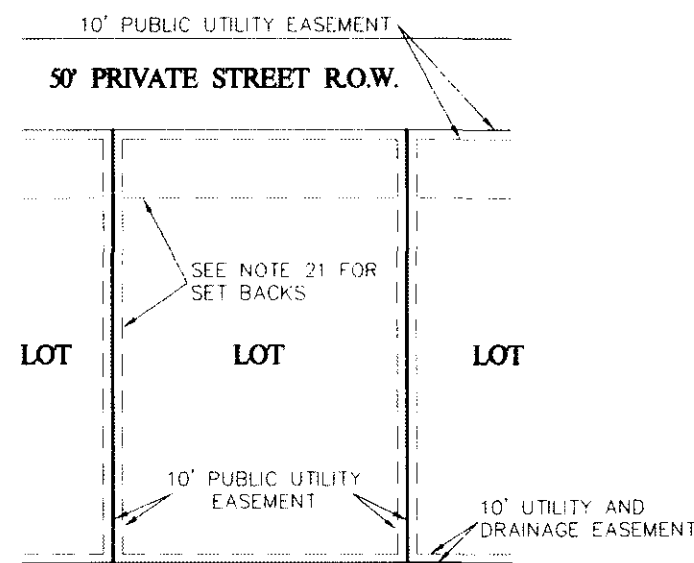


NOTES

- 1.) ACREAGE OF PHASE 2 = 344.52 ACRES. THE OVERALL AVERAGE DENSITY OF LOTS IN THIS SUBDIVISION IS 6.0 A/C/LOT. SEE SHEET 2 FOR ACREAGE AND DENSITY BREAK-OUT BY PHASE.
- 2.) THIS PROPERTY IS PARTIALLY LOCATED IN FEMA FLOOD ZONE "A" ACCORDING TO FLOOD INSURANCE RATE MAP #48259C0300F AND #48259C0425F DATED DECEMBER 17, 2010. AND LETTER OF MAP REVISION #18-06-2515P, DATED NOVEMBER 21, 2018.
- 3.) ALL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE. THE LINEAR FEET OF PROPOSED PRIVATE STREETS = 8,100LF. WITH A TOTAL AREA OF 10.47 AC. ALL STREETS AND DRAINS ARE TO BE CONSTRUCTED TO KENDALL COUNTY STANDARDS, EXCEPT AS ALLOWED BY VARIANCE TO SUCH STANDARDS (SEE NOTE 4) APPROVED BY COMMISSIONER'S COURT ON NOVEMBER 13, 2017, AND WILL BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION. ALL STREET RIGHT-OF-WAY SHALL BE DEDICATED AS PUBLIC UTILITY EASEMENT.
- 4.) RELIEF FROM SECTION 400 OF THE KENDALL COUNTY DEVELOPMENT RULES AND REGULATIONS WAS GRANTED BY THE COMMISSIONERS COURT OF KENDALL COUNTY, TEXAS ON NOVEMBER 13, 2017 FOR THE FOLLOWING ITEMS: MINIMUM RIGHT-OF-WAY OF 50 FEET VERSUS 60 FEET; MINIMUM DESIGN SPEED OF 25MPH VERSUS 30MPH; MINIMUM PAVEMENT WIDTH OF 22 FEET VERSUS 26 FEET (NO EDGE STRIPE); MINIMUM K VALUE OF 26 VERSUS 40 (SAG VERTICAL CURVE); MINIMUM K VALUE OF 12 VERSUS 20 (CREST VERTICAL CURVE); MINIMUM HORIZONTAL CURVE RADIUS OF 200 FEET VERSUS 229 FEET; MINIMUM SUBGRADE WIDTH OF 26 FEET VERSUS 30 FEET; MINIMUM BASE WIDTH OF 24 FEET VERSUS 28 FEET; MINIMUM RIGHT-OF-WAY RADIUS FOR CUL-DE-SAC OF 62 FEET VERSUS 66 FEET; MINIMUM PAVEMENT RADIUS FOR CUL-DE-SAC OF 48 FEET VERSUS 50 FEET; CONSTRUCT SAFETY END TREATMENT TO EDGE OF PAVEMENT VERSUS 6-FOOT OFFSET.
- 5.) WATER SERVICE SHALL BE PROVIDED BY INDIVIDUAL WATER WELLS ON EACH LOT IN ACCORDANCE WITH THE COW CREEK GROUNDWATER CONSERVATION DISTRICT RULES AND REGULATIONS.
- 6.) SEWAGE FACILITIES SHALL BE PROVIDED BY INDIVIDUAL SEWAGE FACILITIES ON EACH LOT IN ACCORDANCE WITH KENDALL COUNTY AND THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS.
- 7.) THIS SUBDIVISION IS NOT LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF BOERNE.
- 8.) THIS SUBDIVISION IS WITHIN THE BOERNE INDEPENDENT SCHOOL DISTRICT.
- 9.) ELECTRIC SERVICE PROVIDED BY BANDERA ELECTRIC COOP, INC.
- 10.) TELEPHONE SERVICE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOP, INC.
- 11.) POSTAL SERVICE WILL BE PROVIDED BY CLUSTER BOXES AT THE ENTRANCE OF THE SUBDIVISION.
- 12.) COMMERCIAL WASTE SERVICE IS AVAILABLE TO THE SUBDIVISION BY PRIVATE COMPANIES SERVING THIS AREA.
- 13.) THERE IS HEREBY DEDICATED DRAINAGE EASEMENTS WITHIN THIS SUBDIVISION AS NOTED ON THIS PLAT. THE REVIEW COMMITTEE OF THE PROPERTY OWNER'S ASSOCIATION MAY FURTHER RESTRICT THE LOCATION OF BUILDINGS AND/OR OTHER IMPROVEMENTS AS PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AT THE KENDALL COUNTY COURTHOUSE. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DRAINAGE EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO SOLID FENCES, DENSE SHRUBBERY, STRUCTURES, SEPTIC TANK DRAIN FIELDS, ETC.) KENDALL COUNTY AND THE PROPERTY OWNERS ASSOCIATION RESERVES THE RIGHT OF ACCESS TO SUCH EASEMENTS.
- 14.) IT IS UNDERSTOOD AND AGREED THAT PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THEREOF, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN FEET (10') OF THE REAR, FRONT AND SIDE LINES OF ALL LOTS AND/OR TRACTS AND IN THE STREETS, ALLEYS, BOULEVARDS, LANES AND ROADS OF THIS SUBDIVISION AND (10') ALONG THE OTHER BOUNDARIES OF ALL STREETS, ALLEYS, BOULEVARDS, LANES AND ROADS WHERE SUBDIVISION LINES OR LOTS OF INDIVIDUAL TRACTS ARE DEEDED TO THE CENTERLINE OF THE ROADWAY. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION OR MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES WILL 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 TO INGRESS TO AND REGRESS FROM THE RIGHT OF WAY AND EASEMENT IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE HOMESITE. THIS EASEMENT SHALL BE RELINQUISHED ALONG THE COMMON LINE OR LINES OF THE COMBINED LOTS SO LONG AS NO UTILITY LINES ARE LOCATED THEREIN.
- 15.) NET ACREAGE SHOWN IN PARENTHESIS ( ) INDICATES AREA OF LOT OUTSIDE OF FLOOD PLAIN.
- 16.) ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND/OR CATV LINES AND APPURTENANCES.
- 17.) GRANTOR HEREBY AGREES TO DEDICATE TO THE PUBLIC A UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
- 18.) EXCEPT AS SHOWN, ALL CORNERS ARE 1/2" IRON RODS WITH A RED PLASTIC CAP STAMPED "MATKIN HOOVER ENG & SURVEY" REFERENCE MONUMENTS HAVE BEEN SET ALONG SIDE LOT LINES FOR REAR LOT CORNERS THAT FALL WITHIN SABINAS CREEK AS SHOWN HEREON.
- 19.) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204. NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GRID UNITS.
- 20.) ENCROACHMENTS ARE PROHIBITED WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAINS, INCLUDING FILL, NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS, AND OTHER DEVELOPMENTS, UNLESS CERTIFICATION BY A LICENSED PROFESSIONAL ENGINEER IS PROVIDED DEMONSTRATING THAT ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASE IN FLOOD LEVELS DURING OCCURRENCE OF BASE FLOOD DISCHARGE AND SHALL BE IN COMPLIANCE TO THE KENDALL COUNTY FLOOD DAMAGE PREVENTION ORDINANCE AND APPROVED BY KENDALL COUNTY.
- 21.) SETBACKS: ALL IMPROVEMENTS, EXCEPT FENCES, ON ALL LOTS SHALL BE SET BACK AT LEAST SEVENTY-FIVE (75) FEET FROM THE FRONT PROPERTY LINE, FIFTY (50) FEET FROM SIDE LOT LINES THAT ADJOIN A STREET (CORNER LOTS), TWENTY (20) FEET FROM ALL OTHER SIDE LOT LINES, AND SIXTY (60) FEET FROM THE REAR LOT LINE. CORNER LOTS SHALL FRONT THE STREET FOR WHICH THE ADDRESS IS ASSIGNED AT TIME OF DRIVEWAY PERMITTING. THE PROPERTY OWNER'S ASSOCIATION MAY APPROVE REDUCED SETBACKS, HOWEVER, BUILDING SETBACKS SHALL NOT BE REDUCED BELOW KENDALL COUNTY MINIMUM BUILDING SETBACKS OF FIFTY (50) FEET FROM THE FRONT OF THE PROPERTY LINE, FIFTY (50) FEET FROM SIDE LOT LINES THAT ADJOIN A STREET (CORNER LOTS) AND TEN (10) FEET FROM SIDE AND REAR PROPERTY LINES, WITHOUT APPROVAL FROM THE KENDALL COUNTY COMMISSIONERS COURT.
- 22.) PROPERTY OWNERS ASSOCIATION (POA) LOTS ARE DEDICATED AS UTILITY AND DRAINAGE EASEMENTS.
- 23.) SABINAS CREEK RANCH RD, PHILLIP RANCH RD, AND PHILLIP RD ARE EACH SUBJECT TO A PRIVATE ROADWAY EASEMENT FOR THE BENEFIT OF CERTAIN LANDOWNERS ADJOINING THE SUBDIVISION AS RECORDED IN VOLUME 1660, PAGE 1111 AND IN VOLUME 1664, PAGE 615 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS, AND AS SHOWN HEREON.
- 24.) THE ELEVATION OF THE LOWEST FLOOR SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO STORMWATER CONVEYANCE STRUCTURES MUST HAVE FLOOR SLAB ELEVATION OR FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE A PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE GARAGE.

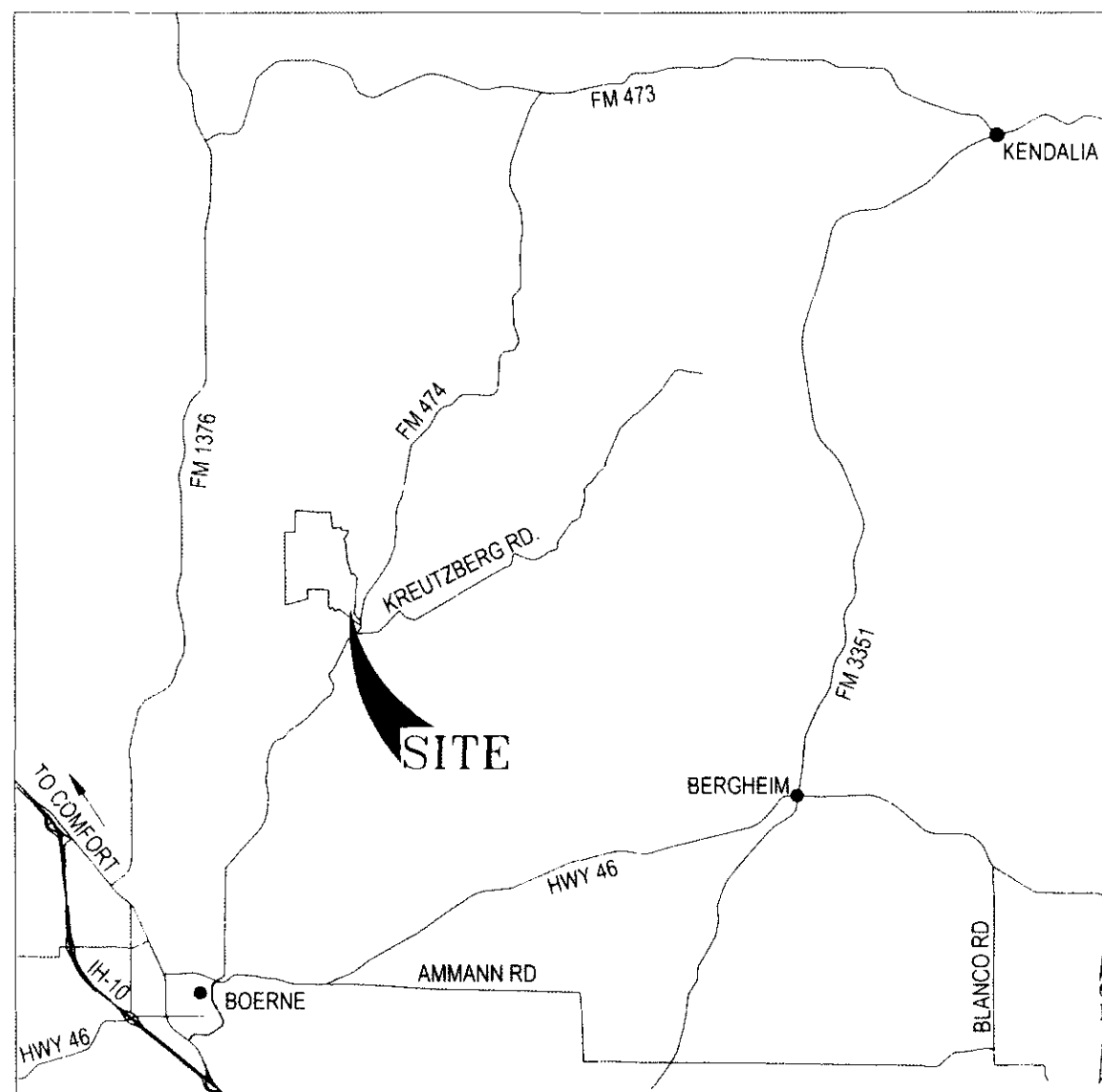


**TYPICAL LOT EASEMENTS**  
N.T.S. (ESTABLISHED ON ALL LOTS)

# AMENDING PLAT OF SABINAS CREEK RANCH SUBDIVISION, PHASE 2

BEING 344.52 ACRES OF LAND LOCATED IN THE KARL WESELY SURVEY, ABSTRACT 518, KARL WESELY SURVEY NO. 521, ABSTRACT 602, THE JULIAN COBARUBIO SURVEY NO. 226, ABSTRACT 112, THE G.B. & C.N.G. R.R. C.O. SURVEY NO. 226, ABSTRACT 838, THE G.B. & C.N.G. R.R. C.O. SURVEY NO. 225, ABSTRACT 711, THE NICHOLAS LADNER SURVEY, ABSTRACT 305, THE JULIAN COBARUBIO SURVEY NO. 225, ABSTRACT 111, THE C.C.S.D. & R.G.N.G. R.R. C.O. SURVEY NO. 200, ABSTRACT 944, THE ADAM PHILLIP SURVEY NO. 159, ABSTRACT 663 AND THE JOHANN V. PHILLIPS SURVEY NO. 487, ABSTRACT 375, KENDALL COUNTY, TEXAS, AND BEING THE REMAINING PORTIONS OF A CALLED 807.2 ACRE TRACT OF LAND AS CONVEYED TO SOUTHERLAND BOERNE LAND, LLC IN VOLUME 1607, PAGE 266 OF THE OFFICIAL RECORDS, KENDALL COUNTY, TEXAS.

**NEW RESIDENTIAL LOTS: 59**  
**L. F. OF NEW STREET: 8,100LF**  
**ACREAGE OF NEW STREET: 10.47AC**



**LOCATION MAP**  
NOT TO SCALE

THIS AMENDING PLAT OF SABINAS CREEK RANCH SUBDIVISION, PHASE 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY KENDALL COUNTY, TEXAS AND IS HEREBY APPROVED BY THE AUTHORIZED REPRESENTATIVES OF KENDALL COUNTY, TEXAS.

DATED THIS 29<sup>th</sup> DAY OF May, 2020.

BY: [Signature] ENGINEER  
[Signature] COMMISSIONER, PRECINCT # 3

STATE OF TEXAS )  
COUNTY OF KENDALL )

I HEREBY CERTIFY THAT RECOGNIZED ENGINEERING PRACTICES AND STANDARDS WERE USED IN THE PREPARATION OF THIS FINAL PLAT AND IN THE DESIGN OF SITE IMPROVEMENT STRUCTURES AND WERE ACCOMPLISHED UNDER MY DIRECT SUPERVISION TO CONFORM TO ALL REQUIREMENTS OF THE KENDALL COUNTY DEVELOPMENT RULES AND REGULATIONS.

[Signature] 5/27/2020  
LICENSED PROFESSIONAL ENGINEER



<b>OWNER:</b> SOUTHERLAND BOERNE LAND, LLC. 110 RIVER CROSSING BLVD. SPRING BRANCH, TEXAS 78070	<b>DEVELOPER:</b> SOUTHERLAND BOERNE LAND, LLC 110 RIVER CROSSING BLVD. SPRING BRANCH, TEXAS 78070	<b>AGENT:</b> MATKIN HOOVER C/O KEN KOLACNY, P.E. 8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006	<b>DATE:</b> MAY 2020
 P.O. BOX 54 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 PHONE: 817.291.1840 FAX: 817.291.0099 CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS			<b>JOB NO.</b> 2913.02 <b>SHEET</b> 1 OF 11

NOTE: THE SOLE PURPOSE OF THIS AMENDING PLAT IS TO CORRECT THE SPELLING OF WAINRIGHT SPRINGS STREET NAME ON SHEETS 3 AND 9. ORIGINAL PLAT OF SABINAS CREEK RANCH SUBDIVISION, PHASE 2 IS RECORDED IN VOL. 9, PGS. 239-249 (DOC. # 00330709), PLAT RECORDS OF KENDALL COUNTY, TEXAS.

STATE OF TEXAS )  
COUNTY OF KENDALL )

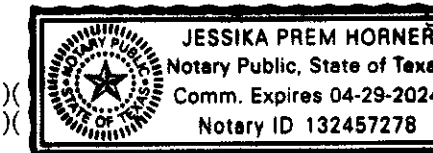
THE OWNER OF THE LAND IDENTIFIED BY ABSTRACT NUMBERS RECORDED IN THE VOLUME AND PAGE NUMBERS SHOWN ON THE PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM ACTUAL SURVEYS ON THE GROUND.

SOUTHERLAND BOERNE LAND, LLC.  
110 RIVER CROSSING BLVD  
SPRING BRANCH, TEXAS 78070

[Signature]  
BY: DAN MULLINS, AUTHORIZED AGENT

BEFORE ME, THE ABOVE AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dan Mullins, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS 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 29<sup>th</sup> DAY OF May, 2020.

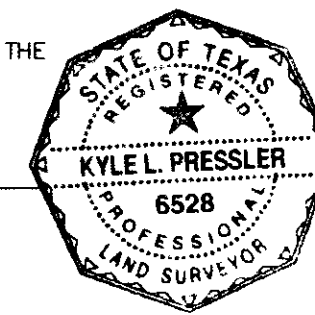
[Signature]  
NOTARY PUBLIC  
STATE OF TEXAS



STATE OF TEXAS )  
COUNTY OF KENDALL )

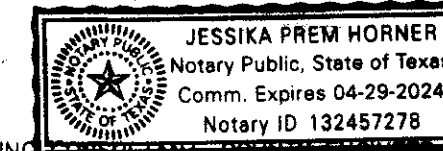
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND

[Signature]  
REGISTERED PROFESSIONAL LAND SURVEYOR



BEFORE ME, THE ABOVE AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kyle Pressler, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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 28 DAY OF May, A.D., 2020.



[Signature]  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

THE ENGINEERING AND SURVEYING FOR THE PROJECT ENGINEER OF KENDALL COUNTY TEXAS HAS REVIEWED THIS AMENDING PLAT FOR CONFORMANCE TO ALL REQUIREMENTS OF THE KENDALL COUNTY DEVELOPMENT RULES AND REGULATIONS.

[Signature]  
ENGINEER  
DATED THIS 29<sup>th</sup> DAY OF May, 2020.

STATE OF TEXAS )  
COUNTY OF KENDALL )

I, Darlene Herin, 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 1<sup>st</sup> DAY OF June, A.D., 2020, AT 4:17 P.M., IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME 10, ON PAGES 24-34 IN TESTIMONY WHEREOF, WITNESS BY HAND AND OFFICIAL SEAL OF OFFICE, THIS 1<sup>st</sup> DAY OF June, A.D., 2020.

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME 1764 PAGE 1133-1135, KENDALL COUNTY OFFICIAL RECORDS. IN TESTIMONY WHEREOF, WITNESS BY HAND AND OFFICIAL SEAL OF OFFICE, THIS 1<sup>st</sup> DAY OF June, A.D., 2020.

[Signature]  
COUNTY CLERK, KENDALL COUNTY, TEXAS

BY: [Signature] DEPUTY

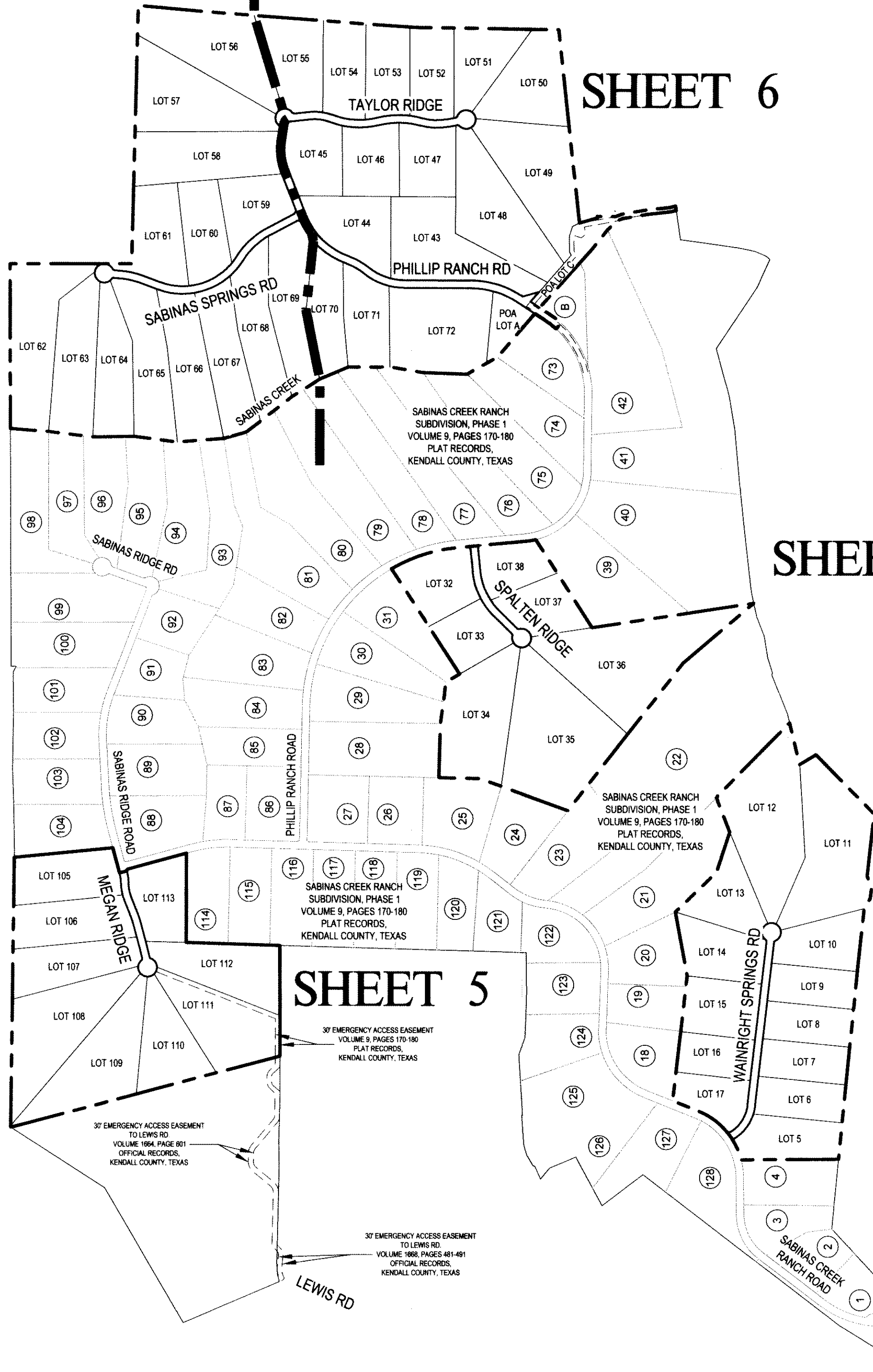


NOTE: SEE SHEET 8 FOR LINE & CURVE TABLES.  
SEE SHEETS 9, 10 AND 11 FOR NON-TYPICAL  
EASEMENT DIMENSIONAL CONTROL.

SHEET 7

Doc # 00342418 Vol 10 Pg 25

AMENDING PLAT OF  
SABINAS CREEK RANCH  
SUBDIVISION, PHASE 2  
SHEET INDEX

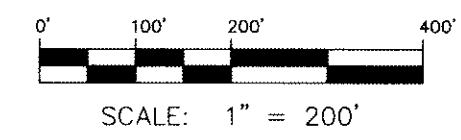


SHEET 6

SHEET 4

SHEET 5

SHEET 3



ACREAGE/DENSITY SUMMARY			
	PHASE 1	PHASE 2	TOTAL
ACREAGE OF STREET	16.03 AC.	9.30 AC.	25.33 AC.
TOTAL ACREAGE	423.68 AC.	344.52 AC.	768.20 AC.
NUMBER OF LOTS	69	59	128
DENSITY	6.14	5.84	6.00

DATE: MAY 2020

**MATKINHOOVER**  
ENGINEERING & SURVEYING

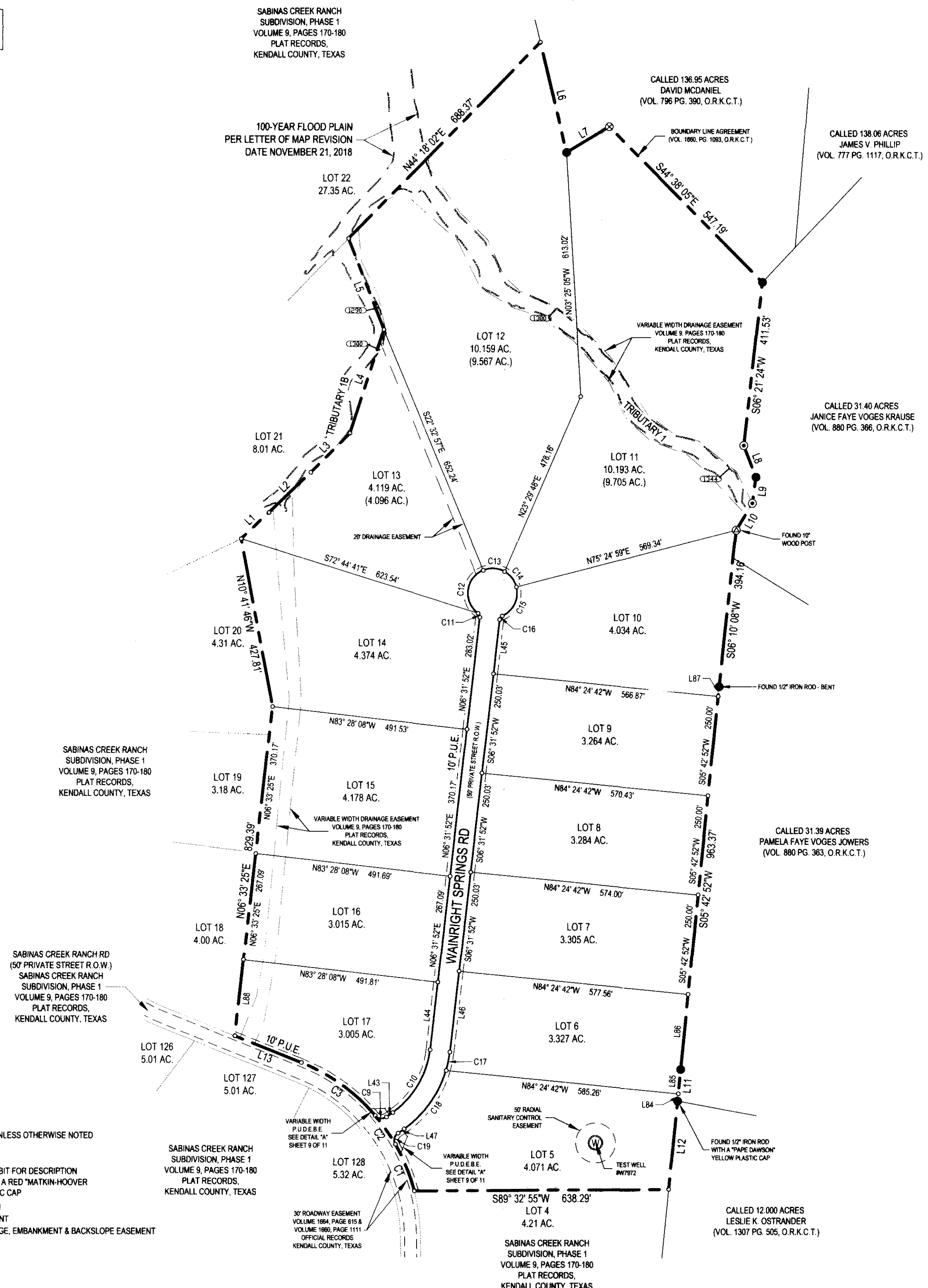
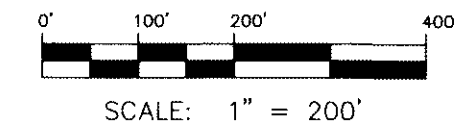
P.O. BOX 54  
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFFICE: 830.249.0600 FAX: 830.249.0099

CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

NOTE: SEE SHEET 8 FOR LINE & CURVE TABLES.  
SEE SHEETS 9, 10 AND 11 FOR NON-TYPICAL  
EASEMENT DIMENSIONAL CONTROL.

