

FINAL PLAT OF LOMA VISTA RANCH, PHASE 1

A 483.67 ACRE TRACT OF LAND, LOCATED IN THE W. BRANDON SURVEY NO. 152, ABSTRACT 1748, AND THE W. PERIL SURVEY NO. 244, ABSTRACT 1764, GILLESPIE COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 10.01 ACRE TRACT OF LAND AS DESCRIBED IN INSTRUMENT NO. 20212590, AND A PORTION OF A CALLED 897.85 ACRE TRACT OF LAND AS DESCRIBED IN INSTRUMENT NO. 20212592, BOTH OF THE OFFICIAL PUBLIC RECORDS OF GILLESPIE COUNTY, TEXAS.



2021010020

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GENERAL NOTES:

- ALL VEHICLES AND/OR PERSONNEL OF GILLESPIE COUNTY, WHEN ON OFFICIAL BUSINESS, MAY USE THE PRIVATE STREETS OF MUY ALTO RANCH FOR ANY PURPOSE, AT ANY TIME, WITHOUT LIABILITIES, AND MAY REMOVE ANY AND ALL OBSTRUCTIONS, OF ANY TYPE, IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
- THE STREETS SHOWN ON THIS PLAT ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER AND SANITARY SEWER EASEMENTS. SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
- BLOCKING THE FLOW OF WATER OR CONSTRUCTION OF IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE PROPERTY WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY THE INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSES ALONG OR ACROSS SAID LOTS. GILLESPIE COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR THE CONTROL OF EROSION. GILLESPIE COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCURRED BY FLOODING OR FLOODING CONDITIONS.
- FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 10 INCHES ABOVE ADJACENT FINISHED GRADE.
- THIS SUBDIVISION IS NOT ENCLOSED BY A ZONE A FLOOD AREA, AS DENOTED HEREIN, AND AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL NUMBERS 48171CD400C DATED EFFECTIVE OCTOBER 19, 2001.
- THERE IS HEREBY DEDICATED A 20' PUBLIC UTILITY EASEMENT ADJACENT TO ALL STREET RIGHTS-OF-WAY. DOUBLE SWING GATES SHALL BE INSTALLED WHEREVER FENCES CROSS UTILITY AND DRAINAGE EASEMENTS.
- GILLESPIE COUNTY AND THE HILL COUNTRY UNDERGROUND WATER CONSERVATION DISTRICT MAKE NO REPRESENTATION OR GUARANTEE AS TO WATER QUALITY OR THAT A PRESENT OR FUTURE ADEQUATE WATER SUPPLY EXISTS.
- GILLESPIE COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE STREETS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES. THE PROPERTY OWNERS IN THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF PRIVATE STREETS, ROADS, DRIVES, EMERGENCY ACCESS EASEMENTS, RECREATION AREAS AND OPEN SPACES, AND SAID OWNERS AGREE TO INDEMNIFY AND SAVE HARMLESS GILLESPIE COUNTY, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS SET FORTH IN THIS PARAGRAPH.
- THIS PLAT VACATES AND REMOVES ALL EXISTING ELECTRIC AND TELEPHONE EASEMENTS THAT CURRENTLY ARE LOCATED WITHIN THE LOTS AS SHOWN ON THIS DOCUMENT.
- THIS SUBDIVISION IS WITHIN THE HARPER INDEPENDENT SCHOOL DISTRICT.
- ELECTRIC SERVICE PROVIDED BY CENTRAL TEXAS ELECTRIC COOP, INC.
- POSTAL SERVICE WILL BE PROVIDED BY CLUSTER BOXES NEAR THE ENTRANCE OF THE SUBDIVISION, NEAR THE LOTS 1 & 2 FRONT CORNER.
- UNLESS OTHERWISE NOTED, ALL SUBDIVISION, PHASE AND LOT BOUNDARY CORNERS, ANGLES AND POINTS OF CURVATURE ARE MARKED WITH A SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG." PLASTIC CAP.
- SEWER SERVICE WILL BE PROVIDED BY ON-SITE SEWER FACILITIES.
- LOT 1000 IS A RIGHT-OF-WAY LOT FOR ACCESS, DRAINAGE AND UTILITIES, TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203, NORTH AMERICAN DATUM (NAD) OF 1983.

RIGHT-OF-WAY AGREEMENT:

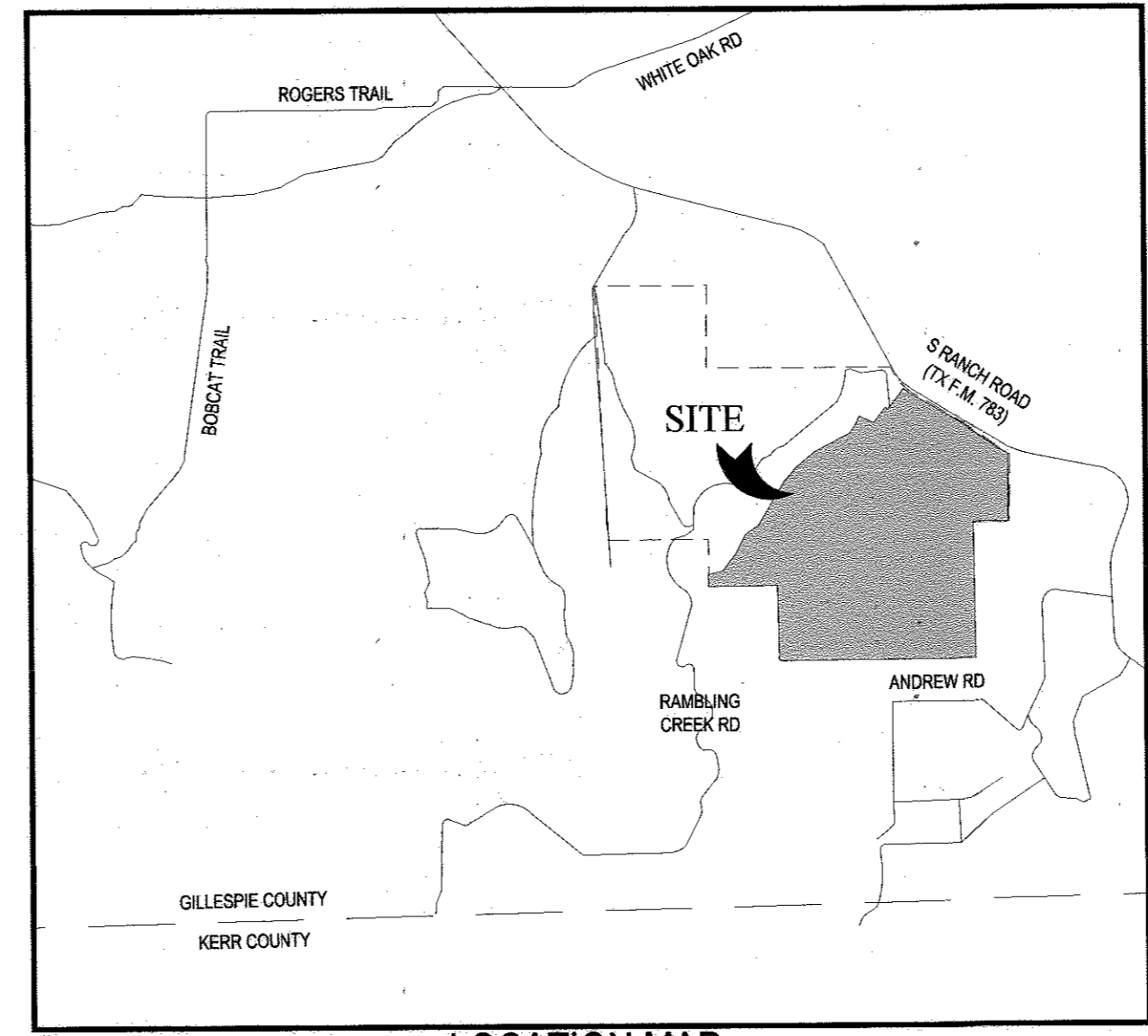
GRANTED UNTO CENTRAL TEXAS ELECTRIC COOPERATIVE, INC. A TEXAS CORPORATION, WHOSE POST OFFICE ADDRESS IS FREDERICKSBURG, TEXAS, AND ITS SUCCESSORS OR ASSIGNS, AN EASEMENT, AS FOLLOWS: GRANTORS HEREBY DEDICATE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN (10) FEET OF THE REAR, FRONT AND SIDE LINES OF ALL LOTS AND/OR TRACTS AND IN THE STREETS, ALLEYS, BOULEVARDS, LANES, AND ROADS OF THE SUBDIVISION, AND TEN (10) FEET ALONG THE OTHER BOUNDARIES OF ALL STREETS, BOULEVARDS, LANES, AND ROADS, WHERE PROPERTY LINES OF INDIVIDUAL LOTS AND/OR TRACTS ARE DEEDED TO THE CENTER LINE OF SAID AVENUES AND TWENTY (20) FEET ALONG THE ENTIRE PERIMETER OF SAID SUBDIVISION AND WITH THE AUTHORITY TO PLACE, CONSTRUCT, OPERATE, MAINTAIN, RELOCATE AND REPLACE THEREON AN ELECTRIC DISTRIBUTION LINE OR SYSTEM. THE EASEMENT RIGHTS HEREIN GRANTED INCLUDE THE PRIVILEGE OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITHIN SAID EASEMENT AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER SOME PORTIONS OF SAID LOTS AND/OR TRACTS NOT WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS AND/OR TRACTS OF THIS SUBDIVISION. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREAS OF EACH LOT AND/OR TRACTS AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT EXCEPT FOR THOSE IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL THE RIGHTS AND BENEFITS NECESSARY AND CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT TO INGRESS TO, AND EGRESS FROM SAID RIGHT-OF-WAY AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT AND TRIM TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID INSTALLATIONS. THE DEVELOPER AND/OR LANDOWNER SHALL BE RESPONSIBLE FOR REMOVAL OF ANY OR ALL LIMBS, DEBRIS, BRANCHES OR BRUSH THAT MUST BE CUT IN ORDER TO CLEAR THE RIGHT-OF-WAY FOR NEW CONSTRUCTION OR MAINTENANCE OF ANY LINES CONSTRUCTED ON THE PROPERTY.

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. THIS SUB-DIVISION IS GRANTED ONE (1) ACCESS LOCATION TO S. RANCH ROAD (TX FM 783).
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE ORDINANCE OR PER TXDOT REQUEST, THE LOCATION, THE DESIGN, AND SPECIFICATIONS SHALL ADHERE TO TXDOT REQUIREMENTS. A TDLR INSPECTION REPORT WILL BE REQUIRED FOR ANY ACCESSIBLE ROUTE WITHIN TXDOT RIGHT-OF-WAY.
- TXDOT WILL USE THE CURRENT EDITIONS OF THE FOLLOWING TXDOT DOCUMENTS: DRIVEWAY PERMIT, SAN ANTONIO DISTRICT DRIVEWAY, SIDEWALK, LANDSCAPING, AND DRAINAGE PERMIT PACKAGE, ROADWAY DESIGN MANUAL, CONSTRUCTION SPECIFICATIONS AND STANDARD SHEETS.
- PER THE DRIVEWAY PERMIT: IF CONSTRUCTION OF THE PROJECT IS DELAYED OVER 6 MONTHS THE PROJECT WILL BE REVIEWED TO ENSURE THE PROJECT MEETS CURRENT REQUIREMENTS.

WATER WELL NOTE:
ALL WELLS DRILLED WITHIN THIS LOMA VISTA RANCH SUBDIVISION SHALL BE COMPLETED IN THE TRINITY HENSEL AQUIFER, AND THE EDWARDS AQUIFER SHALL BE SEALED OFF FROM ANY PRODUCTION. EACH WELL SHOULD BE DRILLED AS DEEP AS PRACTICAL TO THE BASE OF THE TRINITY AQUIFER TO PROVIDE A MAXIMUM POSSIBLE YIELD, AND PUMPS SHOULD BE SET AS DEEP AS PRACTICAL TO PROTECT FROM LOWER WATER LEVELS DURING DROUGHT.

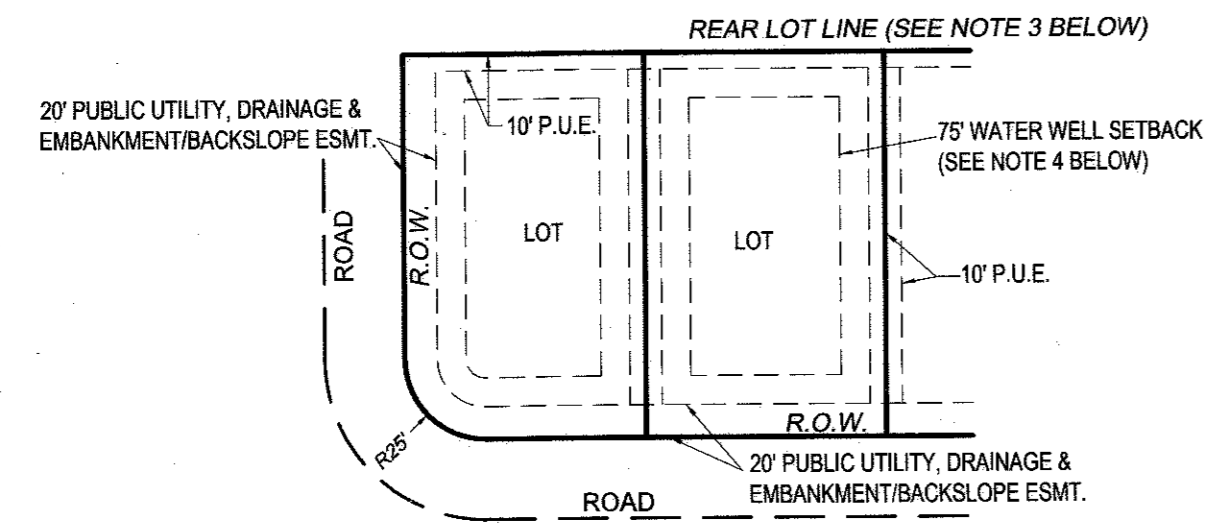
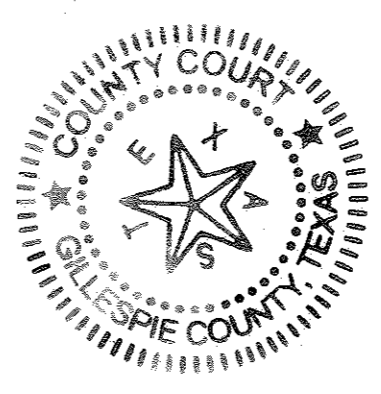
LAND SUMMARY TABLE	
	PHASE 1
RESIDENTIAL LOTS	79
RESIDENTIAL ACRES	482.86 ACRES
AVERAGE DENSITY	5.9 ACRE/LOT
LINEAR FEET OF STREETS	14,500 LF +/-



THIS SUBDIVISION PLAT OF LOMA VISTA RANCH, PHASE 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF GILLESPIE COUNTY TEXAS, AND WAS HEREBY APPROVED BY SUCH

DATED THIS 24th DAY OF May, 2021.

By: *[Signature]*
COUNTY JUDGE



- NOTES:**
- TYPICAL EASEMENTS APPLY TO ALL LOTS EXCEPT WHERE NOTED OTHERWISE.
 - THE ELEVATION OF THE LOWEST FLOOR SHALL BE AT LEAST 10 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO THE STORMWATER 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.
 - A 20' PUBLIC UTILITY EASEMENT IS HEREBY ESTABLISHED ALONG THE REAR LOT LINES OF ALL LOTS BORDERING THE PERIMETER OF THE SUBDIVISION.
 - WHERE A PROPERTY LINE OF A LOT IS FORMED BY A ROAD RIGHT-OF-WAY, THE 75' WATER WELL SETBACK ALONG SAID ROAD RIGHT-OF-WAY SHALL BE MEASURED FROM THE CENTERLINE OF THE ROAD.
- REFER TO GILLESPIE COUNTY SUBDIVISION REGULATIONS AND DEED RESTRICTIONS FOR TYPICAL BUILDING SETBACKS.

TYPICAL LOT LAYOUT
NOT TO SCALE

SOUTHERLAND MUY ALTO RANCH, LLC (OWNER OF 897.85 ACRES) AND SOUTHERLAND CANYONS, LLC (OWNER OF 10.01 ACRES), BY FILING THIS PLAT OF RECORD, AND ALL FUTURE OWNERS OF PROPERTY WITHIN THIS SUBDIVISION BY PURCHASING SUCH PROPERTY, ACKNOWLEDGE AND AGREE THAT GILLESPIE COUNTY SHALL HAVE NO OBLIGATION WHATSOEVER TO REPAIR OR ACCEPT MAINTENANCE OF THE ROADS IN THIS SUBDIVISION UNTIL AND UNLESS MUY ALTO RANCH (OWNER) AND/OR THE PROPERTY OWNERS IN THE SUBDIVISION HAVE IMPROVED THE ROADWAYS TO THE THEN CURRENT STANDARDS REQUIRED BY GILLESPIE COUNTY AND THE ROADS HAVE BEEN ACCEPTED FOR MAINTENANCE BY FORMAL WRITTEN ACTION OF THE GILLESPIE COUNTY COMMISSIONERS COURT AND THE ROADWAY HAS BEEN DEDICATED BY THE OWNERS THEROF AND BY THE COUNTY AS A PUBLIC ROAD. SOUTHERLAND MUY ALTO RANCH, LLC (OWNER OF 897.85 ACRES) AND SOUTHERLAND CANYONS, LLC (OWNER OF 10.01 ACRES) AND ALL FUTURE OWNERS OF THE PROPERTY WITHIN THIS SUBDIVISION SHALL LOOK SOLELY TO THE OWNER, THE PROPERTY OWNERS IN THE SUBDIVISION, AND/OR HOMEOWNERS ASSOCIATION FOR FUTURE MAINTENANCE AND REPAIR OF THE ROADS SHOWN ON THIS SUBDIVISION PLAT.

STATE OF TEXAS
COUNTY OF GILLESPIE

THE OWNERS OF THE LAND IDENTIFIED BY ABSTRACTS NUMBERS RECORDED IN THE VOLUME AND PAGE NUMBERS SHOWN ON THIS PLAT, AND WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM ACTUAL SURVEYS ON THE GROUND AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL PUBLIC UTILITY EASEMENTS THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: *[Signature]*
DAN MULLINS, AUTHORIZED AGENT
SOUTHERLAND MUY ALTO RANCH, LLC
AMERICAN LAND PARTNERS, INC., MANAGER
OWNER OF 897.85 ACRES
110 RIVER CROSSING BLVD.
SPRING BRANCH, TX 78070

BY: *[Signature]*
DAN MULLINS, AUTHORIZED AGENT
SOUTHERLAND CANYONS, LLC
AMERICAN LAND PARTNERS, INC., MANAGER
OWNER OF 10.01 ACRES
110 RIVER CROSSING BLVD.
SPRING BRANCH, TX 78070

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *[Signature]* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF May, A.D., 2021.

JESSIKA PREM HORNER
Notary Public, State of Texas
Comm. Expires 04-29-2024
Notary ID: 132457278

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

STATE OF TEXAS
COUNTY OF GILLESPIE

I, *[Signature]* 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 May, A.D. 2021 AT 1:49 P.M., IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME 6, ON PAGES 72-82 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 22nd DAY OF May, A.D. 2021.

BY: *[Signature]* DEPUTY
COUNTY CLERK, GILLESPIE COUNTY, TEXAS

ENGINEER'S CERTIFICATE:
STATE OF TEXAS:
COUNTY OF GILLESPIE:
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS, EXCEPT FOR THOSE VARIANCES GRANTED BY THE COMMISSIONERS COURT OF GILLESPIE COUNTY.

[Signature]
KEN B. KOLACNY, P.E. LICENSED PROFESSIONAL ENGINEER # 86300
5/12/2021

SWORN TO AND SUBSCRIBED BEFORE ME THIS 12th DAY OF May, A.D., 2021.

JESSIKA PREM HORNER
Notary Public, State of Texas
Comm. Expires 04-29-2024
Notary ID: 132457278

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

SURVEYORS CERTIFICATE:
STATE OF TEXAS
COUNTY OF GILLESPIE
I HEREBY CERTIFY THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

[Signature]
KYLE PRESSLER, RPLS # 6528
5/12/2021

SWORN TO AND SUBSCRIBED BEFORE ME THIS 12th DAY OF May, A.D., 2021.

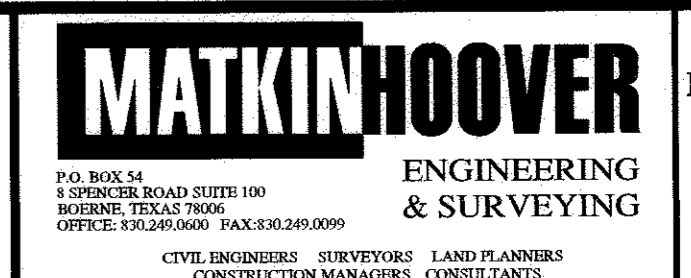
JESSIKA PREM HORNER
Notary Public, State of Texas
Comm. Expires 04-29-2024
Notary ID: 132457278

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

OWNER/DEVELOPER:
SOUTHERLAND LAND DEVELOPMENT
DAN MULLINS
110 RIVER CROSSING BLVD
SPRING BRANCH, TX 78070
(830) 228-5263

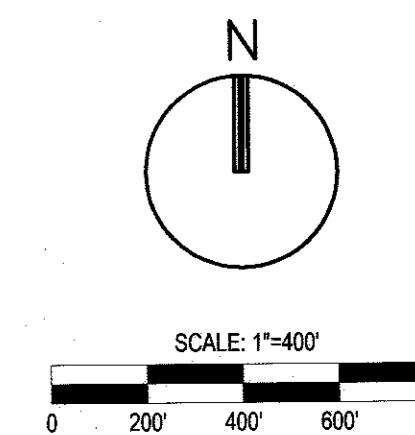
SURVEYOR:
MATKIN HOOVER ENGINEERING & SURVEYING
KRISTOPHER PRESSLER, R.P.L.S
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
(830) 249-0600
KPRESSLER@MATKINHOOVER.COM

AGENT:
MATKIN HOOVER ENGINEERING & SURVEYING
KEN B. KOLACNY, P.E.
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
(830) 249-0600
KKOLACNY@MATKINHOOVER.COM



DATE: APRIL 2021
JOB NO. 32101
SHEET 1 OF 4

FINAL PLAT OF LOMA VISTA RANCH PHASE 1



LINE	BEARING	DISTANCE
L1	N48° 31' 23"E	274.24
L2	N27° 27' 48"E	65.37
L3	N23° 13' 15"E	94.27
L4	N34° 04' 09"E	143.10
L5	N11° 27' 23"W	14.01
L6	N54° 12' 21"W	21.14
L7	S54° 12' 37"E	19.96
L8	N11° 27' 23"W	42.04
L9	N81° 33' 33"E	43.54
L10	S38° 05' 20"W	95.38
L11	S28° 19' 36"W	143.85
L12	S48° 31' 23"W	305.26
L13	S56° 16' 03"E	76.10
L14	N33° 57' 39"E	221.33
L15	S53° 08' 20"E	243.39
L16	N53° 07' 59"W	243.37
L17	S44° 46' 56"W	141.02
L18	S45° 13' 02"E	116.17
L19	S39° 17' 58"E	143.81
L20	N39° 17' 58"W	143.81

LINE	BEARING	DISTANCE
L21	S45° 13' 02"E	116.17
L22	S44° 46' 56"W	154.09
L23	S78° 19' 23"W	285.60
L24	S81° 19' 45"W	219.79
L25	N88° 05' 47"W	127.06
L26	S88° 05' 47"E	127.06
L27	N81° 19' 45"E	218.22
L28	N78° 19' 23"E	284.03
L29	N30° 00' 19"W	26.34
L30	S30° 00' 19"E	26.34
L31	N44° 46' 56"E	378.61
L32	N75° 46' 48"W	106.46
L33	S75° 46' 48"E	107.86
L34	N33° 57' 39"E	221.33
L35	N86° 16' 03"W	78.10
L36	N41° 28' 37"W	295.03
L37	N52° 39' 40"W	397.72
L38	S53° 54' 04"W	223.49
L39	S81° 12' 59"W	292.91
L40	S15° 42' 02"W	407.75

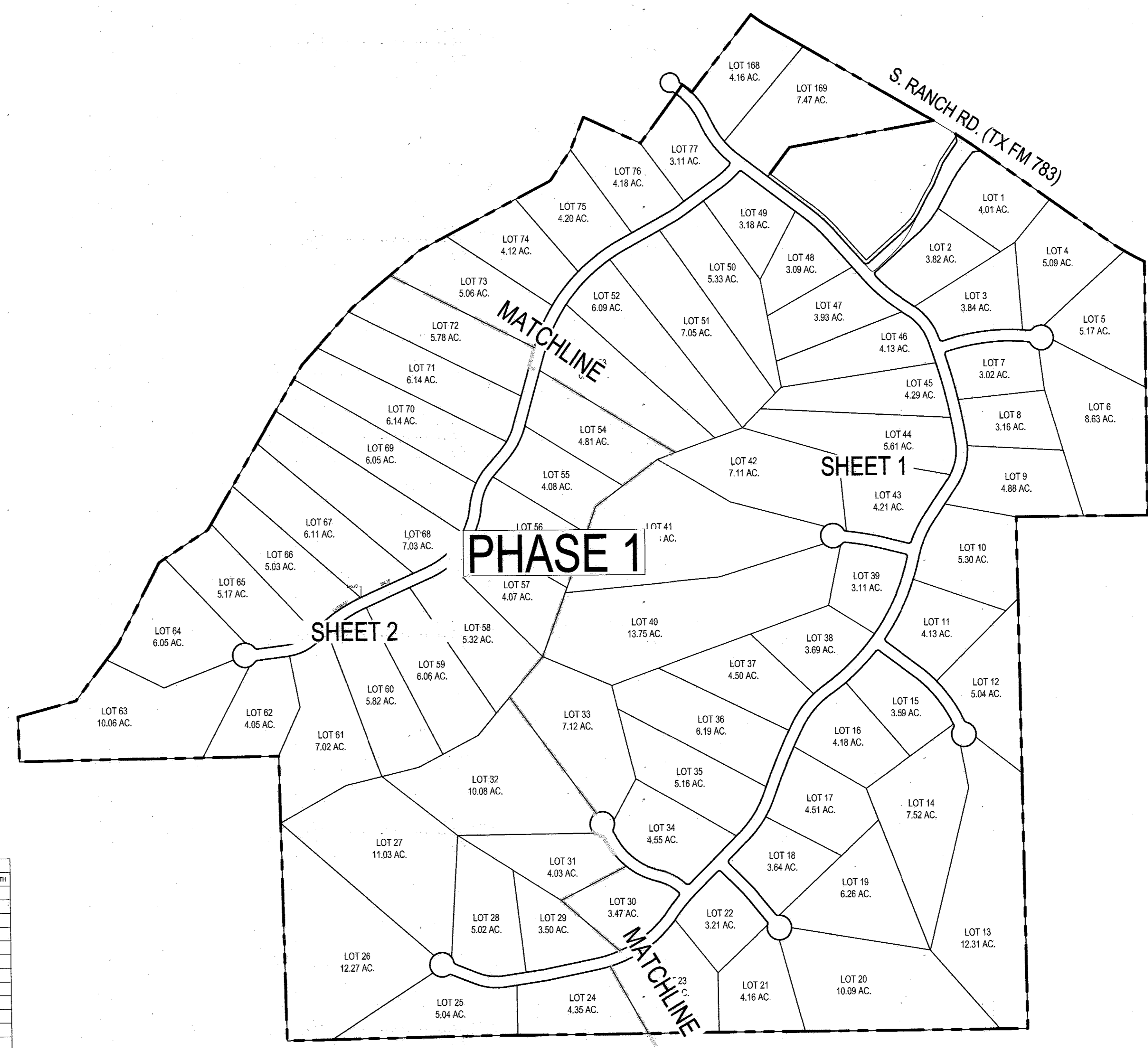
LINE	BEARING	DISTANCE
L41	N40° 43' 03"E	108.83
L42	S66° 04' 21"W	383.71
L43	S49° 07' 29"W	103.88
L44	S52° 53' 58"W	155.66
L45	N82° 49' 57"E	159.07
L46	N49° 07' 29"E	103.88
L47	N66° 04' 21"E	383.71
L48	N40° 43' 03"E	108.83
L49	N15° 42' 02"E	407.75
L50	S81° 12' 59"W	292.91
L51	N53° 54' 04"E	223.49
L52	N25° 52' 06"W	48.89
L53	S25° 52' 06"E	48.89
L54	S52° 39' 40"E	468.58
L55	S41° 28' 37"E	215.93
L56	N48° 31' 23"E	278.24
L57	N27° 27' 48"E	65.37
L58	N23° 13' 15"E	94.27
L59	N34° 04' 09"E	123.46
L60	S40° 36' 16"E	87.97

LINE	BEARING	DISTANCE
L61	S17° 09' 23"E	134.51
L62	S76° 38' 28"E	125.28
L63	N55° 20' 57"E	97.32
L64	N24° 37' 16"E	203.96
L65	N67° 58' 33"E	110.28
L66	S75° 26' 48"E	94.72
L67	S54° 06' 41"E	74.04
L68	S10° 09' 14"E	327.21
L69	S46° 28' 30"E	66.17

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	588.52	116.52	74°00'	S87° 46' 48"E	116.52
C2	3778.77	34.80	0°31'30"	S89° 34' 30"E	34.80
C3	1082.00	204.96	1°11'00"	S47° 04' 09"E	204.96
C4	285.00	102.52	2°15'24"	N37° 58' 30"E	102.54
C5	1050.00	77.10	4°12'00"	N27° 28' 49"E	77.10
C6	285.00	36.80	0°27'00"	N27° 28' 49"E	36.80
C7	194.00	31.60	0°59'00"	N38° 34' 30"E	31.60
C8	1030.00	75.80	4°12'30"	N29° 34' 30"E	75.80
C9	3778.77	166.16	0°50'00"	S89° 48' 59"E	166.14
C10	1165.00	216.88	1°03'36"	S89° 24' 30"E	216.37
C11	50.00	248.81	288°15'30"	N35° 51' 59"E	60.00
C12	430.00	65.19	0°42'54"	S49° 52' 10"E	65.09
C13	275.00	39.83	0°21'30"	N27° 28' 49"E	39.79
C14	144.00	27.28	0°59'00"	S28° 38' 30"W	27.22
C15	3778.77	182.51	2°27'48"	S89° 58' 30"E	182.50
C16	880.00	86.82	0°48'14"	N33° 12' 39"E	86.70
C17	530.00	188.82	2°01'48"	S38° 20' 29"W	188.82
C18	15.00	23.79	90°49'30"	S89° 09' 34"W	23.37
C19	770.00	187.80	1°57'48"	S46° 17' 09"E	187.19
C20	330.00	221.24	38°24'48"	S37° 03' 39"E	217.12
C21	15.00	23.88	90°27'48"	S89° 04' 59"E	23.50
C22	1050.00	467.58	2°14'44"	N87° 48' 50"E	464.17
C23	15.00	14.19	54°32'42"	N68° 54' 19"E	13.67
C24	65.00	330.70	291°30'30"	S89° 37' 30"W	73.19
C25	15.00	15.00	90°30'00"	N69° 24' 6"W	14.47
C26	1040.00	437.63	2°39'48"	S89° 42' 09"W	434.41
C27	15.00	23.59	90°50'42"	S89° 42' 09"W	23.59
C28	2750.00	473.19	0°59'00"	S19° 27' 30"E	473.03
C29	330.00	243.89	42°21'11"	S19° 48' 09"W	243.87
C30	570.00	253.89	2°09'00"	S29° 48' 39"W	253.51
C31	1130.00	480.00	2°21'00"	S29° 48' 39"W	476.69
C32	15.00	23.60	87°52'00"	S89° 17' 18"E	23.61
C33	15.00	23.60	27°52'00"	S89° 17' 18"E	23.61
C34	15.00	13.99	51°16'00"	S51° 02' 37"E	13.47
C35	63.00	330.00	291°27'00"	S89° 38' 09"W	73.30
C36	15.00	15.32	90°25'00"	N40° 34' 27"E	14.80
C37	660.00	322.77	38°26'00"	N40° 08' 15"W	319.88
C38	15.00	23.00	87°50'00"	S89° 12' 15"W	20.81
C39	1160.00	524.28	1°52'00"	S49° 49' 20"W	523.59
C40	60.00	245.82	28°10'11"	S47° 39' 30"W	243.39

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C41	2870.00	387.70	7°28'00"	S22° 47' 09"W	387.49
C42	630.00	283.00	20°41'14"	S31° 54' 51"W	283.82
C43	15.00	23.58	90°50'00"	S89° 13' 02"E	23.21
C44	1030.00	186.38	0°59'00"	S47° 15' 30"E	186.38
C45	15.00	14.80	55°48'18"	S87° 11' 09"E	14.80
C46	65.00	330.74	291°32'30"	S89° 42' 09"W	73.12
C47	15.00	14.80	55°48'18"	S11° 24' 30"E	14.80
C48	970.00	100.18	0°59'00"	N42° 18' 30"W	100.14
C49	15.00	23.58	90°50'00"	S89° 48' 58"W	23.21
C50	1048.64	188.88	1°01'42"	S39° 28' 09"W	188.64
C51	680.00	488.17	41°57'58"	S57° 42' 24"W	477.78
C52	330.00	176.12	30°34'28"	N53° 22' 01"W	174.81
C53	15.00	14.80	55°48'18"	S84° 01' 09"W	14.80
C54	65.00	330.74	291°32'30"	N21° 54' 13"E	73.12
C55	15.00	14.80	55°48'18"	S49° 12' 39"E	14.80
C56	2750.00	144.08	30°34'28"	S89° 22' 01"E	142.30
C57	630.00	445.10	41°57'58"	N67° 42' 24"E	435.67
C58	1292.20	112.50	4°59'11"	N37° 23' 29"E	112.47
C59	15.00	22.92	87°52'19"	S89° 39' 54"E	20.79
C60	2750.00	154.45	28°37'30"	N61° 39' 46"W	153.04
C61	408.52	347.82	48°46'18"	N61° 12' 15"W	338.41
C62	15.00	14.80	55°48'18"	N69° 14' 07"W	14.80
C63	65.00	330.74	291°32'30"	N69° 14' 07"W	73.12
C64	15.00	14.80	55°48'18"	S89° 07' 17"E	14.80
C65	348.50	296.79	49°48'48"	S81° 17' 19"E	289.89
C66	15.00	14.80	55°48'18"	S81° 35' 24"E	14.80
C67	348.50	164.26	28°37'30"	S81° 35' 24"E	162.80
C68	15.00	23.51	87°52'54"	N88° 42' 29"E	20.82
C69	330.00	366.80	7°28'00"	N82° 47' 09"E	365.52
C70	600.00	278.52	28°10'11"	N40° 39' 30"E	272.88
C71	1130.00	822.17	42°02'00"	N39° 39' 27"E	803.89
C72	15.00	23.15	88°34'30"	N31° 34' 19"W	20.82
C73	1070.00	273.78	0°59'00"	N19° 49' 30"W	273.59
C74	15.00	14.80	56°09'32"	S89° 38' 09"W	14.31
C75	65.00	330.70	291°31'30"	N69° 54' 20"E	73.14
C76	15.00	14.30	54°30'00"	S88° 38' 09"E	13.70
C77	1040.00	252.15	0°59'00"	S79° 51' 30"E	251.99
C78	15.00	23.31	89°12'00"	N81° 38' 45"E	20.31
C79	630.00	164.44	14°37'18"	N89° 28' 59"E	163.87
C80	270.00	198.89	42°21'11"	N12° 48' 59"E	195.89

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C81	2870.00	387.70	7°28'00"	N14° 28' 09"W	387.82
C82	270.00	188.32	30°43'22"	N31° 24' 19"W	185.63
C83	830.00	214.28	14°47'29"	N49° 52' 30"W	213.86
C84	810.00	188.34	11°11'02"	N47° 04' 09"W	185.04
C85	15.00	21.94	87°48'30"	S89° 28' 09"W	20.54
C86	780.00	135.70	1°22'14"	S48° 42' 07"W	135.59
C87	630.00	80.47	7°19'58"	S89° 33' 30"W	80.38
C88	905.00	718.94	49°30'30"	S38° 27' 31"W	700.19
C89	430.00	187.70	2°09'01"	S38° 12' 30"W	186.20
C90	325.00	194.98	34°54'29"	S22° 15' 48"W	191.98
C91	650.00	479.50	60°19'41"	S20° 56' 27"W	456.81
C92	770.00	227.70	1°19'52"	S89° 39' 59"W	226.87
C93	280.00	163.91	3°33'11"	S89° 54' 54"W	161.64
C94	15.00	13.82	59°11'14"	S89° 20' 09"W	13.82
C95	65.00	330.69	291°27'18"	N42° 27' 56"W	73.21
C96	15.00	15.32	90°37'30"	S89° 51' 49"E	14.89
C97	280.00	158.84	3°33'11"	S89° 54' 54"E	157.00
C98	360.00	415.89	0°19'00"	N89° 58' 59"E	414.82
C99	330.00	211.52	34°54'00"	N33° 15' 49"E	207.82
C100	330.00	191.50	29°09'01"	N36° 12' 32"E	180.27
C101	800.00	268.80	4°30'30"	N38° 27' 31"E	264.81
C102	370.00	72.78	7°19'00"	N38° 31' 32"E	72.78
C103	600.00	115.27	0°34'11"	N40° 08' 59"E	115.19
C104	15.00	24.80	94°52'00"	N33° 57' 49"W	23.19
C105	330.00	238.89	24°02'00"	N48° 12' 49"W	236.82
C106	15.00	18.00	38°19'18"	N49° 57' 19"W	18.00
C107	430.00	312.10	28°20'11"	N49° 02' 24"W	310.54
C108	470.00	219.78	20°47'30"	N49° 19' 53"E	217.79
C109	1000.00	201.00	1°11'02"	S47° 04' 09"E	200.73
C110	15.00	23.90	90°00'00"	S88° 39' 37"E	21.21
C111	300.00	110.27	21°03'34"	N37° 59' 30"E	108.89



OWNER/DEVELOPER:
SOUTHERLAND LAND DEVELOPMENT
DAN MULLINS
110 RIVER CROSSING BLVD
SPRING BRANCH, TX 78070
(830) 228-5263

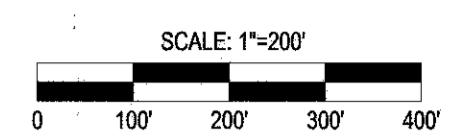
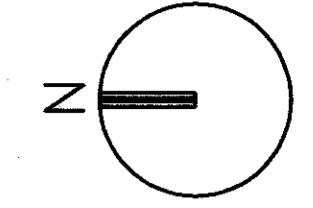
SURVEYOR:
MATKIN HOOVER ENGINEERING
& SURVEYING
KRISTOPHER PRESSLER, R.P.L.S.
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
(830) 249-0800
KPRESSLER@MATKINHOVER.COM

AGENT:
MATKIN HOOVER ENGINEERING &
SURVEYING
KEN B. KOLACNY, P.E.
8 SPENCER ROAD, SUITE 100
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CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

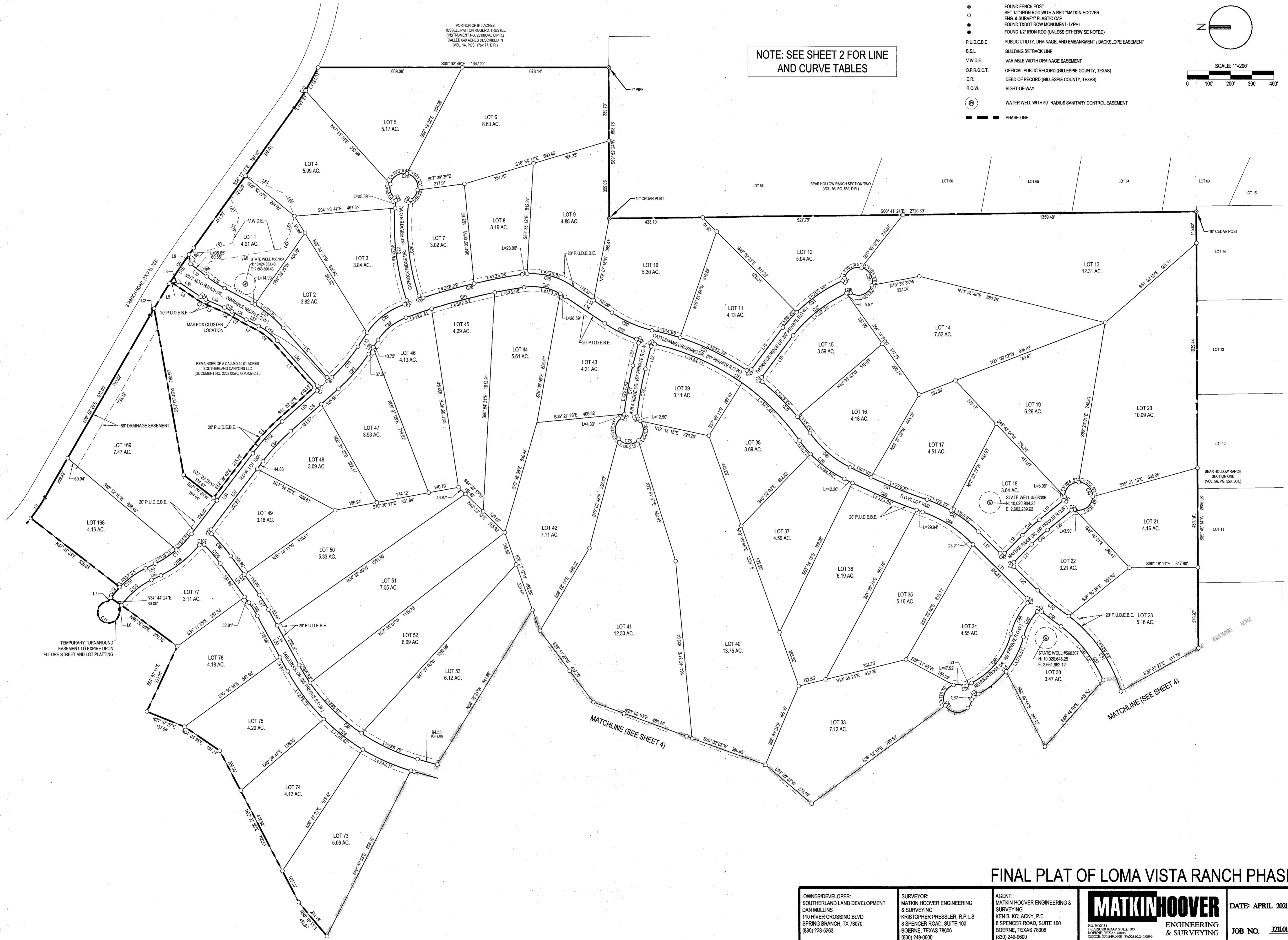
DATE: APRIL 2021
JOB NO. 32101
SHEET 2 OF 4

FINAL PLAT OF LOMA VISTA RANCH PHASE 1



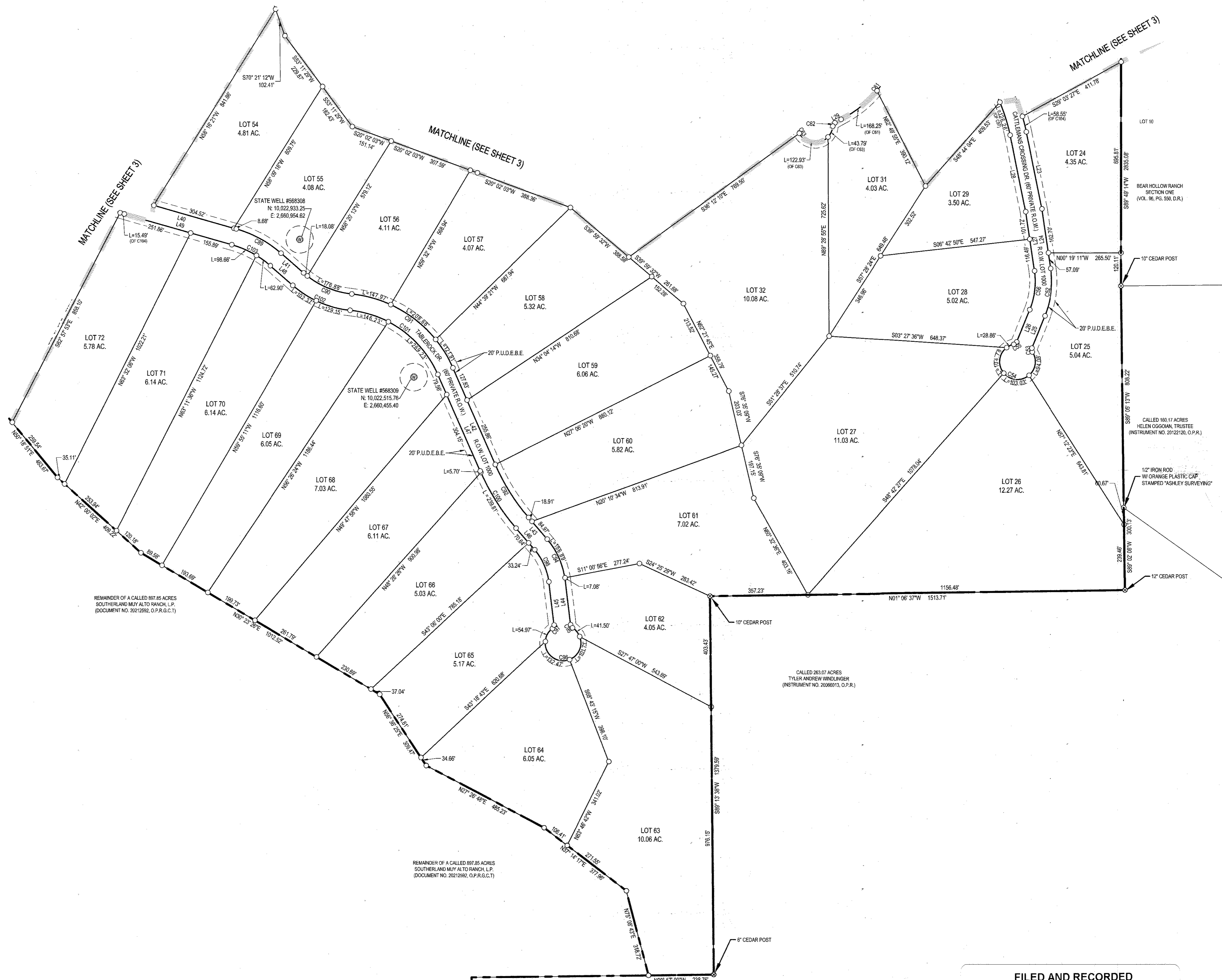
- LEGEND**
- FOUND FENCE POST
 - SET 10" IRON ROD WITH A RED "MATKIN-HOOVER" ENG. & SURVEY" PLASTIC CAP
 - FOUND TxDOT ROW MONUMENT-TYPE I
 - FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 - P.U.D.E.B.E PUBLIC UTILITY, DRAINAGE, AND EMBANKMENT / BACKSLOPE EASEMENT
 - B.S.L. BUILDING SETBACK LINE
 - V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
 - O.P.R.G.C.T. OFFICIAL PUBLIC RECORD (GILLESPIE COUNTY, TEXAS)
 - D.R. DEED OF RECORD (GILLESPIE COUNTY, TEXAS)
 - R.O.W. RIGHT-OF-WAY
 - ⊙ WATER WELL WITH 50' RADIUS SANITARY CONTROL EASEMENT
 - PHASE LINE

NOTE: SEE SHEET 2 FOR LINE AND CURVE TABLES

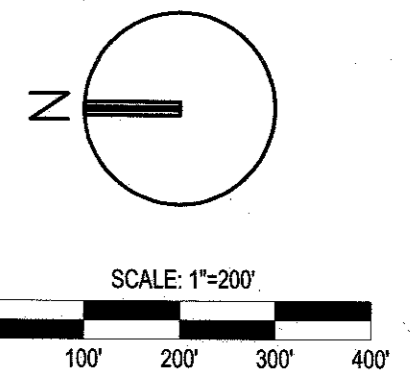


FINAL PLAT OF LOMA VISTA RANCH PHASE 1

<p>OWNER/DEVELOPER: SOUTHERLAND LAND DEVELOPMENT DAN MULLINS 110 RIVER CROSSING BLVD SPRING BRANCH, TX 78070 (830) 228-5263</p>	<p>SURVEYOR: MATKIN HOOVER ENGINEERING & SURVEYING KRISTOPHER PRESSLER, R.P.L.S. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 (830) 249-0600 KPRESSLER@MATKINHOOVER.COM</p>	<p>AGENT: MATKIN HOOVER ENGINEERING & SURVEYING KEN S. KOLACNY, P.E. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 (830) 249-0600 KKOLACNY@MATKINHOOVER.COM</p>	<p>MATKINHOOVER ENGINEERING & SURVEYING P.O. BOX 54 1 OPERNS ROAD SUITE 100 BOERNE, TEXAS 78006 OFFICE: (830) 249-0600 FAX: (830) 249-0609 CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS</p>	<p>DATE: APRIL 2021 JOB NO. 32101 SHEET 3 OF 4</p>
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NOTE: SEE SHEET 2 FOR LINE AND CURVE TABLES



- LEGEND**
- FOUND FENCE POST
 - ⊙ SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
 - FOUND TxDOT ROW MONUMENT-TYPE I
 - FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
 - P.U.D.E. PUBLIC UTILITY, DRAINAGE, AND EMBANKMENT / BACKSLOPE EASEMENT
 - B.S.L. BUILDING SETBACK LINE
 - V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
 - O.P.R.G.C.T. OFFICIAL PUBLIC RECORD (GILLESPIE COUNTY, TEXAS)
 - D.R. DEED OF RECORD (GILLESPIE COUNTY, TEXAS)
 - R.O.W. RIGHT-OF-WAY
 - ⊙ WATER WELL WITH 50' RADIUS SANITARY CONTROL EASEMENT
 - PHASE LINE

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Mary Lynn Rusche
 Mary Lynn Rusche, County Clerk
 Gillespie County Texas
 May 24, 2021 01:49:40 PM
 FEE \$986.00 LMOOSE 2021010020

OWNER/DEVELOPER:
 SOUTHERLAND LAND DEVELOPMENT
 DAN MULLINS
 110 RIVER CROSSING BLVD
 SPRING BRANCH, TX 78070
 (830) 228-5263

SURVEYOR:
 MATKIN HOOVER ENGINEERING & SURVEYING
 KRISTOPHER PRESSLER, R.P.L.S.
 8 SPENCER ROAD, SUITE 100
 BOERNE, TEXAS 78006
 (830) 249-0600
 KPRESSLER@MATKINHOOVER.COM

AGENT:
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 BOERNE, TEXAS 78006
 OFFICE: 830.249.0600 FAX: 830.249.0609
 CIVIL ENGINEERS SURVEYORS LAND PLANNERS
 CONSTRUCTION MANAGERS CONSULTANTS

DATE: APRIL 2021
JOB NO.: 32101
SHEET: 4 OF 4

FINAL PLAT OF LOMA VISTA RANCH PHASE 1