

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 B. KOLACNY
LICENSED PROFESSIONAL ENGINEER #86300
MATKIN HOOVER ENGINEERING

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____,

NOTARY PUBLIC IN AND FOR THE STATE OF 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 PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR #6528
MATKIN HOOVER LAND SURVEYING

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____,

NOTARY PUBLIC IN AND FOR THE STATE OF 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.

KB HOME LONE STAR LP - 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

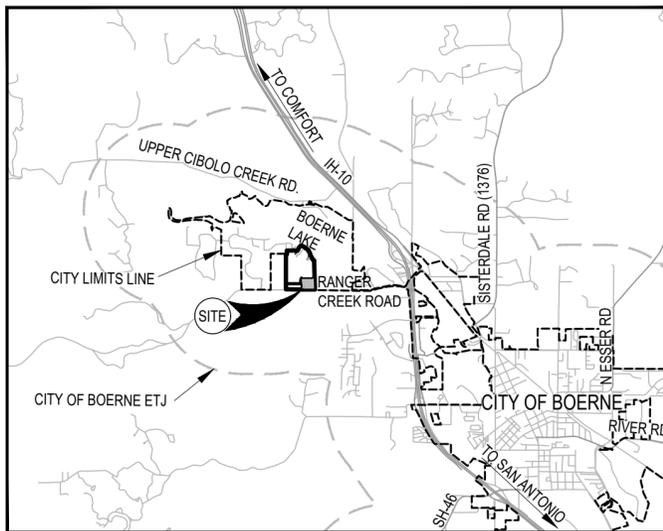
I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____, AT _____, M., IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK _____ VOLUME _____, 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 SHORELINE PARK, PHASE 1

A 14.03 ACRE TRACT OF LAND, LOCATED IN THE NICHOLAS FLORES SURVEY NO. 174, ABSTRACT 166, KENDALL COUNTY, TEXAS AND BEING ALL OF A 31.013 ACRE TRACT OF LAND, AND A PORTION OF A 23.315 ACRE TRACT OF LAND, BOTH AS DESCRIBED IN VOLUME 1646, PAGE 789, AND A PORTION OF A 40.511 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 1737, PAGE 1051, ALL OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.



LOCATION MAP - BOERNE, TEXAS
NOT TO SCALE

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.

1. AT LEAST 30 RESIDENTIAL UNITS HAVE STARTED CONSTRUCTION
2. CONSTRUCTION OF PHASE 2 BEGINS.

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.

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.

SETBACKS IN THE 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.

GRID STREET SETBACKS:

LOTS ON GRID NETWORK STREETS HAVE VARYING SETBACKS AS DEFINED IN THE ZONING ORDINANCE.

BLOCK LENGTHS:

BLOCK 2 PERIMETER = 1,571 FEET; BLOCK 1 FACE = 741 FT; BLOCK 3 FACE = 992 FT; BLOCK 4 FACE = 146 FT

PROJECT SUMMARY TABLE

	PHASE 1
TOTAL RESIDENTIAL LOTS:	49
TOTAL OPEN SPACE LOTS:	3
TOTAL ACREAGE:	14.02 AC
AVERAGE DWELLINGS/ACRE:	3.49
LINEAR FEET OF STREET:	2,200 LF
OPEN SPACE:	3.64 AC
ROW ACREAGE:	3.46 AC

IMPERVIOUS COVER CALCULATION

DESCRIPTION	IMPERVIOUS COVER
STREETS & SIDEWALK	2.33 AC
HOUSES	2.92 AC
DRIVEWAYS	0.36 AC
CONC. RIP-RAP / DRAINS	0.50 AC
TOTAL	6.11 AC
% IMPERVIOUS	43.6%

THIS SUBDIVISION PLAT OF SHORELINE PARK, PHASE 1 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., 20____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

GENERAL NOTES:

1. THE AREA OF THE SMALLEST LOT IN THIS SUBDIVISION IS 0.119 ACRES.
2. THIS SUBDIVISION CONTAINS 14.02 TOTAL ACRES WITH 49 LOTS FOR A GROSS DENSITY OF 3.49 LOTS PER ACRE.
3. NO PART OF THIS PHASE 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. VERTICAL DATUM: NAVD88.
5. UNLESS OTHERWISE NOTED, ALL CORNERS AND ANGLES ARE SET 1/2" REBAR WITH RED "MATKIN HOOVER ENG. & SURVEY" PLASTIC CAPS.
6. THERE ARE NO HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.05.002, IDENTIFIED ON THIS PLAT.
7. ALL STREETS WITHIN THIS SUBDIVISION WILL BE DEDICATED TO THE CITY OF BOERNE FOR OWNERSHIP AND MAINTENANCE.
8. THE SUBDIVISION CONTAINS THREE OPEN SPACE LOTS.
9. THE AREA OF OPEN SPACE IS 3.635 AC.
10. SHORELINE PARK PHASE 1 IS LOCATED WITHIN CITY OF BOERNE CITY LIMITS.
11. LOT 901 IS DEDICATED AS AN OPEN SPACE AND UTILITY EASEMENT.
12. LOTS 900, 902, AND 903 ARE DEDICATED AS AN OPEN SPACE, 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, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM").

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER PASSABLE AREAS OF THE GRANTOR'S ADJACENT LAND, WHEN THE DELINEATED ENTRANCE POINT THAT ABUTS PUBLIC RIGHT-OF-WAY IS OBSTRUCTED AND / OR INACCESSIBLE, EITHER IN WHOLE OR IN PART, IN ORDER TO ACCESS OR LEAVE THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE OF THE DRAINAGE SYSTEM WITHIN THE EASEMENT; 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 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.
3. PROPERTY OWNER SHALL NOT MAKE ANY IMPROVEMENTS IN THE UTILITY/ELECTRIC EASEMENTS 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:

KB HOMELONESTAR INC.
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TX 78229



DATE: FEBRUARY 2020

JOB NO. 2615.03

SHEET 1 OF 3

FINAL PLAT ESTABLISHING SHORELINE PARK, PHASE 1

A 14.03 ACRE TRACT OF LAND, LOCATED IN THE NICHOLAS FLORES SURVEY NO. 174, ABSTRACT 166, KENDALL COUNTY, TEXAS AND BEING ALL OF A 31.013 ACRE TRACT OF LAND, AND A PORTION OF A 23.315 ACRE TRACT OF LAND, BOTH AS DESCRIBED IN VOLUME 1646, PAGE 789, AND A PORTION OF A 40.511 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 1737, PAGE 1051, ALL OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

KB HOME LONE STAR, INC.
REMAINING PORTION OF A CALLED 40.511 ACRES
VOLUME 1737, PAGE 1051
OFFICIAL RECORDS, KENDALL COUNTY, TEXAS

KB HOME LONE STAR, INC.
REMAINING PORTION OF A CALLED 31.013 ACRES
VOLUME 1646, PAGE 789
OFFICIAL RECORDS, KENDALL COUNTY, TEXAS

KB HOME LONE STAR, INC.
REMAINING PORTION OF A
CALLED 23.135 ACRES
VOLUME 1646, PAGE 789
OFFICIAL RECORDS
KENDALL COUNTY, TEXAS

MATCHLINE SHEET 3

MATCHLINE SHEET 3

MATKINHOVER
ENGINEERING & SURVEYING

1610 CANTON ST. SUITE 300
BOERNE, TEXAS 78009
OFFICE: 830.249.0600 FAX: 830.249.0699
1000 SHELLE ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 352.688.2244

GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194547
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10184848
BOERNE, TEXAS REGISTERED ENGINEERING FIRM F-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

SHEET 2 OF 3

LEGEND

- P.U.E. PUBLIC UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
- V.W.U.E. VARIABLE WIDTH UTILITY EASEMENT
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- FOUND 1/2" IRON ROD
- ⊙ FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- ⊙ FOUND 1/2" IRON ROD WITH A YELLOW "OBIS" PLASTIC CAP

EASEMENT

- LOT LINE
- PLAT BOUNDARY

LINE TABLE

LINE	BEARING	DISTANCE
L1	N10° 04' 28"E	38.16'
L2	N25° 03' 17"E	8.28'
L3	N01° 53' 34"W	16.24'
L4	N09° 55' 02"W	35.74'
L5	N25° 03' 17"E	8.28'
L6	S53° 56' 16"W	16.27'
L7	S01° 53' 34"E	25.13'
L8	N00° 12' 52"E	31.68'
L9	S89° 47' 08"E	7.12'
L10	N83° 41' 18"E	6.28'
L11	N44° 47' 08"W	14.14'
L12	S01° 53' 34"E	22.25'
L13	S00° 12' 52"W	10.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	220.00'	38.90'	10°07'54"	N04° 51' 05"W	38.85'
C2	13.00'	22.72'	100°07'54"	N40° 08' 55"E	19.94'
C3	13.00'	12.23'	53°54'40"	S62° 49' 48"E	11.79'
C4	60.00'	30.141'	287°49'19"	N00° 12' 52"E	70.68'
C5	13.00'	12.23'	53°54'40"	S63° 15' 33"W	11.79'
C6	13.00'	19.84'	87°27'28"	N46° 03' 24"W	17.97'
C7	631.00'	98.26'	8°55'20"	N06° 47' 20"W	98.16'
C8	369.00'	23.75'	3°41'14"	N09° 24' 23"W	23.74'
C9	13.00'	20.70'	91°15'04"	N38° 03' 46"E	18.58'
C10	370.00'	42.15'	6°31'35"	N86° 57' 05"E	42.12'
C11	13.00'	9.86'	43°28'44"	S68° 03' 45"E	9.62'
C12	60.00'	187.45'	178°59'55"	N44° 09' 39"E	120.00'
C13	13.00'	9.86'	43°28'44"	N23° 36' 56"W	9.62'
C14	13.00'	20.90'	92°06'27"	S44° 09' 39"W	18.72'
C15	430.00'	48.88'	6°31'35"	N86° 57' 05"E	48.95'
C16	13.00'	23.30'	102°41'38"	N44° 57' 53"W	20.30'
C17	369.00'	120.26'	18°40'22"	N15° 43' 06"E	119.73'
C18	13.00'	6.14'	27°03'58"	S76° 19' 09"E	6.08'
C19	13.00'	6.09'	26°50'42"	S49° 17' 49"E	6.04'
C20	60.00'	53.75'	51°19'50"	S61° 32' 23"E	51.97'
C21	60.00'	30.50'	29°07'33"	N78° 13' 55"E	30.17'
C22	60.00'	30.50'	29°07'33"	N49° 08' 22"E	30.17'
C23	60.00'	30.50'	29°07'33"	N19° 58' 48"E	30.17'
C24	60.00'	127.37'	122°00'28"	N55° 35' 13"W	104.96'
C25	60.00'	28.39'	27°06'21"	S49° 51' 23"W	28.12'
C26	13.00'	4.43'	19°32'14"	N80° 01' 01"W	4.41'
C27	13.00'	15.41'	67°55'13"	N36° 17' 17"W	14.52'
C28	370.00'	14.37'	2°13'31"	N84° 48' 03"E	14.37'
C29	370.00'	27.78'	4°18'04"	N88° 03' 50"E	27.77'
C30	60.00'	17.40'	16°37'09"	N37° 01' 44"W	17.34'
C31	431.29'	15.92'	2°06'53"	S89° 09' 15"W	15.92'
C32	429.99'	33.06'	4°24'19"	S85° 53' 27"W	33.05'
C33	220.00'	37.86'	9°51'36"	N65° 08' 49"E	37.81'
C34	13.00'	22.66'	99°51'36"	N39° 51' 20"W	19.90'
C35	13.00'	20.10'	88°06'00"	N41° 27' 10"E	18.18'
C36	583.43'	84.60'	8°18'30"	N06° 59' 25"W	84.53'
C37	431.00'	29.57'	3°55'51"	N09° 17' 04"W	29.56'
C38	13.00'	20.19'	88°59'31"	N51° 48' 39"W	18.22'
C39	13.01'	18.11'	79°48'29"	N43° 45' 44"E	16.89'
C40	430.95'	159.62'	21°13'16"	N14° 26' 44"E	158.70'
C41	369.00'	117.19'	18°11'46"	S15° 28' 48"W	116.70'
C42	3.00'	4.58'	87°27'28"	S46° 03' 24"E	4.15'
C43	641.00'	21.97'	1°57'50"	S03° 18' 35"E	21.97'

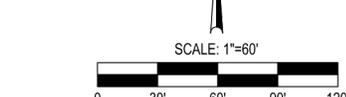
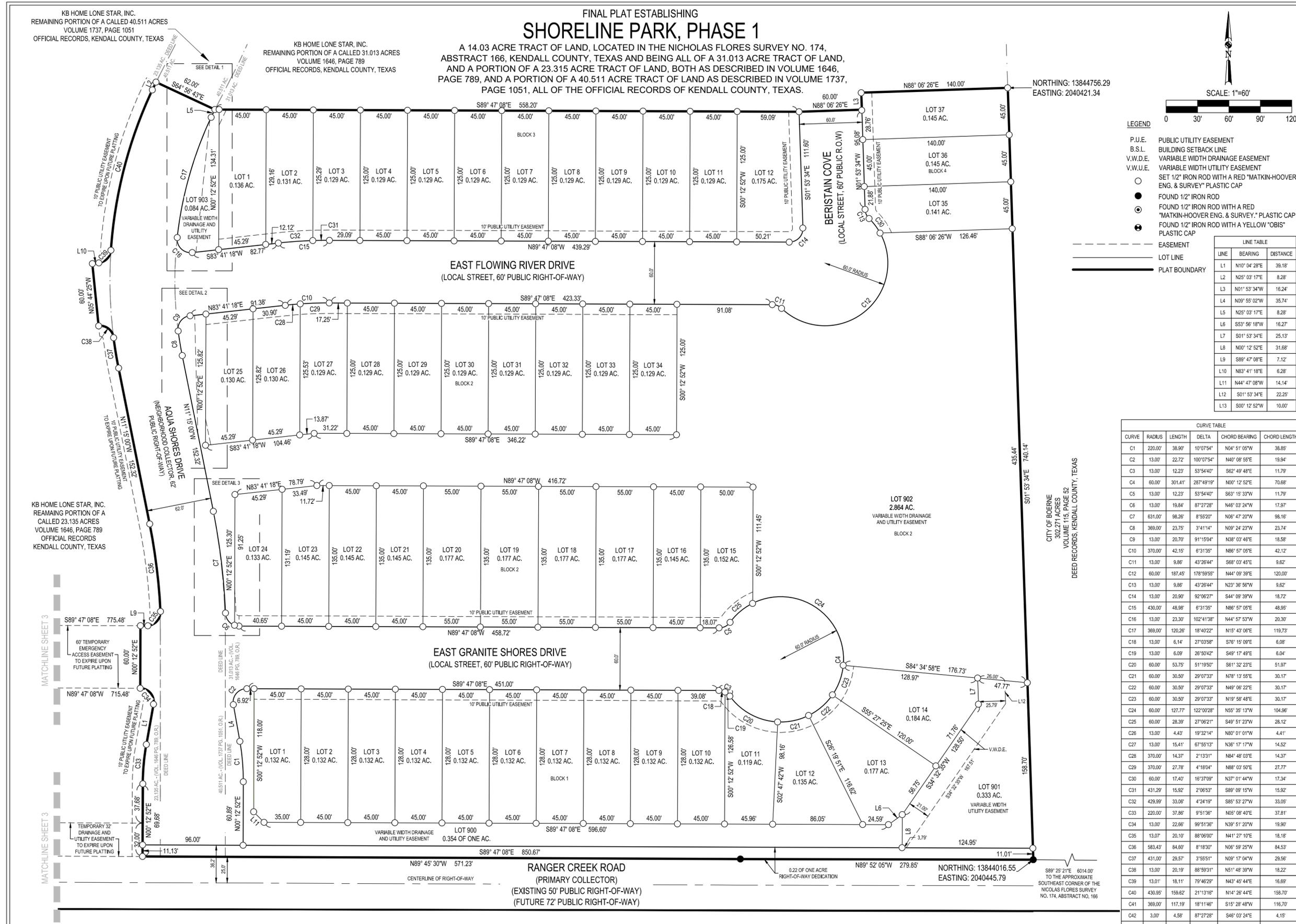
MATKINHOVER
ENGINEERING & SURVEYING

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

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

JOB NO. 14-4133
SHEET 2 OF 3

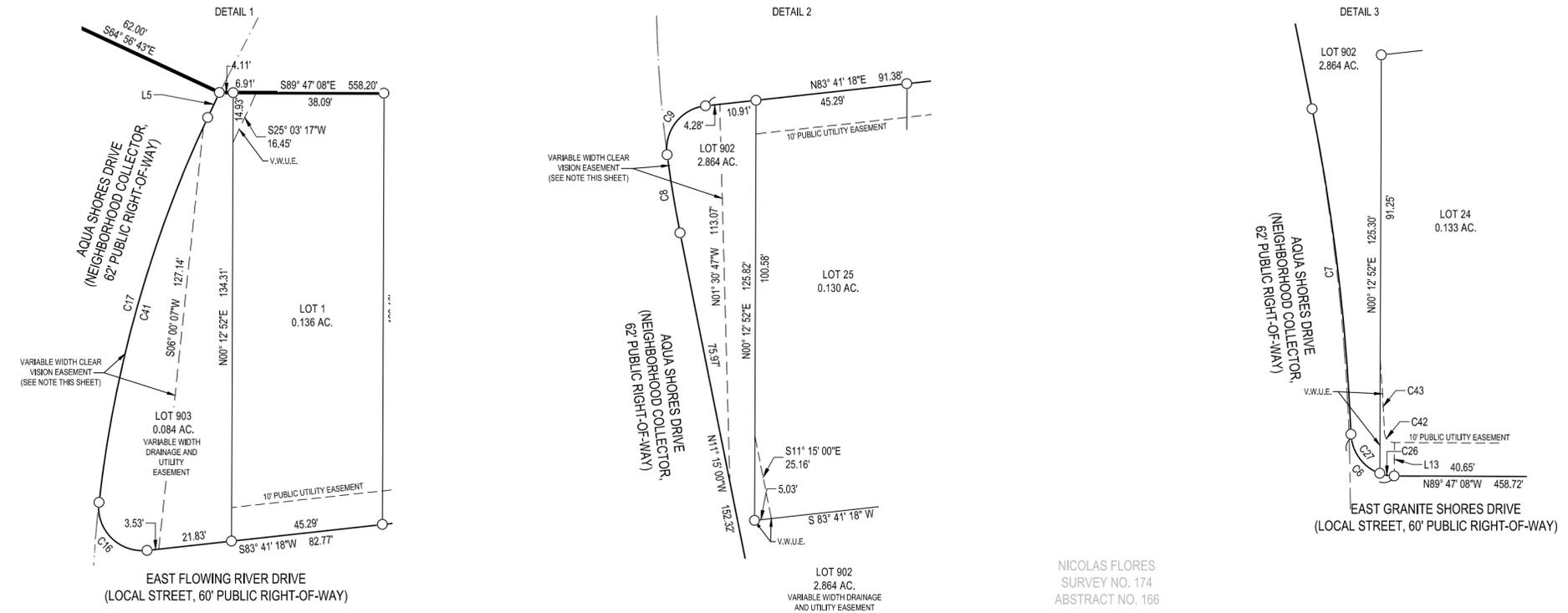
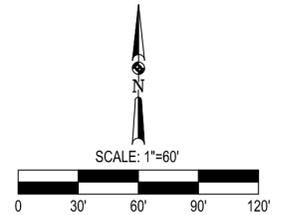
VARIABLE WIDTH CLEAR VISION NOTE:
NO OBJECTS TALLER THAN THREE (3) FEET, INCLUDING PLANTINGS WITH POTENTIAL TO GROW TALLER THAN THREE (3) FEET ARE ALLOWED WITHIN THE EASEMENT.



0 30' 60' 90' 120'

A FINAL PLAT ESTABLISHING SHORELINE PARK, PHASE 1

A 14.03 ACRE TRACT OF LAND, LOCATED IN THE NICHOLAS FLORES SURVEY NO. 174, ABSTRACT 166, KENDALL COUNTY, TEXAS AND BEING ALL OF A 31.013 ACRE TRACT OF LAND, AND A PORTION OF A 23.315 ACRE TRACT OF LAND, BOTH AS DESCRIBED IN VOLUME 1646, PAGE 789, AND A PORTION OF A 40.511 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 1737, PAGE 1051, ALL OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.



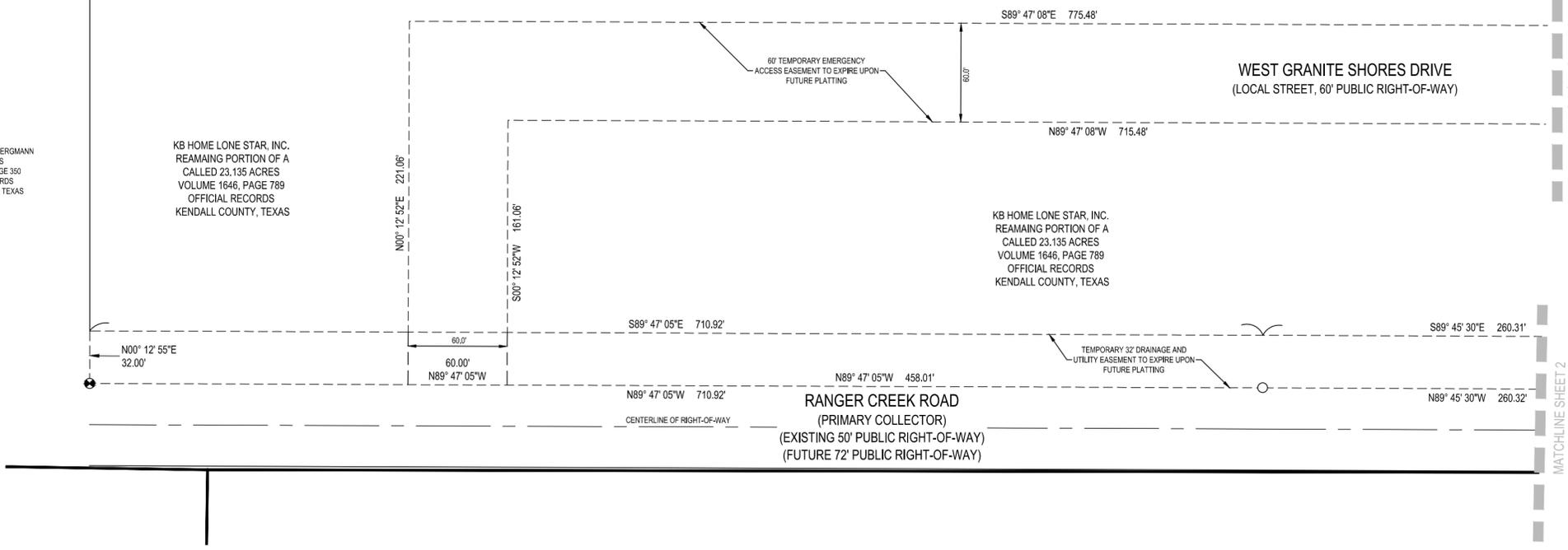
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 - - - - - EASEMENT
 - _____ LOT LINE
 - _____ PLAT BOUNDARY

ADDRESS TABLE			
BLOCK	LOT	STREET NAME	STREET NUMBERS
1	900	EAST GRANITE SHORES DR.	101
1	1	EAST GRANITE SHORES DR.	103
1	2	EAST GRANITE SHORES DR.	107
1	3	EAST GRANITE SHORES DR.	111
1	4	EAST GRANITE SHORES DR.	115
1	5	EAST GRANITE SHORES DR.	119
1	6	EAST GRANITE SHORES DR.	123
1	7	EAST GRANITE SHORES DR.	127
1	8	EAST GRANITE SHORES DR.	131
1	9	EAST GRANITE SHORES DR.	135
1	10	EAST GRANITE SHORES DR.	139
1	11	EAST GRANITE SHORES DR.	143
1	12	EAST GRANITE SHORES DR.	147
1	13	EAST GRANITE SHORES DR.	151
1	14	EAST GRANITE SHORES DR.	155
2	902	EAST GRANITE SHORES DR.	142
2	15	EAST GRANITE SHORES DR.	138
2	16	EAST GRANITE SHORES DR.	134
2	17	EAST GRANITE SHORES DR.	130
2	18	EAST GRANITE SHORES DR.	126
2	19	EAST GRANITE SHORES DR.	122
2	20	EAST GRANITE SHORES DR.	118
2	21	EAST GRANITE SHORES DR.	114
2	22	EAST GRANITE SHORES DR.	110
2	23	EAST GRANITE SHORES DR.	106
2	24	EAST GRANITE SHORES DR.	102
2	25	EAST FLOWING RIVER DR.	103
2	26	EAST FLOWING RIVER DR.	107
2	27	EAST FLOWING RIVER DR.	111
2	28	EAST FLOWING RIVER DR.	115
2	29	EAST FLOWING RIVER DR.	119
2	30	EAST FLOWING RIVER DR.	123
2	31	EAST FLOWING RIVER DR.	127
2	32	EAST FLOWING RIVER DR.	131
2	33	EAST FLOWING RIVER DR.	135
2	34	EAST FLOWING RIVER DR.	139
3	35	BERISTAIN COVE	204
3	36	BERISTAIN COVE	208
3	37	BERISTAIN COVE	212
3	903	EAST FLOWING RIVER DR.	100
3	1	EAST FLOWING RIVER DR.	104
3	2	EAST FLOWING RIVER DR.	108
3	3	EAST FLOWING RIVER DR.	112
3	4	EAST FLOWING RIVER DR.	116
3	5	EAST FLOWING RIVER DR.	120
3	6	EAST FLOWING RIVER DR.	124
3	7	EAST FLOWING RIVER DR.	128
3	8	EAST FLOWING RIVER DR.	132
3	9	EAST FLOWING RIVER DR.	136
3	10	EAST FLOWING RIVER DR.	140
3	11	EAST FLOWING RIVER DR.	144
3	12	EAST FLOWING RIVER DR.	148
1	901	RANGER CREEK RD.	106

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