

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 VOLUME _____, PAGE _____, KENDALL COUNTY OFFICIAL RECORDS.

SIDEWALK NOTE:
FOUR-FOOT WIDE REINFORCED CONCRETE SIDEWALKS WITH 5' WIDE PASSING AISLE AT A MINIMUM OF 200' SHALL BE INSTALLED ADJACENT TO ALL STREET FRONTAGE PROPERTY LINES OF EACH LOT FRONTING A STREET AT SUCH TIME AS THAT LOT IS DEVELOPED.

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.

GENERAL NOTES:

- THE AREA OF THE SMALLEST LOT IN THIS SUBDIVISION IS 0.010 ACRES.
- THIS SUBDIVISION CONTAINS 2.338 TOTAL ACRES WITH 37 LOTS FOR A GROSS DENSITY OF 0.063 LOTS PER ACRE.
- 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 NINE LEGACY TREES WITHIN THIS SUBDIVISION.
- THE TOPOGRAPHICAL INFORMATION IS BASED ON VERTICAL DATUM NAVD 88.
- THE AREA OF RIGHT OF WAY (ROW) IN THIS SUBDIVISION IS 0.768 AC DEDICATED TO THE CITY OF BOERNE.
- THE SUBDIVISION CONTAINS SEVEN OPEN SPACE LOTS.
- THE AREA OF OPEN SPACE IS 0.390 AC.
- SEE PUD PLAN NOTES (APPROVED ON 05/13/2014).
- HERFF VILLAGE PHASE 2 IS LOCATED WITHIN CITY OF BOERNE CITY LIMITS.

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, BED, 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.

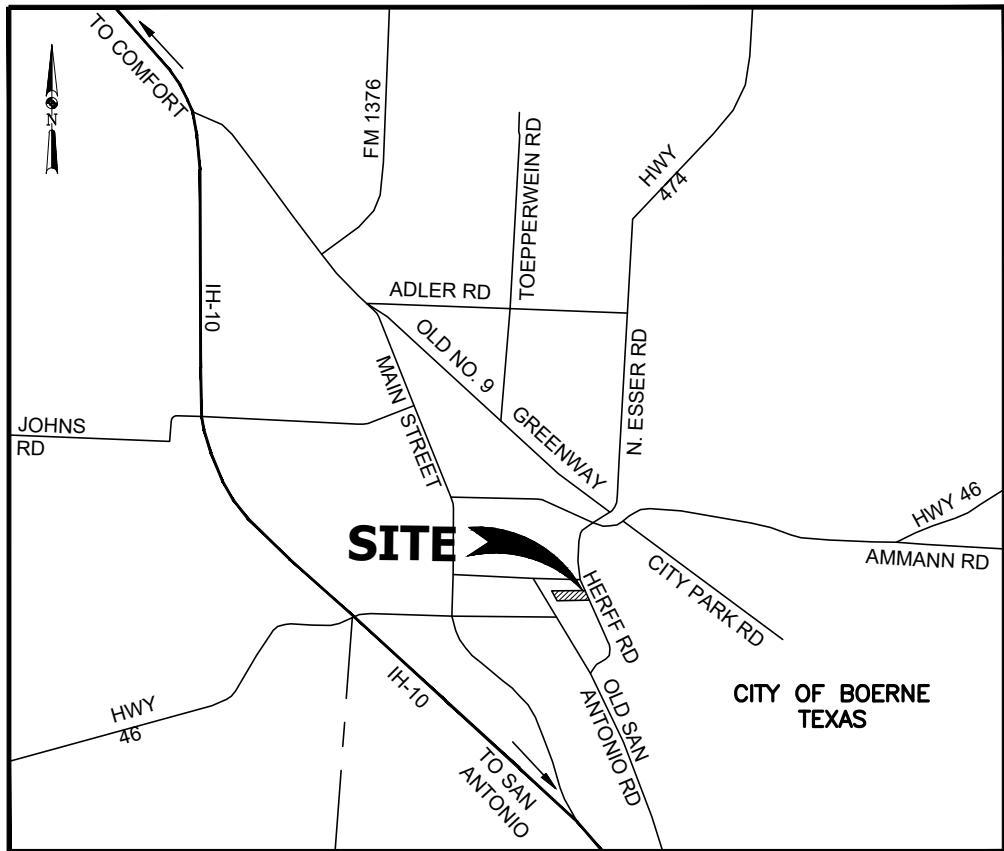
IMPACT FEE ASSESSMENT:

ASSESSMENT AND COLLECTION OF THE CITY OF BOERNE WATER AND WASTEWATER UTILITIES IMPACT FEES SHALL BE THE AMOUNT AS SET FORTH IN CITY ORDINANCE 2015-03, SECTION 1.10(5).

A FINAL PLAT ESTABLISHING HERFF VILLAGE, PHASE II

BEING 2.338 ACRES AND BEING ALL OF LOT 1B, BLOCK 3, ACCORDING TO FINAL PLAT OF HERFF VILLAGE, PHASE 1, RECORDED IN VOLUME 8, PAGE 273-275, PLAT RECORDS, KENDALL COUNTY, TEXAS.

37 NEW LOTS / 7 OPEN SPACE LOTS
0.768 ACRE OF R.O.W.
0.390 ACRE OF TOTAL COMMON AREA



LOCATION MAP

N.T.S.

STATE OF TEXAS
COUNTY OF KENDALL

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY

CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION

WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____,

A.D., 201____, AT _____, _____ M., IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK

VOLUME _____, ON PAGE _____. IN TESTIMONY WHEREOF, WITNESS BY HAND AND OFFICIAL

SEAL OF OFFICE, THIS _____ DAY OF _____, A.D., 201____.

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME _____ PAGE _____, KENDALL COUNTY

OFFICIAL RECORDS. IN TESTIMONY WHEREOF, WITNESS BY HAND AND OFFICIAL SEAL OF OFFICE,

THIS _____ DAY OF _____, A.D., 201____.

COUNTY CLERK, KENDALL COUNTY, TEXAS

BY: _____ DEPUTY

THIS SUBDIVISION PLAT OF HERFF VILLAGE, PHASE II 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

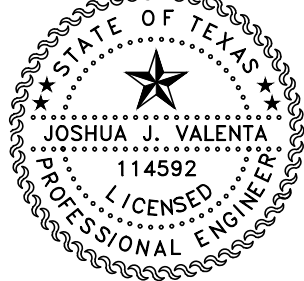
DATED THIS _____ DAY OF _____, A.D., 201____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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.



JOSHUA J. VALENTA
REGISTERED PROFESSIONAL ENGINEER NO. 114592

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ AD., 20 ____.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

ENGINEER

I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.



JEFF BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4939

SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ AD., 20 ____.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

LAND SURVEYOR

STATE OF TEXAS
COUNTY OF KENDALL

THE OWNER OF THE LAND IDENTIFIED BY ABSTRACTS NUMBERS RECORDED IN THE VOLUME AND PAGE NUMBERS SHOWN ON THIS PLAT, AND WHOSE NAME ISQS Z E SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM ACTUAL SURVEYS ON THE GROUND AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAIN EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: _____
SANDLOT VENTURES, LLC
OWNER OF 3.152 ACRE TRACT
16018 VIA SHAVANO
SAN ANTONIO, TX 78249

STATE OF TEXAS
COUNTY OF KENDALL

BEFORE ME, THE ABOVE AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ & _____, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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., 201____.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

OWNER

OWNER/AGENT:

SANDLOT VENTURES, LLC
16018 VIA SHAVANO
SAN ANTONIO, TX 78249

MATKIN HOOVER

P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0099
TEXAS PE BOARD #P-004512

