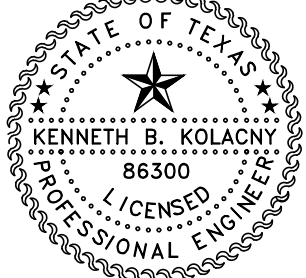


STATE OF TEXAS
COUNTY OF KENDALL

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.



KENNETH 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.



KYLE L. PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR #6528

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 BEXAR

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 BEXAR 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__.

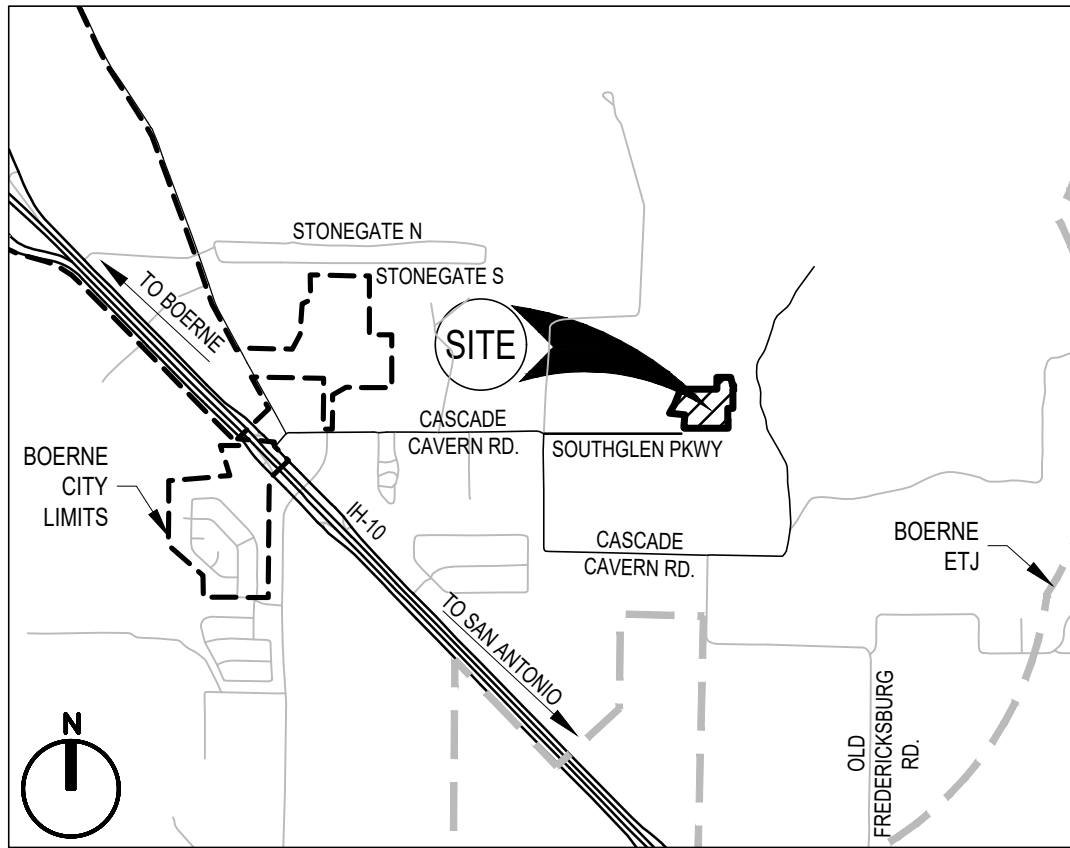
COUNTY CLERK, KENDALL COUNTY, TEXAS

BY: _____ DEPUTY

A FINAL PLAT ESTABLISHING SOUTHGLEN, PHASE 11A

A 12.11 ACRE TRACT OF LAND, OUT OF THE J.R. AROCHA SURVEY NO. 171, ABSTRACT NO. 2, KENDALL COUNTY, TX AND BEING A PORTION OF A CALLED 7.89 ACRE TRACT OF LAND AS CONVEYED TO LANDQUEST AQUISITIONS, LLC., OF RECORD IN VOLUME 1599 PAGE 56 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TX AND BEING A PORTION OF A CALLED 29.873 ACRE TRACT OF LAND AS CONVEYED TO ML & E LANDQUEST CASCADE CAVERNS, LLC., OF RECORD IN VOLUME 1478 PAGE 492 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TX.

49 RESIDENTIAL LOTS / 2 OPEN SPACE LOTS



LOCATION MAP - BOERNE, TEXAS
NOT TO SCALE

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 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 40 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).

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.

BLOCK PERIMETERS:

BLOCK PERIMETERS AS FOLLOWS. THE SMALLEST PERIMETER (BLOCK 14) IS 698 FEET. THE LARGEST PERIMETER (BLOCK 15) IS 1612 FEET.

BLOCK 13 = 1213 FEET
BLOCK 14 = 698 FEET
BLOCK 15 = 1612 FEET

THIS SUBDIVISION PLAT OF SOUTHGLEN, PHASE 11A 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

GENERAL NOTES:

- THE AREA OF THE SMALLEST LOT IN THIS SUBDIVISION IS 0.117 ACRES.
- THIS SUBDIVISION CONTAINS 12.11 TOTAL ACRES WITH 49 RESIDENTIAL LOTS FOR A GROSS DENSITY OF 4.05 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 40 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.
- THE TOPOGRAPHICAL INFORMATION IS BASED ON VERTICAL DATUM NAVD 88.
- THE AREA OF RIGHT OF WAY (ROW) IN THIS SUBDIVISION IS 2.42 AC DEDICATED TO THE CITY OF BOERNE.
- THE AREA OF OPEN SPACE IS 2.14 AC.
- SOUTHGLEN PHASE 11A IS LOCATED WITHIN CITY OF BOERNE CITY LIMITS.
- LOTS 902 & 904 ARE DEDICATED AS OPEN SPACE AREA, UTILITY AND 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 WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, 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.
- PROPERTY OWNER SHALL NOT MAKE ANY IMPROVEMENTS IN THE UTILITY/ELECTRIC EASEMENT THAT CONFLICTS WITH THE NATIONAL ELECTRIC SAFETY CODE (NEC). THE UTILITY IS NOT RESPONSIBLE FOR REMOVAL OF ANY IMPROVEMENTS IN CONFLICT WITH THE NEC.
- 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 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.

OWNER/DEVELOPER:

CW SOUTHGLEN, LLC
8655 S PRIEST DRIVE
TEMPE, ARIZONA 85284

MATKIN HOOVER

P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0699
TEXAS REGISTERED ENGINEERING FIRM F-004512

ENGINEERING
& SURVEYING

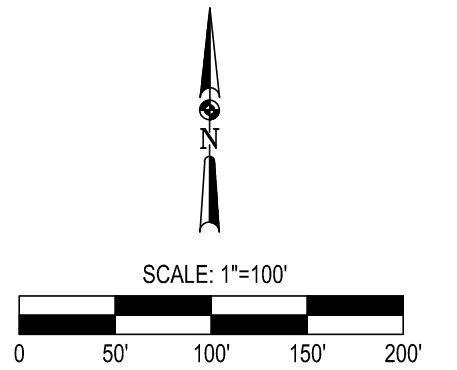
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

DATE: DECEMBER, 2019

JOB NO. 2777.30.01

SHEET 01 OF 2

A FINAL PLAT ESTABLISHING SOUTHGLEN, PHASE 11A



LEGEND

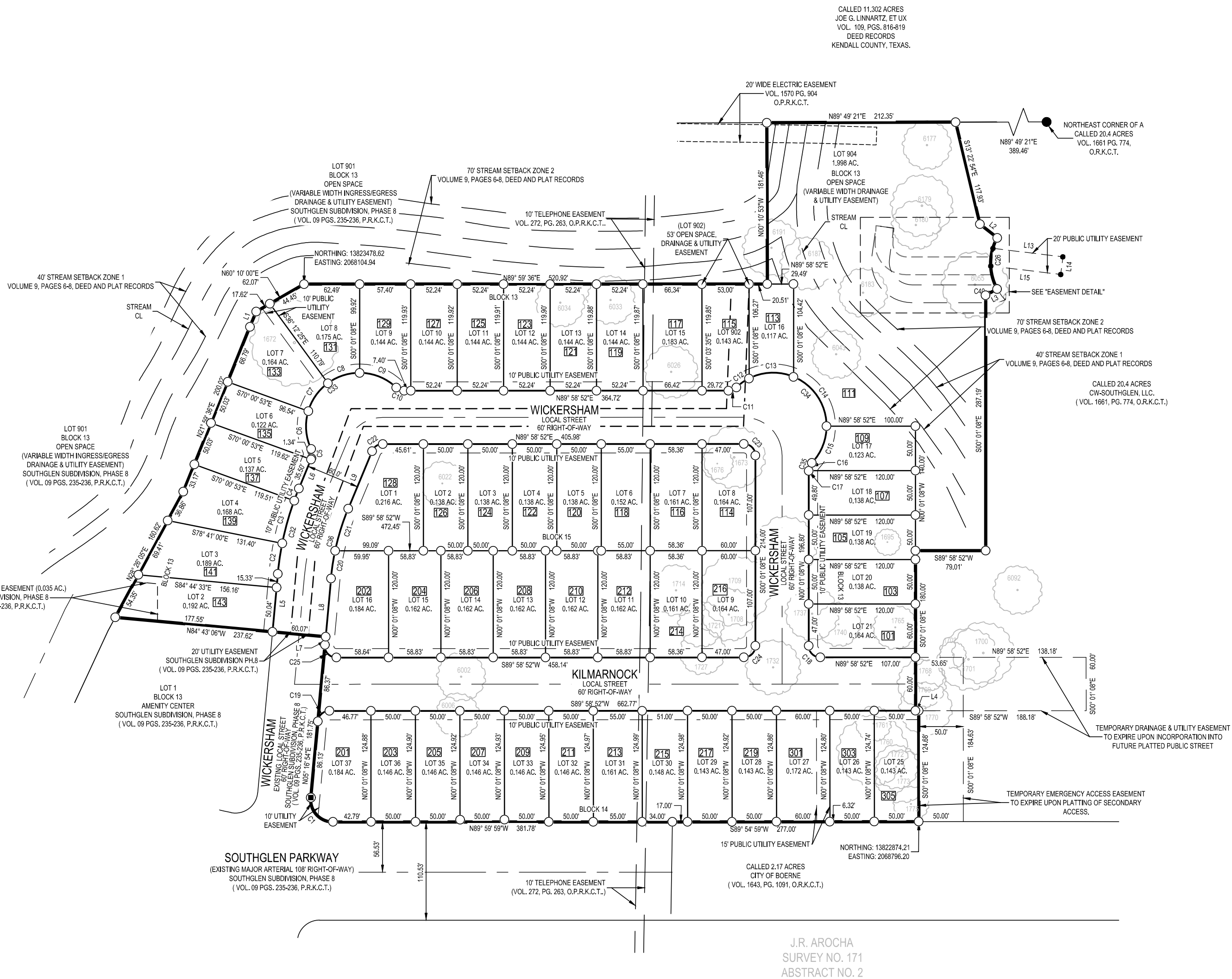
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- FOUND 1/2" IRON ROD
- ⊗ FOUND PK NAIL
- ⊙ SET COTTON SPINDLE
- POINT
- ⊙ FOUND 1/2" IRON ROD WITH A "PFEIFFER" PLASTIC CAP
- P.U.E. PUBLIC UTILITY EASEMENT
- VOL. PLAT RECORDS, KENDALL COUNTY, TEXAS.
- VOL. VOLUME
- PG. PAGE(S)
- CL CENTER-LINE
- 111 ADDRESS NUMBER

HERITAGE TREE

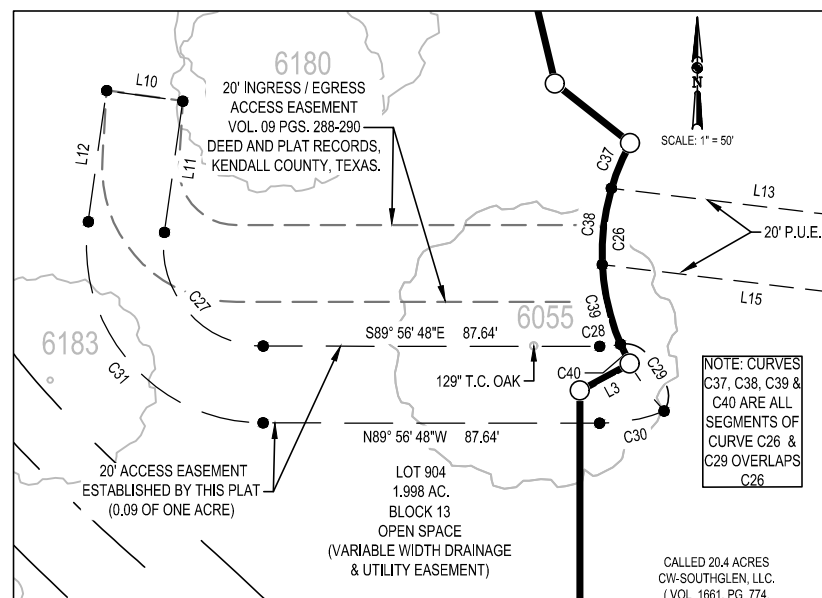
| ADDRESS TABLE | | | |
|---------------|-----|-------------|---------------|
| BLOCK | LOT | STREET NAME | STREET NUMBER |
| 13 | 2 | WICKERSHAM | 143 |
| 13 | 3 | WICKERSHAM | 141 |
| 13 | 4 | WICKERSHAM | 139 |
| 13 | 5 | WICKERSHAM | 137 |
| 13 | 6 | WICKERSHAM | 135 |
| 13 | 7 | WICKERSHAM | 133 |
| 13 | 8 | WICKERSHAM | 131 |
| 13 | 9 | WICKERSHAM | 129 |
| 13 | 10 | WICKERSHAM | 127 |
| 13 | 11 | WICKERSHAM | 125 |
| 13 | 12 | WICKERSHAM | 123 |
| 13 | 13 | WICKERSHAM | 121 |
| 13 | 14 | WICKERSHAM | 119 |
| 13 | 15 | WICKERSHAM | 117 |
| 13 | 902 | WICKERSHAM | 115 |
| 13 | 16 | WICKERSHAM | 113 |
| 15 | 1 | WICKERSHAM | 128 |
| 15 | 2 | WICKERSHAM | 126 |
| 15 | 3 | WICKERSHAM | 124 |
| 15 | 4 | WICKERSHAM | 122 |
| 15 | 5 | WICKERSHAM | 120 |
| 15 | 6 | WICKERSHAM | 118 |
| 15 | 7 | WICKERSHAM | 116 |
| 15 | 8 | WICKERSHAM | 114 |
| 15 | 9 | KILMARNOCK | 216 |
| 15 | 10 | KILMARNOCK | 214 |
| 15 | 11 | KILMARNOCK | 212 |
| 15 | 12 | KILMARNOCK | 210 |
| 15 | 13 | KILMARNOCK | 208 |
| 15 | 14 | KILMARNOCK | 206 |
| 15 | 15 | KILMARNOCK | 204 |
| 15 | 16 | KILMARNOCK | 202 |
| 14 | 25 | KILMARNOCK | 395 |
| 14 | 26 | KILMARNOCK | 393 |
| 14 | 27 | KILMARNOCK | 391 |
| 14 | 28 | KILMARNOCK | 389 |
| 14 | 29 | KILMARNOCK | 387 |
| 14 | 30 | KILMARNOCK | 385 |
| 14 | 31 | KILMARNOCK | 383 |
| 14 | 32 | KILMARNOCK | 381 |
| 14 | 33 | KILMARNOCK | 379 |
| 14 | 34 | KILMARNOCK | 377 |
| 14 | 35 | KILMARNOCK | 375 |
| 14 | 36 | KILMARNOCK | 373 |
| 14 | 37 | KILMARNOCK | 371 |
| 13 | 17 | WICKERSHAM | 109 |
| 13 | 18 | WICKERSHAM | 107 |
| 13 | 19 | WICKERSHAM | 105 |
| 13 | 20 | WICKERSHAM | 103 |
| 13 | 21 | WICKERSHAM | 101 |
| 13 | 904 | WICKERSHAM | 111 |

| CURVE TABLE | | | | |
|-------------|---------|---------|------------|---------------|
| CURVE | RADIUS | LENGTH | DELTA | CHORD BEARING |
| C1 | 25.00' | 41.57' | 95°16'53" | N42°21'32"W |
| C2 | 329.94' | 34.67' | 6°01'13" | N08°16'02"E |
| C3 | 329.97' | 50.00' | 8°40'55" | N15°37'01"E |
| C4 | 329.91' | 14.53' | 2°31'26" | N21°13'09"E |
| C5 | 13.00' | 10.81' | 47°38'01" | N01°20'09"W |
| C6 | 60.00' | 43.82' | 41°39'15" | N04°19'32"W |
| C7 | 60.00' | 39.05' | 37°17'30" | N35°08'50"E |
| C8 | 60.00' | 38.11' | 36°23'48" | N71°59'29"E |
| C9 | 60.00' | 45.30' | 43°15'27" | S88°10'54"E |
| C10 | 13.00' | 9.86' | 43°27'57" | S68°17'10"E |
| C11 | 13.00' | 9.86' | 43°28'44" | N68°15'30"E |
| C12 | 60.00' | 17.48' | 16°41'43" | N54°52'59"E |
| C13 | 60.00' | 51.61' | 49°17'03" | N87°52'22"E |
| C14 | 60.00' | 70.65' | 67°27'58" | S33°45'07"E |
| C15 | 60.00' | 45.50' | 43°28'44" | S21°42'14"W |
| C16 | 13.00' | 9.86' | 42°33'57" | N22°08'37"E |
| C17 | 13.00' | 0.20' | 0°52'47" | S00°25'15"W |
| C18 | 13.00' | 20.42' | 90°00'00" | S45°01'08"E |
| C19 | 13.00' | 19.22' | 84°41'57" | S47°37'53"W |
| C20 | 270.00' | 31.51' | 6°41'12" | N08°36'45"E |
| C21 | 270.00' | 49.60' | 10°31'30" | N17°13'07"E |
| C22 | 13.00' | 15.32' | 67°30'00" | S56°13'52"W |
| C23 | 13.00' | 20.42' | 90°00'00" | N45°01'08"W |
| C24 | 13.00' | 20.42' | 90°00'00" | N44°58'52"E |
| C25 | 13.00' | 21.62' | 85°17'18" | S42°22'29"E |
| C26 | 60.00' | 59.88' | 57°10'59" | S00°06'51"W |
| C27 | 26.00' | 44.44' | 97°55'16" | S40°59'10"E |
| C28 | 26.00' | 5.45' | 12°01'03" | N84°02'41"E |
| C29 | 60.00' | 20.89' | 19°56'57" | S33°07'22"E |
| C30 | 46.00' | 17.18' | 21°24'15" | S79°21'05"W |
| C31 | 46.00' | 78.62' | 97°55'16" | N40°59'10"W |
| C32 | 330.00' | 99.20' | 17°13'25" | N13°52'09"E |
| C33 | 60.00' | 166.09' | 158°35'59" | N54°08'50"E |
| C34 | 60.00' | 185.24' | 176°53'28" | S45°01'08"E |
| C35 | 13.00' | 9.86' | 43°28'44" | S21°42'14"W |
| C36 | 270.00' | 81.11' | 17°12'42" | N13°52'31"E |
| C37 | 60.00' | 12.82' | 12°14'46" | S22°34'58"W |
| C38 | 60.00' | 20.09' | 19°11'17" | S06°51'56"W |
| C39 | 60.00' | 21.38' | 20°25'11" | S12°58'18"E |
| C40 | 60.00' | 5.58' | 5°19'45" | S25°48'46"E |

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N22°30'17"E | 18.48' |
| L2 | S51°42'01"E | 24.95' |
| L3 | S61°31'22"W | 14.82' |
| L4 | N89°58'52"E | 3.85' |
| L5 | N05°19'27"E | 65.37' |
| L6 | N22°28'52"E | 36.84' |
| L7 | N05°16'10"E | 9.26' |
| L8 | N05°18'10"E | 65.73' |
| L9 | N22°28'52"E | 70.00' |
| L10 | S62°01'32"E | 20.00' |
| L11 | S07°58'28"W | 34.50' |
| L12 | N07°58'28"E | 34.50' |
| L13 | S83°08'04"E | 79.16' |
| L14 | S06°51'56"W | 20.00' |
| L15 | N83°08'04"W | 79.16' |



"EASEMENT DETAIL"



OWNER/DEVELOPER:

CW SOUTHGLEN, LLC
8655 S PRIEST DRIVE
TEMPE, ARIZONA 85284

SURVEYOR:

MATKIN HOOVER ENGINEERING &
SURVEYING
C/O KYLE L. PRESSLER, R.P.L.S.
8 SPENCER ROAD, SUITE 300
BOERNE, TEXAS 78006
(830) 249-0600
KYLE.PRESSLER@MATKINHOOVER.COM

AGENT/ENGINEER:

MATKIN HOOVER ENGINEERING &
SURVEYING
C/O KEN KOLACNY, P.E.
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
(830) 249-0600
KKOLACNY@MATKINHOOVER.COM

MATKINHOOVER
ENGINEERING & SURVEYING
HEADQUARTERS
8 SPENCER ROAD SUITES 100 & 300
BOERNE, TEXAS 78006
OFFICE: (830) 249-0600 FAX: (830) 249-0099
3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244
TEXAS REGISTERED ENGINEERING FIRM F-004512
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000
GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

DATE: DECEMBER 2019

MHE JOB NO. - 2777.30.01
MHS JOB NO. - 17-4069

CITY PROJECT NO.:

- 201 -

SHEET 2 OF 2