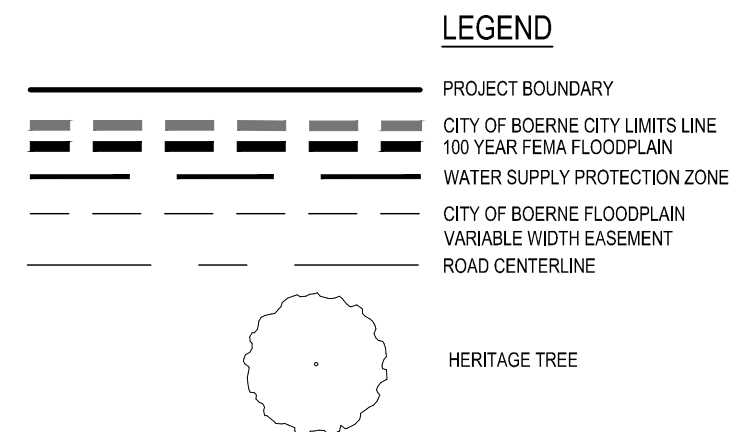
JOB NO. 2615.70

SHEET 01 OF 03

PLANNING

05/22/2023

RECEIVED



MATKIN
HOOVER

P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0099
TEXAS REGISTERED ENGINEERING FIRM # 004512

ENGINEERING
& SURVEYING

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

DATE OF PREPARATION:
05/17/2023

JOB NO. 2615.70

SHEET 02 OF 03

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	13.00'	20.54'	90°32'06"	S27° 49' 04"E	18.47'
C2	230.00'	99.21'	24°42'56"	S05° 05' 32"W	96.45'
C3	170.00'	14.23'	4°47'49"	S24° 57' 20"W	14.23'
C4	13.00'	18.41'	81°07'48"	S67° 55' 09"W	16.91'
C5	370.00'	107.85'	16°42'01"	N81° 26' 07"W	107.46'
C6	13.00'	20.42'	90°00'00"	S45° 12' 52"W	18.38'
C7	120.00'	42.63'	20°21'10"	S09° 57' 43"E	42.40'
C8	180.00'	63.94'	20°21'10"	N09° 57' 43"W	63.60'
C9	230.00'	265.40'	66°06'55"	N33° 16' 20"E	250.92'
C10	13.00'	10.57'	46°35'48"	N43° 01' 53"E	10.28'
C11	60.00'	300.42'	286°53'04"	S16° 49' 29"E	71.48'
C12	13.00'	14.54'	64°04'24"	N65° 25' 09"W	13.79'
C13	170.00'	184.94'	62°19'47"	S31° 22' 46"W	175.95'
C14	13.00'	20.42'	90°00'00"	S44° 47' 08"E	18.38'
C15	13.00'	20.42'	90°00'00"	N45° 12' 52"E	18.38'
C16	230.00'	213.50'	53°11'05"	N26° 48' 25"E	205.91'
C17	180.00'	67.34'	21°26'09"	N64° 07' 02"E	66.95'
C18	13.00'	8.86'	39°03'22"	N55° 18' 25"E	8.69'
C19	60.00'	133.22'	127°12'40"	S80° 36' 55"E	107.49'
C20	13.00'	8.10'	35°41'16"	S34° 51' 13"E	7.97'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C21	230.00'	302.09'	75°15'16"	S15° 04' 13"E	280.84'
C22	170.00'	187.38'	63°09'11"	N09° 01' 10"W	178.04'
C23	170.00'	48.24'	16°15'36"	N48° 43' 34"W	48.08'
C24	13.00'	10.96'	48°18'32"	N81° 00' 38"W	10.64'
C25	120.00'	44.90'	21°26'09"	S64° 07' 02"W	44.63'
C26	170.00'	157.80'	53°11'05"	S26° 48' 25"W	152.20'
C27	13.00'	20.42'	90°00'00"	S44° 47' 08"E	18.38'
C28	430.00'	125.33'	16°42'01"	S81° 26' 07"E	124.89'
C29	370.00'	16.72'	2°35'23"	S74° 22' 48"E	16.72'
C30	370.00'	55.86'	8°39'03"	S80° 00' 02"E	55.81'
C31	370.00'	35.26'	5°27'34"	S87° 03' 20"E	35.24'
C32	180.00'	43.94'	13°59'12"	S13° 08' 42"E	43.83'
C33	180.00'	20.00'	6°21'58"	S02° 58' 07"E	19.99'
C34	230.00'	37.42'	9°19'15"	S04° 52' 30"W	37.38'
C35	230.06'	62.24'	15°29'59"	S17° 17' 15"W	62.05'
C36	10.00'	7.51'	43°02'46"	N21° 32' 36"E	7.34'
C37	20.00'	2.01'	5°44'43"	N40° 11' 38"E	2.00'
C38	230.01'	72.05'	17°56'53"	S34° 00' 51"W	71.76'
C39	20.00'	12.96'	37°07'39"	N18° 45' 27"E	12.73'
C40	10.00'	1.93'	1°10'132"	N05° 42' 34"E	1.92'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C41	229.97'	51.46'	12°48'14"	S49° 23' 53"W	51.35'
C42	10.00'	9.58'	54°51'46"	N38° 39' 23"E	9.21'
C43	10.00'	11.50'	65°53'38"	S33° 08' 27"W	10.88'
C44	229.92'	42.24'	10°31'33"	S61° 04' 07"W	42.18'
C45	60.00'	65.29'	62°20'45"	S50° 54' 25"W	62.12'
C46	100.00'	41.49'	23°46'12"	N77° 58' 22"E	41.19'
C47	60.00'	41.45'	39°34'44"	N76° 07' 49"W	40.63'
C48	60.00'	41.45'	39°34'44"	S38° 33' 05"E	40.63'
C49	60.00'	41.45'	39°34'44"	S01° 01' 39"W	40.63'
C50	60.00'	29.70'	28°21'30"	S34° 59' 46"W	29.39'
C51	60.00'	30.32'	28°57'18"	S63° 39' 10"W	30.00'
C52	60.00'	50.76'	48°29'14"	S77° 37' 34"E	49.27'
C53	170.00'	4.73'	1°35'37"	N61° 44' 51"E	4.73'
C54	169.99'	125.63'	42°20'40"	N39° 46' 48"E	122.79'
C55	170.00'	54.58'	18°23'41"	N09° 24' 43"E	54.34'
C56	230.00'	26.39'	7°04'23"	N03° 45' 04"E	26.37'
C57	230.00'	50.78'	12°38'59"	N13° 36' 45"E	50.68'
C58	230.00'	59.81'	14°53'57"	N27° 23' 12"E	59.64'
C59	230.00'	50.70'	12°37'50"	N41° 09' 06"E	50.60'
C60	230.00'	23.81'	5°55'56"	N50° 25' 59"E	23.80'

TREE TABLE						
TREE COUNT	POINT NO.	SPECIES	TRUNK CIR (IN)	TREE IDEN	KEY	SPREAD (FT)
1	1329	LIVE OAK	114	HERITAGE	R	75
2	1330	LIVE OAK	98	HERITAGE	R	70
3	1392	LIVE OAK	84	HERITAGE	R	65
4	10147	LIVE OAK	82	HERITAGE	H	50
5	10165	LIVE OAK	76	HERITAGE	H	50
6	10169	LIVE OAK	79	HERITAGE	H	60
7	15046	LIVE OAK	85	HERITAGE	R	45
8	1376	LIVE OAK	140	HERITAGE	R	80
9	1350	LIVE OAK	85	HERITAGE	R	40
10	1351	LIVE OAK	82	HERITAGE	R	50
11	10192	LIVE OAK	82	HERITAGE	R	40

