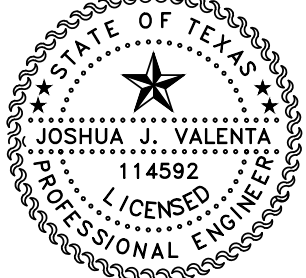


STATE OF TEXAS
COUNTY OF KENDALL

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.



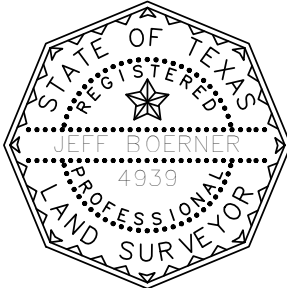
STATE OF TEXAS
COUNTY OF KENDALL

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.



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 FINAL PLAT ESTABLISHING BENT TREE - UNIT I

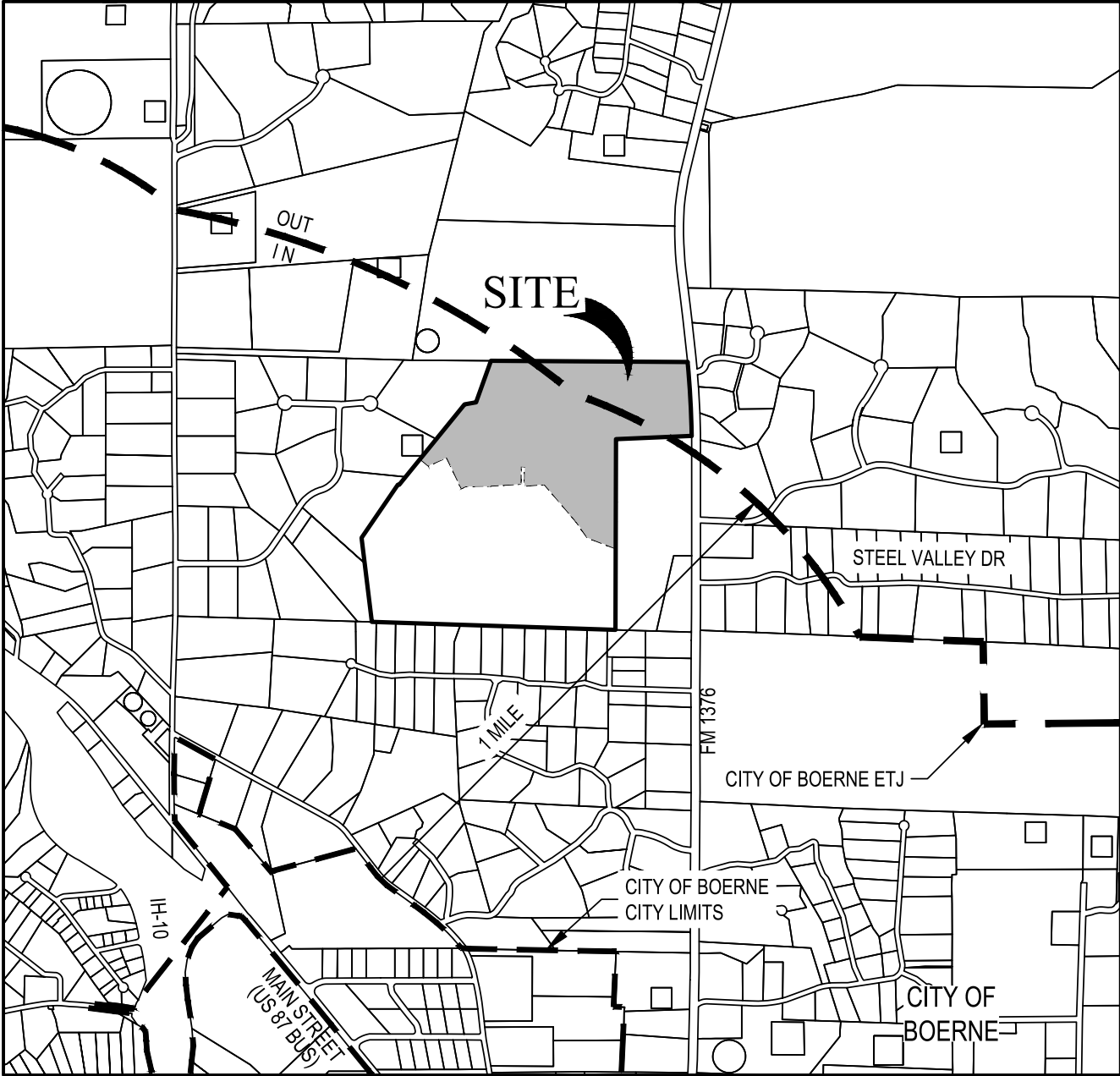
BEING A 65.50 ACRE TRACT OF LAND LOCATED IN THE PEDRO HERRERA SURVEY NO. 202, ABSTRACT NO. 253, KENDALL COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 142.988 ACRE TRACT OF LAND DESCRIBED IN VOLUME 1534, PAGE 127, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

41 NEW LOTS / 4 OPEN SPACE LOTS
4,074 L. F. OF NEW STREET

SECONDARY ACCESS NOTE:

DEVELOPER SHALL CONSTRUCT THE SECONDARY APPROVED FIRE APPARATUS ACCESS ROAD AS REQUIRED BY IFC 2015, APPENDIX D.107 AT SUCH TIME THAT EITHER OF THE FOLLOWING TWO CONDITIONS ARE MET.

- THIRTY (30) ON-SITE SEWER FACILITY (OSSF) PERMITS WITHIN PHASE I OF THE SUBDIVISION ARE GRANTED.
- BENT TREE PHASE II CONSTRUCTION BEGINS.



LOCATION MAP - BOERNE, TEXAS
NOT TO SCALE

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 FOR THE PROPOSED DEVELOPMENT, AND A LETTER OF APPROVAL FROM THE KENDALL COUNTY FIRE MARSHALL.

HERITAGE LEGACY TREE:
THERE ARE 47 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 BENT TREE UNIT I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

OWNER:

DRAKE THOMPSON
TEXAS HOMES
21232 GATHERING OAKS, STE. 103
SAN ANTONIO, TX 78260

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:
PER ORDINANCE 2017-621 NO SIDEWALKS ARE REQUIRED WITHIN THE DEVELOPMENT.

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 1.03 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 47 HERITAGE LEGACY TREES WITHIN THIS SUBDIVISION.
 - THE TOPOGRAPHICAL INFORMATION IS BASED ON VERTICAL DATUM NAVD 88.
 - THE AREA OF OPEN SPACE IS 11.22 AC.
 - THE 65.50 ACRE SUBDIVISION IS NOT LOCATED WITHIN CITY OF BOERNE CITY LIMITS.
 - THERE IS A TOTAL OF 5.85 ACRES OF PRIVATE RIGHT OF WAY (ROW) IN THIS SUBDIVISION.
 - THE GROSS DENSITY OF UNIT I OF THE SUBDIVISION IS 1.60 ACRES PER LOT.
 - LOTS 901 AND 902 ARE DEDICATED AS BOTH OPEN SPACE AREA AND PRIVATE DRAINAGE EASEMENT.

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 UTILITIES SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THE DAMAGE TO THE PROPERTY IS MINIMIZED AND THE UTILITIES 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 E-004512

ENGINEERING
& SURVEYING

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

DATE: MARCH 2018

JOB NO. 2810.01

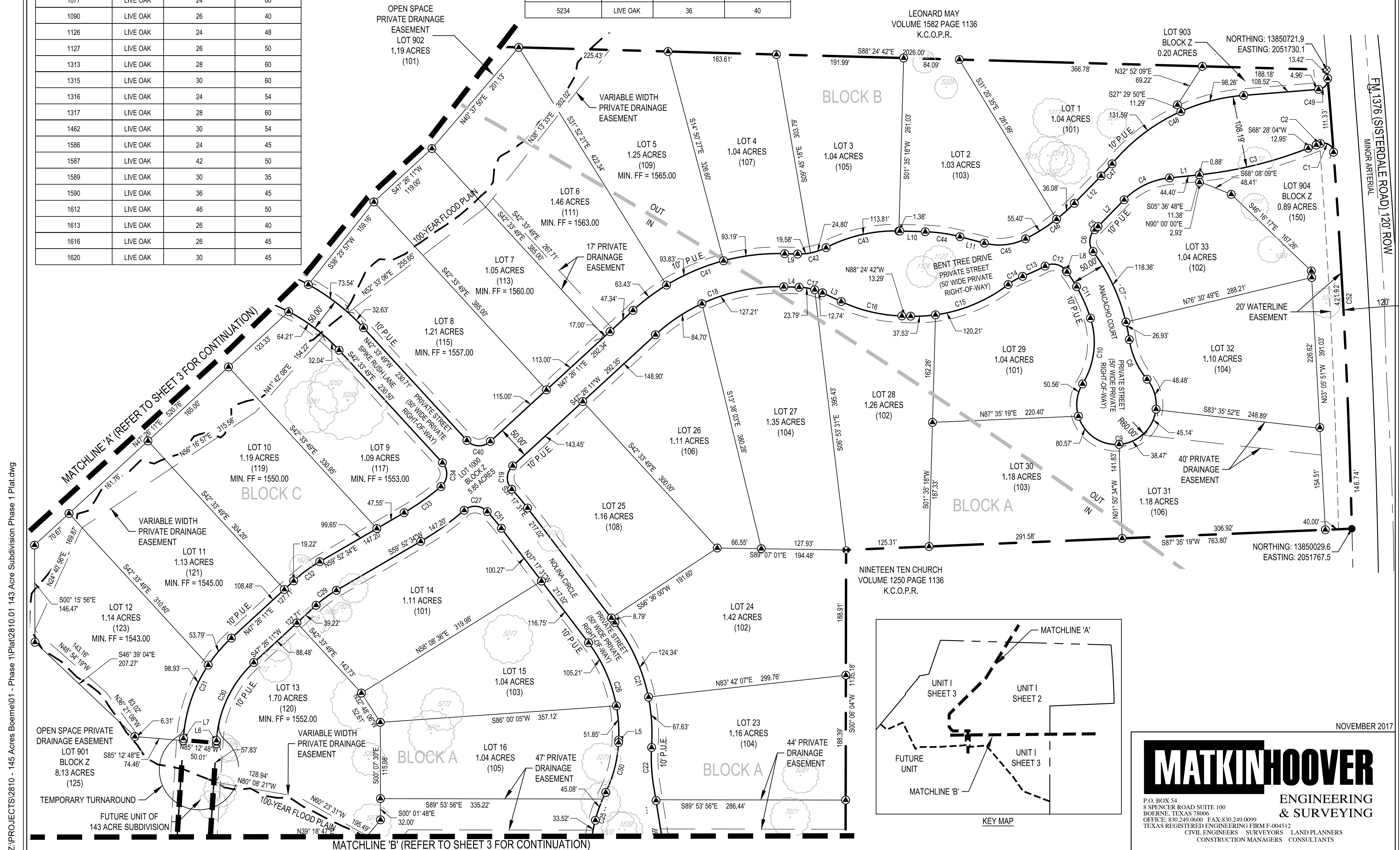
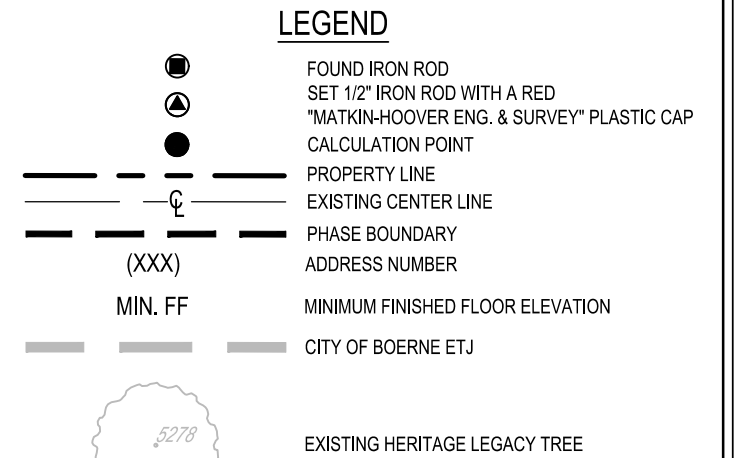
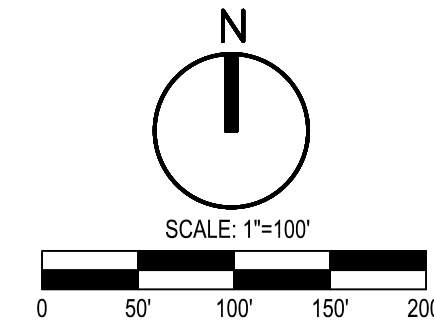
SHEET 1 OF 3

A FINAL PLAT ESTABLISHING BENT TREE - UNIT I

BEING A 65.50 ACRE TRACT OF LAND LOCATED IN THE PEDRO HERRERA SURVEY NO. 202, ABSTRACT NO. 253, KENDALL COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 142.988 ACRE TRACT OF LAND DESCRIBED IN VOLUME 1534, PAGE 127, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

TREE TABLE			
POINT NUMBER	SPECIES	TRUNK DIA (IN)	SPREAD (FT)
1001	LIVE OAK	26	45
1009	LIVE OAK	27	40
1017	LIVE OAK	26	42
1077	LIVE OAK	24	60
1090	LIVE OAK	26	40
1126	LIVE OAK	24	48
1127	LIVE OAK	26	50
1313	LIVE OAK	28	60
1315	LIVE OAK	30	60
1316	LIVE OAK	24	54
1317	LIVE OAK	28	60
1462	LIVE OAK	30	54
1586	LIVE OAK	24	45
1587	LIVE OAK	42	50
1589	LIVE OAK	30	35
1590	LIVE OAK	36	45
1612	LIVE OAK	46	50
1613	LIVE OAK	26	40
1616	LIVE OAK	26	45
1620	LIVE OAK	30	45

TREE TABLE			
1621	LIVE OAK	36	30
1623	LIVE OAK	28	45
1625	LIVE OAK	24	35
1635	LIVE OAK	28	60
1638	LIVE OAK	38	54
1639	LIVE OAK	34	55
1641	LIVE OAK	30	45
1645	LIVE OAK	24	54
5227	LIVE OAK	37	35
5228	LIVE OAK	36	35
5231	LIVE OAK	36	45
5234	LIVE OAK	36	40



Z:\PROJECTS\2810 - 145 Acres Boerne\01 - Phase 1\Plat2810.01 143 Acre Subdivision Phase 1 Plat.dwg

A FINAL PLAT ESTABLISHING BENT TREE - UNIT I

BEING A 65.50 ACRE TRACT OF LAND LOCATED IN THE PEDRO HERRERA SURVEY NO. 202, ABSTRACT NO. 253, KENDALL COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 142.988 ACRE TRACT OF LAND DESCRIBED IN VOLUME 1534, PAGE 127, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

TREE TABLE			
5250	LIVE OAK	47	120
5251	LIVE OAK	56	80
5252	LIVE OAK	41	75
5259	LIVE OAK	40	75
5268	LIVE OAK	47	50
5270	LIVE OAK	40	85
5271	LIVE OAK	36	70
5272	LIVE OAK	40	65
5273	LIVE OAK	43	75
5274	LIVE OAK	41	60
5275	LIVE OAK	41	60
5278	LIVE OAK	38	65
5281	LIVE OAK	37	55
5282	LIVE OAK	37	60
7071	LIVE OAK	28	60

LEONARD MAY
VOLUME 1582 PAGE 1136
K.C.O.P.R.

GUY VICK
VOLUME 1377 PAGE 968
K.C.O.P.R.

JEREMIAH JONES
VOLUME 1377 PAGE 633
K.C.O.P.R.

FUTURE UNIT OF
BENT TREE SUBDIVISION
REMAINING PORTION OF
142.988 ACRES
EQUITY TRUST COMPANY
VOLUME 1534 PAGE 127
K.C.O.P.R.

BLOCK B

LOT 34
1.07 ACRES
(103)
MIN. FF = 1555.00

LOT 35
1.14 ACRES
(105)
MIN. FF = 1550.00

LOT 36
1.05 ACRES
(107)

LOT 37
1.29 ACRES
(109)

LOT 38
1.51 ACRES
(110)
MIN. FF = 1538.00

LOT 39
1.23 ACRES
(108)
MIN. FF = 1540.00

LOT 40
1.35 ACRES
(106)
MIN. FF = 1540.00

LOT 41
1.11 ACRES
(104)
MIN. FF = 1548.00

LOT 42
1.11 ACRES
(104)
MIN. FF = 1548.00

LOT 43
1.11 ACRES
(104)
MIN. FF = 1548.00

LOT 44
1.11 ACRES
(104)
MIN. FF = 1548.00

LOT 45
1.11 ACRES
(104)
MIN. FF = 1548.00

LOT 46
1.11 ACRES
(104)
MIN. FF = 1548.00

LOT 47
1.11 ACRES
(104)
MIN. FF = 1548.00

LOT 48
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(104)
MIN. FF = 1548.00

LOT 49
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LOT 50
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(104)
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LOT 51
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(104)
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LOT 52
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(104)
MIN. FF = 1548.00

LOT 53
1.11 ACRES
(104)
MIN. FF = 1548.00

LOT 54
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MIN. FF = 1548.00

LOT 55
1.11 ACRES
(104)
MIN. FF = 1548.00

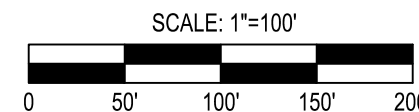
LOT 56
1.11 ACRES
(104)
MIN. FF = 1548.00

LOT 57
1.11 ACRES
(104)
MIN. FF = 1548.00

LOT 58
1.11 ACRES
(104)
MIN. FF = 1548.00

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	15.00'	27.28'	104°12'05"	N56°18'50"W	23.67'
C2	125.00'	6.80'	3°07'04"	S70°01'36"W	6.80'
C3	623.00'	169.66'	15°36'13"	N76°16'11"E	169.14'
C4	112.00'	77.54'	39°40'08"	S84°14'13"W	76.00'
C5	325.00'	6.85'	1°13'32"	N45°00'55"E	6.85'
C6	25.00'	35.82'	82°06'12"	S04°34'34"W	32.84'
C7	295.00'	145.30'	28°13'12"	N22°21'56"W	143.83'
C8	120.00'	66.26'	31°38'07"	S24°04'23"E	65.42'
C9	60.00'	263.22'	25°12'10"	N85°47'08"E	97.48'
C10	120.00'	103.06'	49°12'22"	N66°51'31"E	99.92'
C11	245.00'	78.74'	18°24'55"	N28°57'07"W	78.41'
C12	25.00'	35.89'	81°47'12"	N77°03'11"W	32.73'
C13	325.00'	37.33'	6°34'52"	N65°20'39"E	37.31'
C14	89.00'	25.12'	16°10'14"	S60°32'57"W	25.04'
C15	231.00'	157.74'	39°07'28"	N72°01'34"E	154.69'
C16	231.00'	94.80'	23°30'47"	S76°39'19"E	94.13'
C17	89.00'	36.52'	23°30'47"	N76°39'19"W	36.27'
C18	275.00'	211.91'	44°09'07"	S69°30'44"W	206.71'
C19	25.00'	39.44'	90°23'03"	S02°14'39"W	35.47'
C20	375.00'	37.02'	5°39'21"	N40°07'11"W	37.00'
C21	275.00'	191.97'	39°59'47"	N17°17'37"W	188.09'
C22	289.00'	59.96'	11°53'15"	S03°14'21"E	59.85'
C23	61.00'	195.21'	183°21'06"	N82°29'34"E	121.95'
C24	311.00'	63.27'	11°39'23"	S00°07'33"W	63.16'
C25	221.00'	78.60'	20°22'37"	S18°08'33"W	78.18'
C26	225.00'	157.07'	39°59'47"	N17°17'37"W	153.90'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C27	25.00'	38.35'	87°53'56"	N87°03'25"W	34.70'
C28	425.00'	80.72'	10°52'57"	N64°26'06"E	80.60'
C29	175.00'	38.00'	12°26'24"	S53°39'22"W	37.92'
C30	175.00'	133.78'	43°47'42"	S25°32'20"W	130.53'
C31	225.00'	171.98'	43°47'42"	S25°32'20"W	167.83'
C32	225.00'	48.85'	12°26'24"	S53°39'22"W	48.76'
C33	375.00'	68.33'	10°26'23"	N54°39'23"E	68.23'
C34	25.00'	40.14'	92°00'01"	N03°26'11"E	35.97'
C35	275.00'	254.19'	52°57'34"	N69°02'37"W	245.23'
C36	25.00'	21.60'	49°30'26"	S59°43'23"W	20.94'
C37	52.00'	253.23'	279°00'53"	S05°31'24"E	67.53'
C38	25.00'	21.60'	49°30'26"	S70°46'11"E	20.94'
C39	325.00'	300.40'	52°57'34"	N69°02'37"W	289.82'
C40	25.00'	39.27'	90°00'00"	S87°33'49"E	35.36'
C41	325.00'	250.44'	44°09'07"	S69°30'44"W	244.29'
C42	89.00'	44.38'	28°34'19"	N77°18'08"E	43.92'
C43	231.00'	115.19'	28°34'19"	S77°18'08"W	114.00'
C44	231.00'	52.98'	13°08'26"	N81°05'29"W	52.86'
C45	89.00'	64.10'	41°15'58"	N84°05'45"E	62.72'
C46	275.00'	91.48'	19°03'37"	N53°55'57"E	91.06'
C47	300.00'	24.75'	4°43'37"	N42°02'20"E	24.74'
C48	288.00'	229.85'	45°43'38"	S62°32'21"W	223.80'
C49	15.00'	23.61'	90°10'31"	N40°18'54"E	21.25'
C50	189.00'	77.94'	23°37'35"	N14°31'04"E	77.38'
C51	325.00'	32.99'	5°48'57"	N40°11'59"W	32.97'

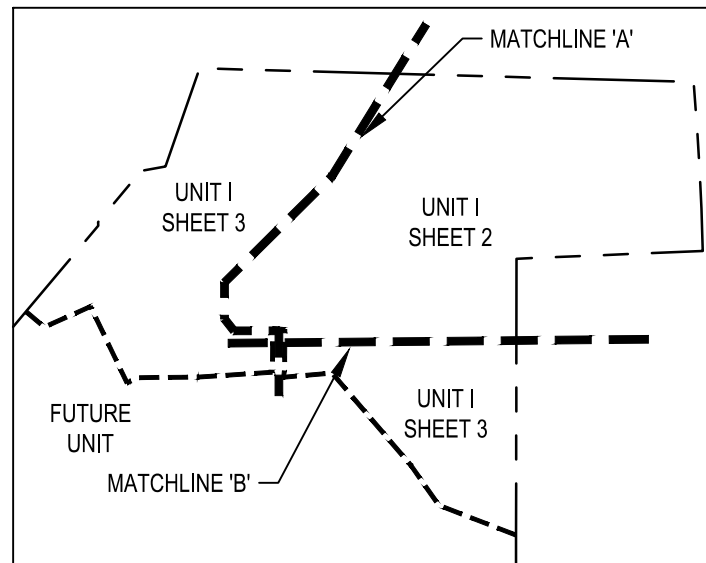


LEGEND

- FOUND IRON ROD
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- CALCULATION POINT
- PROPERTY LINE
- PHASE BOUNDARY
- ADDRESS NUMBER
- MINIMUM FINISHED FLOOR ELEVATION

EXISTING HERITAGE LEGACY TREE

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	44.40	N84°04'17"E
L2	56.31	S44°24'09"W
L3	31.08	N64°53'56"W
L4	23.23	N88°24'42"W
L5	3.87	N02°42'17"E
L6	4.23	N03°38'29"E
L7	3.23	S03°38'29"W
L8	1.76	N36°09'35"W
L9	19.65	S88°24'42"E
L10	38.43	S88°24'42"E
L11	37.85	S75°16'16"E
L12	57.61	N44°24'09"E



KEY MAP

MATCHLINE 'B' (REFER TO SHEET 2 FOR CONTINUATION)

BLOCK A

LOT 20
1.21 ACRES
(110)

LOT 21
1.19 ACRES
(108)

LOT 22
1.17 ACRES
(106)

LOT 23
1.17 ACRES
(106)

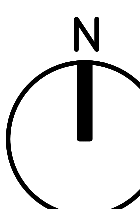
LOT 24
1.17 ACRES
(106)

LOT 25
1.17 ACRES
(106)

LOT 26
1.17 ACRES
(106)

LOT 27
1.17 ACRES
(106)

LOT 28
1.17 ACRES
(106)



NORTHING: 13848862.3
EASTING: 2051002.4

NOVEMBER 2017

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