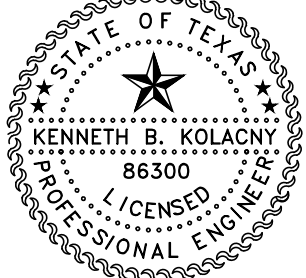


STATE OF TEXAS  
COUNTY OF KENDALL

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.



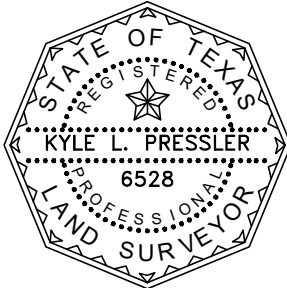
STATE OF TEXAS  
COUNTY OF KENDALL

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

STATE OF TEXAS  
COUNTY OF BEXAR

\_\_\_\_\_  
DULY AUTHORIZED AGENT

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\_\_.

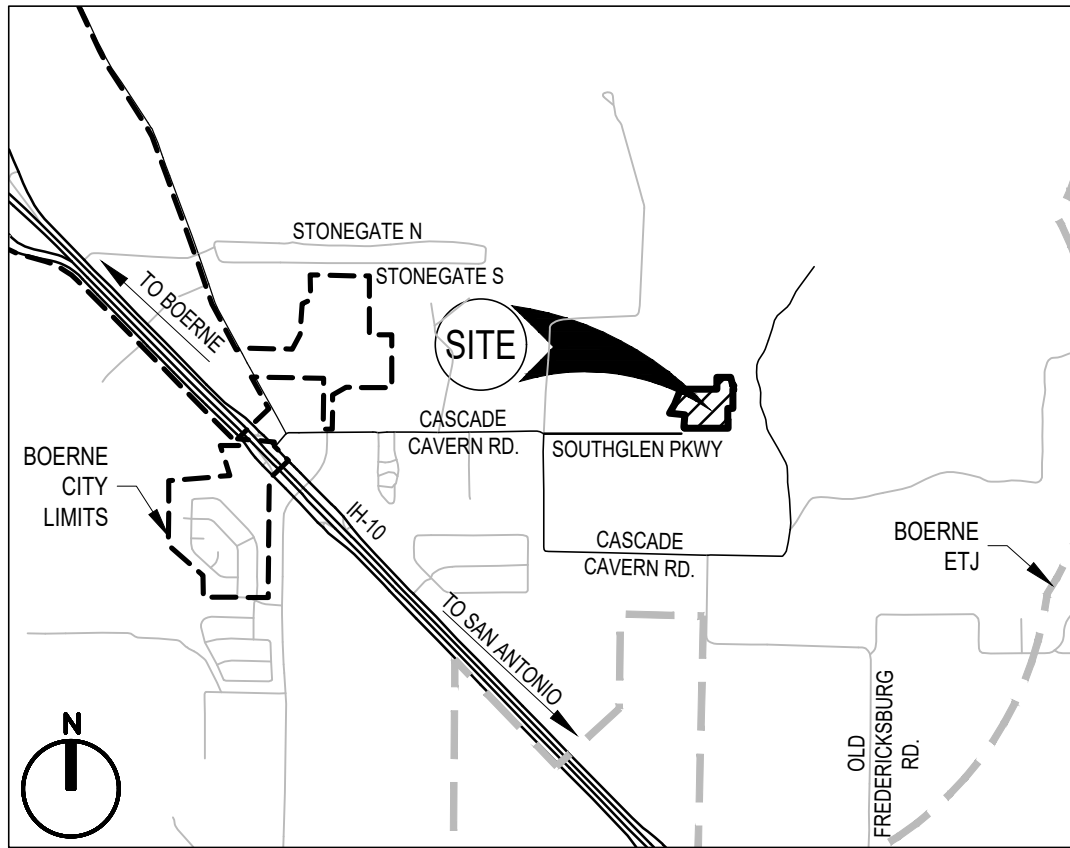
\_\_\_\_\_  
COUNTY CLERK, KENDALL COUNTY, TEXAS

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 39 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:**
1. THE AREA OF THE SMALLEST LOT IN THIS SUBDIVISION IS 0.117 ACRES.
  2. THIS SUBDIVISION CONTAINS 12.11 TOTAL ACRES WITH 49 RESIDENTIAL LOTS FOR A GROSS DENSITY OF 4.05 LOTS PER ACRE.
  3. NO PART OF THIS SUBDIVISION IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.
  4. 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.
  5. UNLESS OTHERWISE NOTED, ALL CORNERS AND ANGLES ARE SET 1/2" REBAR WITH RED "MATKIN HOOVER ENG. & SURVEY" PLASTIC CAPS.
  7. THERE ARE 39 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.
  8. THE TOPOGRAPHICAL INFORMATION IS BASED ON VERTICAL DATUM NAVD 88.
  9. THE AREA OF RIGHT OF WAY (ROW) IN THIS SUBDIVISION IS 2.42 AC DEDICATED TO THE CITY OF BOERNE.
  10. THE AREA OF OPEN SPACE IS 2.14 AC.
  11. SOUTHGLEN PHASE 11A IS LOCATED WITHIN CITY OF BOERNE CITY LIMITS.
  12. 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.

1. 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.
2. 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.
3. 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.

1. 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.
2. 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.
3. 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.
4. 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

**MATKINHOOVER**

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**

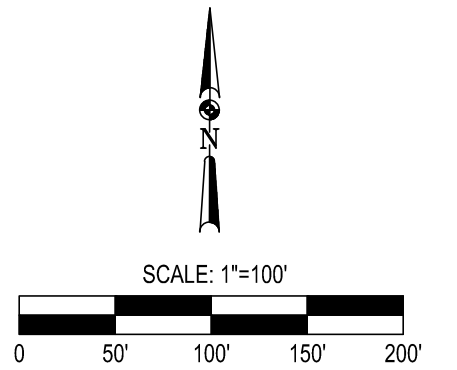
CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

DATE: DECEMBER, 2019

JOB NO. 2777.30.01

SHEET 01 OF 2

# A FINAL PLAT ESTABLISHING SOUTHGLEN, PHASE 11A



## LEGEND

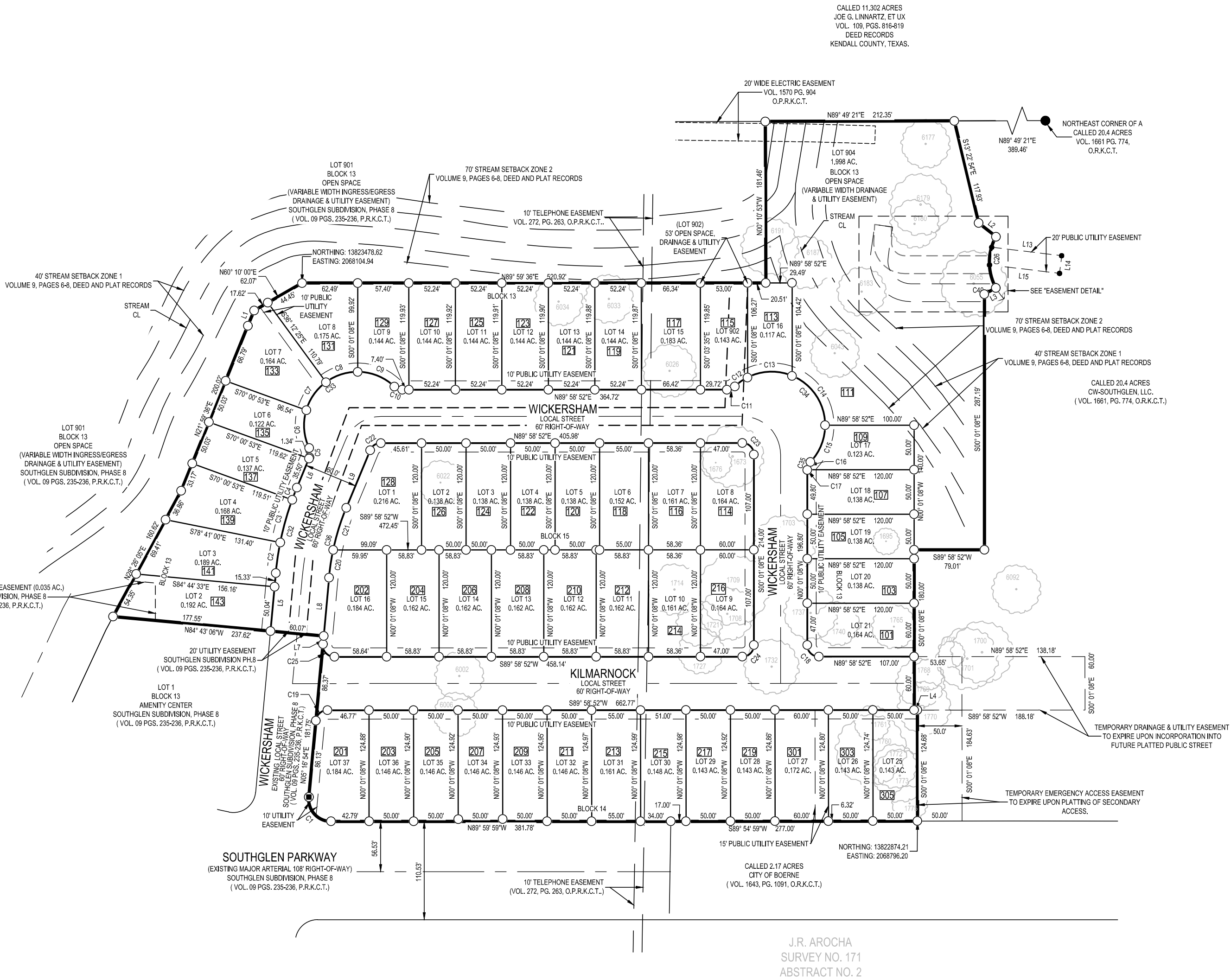
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- FOUND 1/2" IRON ROD
- ⊗ FOUND PK NAIL
- ⊙ SET COTTON SPINDLE
- POINT
- ⊙ FOUND 1/2" IRON ROD WITH A "PFEIFFER" PLASTIC CAP
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.K.C.T. PLAT RECORDS, KENDALL COUNTY, TEXAS.
- VOL. VOLUME
- PG.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

HERITAGE TREE

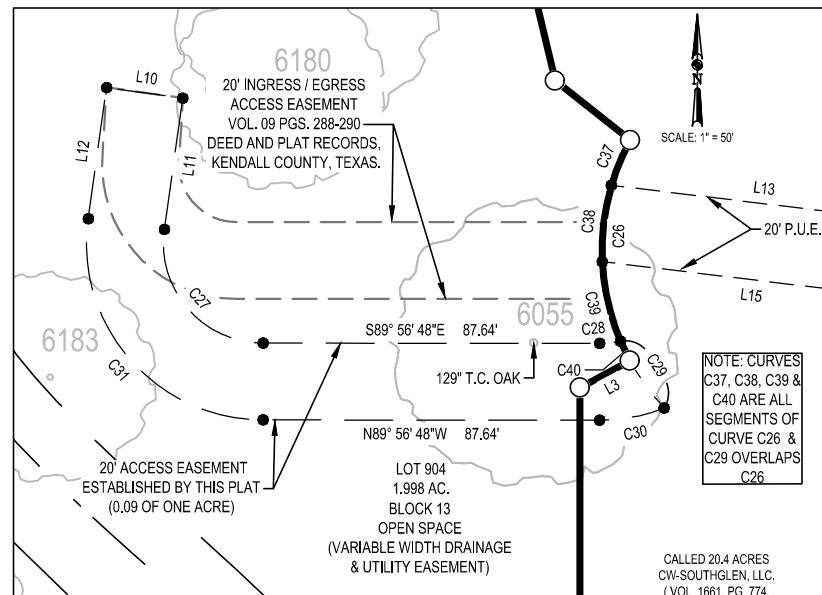
ADDRESS TABLE			
BLOCK	LOT	STREET NAME	STREET NUMBER
13	2	WICKERSHAM	143
13	3	WICKERSHAM	141
13	4	WICKERSHAM	139
13	5	WICKERSHAM	137
13	6	WICKERSHAM	135
13	7	WICKERSHAM	133
13	8	WICKERSHAM	131
13	9	WICKERSHAM	129
13	10	WICKERSHAM	127
13	11	WICKERSHAM	125
13	12	WICKERSHAM	123
13	13	WICKERSHAM	121
13	14	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"



HERITAGE TREE TABLE		
POINT NUMBER	SPECIES	TRUNK CIRC. (IN)
1673	LIVE OAK	85
1676	LIVE OAK	75
1695	SPANISH OAK	79
1700	LIVE OAK	88
1701	LIVE OAK	85
1702	LIVE OAK	85
1703	LIVE OAK	160
1708	LIVE OAK	85
1709	LIVE OAK	119
1714	LIVE OAK	75
1721	LIVE OAK	94
1727	LIVE OAK	113
1732	LIVE OAK	94
1737	LIVE OAK	110
1740	LIVE OAK	88
1760	LIVE OAK	129
1761	LIVE OAK	82
1765	LIVE OAK	94
1768	LIVE OAK	79
1769	LIVE OAK	88
1770	LIVE OAK	107
1772	LIVE OAK	88
1773	LIVE OAK	114
1775	LIVE OAK	88
6002	LIVE OAK	88
6006	POST OAK	75
6022	LIVE OAK	75
6026	LIVE OAK	108
6033	LIVE OAK	77
6034	ELM	121
6043	LIVE OAK	90
6055	LIVE OAK	169
6092	LIVE OAK	83
6177	LIVE OAK	79
6179	LIVE OAK	107
6180	LIVE OAK	75
6183	LIVE OAK	85
6187	LIVE OAK	93
6191	LIVE OAK	105

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:

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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**