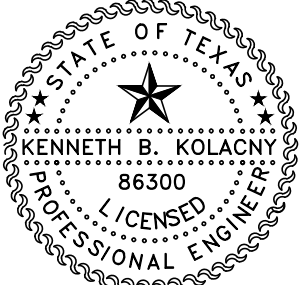


Z:\PROJECTS\2886 -- M5 Office Site -- Johns Road\Plat\288600 C--SP--DEV--PLAT.dwg

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 REGULATION, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY OF BOERNE.



KEN B. KOLACNY
LICENSED PROFESSIONAL ENGINEER #86300
MATKIN HOOVER ENGINEERING & SURVEYING

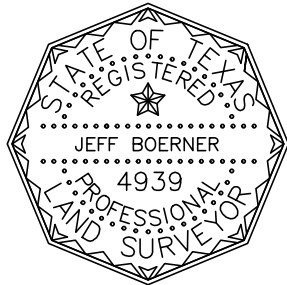
STATE OF TEXAS
COUNTY OF KENDALL

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 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.



JEFF BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR #4939
MATKIN HOOVER ENGINEERING & 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 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.

MATKIN PROPERTIES LP
8 SPENCER RD, STE 100
BOERNE, TX 78006

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 ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF _____, A.D. 20__, 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., 20__. 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., 20__.

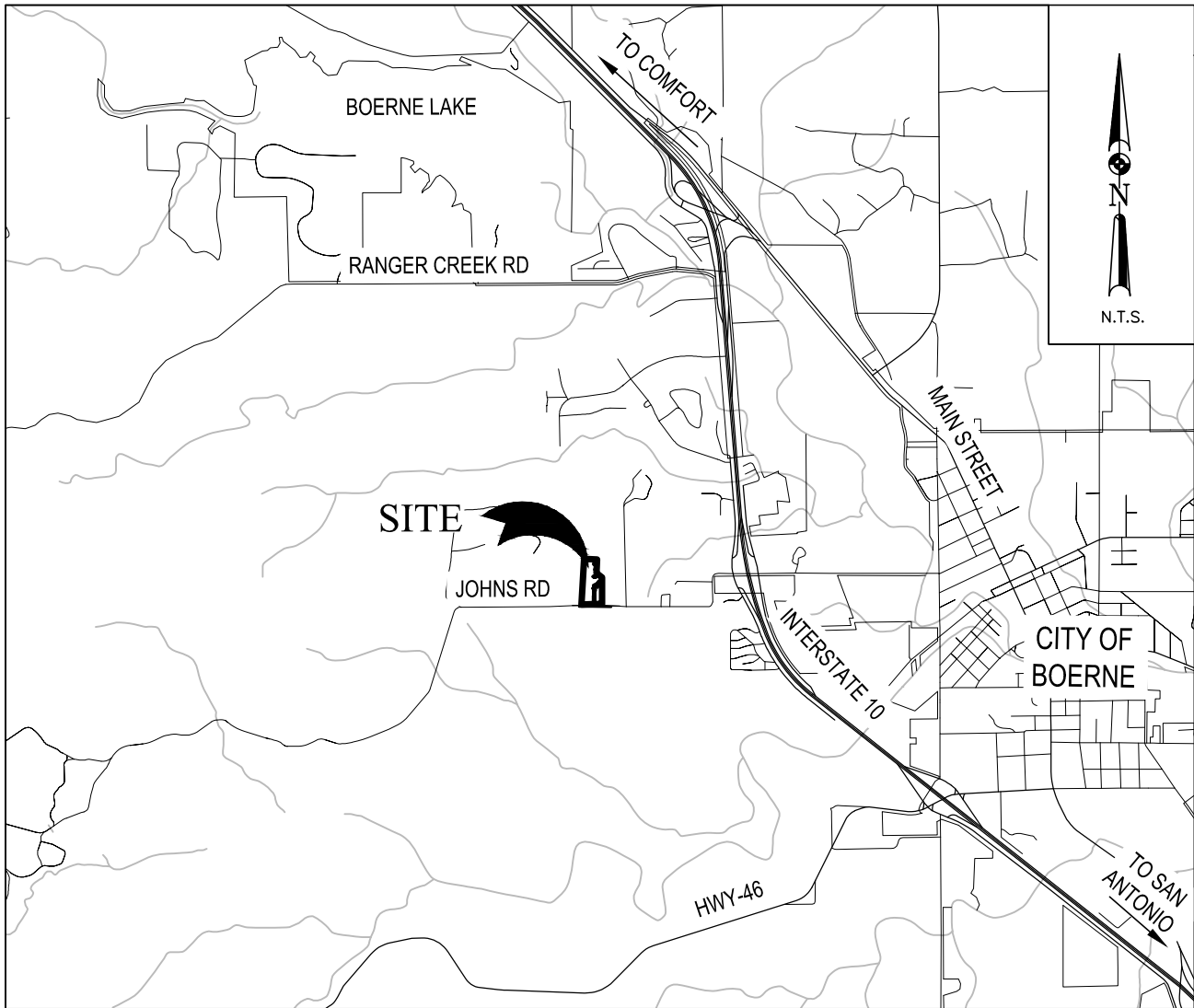
COUNTY CLERK, KENDALL COUNTY, TEXAS

BY: _____ DEPUTY

A DEVELOPMENT PLAT ESTABLISHING JOHNS ROAD OFFICES

BEING A 10.719 ACRE TRACT OF LAND LOCATED IN THE WILLIAM L. CAZNEAU SURVEY NO. 175, ABSTRACT NO. 127, KENDALL COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 10.719 ACRE TRACT RECORDED IN VOLUME 1571, PAGE 615
OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS.

NO NEW LOTS
0.0 L. F. OF NEW STREET



THIS PLAT OF JOHNS ROAD OFFICES 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

COUNTY CLERK'S CERTIFICATE OF AUTHENTICATION AS REQUIRED BY THE APPLICABLE COUNTY.

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, NAD83, TEXAS STATE PLAIN COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, US SURVEY FOOT, GRID.
- AT DATE OF PLAT APPROVAL, NO PORTION OF THIS PLAT IS WITHIN A FLOOD HAZARD ZONE AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR KENDALL COUNTY, TEXAS ON PANEL NUMBER 48259C0525 EFFECTIVE DATE DECEMBER 17, 2010 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
- LOCATIONS AND CONFIGURATIONS OF ANY ORIGINAL LOT LINES, ETC. ON OR ADJOINING THIS TRACT ARE APPROXIMATE, SAID LOT LINES AND/OR PATENTS, ETC. WERE NOT RESEARCHED OR LOCATED ON THE GROUND. TREES ARE AS SHOWN ON EXISTING CONDITIONS/TREE SURVEY.
- THE TOPOGRAPHIC INFORMATION IS BASED ON VERTICAL DATUM NAVD 88.
- REQUIRED OPEN SPACE: 250 SQFT PER DWELLING UNIT; AND 5% OF ALL BUILDING FOOTPRINTS AND AREAS OF IMPERVIOUS SURFACE DEDICATED TO VEHICLE ACCESS AND PARKING.
- 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.
- FIRE MARSHALL APPROVAL: AT TIME OF DEVELOPMENT OF THE LOT, THE OWNER/DEVELOPER SHALL OBTAIN A DEVELOPMENT PERMIT FOR KENDALL COUNTY; SUBMIT A SITE PLAN OF THE PROPOSED DEVELOPMENT, AND A LETTER OF APPROVAL FROM THE KENDALL COUNTY FIRE MARSHALL.
- DETENTION SHALL BE PROVIDED FOR EACH LOT UNLESS APPROVED OTHERWISE BY THE COUNTY. PRIOR TO ANY IMPROVEMENTS BEING MADE ON THE LOT, KENDALL COUNTY SHALL REVIEW AND APPROVE DETENTION FOR THE SITE.
- A DEVIATION FROM THE REQUIREMENTS AS SET FORTH IN THE CITY OF BOERNE SUBDIVISION ORDINANCE No.2007-56, ARTICLE 3, PLANNING AND COMMUNITY DESIGN STANDARDS, TABLE 3-4, STREET CROSS-SECTION STANDARDS FOR JOHNS ROAD WAS APPROVED BY CITY COUNCIL ON OCTOBER 10, 2017.

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 THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE THEREOF; 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:

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.

PLAT NOTES

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.

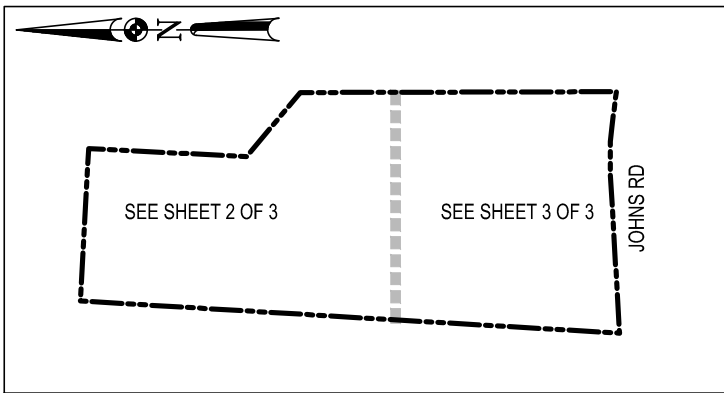
OBSTRUCTIONS OF DRAINAGE: ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.

IMPACT FEE ASSESSMENT:
ASSESSMENT AND COLLECTION OF THE CITY OF BOERNE WATER AND WASTEWATER UTILITIES' CAPITAL RECOVERY FEES SHALL BE THE AMOUNT PER LOT AS SET FORTH IN CITY ORDINANCE NO. 2017-13 SECTION 1.10(5).

TAX CERTIFICATE:
TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME _____, PAGE _____, KENDALL COUNTY OFFICIAL RECORDS.

LARGE LEGACY TREE:

THERE ARE TWO HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.



SHEET INDEX MAP
1" = 400'

SITE ADDRESS:
10038 JOHNS RD
BOERNE, TX 78006

OWNER:

MATKIN PROPERTIES LP
8 SPENCER RD, STE 100
BOERNE, TX 78006

MATKIN HOOVER

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

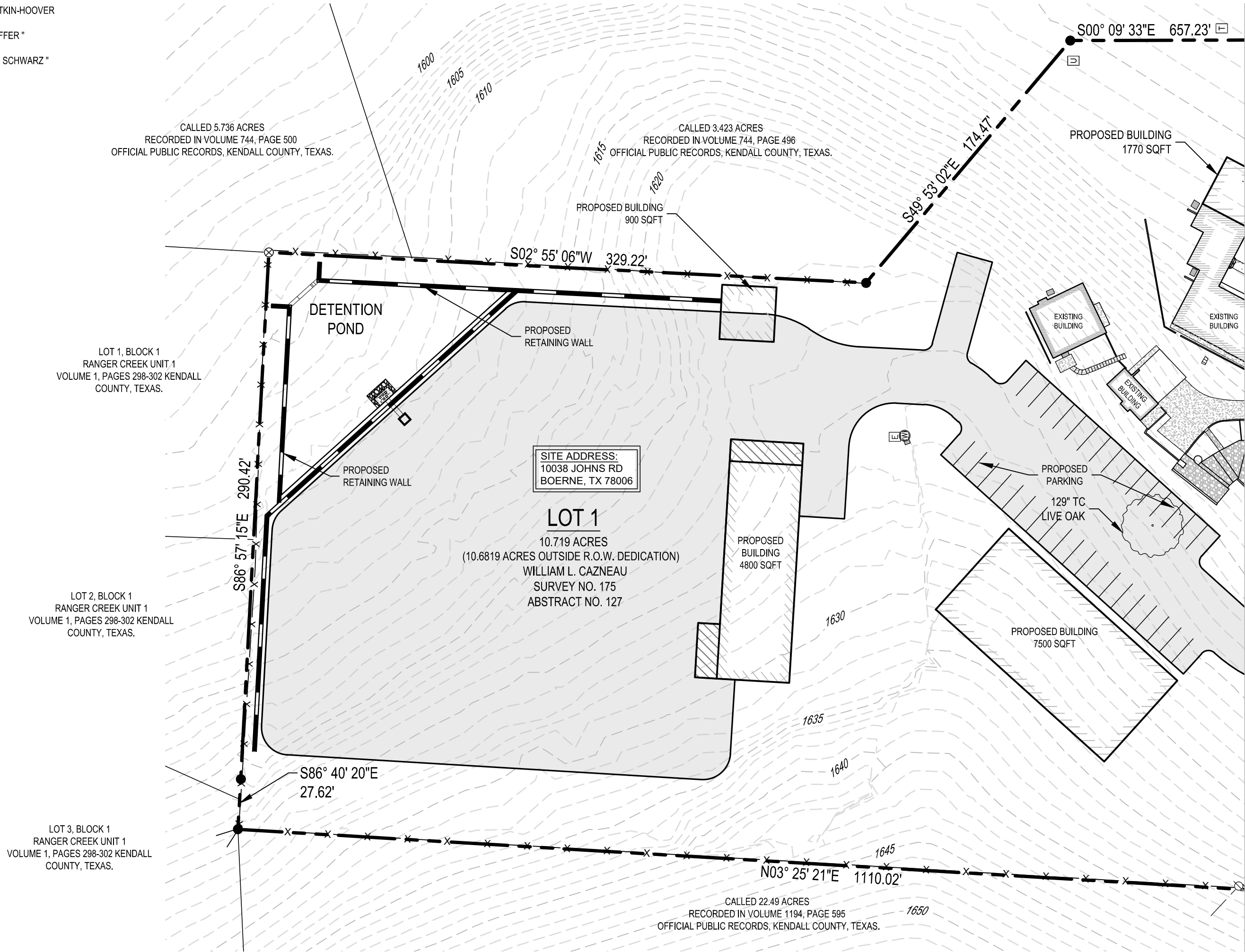
DATE: JUNE, 2017

JOB NO. 2886.00

SHEET 1 OF 3

LEGEND

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER
ENG. & SURVEY." PLASTIC CAP
⊙ FOUND 1/2" IRON ROD WITH A "PFEIFFER"
PLASTIC CAP
⊗ FOUND 1/2" IRON ROD WITH A RED "SCHWARZ"
PLASTIC CAP
● FOUND 1/2" IRON ROD
⊙ FOUND 60D NAIL
—X— WIRE FENCE
[TR] ELECTRIC TRANSFORMER
[E] ELECTRIC BOX
[E] ELECTRIC METER
⊘ UTILITY POLE
⊘→ UTILITY POLE WITH GUY WIRE
[T] TELEPHONE PEDESTAL
[U] UTILITY SIGN
[W] WELL



SEE SHEET 3 OF 3

A DEVELOPMENT PLAT ESTABLISHING

JOHNS ROAD OFFICES

BEING A 10.719 ACRE TRACT OF LAND LOCATED IN THE WILLIAM L. CAZNEAU SURVEY NO. 175, ABSTRACT NO. 127, KENDALL COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 10.719 ACRE TRACT RECORDED IN VOLUME 1571, PAGE 615 OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS.

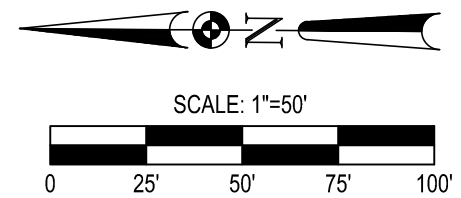
NOTES:

- 1) FIELD WORK PERFORMED ON: MARCH 14, 2017
- 2) BORROWER: MATKIN PROPERTIES, LP
- 3) ADDRESS: 10038 JOHNS ROAD
- 4) BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD83, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, US SURVEY FOOT, GRID.
- 5) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY ALAMO TITLE INSURANCE, G.F. NUMBER 39506, ISSUED DATE OF MARCH 16, 2017 EFFECTIVE DATE OF MARCH 13, 2017 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN, THERE MAY BE OTHER EASEMENTS, RESTRICTIONS, OR ENCUMBRANCES NOT SHOWN, THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 6) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
- 7) FENCES ALONG BOUNDARY LINE MEANDER.
- 8) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.

BUILDING AREA	0.4 ACRES
ACCESS/PARKING	0.4 ACRES
TOTAL IMPERVIOUS SURFACE	3.0 ACRES
MINIMUM OPEN SPACE (5%) REQUIRED	0.2 ACRES
OPEN SPACE PROVIDED	7.8 ACRES

NOTE:

REQUIRED OPEN SPACE PER BOERNE SUBDIVISION REGULATIONS; COMMERCIAL DISTRICTS, CENTERS AND MIXED USE DISTRICTS REQUIRE 5% OF ALL BUILDING FOOTPRINTS AND AREAS OF IMPERVIOUS SURFACE DEDICATED TO VEHICLE ACCESS AND PARKING.



NOTE:

1. ALL SIGNATURE BLOCKS ARE ON SHEET 1 OF 3

OWNER:

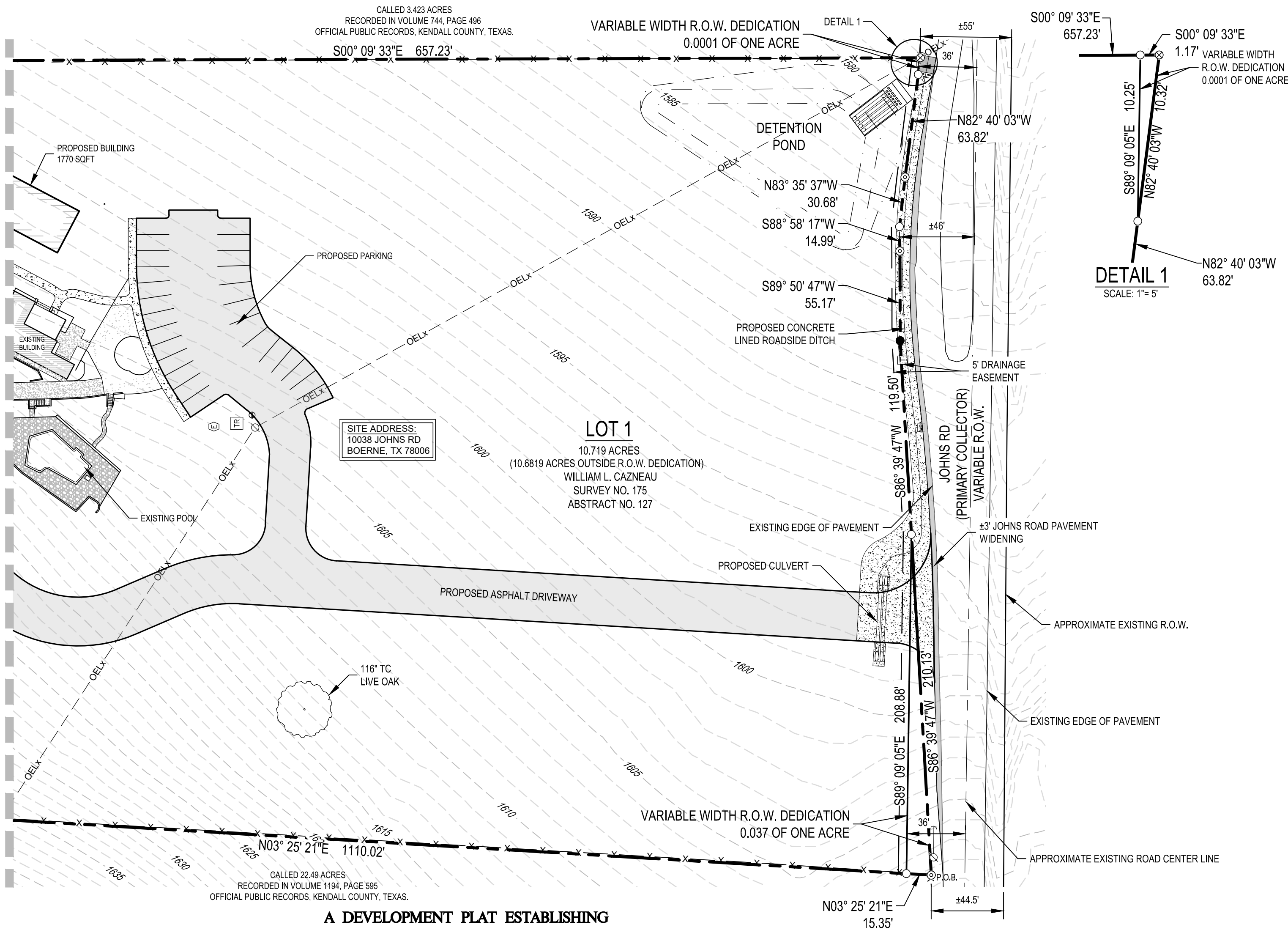
MATKIN PROPERTIES LP
8 SPENCER RD, STE 100
BOERNE, TX 78006

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

LEGEND

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER
ENG. & SURVEY." PLASTIC CAP
- ⊙ FOUND 1/2" IRON ROD WITH A "PFEIFFER"
PLASTIC CAP
- ⊗ FOUND 1/2" IRON ROD WITH A RED "SCHWARZ"
PLASTIC CAP
- FOUND 1/2" IRON ROD
- ⊙ FOUND 60D NAIL
- X- WIRE FENCE
- TR ELECTRIC TRANSFORMER
- E ELECTRIC BOX
- E ELECTRIC METER
- ⊗ UTILITY POLE
- ⊗→ UTILITY POLE WITH GUY WIRE
- T TELEPHONE PEDESTAL
- U UTILITY SIGN
- W WELL

SEE SHEET 2 OF 3



A DEVELOPMENT PLAT ESTABLISHING JOHNS ROAD OFFICES

BEING A 10.719 ACRE TRACT OF LAND LOCATED IN THE WILLIAM L. CAZNEAU SURVEY NO. 175, ABSTRACT NO. 127, KENDALL COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 10.719 ACRE TRACT RECORDED IN VOLUME 1571, PAGE 615
OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS.

BUILDING AREA	0.4 ACRES
ACCESS/PARKING	0.4 ACRES
TOTAL IMPERVIOUS SURFACE	3.0 ACRES
MINIMUM OPEN SPACE (5%) REQUIRED	0.2 ACRES
OPEN SPACE PROVIDED	7.8 ACRES

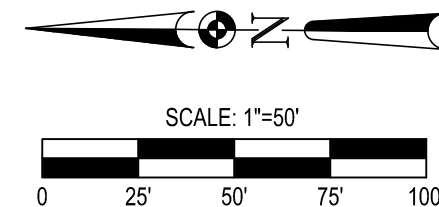
NOTE:
REQUIRED OPEN SPACE PER BOERNE SUBDIVISION REGULATIONS;
COMMERCIAL DISTRICTS, CENTERS AND MIXED USE DISTRICTS REQUIRE
5% OF ALL BUILDING FOOTPRINTS AND AREAS OF IMPERVIOUS SURFACE
DEDICATED TO VEHICLE ACCESS AND PARKING.

NOTES:

- 1) FIELD WORK PERFORMED ON: MARCH 14, 2017
- 2) BORROWER: MATKIN PROPERTIES, LP
- 3) ADDRESS: 10038 JOHNS ROAD
- 4) BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD83, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, US SURVEY FOOT, GRID.
- 5) THIS SURVEY IS BASED ON A TITLE COMMITMENT ISSUED BY ALAMO TITLE INSURANCE, G.F. NUMBER 39508, ISSUED DATE OF MARCH 16, 2017 EFFECTIVE DATE OF MARCH 13, 2017 AND IS SUBJECT TO ALL TERMS, CONDITIONS, LEASES AND ENCUMBRANCES STIPULATED THEREIN. THERE MAY BE OTHER EASEMENTS, RESTRICTIONS, OR ENCUMBRANCES NOT SHOWN. THE SURVEYOR DID NOT COMPLETE AN ABSTRACT OF TITLE.
- 6) A METES AND BOUNDS DESCRIPTION WAS PREPARED BY A SEPARATE DOCUMENT.
- 7) FENCES ALONG BOUNDARY LINE MEANDER.
- 8) ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION, OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.

OWNER:

MATKIN PROPERTIES LP
8 SPENCER RD, STE 100
BOERNE, TX 78006



NOTE:

1. ALL SIGNATURE BLOCKS ARE ON SHEET 1 OF 3

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 F-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

**ENGINEERING
& SURVEYING**