

A PRELIMINARY PLAT ESTABLISHING *DURANGO RESERVE, PHASE I*

LOTS 1, 2, 3, 4, AND 5, DURANGO SUBDIVISION, ACCORDING TO PLAT RECORDED IN VOLUME 6,
PAGE 149, PLAT RECORDS, KENDALL COUNTY, TEXAS.

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

SETBACKS IN THE CITY:
EACH LOT SHALL PROVIDE SETBACKS AS DETERMINED BY THE CITY OF BOERNE
ZONING ORDINANCE IN FORCE AT THE TIME OF DEVELOPMENT.

RIGHT OF WAY NOTE:
THE AREA OF RIGHT OF WAY (ROW) IN THIS SUBDIVISION IS 3.532 AC DEDICATED TO
THE CITY OF BOERNE.

PROPOSED

LEGEND

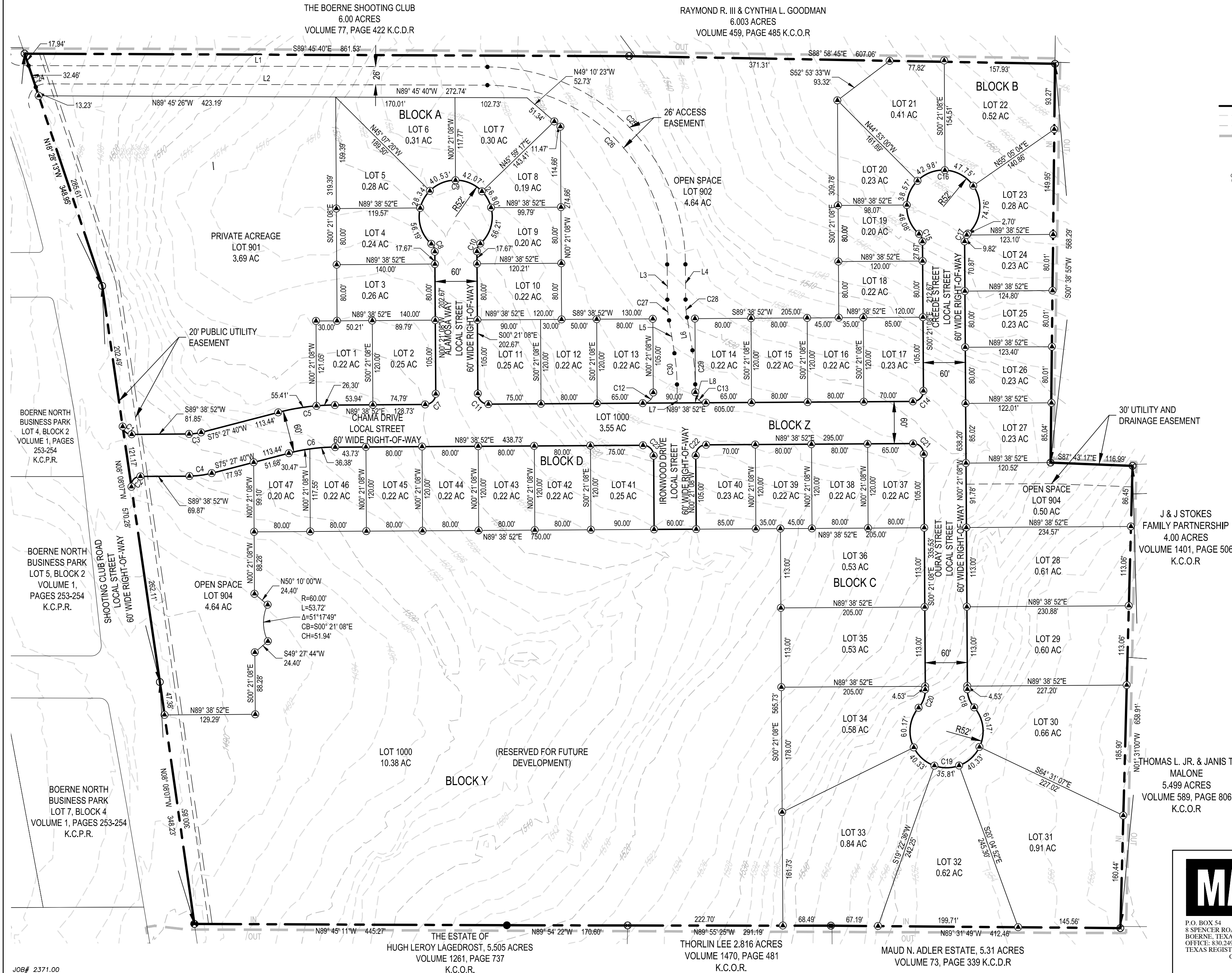
- FOUND 1/2" IRON ROD
- ⊙ FOUND PK NAIL
- FOUND 1/2" IRON ROD WITH A RED
"MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- ⊕ FOUND 1/2" IRON ROD WITH AN ORANGE
"MDS SURVEY" PLASTIC CAP
- ▲ SET 1/2" IRON ROD WITH A RED
"MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP

- PROPERTY LINE
- - - EXISTING 2' CONTOUR
- - - EXISTING 10' CONTOUR
- CITY OF BOERNE CITY LIMITS LINE

EXISTING LEGACY TREE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	13.00'	18.62'	82°04'01"	N49° 19' 07"W	17.07'
C2	13.00'	22.22'	97°55'59"	S40° 40' 53"W	19.61'
C3	70.00'	17.33'	14°11'12"	N82° 33' 16"E	17.29'
C4	130.00'	32.19'	14°11'12"	S82° 33' 16"W	32.11'
C5	330.00'	81.71'	14°11'12"	S82° 33' 16"W	81.50'
C6	270.00'	66.85'	14°11'12"	S82° 33' 16"W	66.68'
C7	15.00'	23.56'	90°00'00"	N44° 38' 52"E	21.21'
C8	15.00'	12.52'	47°48'22"	N24° 15' 19"W	12.16'
C9	52.00'	250.14'	275°36'44"	S89° 38' 52"W	69.85'
C10	15.00'	12.52'	47°48'22"	S23° 33' 03"W	12.16'
C11	15.00'	23.56'	90°00'00"	S45° 21' 08"E	21.21'
C12	15.00'	23.56'	90°00'00"	N44° 38' 52"E	21.21'
C13	15.00'	23.56'	90°00'00"	S45° 21' 08"E	21.21'
C14	15.00'	23.56'	90°00'00"	N44° 38' 52"E	21.21'
C15	15.00'	12.52'	47°48'22"	N24° 15' 19"W	12.16'
C16	52.00'	250.14'	275°36'44"	S89° 38' 52"W	69.85'
C17	15.00'	12.52'	47°48'22"	S23° 33' 03"W	12.16'
C18	40.00'	28.25'	40°27'33"	S20° 34' 54"E	27.66'
C19	52.00'	236.80'	260°55'05"	N89° 38' 52"E	79.13'
C20	40.00'	28.25'	40°27'33"	N19° 52' 38"E	27.66'
C21	15.00'	23.56'	90°00'00"	N45° 21' 08"W	21.21'
C22	15.00'	23.56'	90°00'00"	S44° 38' 52"W	21.21'
C23	15.00'	23.56'	90°00'00"	N45° 21' 08"W	21.21'
C24	25.00'	15.68'	35°55'31"	S72° 12' 13"W	15.42'
C25	283.00'	441.98'	89°29'00"	N45° 05' 29"W	396.41'
C26	257.00'	401.35'	89°28'41"	S45° 05' 38"E	361.79'
C27	168.00'	29.58'	9°00'58"	S04° 45' 10"E	29.55'
C28	162.00'	25.49'	9°00'58"	N04° 45' 10"W	25.47'
C29	313.00'	48.67'	8°54'31"	N04° 48' 24"W	48.62'
C30	287.00'	44.62'	8°54'31"	S04° 48' 24"E	44.58'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	653.94'	S89° 49' 58.78"E
L2	628.90'	S89° 49' 58.78"E
L3	50.24'	S00° 14' 40.65"E
L4	50.27'	N00° 14' 40.65"W
L5	47.56'	S09° 15' 39.08"E
L6	47.56'	N09° 15' 39.08"W
L7	26.32'	S00° 21' 07.92"E
L8	26.32'	N00° 21' 07.92"W



JOB# 2371.00

MARCH, 2017

MATKINHOOVER
ENGINEERING & SURVEYING
P.O. BOX 34
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0099
TEXAS REGISTERED ENGINEERING FIRM # 004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS