

#202006035487

NOTES:

- ACREAGE OF SUBDIVISION = 102.27 ACRES. THE OVERALL AVERAGE DENSITY OF LOTS IN THIS SUBDIVISION IS 1.66 A.C./LOT.
- NO LOTS IN PHASE IV ARE ENCRONCHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48091C0195F. EFFECTIVE DATE SEPTEMBER 2, 2009 FOR COMAL COUNTY, TEXAS.
- WATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY CANYON LAKE WATER SERVICE COMPANY (CLWSC).
- SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY ONSITE SEWAGE FACILITIES.
- ELECTRIC SERVICE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
- COMMUNICATIONS SERVICE WILL BE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE.
- POSTAL SERVICE WILL BE PROVIDED BY CLUSTER BOXES WITH IN THE SUBDIVISION.
- UNLESS OTHERWISE NOTED, ALL CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH 1/2" IRON RODS WITH MATKINHOOPER CAP.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983, SURFACE ADJUSTMENT FACTOR 1.00013. DISTANCES SHOWN HEREON ARE GRID UNITS. VERTICAL DATUM IS BASED ON NAVD88.
- THIS SUBDIVISION LIES WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. NO CONSTRUCTION IN THE SUBDIVISION MAY BEGIN UNTIL THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) HAS APPROVED THE CONTRIBUTION ZONE PLAN (CZP) IN WRITING.
- UNLESS SHOWN OTHERWISE, A TWENTY (20) FOOT PUBLIC UTILITY EMBANKMENT/BACKSLOPE AND DRAINAGE EASEMENT (P.U.D.E.B.E.) IS HEREBY DEDICATED ALONG THE FRONT PROPERTY LINE OF ALL LOTS IN THIS SUBDIVISION IN ADDITION TO THOSE UTILITY AND DRAINAGE EASEMENTS SHOWN ON THIS PLAT. THERE IS ALSO HEREBY DEDICATED A FIVE (5) FOOT WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL NON-ROADWAY LOT LINES UNLESS OTHERWISE NOTED ON THE PLAT. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE HOME SITE, THIS EASEMENT SHALL BE RELINQUISHED ALONG THE COMMON LINE OR LINES OF THE COMBINED LOTS SO LONG AS NO UTILITY LINES OR DRAINAGE IMPROVEMENTS ARE LOCATED THEREIN.
- ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, AND/OR CATV LINES AND APPURTENANCES.
- GRANTOR HEREBY DEDICATES TO THE PUBLIC UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
- NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. LANDSCAPING, FENCES, OR OTHER TYPES OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS OR DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT SHALL NOT BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER.
- PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANKS, FIELDS, ETC.). GRANTEEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
- A DEVELOPMENT AGREEMENT FOR BELLE OAKS RANCH WAS EXECUTED ON JANUARY 9TH, 2018 AND RECORDED AS DOCUMENT NO. 201806001659 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY. THE DEVELOPMENT IS SUBJECT TO THE CITY OF BULVERDE ORDINANCE IN EFFECT AT THE TIME OF THE DEVELOPMENT AGREEMENT EXECUTION. AN AMENDMENT TO THIS DEVELOPMENT WAS APPROVED BY CITY COUNCIL ON MAY 12, 2020 AND THE SIDE BUILDING SET BACKS SHOWN ON THIS PLAT ARE IN COMPLIANCE WITH THIS AMENDED DEVELOPMENT AGREEMENT.
- IT IS HEREBY UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE, PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND ALL NECESSARY APPURTENANCES, WHETHER THESE IMPROVEMENTS ARE INSTALLED UNDERGROUND, OVERHEAD, AND/OR ON THE SURFACE OF THE GROUND WITHIN THE PUBLIC UTILITY EASEMENTS DEDICATED ON THIS PLAT, NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN IN A PUBLIC UTILITY EASEMENT AREA WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF SAID PUBLIC UTILITIES. THE PUBLIC UTILITY 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 PUBLIC UTILITY PURVEYOR IS RESPONSIBLE. PUBLIC UTILITY PURVEYORS AND THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO INGRESS AND EGRESS FROM PRIVATE ROADS AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ANY AND ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY CAUSE INTERFERENCE WITH THE OPERATION OF SAID PUBLIC UTILITY FACILITIES.
- THE CITY OF BULVERDE SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, RECREATION AREAS AND OPEN SPACES. THE SUBDIVISION PROPERTY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, ROADS, DRIVES, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF BULVERDE, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS NOTE.
- SPECIAL LOT DEDICATION/DESIGNATION:
  - LOTS 910, 911 AND 912 IS DESIGNATED AS OPEN SPACE / DRAINAGE EASEMENT AND IS HEREBY OWNED AND MAINTAINED BY THE POA.
  - LOTS 1004A AND 1004B IS HEREBY DESIGNATED AS PRIVATE STREET RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT. LOTS 1004A AND 1004B SHALL BE OWNED AND MAINTAINED BY THE POA. ALL STREETS WITHIN LOTS 1004A AND 1004B WITHIN THIS SUBDIVISION SHALL PROVIDE FOR RECIPROCAL ACCESS FOR INGRESS AND EGRESS TO ALL OTHER LOT OWNERS AND SUCCESSORS WITHIN THE SUBDIVISION.
- A PERPETUAL PUBLIC SAFETY AND PUBLIC SERVICE EASEMENT WITHIN THE PRIVATE ROADS FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, UTILITY METER READING, CODE ENFORCEMENT, BUILDING INSPECTIONS, SOLID WASTE COLLECTION, PUBLIC SCHOOL TRANSPORTATION, ANY OTHER PUBLIC SERVICES AND ENFORCING THE CITY ORDINANCES; AND GIVING THE CITY AND ITS AUTHORIZED OFFICERS AND DESIGNEES UNINHIBITED INGRESS AND EGRESS OVER, ACROSS AND THROUGH SUCH PRIVATE DRIVES, STREETS, ROADWAYS, AND RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING PUBLIC SAFETY SERVICES, POLICE, FIRE AND MEDICAL SERVICES, AND ENFORCING THE PENAL CODE AND CITY ORDINANCES. THE POA SHALL MAINTAIN AT ALL TIMES WITH THE CITY SECRETARY THE CURRENT GATE CODE OR KEY FOR ALL GATES REGULATING ACCESS TO AND FROM THE SUBDIVISION.
- A DRIVEWAY CULVERT IS REQUIRED FOR ALL DRIVEWAYS WHERE DRAINAGE CONVEYANCE ACROSS THE DRIVEWAY IS REQUIRED.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE FOOT HIGHER THAN THE HIGHEST SPOT ELEVATION THAT IS LOCATED WITHIN FIVE FEET OUTSIDE THE PERIMETER OF THE BUILDING, OR MINIMUM FINISHED FLOOR ELEVATION, WHICHEVER IS HIGHER, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- DRIVEWAYS SHALL TAKE ACCESS OFF OF INTERNALLY PLATTED ROADS.
- DUE TO FUTURE POTENTIAL WATER SYSTEM MODIFICATIONS, ALL LOTS WITHIN THIS DEVELOPMENT SHALL INSTALL AN INDIVIDUAL PRESSURE REDUCING VALVE ON THE CUSTOMER SIDE OF THE METER. THE INDIVIDUAL PRESSURE REDUCING VALVES SHALL BE OWNED AND MAINTAINED BY THE INDIVIDUAL LOT OWNER.
- BELLE OAKS RANCH PHASE IV DRAINAGE DESIGN WAS BASED ON AN AVERAGE IMPERVIOUS COVER OF 10,000 SF PER LOT. ALL LOTS THAT CONSTRUCT MORE THAN 10,000 SF MAY BE SUBJECT TO ADDITIONAL DRAINAGE ANALYSIS AND DETENTION REQUIREMENTS.

PEDERNALES ELECTRIC NOTES:

- ANY PEC MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF PEC EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- PEDERNALES ELECTRIC COOPERATIVE, INC. (PEC) AS PART OF ITS ELECTRIC SYSTEM ARE HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
- THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW: NONE.
- CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

# SUBDIVISION PLAT BELLE OAKS RANCH, PHASE IV

A 102.27 ACRE TRACT OF LAND, OUT OF THE MARY MCVICAR SURVEY NO. 238, ABSTRACT 387, AND THE JAMES WEBB SURVEY NO. 237, ABSTRACT 655, COMAL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 209.88 ACRE TRACT OF LAND AS CONVEYED TO SOUTHERLAND BELLE OAKS, L.L.C., OF RECORD IN DOCUMENT NO. 201906030616 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.

NEW RESIDENTIAL LOTS: 62

I, GARRETT D. KELLER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT NO PORTION OF PHASE IV IS ENCRONCHED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100 YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP, (FLOOD INSURANCE RATE MAP), COMMUNITY PANEL NO. 48091C0195F. EFFECTIVE DATE SEPTEMBER 2, 2009 FOR COMAL COUNTY, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT BULVERDE, COMAL COUNTY, TEXAS, THIS 14<sup>th</sup> DAY OF August 2020.

*Garrett D. Keller*  
GARRETT D. KELLER  
REGISTERED PROFESSIONAL ENGINEER  
NO. 111511 STATE OF TEXAS



STATE OF TEXAS §  
COUNTY OF COMAL §  
KNOW ALL MEN BY THESE PRESENTS

I, KYLE L. PRESSLER, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF BULVERDE, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT BULVERDE, COMAL COUNTY, TEXAS, THIS 14<sup>th</sup> DAY OF August 2020.

*Kyle L. Pressler*  
KYLE L. PRESSLER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6528 STATE OF TEXAS



STATE OF TEXAS §  
COUNTY OF COMAL §  
KNOW ALL MEN BY THESE PRESENTS

I, DAN MULLINS, AUTHORIZED AGENT FOR SOUTHERLAND BELLE OAKS, L.L.C. SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 201906030616 OF THE OFFICIAL RECORDS OF COMAL COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED. THIS SUBDIVISION IS TO BE KNOWN AS BELLE OAKS RANCH, PHASE IV.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 14<sup>th</sup> DAY OF August 2020.

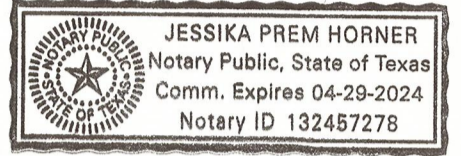
*Dan Mullins*  
SOUTHERLAND BELLE OAKS, L.L.C.  
C/O DAN MULLINS  
110 RIVER CROSSING BLVD, STE. 1  
SPRING BRANCH, TX 78070

STATE OF TEXAS §  
COUNTY OF COMAL §  
KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED DAN MULLINS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14<sup>th</sup> DAY OF August 2020.

*Jessika Prem Horner*  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
MY COMMISSION EXPIRES ON: 04-29-2024



STATE OF TEXAS  
COUNTY OF COMAL

I, HONORABLE BOBBIE KOEPP, COUNTY CLERK FOR COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 25 DAY OF August, A.D., 2020 AT 10:18 AM AND DULY RECORDED THE 25 DAY OF August, A.D., 2020 AT 10:18 AM IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN

DOCUMENT # 202006030487 IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE

THIS 25 DAY OF August, A.D., 2020

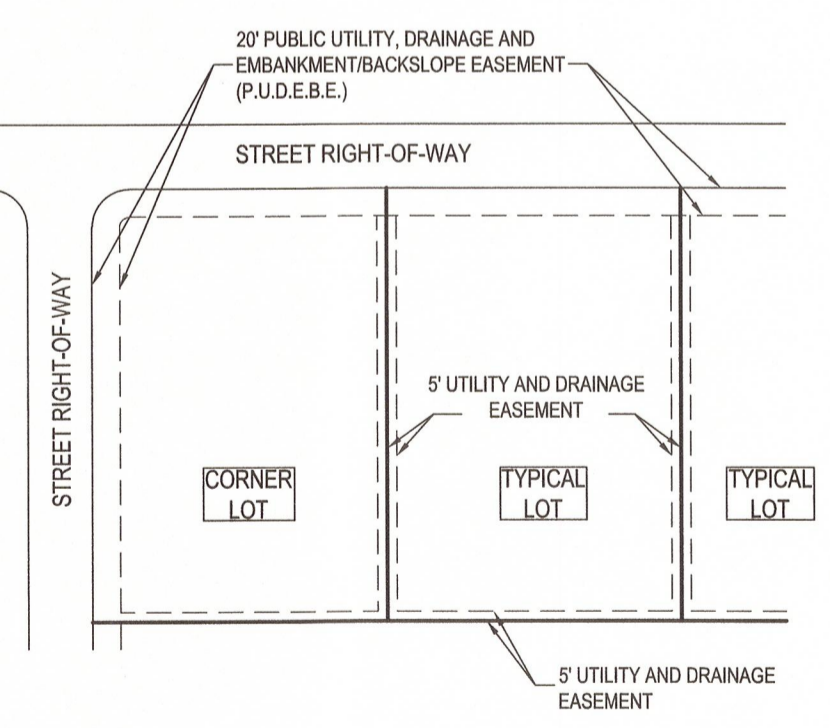
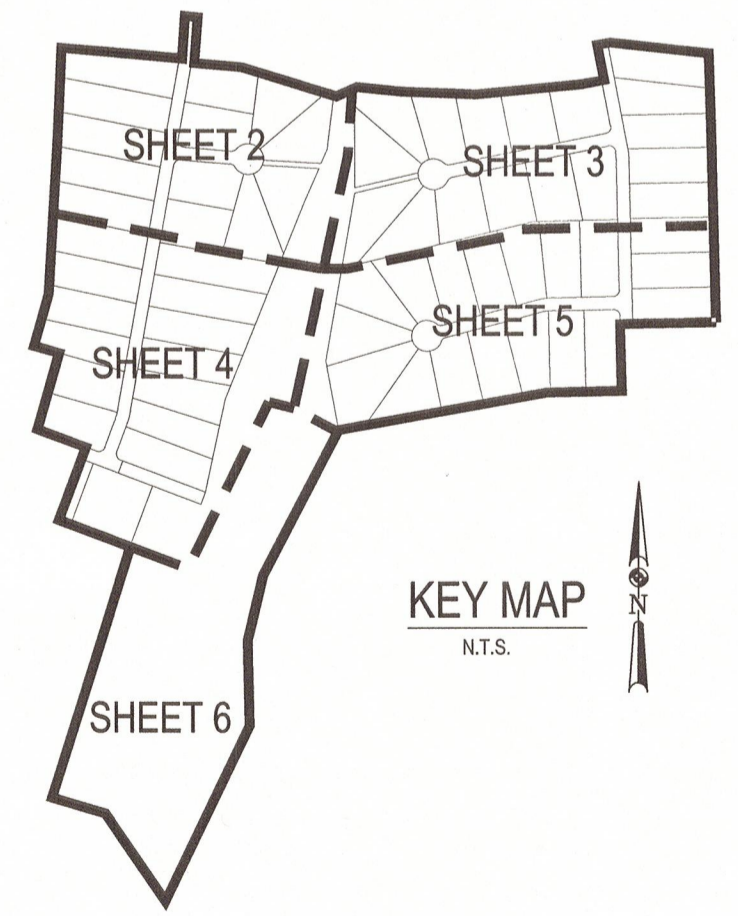
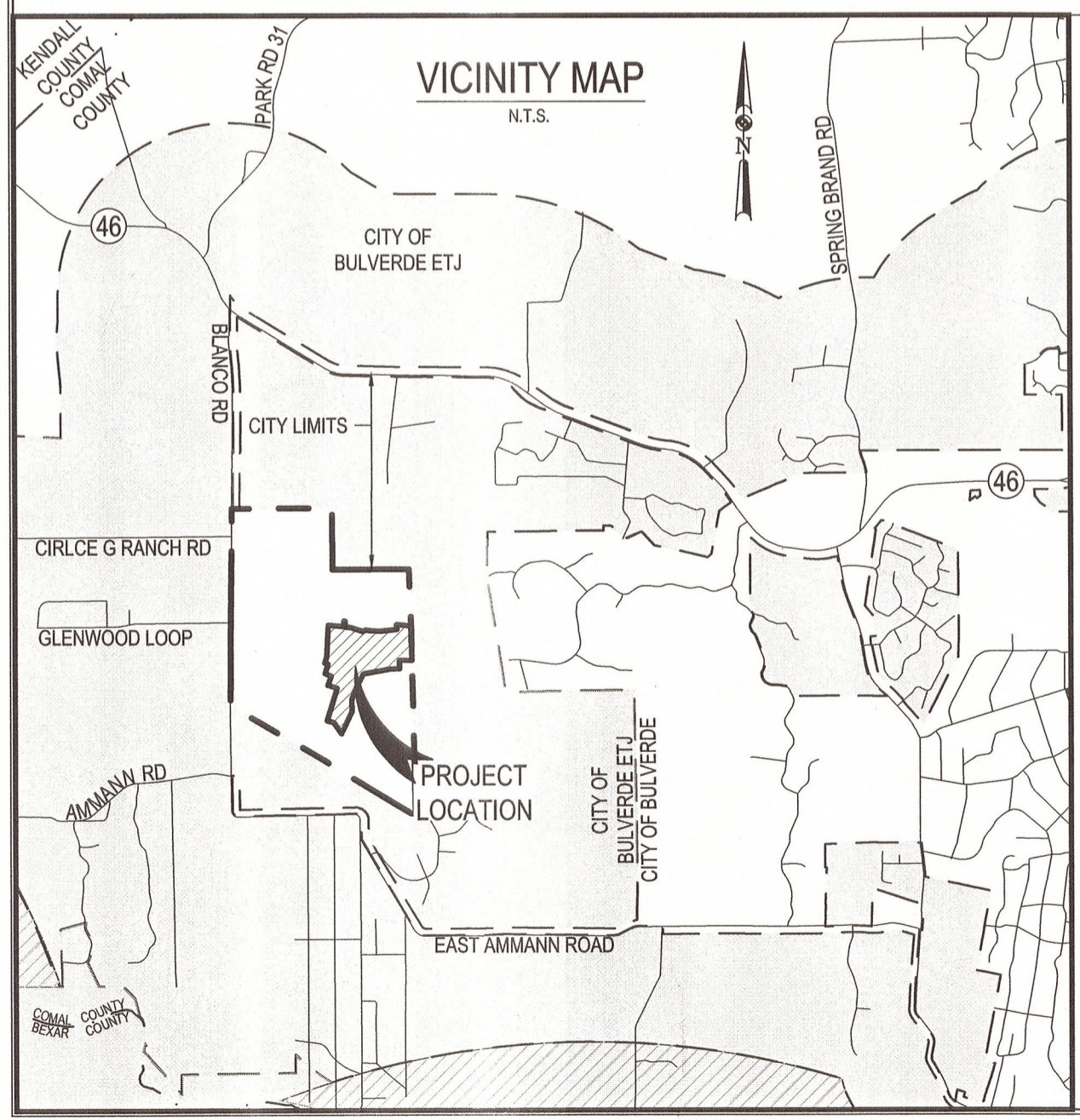
COUNTY CLERK  
COMAL COUNTY, TEXAS  
BY: *Bobbi Koepf*  
DEPUTY TO COUNTY CLERK