# AMENDING PLAT OF SABINAS CREEK RANCH SUBDIVISION, PHASE 2

Doc # 00342418 Vol 10 Pg 26



- LEGEND**
- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
  - FOUND 60D NAIL
  - ⊗ FOUND PK NAIL
  - ⊙ FOUND TREE - SEE EXHIBIT FOR DESCRIPTION
  - ⊕ SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER  
ENG. & SURVEY" PLASTIC CAP
  - ▭ BASE FLOOD ELEVATION
  - ▭ P.U.E. PUBLIC UTILITY EASEMENT
  - ▭ P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT & BACKSLOPE EASEMENT

DATE: MAY 2020

**MATKINHOOPER**  
ENGINEERING & SURVEYING

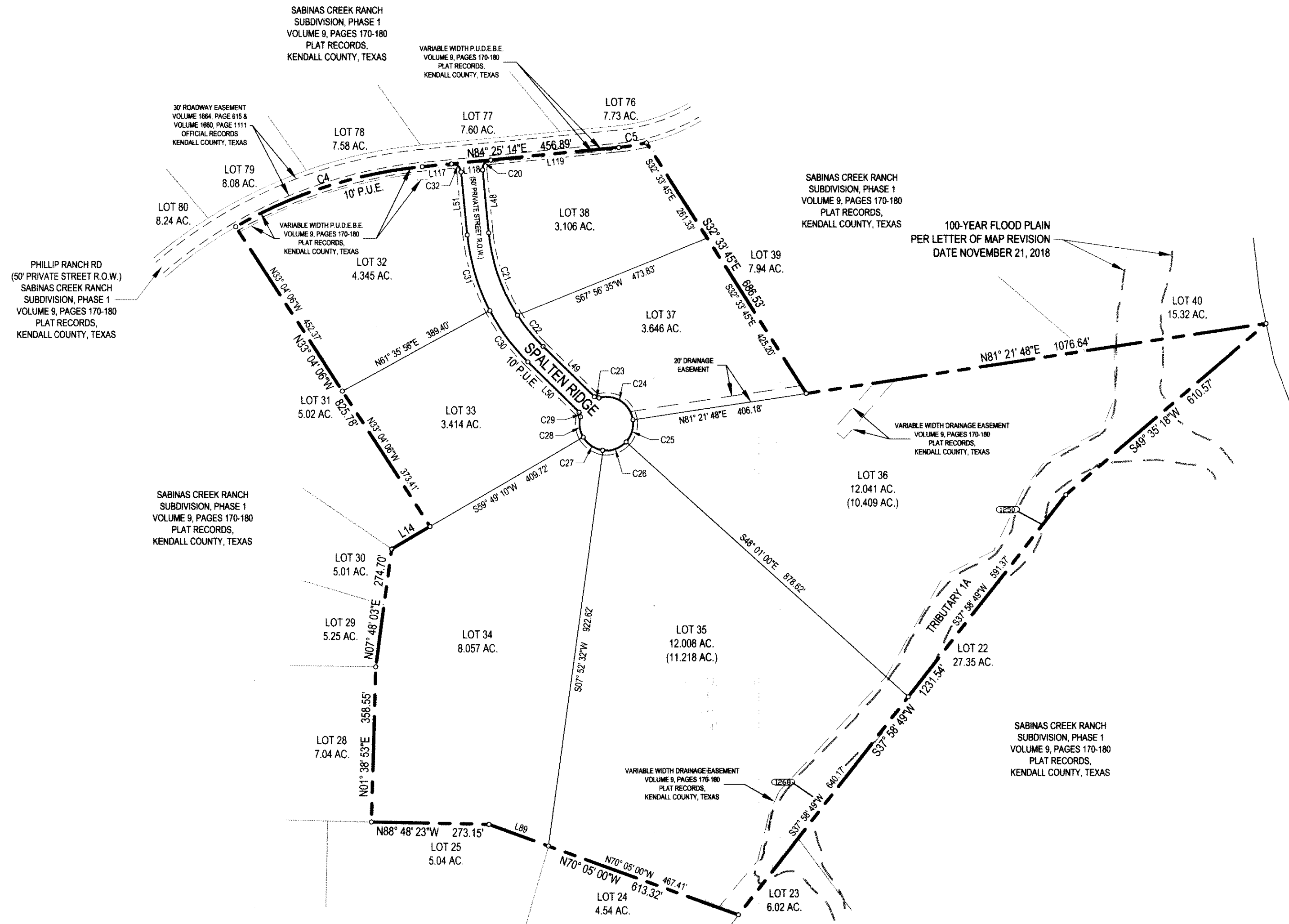
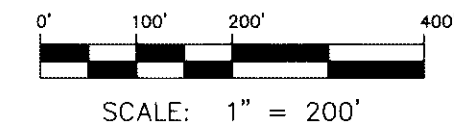
P.O. BOX 54  
8 SPENCER ROAD SUITE 100  
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OFFICE: 830.249.0600 FAX: 830.249.0099

CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

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EASEMENT DIMENSIONAL CONTROL.

Doc # 00342418 Vol 10 Pg 27

# AMENDING PLAT OF SABINAS CREEK RANCH SUBDIVISION, PHASE 2



100-YEAR FLOOD PLAIN  
PER LETTER OF MAP REVISION  
DATE NOVEMBER 21, 2018

CALLED 136.95 ACRES  
DAVID MCDANIEL  
(VOL. 796 PG. 390, O.R.K.C.T.)

- LEGEND**
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER  
ENG. & SURVEY." PLASTIC CAP
  - Ⓢ BASE FLOOD ELEVATION
  - P.U.E. PUBLIC UTILITY EASEMENT
  - P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT & BACKSLOPE EASEMENT

DATE: MAY 2020

**MATKINHOOVER**  
ENGINEERING & SURVEYING

P.O. BOX 54  
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFFICE: 830.249.0600 FAX: 830.249.0099

CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

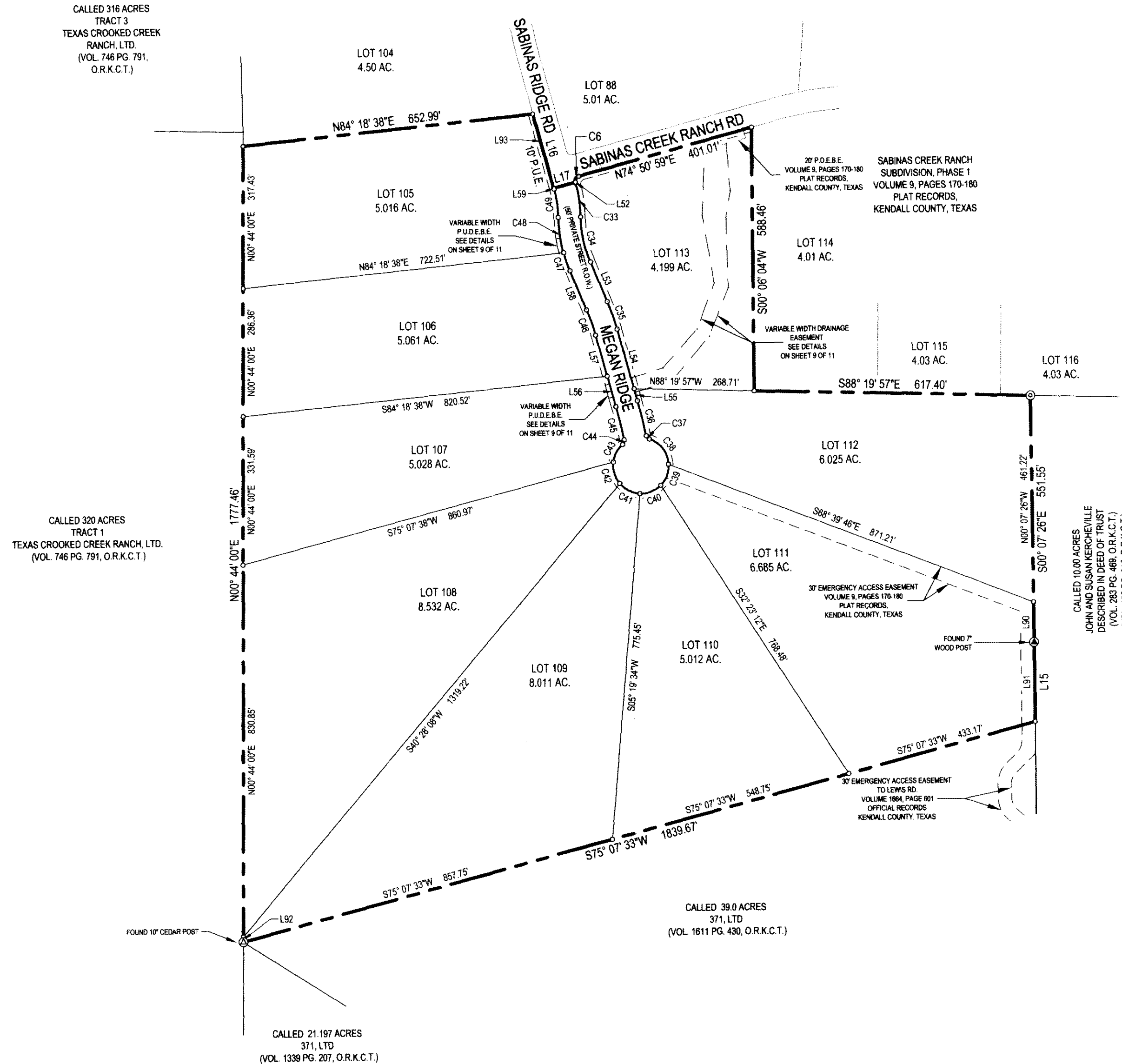
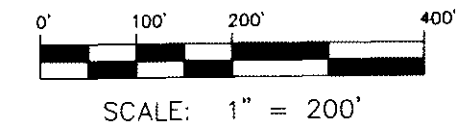
# AMENDING PLAT OF SABINAS CREEK RANCH SUBDIVISION, PHASE 2

NOTE: SEE SHEET 8 FOR LINE & CURVE TABLES.  
SEE SHEETS 9, 10 AND 11 FOR NON-TYPICAL  
EASEMENT DIMENSIONAL CONTROL.

SABINAS CREEK RANCH  
SUBDIVISION, PHASE 1  
VOLUME 9, PAGES 170-180  
PLAT RECORDS,  
KENDALL COUNTY, TEXAS

SABINAS CREEK RANCH  
SUBDIVISION, PHASE 1  
VOLUME 9, PAGES 170-180  
PLAT RECORDS,  
KENDALL COUNTY, TEXAS

Doc # 00342418 Vol 10 Pg 28



**LEGEND**

- ⊙ FOUND TREE - SEE EXHIBIT FOR DESCRIPTION
- ⊙ FOUND FENCE POST - SEE EXHIBIT FOR DESCRIPTION
- ⊙ SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- ⊙ BASE FLOOD ELEVATION
- P.U.E. PUBLIC UTILITY EASEMENT
- P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT & BACKSLOPE EASEMENT

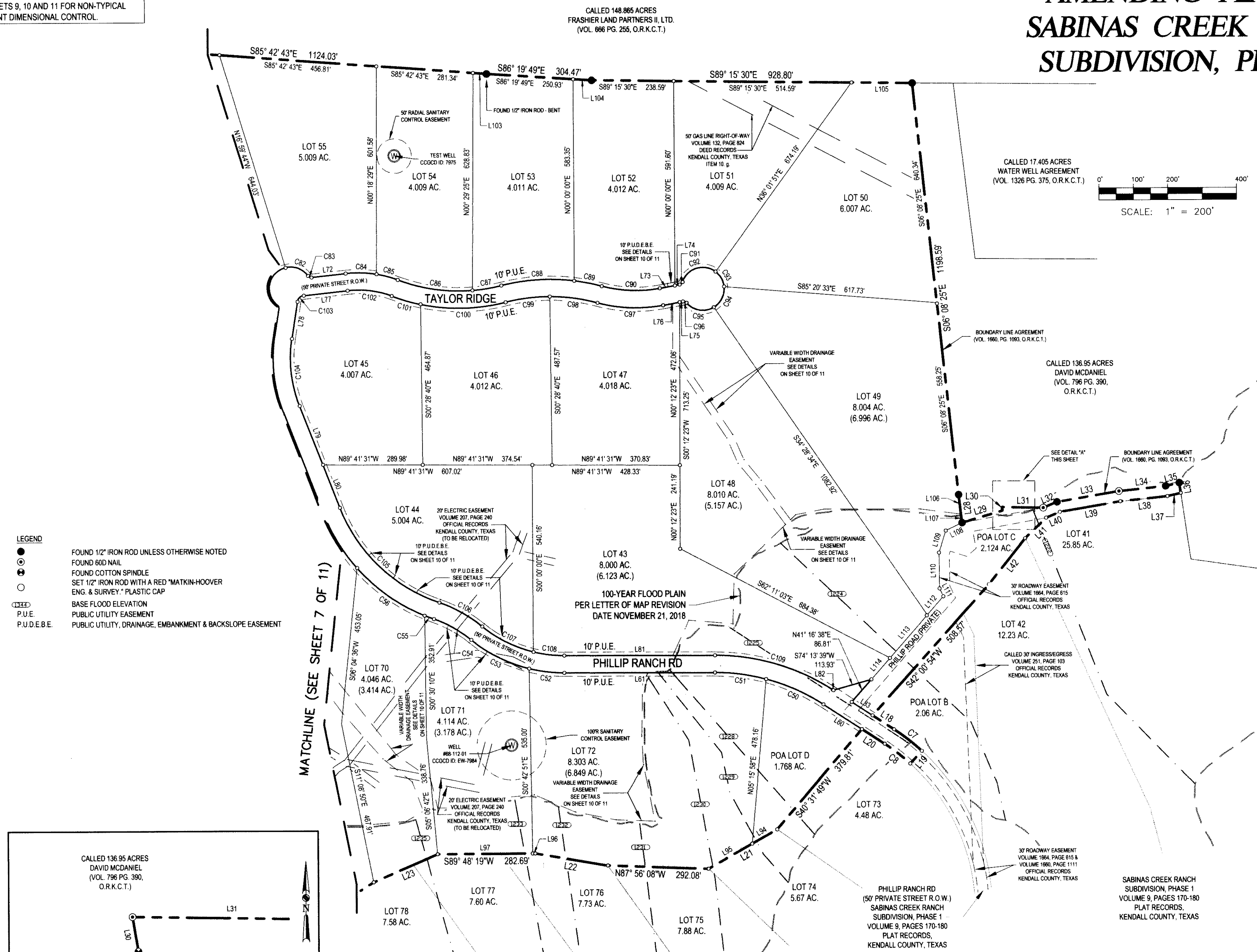
DATE: MAY 2020

**MATKINHOOVER**  
ENGINEERING & SURVEYING  
P.O. BOX 54  
3 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFFICE: 830.249.0800 FAX: 830.249.0099  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

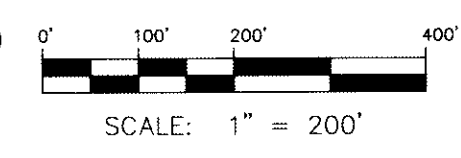
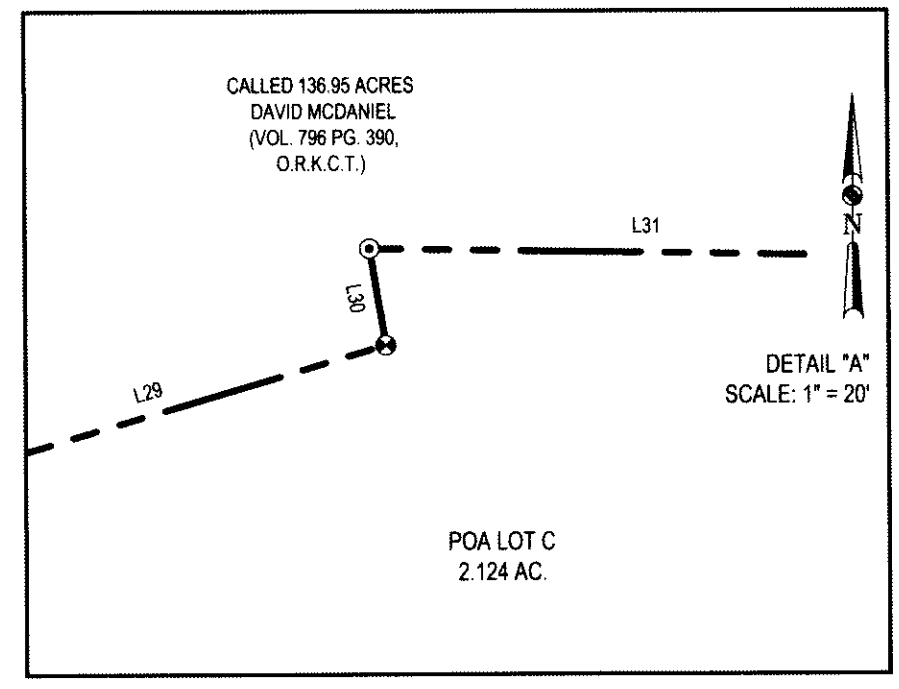


NOTE: SEE SHEET 8 FOR LINE & CURVE TABLES.  
SEE SHEETS 9, 10 AND 11 FOR NON-TYPICAL  
EASEMENT DIMENSIONAL CONTROL.

# AMENDING PLAT OF SABINAS CREEK RANCH SUBDIVISION, PHASE 2



- LEGEND**
- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
  - FOUND 60D NAIL
  - FOUND COTTON SPINDLE
  - SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
  - BASE FLOOD ELEVATION
  - P.U.E. PUBLIC UTILITY EASEMENT
  - P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT & BACKSLOPE EASEMENT



CALLED 148.865 ACRES  
FRASHER LAND PARTNERS II, LTD.  
(VOL. 686 PG. 255, O.R.K.C.T.)

CALLED 17.405 ACRES  
WATER WELL AGREEMENT  
(VOL. 1326 PG. 375, O.R.K.C.T.)

CALLED 136.95 ACRES  
DAVID MCDANIEL  
(VOL. 796 PG. 390,  
O.R.K.C.T.)

SABINAS CREEK RANCH  
SUBDIVISION, PHASE 1  
VOLUME 9, PAGES 170-180  
PLAT RECORDS,  
KENDALL COUNTY, TEXAS

SABINAS CREEK RANCH  
SUBDIVISION, PHASE 1  
VOLUME 9, PAGES 170-180  
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KENDALL COUNTY, TEXAS

DATE: MAY 2020

**MATKINHOOPER**  
ENGINEERING & SURVEYING

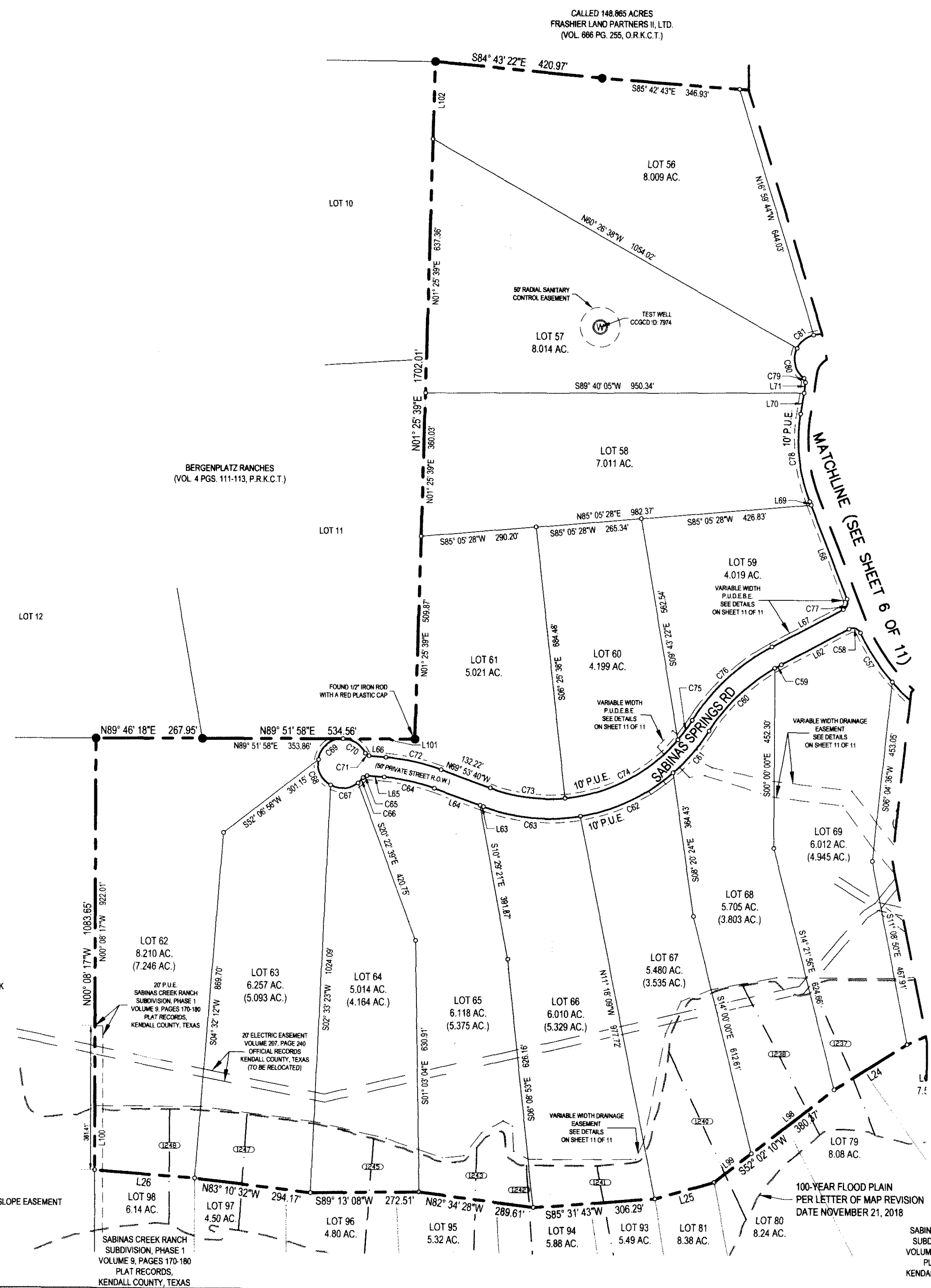
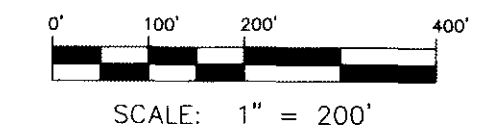
P.O. BOX 54  
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BOVINE, TEXAS 78004  
OFFICE: 830.249.0600 FAX: 830.249.0099

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NOTE: SEE SHEET 8 FOR LINE & CURVE TABLES.  
SEE SHEETS 9, 10 AND 11 FOR NON-TYPICAL  
EASEMENT DIMENSIONAL CONTROL.

# AMENDING PLAT OF SABINAS CREEK RANCH SUBDIVISION, PHASE 2

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- LEGEND**
- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
  - SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER  
ENG. & SURVEY" PLASTIC CAP
  - BASE FLOOD ELEVATION
  - P.U.E. PUBLIC UTILITY EASEMENT
  - P.U.D.E.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT & BACKSLOPE EASEMENT

DATE: MAY 2020

**MATKINHOOPER**  
ENGINEERING & SURVEYING

P.O. BOX 54  
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100-YEAR FLOOD PLAIN  
PER LETTER OF MAP REVISION  
DATE NOVEMBER 21, 2018

SABINAS CREEK RANCH  
SUBDIVISION, PHASE 1  
VOLUME 9, PAGES 170-180  
PLAT RECORDS,  
KENDALL COUNTY, TEXAS





NOTE: SEE SHEET 8 FOR LINE & CURVE TABLES.  
SEE SHEETS 10 AND 11 FOR ADDITIONAL  
NON-TYPICAL EASEMENT DIMENSIONAL CONTROL.

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# AMENDING PLAT OF SABINAS CREEK RANCH SUBDIVISION, PHASE 2

SABINAS CREEK RANCH  
SUBDIVISION, PHASE 1  
VOLUME 9, PAGES 170-180  
PLAT RECORDS,  
KENDALL COUNTY, TEXAS

SABINAS CREEK RANCH  
SUBDIVISION, PHASE 1  
VOLUME 9, PAGES 170-180  
PLAT RECORDS,  
KENDALL COUNTY, TEXAS

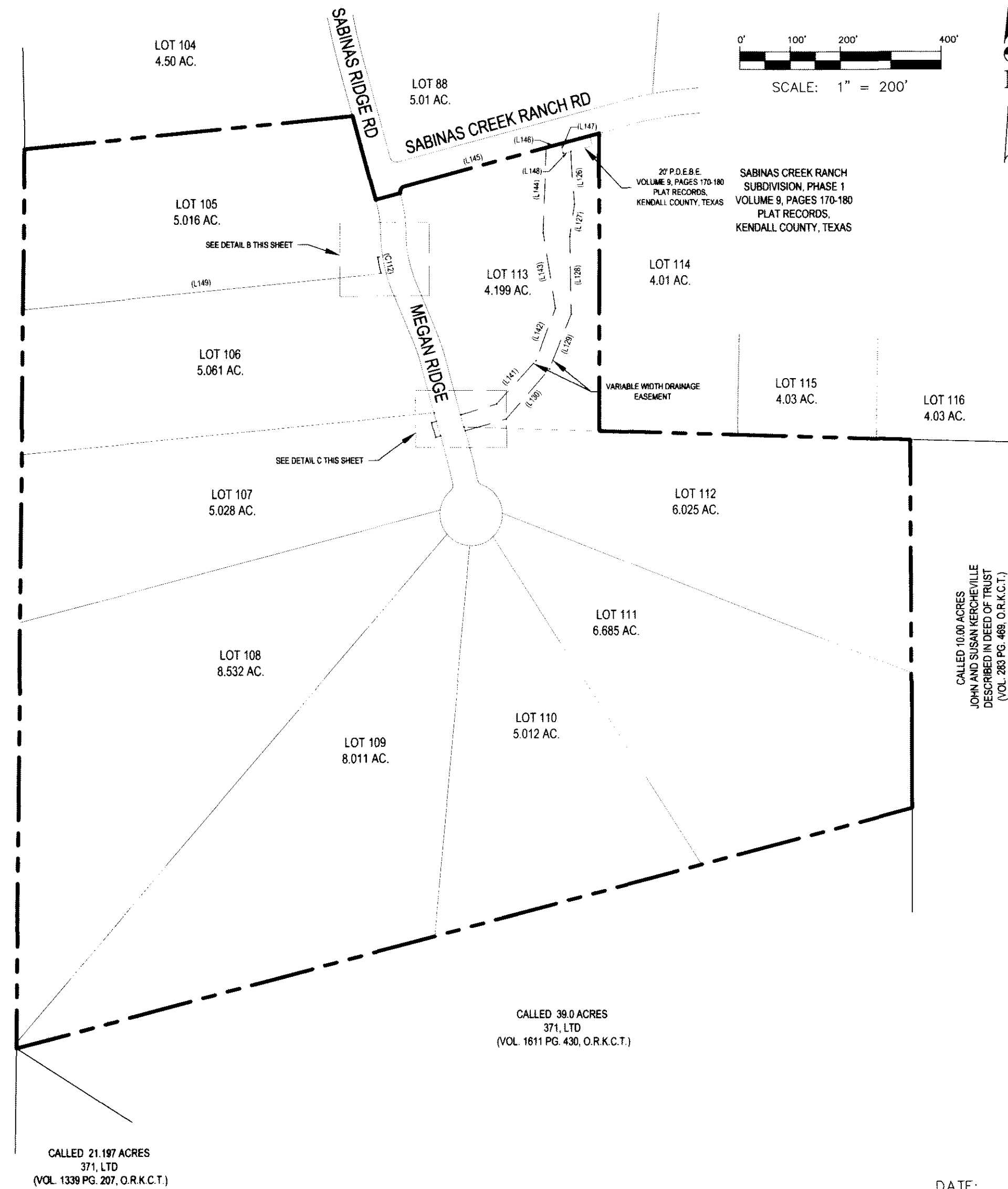
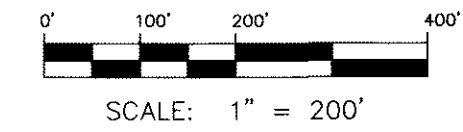
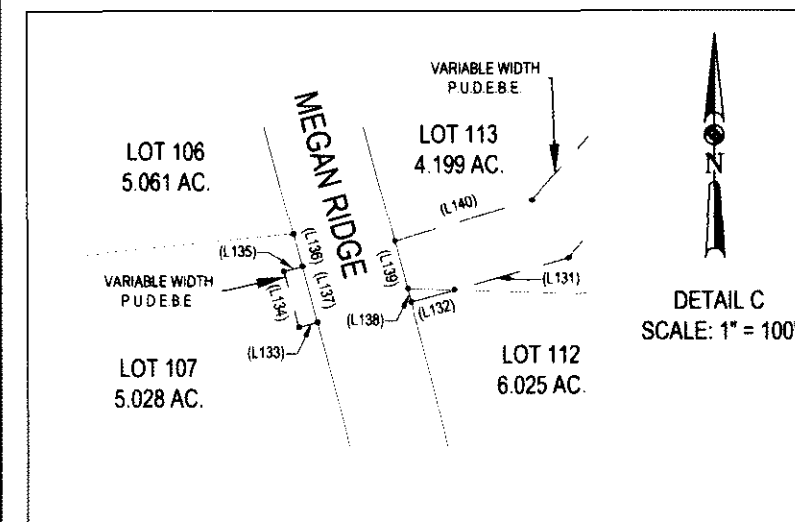
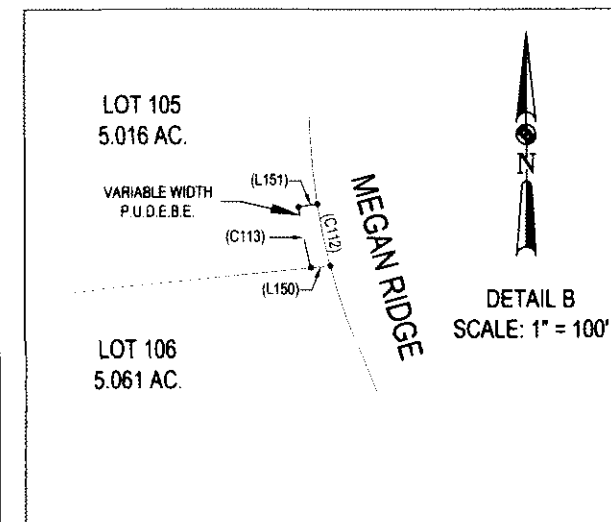
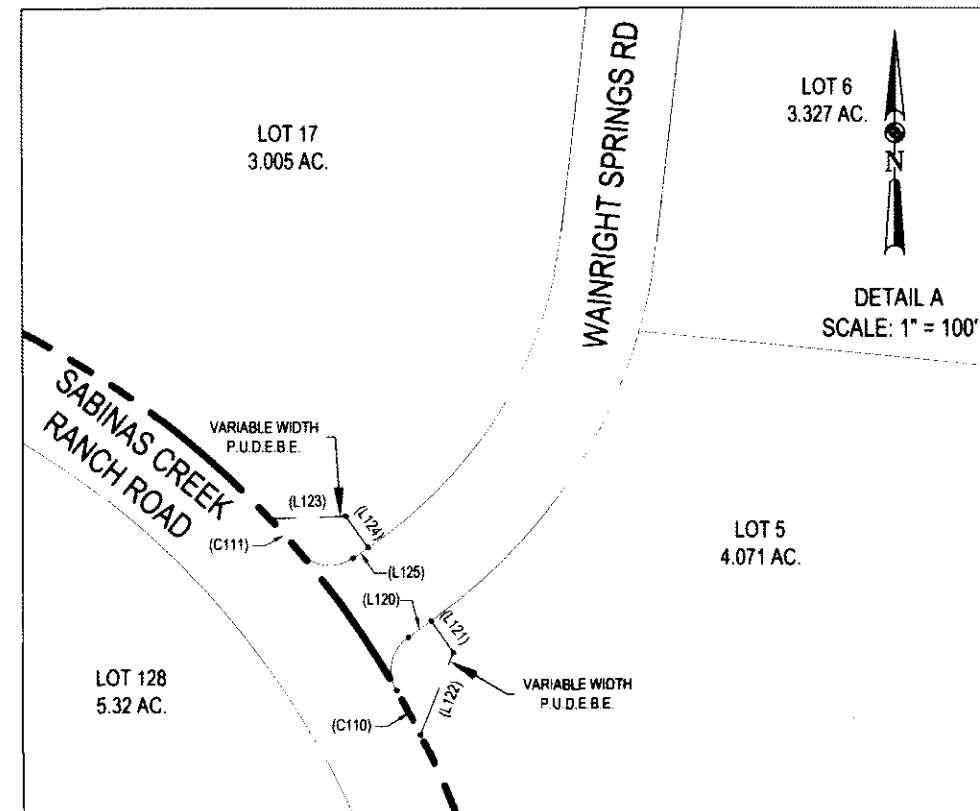
CALLED 316 ACRES  
TRACT 3  
TEXAS CROOKED CREEK  
RANCH, LTD.  
(VOL. 746 PG. 791,  
O.R.K.C.T.)

CALLED 320 ACRES  
TRACT 1  
TEXAS CROOKED CREEK RANCH, LTD.  
(VOL. 746 PG. 791, O.R.K.C.T.)

CALLED 39.0 ACRES  
371, LTD  
(VOL. 1611 PG. 430, O.R.K.C.T.)

CALLED 21.197 ACRES  
371, LTD  
(VOL. 1339 PG. 207, O.R.K.C.T.)

CALLED 10.00 ACRES  
JOHN AND SUSAN KERCHVILLE  
DESCRIBED IN DEED OF TRUST  
(VOL. 283 PG. 489 O.R.K.C.T.)  
(VOL. 105 PG. 646, D.R.K.C.T.)



DATE: MAY 2020

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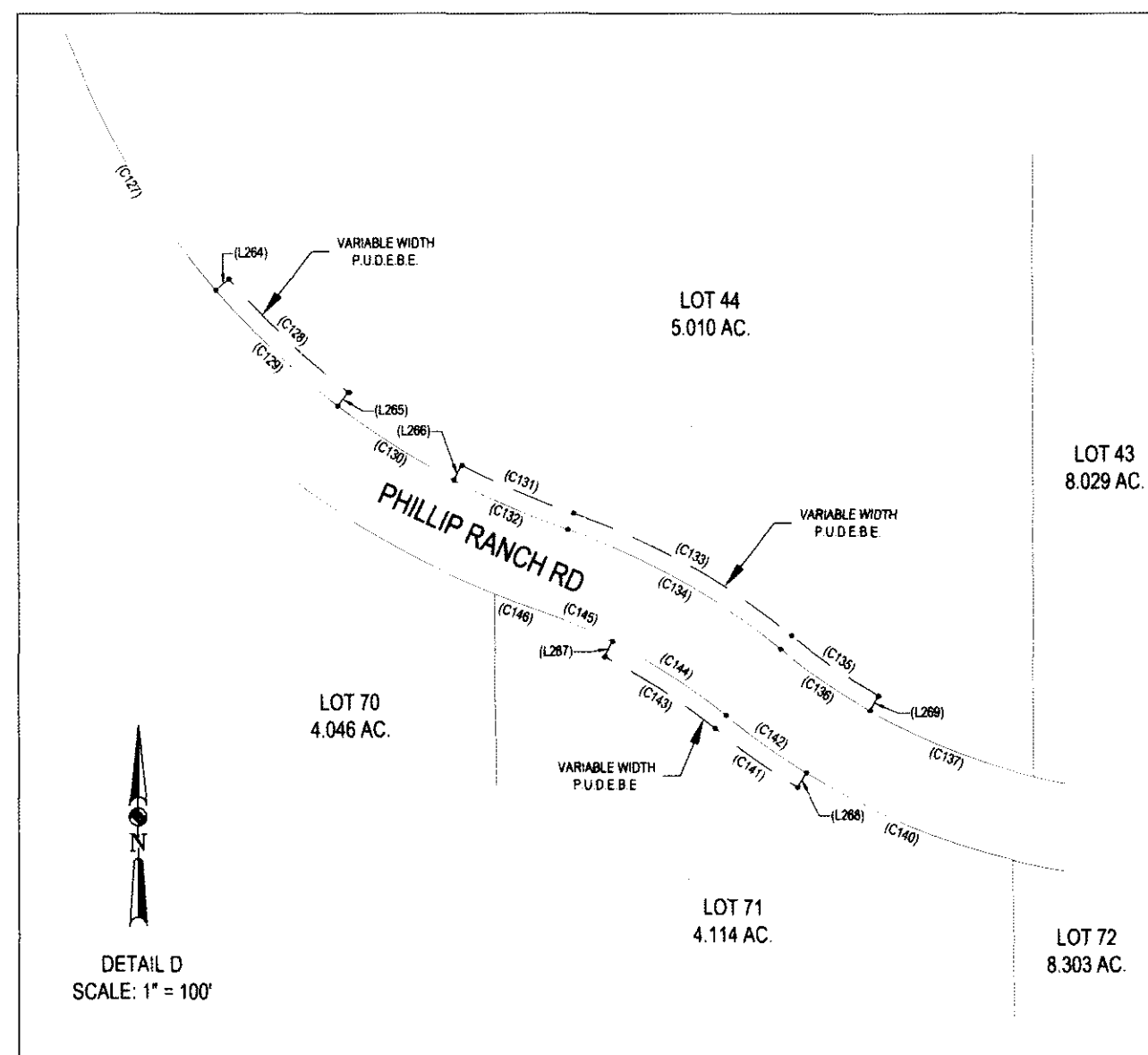
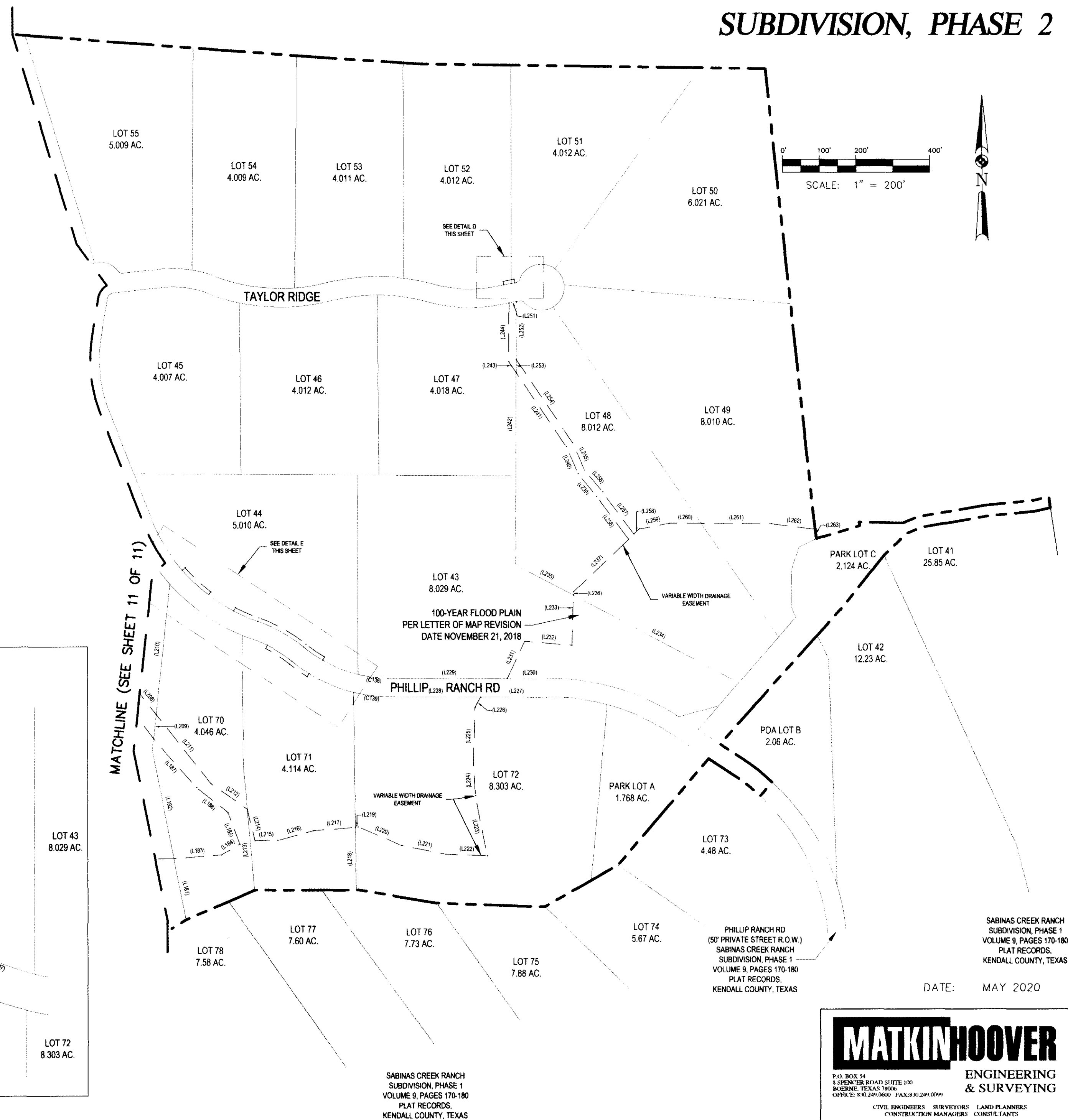
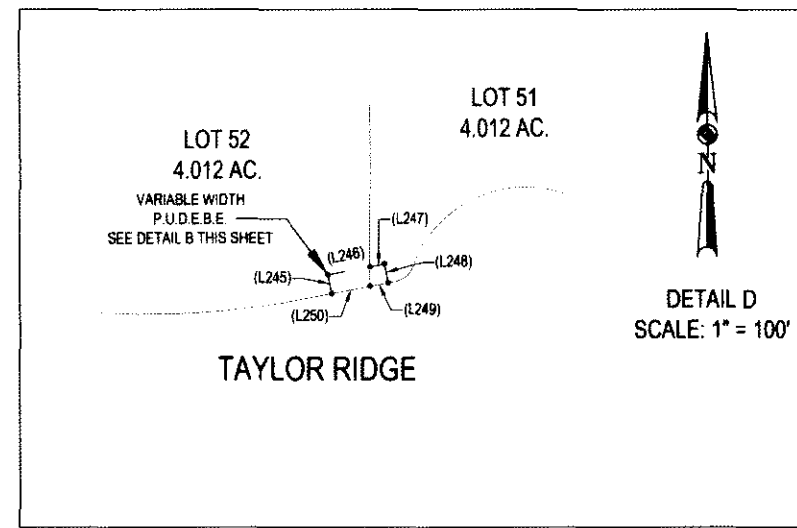
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# AMENDING PLAT OF SABINAS CREEK RANCH SUBDIVISION, PHASE 2



SABINAS CREEK RANCH  
SUBDIVISION, PHASE 1  
VOLUME 9, PAGES 170-180  
PLAT RECORDS,  
KENDALL COUNTY, TEXAS

DATE: MAY 2020

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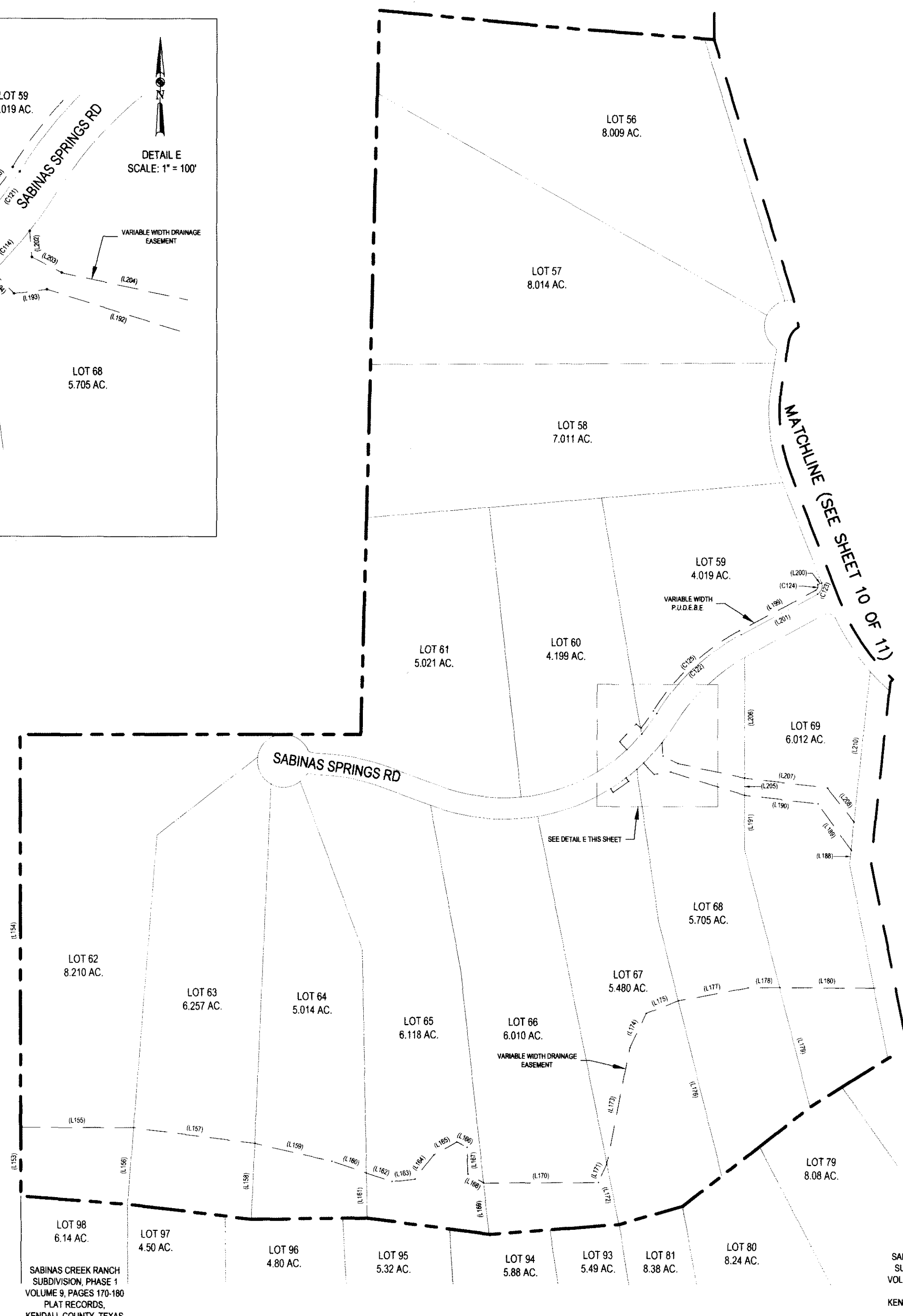
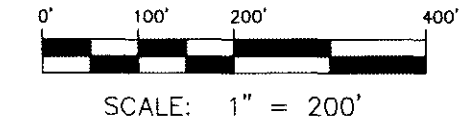
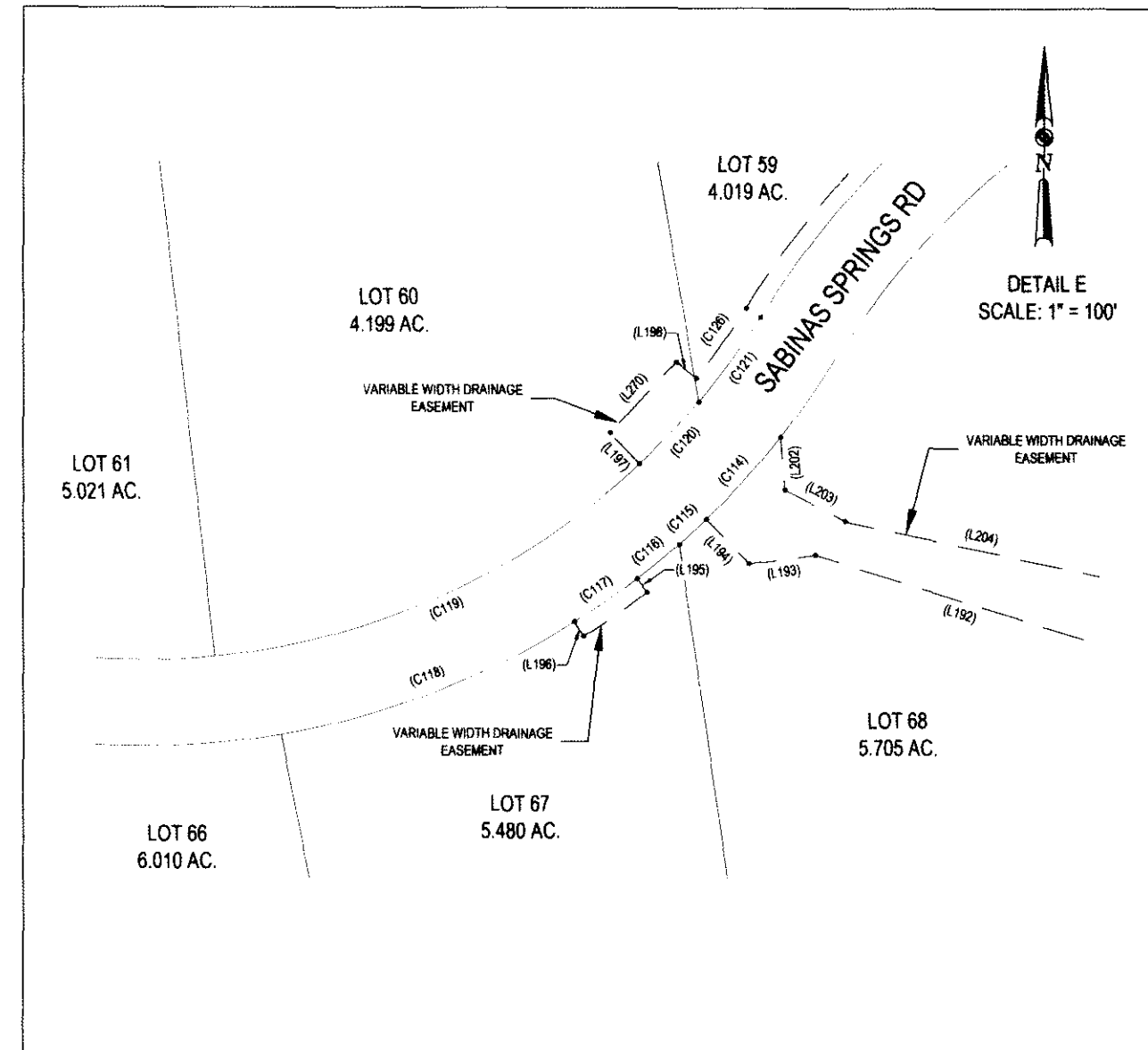
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# AMENDING PLAT OF SABINAS CREEK RANCH SUBDIVISION, PHASE 2

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DATE: MAY 2020

SABINAS CREEK RANCH  
SUBDIVISION, PHASE 1  
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KENDALL COUNTY, TEXAS

SABINAS CREEK RANCH  
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