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C61	180.00'	30.75'	9°47'16"	N58° 17' 35"E	30.71'
C62	180.00'	36.59'	11°38'53"	N69° 00' 40"E	36.53'
C63	60.00'	28.65'	27°21'22"	N49° 27' 25"E	28.38'
C64	60.00'	25.21'	24°04'41"	S75° 10' 27"W	25.03'
C65	60.00'	40.00'	38°11'40"	S73° 41' 22"E	39.26'
C66	60.00'	39.36'	37°34'57"	S35° 48' 04"E	38.65'
C67	13.00'	0.98'	4°18'05"	S19° 09' 38"E	0.98'
C68	13.00'	7.12'	31°23'10"	N37° 00' 16"W	7.03'
C69	230.00'	48.58'	12°06'05"	N46° 36' 48"W	48.49'
C70	230.00'	50.70'	12°37'50"	N34° 16' 51"W	50.60'
C71	230.00'	50.70'	12°37'50"	N21° 39' 01"W	50.60'
C72	230.00'	50.70'	12°37'50"	N06° 01' 10"W	50.60'
C73	230.00'	50.70'	12°37'50"	N03° 36' 40"E	50.60'
C74	230.00'	50.70'	12°37'50"	S16° 14' 30"W	50.60'
C75	430.00'	108.68'	14°28'51"	S80° 19' 32"E	108.39'
C76	170.00'	80.82'	27°14'19"	N13° 50' 02"E	80.06'
C77	170.00'	76.98'	25°56'46"	N40° 29' 34"E	76.33'
C78	120.00'	26.81'	12°48'02"	N59° 47' 58"E	26.75'
C79	120.00'	18.09'	8°38'08"	N70° 31' 03"E	18.07'
C80	170.00'	74.19'	25°00'18"	S28° 05' 37"E	73.60'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C81	170.00'	88.55'	29°50'38"	S00° 40' 09"E	87.55'
C82	170.00'	24.64'	8°18'15"	S18° 24' 18"W	24.62'
C84	20.00'	14.97'	42°52'22"	N21° 37' 49"E	14.62'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S16° 54' 53"W	60.00'
L2	N20° 08' 18"W	22.26'
L3	N72° 18' 02"W	11.78'
L4	S00° 12' 52"W	32.04'
L5	S20° 08' 18"E	13.18'
L6	S20° 08' 18"E	13.18'
L7	N00° 12' 52"E	76.02'
L8	N74° 50' 06"E	37.33'
L9	N56° 51' 22"W	16.01'
L10	S74° 50' 06"W	70.18'
L11	S00° 12' 52"W	76.02'
L12	N00° 12' 52"E	116.84'
L13	N00° 01' 13"E	16.01'
L14	N00° 08' 30"W	24.00'
L15	N74° 50' 06"E	13.57'
L16	N74° 50' 06"E	23.76'
L17	S23° 13' 59"W	19.70'
L19	N00° 12' 52"E	52.00'
L20	N00° 12' 52"E	24.02'
L21	S23° 13' 59"W	30.78'

LINE TABLE		
LINE	BEARING	DISTANCE
L22	S23° 13' 59"W	31.85'
L23	N23° 13' 58"E	12.21'
L24	N53° 23' 57"E	25.24'

A FINAL PLAT ESTABLISHING

SHORELINE PARK PHASE 7

A 25.95 ACRE TRACT OF LAND, LOCATED IN THE NICOLAS FLORES SURVEY NO. 174, ABSTRACT 166, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 40.511 ACRE TRACT OF LAND AND A PORTION OF A CALLED 4.155 ACRE TRACT OF LAND, BOTH AS DESCRIBED OF RECORD IN VOLUME 1737, PAGE 1051 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

OWNER/DEVELOPER:
KB HOMELONESTAR INC.
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TX 78229

MATKINHOOVER

P.O. BOX 54
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BOERNE, TEXAS 78006
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TEXAS REGISTERED ENGINEERING FIRM E-004512

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

ENGINEERING
& SURVEYING

DATE OF PREPARATION:
05/17/2023

JOB NO. 2615.70

SHEET 03 OF 03