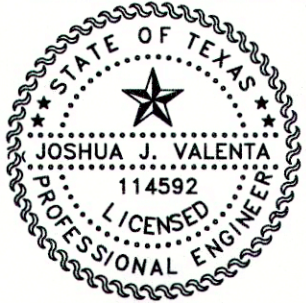


STATE OF TEXAS
COUNTY OF KENDALL

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.



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.

JOSHUA J. VALENTA
LICENSED PROFESSIONAL ENGINEER #114592
MATKIN HOOVER ENGINEERING & SURVEYING

KYLE PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR #6528
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.

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__.

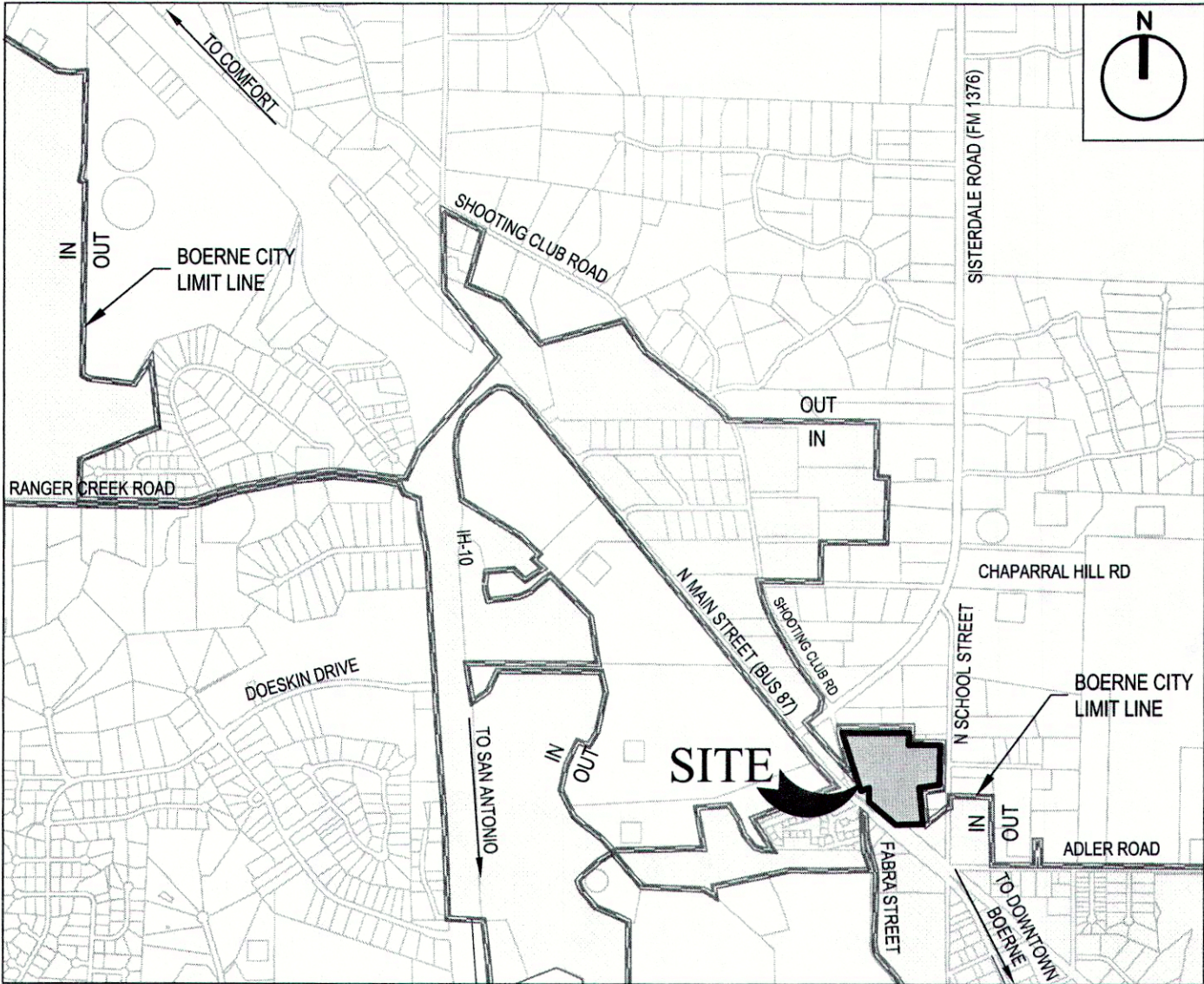
COUNTY CLERK, KENDALL COUNTY, TEXAS

BY: _____ DEPUTY

A DEVELOPMENT PLAT ESTABLISHING LIV AT BOERNE

BEING AN 11.762 ACRE TRACT OF LAND, LOCATED IN THE A. LOCKMAR SURVEY NO. 177, ABSTRACT NO. 310, KENDALL COUNTY, TEXAS, SAID 11.762 ACRE TRACT BEING THAT CERTAIN 11.73 ACRE TRACT OF LAND, RECORDED IN VOLUME 1549, PAGE 1012, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS

1 NEW LOT
0.0 L. F. OF NEW STREET



LOCATION MAP - BOERNE, TEXAS
NOT TO SCALE

DETENTION
ON-SITE DETENTION SHALL BE DESIGNED TO MITIGATE ANY INCREASE IN STORMWATER RUNOFF AS A RESULT OF BOTH PUBLIC AND ALL ON-SITE PRIVATE IMPROVEMENTS.

SETBACKS IN 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 A LOT ON A CURVILINEAR STREET OR CUL-DE-SAC IS MEASURED WHEREVER THE LOT WIDTH MEETS FRONTAGE REQUIREMENTS FOR THE LOT CATEGORY.

HERITAGE LEGACY TREE:
THERE ARE 4 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.

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 2017-13, SECTION 1.10(5).

THIS SUBDIVISION PLAT OF LIV AT BOERNE 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

SITE ADDRESS:
3 SHOOTING CLUB ROAD
BOERNE, TX 78006

OWNER:

MR. MICHAEL WIBRACHT
210 DEVELOPMENT GROUP
454 SOLEDAD STREET, SUITE 300
SAN ANTONIO, TEXAS 78205

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:
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.

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.

- GENERAL NOTES:**
- THE AREA OF THE SMALLEST LOT IN THIS SUBDIVISION IS 11.762 ACRES.
 - 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 4 HERITAGE LEGACY TREES WITHIN THIS SUBDIVISION.
 - THE TOPOGRAPHICAL INFORMATION IS BASED ON VERTICAL DATUM NAVD 88.
 - THE AREA OF OPEN SPACE IS 5.263 AC (44.72%).
 - THE LIV AT BOERNE 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 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 (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.

MATKIN HOOVER

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

ENGINEERING
& SURVEYING

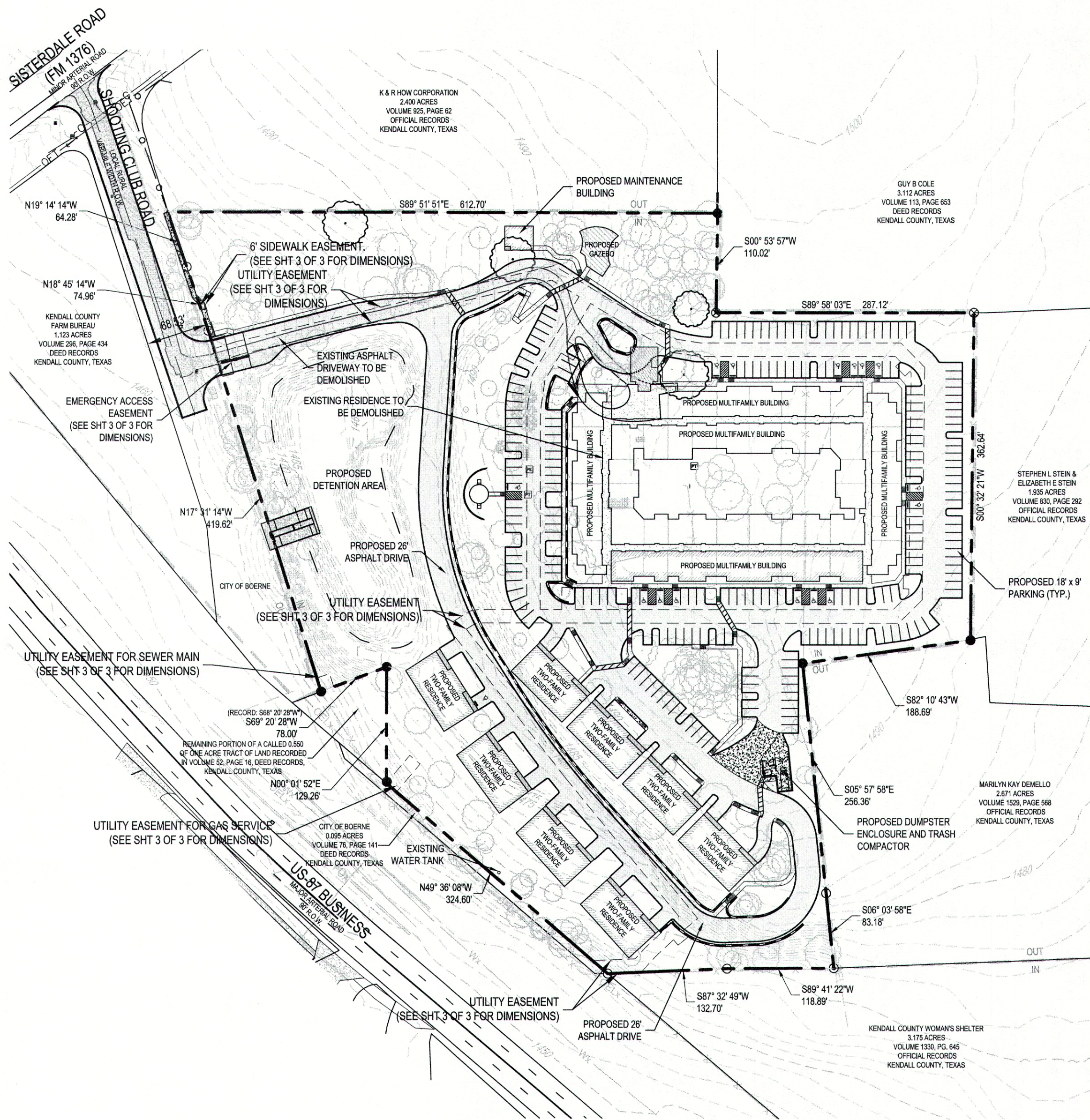
DATE: MAY 2018

JOB NO. 2654.02

SHEET 1 OF 3

Z:\PROJECTS\2654 - Dook Field\02 - 192 Ac. Multifamily\Development Plat\C-SP-DEV-PLAT 2654 (SHEET 2).dwg

Date: Jun 15, 2018, 11:25am User ID: dpresley



NOTES:

1. ADDRESS: 3 SHOOTING CLUB ROAD
2. 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
3. THIS PROPERTY LIES WITHIN ZONE X ACCORDING TO THE PANEL NUMBER 48259C0415F, WITH AN EFFECTIVE DATE OF DECEMBER 17, 2010.
4. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD CALLS PER THE DEED RECORDED IN VOLUME 1549, PAGE 1012, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS, UNLESS OTHERWISE NOTED.
5. ALL UTILITY AND RETAINING WALL CROSSINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF BOERNE SPECIFICATION 02224-1.0 PIPELINE UNDERCROSSINGS AND PER CITY OF BOERNE DETAIL 02224-1.0 DATED JULY, 2015.

PROPERTY BOUNDARY

APPROXIMATE CITY LIMITS LINE

EXISTING 1' CONTOUR

EXISTING 5' CONTOUR

1/2" IRON ROD FOUND - UNLESS NOTED

1" PIPE FOUND

FENCE CORNER POST

2" PIPE FOUND

FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP

SIGN

ELECTRIC BOX

UTILITY POLE

WATER METER

WATER VALVE

FIRE HYDRANT

IRRIGATION CONTROL VALVE

GAS VALVE

SANITARY SEWER MANHOLE

WIRE FENCE

ELECTRIC (OVERHEAD)

GAS

WATER

SANITARY SEWER

FIBER OPTIC

PROPOSED RETAINING WALL

EXISTING TREE

EXISTING HERITAGE LEGACY TREE

EXISTING ASPHALT PAVEMENT

EXISTING CONCRETE PAVEMENT

PROPOSED ASPHALT PAVING

PROPOSED CONCRETE PAVING

A DEVELOPMENT PLAT ESTABLISHING LIV AT BOERNE

BEING AN 11.762 ACRE TRACT OF LAND, LOCATED IN THE A. LOCKMAR SURVEY NO. 177, ABSTRACT NO. 310, KENDALL COUNTY, TEXAS, SAID 11.762 ACRE TRACT BEING THAT CERTAIN 11.73 ACRE TRACT OF LAND, RECORDED IN VOLUME 1549, PAGE 1012, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS

SITE ADDRESS:
3 SHOOTING CLUB ROAD
BOERNE, TX 78006

OWNER:

MR. MICHAEL WBRACHT
210 DEVELOPMENT GROUP
454 SOLEDAD STREET, SUITE 300
SAN ANTONIO, TEXAS 78205

NOTE:

1. ALL SIGNATURE BLOCKS ARE ON SHEET 1 OF 3
2. ALL EASEMENT ANNOTATION SHOWN ON SHEET 3 OF 3

MATKINHOOVER
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

SISTERDALE ROAD
(FM 1376)
JUNIOR ASPHALT ROAD
80' R.O.W.

SHOOTING CLUB ROAD
LOCAL HIGHWAY
VARIABLE WIDTH R.O.W.

K & R HOW CORPORATION
2.400 ACRES
VOLUME 925, PAGE 62
OFFICIAL RECORDS
KENDALL COUNTY, TEXAS

GUY B COLE
3.112 ACRES
VOLUME 113, PAGE 653
DEED RECORDS
KENDALL COUNTY, TEXAS

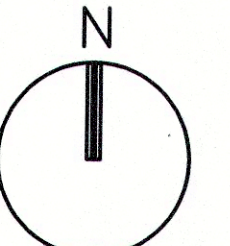
STEPHEN L STEIN &
ELIZABETH E STEIN
1.505 ACRES
VOLUME 830, PAGE 292
OFFICIAL RECORDS
KENDALL COUNTY, TEXAS

MARILYN KAY DEMELLO
2.871 ACRES
VOLUME 1529, PAGE 568
OFFICIAL RECORDS
KENDALL COUNTY, TEXAS

KENDALL COUNTY WOMAN'S SHELTER
3.175 ACRES
VOLUME 1330, PG. 645
OFFICIAL RECORDS
KENDALL COUNTY, TEXAS

NOTES:

1. ADDRESS: 3 SHOOTING CLUB ROAD
2. 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
3. THIS PROPERTY LIES WITHIN ZONE X ACCORDING TO THE PANEL NUMBER 48259CD415F, WITH AN EFFECTIVE DATE OF DECEMBER 17, 2010.
4. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE RECORD CALLS PER THE DEED RECORDED IN VOLUME 1549, PAGE 1012, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS, UNLESS OTHERWISE NOTED.



SCALE: 1"=100'
0 50' 100' 150' 200'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N17° 31' 14.3"W	15.04'
L2	N72° 28' 45.7"E	25.00'
L3	S81° 38' 08.7"E	27.56'
L4	S44° 27' 38.6"E	37.68'
L5	S45° 32' 21.4"W	36.90'
L6	S79° 59' 01.4"W	7.05'
L7	S57° 29' 01.4"W	10.60'
L8	S51° 07' 29.1"W	19.83'
L9	S46° 50' 08.8"W	0.81'
L10	S38° 52' 30.9"E	9.01'
L11	S51° 07' 29.1"W	15.00'
L12	N38° 52' 30.9"W	7.88'
L13	S46° 50' 08.8"W	28.46'
L14	S42° 32' 48.6"W	22.46'
L15	S87° 32' 48.6"W	37.15'
L16	N49° 36' 08.1"W	22.06'
L17	N87° 32' 48.6"E	47.11'
L18	N42° 32' 48.6"E	16.81'
L19	N46° 50' 08.8"E	45.43'
L20	N51° 07' 29.1"E	5.39'
L21	N57° 29' 01.4"E	30.35'
L22	N79° 59' 01.4"E	11.35'
L23	N90° 00' 00.0"E	52.60'
L24	N08° 21' 51.3"E	38.61'
L25	N59° 08' 04.4"W	35.43'
L26	S72° 28' 45.7"W	25.00'
L27	N08° 21' 51.3"E	34.53'
L28	N30° 51' 51.3"E	34.84'

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L29	S59° 08' 08.7"E	15.75'
L30	N30° 51' 51.3"E	15.00'
L31	N59° 08' 08.7"W	15.75'
L32	N30° 51' 51.3"E	49.02'
L33	S81° 38' 08.7"E	31.64'
L34	S44° 27' 38.6"E	8.17'
L35	S45° 05' 43.6"W	7.58'
L36	S44° 54' 16.4"E	15.00'
L37	N45° 05' 43.6"E	7.47'
L38	S44° 27' 38.6"E	2.01'
L39	N89° 25' 49.9"W	6.22'
L40	S00° 34' 10.1"W	15.00'
L41	S89° 25' 49.9"E	6.23'
L42	S00° 32' 21.4"W	5.80'
L43	S45° 32' 21.4"W	24.56'
L44	N00° 19' 08.4"E	24.19'
L45	N88° 37' 51.7"W	15.00'
L46	S00° 19' 08.4"W	24.55'
L47	N90° 00' 00.0"W	24.04'
L48	N49° 36' 08.1"W	15.00'
L49	N40° 23' 51.9"E	40.23'
L50	S49° 36' 08.1"E	15.00'
L51	S40° 23' 51.9"W	40.23'
L52	N72° 28' 45.7"E	15.00'
L53	S17° 20' 56.0"E	15.00'
L54	S71° 12' 37.2"W	15.06'
L55	N17° 08' 08.7"W	15.33'

PROPERTY BOUNDARY

APPROXIMATE CITY LIMITS LINE

EXISTING 1" CONTOUR

EXISTING 5" CONTOUR

1/2" IRON ROD FOUND - UNLESS NOTED

1" PIPE FOUND

FENCE CORNER POST

2" PIPE FOUND

FOUND 1/2" IRON ROD WITH A RED
"MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP

SIGN

ELECTRIC BOX

UTILITY POLE

WATER METER

WATER VALVE

FIRE HYDRANT

IRRIGATION CONTROL VALVE

GAS VALVE

SANITARY SEWER MANHOLE

WIRE FENCE

ELECTRIC (OVERHEAD)

GAS

WATER

SANITARY SEWER

FIBER OPTIC

PROPOSED RETAINING WALL

EXISTING TREE

EXISTING HERITAGE LEGACY TREE

EXISTING ASPHALT PAVEMENT

EXISTING CONCRETE PAVEMENT

PROPOSED ASPHALT PAVING

PROPOSED CONCRETE PAVING

NOTE:

1. ALL SIGNATURE BLOCKS ARE ON SHEET 1 OF 3

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A DEVELOPMENT PLAT ESTABLISHING LIV AT BOERNE

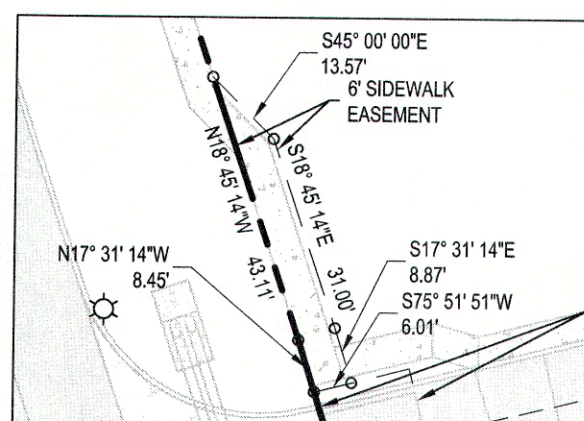
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BOERNE, TX 78006

OWNER:

MR. MICHAEL WIBRACHT
210 DEVELOPMENT GROUP
454 SOLEDAD STREET, SUITE 300
SAN ANTONIO, TEXAS 78205

EMERGENCY ACCESS EASEMENT
1" = 30'



6' SIDEWALK EASEMENT
1" = 30'