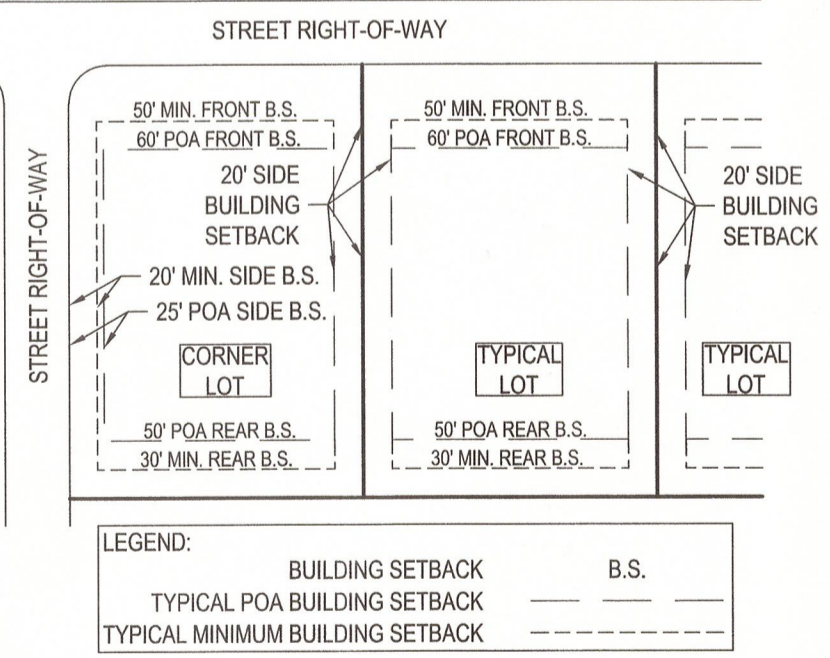
THIS PLAT OF BELLE OAKS RANCH, PHASE IV HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BULVERDE, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 21 DAY OF August, YEAR 2020

BY: *Jimmi E. Bortley*  
CHAIRPERSON



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



BUILDING SETBACKS  
N.T.S. (ESTABLISHED ON ALL LOTS)

OWNER/DEVELOPER:  
SOUTHERLAND BELLE OAKS, L.L.C.  
C/O DAN MULLINS  
110 RIVER CROSSING BLVD, STE.1  
SPRING BRANCH, TX 78070  
OFF: (512) 847-5263  
FAX: (830) 885-5248  
DMULLINS@SOUTHLP.COM

SURVEYOR:  
MATKIN HOOPER  
ENGINEERING & SURVEYING  
C/O KYLE L. PRESSLER, R.P.L.S.  
8 SPENCER ROAD, SUITE 300  
BOERNE, TEXAS 78006  
OFF: (830) 249-0600  
FAX: (830) 249-0099  
KYLE.PRESSLER@MATKINHOOPER.COM

AGENT/PREPARER:  
MATKIN HOOPER  
ENGINEERING & SURVEYING  
C/O GARRETT D. KELLER, P.E.  
8 SPENCER ROAD, SUITE 100  
BOERNE, TEXAS 78006  
OFF: (830) 249-0600  
FAX: (830) 249-0099  
GKELLER@MATKINHOOPER.COM

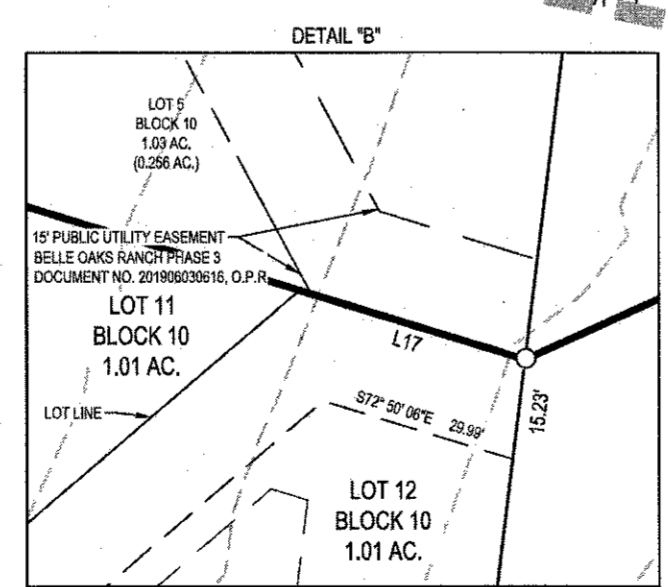
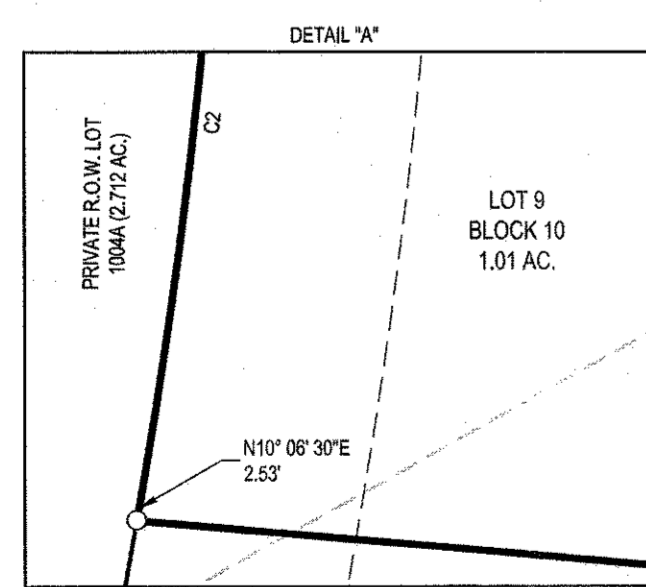
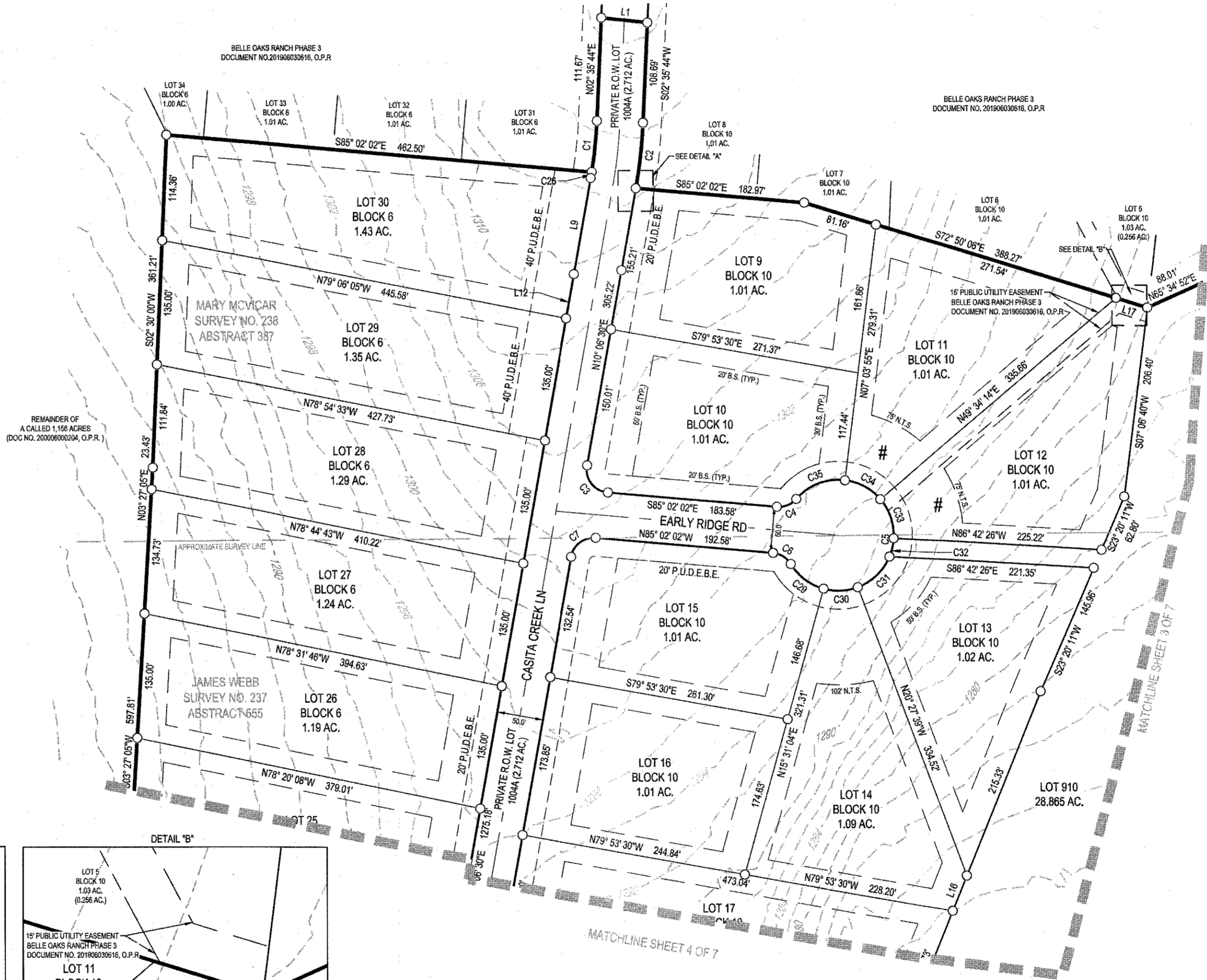
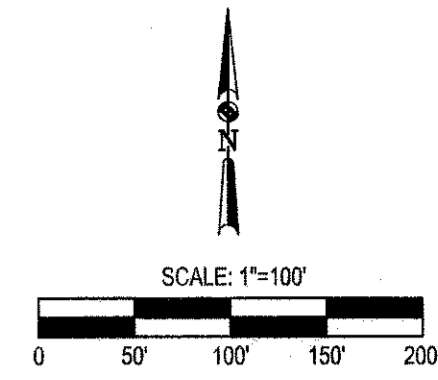
**MATKINHOOPER**  
ENGINEERING & SURVEYING

8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFFICE: (830) 249-0600  
CONTACT@MATKINHOOPER.COM  
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

3303 SHELL ROAD SUITE 3  
GEORGETOWN, TEXAS 78028  
OFFICE: (512) 868-2844

SUBMITAL DATE: NOVEMBER 18, 2019  
PRINT/REVISION DATE: AUGUST 14, 2020

MHE JOB NO. - 2969.04  
MHS JOB NO. - 17-4180



- LEGEND**
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
  - FOUND 10" WOOD POST
  - ⊙ FOUND 1/2" IRON ROD
  - ⊙ FOUND NAIL IN THE BASE OF A 6" WOOD POST
  - (X.XXX AC.) LOT ACREAGE CONTAINING DRAINAGE EASEMENT
  - P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BLACKSLOPE EASEMENT
  - V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
  - V.W.P.U.E. VARIABLE WIDTH PUBLIC UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
  - D.R. DEED RECORDS
  - O.P.R. OFFICIAL PUBLIC RECORDS
  - R.O.W. RIGHT-OF-WAY
  - B.S. BUILDING SETBACK
  - N.T.S. NON TYPICAL SETBACK
  - (TYP.) TYPICAL
  - CITY OF BULVERE MINIMUM SETBACKS. SEE NOTE 26 ON SHEET 1 FOR ADDITIONAL SETBACK REQUIREMENTS
  - ▨ DRAINAGE EASEMENT

**FINISHED FLOOR ELEVATIONS**  
 THE LOWEST FLOOR TO BE AT LEAST 12 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORM WATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO THE STORM WATER CONVEYANCE STRUCTURES MUST HAVE FLOOR SLAB ELEVATION OR BOTTOM OF 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 PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE STRUCTURE. DEVIATION FROM THIS REQUIREMENT REQUIRES THE PROPERTY OWNERS ASSOCIATION BOARD APPROVAL.

# LOT 910 REQUIRES A DRIVEWAY CULVERT TO CONVEY BAR DITCH RUNOFF TO THE OPEN SPACE LOT 910 LOCATED BETWEEN LOTS 12 & 13, BLOCK 10.

# SUBDIVISION PLAT BELLE OAKS RANCH, PHASE IV

<b>OWNER/DEVELOPER:</b> SOUTHERLAND BELLE OAKS, LLC C/O DAN MULLINS 110 RIVER CROSSING BLVD, STE.1 SPRING BRANCH, TX 78070 OFF: (512) 847-5263 FAX: (830) 885-5248 DMULLINS@SOUTHLP.COM	<b>SURVEYOR:</b> MATKIN HOOVER ENGINEERING & SURVEYING C/O KYLE L. PRESSLER, R.P.L.S. 8 SPENCER ROAD, SUITE 300 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 KYLE.PRESSLER@MATKINHOOVER.COM	<b>AGENT/PREPARER:</b> MATKIN HOOVER ENGINEERING & SURVEYING C/O GARRETT D. KELLER, P.E. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 OFF: (830) 249-0600 FAX: (830) 249-0099 GKELLER@MATKINHOOVER.COM
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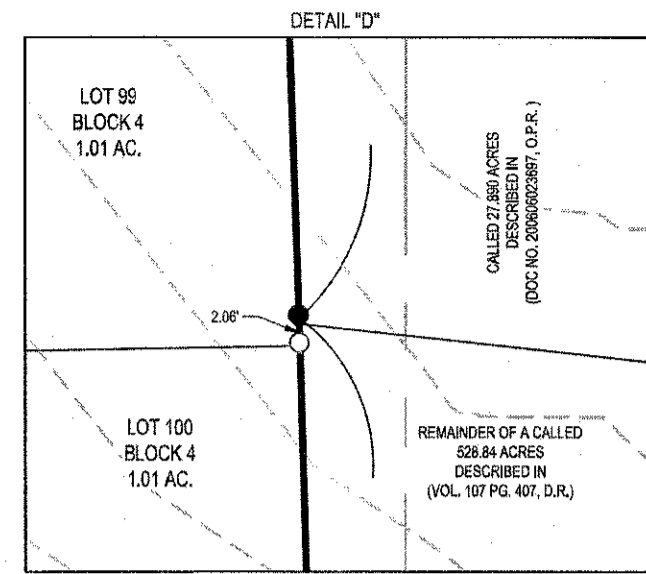
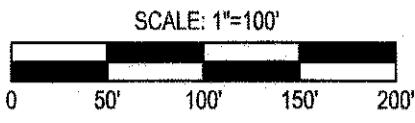
**MATKIN HOOVER**  
 ENGINEERING & SURVEYING

8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 CONTACT@MATKINHOOVER.COM

3303 SHELL ROAD SUITE 3 GEORGETOWN, TEXAS 78628 OFFICE: (512) 886-2344 TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-1001400

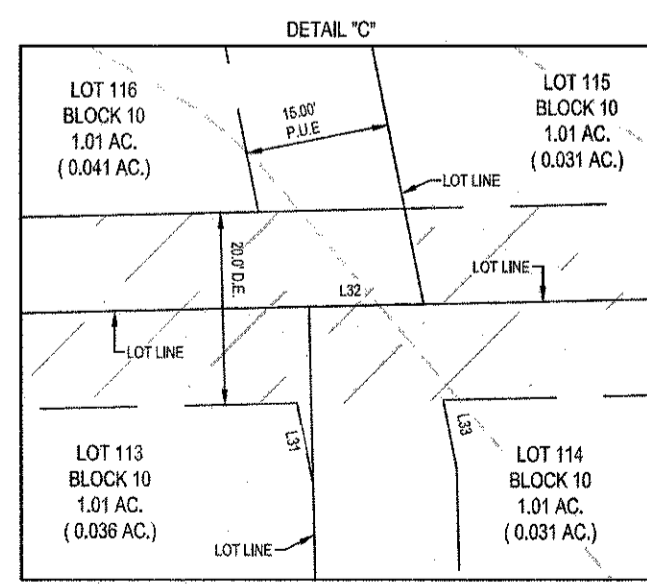
SUBMITTAL DATE: NOVEMBER 18, 2019  
 PRINT/REVISION DATE: AUGUST 14, 2020

MHE JOB NO. - 2969.04  
 MHS JOB NO. - 17-1180



MATCHLINE SHEET 2 OF 7

MATCHLINE SHEET 5 OF 7



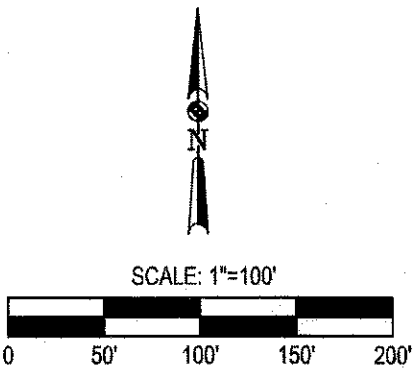
- LEGEND**
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
  - ⊙ FOUND 10" WOOD POST
  - FOUND 1/2" IRON ROD
  - ⊙ FOUND NAIL IN THE BASE OF A 6" WOOD POST
  - (XXXX AC.) LOT ACREAGE CONTAINING DRAINAGE EASEMENT
  - P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BLACKSLOPE EASEMENT
  - V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
  - V.W.P.U.E. VARIABLE WIDTH PUBLIC UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
  - D.R. DEED RECORDS
  - O.P.R. OFFICIAL PUBLIC RECORDS
  - R.O.W. RIGHT-OF-WAY
  - B.S. BUILDING SETBACK
  - N.T.S. NON TYPICAL SETBACK
  - (TYP.) TYPICAL
  - CITY OF BULVERDE MINIMUM SETBACKS. SEE NOTE 26 ON SHEET 1 FOR ADDITIONAL SETBACK REQUIREMENTS
  - ▨ DRAINAGE EASEMENT

**FINISHED FLOOR ELEVATIONS**  
 THE LOWEST FLOOR TO BE AT LEAST 12 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORM WATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO THE STORM WATER CONVEYANCE STRUCTURES MUST HAVE FLOOR SLAB ELEVATION OR BOTTOM OF 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 PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE STRUCTURE. DEVIATION FROM THIS REQUIREMENT REQUIRES THE PROPERTY OWNERS ASSOCIATION BOARD APPROVAL.

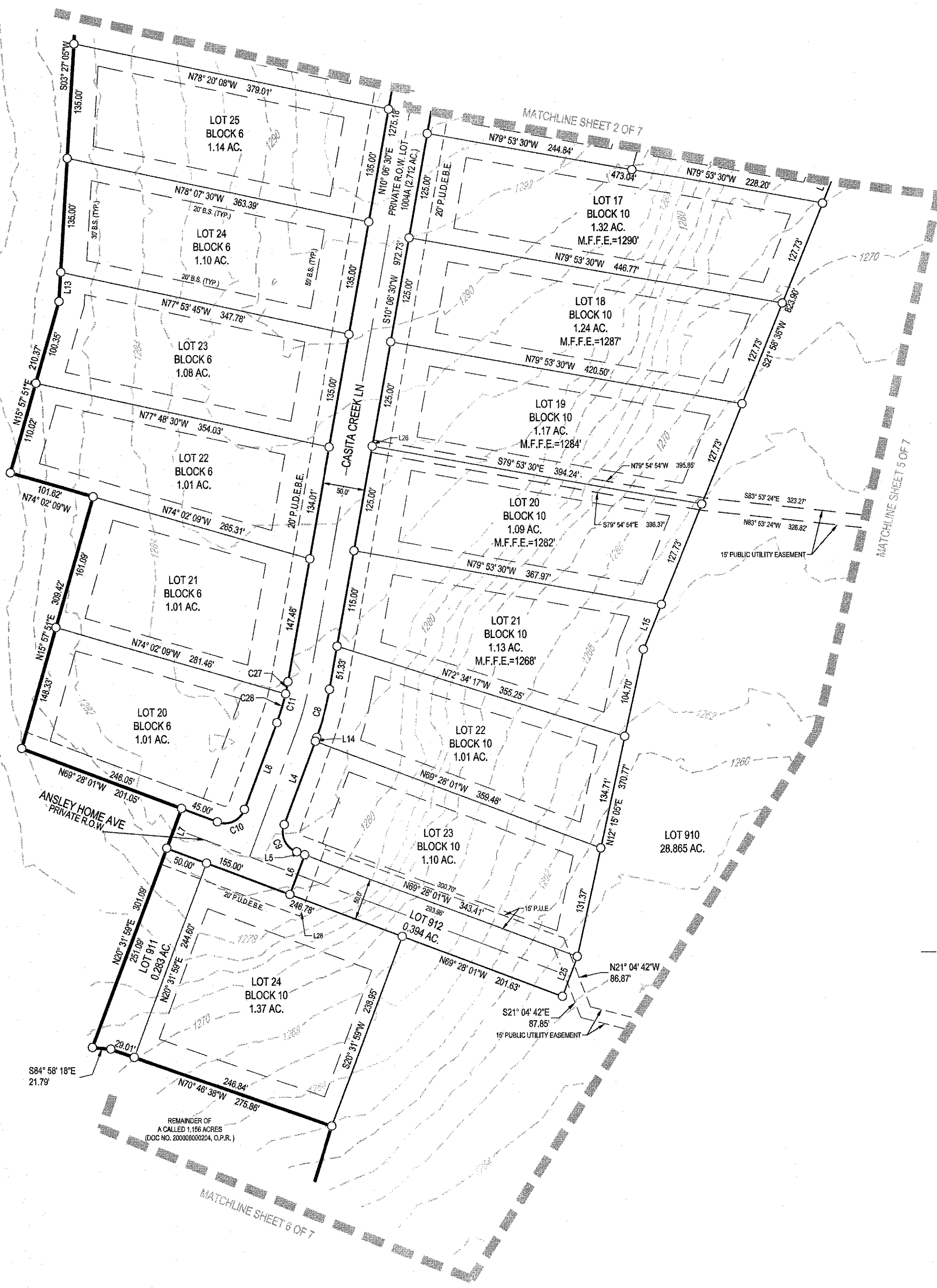
# LOT REQUIRES A DRIVEWAY CULVERT TO CONVEY BAR DITCH RUNOFF TO THE OPEN SPACE LOT 910 LOCATED BETWEEN LOTS 120 & 121, BLOCK 10.

# SUBDIVISION PLAT BELLE OAKS RANCH, PHASE IV

<p><b>OWNER/DEVELOPER:</b>                  SOUTHERLAND BELLE OAKS, LLC                  C/O DAN MULLINS                  110 RIVER CROSSING BLVD, STE. 1                  SPRING BRANCH, TX 78070                  OFF: (512) 847-5263                  FAX: (830) 885-5248                  DMULLINS@SOUTHLP.COM</p>	<p><b>SURVEYOR:</b>                  MATKIN HOOVER                  ENGINEERING &amp; SURVEYING                  C/O KYLE L. PRESSLER, R.P.L.S.                  8 SPENCER ROAD, SUITE 300                  BOERNE, TEXAS 78006                  OFF: (830) 249-0600                  FAX: (830) 249-0099                  KYLE.PRESSLER@MATKINHOOVER.COM</p>	<p><b>AGENT/PREPARER:</b>                  MATKIN HOOVER                  ENGINEERING &amp; SURVEYING                  C/O GARRETT D. KELLER, P.E.                  8 SPENCER ROAD, SUITE 100                  BOERNE, TEXAS 78006                  OFF: (830) 249-0600                  FAX: (830) 249-0099                  GKELLER@MATKINHOOVER.COM</p>	<p><b>MATKINHOOVER</b>                  ENGINEERING &amp; SURVEYING</p> <p>8 SPENCER ROAD SUITE 100                  BOERNE, TEXAS 78006                  OFFICE: (830) 249-0600                  CONTACT@MATKINHOOVER.COM</p> <p>8300 SHELL ROAD SUITE 1                  OBERGENTOWN, TEXAS 78608                  OFFICE: 312-808-3344                  TEXAS REGISTERED ENGINEERING FIRM F-041512 SURVEYING FIRM F-10024000</p>	<p>SUBMITTAL DATE: NOVEMBER 18, 2019                  PRINT/REVISION DATE: AUGUST 14, 2020</p> <p>MHE JOB NO. - 2969.04                  MHS JOB NO. - 17-4180</p> <p style="text-align: center;"><b>SHEET 3 OF 7</b></p>
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REMAINDER OF A CALLED 1.156 ACRES (DOC NO. 20000000204, O.P.R.)

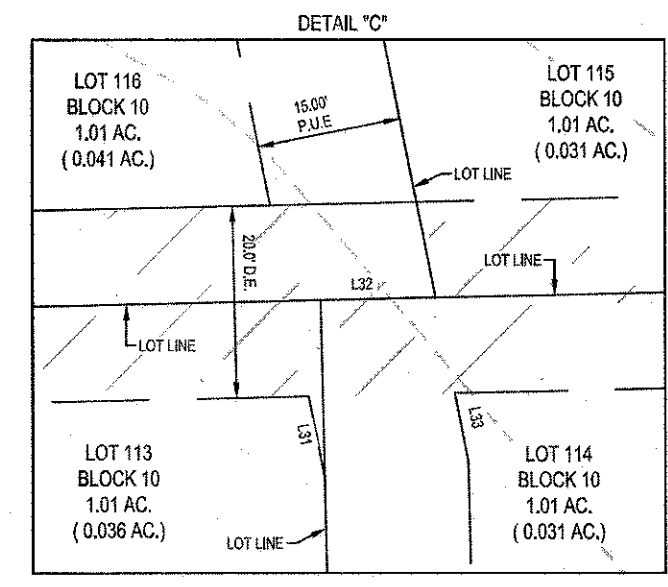
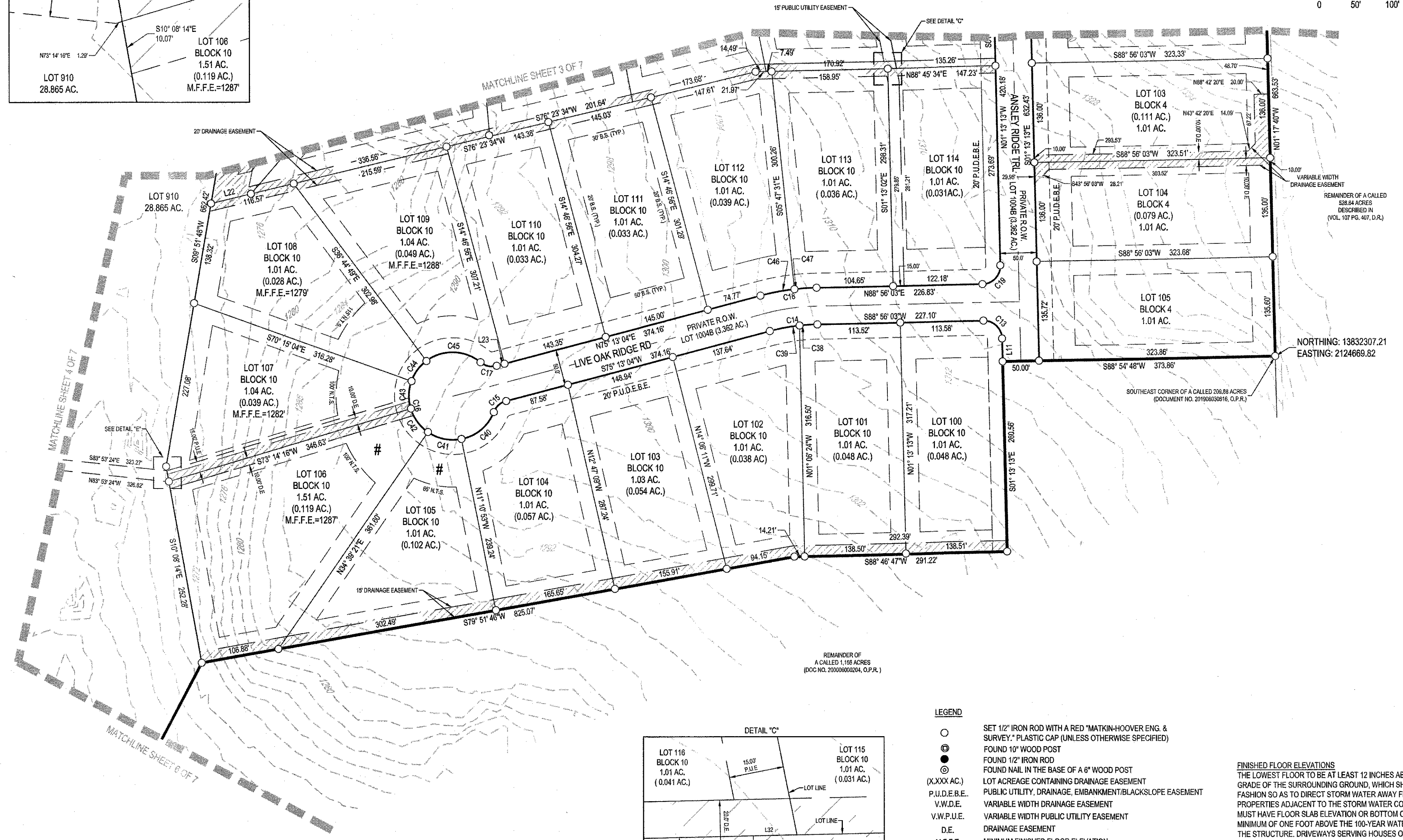
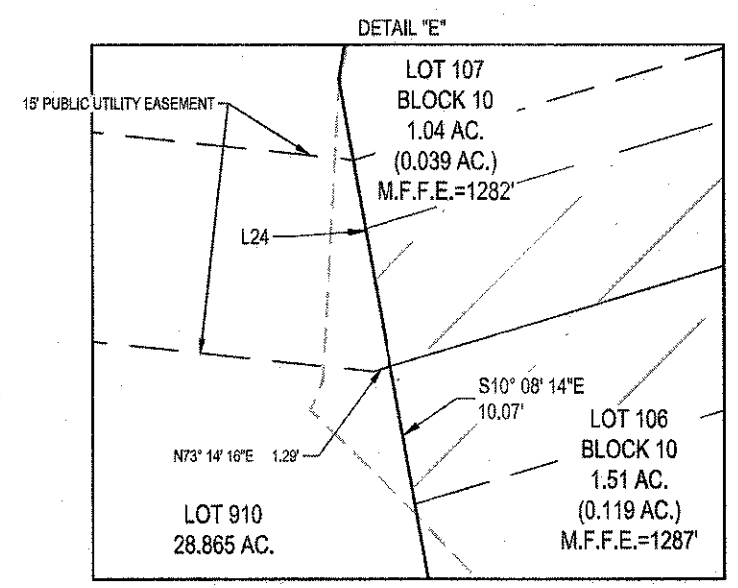
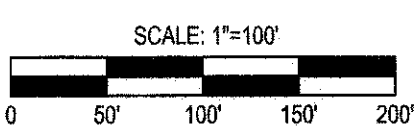


- LEGEND**
- SET 1/2" IRON ROD WITH A RED 'MATKIN-HOOVER ENG. & SURVEY.' PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
  - FOUND 10" WOOD POST
  - FOUND 1/2" IRON ROD
  - FOUND NAIL IN THE BASE OF A 6" WOOD POST
  - (X.XXX AC.) LOT ACREAGE CONTAINING DRAINAGE EASEMENT
  - P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BLACKSLOPE EASEMENT
  - V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
  - V.W.P.U.E. VARIABLE WIDTH PUBLIC UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
  - D.R. DEED RECORDS
  - O.P.R. OFFICIAL PUBLIC RECORDS
  - R.O.W. RIGHT-OF-WAY
  - B.S. BUILDING SETBACK
  - N.T.S. NON TYPICAL SETBACK
  - (TYP.) TYPICAL
  - CITY OF BULVERDE MINIMUM SETBACKS. SEE NOTE 26 ON SHEET 1 FOR ADDITIONAL SETBACK REQUIREMENTS
  - ▨ DRAINAGE EASEMENT

**FINISHED FLOOR ELEVATIONS**  
 THE LOWEST FLOOR TO BE AT LEAST 12 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORM WATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO THE STORM WATER CONVEYANCE STRUCTURES MUST HAVE FLOOR SLAB ELEVATION OR BOTTOM OF 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 PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE STRUCTURE. DEVIATION FROM THIS REQUIREMENT REQUIRES THE PROPERTY OWNERS ASSOCIATION BOARD APPROVAL.

# SUBDIVISION PLAT BELLE OAKS RANCH, PHASE IV

<p><b>OWNER/DEVELOPER:</b>                  SOUTHERLAND BELLE OAKS, LLC                  C/O DAN MULLINS                  110 RIVER CROSSING BLVD, STE.1                  SPRING BRANCH, TX 78070                  OFF: (512) 847-5263                  FAX: (830) 885-5248                  DMULLINS@SOUTHLP.COM</p>	<p><b>SURVEYOR:</b>                  MATKIN HOOVER                  ENGINEERING &amp; SURVEYING                  C/O KYLE L. PRESSLER, R.P.L.S.                  8 SPENCER ROAD, SUITE 300                  BOERNE, TEXAS 78006                  OFF: (830) 249-0600                  FAX: (830) 249-0099                  KYLE.PRESSLER@MATKINHOOVER.COM</p>	<p><b>AGENT/PREPARER:</b>                  MATKIN HOOVER                  ENGINEERING &amp; SURVEYING                  C/O GARRETT D. KELLER, P.E.                  8 SPENCER ROAD, SUITE 100                  BOERNE, TEXAS 78006                  OFF: (830) 249-0600                  FAX: (830) 249-0099                  GKELLER@MATKINHOOVER.COM</p>	<p><b>MATKIN HOOVER</b>                  ENGINEERING &amp; SURVEYING</p> <p>8 SPENCER ROAD SUITE 100                  BOERNE, TEXAS 78006                  OFFICE: (830) 249-0600                  CONTACT@MATKINHOOVER.COM</p> <p>3303 SHELL ROAD SUITE 3                  GEORGETOWN, TEXAS 78628                  OFFICE: 312.848.2344</p> <p>TEXAS REGISTERED ENGINEERING FIRM F-604512 SURVEYING FIRM F-10034000</p>	<p>SUBMITTAL DATE: NOVEMBER 18, 2019                  PRINT/REVISION DATE: AUGUST 14, 2020</p> <p>MHE JOB NO. - 2969.04                  MHS JOB NO. - 17-4160</p> <p><b>SHEET 4 OF 7</b></p>
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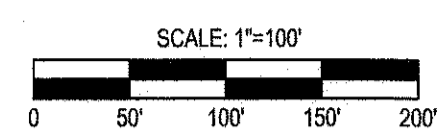
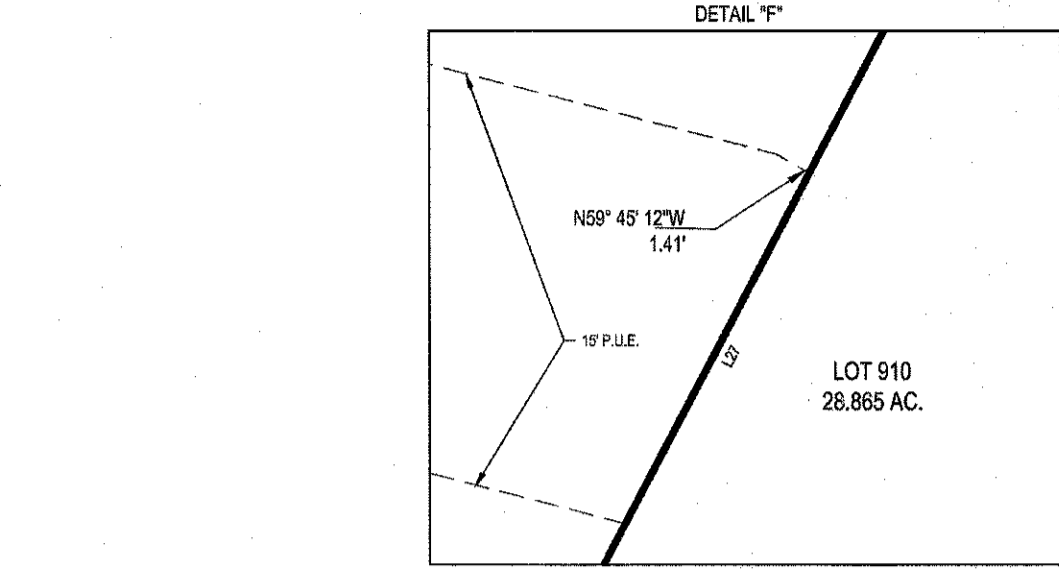
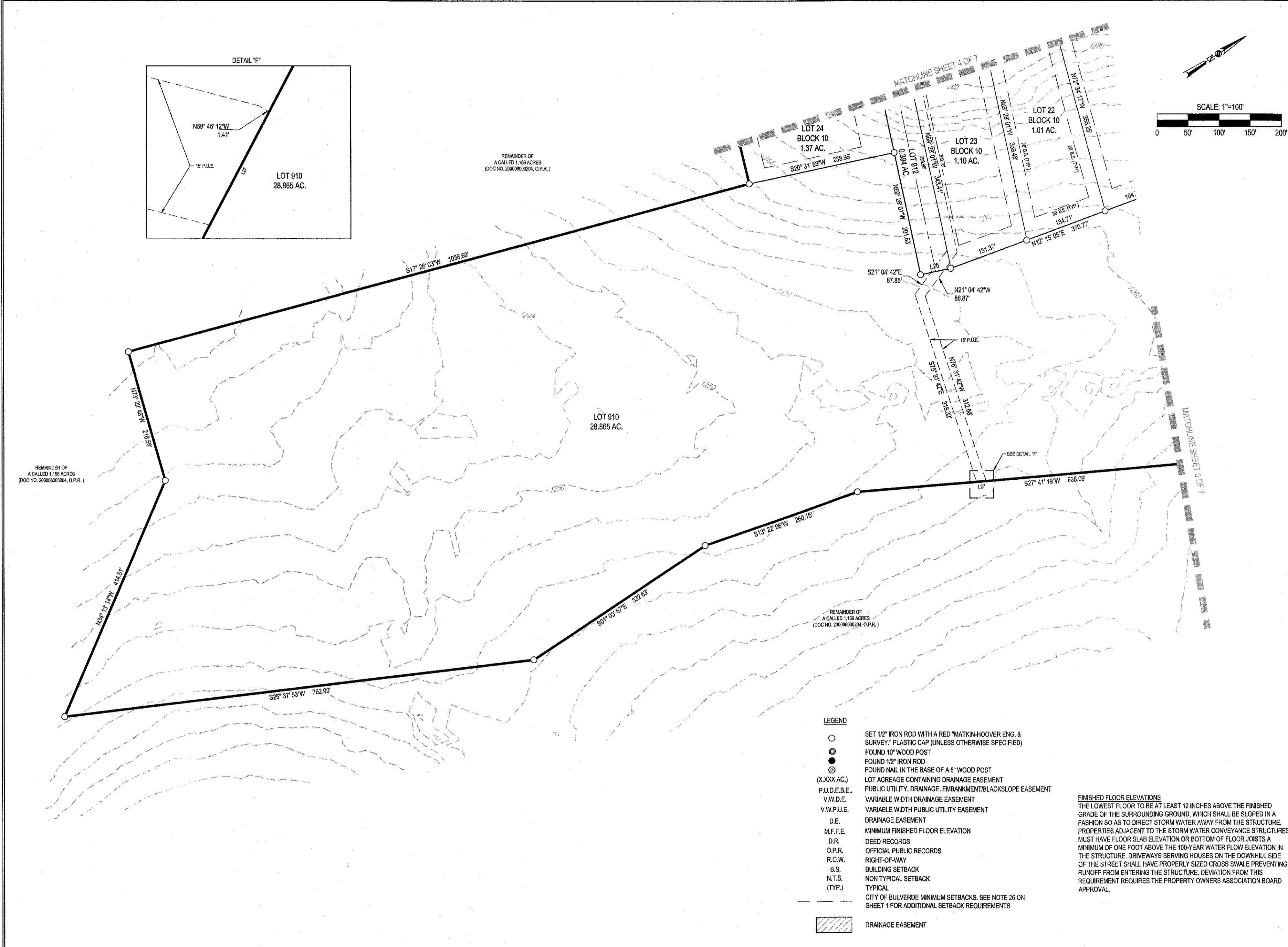
- LEGEND**
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
  - ⊕ FOUND 10" WOOD POST
  - FOUND 1/2" IRON ROD
  - FOUND NAIL IN THE BASE OF A 6" WOOD POST
  - (X,XXX AC.) LOT ACREAGE CONTAINING DRAINAGE EASEMENT
  - P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BLACKSLOPE EASEMENT
  - V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
  - V.W.P.U.E. VARIABLE WIDTH PUBLIC UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
  - D.R. DEED RECORDS
  - O.P.R. OFFICIAL PUBLIC RECORDS
  - R.O.W. RIGHT-OF-WAY
  - B.S. BUILDING SETBACK
  - N.T.S. NON TYPICAL SETBACK
  - (TYP.) TYPICAL
  - City of Bulverde Minimum Setbacks. See Note 26 on Sheet 1 for additional setback requirements
  - ▨ DRAINAGE EASEMENT

**FINISHED FLOOR ELEVATIONS**  
 THE LOWEST FLOOR TO BE AT LEAST 12 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORM WATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO THE STORM WATER CONVEYANCE STRUCTURES MUST HAVE FLOOR SLAB ELEVATION OR BOTTOM OF 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 PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE STRUCTURE. DEVIATION FROM THIS REQUIREMENT REQUIRES THE PROPERTY OWNERS ASSOCIATION BOARD APPROVAL.

# LOT REQUIRES A DRIVEWAY CULVERT TO CONVEY BAR DITCH RUNOFF TO THE DRAINAGE EASEMENT OF THE COMMON LOT LINE BETWEEN LOT 106 & LOT 107, BLOCK 10.

# SUBDIVISION PLAT BELLE OAKS RANCH, PHASE IV

<p><b>OWNER/DEVELOPER:</b>          SOUTHERLAND BELLE OAKS, LLC          C/O DAN MULLINS          110 RIVER CROSSING BLVD, STE.1          SPRING BRANCH, TX 78070          OFF: (512) 847-5263          FAX: (830) 885-5248          DMULLINS@SOUTHPL.COM</p>	<p><b>SURVEYOR:</b>          MATKIN HOOVER          ENGINEERING &amp; SURVEYING          C/O KYLE L. PRESSLER, R.P.L.S.          8 SPENCER ROAD, SUITE 300          BOERNE, TEXAS 78006          OFF: (830) 249-0600          FAX: (830) 249-0099          KYLE.PRESSLER@MATKINHOOVER.COM</p>	<p><b>AGENT/PREPARER:</b>          MATKIN HOOVER          ENGINEERING &amp; SURVEYING          C/O GARRETT D. KELLER, P.E.          8 SPENCER ROAD, SUITE 100          BOERNE, TEXAS 78006          OFF: (830) 249-0600          FAX: (830) 249-0099          GKELLER@MATKINHOOVER.COM</p>	<p><b>MATKIN HOOVER</b>          ENGINEERING &amp; SURVEYING</p> <p>8 SPENCER ROAD SUITE 100          BOERNE, TEXAS 78006          OFFICE: (830) 249-0600          CONTACT@MATKINHOOVER.COM          TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-1023400</p> <p>1301 SHELL ROAD SUITE 3          GEORGETOWN, TEXAS 78628          OFFICE: 512.588.2244</p>	<p>SUBMITTAL DATE: NOVEMBER 18, 2019          PRINT/REVISION DATE: AUGUST 14, 2020</p> <p>MHE JOB NO. - 2969.04          MHS JOB NO. - 17-4180</p> <p><b>SHEET 5 OF 7</b></p>
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REMAINDER OF A CALLED 1.158 ACRES (DOC NO. 20000600204, O.P.R.)

REMAINDER OF A CALLED 1.158 ACRES (DOC NO. 20000600204, O.P.R.)

REMAINDER OF A CALLED 1.158 ACRES (DOC NO. 20000600204, O.P.R.)

- LEGEND**
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
  - FOUND 10" WOOD POST
  - FOUND 1/2" IRON ROD
  - FOUND NAIL IN THE BASE OF A 6" WOOD POST
  - (X.XXX AC.) LOT ACREAGE CONTAINING DRAINAGE EASEMENT
  - P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BLACKSLOPE EASEMENT
  - V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
  - V.W.P.U.E. VARIABLE WIDTH PUBLIC UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - M.F.F.E. MINIMUM FINISHED FLOOR ELEVATION
  - D.R. DEED RECORDS
  - O.P.R. OFFICIAL PUBLIC RECORDS
  - R.O.W. RIGHT-OF-WAY
  - B.S. BUILDING SETBACK
  - N.T.S. NON TYPICAL SETBACK
  - (TYP.) TYPICAL
  - ▨ CITY OF BULVERDE MINIMUM SETBACKS. SEE NOTE 26 ON SHEET 1 FOR ADDITIONAL SETBACK REQUIREMENTS
  - ▨ DRAINAGE EASEMENT

**FINISHED FLOOR ELEVATIONS**  
 THE LOWEST FLOOR TO BE AT LEAST 12 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORM WATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO THE STORM WATER CONVEYANCE STRUCTURES MUST HAVE FLOOR SLAB ELEVATION OR BOTTOM OF 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 PROPERLY SIZED CROSS SWALE PREVENTING RUNOFF FROM ENTERING THE STRUCTURE. DEVIATION FROM THIS REQUIREMENT REQUIRES THE PROPERTY OWNERS ASSOCIATION BOARD APPROVAL.

# SUBDIVISION PLAT BELLE OAKS RANCH, PHASE IV

**OWNER/DEVELOPER:**  
 SOUTHERLAND BELLE OAKS, LLC  
 C/O DAN MULLINS  
 110 RIVER CROSSING BLVD, STE. 1  
 SPRING BRANCH, TX 78070  
 OFF: (512) 847-5263  
 FAX: (830) 885-5248  
 DMULLINS@SOUTHLP.COM

**SURVEYOR:**  
 MATKIN HOOVER  
 ENGINEERING & SURVEYING  
 C/O KYLE L. PRESSLER, R.P.L.S.  
 8 SPENCER ROAD, SUITE 300  
 BOERNE, TEXAS 78006  
 OFF: (830) 249-0600  
 FAX: (830) 249-0099  
 KYLE.PRESSLER@MATKINHOOVER.COM

**AGENT/PREPARER:**  
 MATKIN HOOVER  
 ENGINEERING & SURVEYING  
 C/O GARRETT D. KELLER, P.E.  
 8 SPENCER ROAD, SUITE 100  
 BOERNE, TEXAS 78006  
 OFF: (830) 249-0600  
 FAX: (830) 249-0099  
 GKELLER@MATKINHOOVER.COM

**MATKIN HOOVER**  
 ENGINEERING & SURVEYING

8 SPENCER ROAD SUITE 100  
 BOERNE, TEXAS 78006  
 OFFICE: (830) 249-0600  
 CONTACT: (830) 249-0099

3101 SHELL ROAD SUITE 1  
 GEORGETOWN, TEXAS 78628  
 OFFICE: (512) 868-2244

TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

SUBMITTAL DATE: NOVEMBER 18, 2019  
 PRINT/REVISION DATE: AUGUST 14, 2020

MHE JOB NO. - 2969.04  
 MHS JOB NO. - 17-4180

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S83° 59' 35"E	50.09'
L2	N79° 14' 36"E	50.00'
L3	N84° 58' 18"W	21.79'
L4	S20° 31' 59"W	105.00'
L5	S69° 28' 01"E	10.00'
L6	S20° 31' 59"W	50.00'
L7	N20° 31' 59"E	50.00'
L8	N20° 31' 59"E	109.77'
L9	S10° 06' 30"W	105.71'
L10	N01° 13' 13"W	80.79'
L11	N01° 13' 13"W	31.34'
L12	S10° 06' 30"W	48.69'
L13	N03° 27' 05"E	34.65'
L14	S20° 31' 59"W	4.77'
L15	S21° 58' 35"W	56.86'
L16	S21° 58' 35"W	40.80'
L17	S72° 50' 06"E	35.56'

LINE TABLE		
LINE	BEARING	DISTANCE
L18	S87° 56' 11"E	72.60'
L19	N87° 56' 11"W	92.74'
L20	N09° 10' 58"W	76.12'
L21	N87° 56' 11"W	41.62'
L22	N76° 23' 34"E	56.29'
L23	N75° 13' 04"E	11.04'
L24	N10° 08' 14"W	21.03'
L25	S20° 31' 59"W	50.00'
L26	N10° 05' 06"E	15.00'
L27	S27° 41' 19"W	15.02'
L28	N20° 31' 59"E	15.00'
L29	N11° 19' 37"E	15.20'
L30	S87° 56' 11"E	60.00'
L31	N11° 13' 44"W	8.59'
L32	N88° 45' 34"E	15.23'
L33	S11° 13' 44"E	7.26'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	475.00'	55.72'	6°43'17"	N05° 57' 27"E	55.69'
C2	525.00'	68.84'	7°30'47"	S06° 21' 07"W	68.79'
C3	25.00'	41.51'	96°08'33"	S37° 27' 46"E	36.91'
C4	25.00'	23.55'	53°58'05"	N67° 58' 55"E	22.69'
C5	60.00'	301.53'	287°56'10"	S04° 57' 58"W	70.59'
C6	25.00'	23.55'	53°58'05"	N58° 03' 00"W	22.69'
C7	25.00'	37.03'	84°51'27"	S52° 32' 14"W	33.73'
C8	325.00'	59.13'	10°25'29"	S15° 19' 15"W	59.05'
C9	25.00'	39.27'	90°00'00"	S24° 28' 01"E	35.36'
C10	25.00'	39.27'	90°00'00"	N65° 31' 59"E	35.36'
C11	275.00'	50.03'	10°25'29"	N15° 19' 15"E	49.97'
C12	375.00'	62.42'	9°32'11"	S05° 59' 19"E	62.34'
C13	25.00'	39.20'	89°50'44"	N46° 08' 35"W	35.31'
C14	275.00'	65.83'	13°42'58"	S82° 04' 34"W	65.66'
C15	25.00'	23.55'	53°58'05"	S48° 14' 02"W	22.69'
C16	60.00'	301.53'	287°56'10"	N14° 46' 56"W	70.59'
C17	25.00'	23.55'	53°58'05"	S77° 47' 53"E	22.69'
C18	325.00'	77.80'	13°42'58"	N82° 04' 34"E	77.62'
C19	25.00'	39.34'	90°09'16"	N43° 51' 25"E	35.40'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C20	325.00'	38.13'	6°43'22"	N04° 34' 54"W	38.11'
C21	25.00'	40.70'	93°17'09"	N54° 35' 10"W	36.36'
C22	25.00'	23.55'	53°58'05"	S51° 47' 13"W	22.69'
C23	60.00'	301.53'	287°56'10"	N11° 13' 44"W	70.59'
C24	25.00'	23.55'	53°58'05"	S74° 14' 41"E	22.69'
C25	25.00'	39.06'	89°31'40"	N34° 00' 26"E	35.21'
C26	475.00'	6.56'	0°47'30"	S09° 42' 45"W	6.56'
C27	275.00'	14.43'	3°00'23"	S11° 36' 42"W	14.43'
C28	275.00'	35.60'	7°25'05"	S16° 49' 26"W	35.58'
C29	60.00'	45.47'	43°24'59"	N52° 46' 26"W	44.39'
C30	60.00'	37.68'	35°58'43"	S87° 31' 43"W	37.06'
C31	60.00'	48.98'	46°46'30"	S46° 09' 06"W	47.63'
C32	60.00'	20.39'	19°28'16"	S13° 01' 42"W	20.29'
C33	60.00'	45.79'	43°43'20"	S16° 34' 06"E	44.68'
C34	60.00'	44.51'	42°30'19"	S61° 40' 55"E	43.50'
C35	60.00'	58.71'	56°04'03"	N69° 01' 54"E	56.40'
C36	375.00'	14.99'	2°17'25"	S09° 36' 42"E	14.99'
C37	375.00'	47.43'	7°14'46"	S04° 50' 36"E	47.39'
C38	275.00'	24.39'	5°04'51"	S86° 23' 37"W	24.38'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C39	275.00'	41.45'	8°38'08"	S79° 32' 08"W	41.41'
C40	60.00'	60.29'	57°34'08"	S50° 02' 03"W	57.78'
C41	60.00'	48.00'	45°50'14"	N78° 15' 46"W	46.73'
C42	60.00'	40.40'	38°34'55"	N36° 03' 12"W	39.64'
C43	60.00'	38.23'	36°30'41"	N01° 29' 36"E	37.59'
C44	60.00'	35.09'	33°30'15"	N36° 30' 04"E	34.59'
C45	60.00'	79.52'	75°55'58"	S88° 46' 49"E	73.82'
C46	325.00'	47.41'	8°21'30"	N79° 23' 48"E	47.37'
C47	325.00'	30.39'	5°21'28"	N86° 15' 19"E	30.38'
C48	60.00'	62.97'	60°08'00"	S54° 52' 11"W	60.12'
C49	60.00'	47.99'	45°49'39"	N72° 06' 59"W	46.72'
C50	60.00'	37.72'	36°00'57"	N31° 13' 41"W	37.10'
C51	60.00'	20.39'	19°28'16"	N03° 29' 05"W	20.29'
C52	60.00'	36.24'	34°38'20"	N23° 33' 13"E	35.69'
C53	60.00'	34.79'	33°13'22"	N57° 28' 05"E	34.31'
C54	60.00'	61.43'	58°39'35"	S76° 35' 26"E	58.78'

# SUBDIVISION PLAT BELLE OAKS RANCH, PHASE IV

OWNER/DEVELOPER:  
SOUTHERLAND BELLE OAKS, LLC  
C/O DAN MULLINS  
110 RIVER CROSSING BLVD, STE. 100  
SPRING BRANCH, TX 78070  
OFF: (512) 847-5263  
FAX: (830) 885-5248  
DMULLINS@SOUTHLP.COM

SURVEYOR:  
MATKIN HOOVER  
ENGINEERING & SURVEYING  
C/O KYLE L. PRESSLER, R.P.L.S.  
8 SPENCER ROAD, SUITE 300  
BOERNE, TEXAS 78006  
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FAX: (830) 249-0099  
KYLE.PRESSLER@MATKINHOOVER.COM

AGENT/PREPARER:  
MATKIN HOOVER  
ENGINEERING & SURVEYING  
C/O GARRETT D. KELLER, P.E.  
8 SPENCER ROAD, SUITE 100  
BOERNE, TEXAS 78006  
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FAX: (830) 249-0099  
GKELLER@MATKINHOOVER.COM

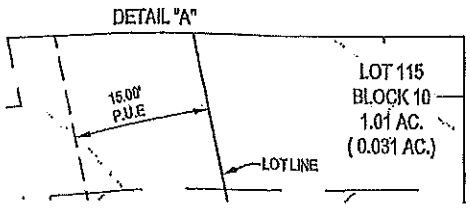
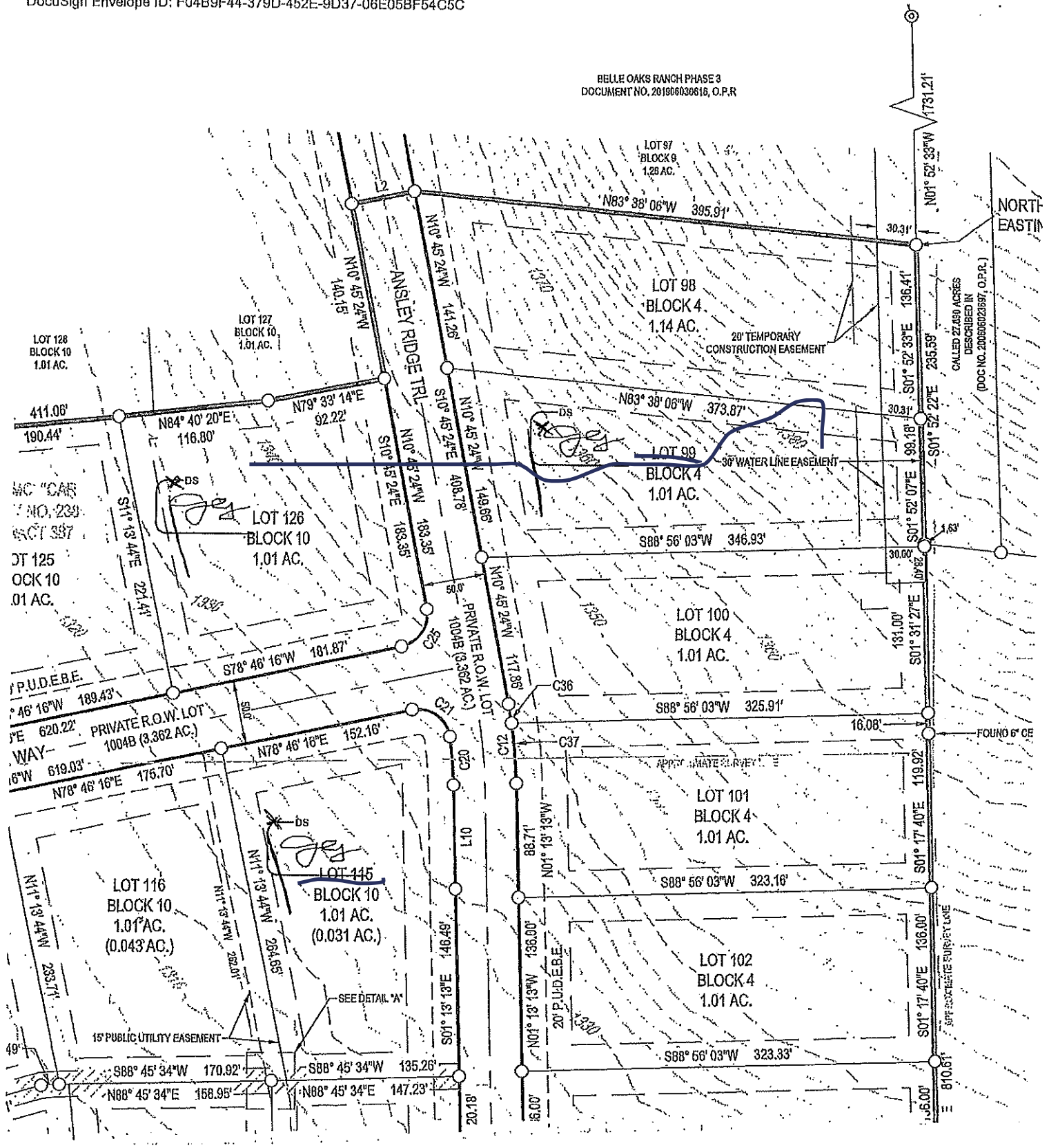


8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFFICE: 512.249.0600  
CONTACT: 780.845.4211  
3303 SHELL ROAD SUITE 1  
GEORGETOWN, TEXAS 78628  
OFFICE: 512.868.2144  
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

SUBMITTAL DATE: NOVEMBER 18, 2019  
PRINT/REVISION DATE: AUGUST 14, 2020

MHE JOB NO. - 2969.04  
MHS JOB NO. - 17-4180

BELLE OAKS RANCH PHASE 3  
DOCUMENT NO. 201906030616, O.P.R.



**LEGEND**

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP (UNLESS OTHERWISE SPECIFIED)
- ⊙ FOUND 10" WOOD POST
- ⊙ FOUND 1/2" IRON ROD
- ⊙ FOUND NAIL IN THE BASE OF A 6" WOOD POST
- (X.XXX AC.) LOT ACREAGE CONTAINING DRAINAGE EASEMENT
- P.U.D.E.B.E. PUBLIC UTILITY, DRAINAGE, EMBANKMENT/BLACKSLOPE EASEMENT
- V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT

FINISHED FLOOR  
THE LOWEST FINISHED  
GRADE OF THE  
FOUNDATION