ENGINEERING
& SURVEYING

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

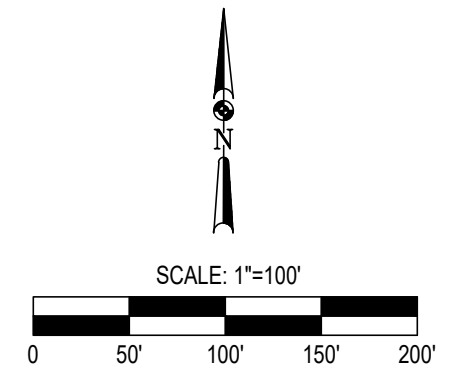
DATE: JUNE, 2017

JOB NO. 2371.04

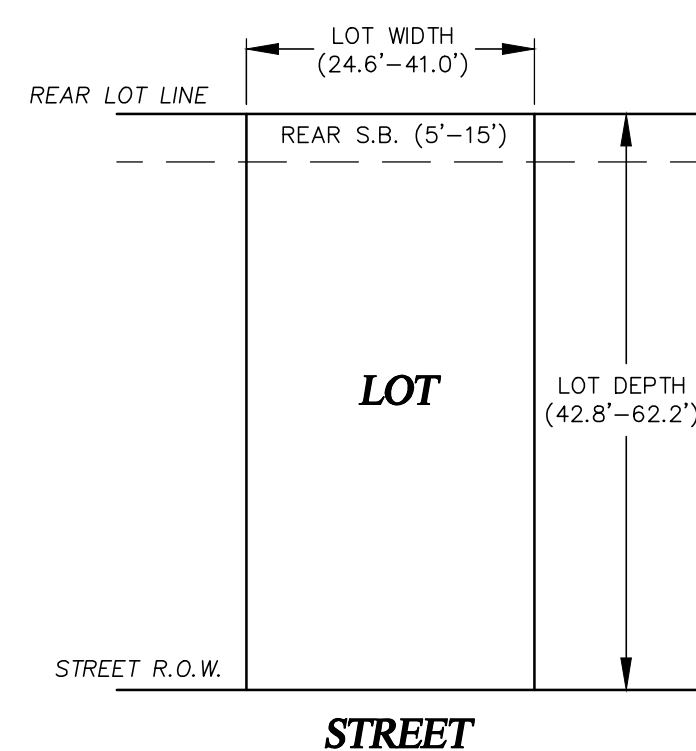
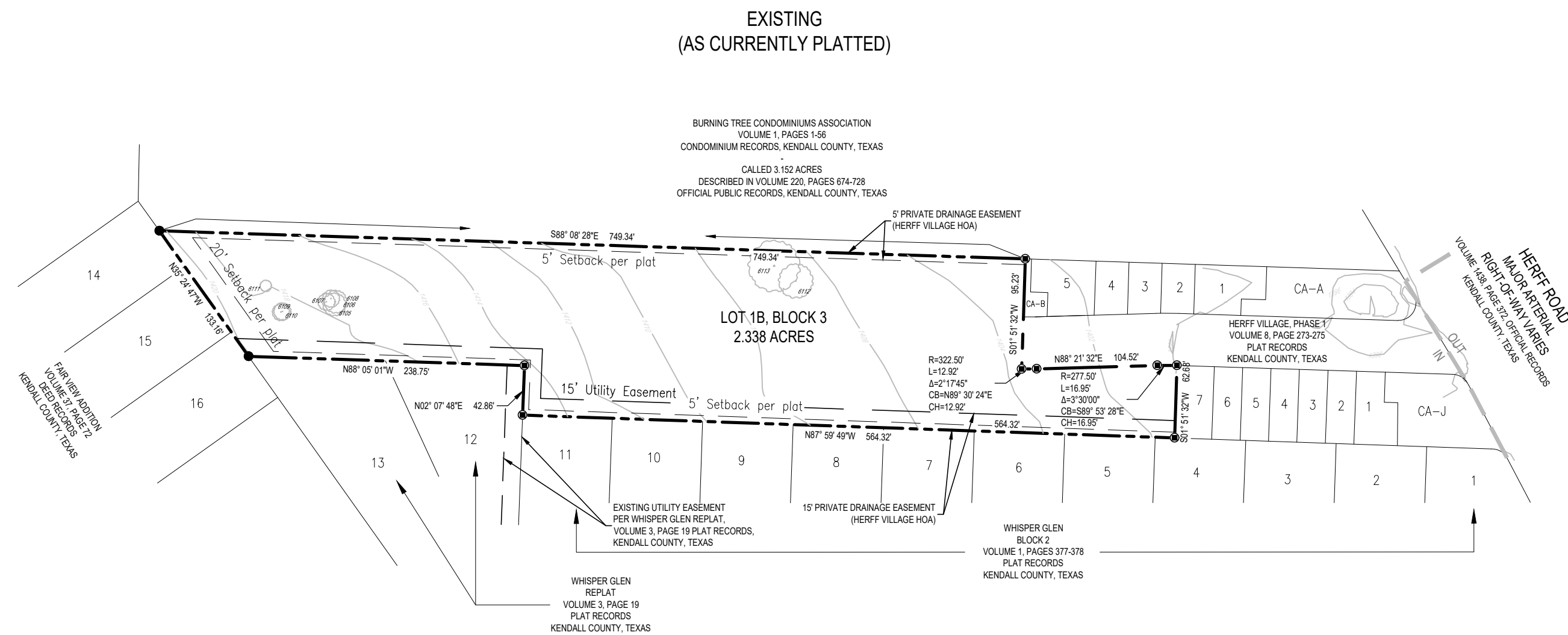
SHEET 1 OF 3

BEING 2.338 ACRES AND BEING ALL OF LOT 1B, BLOCK 3,
ACCORDING TO FINAL PLAT OF HERFF VILLAGE, PHASE 1,
RECORDED IN VOLUME 8, PAGE 273-275, PLAT RECORDS,
KENDALL COUNTY, TEXAS.

BEING 2.338 ACRES AND BEING ALL OF LOT 1B, BLOCK 3,
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KENDALL COUNTY, TEXAS.



- 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
- BUILDING SETBACK LINE
- PROPERTY LINE
- 1390 ——— EXISTING 2' CONTOUR
- APPROXIMATE CITY LIMITS LINE
- DESIGNATED OPEN SPACE



ROOF OVERHANGS MAY ENCROACH A MIN. OF 24"
INTO THE SETBACK LINE OR COMMON AREAS AS
SHOWN HEREON.

TYPICAL LOT LAYOUT

TREE TABLE			
POINT NUMBER	SPECIES	TRUNK DIA (IN)	SPREAD (FT)
6105	LIVE OAK	12	20
6106	LIVE OAK	12	20
6107	LIVE OAK	10	15
6108	LIVE OAK	10	15
6109	SYCAMORE	5	15
6110	SYCAMORE	5	15
6111	SYCAMORE	6	10
6112	CHINA BERRY	18	30
6113	LIVE OAK	18	45

JUNE, 2017

MATKINHOOVER

P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78009
OFFICE: 830.249.0600 FAX: 830.249.0099

TEXAS REGISTERED ENGINEERING FIRM # 004512

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

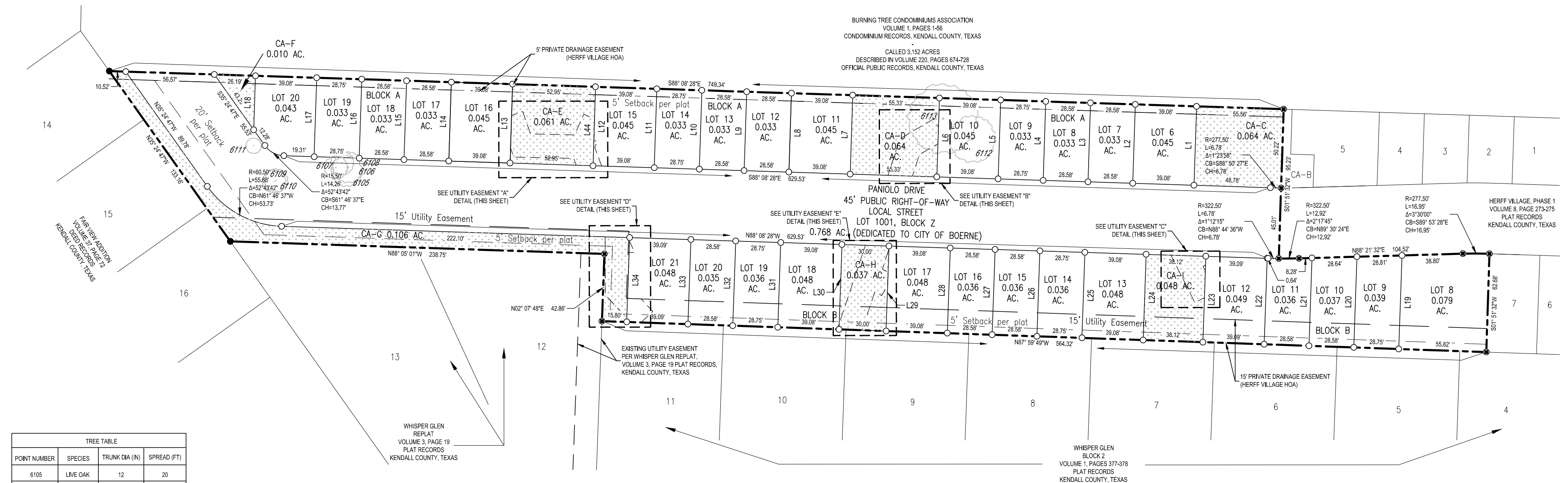
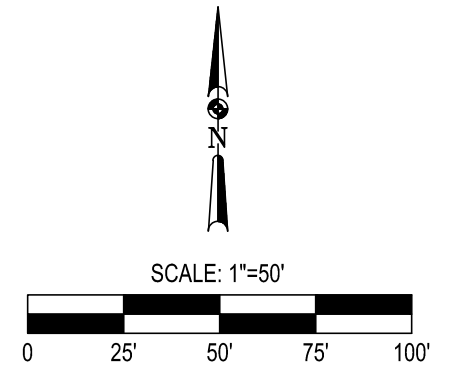
LEGEND

- FOUND 1/2" IRON ROD
- FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- BUILDING SETBACK LINE
- PROPERTY LINE
- DESIGNATED OPEN SPACE

A FINAL PLAT FOR HERFF VILLAGE, PHASE 2 LOTS 6-20 & CA-C THROUGH CA-F, BLOCK A; LOTS 8-21 & CA-G THROUGH CA-I, BLOCK B AND LOT 1001, BLOCK Z

BEING 2.338 ACRES AND BEING ALL OF LOT 1B, BLOCK 3,
ACCORDING TO FINAL PLAT OF HERFF VILLAGE, PHASE 1,
RECORDED IN VOLUME 8, PAGE 273-275, PLAT RECORDS,
KENDALL COUNTY, TEXAS.

NOTES:
1) BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD83, TEXAS
STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, US SURVEY FOOT, GRID.
2) COMMON AREAS, "CA-C" THROUGH "CA-I" ARE HEREIN DEDICATED AS PRIVATE UTILITY
EASEMENTS.
3) TOPOGRAPHIC DATA SHOWN HEREON IS APPROXIMATE.

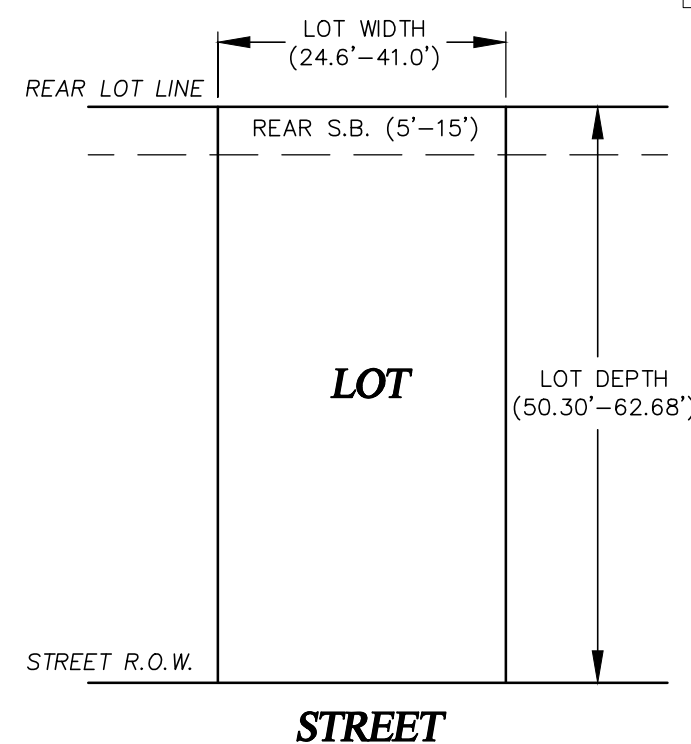


TREE TABLE			
POINT NUMBER	SPECIES	TRUNK DIA (IN)	SPREAD (FT)
6105	LIVE OAK	12	20
6106	LIVE OAK	12	20
6107	LIVE OAK	10	15
6108	LIVE OAK	10	15
6109	SYCAMORE	5	15
6110	SYCAMORE	5	15
6111	SYCAMORE	6	10
6112	CHINA BERRY	18	30
6113	LIVE OAK	18	45

ADDRESSES FOR HERFF VILLAGE PHASE 2		
BLOCK #	LOT #	ADDRESS
B	8	1117 PANIOL DRIVE
B	9	1119 PANIOL DRIVE
B	10	1121 PANIOL DRIVE
B	11	1123 PANIOL DRIVE
B	12	1125 PANIOL DRIVE
B	CA-A	1127 PANIOL DRIVE
B	13	1129 PANIOL DRIVE
B	14	1131 PANIOL DRIVE
B	15	1133 PANIOL DRIVE
B	16	1135 PANIOL DRIVE
B	17	1137 PANIOL DRIVE
B	CA-H	1139 PANIOL DRIVE
B	18	1141 PANIOL DRIVE
B	19	1143 PANIOL DRIVE
B	20	1145 PANIOL DRIVE
B	21	1147 PANIOL DRIVE
B	CA-G	1149 PANIOL DRIVE
A	CA-C	2116 PANIOL DRIVE
A	6	2118 PANIOL DRIVE
A	7	2120 PANIOL DRIVE
A	8	2122 PANIOL DRIVE
A	9	2124 PANIOL DRIVE
A	10	2126 PANIOL DRIVE
A	CA-D	2128 PANIOL DRIVE
A	11	2130 PANIOL DRIVE
A	12	2132 PANIOL DRIVE
A	13	2134 PANIOL DRIVE
A	14	2136 PANIOL DRIVE
A	15	2138 PANIOL DRIVE
A	CA-E	2140 PANIOL DRIVE
A	16	2142 PANIOL DRIVE
A	17	2144 PANIOL DRIVE
A	18	2146 PANIOL DRIVE
A	19	2148 PANIOL DRIVE
A	20	2150 PANIOL DRIVE
A	CA-F	2152 PANIOL DRIVE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01° 51' 32"E	50.30'
L2	N01° 51' 32"E	50.30'
L3	N01° 51' 32"E	50.30'
L4	N01° 51' 32"E	50.30'
L5	N01° 51' 32"E	50.30'
L6	N01° 51' 32"E	50.30'
L7	N01° 51' 32"E	50.30'
L8	N01° 51' 32"E	50.30'
L9	N01° 51' 32"E	50.30'
L10	N01° 51' 32"E	50.30'
L11	N01° 51' 32"E	50.30'
L12	N01° 51' 32"E	50.30'
L13	N01° 51' 32"E	50.30'
L14	N01° 51' 32"E	50.30'
L15	N01° 51' 32"E	50.30'
L16	N01° 51' 32"E	50.30'
L17	N01° 51' 32"E	50.30'
L18	N01° 51' 32"E	34.42'
L19	S02° 00' 11"W	59.66'
L20	S02° 00' 11"W	57.82'
L21	S02° 00' 11"W	56.00'
L22	S02° 00' 11"W	54.83'
L23	S02° 00' 11"W	54.73'
L24	S02° 00' 11"W	54.63'
L25	S02° 00' 11"W	54.53'
L26	S02° 00' 11"W	54.46'
L27	S02° 00' 11"W	54.39'
L28	S02° 00' 11"W	54.31'
L29	S02° 00' 11"W	54.22'
L30	S02° 00' 11"W	54.14'
L31	S02° 00' 11"W	54.04'
L32	S02° 00' 11"W	53.97'
L33	S02° 00' 11"W	53.90'
L34	S02° 00' 11"W	53.80'
L35	N20° 11' 09"W	4.59'
L36	N88° 42' 13"W	38.31'
L37	N19° 20' 58"W	6.19'
L38	N01° 51' 32"E	20.73'
L39	N70° 39' 04"E	7.50'
L40	S19° 20' 56"E	15.14'

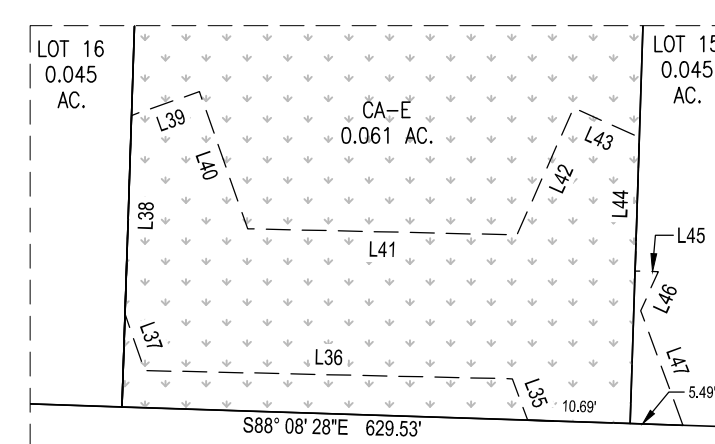
LINE TABLE		
LINE	BEARING	DISTANCE
L41	S88° 42' 13"E	28.06'
L42	N24° 08' 12"E	14.48'
L43	S65° 51' 48"E	7.50'
L44	N01° 51' 32"E	13.92'
L45	S88° 08' 28"E	2.40'
L46	S24° 08' 12"W	4.44'
L47	S20° 11' 09"E	12.71'
L48	N17° 53' 30"E	24.45'
L49	N59° 47' 02"E	25.05'
L50	S30° 12' 58"E	6.10'
L51	S01° 51' 32"W	10.51'
L52	S59° 47' 02"W	13.72'
L53	S17° 53' 30"W	14.40'
L54	S26° 44' 11"E	33.79'
L55	N63° 19' 49"E	6.88'
L56	N26° 44' 11"W	3.47'
L57	N66° 15' 27"E	1.85'
L58	S24° 02' 26"E	10.44'
L59	N87° 59' 49"W	3.47'
L60	S02° 00' 11"W	29.42'
L61	S87° 59' 49"E	8.69'
L62	S42° 49' 11"E	10.92'
L63	S47° 10' 49"W	10.29'
L64	N87° 59' 49"W	6.64'
L65	N42° 49' 11"W	23.69'
L66	N00° 06' 47"W	36.99'
L67	N18° 31' 27"E	56.51'
L68	S17° 53' 30"W	13.53'
L69	S61° 06' 50"E	4.15'
L70	S02° 00' 11"W	7.96'
L71	S28° 53' 10"W	7.90'
L72	S61° 06' 50"E	4.99'
L73	S18° 48' 12"W	25.79'



ROOF OVERHANGS MAY ENCROACH A MIN. OF 24"
INTO THE SETBACK LINE OR COMMON AREAS AS
SHOWN HEREON.

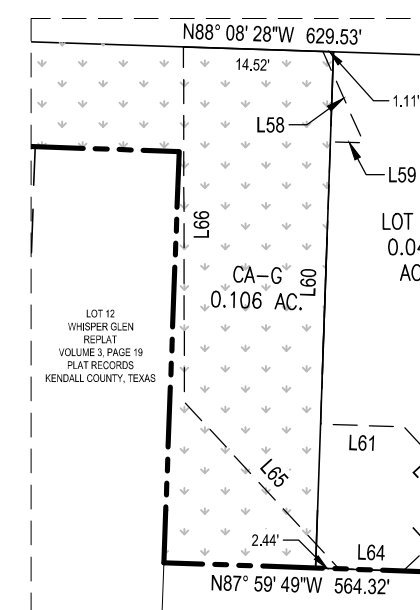
TYPICAL LOT LAYOUT

N.T.S.



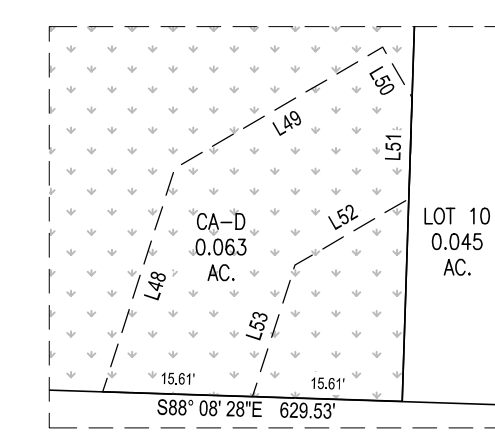
UTILITY EASEMENT "A" DETAIL

SCALE: 1"=20'



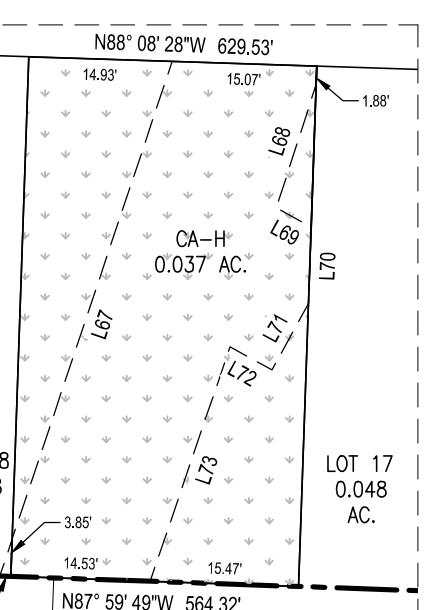
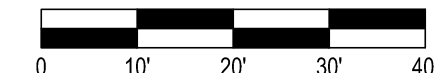
UTILITY EASEMENT "D" DETAIL

SCALE: 1"=20'



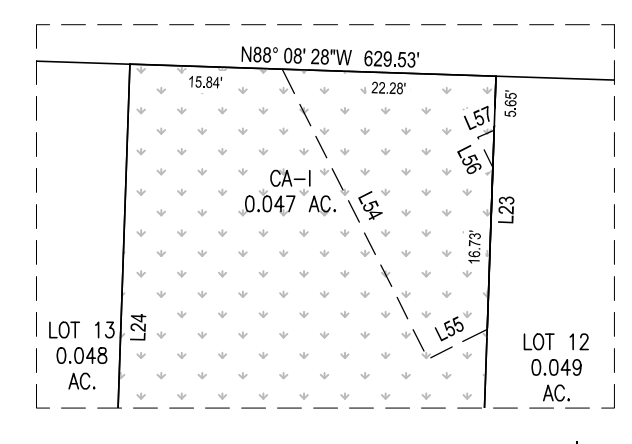
UTILITY EASEMENT "B" DETAIL

SCALE: 1"=20'



UTILITY EASEMENT "E" DETAIL

SCALE: 1"=20'



UTILITY EASEMENT "C" DETAIL

SCALE: 1"=20'



JUNE, 2017

MATKINHOOPER 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 F-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS