A PRELIMINARY PLAT ESTABLISHING
BENT TREE - UNIT 3

A 40.04 ACRE TRACT OF LAND, OUT OF THE PEDRO HERRERA SURVEY NO. 202 ABSTRACT 253, KENDALL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 77.489 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 00320655 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

25 NEW LOTS / 2 OPEN SPACE LOTS
2,310 L. F. OF NEW STREET

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
JASON W. HUBBERT
91839
LICENSED
PROFESSIONAL ENGINEER

JASON W. HUBBERT
LICENSED PROFESSIONAL ENGINEER #91839
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.

STATE OF TEXAS
REGISTERED
KYLE PRESSLER
6528
PROFESSIONAL
LAND SURVEYOR

KYLE 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

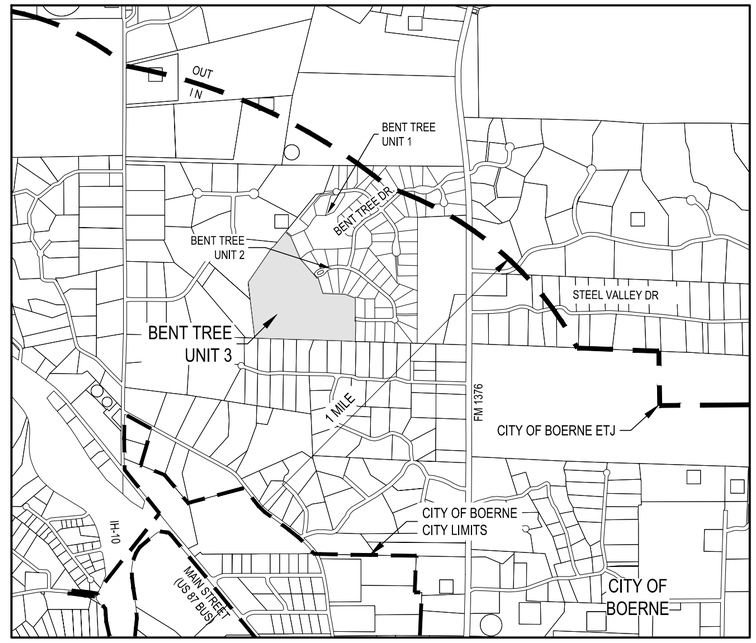
STATE OF TEXAS
COUNTY OF KENDALL

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH THIS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ____DAY OF _____ A.D. 202__ AT _____ __ .M. IN THE PLAT RECORDS OF SAID COUNTY IN DOCUMENT NO. _____.

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOCUMENT NO. _____, KENDALL COUNTY OFFICIAL RECORDS. IN TESTIMONY, WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____DAY OF _____, A.D., 202__.

_____
COUNTY CLERK,
KENDALL COUNTY, TEXAS

BY: _____ DEPUTY



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 20 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.

WATER SERVICE:
KENDALL WEST UTILITY, LLC IS THE WATER SERVICE PROVIDER FOR THIS SUBDIVISION.

THIS SUBDIVISION PLAT OF BENT TREE UNIT 2 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

OWNER / DEVELOPER:

McM TEXAS DEVELOPMENT, LLC
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 DOCUMENT NUMBER _____, KENDALL COUNTY OFFICIAL RECORDS.

OSSF :
SEWAGE FACILITIES SHALL BE PROVIDED BY A PRIVATE ON-SITE SEWAGE FACILITY CONSTRUCTED ON THE LOT BY THE OWNER THEREOF DESIGNED BY A REGISTERED SANITARIAN OR A PROFESSIONAL ENGINEER AND APPROVED UNDER THE RULES OF KENDALL COUNY, TEXAS AND TCEQ.

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:

1. THE AREA OF THE SMALLEST RESIDENTIAL LOT IN THIS SUBDIVISION IS 1.03 ACRES.
2. NO PART OF THIS SUBDIVISION IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.
3. 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.
4. UNLESS OTHERWISE NOTED, ALL CORNERS AND ANGLES ARE SET 1/2" REBAR WITH RED "MATKIN HOOVER ENG. & SURVEY" PLASTIC CAPS.
5. THE TOPOGRAPHICAL INFORMATION IS BASED ON VERTICAL DATUM NAVD 88.
6. THE AREA OF OPEN SPACE IS 6.85 AC.
7. THE 40.04 ACRE SUBDIVISION IS NOT LOCATED WITHIN CITY OF BOERNE CITY LIMITS.
8. THERE IS A TOTAL OF 2.77 ACRES OF PRIVATE RIGHT OF WAY (ROW) IN THIS SUBDIVISION.
9. THE GROSS DENSITY OF UNIT 3 OF THE SUBDIVISION IS 1.60 ACRES PER LOT.
10. THERE IS NO FEMA REGULATED 100-YEAR ZONE A OR ZONE AE AREA WITHIN THIS PLAT.
11. MAINTENANCE OF PRIVATE STREETS (INCLUDING LOTS 999), DRAINAGE EASEMENTS AND OPEN SPACE IS THE RESPONSIBILITY OF THE BENT TREE PROPERTY OWNER'S ASSOCIATION.
12. DEVIATION FROM SUBDIVISION ORDINANCE REQUIRING SIDEWALKS WAS APPROVED BY CITY COUNCIL 08/22/2017, FILE NUMBER 2017-621.

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 COMMERCIALLY 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, 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 COMMERCIALLY 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.

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
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS FIRM F-10024000
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

DATE: February 21

JOB NO. 2810.05

SHEET 1 OF 3

Z:\PROJECTS\2810 - 145 Acres Boerne\05 - Phase 3\Plat\Preliminary Plat\C\2810.05 Preliminary Plat Page 1.dwg
Date: Feb 22, 2021, 3:45pm User ID: mramsower

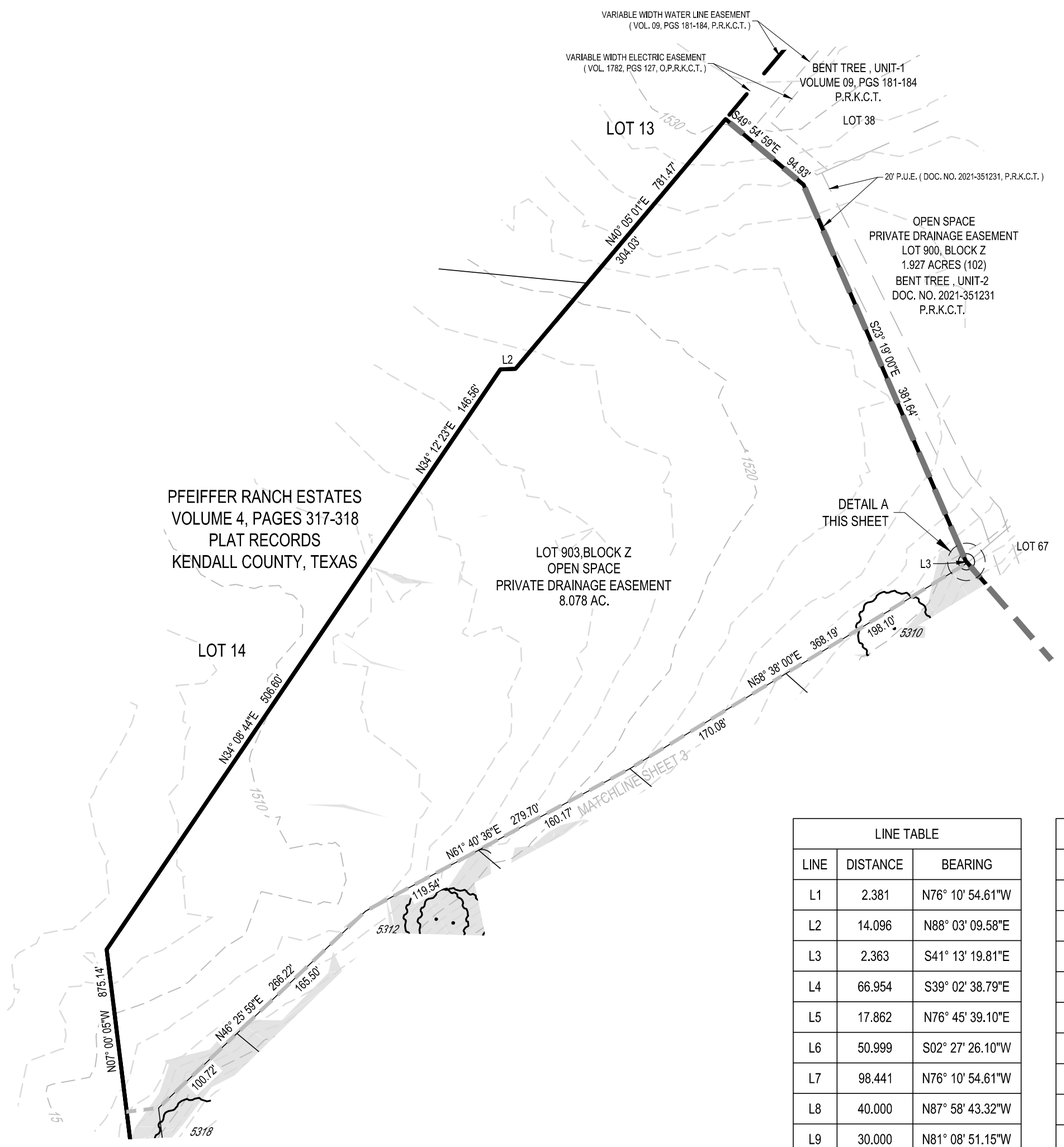
PRELIMINARY PLAT ESTABLISHING

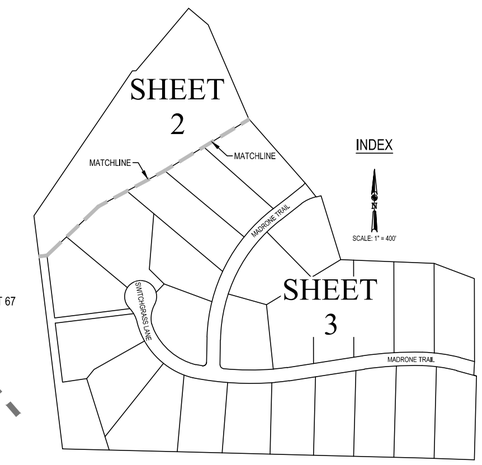
BENT TREE - UNIT 3

A 40.04 ACRE TRACT OF LAND, OUT OF THE PEDRO HERRERA SURVEY NO. 202 ABSTRACT 253, KENDALL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 77.489 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 00320655 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

SCALE: 1"=100'

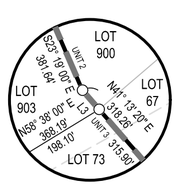
0 50' 100' 150' 200'



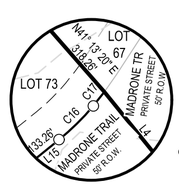


LEGEND

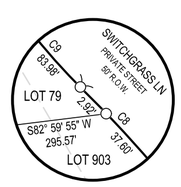
○	SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY"		ELEVATION CONTOURS
⊕	FOUND 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "SCHWARZ"	5278	EXISTING HERITAGE LEGACY TREE
●	FOUND 1/2" IRON ROD	O.P.R.K.C.T.	OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.
⊙	FOUND 60D NAIL	P.R.K.C.T.	PLAT RECORDS OF KENDALL COUNTY, TEXAS.
◉	CALCULATED POINT	O.R.K.C.T.	OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.
	PROPERTY LINE	R.O.W.	RIGHT-OF-WAY
	EXISTING CENTER LINE	B.S.L.	BUILDING SETBACK LINE
	PHASE BOUNDARY	E.U.E.	ELECTRIC UTILITY EASEMENT
(XXX)	ADDRESS NUMBER	P.U.E.	PUBLIC UTILITY EASEMENT
	MATCHLINE		
	SLOPES GREATER THAN 15%		



DETAIL A
SCALE: 1" = 10'



DETAIL B
SCALE: 1" = 30'



DETAIL C
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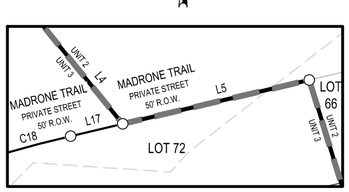

DETAIL D
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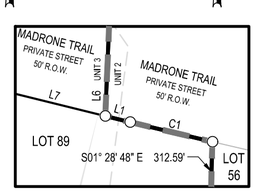


DETAIL E
SCALE: 1" = 10'

LINE TABLE		
LINE	DISTANCE	BEARING
L1	2.381	N76° 10' 54.61"W
L2	14.096	N88° 03' 09.58"E
L3	2.363	S41° 13' 19.81"E
L4	66.954	S39° 02' 38.79"E
L5	17.862	N76° 45' 39.10"E
L6	50.999	S02° 27' 26.10"W
L7	98.441	N76° 10' 54.61"W
L8	40.000	N87° 58' 43.32"W
L9	30.000	N81° 08' 51.15"W
L10	27.437	N59° 08' 14.03"W
L11	30.001	N35° 01' 59.69"W
L12	30.001	S35° 01' 59.69"E
L13	27.437	S59° 08' 14.03"E
L14	14.039	S81° 08' 51.15"E
L15	93.735	N00° 58' 12.85"E
L16	166.887	N51° 01' 42.55"E
L17	4.990	S76° 45' 39.09"W
L18	126.498	S51° 01' 42.55"W
L19	102.674	S00° 58' 12.85"W
L20	40.000	S87° 58' 43.32"E
L21	88.395	S76° 10' 54.61"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	7.88	625.00	000°43'21"	N76° 32' 35"W	7.88
C2	82.36	400.00	011°47'49"	N82° 04' 49"W	82.21
C3	168.58	875.00	011°02'20"	S86° 30' 07"W	168.32
C4	351.19	1126.00	017°52'12"	S89° 55' 03"W	349.77
C5	86.43	225.00	022°00'37"	N70° 08' 33"W	85.90
C6	86.24	205.00	024°06'14"	N47° 05' 07"W	85.61
C7	89.73	225.00	022°50'57"	N23° 36' 31"W	89.13
C8	63.85	110.00	033°15'35"	N28° 48' 50"W	62.96
C9	265.37	60.00	253°24'29"	N81° 15' 37"E	96.21
C10	105.10	110.00	054°44'31"	S00° 35' 36"W	101.14
C11	25.22	175.00	008°15'21"	S30° 54' 19"E	25.19
C12	65.21	155.00	024°06'14"	S47° 05' 07"E	64.73
C13	67.23	175.00	022°00'37"	S70° 08' 33"E	66.81
C14	23.92	14.00	097°52'56"	N49° 54' 41"E	21.11
C15	524.21	600.00	050°03'30"	N25° 59' 58"E	507.69
C16	13.44	70.00	010°59'52"	N45° 31' 47"E	13.42
C17	5.06	89.00	003°15'29"	N38° 24' 06"E	5.06
C18	56.14	125.00	025°43'57"	S63° 53' 41"W	55.67
C19	480.52	550.00	050°03'30"	S25° 59' 58"W	465.39
C20	20.89	14.00	085°29'35"	S41° 46' 35"E	19.01
C21	272.21	1076.00	014°29'41"	N88° 13' 47"E	271.48
C22	178.22	925.00	011°02'20"	N86° 30' 07"E	177.94
C23	92.65	450.00	011°47'49"	S82° 04' 49"E	92.49

TREE TABLE				
POINT NUMBER	SPECIES	TRUNK CIR. (IN)	SPREAD (FT)	MULTI-TRUNK DIA (IN)
5297	LIVE OAK	122.46"	55'	N/A
5304	LIVE OAK	116.18"	50'	N/A
5310	LIVE OAK	113.04"	70'	N/A
5312	LIVE OAK	113.04"	60'	N/A
5313	LIVE OAK	119.32"	65'	N/A
5317	LIVE OAK	141.3"	65'	N/A
5318	LIVE OAK	135.02"	80'	N/A
51406	LIVE OAK	141.3"	75'	N/A
51414	LIVE OAK	100.48"	80'	N/A
51455	LIVE OAK	75.36"	40'	N/A
51456	LIVE OAK	75.36"	40'	N/A
51483	LIVE OAK	87.92"	60'	N/A
51524	LIVE OAK	75.36"	40'	N/A
51574	LIVE OAK	97.34"	50'	18"X22"
51588	LIVE OAK	78.5"	50'	N/A
51608	LIVE OAK	87.92"	50'	12"X22"
51612	LIVE OAK	87.92"	60'	14"X21"
51631	LIVE OAK	78.5"	60'	N/A
51636	LIVE OAK	81.64"	70'	N/A
51639	LIVE OAK	97.34"	70'	21"X22"

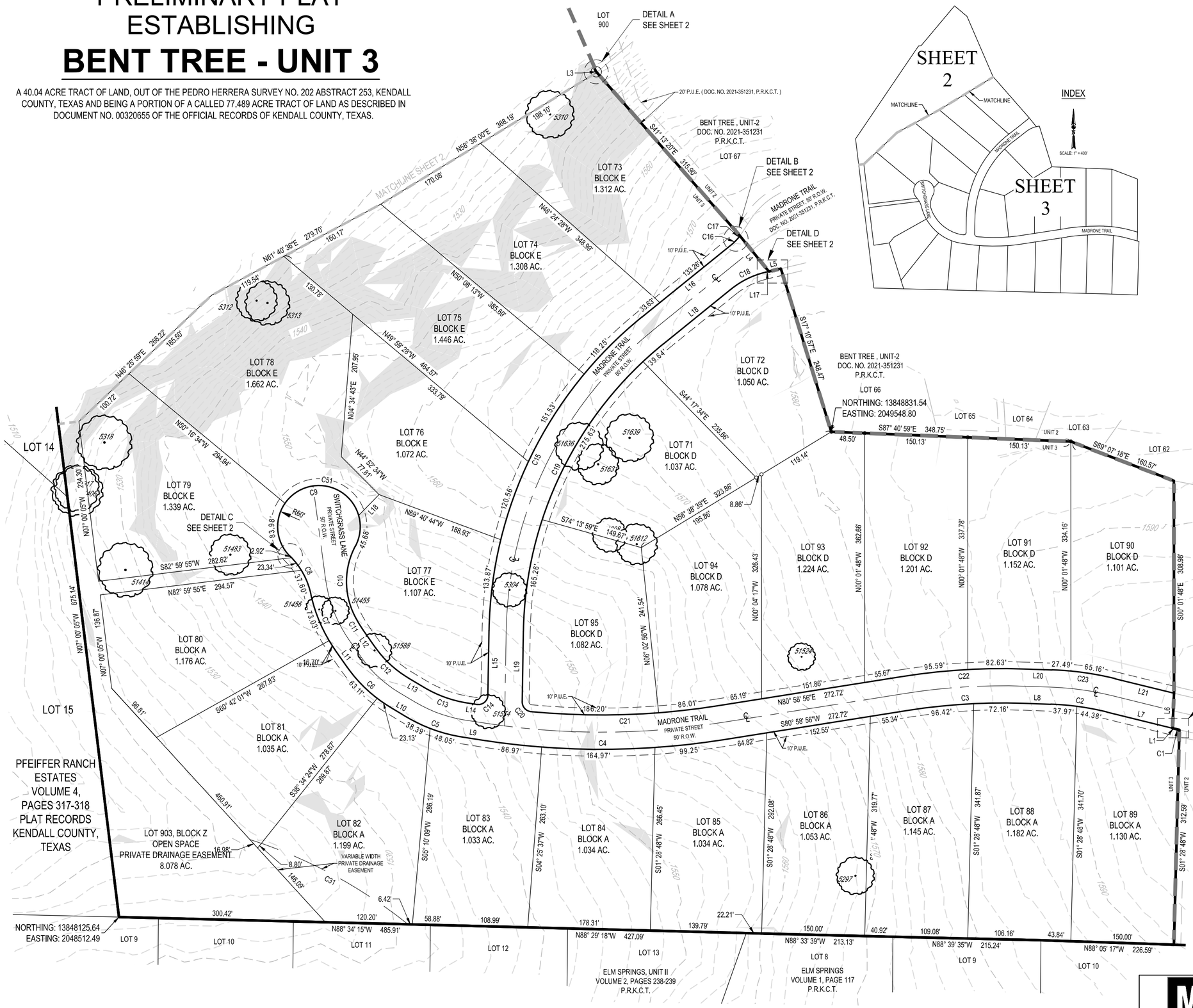
BLOCK PERIMETER LENGTH	
BLOCK	PERIMETER (FT)
A	1374'
D	1843'
E	1329'

MATKINHOOVER ENGINEERING & SURVEYING
HEADQUARTERS
8 SPENCER ROAD SUITE 300
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX:830.249.0099
3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244
GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000
BOERNE, TEXAS REGISTERED ENGINEERING FIRM F-004512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

PRELIMINARY PLAT ESTABLISHING

BENT TREE - UNIT 3

A 40.04 ACRE TRACT OF LAND, OUT OF THE PEDRO HERRERA SURVEY NO. 202 ABSTRACT 253, KENDALL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 77.489 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 00320655 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.



INDEX

SCALE: 1" = 400'

N

SCALE: 1"=100'

0 50' 100' 150' 200'

LEGEND

○	SET 1/2" IRON ROD WITH A RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENG. & SURVEY"
	FOUND 1/2" IRON ROD WITH AN ORANGE PLASTIC CAP STAMPED "SCHWARZ"
●	FOUND 1/2" IRON ROD
	FOUND 60D NAIL
	CALCULATED POINT
	PROPERTY LINE
	EXISTING CENTER LINE
	PHASE BOUNDARY
(XXX)	ADDRESS NUMBER
	MATCHLINE
	SLOPES GREATER THAN 15%
	ELEVATION CONTOURS
	EXISTING HERITAGE LEGACY TREE
O.P.R.K.C.T.	OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.
P.R.K.C.T.	PLAT RECORDS OF KENDALL COUNTY, TEXAS.
O.R.K.C.T.	OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.
R.O.W.	RIGHT-OF-WAY
B.S.L.	BUILDING SETBACK LINE
E.U.E.	ELECTRIC UTILITY EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT

SHEET 3 OF 3

BLOCK PERIMETER LENGTH	
BLOCK	PERIMETER (FT)
A	1374'
D	1843'
E	1329'

MATKINHOOVER ENGINEERING & SURVEYING

HEADQUARTERS
8 SPENCER ROAD SUITE 300
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX:830.249.0099
3303 SHELL ROAD SUITE 3
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244

GEORGETOWN, TEXAS REGISTERED SURVEYING FIRM F-10194347
BOERNE, TEXAS REGISTERED SURVEYING FIRM F-10024000
BOERNE, TEXAS REGISTERED ENGINEERING FIRM F-004512

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS