

BANDERA ELECTRIC COOPERATIVE NOTES:
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 FEET (10') FRONT LINES OF ALL LOTS AND/OR TRACTS AND IN THE STREETS, ALLEYS, BOULEVARDS, LANES AND ROADS OF THE SUBDIVISION, AND TEN FEET (10') ALONG THE OUTER BOUNDARIES OF ALL STREETS, ALLEYS, BOULEVARDS, LANES AND ROADS WHERE SUBDIVISION LINES OR LOTS OF INDIVIDUAL TRACTS ARE DEEDED TO THE CENTERLINE OF THE ROADWAY. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION OR 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 EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY FACILITIES. THE EASEMENT RIGHTS HEREIN RESERVED INCLUDE THE PRIVILEGE OF ANCHORING 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 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.

BY: _____
SECRETARY

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TUBE FIRM #455
TBPLS FIRM # 10048500

LEGEND

Ac. = ACRES
B.S.L. = BUILDING SETBACK LINE
C1 = CURVE NUMBER
D.R.K.C. = DEED RECORDS OF KENDALL COUNTY
DRN. = DRAINAGE
ESMT. = EASEMENT
I.R.F.C. = 1/2" IRON ROD FOUND
L1 = LINE NUMBER
L.S. = LANDSCAPE
NAD. = NORTH AMERICAN DATUM
NAVD. = NORTH AMERICAN VERTICAL DATUM
NO. = NUMBER
N.T.S. = NOT TO SCALE
O.R.K.C. = OFFICIAL RECORDS OF KENDALL COUNTY
P.R.K.C. = PLAT RECORDS OF KENDALL COUNTY
PG. = PAGE
R.O.W. = RIGHT-OF-WAY
UTIL. = UTILITY
VAR. = VARIABLE
VOL. = VOLUME
WID. = WIDTH
--- STREET CENTERLINE
--- EXISTING GROUND MAJOR CONTOUR
--- EXISTING GROUND MINOR CONTOUR
--- EXISTING PROPERTY LINE
--- BUILDING SETBACK LINE
--- 1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED
--- SOUTHGLEN SUBDIVISION, PHASE III EASEMENT (RECORDED IN VOL. 8, PGS. 255-256, P.R.K.C.)
--- PROPOSED SOUTHGLEN SUBDIVISION, PHASE 9 EASEMENT

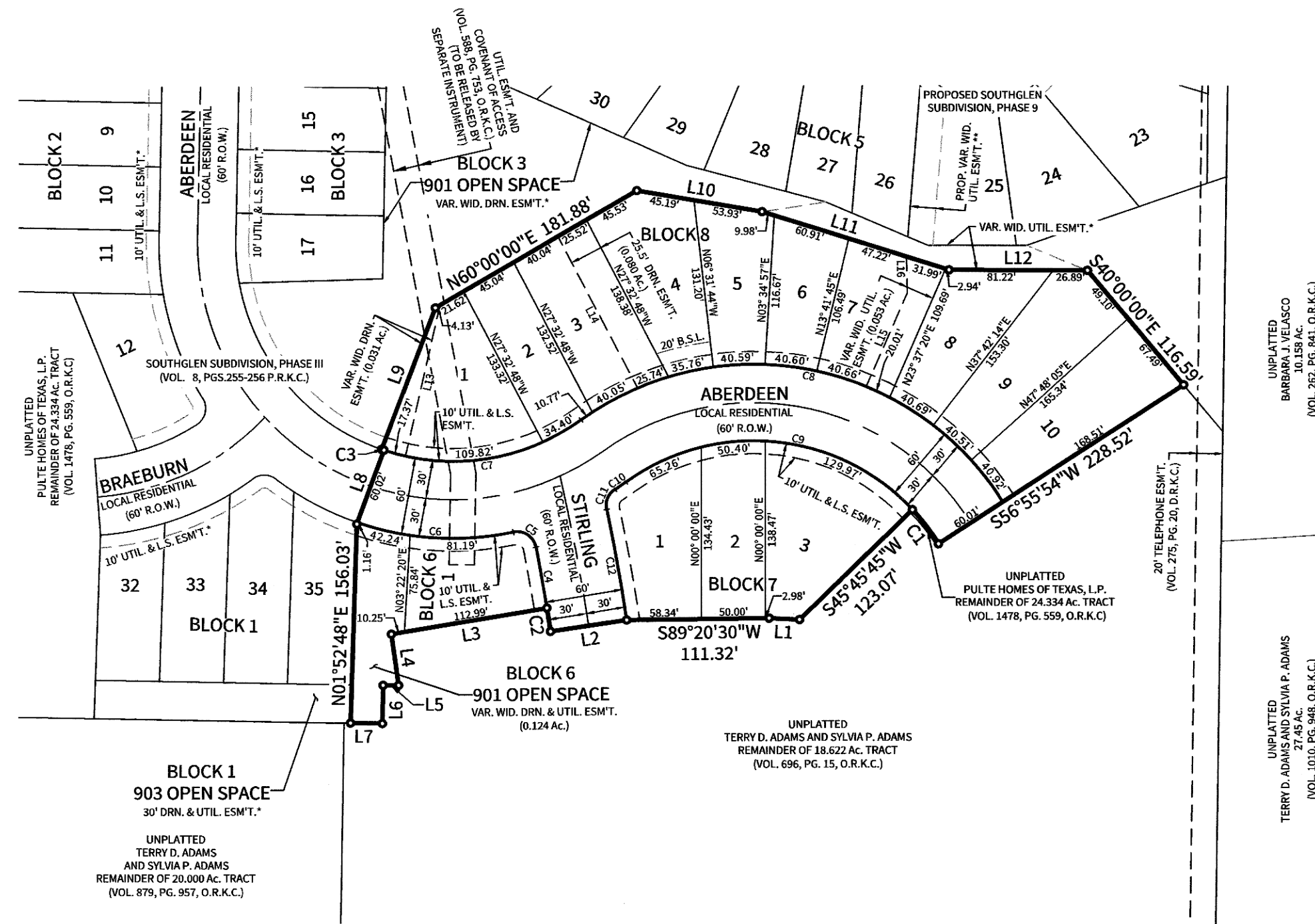
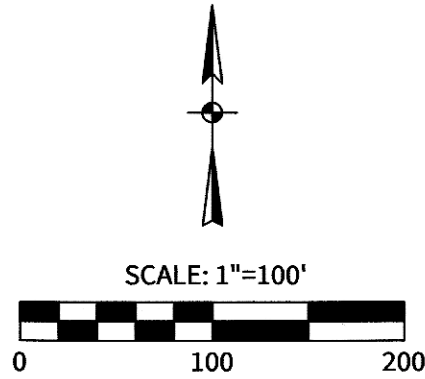
LINE TABLE		
LINE	LENGTH	BEARING
L1	23.72'	N86°55'54"W
L2	60.00'	S81°32'07"W
L3	123.23'	S80°48'46"W
L4	40.64'	S08°00'00"E
L5	12.10'	N89°00'24"W
L6	30.00'	S00°59'36"W
L7	24.94'	N89°00'24"W
L8	61.18'	N20°13'28"E
L9	118.32'	N20°49'38"E
L10	99.12'	S80°23'31"E
L11	153.04'	S72°36'58"E
L12	108.10'	S89°49'44"E
L13	121.09'	N12°53'28"E
L14	133.86'	N27°32'48"W
L15	79.85'	N23°37'24"E
L16	28.42'	N00°54'24"W

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	170.00'	11°19'49"	16.86'	33.62'	33.56'	N37°18'25"W
C2	1470.00'	00°43'21"	9.27'	18.54'	18.54'	N08°49'34"W
C3	170.00'	00°41'05"	1.02'	2.03'	2.03'	N70°57'08"W
C4	1470.00'	01°54'06"	24.40'	48.79'	48.79'	N10°08'17"W
C5	15.18'	89°11'21"	14.97'	23.63'	21.32'	N56°22'04"W
C6	230.00'	30°44'54"	63.24'	123.43'	121.96'	N86°16'21"W
C7	170.00'	54°27'41"	87.48'	161.59'	155.58'	N81°28'29"E
C8	230.00'	93°44'33"	245.54'	376.31'	335.72'	S78°53'05"E
C9	170.00'	82°47'02"	149.83'	245.62'	224.81'	N84°21'51"W
C10	230.00'	02°32'27"	5.10'	10.20'	10.20'	S55°30'52"W
C11	14.06'	73°50'05"	10.56'	18.12'	16.89'	S22°30'49"W
C12	1530.00'	03°17'35"	43.98'	87.93'	87.92'	S10°06'41"E

BLOCK 6			BLOCK 7			BLOCK 8		
LOT #	ADDRESS	ACREAGE	LOT #	ADDRESS	ACREAGE	LOT #	ADDRESS	ACREAGE
1	101 STIRLING	0.158	1	307 ABERDEEN	0.186	1	304 ABERDEEN	0.220
901	203 ABERDEEN	0.124	2	311 ABERDEEN	0.158	2	306 ABERDEEN	0.138
			3	315 ABERDEEN	0.234	3	308 ABERDEEN	0.201
						4	310 ABERDEEN	0.198
						5	312 ABERDEEN	0.146
						6	314 ABERDEEN	0.128
						7	316 ABERDEEN	0.171
						8	318 ABERDEEN	0.167
						9	320 ABERDEEN	0.209
						10	322 ABERDEEN	0.206

A FINAL PLAT ESTABLISHING SOUTHGLEN SUBDIVISION, PHASE 6A

BEING 3.483 ACRES OF LAND OUT OF THE J.R. AROCHA SURVEY NO. 1171, ABSTRACT NO. 2, KENDALL COUNTY, TEXAS, ALSO BEING A PORTION OF A 24.334 ACRE TRACT DESCRIBED BY SPECIAL WARRANTY DEED TO PULTE HOMES OF TEXAS, L.P. RECORDED IN VOLUME 1478, PAGE 559, IN THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.



CONTACT: DAVID D. CUPIT II, P.E. PROJECT # 02889.150 DATE: APRIL 2017



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