

STATE OF TEXAS
COUNTY OF KENDALL

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL SIEFERT, PRESIDENT OF LOOKOUT DEVELOPMENT GROUP, L.P., A TEXAS LIMITED PARTNERSHIP, OWNER OF 196.40 ACRES OF LAND BEING OUT OF THE A.M. HOLBROOK SURVEY 439, ABSTRACT 263, KENDALL COUNTY, TEXAS, BEING OUT OF THE M. GARCIA SURVEY 213, ABSTRACT 197, KENDALL COUNTY, TEXAS, ALSO BEING A PORTION OF A 151.629 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED DATED APRIL 27, 2017 TO LOOKOUT KENDALL RANCH, L.P., RECORDED IN VOLUME 1577, PAGES 280-295, AND A PORTION OF A 990.604 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED DATED APRIL 27, 2017 TO LOOKOUT KENDALL RANCH, L.P., RECORDED IN VOLUME 1577, PAGES 296-315, BOTH BEING OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 196.40 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS "GEORGE'S RANCH UNIT 1" SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND I DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR UTILITY PURPOSES, SUBJECT TO ANY EASEMENT AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS LOT 1000, BLOCK 1000, FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NON-VEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICK UP AND ANY OTHER REASONABLE PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY.

OWNER:
LOOKOUT DEVELOPMENT GROUP, L.P.
A TEXAS LIMITED PARTNERSHIP
1001 CRYSTAL FALLS PARKWAY
LEANDER, TX 78641

BY:
MICHAEL SIEFERT, P.E., PRESIDENT
LOOKOUT DEVELOPMENT GROUP, L.P.
THE LOOKOUT GROUP INC., ITS GENERAL PARTNER

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL SIEFERT KNOWN BY 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 _____, 2023.

NOTARY PUBLIC
STATE OF TEXAS

THE FINAL PLAT OF GEORGE'S RANCH UNIT 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONER'S COURT OF KENDALL COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH COURT.

DATED THIS _____ DAY OF _____, 2023.

BY: _____
COUNTY JUDGE

COMMISSIONER, PRECINCT #1 _____ COMMISSIONER, PRECINCT #2 _____

COMMISSIONER, PRECINCT #3 _____ COMMISSIONER, PRECINCT #4 _____

THE ENGINEERING CONSULTANT, COUNTY ENGINEER OR PROJECT ENGINEER OF KENDALL COUNTY, TEXAS HAS REVIEWED THIS SUBDIVISION PLAT FOR CONFORMANCE TO ALL REQUIREMENTS OF THE KENDALL COUNTY DEVELOPMENT RULES AND REGULATIONS.

ENGINEER

STATE OF TEXAS
COUNTY OF KENDALL

I, DENISE MAXWELL, 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. 2023, AT _____ M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 2023.

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. 2023.

COUNTY CLERK
KENDALL COUNTY, TEXAS

BY: _____, DEPUTY

GEORGE'S RANCH UNIT 1 FINAL PLAT

A PRIVATE RESIDENTIAL SUBDIVISION OF 196.40 ACRES OF LAND

BEING OUT OF THE A.M. HOLBROOK SURVEY 439, ABSTRACT 263 AND OUT OF THE M. GARCIA SURVEY 213, ABSTRACT 197, BOTH OUT OF KENDALL COUNTY, TEXAS, BEING A PORTION OF A CALLED 151.629 ACRE TRACT OF LAND RECORDED IN VOLUME 1577, PAGE 280 AND A PORTION OF A CALLED 990.604 ACRE TRACT OF LAND RECORDED IN VOLUME 1577, PAGE 296, BOTH BEING OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

NUMBER OF LOTS:

134 SINGLE FAMILY
10 NON-RESIDENTIAL
(1.466 TOTAL ACRES PER RESIDENTIAL LOT)

ROAD SUMMARY:

1 PRIVATE ROADWAY, DRAINAGE AND P.U.E.
(CONTAINING 10 ROADWAYS)

PROPOSED ROADWAY:

14,264 L.F.
20.373 ACRES

SEWAGE DISPOSAL METHOD:

INDIVIDUAL ON-SITE SEWAGE FACILITIES

POTABLE WATER SUPPLY:

PUBLIC WATER SYSTEM

TXDOT NOTES:

- FOR DEVELOPMENTS DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER AND/OR LANDOWNER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR PRESENT AND/OR FUTURE NOISE MITIGATION.
- THE DEVELOPER AND/OR THE LANDOWNER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- INTERSECTION AND/OR DRIVEWAY ACCESS TO THE STATE HIGHWAY WILL BE REGULATED AS DIRECTED BY THE CURRENT EDITION OF THE TXDOT ACCESS MANAGEMENT MANUAL.
- IF SIDEWALKS ARE REQUIRED BY TXDOT OR THE APPROPRIATE CITY ORDINANCE, THE LOCATION, THE DESIGN, AND SPECIFICATIONS SHALL ADHERE TO TXDOT REQUIREMENTS WHEN PERMITTED IN TXDOT RIGHT-OF-WAY. A TDLR INSPECTION REPORT WILL BE REQUIRED.
- TXDOT WILL USE THE CURRENT EDITIONS OF THE APPROPRIATE MANUALS WHEN ISSUING PERMITS. TYPICAL MANUALS USED, BUT NOT LIMITED TO ARE: TXDOT ACCESS MANAGEMENT MANUAL, SAN ANTONIO DISTRICT DRIVEWAY, SIDEWALK, LANDSCAPING, AND DRAINAGE PERMIT PACKAGE, TXDOT CONSTRUCTION SPECIFICATIONS, AND TXDOT STANDARD SHEETS WHEN THE SITE DEVELOPS.

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 WAS ACCOMPLISHED UNDER MY DIRECT SUPERVISION.

W. PATRICK MURPHY, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 111597

SWORN TO AND SUBSCRIBED BEFORE ME THE _____ DAY OF _____, A.D. 2023.

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 ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

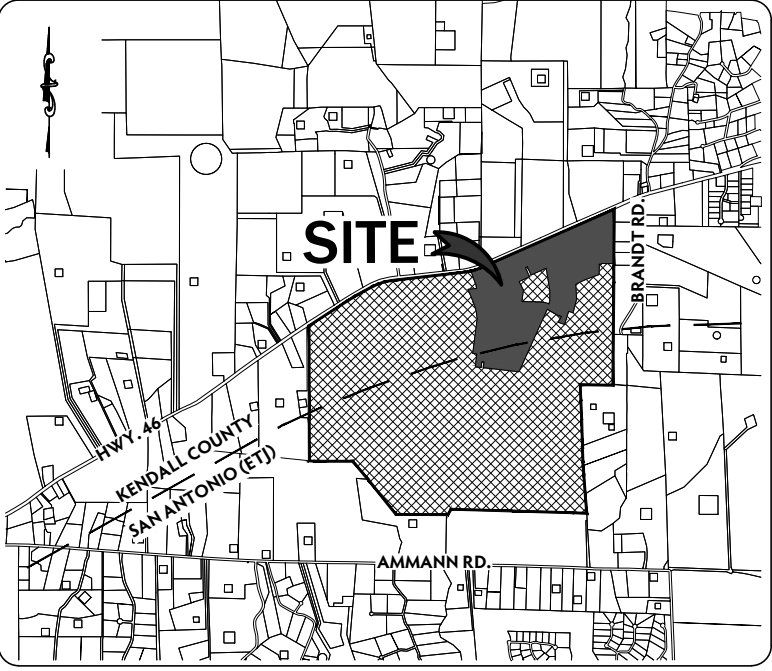
YURI V. BALMACEDA WHEELLOCK, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6815

SWORN TO AND SUBSCRIBED BEFORE ME THE _____ DAY OF _____, A.D. 2023.

NOTARY PUBLIC
STATE OF TEXAS

NOTES:

- MINIMUM BUILDING SETBACKS ARE LABELED ON THE PLAT MAP. THE ARCHITECTURAL REVIEW COMMITTEE OF THE PROPERTY OWNERS' ASSOCIATION MAY FURTHER RESTRICT BUILDING SETBACKS OR BUILDING LOCATIONS AS PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN THE KENDALL COUNTY OFFICIAL RECORDS.
- LOT 1000, BLOCK 1000 IS HEREBY DEDICATED AS A PRIVATE ROADWAY, DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT. THIS LOT WILL BE DEEDED TO A PROPERTY OWNERS' ASSOCIATION FOR OWNERSHIP AND MAINTENANCE. LOT 1000, BLOCK 1000 INCLUDES THE PRIVATE ROADWAY FOR THE FOLLOWING ROADWAYS: SWEET ADELINE, BRAVE COMPANY, TELLING WIND, EASY MONEY, FORTUNATE SON, STANDING TALL, AMBUSH CANYON, DANG PRETTY, LAUGHING DOG, AND QUICK FORT.
- THE MAINTENANCE OF ALL PRIVATE ROADWAYS, OPEN SPACE, DRAINAGE EASEMENTS, AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF KENDALL COUNTY.
- WATER SERVICE SHALL BE PROVIDED BY A PUBLIC WATER SYSTEM MEETING THE REQUIREMENTS OF THE T.C.E.Q. AND ANY OTHER GOVERNMENTAL OR QUASI-GOVERNMENTAL AGENCY HAVING JURISDICTION OVER PUBLIC WATER SYSTEMS. THE PUBLIC WATER SYSTEM SHALL BE OPERATED PURSUANT TO A CERTIFICATE OF CONVENIENCE AND NECESSITY NUMBER 20273 (CCN) BY ITS HOLDER, THE CITY OF BOERNE.
- SEWAGE FACILITIES SHALL BE PROVIDED BY CONSTRUCTION OF A PRIVATE INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEM CONSTRUCTED ON THE LOT BY THE OWNER THEREOF APPROVED UNDER THE RULES OF KENDALL COUNTY FOR PRIVATE SEWAGE FACILITIES AND ANY OTHER GOVERNMENTAL OR QUASI-GOVERNMENTAL AGENCY OR BODY HAVING JURISDICTION OVER THE INSTALLATION AND USE OF PRIVATE SEWAGE FACILITIES. THE LOT OWNER IS RESPONSIBLE FOR OBTAINING THE NECESSARY GOVERNMENTAL PERMITS AND FOR THE MAINTENANCE OF THE PRIVATE SEWAGE FACILITY.
- TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PROVIDED BY M.W. CUDE ENGINEERS, L.L.C.
- THIS SUBDIVISION LIES TOTALLY WITHIN THE BOERNE INDEPENDENT SCHOOL DISTRICT AS DETERMINED BY THE KENDALL COUNTY APPRAISAL DISTRICT.
- BOUNDARIES OF ORIGINAL PATENT SURVEYS AND ACREAGES SHOWN HEREON FOR SOME ARE APPROXIMATE AND WERE NOT RELOCATED BY THIS SURVEY.
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS (DEVELOPMENT) THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF KENDALL COUNTY.
- DEVELOPMENT - MEANS ANY MAN-MADE CHANGE TO IMPROVED AND UNIMPROVED REAL ESTATE, INCLUDING BUT NOT LIMITED TO BUILDINGS OR OTHER STRUCTURES, MINING, DREDGING, FILLING, GRADING, PAVING, EXCAVATION OR DRILLING OPERATIONS OR STORAGE OF EQUIPMENT OR MATERIALS.
- ALL PUBLIC UTILITY EASEMENTS SHALL ONLY BE USED BY PUBLIC OR PRIVATE UTILITY ENTITIES (UNLESS OTHERWISE EXPRESSLY AUTHORIZED IN WRITING BY OWNER) FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE, GAS, STORM DRAINAGE, POTABLE OR NON-POTABLE WATER, TREATED OR UNTREATED WASTEWATER AND/OR CABLE TELEVISION LINES AND APURTENANCES, WHICH PROVIDE SERVICE SOLELY AND EXCLUSIVELY TO THE PROPERTY INCLUDED IN THIS PLAT OR ANY ADJOINING PROPERTY DEVELOPED OR TO BE DEVELOPED AS PART OF THE GEORGE'S RANCH SUBDIVISION OR PROPERTY WHICH IS BEING DEVELOPED BY AN ENTITY OWNED IN WHOLE OR IN PART BY THE PRINCIPALS, PARTNERS OR OWNERS OF THE ENTITY WHICH OWNS THE PROPERTY DESCRIBED HEREIN.
- IT IS UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED UPON THE SURFACE OR UNDERGROUND WITHIN THE EASEMENTS DEDICATED HEREIN. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND 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 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 PRIVATE ROADWAYS AND EASEMENT, AND THE RIGHT FROM TIME TO TIME TO CUT ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY FACILITIES.
- OWNER, FOR ITSELF, SUCCESSORS, AND ASSIGNS, RESERVES THE RIGHT TO USE AND TO GRANT TO THIRD PARTIES THE RIGHT TO USE THE PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE PURPOSES OF INSTALLING, REPAIRING, MAINTAINING, AND OPERATING A WATER DISTRIBUTION SYSTEM, INCLUDING THE RIGHT TO CONSTRUCT, MAINTAIN, AND OPERATE WATER MAINS OR LINES FOR THE TRANSMISSION OF TREATED AND POTABLE WATER OR FOR ANY OTHER UTILITY OR AMENITY WHETHER SERVING THE PROPERTY DESCRIBED HEREIN OR OTHERWISE.
- ALL UTILITIES INSTALLED WITHIN ANY PUBLIC UTILITY EASEMENT DEDICATED BY THIS PLAT SHALL BE UNDERGROUND EXCEPT SUCH PORTIONS THAT ARE NECESSARY OR REQUIRED BY LAW TO BE MAINTAINED ABOVEGROUND WHICH ARE TYPICAL COMPONENTS OF AN UNDERGROUND UTILITY SYSTEM THAT ARE NONETHELESS CONSTRUCTED ABOVEGROUND AND WHICH HAVE BEEN APPROVED BY THE OWNER OR THE DECLARANT OF ANY RESTRICTIVE COVENANTS IMPOSED UPON THE PROPERTY DESCRIBED HEREIN IN WRITING PRIOR TO THEIR CONSTRUCTION.
- ANY REPAIRS, MAINTENANCE OR INSTALLATION OF UTILITY LINES WITHIN THE PUBLIC UTILITY EASEMENT ON LOT 1000, BLOCK 1000 SHALL BE PERFORMED IN A MANNER WHICH WILL NOT RESULT IN THE EXCAVATION OF THE SURFACE OF ANY EXISTING PAVED ROADWAY, ROADWAY SHOULDER, DRAINAGE DITCH OR ANY PERMANENT ROADWAY, RETAINING, OR DRAINAGE STRUCTURE WITHOUT THE APPROVAL OF AN OFFICER OF THE PROPERTY OWNERS' ASSOCIATION, UNLESS SUCH REPAIRS ARE REQUIRED IN AN EMERGENCY SITUATION. IT IS THE INTENTION THAT ANY REPAIRS, MAINTENANCE OR INSTALLATION OF NEW UTILITY LINES WHICH OCCUR AFTER THE INITIAL ROADWAY CONSTRUCTION IS COMPLETED BE PERFORMED BY BORING UNDER ANY EXISTING ROADWAY.
- 1/2 INCH IRON RODS WITH CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNERS EXCEPT WHERE NOTED OTHERWISE.
- A PORTION OF THIS SUBDIVISION LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED



LOCATION MAP
N.T.S.

NOTES CONTINUED:

ON THE FEMA FLOOD INSURANCE RATE MAP OF KENDALL COUNTY, TEXAS, DFIRM PANEL NUMBER 48259C0420F, DATED DECEMBER 17, 2010. A FEMA CONDITIONAL LETTER OF MAP REVISION (CLOMR) FLOODPLAIN STUDY HAS BEEN PREPARED BY M.W. CUDE ENGINEERS, L.L.C. CLOMR NO. 22-06-2230R FEMA APPROVAL DATE DECEMBER 8, 2022.

- AS USED HEREIN, THE TERM "PROPERTY OWNERS ASSOCIATION" SHALL MEAN ANY PROPERTY OWNERS OR HOMEOWNERS ASSOCIATION HAVING JURISDICTION OVER THE PROPERTY DESCRIBED HEREIN AND THEIR SUCCESSORS AND ASSIGNS WHENEVER CREATED.
- POSTAL SERVICE WILL BE LOCATED ADJACENT TO BLOCK 2 LOT 5 AND BLOCK 6 LOT 7.
- THE CURRENT ELECTRIC SERVICE PROVIDER IS PEDERNALES ELECTRIC COOPERATIVE, PROVIDED HOWEVER, DECLARANT RESERVES THE RIGHT TO ALLOW OTHER ELECTRIC SERVICE PROVIDERS TO SERVE THIS PLATTED AREA OR OTHER PORTIONS OF GEORGE'S RANCH.
- THE CURRENT TELECOMMUNICATION SERVICE PROVIDER IS GUADALUPE VALLEY TELEPHONE COOPERATIVE, PROVIDED HOWEVER, DECLARANT RESERVES THE RIGHT TO ALLOW OTHER TELECOMMUNICATIONS SERVICE PROVIDERS TO SERVE THIS PLATTED AREA OR OTHER PORTIONS OF GEORGE'S RANCH.
- A PORTION OF THIS PLAT IS WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF SAN ANTONIO, TEXAS.
- THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL-CHANCE (100-YEAR) FLOODPLAIN BASED ON THE CONDITIONAL LETTER OF MAP REVISION (CLOMR). CLOMR NO. 22-06-2230R FEMA APPROVAL DATE DECEMBER 8, 2022.
- RELIEF FROM KENDALL COUNTY, TEXAS "DEVELOPMENT RULES AND REGULATIONS (EFFECTIVE NOVEMBER 8, 2010)" SECTIONS 205.1000 AND 205.1200 REGARDING PERFORMANCE BOND EXECUTION, SECTION 300.1100.9 REGARDING MINIMUM LOT FRONTAGE AND REGARDING MINIMUM LOT AREAS OUTSIDE OF FLOODPLAIN, AND SECTION 400.1600 REGARDING MINIMUM CUL-DE-SAC STREET LENGTH WAS APPROVED BY THE KENDALL COUNTY COMMISSIONERS' COURT ON FEBRUARY 22, 2021. RELIEF FROM KENDALL COUNTY, TEXAS "DEVELOPMENT RULES AND REGULATIONS (EFFECTIVE NOVEMBER 8, 2010)" SECTION 300.1100.4 REGARDING DEVELOPMENT DENSITY WAS APPROVED ON JANUARY 23, 2017.
- LOT 1000 BLOCK 1, LOT 1000 BLOCK 3, LOT 1000 BLOCK 5, LOT 1000 BLOCK 8, LOT 1000 BLOCK 9, LOT 1000 BLOCK 1000, LOT 1001 BLOCK 1000, LOT 1002 BLOCK 1000, LOT 1003 BLOCK 1000, LOT 1004 BLOCK 1000, AND LOT 1000 BLOCK 6 ARE NON-RESIDENTIAL LOTS.
- ALL OUTDOOR LIGHTING MUST COMPLY WITH KENDALL COUNTY ORDER NUMBER 09-27-2021 OR CURRENT ORDER.
- ALL EXISTING WELLS HAVE BEEN PLUGGED WITH COORDINATION WITH COW CREEK GROUNDWATER CONSERVATION DISTRICT.
- FIRE PROTECTION WILL BE PROVIDED BY WATER STORAGE TANK UNTIL ADEQUATE FIRE FLOW IS ESTABLISHED THROUGH ADDITIONAL WATER INFRASTRUCTURE CAPABLE OF HANDLING FIRE FLOW AS APPROVED BY THE KENDALL COUNTY FIRE MARSHAL. ONCE ADDITIONAL WATER INFRASTRUCTURE CAPABLE OF HANDLING FIRE FLOW HAS BEEN PROVIDED, FIRE PROTECTION WILL BE PROVIDED BY FIRE HYDRANTS CONNECTED TO THE POTABLE WATER SYSTEM.
- PRIOR TO OCCUPATION OF ANY LOT WITHIN THIS SUBDIVISION, ALL WATER FACILITIES WILL BE FULLY OPERABLE AND COMPLY WITH THE MODEL RULES ADOPTED UNDER SECTION 16.643 OF THE TEXAS WATER CODE.
- THIS SUBDIVISION WILL HAVE COMMERCIAL WASTE COLLECTION AVAILABLE.
- NO RESIDENTIAL LOT SHALL HAVE DIRECT ACCESS TO TEXAS STATE HIGHWAY 46.
- THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 4A.
- BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011). ALL DISTANCES SHOWN HERON ARE GROUND DISTANCES USING A SCALE FACTOR OF 1.000168068.
- LOT 1000, BLOCK 6 CONTAINS A PRIVATE CEMETERY.

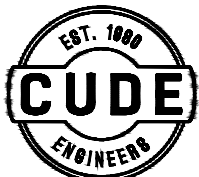
OWNER DOES HEREBY DEDICATE TO THE PUBLIC AND KENDALL COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 4A IN FEE SIMPLE FOR THE STREETS SHOWN HEREON AND DEDICATES THE DRAINAGE EASEMENTS SHOWN HEREON, AS SHOWN, FOR MUTUAL USE AND ACCOMMODATION OF THE PUBLIC AND KENDALL COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 4A. ALL AND ANY PUBLIC UTILITY, THE CITY OF BOERNE, AND KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 4A SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, SHRUBS, TREES OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON SAID EASEMENTS, AND THE CITY OF BOERNE, AND KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 4A AND ALL PUBLIC UTILITIES CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANY TIME, OF PROCURING THE PERMISSION OF ANYONE.

SAWS - EDWARDS AQUIFER CONTRIBUTING ZONE NOTE:

A PORTION OF THIS SUBDIVISION IS WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF SAN ANTONIO AND EDWARDS AQUIFER RECHARGE ZONE DRAINAGE AREA. THOSE PORTIONS OF THE SUBDIVISION SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6, SEC. 34-914 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", THEREFORE ANY LOT WITH AN ESTABLISHED FLOODPLAIN BUFFER WILL BE ALLOWED A MAXIMUM OF 10% IMPERVIOUS COVER WITHIN THE BUFFER.

PLAT PREPARED JANUARY 5, 2023.

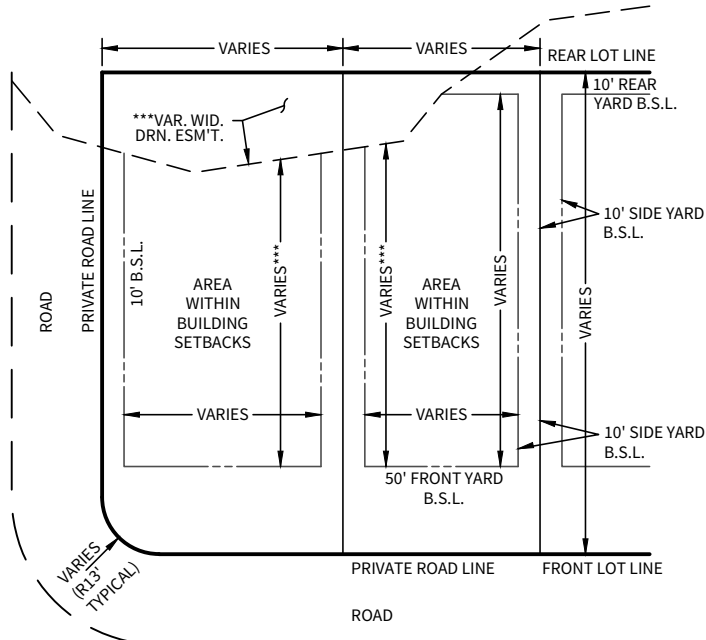
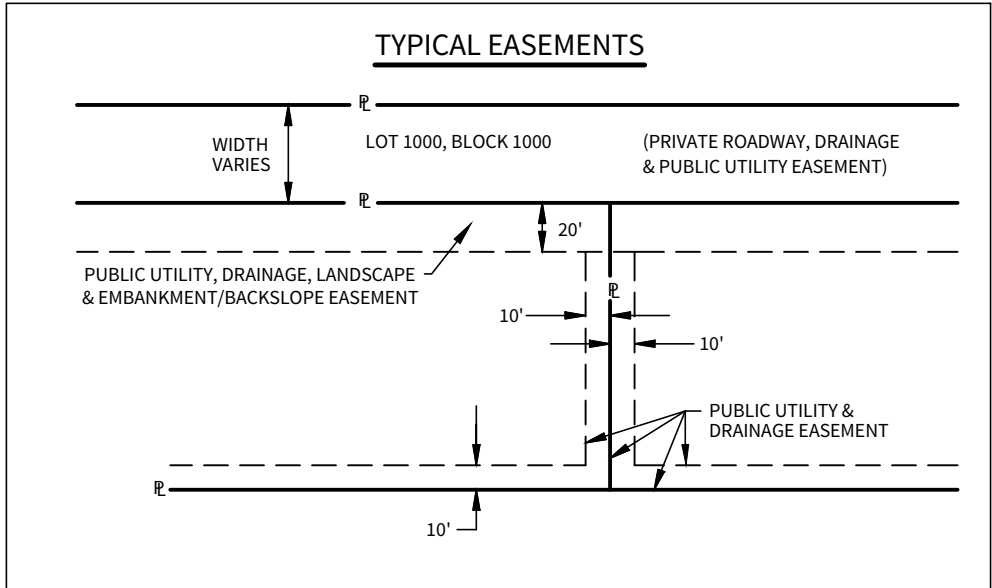
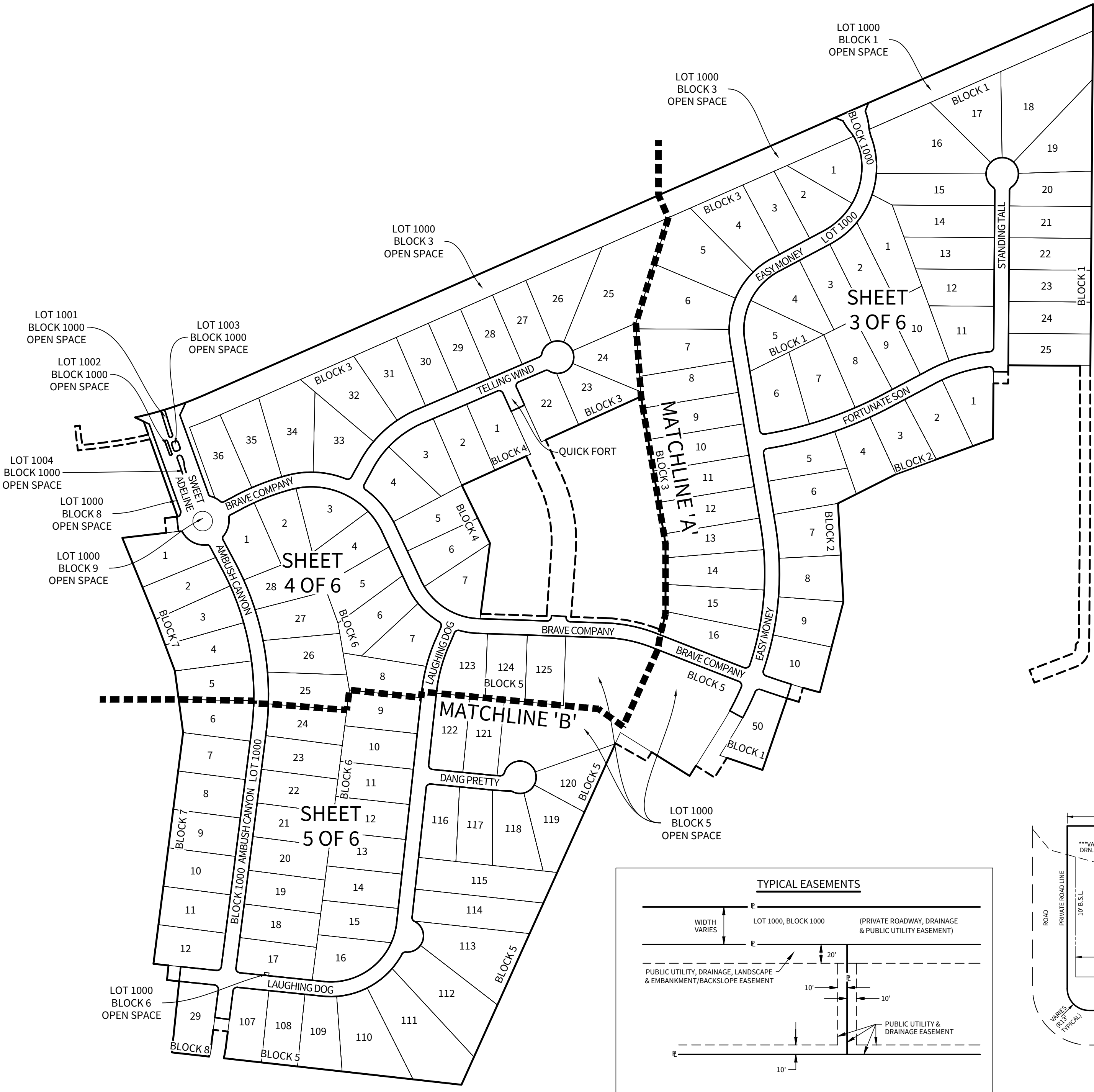
JOB #: 03546.001
GEORGE'S RANCH
UNIT 1
SHEET 1 OF 6



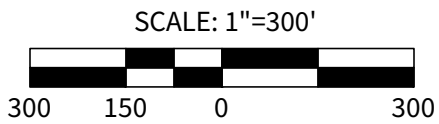
CUDE ENGINEERS
4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951 • FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE REGISTERED ENGINEERING
FIRM #19070
TBPELS NO. 10048500

GEORGE'S RANCH UNIT 1
FINAL PLAT

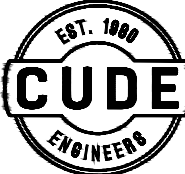
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KENDALL COUNTY, TEXAS.



TYPICAL LOT SETBACKS LAYOUT
(ESTABLISHED ON ALL LOTS)
N.T.S.



JOB #: 03546.001
GEORGE'S RANCH
UNIT 1
SHEET 2 OF 6



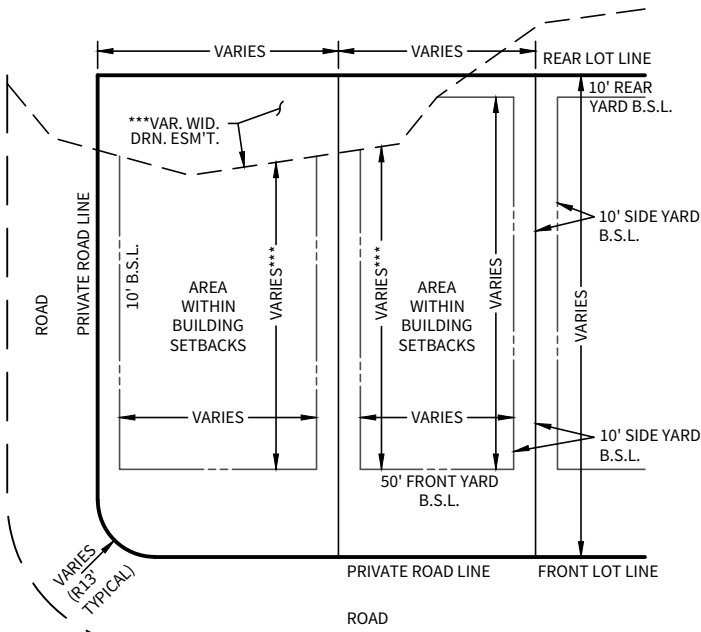
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TEL 210.681.2951 • FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE REGISTERED ENGINEERING
FIRM #19070
TBPELS NO. 10048500

LEGEND

Ac. = ACRES
B.F.E. = BASE FLOOD ELEVATION
B.S.L. = BUILDING SETBACK LINE
C1 = CURVE NUMBER
CLOMR = CONDITIONAL LETTER OF MAP REVISION
DOC. = DOCUMENT
DRN. = DRAINAGE
ESMT. = EASEMENT
FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM = FLOOD INSURANCE RATE MAP
L1 = LINE NUMBER
L.S. = LANDSCAPE
NO. = NUMBER
N.T.S. = NOT TO SCALE
O.F. = OUTSIDE FLOODPLAIN (BASED ON CLOMR FLOODPLAIN LINE)
O.R.K.C. = OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS
PG. = PAGE
PGS. = PAGES
P.R.K.C. = PLAT RECORDS OF KENDALL COUNTY, TEXAS
R.O.W. = RIGHT-OF-WAY
RS = RIVER STATION
TCEQ = TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
UTIL. = UTILITY
VAR. = VARIABLE
VOL. = VOLUME
WID. = WIDTH
--- = EXISTING GROUND MAJOR CONTOUR
--- = EXISTING GROUND MINOR CONTOUR
--- = EXISTING PROPERTY LINE
--- = APPROXIMATE LIMITS OF 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN PER FEMA FIRM NO. 48259C0420F EFFECTIVE DATE DECEMBER 17, 2010.
--- = 1% ANNUAL CHANCE PROPOSED FLOODPLAIN PER CLOMR CASE NO. 22-06-2230R APPROVED DECEMBER 8, 2022.
--- = STREAM CENTERLINE
--- = LIMITS OF DETENTION POND FACILITIES
--- = 1% ANNUAL CHANCE PROPOSED WATER SURFACE ELEVATION CROSS-SECTION
--- = AREA OF VARIABLE WIDTH DRAINAGE EASEMENT CONTAINING 1% ANNUAL CHANCE PROPOSED FLOODPLAIN PER CLOMR CASE NO. 22-06-2230R APPROVED DECEMBER 8, 2022

