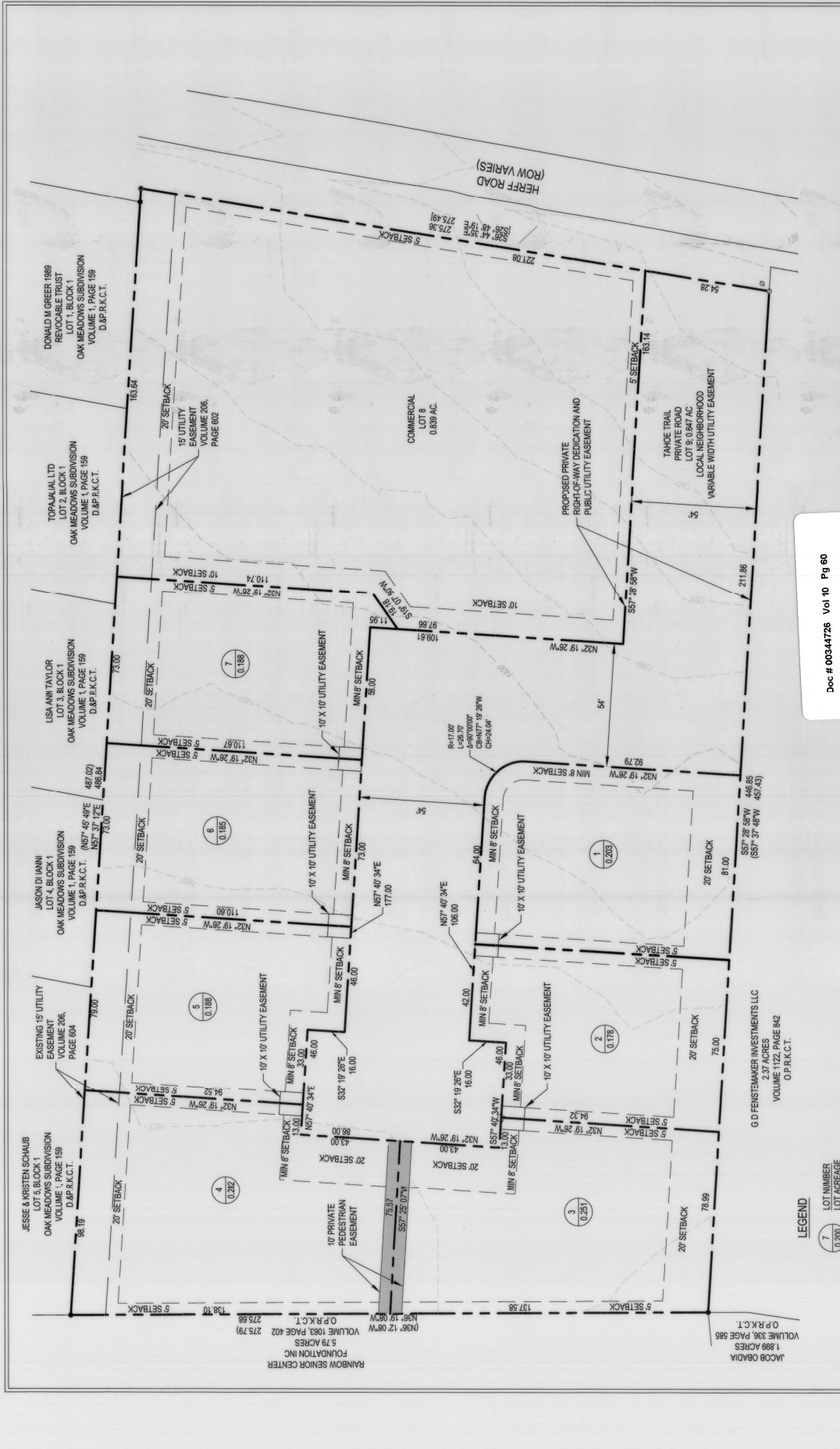




AS CURRENTLY PLATTED THE VILLAGE AT 32 HERFF

BEING A 2.967 ACRE TRACT OF LAND, LOCATED IN THE JOHN SMALL SURVEY NO. 183, ABSTRACT NO. 441, KENDALL COUNTY, TEXAS. SAID 2.967 ACRE TRACT ALSO BEING THE REMAINING PORTION OF THAT CERTAIN 3.040 ACRE TRACT RECORDED IN VOLUME 1410, PAGE 847, OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS.

MATKIN-HOOVER
ENGINEERING & SURVEYING
P.O. BOX 54
5 SHERWOOD ROAD, SUITE 100
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CITY ENGINEERS
SURVEYORS
CONSTRUCTION MANAGERS CONSULTANTS

Doc # 00344726 Vol 10 Pg 60

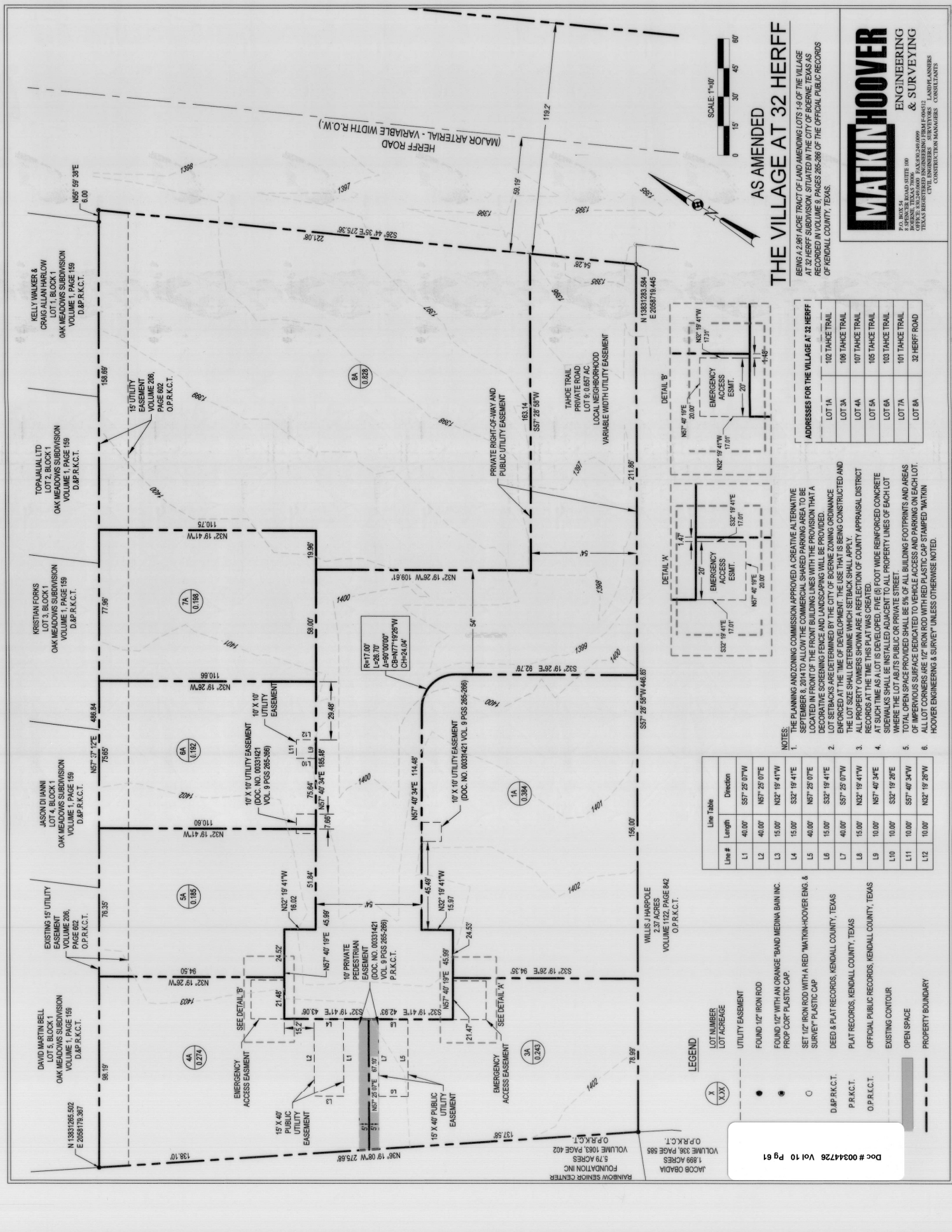
ADDRESSES FOR THE VILLAGE AT 32 HERFF	
LOT 1	102 TAHOE TRAIL
LOT 2	103 TAHOE TRAIL
LOT 3	104 TAHOE TRAIL
LOT 4	105 TAHOE TRAIL
LOT 5	106 TAHOE TRAIL
LOT 6	107 TAHOE TRAIL
LOT 7	108 TAHOE TRAIL

NOTES:

- THE PLANNING AND ZONING COMMISSION APPROVED A CREATIVE ALTERNATIVE SEPTEMBER 8, 2014 TO ALLOW THE RESIDENTIAL LOTS IN THIS DEVELOPMENT TO ENCRoACH INTO THE FRONT SETBACK UP TO 8 FEET FROM THE PROPERTY LINE.
- THE PLANNING AND ZONING COMMISSION APPROVED A CREATIVE ALTERNATIVE SEPTEMBER 8, 2014 TO ALLOW THE COMMERCIAL BUILDING LINES WITH THE PROVISION THAT A DECORATIVE SCREENING FENCE AND LANDSCAPING WILL BE PROVIDED.
- GARAGE FRONTS THAT FACE THE STREET SHALL BE SETBACK A MINIMUM OF 25 FEET FROM THE PROPERTY LINE.
- ALL PROPERTY OWNERS SHOWN ARE A REFLECTION OF COUNTY APPRAISAL DISTRICT RECORDS AT THE TIME THIS PLAT WAS CREATED.

LEGEND

- LOT NUMBER
- LOT AREA
- BUILDING SETBACK
- UTILITY EASEMENT
- FOUND 1/2" IRON ROD
- FOUND 1/2" WITH AN ORANGE "BAID MEDINA BANI INC. PROP COR PLASTIC CAP.
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- RECORD CALL PER VOLUME 1410 PAGE 847, OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS
- RECORD CALL PER VOLUME 1414 PAGE 385, OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS
- PLAT RECORDS, KENDALL COUNTY, TEXAS
- EXISTING CONTOUR
- OPEN SPACE



THE VILLAGE AT 32 HERFF AS AMENDED

BEING A 2.961 ACRE TRACT OF LAND AMENDING LOTS 1-9 OF THE VILLAGE AT 32 HERFF SUBDIVISION, SITUATED IN THE CITY OF BOERNE, TEXAS AS RECORDED IN VOLUME 8 PAGES 265-266 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.

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CIVIL ENGINEER, SURVEYOR
CONSTRUCTION MANAGERS CONSULTANTS

Line Table

Line #	Length	Direction
L1	40.00'	S57° 25' 07"W
L2	40.00'	N57° 25' 07"E
L3	15.00'	N57° 19' 41"W
L4	15.00'	S57° 19' 41"E
L5	40.00'	N57° 25' 07"E
L6	15.00'	S57° 19' 41"E
L7	40.00'	S57° 25' 07"W
L8	15.00'	N57° 19' 41"W
L9	10.00'	N57° 46' 34"E
L10	10.00'	S57° 19' 26"E
L11	10.00'	S57° 49' 34"W
L12	10.00'	N57° 19' 26"W

- LEGEND**
- FOUND 12" WITH AN ORANGE BAND MEDINA BAIN INC. PROP CORP PLASTIC CAP.
 - SET 10" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
 - D.B.P. R.K.C.T.
 - P.R.K.C.T.
 - O.P.R.K.C.T.
 - DEED & PLAT RECORDS, KENDALL COUNTY, TEXAS
 - PLAT RECORDS, KENDALL COUNTY, TEXAS
 - OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS
 - EXISTING CONTOUR
 - OPEN SPACE
 - PROPERTY BOUNDARY

ADDRESSES FOR THE VILLAGE AT 32 HERFF

LOT #	ADDRESS
LOT 1A	102 THACE TRAIL
LOT 3A	108 THACE TRAIL
LOT 4A	107 THACE TRAIL
LOT 5A	105 THACE TRAIL
LOT 6A	103 THACE TRAIL
LOT 7A	101 THACE TRAIL
LOT 8A	32 HERFF ROAD

NOTES:

- THE PLANNING AND ZONING COMMISSION APPROVED A CREATIVE ALTERNATIVE SEPTEMBER 8, 2014 TO ALLOW THE COMMERCIAL SHARED PARKING AREA TO BE LOCATED IN FRONT OF THE FRONT BUILDING LINES WITH THE PROVISION THAT A DECORATIVE SCREENING FENCE AND LANDSCAPING WILL BE PROVIDED.
- 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.
- ALL SETBACKS SHALL BE MEASURED FROM THE EXISTING OR PROPOSED DISTRICT PLAT CORNERS. THE PLAT CORNERS SHALL BE THE CORNERS OF THE DISTRICT PLAT.
- SIDEWALKS SHALL BE INSTALLED ADJACENT TO ALL PROPERTY LINES OF EACH LOT WHERE THE LOT ADJUTS PUBLIC OR PRIVATE STREET.
- TOTAL OPEN SPACE PROVIDED SHALL BE 5% OF ALL BUILDING FOOTPRINTS AND AREAS OF IMPERVIOUS SURFACE DEDICATED TO VEHICLE ACCESS AND PARKING ON EACH LOT. ALL LOT CORNERS ARE 12" IRON ROD WITH RED PLASTIC CAP STAMPED "MATKIN-HOOVER ENGINEERING & SURVEY" UNLESS OTHERWISE NOTED.