

STATE OF TEXAS)
COUNTY OF MEDINA)
I, DAN MULLINS, AGENT FOR SOUTHERLAND CANYON CREEK, LLC, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2016007707 OF THE OFFICIAL RECORDS OF MEDINA 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 FOREVER DEDICATE TO THE PUBLIC THE EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS MEDINA COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS CANYON CREEK PRESERVE.

SOUTHERLAND CANYON CREEK, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: AMERICAN LAND PARTNERS, INC.,
A DELAWARE LIMITED LIABILITY COMPANY

BY: Dan Mullins
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. AND SEAL OF OFFICE THIS 24 DAY OF May, 20 18 A.D.



Randi L. Matter
NOTARY PUBLIC, STATE OF TEXAS

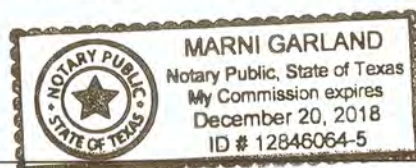
STATE OF TEXAS)
COUNTY OF MEDINA)
KNOW ALL MEN BY THESE PRESENTS:

AS THE LIENHOLDER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2016007707 OF THE OFFICIAL RECORDS OF MEDINA COUNTY, TEXAS, AND DO HEREBY CONSENT TO SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY CONSENT TO FOREVER DEDICATE TO THE PUBLIC THE EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS MEDINA COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS. THIS SUBDIVISION IS TO BE KNOWN AS CANYON CREEK PRESERVE.

SECURITY BANK
C/O DEREK ROSSON
600 N MARIEFELD, SUITE 100
MIDLAND, TX 79701

Derek Rossos
LIENHOLDER

BEFORE ME, THE ABOVE AUTHORITY, ON THIS DAY PERSONALLY APPEARED Derek Rossos, 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. AND SEAL OF OFFICE THIS 24 DAY OF May, 20 18 A.D.



Marni Garland
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS)
COUNTY OF MEDINA)
KNOW ALL MEN BY THESE PRESENTS:

I, CHRIS SCHUCHART, COUNTY JUDGE OF MEDINA COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF MEDINA COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF MEDINA COUNTY, TEXAS.

DATED THIS 24 DAY OF May, 20 18 A.D.

Chris Schuchart
CHRIS SCHUCHART, COUNTY JUDGE
MEDINA COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF MEDINA)
KNOW ALL MEN BY THESE PRESENTS:

I, Gina Champion, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 25 DAY OF May, 20 18 A.D. AT 10:04 O'CLOCK, A M AND DULY RECORDED THIS DAY OF May, 20 18 A.D. AT 10:04 O'CLOCK, A M, IN THE PLAT RECORDS OF SAID COUNTY IN CABINET 11, SLIDE 4, 10 & 11.

TO CERTIFY WHICH, WITNESS MY HAND AND DEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN HONDO, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

Gina Champion
GINA CHAMPION, CLERK COUNTY COURT OF
MEDINA COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF MEDINA)
KNOW ALL MEN BY THESE PRESENTS:

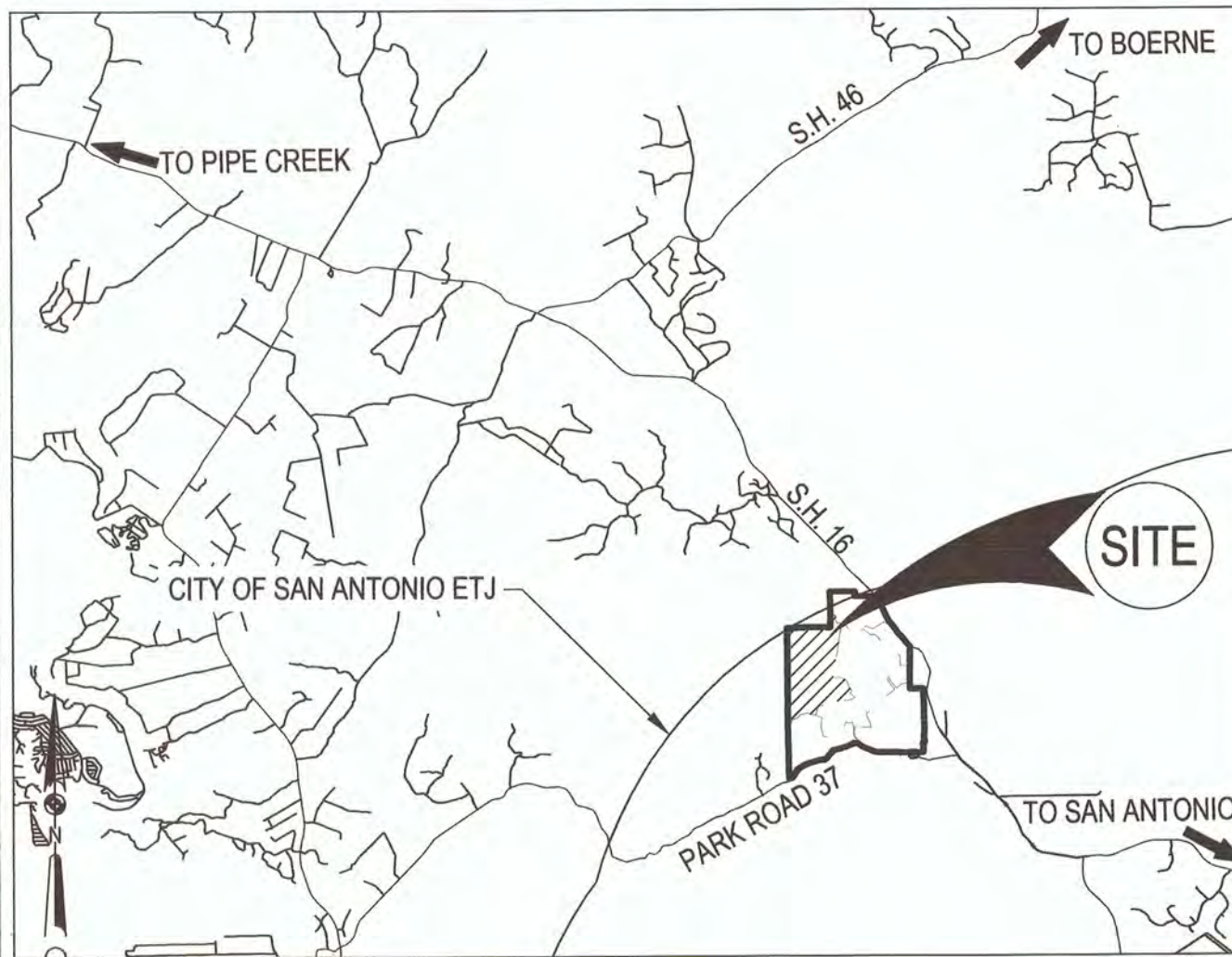
I, TIM NEUMAN, COUNTY COMMISSIONER OF MEDINA COUNTY PRECINCT 1, TEXAS, DO HEREBY CERTIFY THAT THIS MAP OR PLAT, WITH FIELD NOTES HEREON, THAT A SUBDIVISION HAVING BEEN FULLY PRESENTED TO THE COMMISSIONERS' COURT OF MEDINA COUNTY, TEXAS, AND BY THE SAID COURT DULY CONSIDERED, WERE ON THIS DAY APPROVED AND PLAT IS AUTHORIZED TO BE REGISTERED AND RECORDED IN THE PROPER RECORDS OF THE COUNTY CLERK OF MEDINA COUNTY, TEXAS.

DATED THIS 24 DAY OF May, 20 18 A.D.

Tim Neuman
TIM NEUMAN, COUNTY COMMISSIONER
MEDINA COUNTY, TEXAS

REPLAT FOR CANYON CREEK PRESERVE, PHASE III, LOT 14 TO LOTS 14A & 14B, LOT 17 TO LOTS 17A & 17B, LOT 23 TO LOTS 23A & 23B, LOT 24 TO LOTS 24A & 24B

BEING LOT 14, LOT 17, LOT 23 AND LOT 24, BLOCK A, CANYON CREEK PRESERVE PHASE III, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER COUNTY CLERKS FILE NO. 2017009128, PLAT RECORDS OF MEDINA COUNTY, TEXAS.



LOCATION MAP
N.T.S.

STATE OF TEXAS COUNTY OF MEDINA:

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.



Jeff Boerner
PROFESSIONAL LAND SURVEYOR
JEFF BOERNER

STATE OF TEXAS COUNTY OF MEDINA:

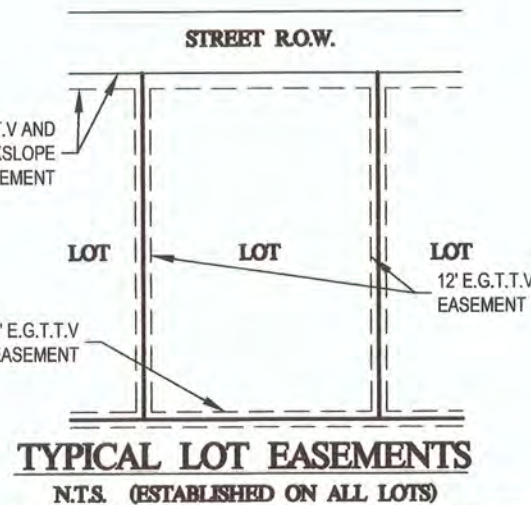
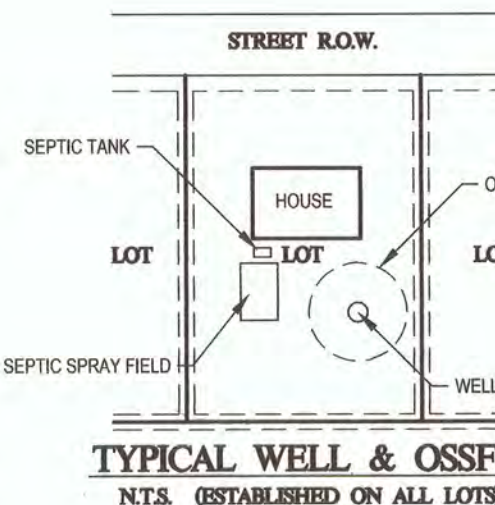
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT.



Garrett D. Keller
LICENSED PROFESSIONAL ENGINEER
GARRETT D. KELLER

- NOTES:
- NO PORTION OF THIS SUBDIVISION IS WITHIN A SPECIAL FLOOD HAZARD ZONE "A" AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR MEDINA COUNTY, TEXAS ON PANEL NUMBERS 48325C0100C, DATED EFFECTIVE APRIL 3RD, 2012 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
 - WATER SERVICE SHALL BE PROVIDED BY INDIVIDUAL WATER WELLS ON EACH LOT IN ACCORDANCE WITH THE MEDINA COUNTY GROUNDWATER CONSERVATION DISTRICT RULES AND REGULATIONS. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC WATER SYSTEM OR AN INDIVIDUAL WATER SYSTEM. DUE TO DECLINING WATER SUPPLY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY MEDINA COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.
 - SEWAGE FACILITIES SHALL BE PROVIDED BY INDIVIDUAL SEWAGE FACILITIES ON EACH LOT IN ACCORDANCE WITH MEDINA COUNTY AND THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM THAT HAS BEEN APPROVED AND PERMITTED BY THE MEDINA COUNTY HEALTH INSPECTOR.
 - THIS SUBDIVISION IS PARTIALLY LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION (ETJ.) OF SAN ANTONIO, TX.
 - THIS SUBDIVISION IS WHOLLY LOCATED WITHIN THE NORTH SIDE INDEPENDENT SCHOOL DISTRICT (BEXAR).
 - ELECTRIC SERVICE PROVIDED BY CITY PUBLIC SERVICE (CPS).
 - TELEPHONE SERVICE PROVIDED BY SPECTRUM.
 - POSTAL SERVICE WILL BE PROVIDED BY CLUSTER BOXES AT THE ENTRANCE OF THE SUBDIVISION.
 - COMMERCIAL WASTE SERVICE IS AVAILABLE TO THE SUBDIVISION BY PRIVATE COMPANIES SERVING THIS AREA.
 - 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 MEDINA 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.) MEDINA COUNTY RESERVES THE RIGHT OF ACCESS TO SUCH EASEMENTS.
 - A TWENTY (20) FOOT UTILITY EASEMENT IS HEREBY DEDICATED ALONG THE FRONT PROPERTY LINE OF ALL LOTS IN THIS SUBDIVISION IN ADDITION TO THOSE UTILITY EASEMENTS SHOWN ON THE PLAT. THERE IS ALSO HEREBY DEDICATED A TWELVE (12) FOOT WIDE UTILITY EASEMENT ADJACENT TO ALL NON-ROADWAY LOT LINES UNLESS OTHERWISE NOTED ON THE PLAT. 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 OR DRAINAGE IMPROVEMENTS ARE LOCATED THEREIN.
 - ALL UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE AND/OR CATV LINES AND APPURTENANCES.
 - EXCEPT AS SHOWN, ALL CORNERS ARE 1/2" IRON RODS WITH MATKINHOOVER CAP.
 - BASIS OF BEARING: WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD83, TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, US SURVEY FOOT, GRID. ALL AREAS WERE CALCULATED USING GRID MEASUREMENTS.
 - 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.
 - IN ORDER TO PROMOTE SAFE USE OF ROADWAYS AND PRESERVE THE CONDITIONS OF PUBLIC ROADWAYS, NO DRIVEWAYS CONSTRUCTED ON ANY LOT WITHIN THIS SUBDIVISION SHALL BE PERMITTED ACCESS ONTO A PUBLICLY DEDICATED ROADWAY UNLESS A DRIVEWAY PERMIT HAS BEEN ISSUED BY THE PRECINCT COMMISSIONER OF MEDINA COUNTY OR HIS OR HER DESIGNATED REPRESENTATIVE, OR TEXAS DEPARTMENT OF TRANSPORTATION FOR DRIVEWAYS ENTERING ONTO STATE ROADS, AND THE DRIVEWAY SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE MEDINA COUNTY ROAD STANDARDS OR TX DOT STANDARDS, AS APPLICABLE; AND THE MINIMUM DRIVEWAY CULVERT SIZE FOR EACH LOT, WHICH NOT BE LESS THAN 18".
 - NO STRUCTURE OR DEVELOPMENT WITHIN THE SUBDIVISION MAY BEGIN UNTIL FINAL APPROVAL OF THE PLAT BY MEDINA COUNTY COMMISSIONERS COURT AND RECORDING OF THE APPROVED PLAT BY THE COUNTY CLERK.
 - OWNER, BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION, BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT MEDINA COUNTY SHALL HAVE NO OBLIGATION TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS SHOWN ON THIS SUBDIVISION UNIT, UNLESS OWNER OR THE PROPERTY OWNERS ASSOCIATION HAS IMPROVED THE ROADWAYS TO THE CURRENT STANDARDS REQUIRED BY MEDINA COUNTY, AND THE ROADS HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL, WRITTEN ACTION OF THE COUNTY COMMISSIONERS COURT, AND THE ROADWAY WITHIN ALL REQUIRED RIGHT-OF-WAY, HAS BEEN DEDICATED BY THE OWNERS THEREOF, AND ACCEPTED BY THE COUNTY. OWNERS OF PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO THE PROPERTY OWNERS ASSOCIATION FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS AND STREETS SHOWN ON THIS SUBDIVISION.
 - THE MAXIMUM IMPERVIOUS COVERAGE ON EACH RESIDENTIAL LOT/TRACT IS 40,000 SQUARE FEET.
 - LOCATION OF ORIGINAL SURVEY LINES ARE APPROXIMATE.
 - NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED WITHIN DRAINAGE EASEMENTS SHOWN EXCEPT AS APPROVED BY MEDINA COUNTY.
 - PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY MEDINA COUNTY.
 - ALL PRIVATE ROADS ARE DESIGNATED AS E.G.T.T.V AND INGRESS/EGRESS EASEMENTS.

- CPS NOTES:
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS 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 TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND 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 BUILDING, CONCRETE SLABS OR WALL WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS 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 ALTERNATION.
 - 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:
 - 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, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



*NOTE: SEE DEED RESTRICTION FOR BUILDING SETBACK PARAMETERS.

2018003749 PLAT
05/25/2018 10:04:02 AM Total Pages: 4 Fee: 97.00
Gina Champion, County Clerk - Medina County, TX
[Barcode]

I, Gina Champion, Medina County Clerk,
hereby certify that this plat is in compliance
with Vernon's Texas Codes Annotated,
Property Code, Section 12.052.

OWNER/DEVELOPER:
SOUTHERLAND CANYON CREEK, LLC
C/O DAN MULLINS
110 RIVER CROSSING BOULEVARD
SUITE 1
SPRING BRANCH, TX 78070

SURVEYOR:
MATKIN HOOVER ENGINEERING
& SURVEYING
C/O JEFF BOERNER, R.P.L.S
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
(830) 249-0600
JBOERNER@GVTC.COM

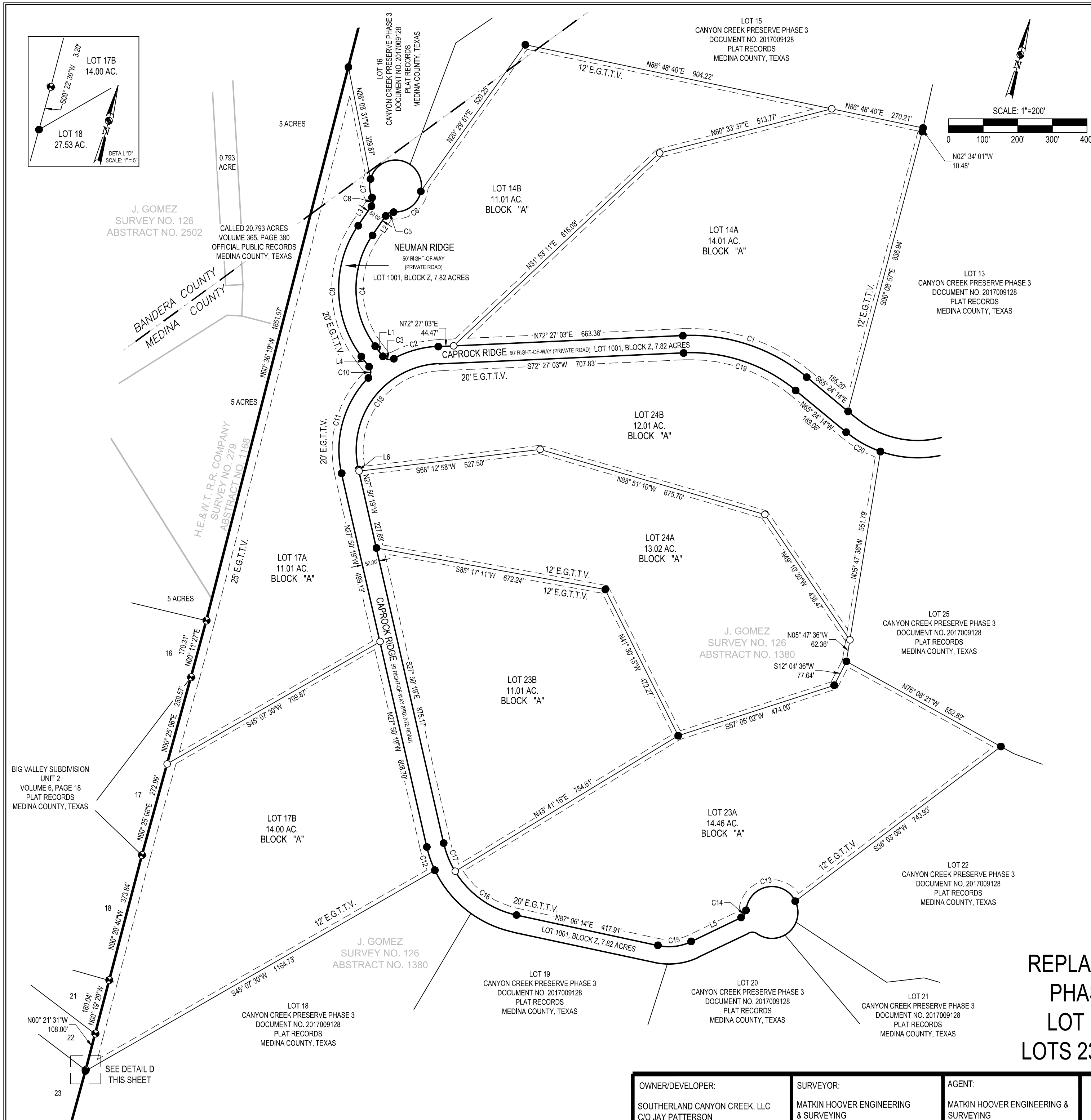
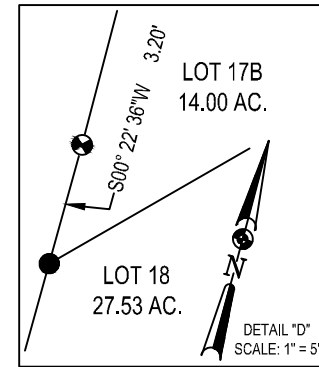
AGENT:
MATKIN HOOVER ENGINEERING &
SURVEYING
C/O GARRETT KELLER, P.E.
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
(830) 249-0600
GKELLER@MATKINHOOVER.COM

MATKINHOOVER
ENGINEERING
& SURVEYING
P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: (830) 249-0600 FAX: (830) 249-0699
TEXAS REGISTERED ENGINEERING FIRM F-004512
TEXAS REGISTERED SURVEYING FIRM F-10024000
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

DATE: APRIL 2018

JOB NO. 2817.05

SHEET 1 OF 3



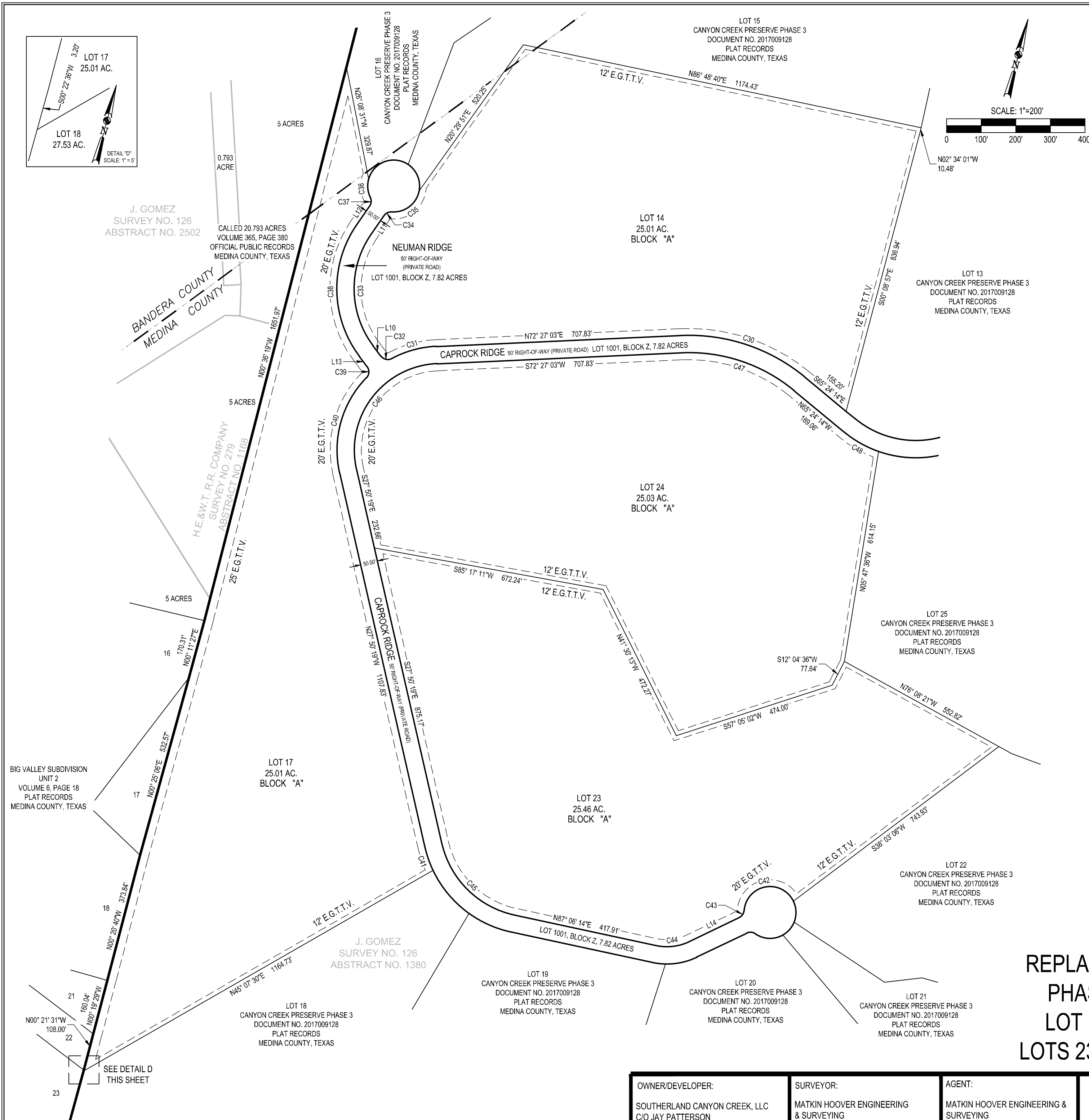
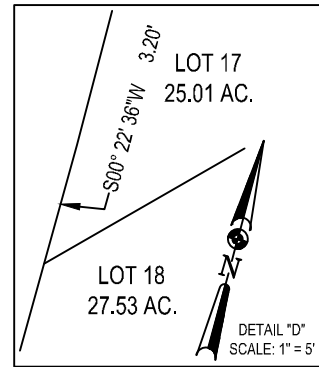
PROPOSED LINE TABLE		
LINE	BEARING	DISTANCE
L1	S52° 00' 22"E	36.90'
L2	S19° 12' 22"W	68.04'
L3	N19° 12' 22"E	68.04'
L4	N52° 00' 22"W	36.90'
L5	N49° 24' 47"E	159.95'
L6	N27° 50' 19"W	4.76'

PROPOSED CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	525.00'	386.18'	42° 08' 43"	S88° 28' 36"E
C2	300.00'	134.08'	25° 36' 25"	N59° 38' 50"E
C3	25.00'	35.41'	8° 09' 00"	N87° 25' 08"E
C4	275.00'	341.79'	71° 12' 44"	S16° 24' 00"E
C5	25.00'	26.18'	60° 00' 00"	S49° 12' 22"W
C6	75.00'	108.58'	82° 56' 46"	S37° 43' 59"W
C7	75.00'	55.17'	42° 08' 56"	N19° 43' 09"W
C8	25.00'	26.18'	60° 00' 00"	N10° 47' 38"W
C9	325.00'	403.84'	71° 12' 44"	N16° 24' 00"W
C10	25.00'	35.41'	8° 09' 00"	N11° 25' 52"W
C11	300.00'	298.36'	56° 58' 57"	N00° 39' 09"E
C12	325.00'	71.27'	12° 33' 50"	N34° 07' 14"W
C13	75.00'	196.42'	150° 03' 18"	N64° 26' 26"E
C14	25.00'	26.18'	60° 00' 00"	N19° 24' 47"E
C15	150.00'	96.67'	37° 41' 27"	N68° 15' 31"E
C16	275.00'	223.89'	46° 38' 50"	S89° 34' 21"E
C17	275.00'	88.36'	16° 24' 37"	S37° 02' 38"E
C18	250.00'	437.80'	100° 17' 22"	S22° 18' 22"W
C19	475.00'	349.40'	42° 08' 43"	N86° 28' 36"W
C20	325.00'	114.54'	20° 11' 34"	N75° 30' 01"W

- LEGEND
- FOUND 1/2" IRON ROD
 - FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP
 - SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP

REPLAT FOR CANYON CREEK PRESERVE, PHASE III, LOT 14 TO LOTS 14A & 14B, LOT 17 TO LOTS 17A & 17B, LOT 23 TO LOTS 23A & 23B, LOT 24 TO LOTS 24A & 24B

OWNER/DEVELOPER: SOUTHERLAND CANYON CREEK, LLC C/O JAY PATTERSON 110 RIVER CROSSING BOULEVARD SUITE 1 SPRING BRANCH, TX 78070	SURVEYOR: MATKIN HOOVER ENGINEERING & SURVEYING C/O JEFF BOERNER, R.P.L.S. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 (830) 249-0600 JBOERNER@GVTC.COM	AGENT: MATKIN HOOVER ENGINEERING & SURVEYING C/O GARRETT KELLER, P.E. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 (830) 249-0600 GKELLER@MATKINHOOVER.COM	MATKINHOOVER ENGINEERING & SURVEYING P.O. BOX 54 8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 FAX: (830) 249-0099 TEXAS REGISTERED ENGINEERING FIRM F-004512 TEXAS REGISTERED SURVEYING FIRM F-10024000 CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS	DATE: APRIL 2018 JOB NO. 2817.05 SHEET 2 OF 3
--	---	---	---	--



CURRENT LINE TABLE		
LINE	BEARING	DISTANCE
L10	S52° 00' 22"E	36.90'
L11	S19° 12' 22"W	68.04'
L12	N19° 12' 22"E	68.04'
L13	N52° 00' 22"W	36.90'
L14	N49° 24' 47"E	159.95'

CURRENT CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C30	525.00'	386.18'	42°08'43"	S88° 28' 36"E	377.53'
C31	300.00'	134.08'	25°36'25"	N59° 38' 50"E	132.97'
C32	25.00'	35.41'	81°09'00"	N87° 25' 08"E	32.52'
C33	275.00'	341.79'	71°12'44"	S16° 24' 00"E	320.22'
C34	25.00'	26.18'	60°00'00"	S49° 12' 22"W	25.00'
C35	75.00'	108.58'	82°56'46"	S37° 43' 59"W	99.34'
C36	75.00'	55.17'	42°08'56"	N19° 43' 09"W	53.94'
C37	25.00'	26.18'	60°00'00"	N10° 47' 38"W	25.00'
C38	325.00'	403.94'	71°12'44"	N16° 24' 00"W	378.44'
C39	25.00'	35.41'	81°09'00"	N11° 25' 52"W	32.52'
C40	300.00'	298.36'	56°58'57"	N00° 39' 09"E	286.22'
C41	325.00'	71.27'	12°33'50"	N34° 07' 14"W	71.12'
C42	75.00'	196.42'	150°03'18"	N64° 26' 26"E	144.91'
C43	25.00'	26.18'	60°00'00"	N19° 24' 47"E	25.00'
C44	150.00'	98.67'	37°41'27"	N68° 15' 31"E	96.90'
C45	275.00'	312.25'	65°03'27"	S60° 22' 03"E	295.75'
C46	250.00'	437.80'	100°17'22"	S22° 18' 22"W	383.83'
C47	475.00'	349.40'	42°08'43"	N86° 28' 36"W	341.57'
C48	325.00'	114.54'	20°11'34"	N75° 30' 01"W	113.95'

- LEGEND
- FOUND 1/2" IRON ROD
 - FOUND 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP
 - SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY." PLASTIC CAP

REPLAT FOR CANYON CREEK PRESERVE, PHASE III, LOT 14 TO LOTS 14A & 14B, LOT 17 TO LOTS 17A & 17B, LOT 23 TO LOTS 23A & 23B, LOT 24 TO LOTS 24A & 24B

AS CURRENTLY PLATTED

OWNER/DEVELOPER: SOUTHERLAND CANYON CREEK, LLC C/O JAY PATTERSON 110 RIVER CROSSING BOULEVARD SUITE 1 SPRING BRANCH, TX 78070	SURVEYOR: MATKIN HOOVER ENGINEERING & SURVEYING C/O JEFF BOERNER, R.P.L.S. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 (830) 249-0600 JBOERNER@GVTC.COM	AGENT: MATKIN HOOVER ENGINEERING & SURVEYING C/O GARRETT KELLER, P.E. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 (830) 249-0600 GKELLER@MATKINHOOVER.COM	MATKINHOOVER ENGINEERING & SURVEYING P.O. BOX 54 8 SPENCER ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 FAX: (830) 249-0099 TEXAS REGISTERED ENGINEERING FIRM F-004512 TEXAS REGISTERED SURVEYING FIRM F-10024000 CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS	DATE: APRIL 2018 JOB NO. 2817.05 SHEET 3 OF 3
--	---	---	---	--