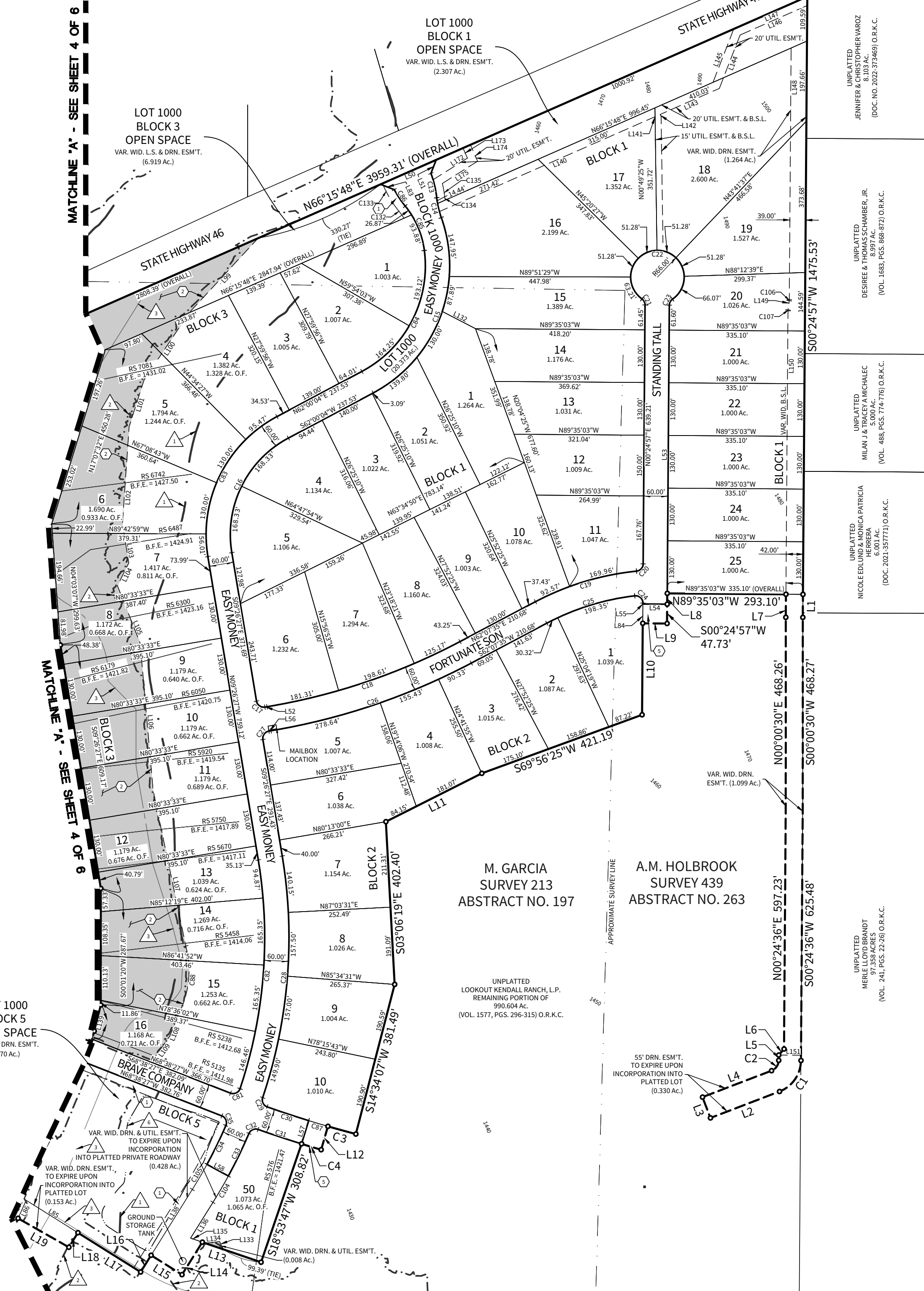
KEYNOTES

- ① = 20' UTILITY & LANDSCAPE EASEMENT
② = VARIABLE WIDTH DRAINAGE EASEMENT (11.835 Ac.)
③ = VARIABLE WIDTH DRAINAGE EASEMENT (6.504 Ac.)
④ = 60' UTILITY & DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE ROADWAY (1.222 Ac.)
⑤ = 50'x 60' DRAINAGE & UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE ROADWAY (0.069 Ac.)
⑥ = 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN PER FEMA FIRM NO. 48259C0420F EFFECTIVE DATE DECEMBER 17, 2010.
⑦ = 1% ANNUAL CHANCE PROPOSED FLOODPLAIN PER CLOMR CASE NO. 22-06-2230R APPROVED DECEMBER 8, 2022.
⑧ = STREAM CENTERLINE
⑨ = CITY OF SAN ANTONIO EXTRATERRITORIAL JURISDICTION (ETJ)
⑩ = 60' BUILDING SETBACK LINE & FLOODPLAIN BUFFER
⑪ = LIMITS OF DETENTION POND FACILITIES



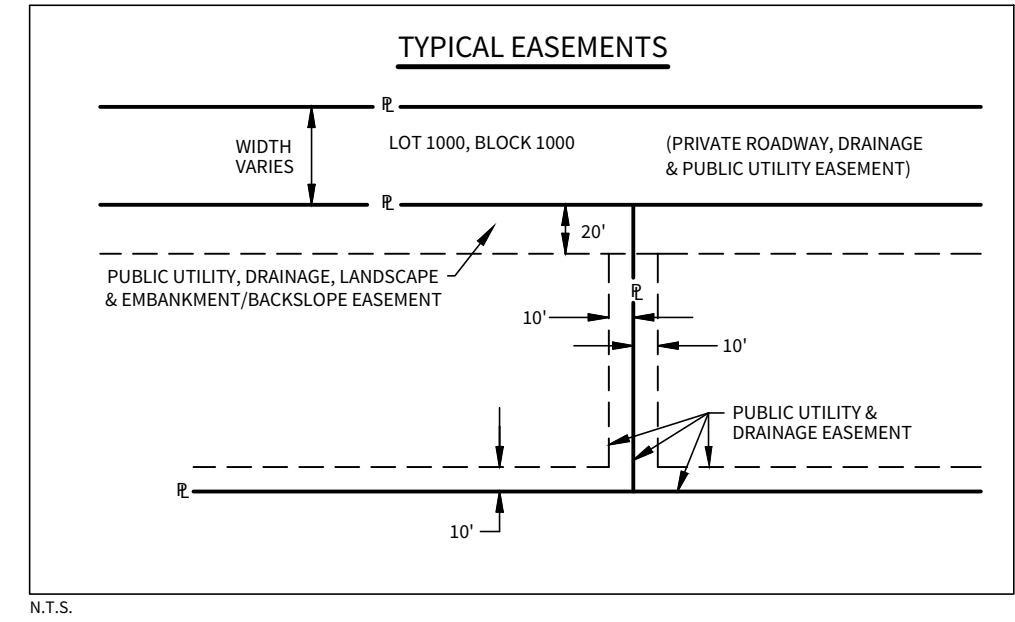
TYPICAL LOT SETBACKS LAYOUT
(ESTABLISHED ON ALL LOTS)
N.T.S.

LOT 1000
BLOCK 5
OPEN SPACE
VAR. WID. DRN. ESM'T.
(7.970 Ac.)

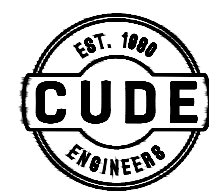
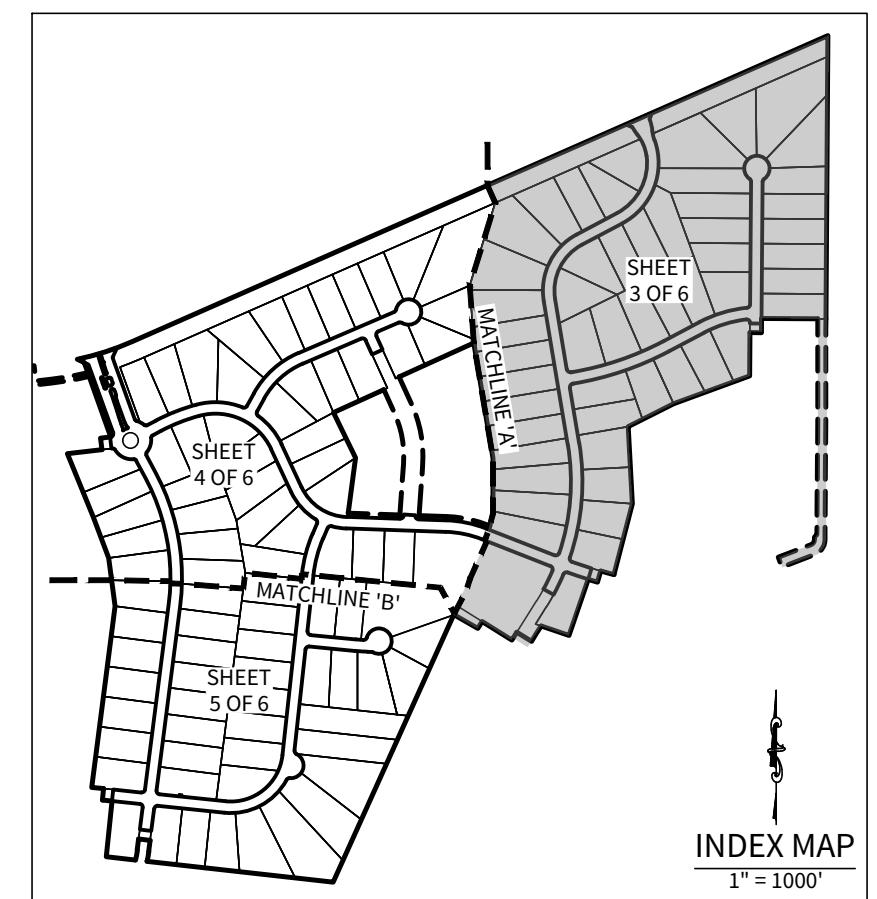
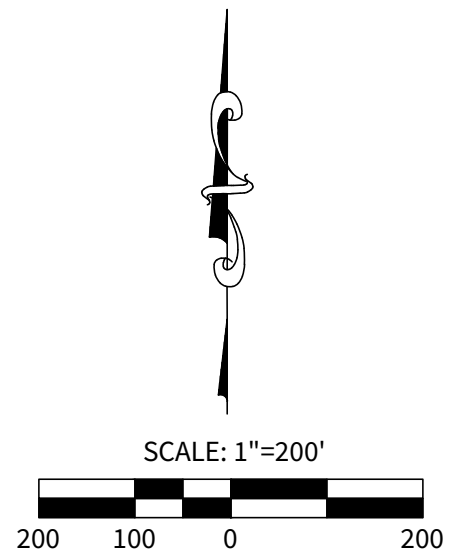


GEORGE'S RANCH UNIT 1
FINAL PLAT

A PRIVATE RESIDENTIAL SUBDIVISION OF 196.40 ACRES OF LAND
BEING OUT OF THE A.M. HOLBROOK SURVEY 439, ABSTRACT 263 AND OUT OF THE M. GARCIA SURVEY
213, ABSTRACT 197, BOTH OUT OF KENDALL COUNTY, TEXAS, BEING A PORTION OF A CALLED 151.629
ACRE TRACT OF LAND RECORDED IN VOLUME 1577, PAGE 280 AND A PORTION OF A CALLED 990.604 ACRE
TRACT OF LAND RECORDED IN VOLUME 1577, PAGE 296, BOTH BEING OF THE OFFICIAL RECORDS OF
KENDALL COUNTY, TEXAS.



N.T.S.



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TBPE NO. 10048500

JOB #: 03546.001
GEORGE'S RANCH
UNIT 1
SHEET 3 OF 6

UNPLATTED
MERLE LLOYD BRANDT
97.358 ACRES
REMAINING PORTION OF
(VOL. 241, PGS. 22-26) O.R.K.C.

UNPLATTED
DESIREE & THOMAS SCHAMBER, JR.
8.997 AC.
(VOL. 1683, PGS. 886-872) O.R.K.C.

UNPLATTED
MILAN J & TRACEY A MICHAELEC
5.000 AC.
PGS. 774-776) O.R.K.C.

UNPLATTED
NICOLE EDLUND & MONICA PATRICIA
6.003 AC.
(VOL. 2021.357771) O.R.K.C.

UNPLATTED
JENNIFER & JAMES SCHAMBER (VAROZ)
8.103 AC.
(DOC. NO. 2022-373469) O.R.K.C.

A.M. HOLBROOK
SURVEY 439
ABSTRACT NO. 263

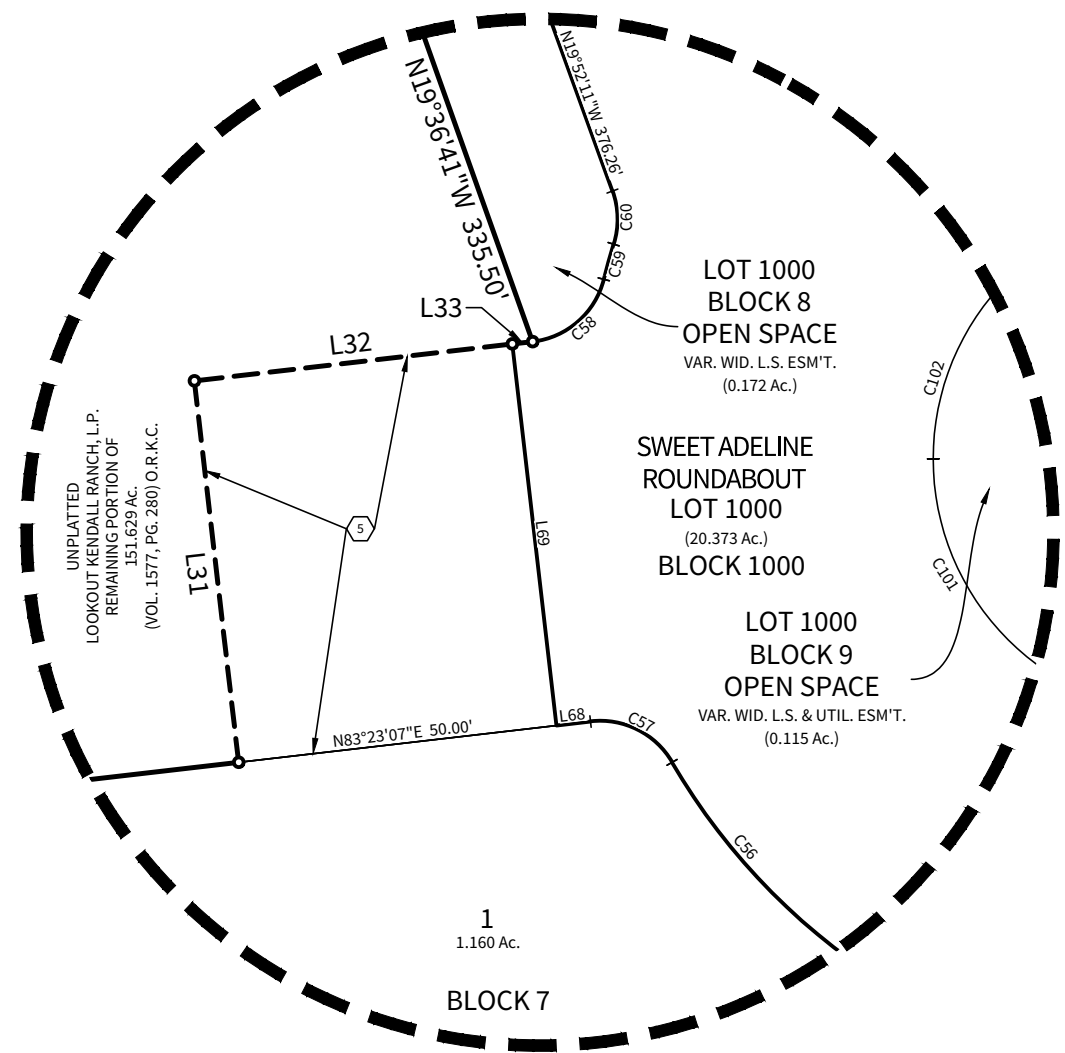
M. GARCIA
SURVEY 213
ABSTRACT NO. 197

UNPLATTED
LOOKOUT KENDALL RANCH, L.P.
REMAINING PORTION OF
990.604 AC.
(VOL. 1577, PGS. 296-315) O.R.K.C.

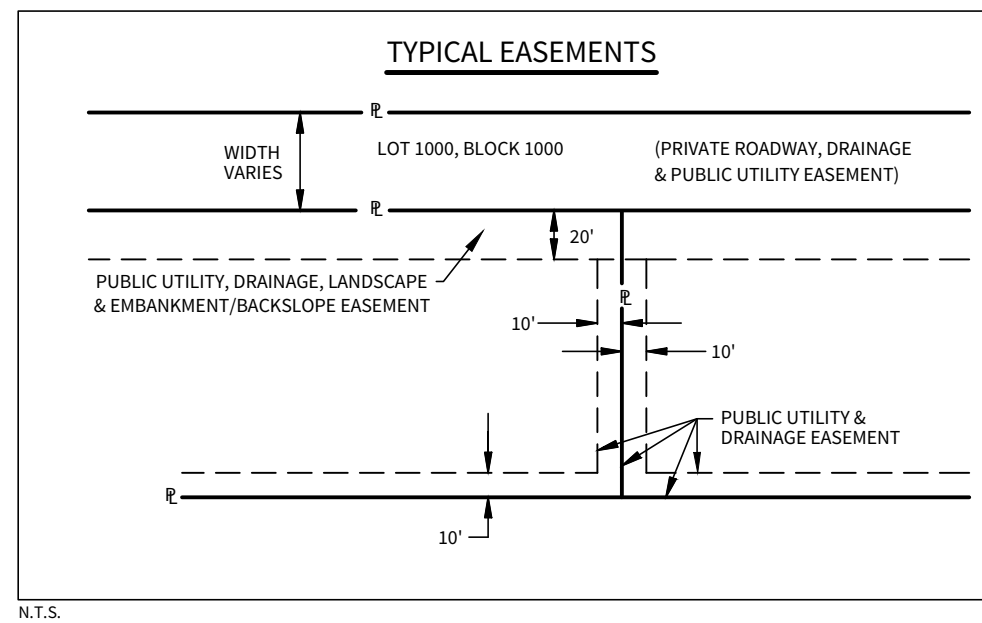
55' DRN. ESM'T.
TO EXPIRE UPON
INCORPORATION INTO
PLATTED LOT
(0.330 Ac.)

= ACRES
 B.F.E. = BASE FLOOD ELEVATION
 B.S.L. = BUILDING SETBACK LINE
 C1 = CURVE NUMBER
 CLOMR = CONDITIONAL LETTER OF MAP REVISION
 DOC. = DOCUMENT
 DRN. = DRAINAGE
 ESM'T. = EASEMENT
 FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
 FIRM = FLOOD INSURANCE RATE MAP
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 VOL. = VOLUME
 WID. = WIDTH
 --- ELEV. --- = EXISTING GROUND MAJOR CONTOUR
 --- ELEV. --- = EXISTING GROUND MINOR CONTOUR
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 --- . --- = APPROXIMATE LIMITS OF 1% ANNUAL CHANCE (100-YEAR)
 FLOODPLAIN PER FEMA FIRM NO. 48259C0420F EFFECTIVE DATE
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 --- --- = STREAM CENTERLINE
 --- .. --- = LIMITS OF DETENTION POND FACILITIES
 --- --- = 1% ANNUAL CHANCE PROPOSED WATER SURFACE ELEVATION
 CROSS-SECTION
 [Shaded Area] = AREA OF VARIABLE WIDTH DRAINAGE EASEMENT CONTAINING 1%
 ANNUAL CHANCE PROPOSED FLOODPLAIN PER CLOMR CASE NO.
 22-06-2230R APPROVED DECEMBER 8, 2022

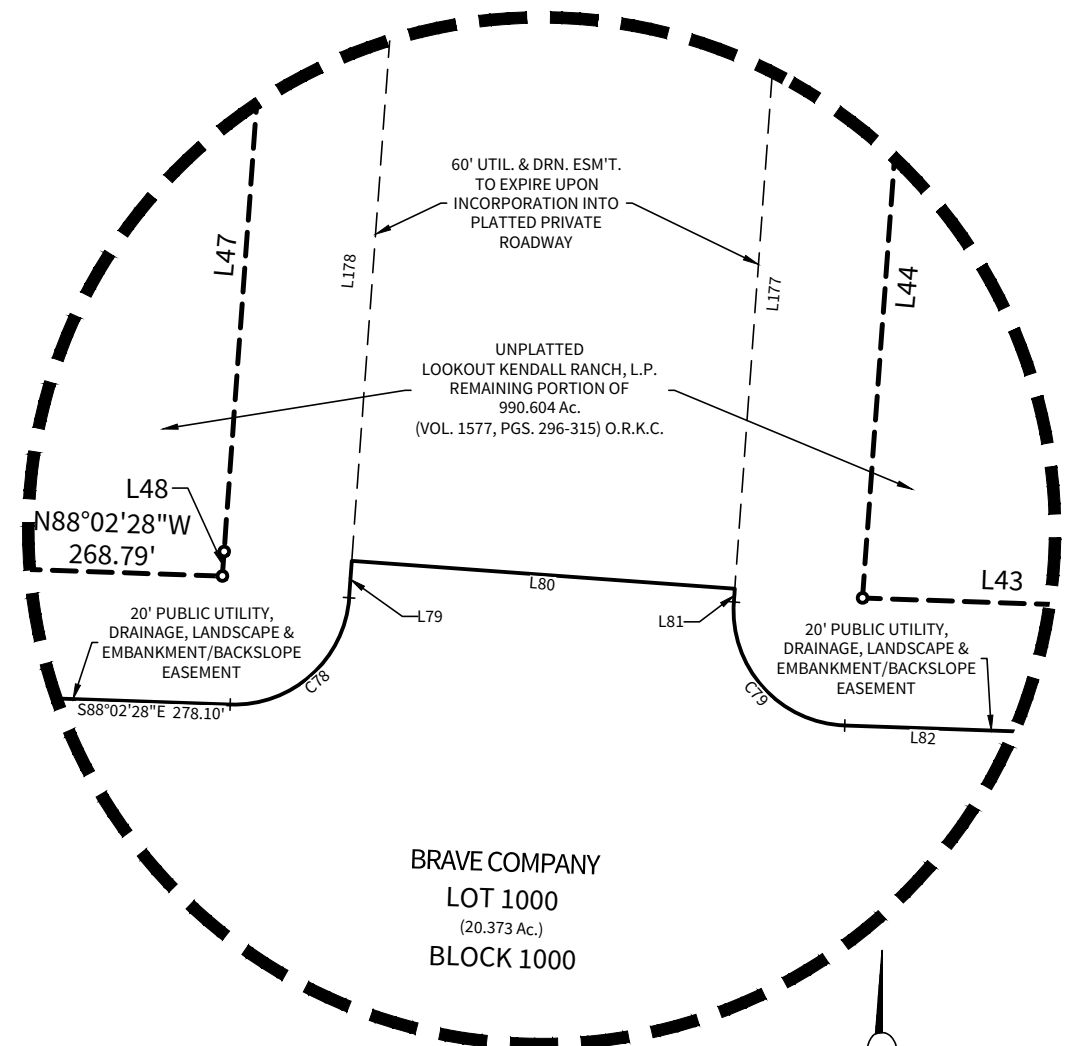
- ① = 20' UTILITY & LANDSCAPE EASEMENT
- ② = VARIABLE WIDTH DRAINAGE EASEMENT (11.835 Ac.)
- ③ = VARIABLE WIDTH DRAINAGE EASEMENT (6.504 Ac.)
- ④ = 60' UTILITY & DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE ROADWAY (1.222 Ac.)
- ⑤ = 50'x 60' DRAINAGE & UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE ROADWAY (0.069 Ac.)
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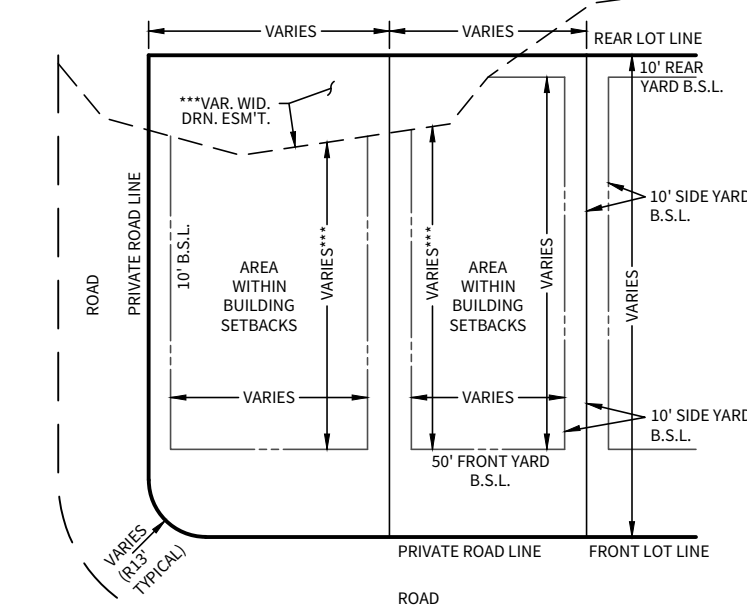
SCALE: 1" = 30'



A PRIVATE RESIDENTIAL SUBDIVISION OF 196.40 ACRES OF LAND
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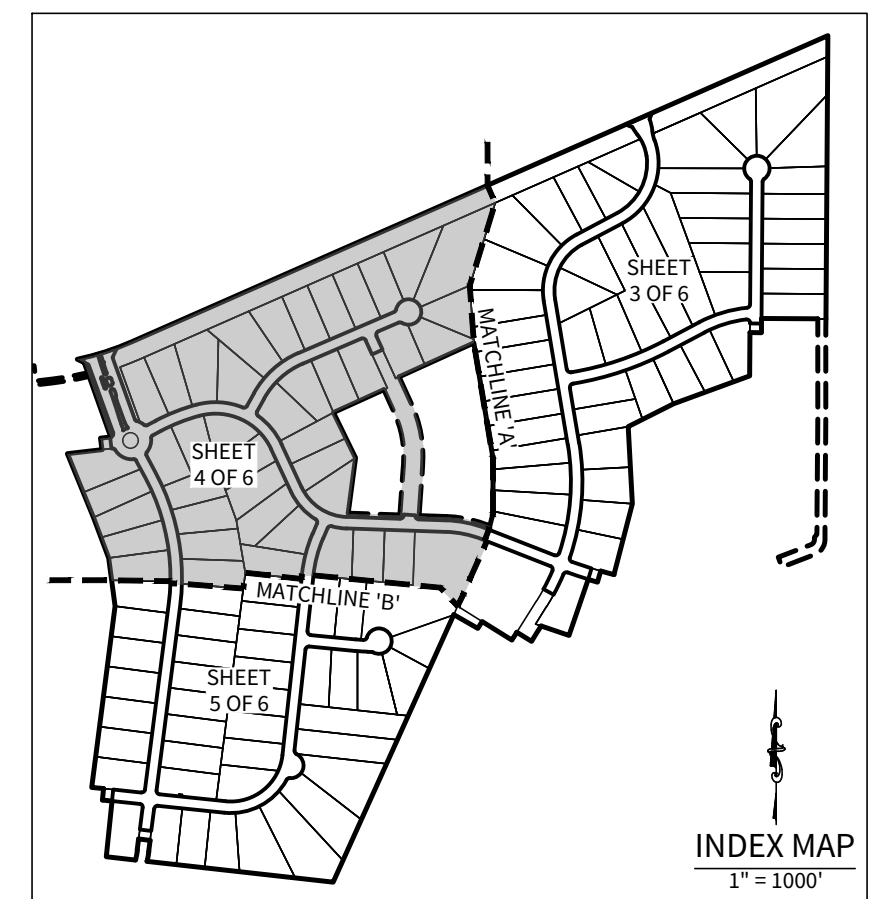


SCALE: 1" = 30'

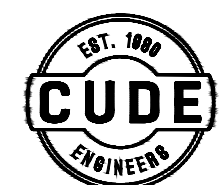


NOTE: ROOF OVERHANG MAY ENCROACH A MAXIMUM OF 24" INTO THE SETBACK LINE.
***: LOTS THAT CONTAIN A VARIABLE WIDTH DRAINAGE EASEMENT SHALL HAVE THEIR STANDARD BUILDING SETBACK OUTSIDE

TYPICAL LOT SETBACKS LAYOUT



INDEX MAP
1" = 1000'



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TBPES NO. 10048500

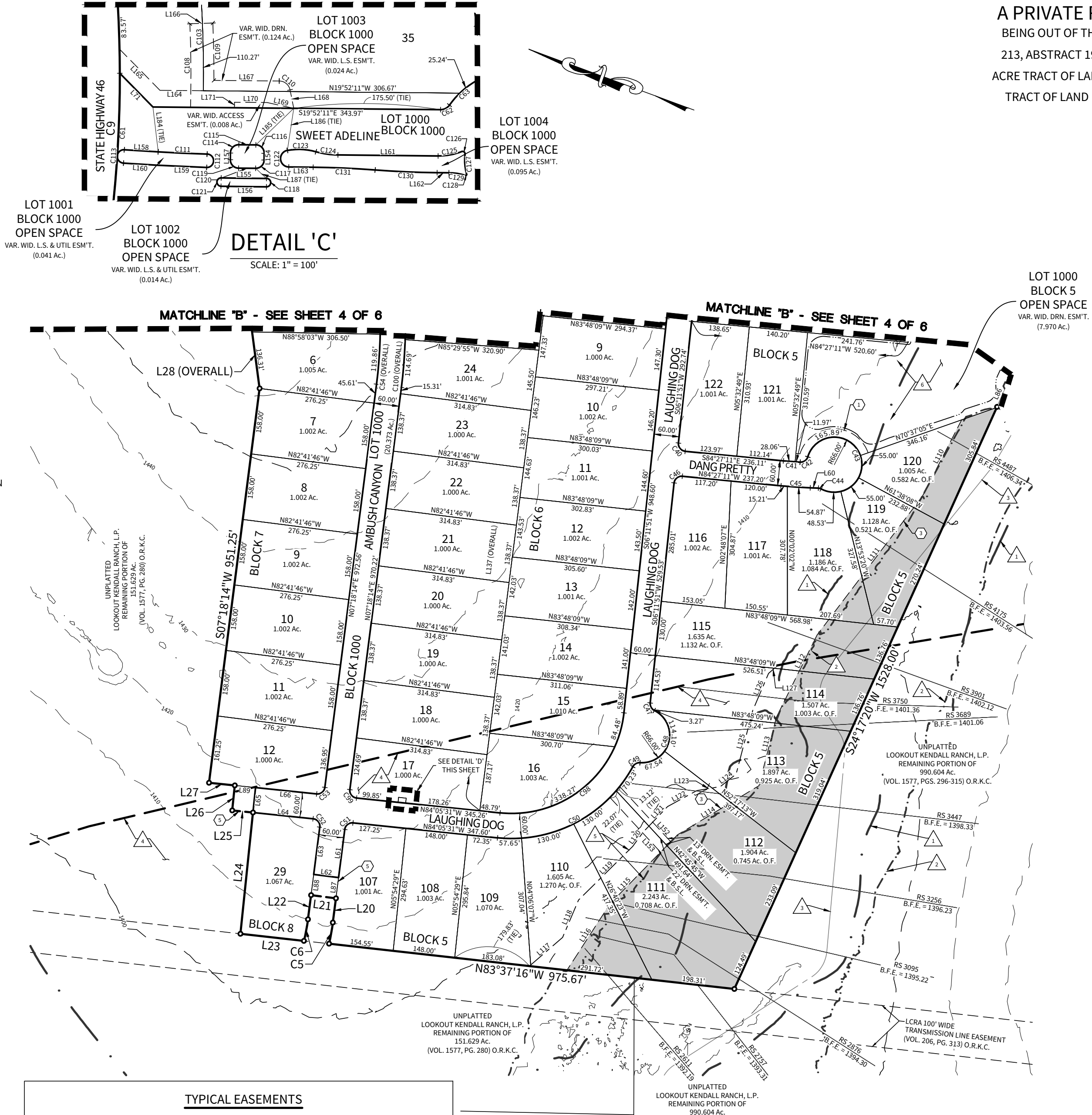
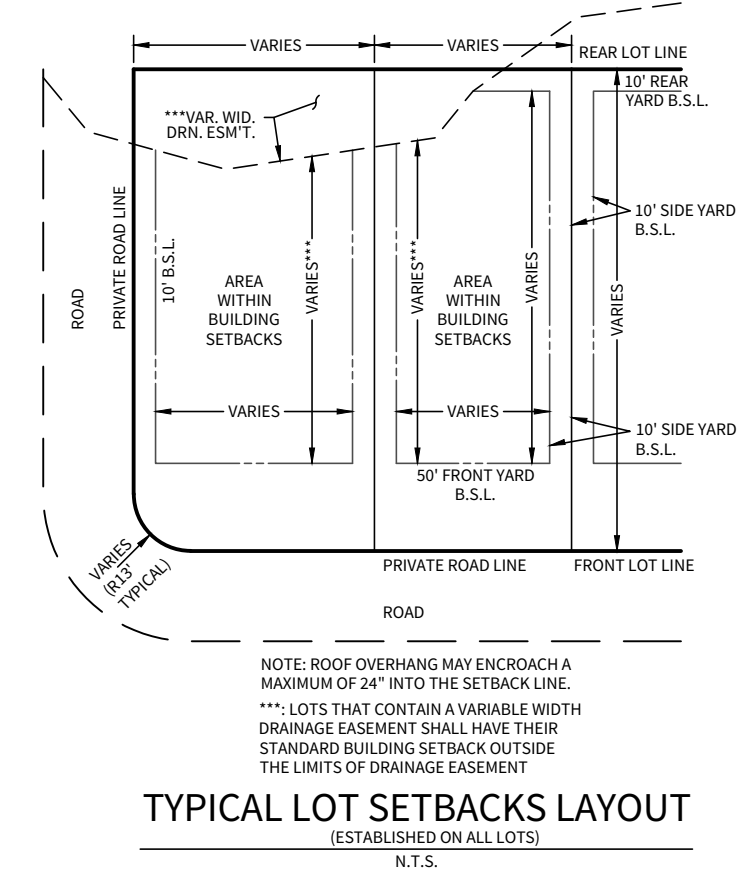
JOB #: 03546.001
GEORGE'S RANCH
UNIT 1
SHEET 4 OF 6

LEGEND

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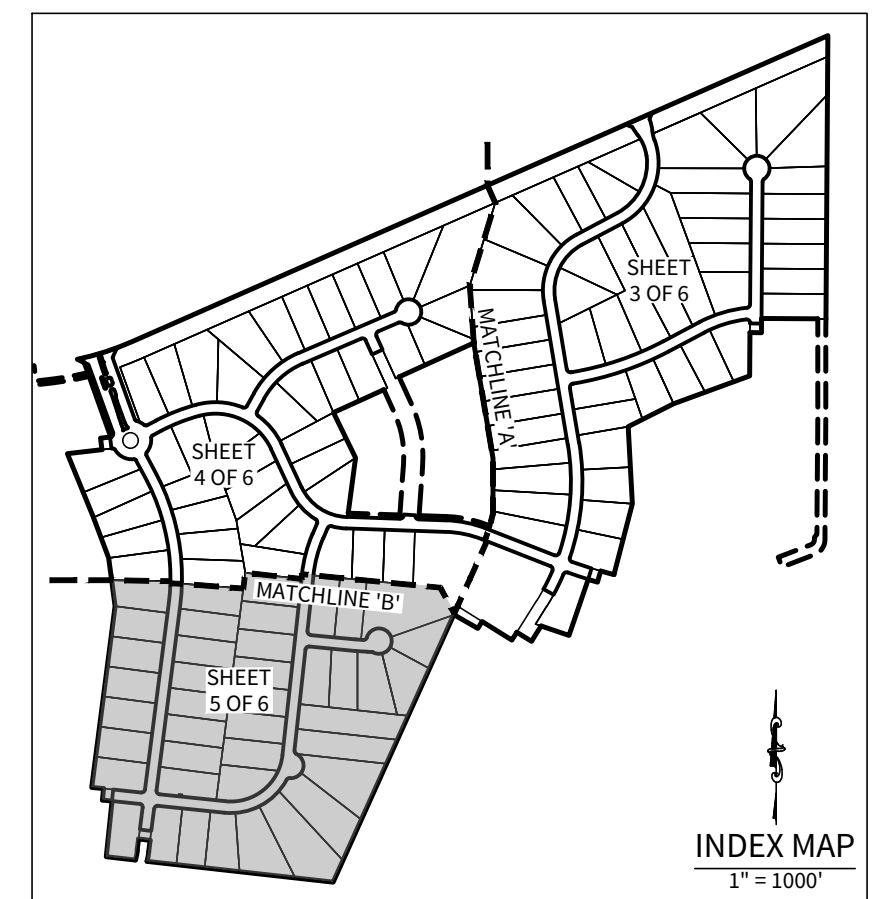
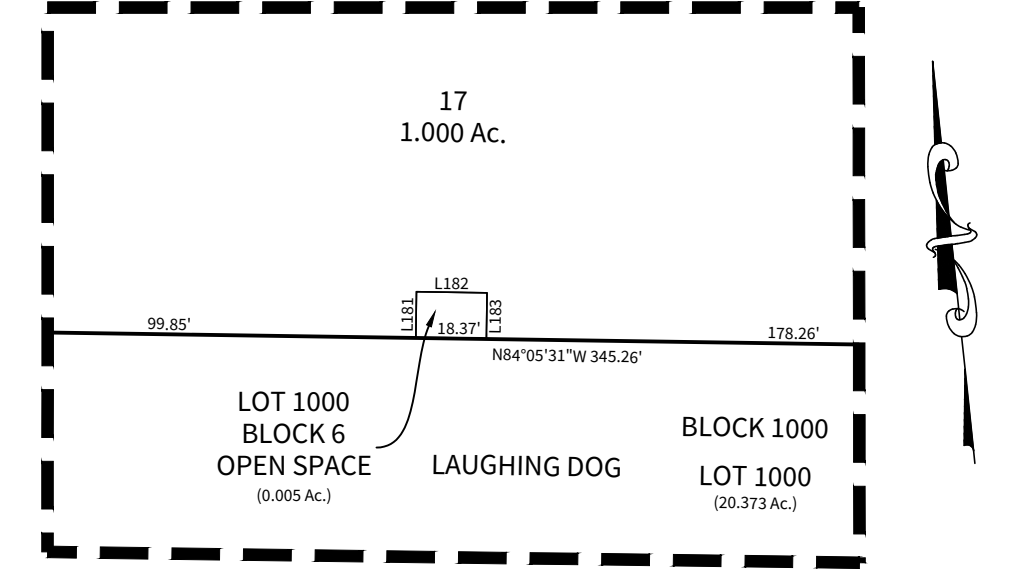
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GEORGE'S RANCH
UNIT 1
SHEET 5 OF 6

GEORGE'S RANCH UNIT 1
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LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N00°24'57"E	56.76'	L25	S84°05'31"E	50.00'	L49	S25°57'36"E	262.40'	L73	N28°51'49"E	75.13'	L97	S40°09'33"E	97.53'	L121	S43°40'31"W	84.86'	L145	N21°15'48"E	141.42'	L169	S08°13'00"E	32.58'
L2	N69°03'27"E	182.52'	L26	S05°54'29"W	60.00'	L50	N66°15'48"E	150.00'	L74	S66°46'17"W	115.75'	L98	S47°54'22"E	124.85'	L122	S61°19'28"W	79.49'	L146	N66°15'48"E	181.05'	L170	S19°52'11"E	39.07'
L3	S20°56'33"E	55.00'	L27	S84°05'31"E	61.90'	L51	S21°15'48"W	35.96'	L75	S24°26'42"E	78.25'	L99	N42°46°04"E	250.83'	L123	S80°19'34"W	57.20'	L147	N66°15'48"E	198.30'	L171	N70°07'49"E	6.58'
L4	S69°03'27"W	182.52'	L28	S07°33'44"E	253.44'	L52	N80°33'33"E	5.25'	L76	N65°33'18"E	60.00'	L100	N33°50'32"E	200.16'	L124	S51°45'47"W	48.21'	L148	S00°24'57"W	621.39'	L172	S57°47'21"W	100.36'
L5	S00°25'17"W	13.09'	L29	S20°33'07"E	224.58'	L53	S00°24'57"W	738.13'	L77	S24°26'42"E	80.29'	L101	N17°39'25"E	121.04'	L125	S14°38°04"W	157.30'	L149	S07°15'31"W	22.79'	L173	S23°44'18"E	27.07'
L6	S41°19'18"W	19.85'	L30	S83°23'07"W	180.76'	L54	N89°35'03"W	60.00'	L78	S28°51'49"W	75.13'	L102	N03°55'32"E	239.29'	L126	S23°04'38"W	96.63'	L150	S00°24'57"W	699.66'	L174	S23°44'18"E	44.32'
L7	S00°24'57"W	56.92'	L31	S06°36'53"E	60.00'	L55	N00°24'57"E	2.27'	L79	N04°10'02"E	5.78'	L103	N09°09'06"W	98.16'	L127	S48°52'23"W	29.39'	L151	S89°35'24"E	55.00'	L175	S57°47'21"W	102.86'
L8	N00°24'57"E	26.52'	L32	S83°23'07"W	50.00'	L56	S80°33'33"W	5.25'	L80	S85°49'58"E	60.00'	L104	N26°17'48"E	63.15'	L128	S23°16'13"W	57.85'	L152	S42°45'45"E	179.98'	L176	N24°26'42"W	159.50'
L9	S89°35'03"E	60.00'	L33	S83°23'07"W	3.20'	L57	S17°09'51"W	60.00'	L81	S04°10'02"W	2.08'	L105	N21°35'40"W	152.15'	L129	N62°15'30"E	52.68'	L153	S42°45'45"E	178.22'	L177	N04°10'02"E	261.63'
L10	N00°24'57"E	225.80'	L34	S83°24'37"W	103.89'	L58	N61°25'57"W	60.00'	L82	S88°02'28"E	144.56'	L106	N05°02'35"W	364.69'	L130	N28°03'03"W	106.76'	L154	N70°07'49"E	8.00'	L178	S04°10'02"W	261.63'
L11	N63°16'30"E	265.22'	L35	N06°55'18"W	99.96'	L59	S23°16'13"W	57.85'	L83	N68°44'12"W	36.36'	L107	N11°51'30"W	405.60'	L131	S35°45'23"E	75.45'	L155	N19°52'11"W	27.07'	L179	S24°26'42"E	132.00'
L12	N16°06'11"E	60.00'	L36	N87°43'04"W	18.39'	L60	N87°43'04"W	18.39'	L84	N00°24'57"E	47.73'	L108	N22°26°00"E	64.89'	L132	S62°39'39"E	92.45'	L156	S19°52'11"E	27.07'	L180	N19°36'41"W	20.11'
L13	S71°06'13"E	153.10'	L37	S06°55'18"E	80.00'	L61	S07°18'14"W	116.20'	L85	N57°55'28"W	150.74'	L109	N35°24'13"E	78.65'	L133	N23°09'24"W	20.53'	L157	S70°07'49"W	8.00'	L181	N05°54'29"E	12.01'
L14	N32°04'32"E	94.66'	L38	N83°23'07"E	84.00'	L62	N82°41'46"W	60.00'	L86	S24°17'20"W	48.73'	L110	N27°14'15"E	205.57'	L134	S83°25'28"W	35.44'	L158	N16°55'19"W	40.58'	L182	N84°05'31"W	18.37'
L15	S57°55'28"E	90.00'	L39	N19°36'41"W	56.40'	L63	N07°18'14"E	113.86'	L87	S07°18'14"W	50.00'	L111	N37°11'35"E	416.58'	L135	S71°06'13"E	30.81'	L159	S17°45'41"E	59.00'	L183	N05°54'29"E	12.01'
L16	N32°04'32"E	48.78'	L40	S64°52'11"E	38.98'	L64	N84°05'31"W	144.53'	L88	N07°18'14"E	50.00'	L112	N26°19'00"E	220.00'	L136	S32°04'32"W	104.20'	L160	S16°55'19"E	40.58'	L184	N62°52'32"E	54.00'
L17	S57°55'28"E	182.68'	L41	N14°13'22"E	66.45'	L65	N05°54'29"E	60.00'	L89	N84°05'31"W	50.00'	L113	N14°15'26"E	168.67'	L137	S07°18'14"W	1193.96'	L161	N19°49'44"W	119.82'	L185	N64°22'38"W	63.00'
L18	N32°04'32"E	42.15'	L42	S68°38'27"E	12.89'	L66	S84°05'31"E	146.87'	L90	N07°28'27"E	20.09'	L114	N58°56'20"E	227.27'	L138	N32°04'32"E	225.30'	L162	S19°49'44"E	14.15'	L186	N78°13'35"E	50.93'
L19	S60°21'36"E	144.27'	L43	S88°02'28"E	142.48'	L67	N28°03'03"W	106.76'	L91	S65°33'18"W	20.00'	L115	N44°23'22"E	231.09'	L139	S14°13'22"W	86.61'	L163	S19°49'44"E	29.16'	L187	N22°49'38"E	17.77'
L20	S07°18'14"W	58.51'	L44	S04°10'02"W	261.63'	L68	S83°23'07"W	5.35'	L92	N24°26'42"W	191.97'	L116	N32°55'24"E	189.63'	L140	N66°15'48"E	580.81'	L164	N19°52'11"W	51.91'			
L21	S82°41'46"E	60.00'	L45	S24°26'42"E	159.50'	L69	N06°36'53"W	60.00'	L93	N24°26'42"E	164.46'	L117	S49°11'48"W	104.89'	L141	S23°19'25"E	2.46'	L165	N25°07'49"E	69.02'			
L22	N07°18'14"E	58.51'	L46	N24°26'42"W	132.00'	L70	N64°52'11"W	25.26'	L94	S65°33'18"W	20.00'	L118	S23°03'57"W	97.15'	L142	N23°19'25"W	5.55'	L166	N22°11'30"W	27.50'			
L23	S83°37'16"E	152.80'	L47	N04°10'02"E	261.63'	L71	S25°07'49"W	56.45'	L95	S21°17'47"E	62.63'	L119	S45°16'51"W	182.43'	L143	N66°15'48"E	159.33'	L167	N19°52'11"W	78.17'			
L24	S05°54'29"W	291.60'	L48	N04°10'02"E	3.86'	L72	N62°15'30"E	52.68'	L96	S86°40'08"E	21.43'	L120	S36°12'46"W	42.05'	L144	N21°15'48"E	141.42'	L168	N58°10'01"E	22.48'			

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	82.50'	68°38'30"	98.84'	N34°44'12"E	93.03'
C2	27.50'	68°37'49"	32.94'	S34°44'12"W	31.01'
C3	2670.00'	1°32'04"	71.50'	S74°39'51"E	71.50'
C4	2730.00'	1°03'40"	50.56'	S73°21'59"E	50.55'
C5	510.00'	5°45'53"	51.31'	S10°11'11"W	51.29'
C6	450.00'	6°39'41"	52.32'	N10°38'05"E	52.29'
C7	1569.48'	7°05'08"	194.09'	S79°52°03"W	193.96'
C8	1560.49'	6°57'33"	189.54'	N79°54'21"E	189.42'
C9	1482.34'	11°34'36"	299.51'	S72°02'28"W	299.00'
C10	650.00'	19°24'01"	220.09'	S78°20'28"E	219.04'
C11	660.00'	28°36'44"	324.60'	S10°08'20"E	321.23'
C12	550.00'	28°36'44"	274.66'	S10°08'20"E	271.81'
C13	252.00'	14°03'25"	61.83'	S13°22'24"E	61.67'
C14	218.00'	13°15'47"	50.46'	S12°58'35"E	50.35'
C15	355.00'	81°36'33"	505.64'	S21°11'48"W	463.97'
C16	270.00'	71°26'31"	336.66'	S26°16'49"W	315.27'
C17	18.00'	90°00'00"	28.27'	S54°26'27"E	25.46'
C18	1570.00'	18°25'58"	505.09'	N71°20'34"E	502.92'
C19	680.00'	22°07'13"	262.53'	N73°11'11"E	260.90'
C20	18.00'	83°49'51"	26.34'	N42°19'52"E	24.05'
C21	18.00'	55°09'00"	17.33'	N27°09'33"W	16.66'
C22	66.00'	290°18'01"	334.40'	S89°35'03"E	75.43'
C23	18.00'	55°09'00"	17.33'	S27°59'27"W	16.66'
C24	18.00'	97°09'28"	30.52'	N48°09'47"W	27.00'
C25	620.00'	21°07'54"	228.67'	S72°41'32"W	227.37'
C26	1630.00'	18°25'58"	524.39'	S71°20'34"W	522.14'
C27	18.00'	90°00'00"	28.27'	S35°33'33"W	25.46'
C28	1230.00'	28°09'42"	604.56'	S04°38'24"W	598.49'
C29	18.00'	89°14'09"	28.03'	S25°53'50"E	25.29'
C30	2670.00'	2°19'15"	108.15'	S71°40'32"E	108.15'
C31	2730.00'	2°22'16"	112.98'	N71°39'01"W	112.97'
C32	18.00'	86°24'17"	27.14'	S66°19'59"W	24.64'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C33	1230.00'	5°26'12"	116.71'	S25°50'57"W	116.67'
C34	1170.00'	5°13'11"	106.59'	N25°57'27"E	106.55'
C35	18.00'	91°59'19"	28.90'	N22°38'48"W	25.89'
C36	570.00'	19°24'01"	193.00'	N78°20'28"W	192.08'
C37	330.00'	13°23'00"	77.08'	N81°20'59"W	76.91'
C38	18.00'	82°04'19"	25.78'	S64°18'22"W	23.64'
C39	670.00'	17°04'22"	199.64'	S14°44'02"W	198.90'
C40	18.00'	90°39'02"	28.48'	S39°07'40"E	25.60'
C41	1170.00'	1°57'38"	40.03'	S85°26°00"E	40.03'
C42	18.00'	76°59'05"	24.19'	N55°05'39"E	22.41'
C43	66.00'	281°38'35"	324.43'	S22°34'36"E	83.39'
C44	18.00'	25°57'46"	8.16'	N74°44'11"W	8.09'
C45	1230.00'	3°15'53"	70.09'	N86°05°08"W	70.08'
C46	18.00'	89°20'58"	28.07'	S50°52'20"W	25.31'
C47	18.00'	69°42'05"	21.90'	S28°39'11"E	20.57'
C48	66.00'	157°40'41"	181.63'	S15°20'07"W	129.50'
C49	18.00'	65°36'45"	20.61'	S61°22'04"W	19.50'
C50	330.00'	67°20'46"	387.89'	S62°14'05"W	365.94'
C51	18.00'	88°36'14"	27.84'	S51°36'21"W	25.14'
C52	18.00'	91°23'46"	28.71'	N38°23'39"W	25.76'
C53	18.00'	88°36'14"	27.84'	N51°36'21"E	25.14'
C54	1095.00'	35°21'17"	675.68'	N10°22'24"W	665.01'
C55	13.00'	67°50'24"	15.39'	N61°58'15"W	14.51'
C56	101.00'	65°40'36"	115.77'	N63°03'09"W	109.54'
C57	13.00'	66°24'02"	15.07'	N63°24'52"W	14.24'
C58	13.00'	69°15'55"	15.72'	N48°45'10"E	14.78'
C59	101.00'	3°13'54"	5.70'	N15°44'10"E	5.70'
C60	13.00'	37°13'18"	8.45'	N01°15'32"W	8.30'
C61	1482.34'	8°20'48"	215.94'	N73°39'22"E	215.75'
C62	13.00'	55°06'07"	12.50'	S47°25'15"E	12.03'
C63	101.00'	25°04'12"	44.19'	S62°26'12"E	43.84'
C64	13.00'	67°50'24"	15.39'	S83°49'18"E	14.51'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C65	1030.00'	12°37'30"	226.96'	N68°34'15"E	226.50'
C66	380.00'	37°03'13"	245.75'	S86°35'24"E	241.49'
C67	18.00'	83°04'23"	26.10'	N70°24'01"E	23.87'
C68	480.00'	37°54'27"	317.57'	N47°49'03"E	311.81'
C69	18.00'	55°09'00"	17.33'	N39°11'47"E	16.66'
C70	66.00'	290°18'01"	334.40'	S23°13'43"E	75.43'
C71	18.00'	55°09'00"	17.33'	N85°39'13"W	16.66'
C72	18.00'	91°12'59"	28.66'	S21°09'47"W	25.72'
C73	18.00'	88°47'01"	27.89'	N68°50'13"W	25.18'
C74	420.00'	37°54'27"	277.88'	S47°49'03"W	272.84'
C75	18.00'	83°04'23"	26.10'	S14°40'22"E	23.87'
C76	380.00'	29°08'53"	193.32'	S39°38'07"E	191.24'
C77	270.00'	62°58'48"	296.79'	S56°33'05"E	282.07'
C78	18.00'	87°47'29"	27.58'	N48°03'47"E	24.96'
C79	18.00'	92°12'31"	28.97'	S41°56'13"E	25.94'
C80	630.00'	19°24'01"	213.32'	N70°28'02"E	212.30'
C81	18.00'	92°47'15"	29.15'	N64°57'55"E	26.07'
C82	1170.00'	28°00'44"	572.02'	N04°33'55"E	566.34'
C83	330.00'	71°26'31"	411.48'	N26°16'49"E	385.33'
C84	295.00'	69°24'38"	357.38'	N27°17'45"E	335.92'
C85	218.00'	31°44'10"	120.75'	N23°16'40"W	119.21'
C86	252.00'	11°05'45"	48.80'	N33°35'52"W	48.73'
C87	2670.00'	1°03'40"	49.44'	S73°21'59"E	49.44'
C88	236.00'	40°26'20"	166.57'	N05°17'15"E	163.13'
C89	434.00'	65°10'27"	493.68'	N16°40'17"W	467.49'
C90	13.00'	67°50'24"	15.39'	N05°52'09"E	14.51'
C91	101.00'	45°22'16"	79.98'	N17°06'14"E	77.91'
C92	13.00'	67°50'24"	15.39'	N28°20'18"E	14.51'
C93	970.00'	12°37'30"	213.74'	N68°34'15"E	213.31'
C94	320.00'	80°03'19"	447.11'	S65°05'20"E	411.62'
C95	330.00'	33°44'25"	194.33'	S41°55'53"E	191.53'
C96	18.00'	82°04'19"	25.78'	S17°45'57"E	23.64'