



202106049076 09/17/2021 11:05:02 AM 1/7

SUBDIVISION PLAT

(PLAT)

**NAME OF
SUBDIVISION:**

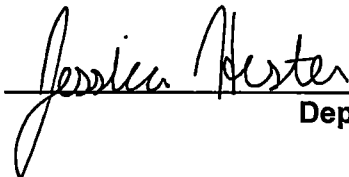
OLD 32 RANCH U2

(Reference:)

PLAT MAP IMAGE(S) LOCATED IN PLAT MAP RECORDS

PREPARED IN THE OFFICE OF THE COMAL COUNTY CLERK

BY:



Deputy Clerk

Filed and Recorded
Official Public Records
Bobbie Koepp, County Clerk
Comal County, Texas
09/17/2021 11:05:02 AM
JESSICA 7 Page(s)
202106049076







COMAL COUNTY
TAX OFFICE

Cathy C. Talcott, CTOP, PCC, PCAC
Comal County Tax Assessor-Collector

STATEMENT FROM TAX ASSESSOR-COLLECTOR

Tax Account/Property ID # 438845 Current Year 2021
Physical Address A-211 Sur-38 J Hargrove Acres
339.43 A-381 Sur-49 Jw Moore

☒ The taxes to be imposed by Comal County have not been calculated because the property has not yet been placed on the tax roll for the current year.

[Signature]

(Signature of tax collector's authorized representative)

7/7/21

Date

Heather Palino

(Printed name of authorized representative)

(Taxing Entities Seal or Stamp)



COMAL COUNTY

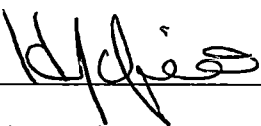
TAX OFFICE

Cathy C. Talcott, CTOP, PCC, PCAC
Comal County Tax Assessor-Collector

STATEMENT FROM TAX ASSESSOR-COLLECTOR

Tax Account/Property ID # 436540 Current Year 2021
Physical Address A-211 SUR-38 J Hargrove Acres
230.01 A-381-49 JW Moore

☒ The taxes to be imposed by Comal County have not been calculated because the property has not yet been placed on the tax roll for the current year.


(Signature of tax collector's authorized representative)

7/7/21
Date

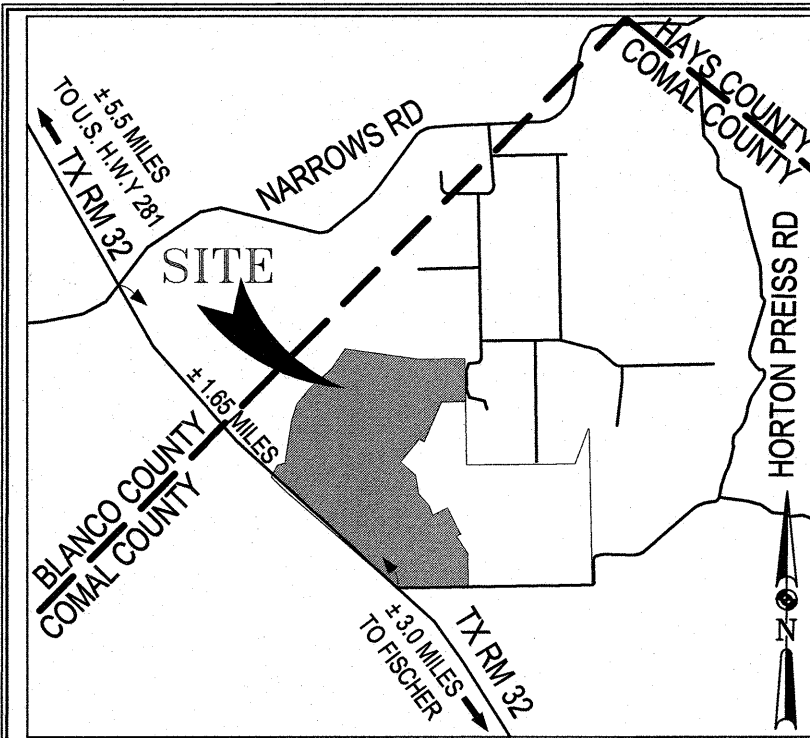
Heather Fortino
(Printed name of authorized representative)

(Taxing Entities Seal or Stamp)

202106049076

OLD 32 RANCH UNIT 2

A 336.00 ACRE TRACT OF LAND, LOCATED IN THE JOHN HARGROVE SURVEY NO. 38, ABSTRACT 211, AND THE J.W. MOORE SURVEY NO. 49, ABSTRACT 381, COMAL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 230.01 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 202006027729, AND A PORTION OF A CALLED 339.43 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 202006039191, BOTH OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

NOTES:

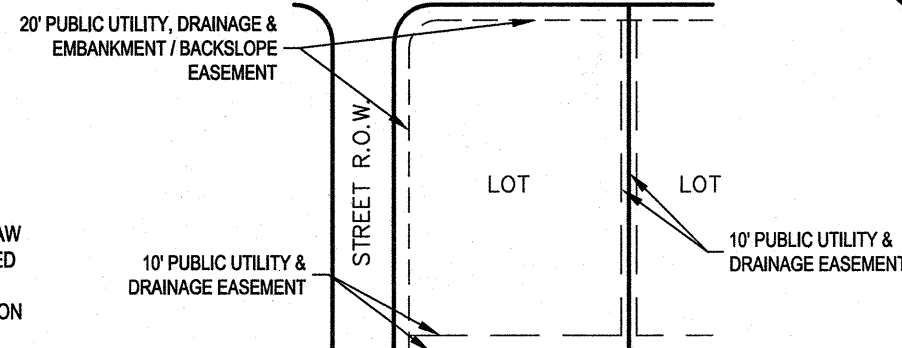
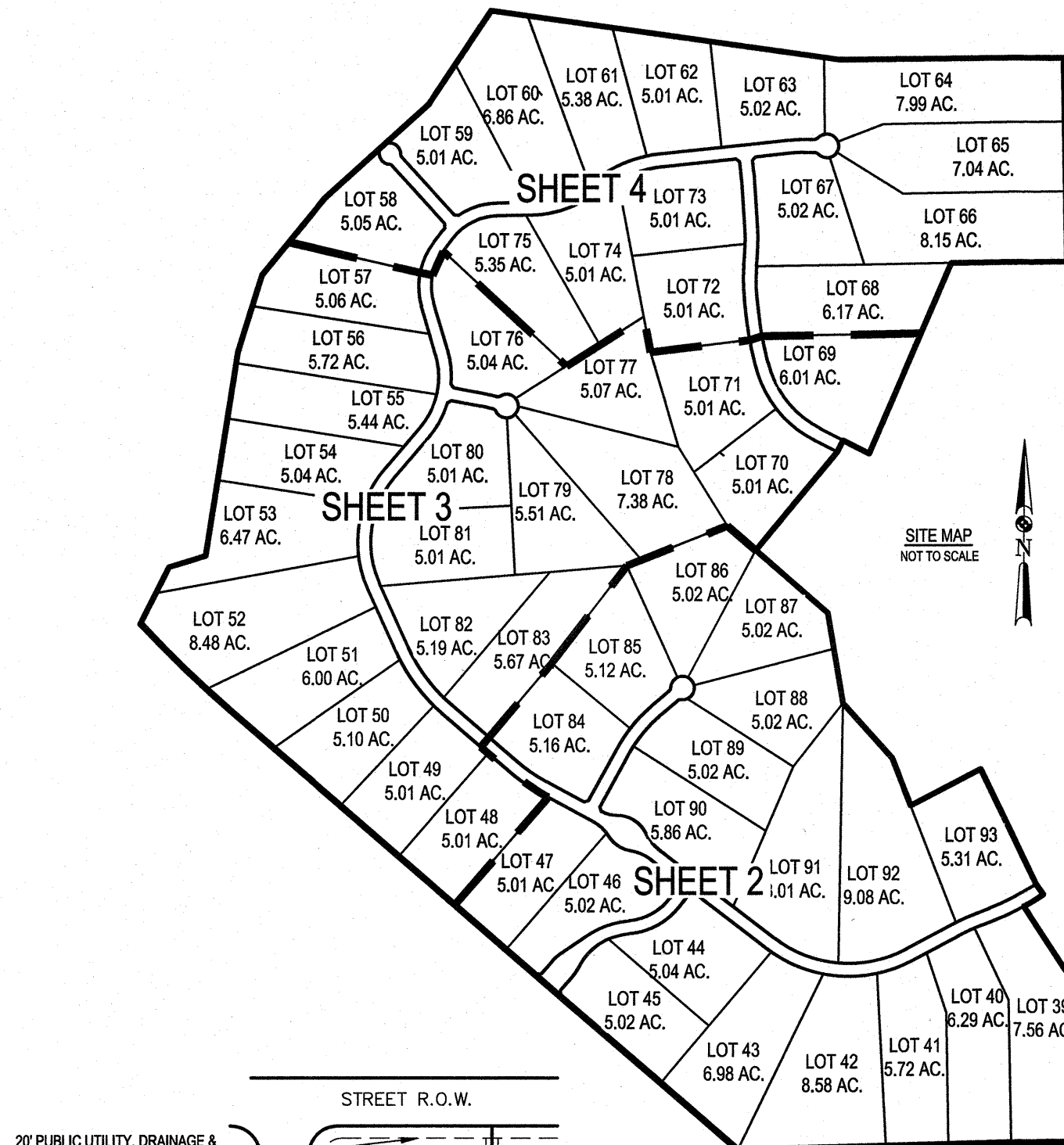
- DATE OF PLAT PREPARATION JUNE 10, 2021.
- THIS PROPERTY DOES NOT LIE WITHIN THE EXTRATERRITORIAL JURISDICTION OF A MUNICIPALITY.
- THIS PROPERTY WILL BE SERVED BY INDIVIDUAL ON-SITE WATER WELLS.
- THIS PROPERTY WILL BE SERVED BY INDIVIDUAL ON-SITE SEWAGE FACILITIES.
- THIS SUBDIVISION DOES NOT LIE WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- COMAL COUNTY REQUIRES A MINIMUM 25' BUILDING SET-BACK LINE FROM ROAD FRONTAGE.
- THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE "X". THE 100-YEAR FLOOD ZONE, AS DEFINED BY THE FLOOD INSURANCE RATE MAP FOR COMAL COUNTY, TEXAS ON COMMUNITY PANELS NO. 48091C0015F & 48091C0020F, EFFECTIVE DATE SEPTEMBER 2, 2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- 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.) GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
- THERE IS HEREBY DEDICATED 1.17 OF AN ACRE OF LAND, 3,370 FEET, TO THE PUBLIC RIGHT-OF-WAY OF FM 32 AND HORTON-PRIESS ROAD AS SHOWN HEREON.
- 58 LOTS, BEING 334.82 ACRES, INCLUDING 11,550± LINEAR FEET OF PRIVATE STREET.
- A DRAINAGE ANALYSIS HAS BEEN COMPLETED FOR THIS PLAT AND IS AVAILABLE FOR REVIEW AT THE COMAL COUNTY ENGINEER'S OFFICE. AREAS IDENTIFIED BY THE STUDY AS BEING INUNDATED DURING CERTAIN STORM EVENTS HAVE BEEN PLACED WITHIN BUILDING SET-BACKS. THE CONSTRUCTION OF BUILDINGS WITHIN BUILDING SET-BACKS REQUIRES COMMISSIONERS COURT APPROVAL.
- LOT 1001 SHALL SERVE AS INGRESS AND EGRESS FOR THE PROPERTY OWNERS WITHIN THIS SUBDIVISION.
- 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. THIS PROPERTY LIES WITHIN THE FOLLOWING PUBLIC UTILITY SERVICE AREA(S):
 - ELECTRIC: PEDERNALES ELECTRIC COOPERATIVE.
 - TELEPHONE: FRONTIER COMMUNICATIONS.
- THERE IS HEREBY DEDICATED A TWENTY FOOT WIDE PUBLIC UTILITY, DRAINAGE, AND EMBANKMENT/BACKSLOPE EASEMENT ADJACENT TO ALL STREET RIGHT-OF-WAY LINES.
- THERE IS HEREBY DEDICATED A TEN FOOT WIDE PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENT ADJACENT TO ALL NON-STREET LOT LINES.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- 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.
- TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAT WAS PROVIDED BY THE TEXAS NATURAL RESOURCES INFORMATION SYSTEM, DATED DECEMBER 6, 2010.

PRIVATE ROAD NOTES:

- ALL PRIVATE ROADS SHOWN HEREON, OLD 32 CROSSING DR, TISWIN TRL, PAINTED WAGON TRL, WHISKEY TRL, WEIDERMAN DRAW TRL AND WINDMILL RIDGE DR AND ALL SECURITY GATES AND DEVICES CONTROLLING ACCESS TO SUCH ROADS SHALL BE OWNED AND MAINTAINED BY THE OLD 32 RANCH PROPERTY OWNER'S ASSOCIATION OF THIS SUBDIVISION.
- THE PROPERTY OWNERS WITHIN THIS SUBDIVISION ARE HEREBY NOTIFIED THAT IF THE PRIVATE ROADS WITHIN THIS SUBDIVISION ARE DESIRED TO BECOME PUBLIC ROADS IN THE FUTURE, THE PROPERTY OWNERS ARE REQUIRED TO BRING THE ROADS INTO COMPLIANCE WITH PUBLIC ROAD STANDARDS OR MAY BE ASSESSED AN AMOUNT SUFFICIENT FOR ALL COSTS ASSOCIATED WITH THE CONVERSION OF SAID PRIVATE ROADS TO COUNTY-MAINTAINED ROADS. CONDITIONS FOR CONVERSION TO PUBLIC ROADS MAY INCLUDE NEW ROAD CONSTRUCTION, REPAIR/IMPROVEMENT OF EXISTING ROADS, CLEARING RIGHT-OF-WAY, RELOCATION OF UTILITIES, REMOVAL AND REPLACEMENT OF DRIVEWAYS AND MAILBOXES, REMOVAL OF ISLANDS AND DECORATIVE TREATMENTS, REMOVAL OF SIGNS, REMOVAL OF LANDSCAPING, REPLACEMENT OF SIGNS AND POSTS, AND ANY OTHER IMPROVEMENTS AS DEEMED NECESSARY BY COMAL COUNTY TO BRING EXISTING ROADS UP TO COUNTY ROAD DESIGN STANDARDS.
- THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE 233 ACRES ± OF LAND OUT OF SAID 569-ACRE TRACT IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS OLD 32 RANCH SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND HEREBY DEDICATES THE USE OF ALL THE PRIVATE ROADS AND OTHER EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED, TO THE OWNERS OF THE LOTS IN THE SUBDIVISION, THE PUBLIC UTILITIES SERVING THE SUBDIVISION, THE EMERGENCY SERVICES PROVIDERS WITH JURISDICTION, AND PUBLIC SERVICE AGENCIES. THE PAYMENT OF REAL PROPERTY TAXES ON SUCH PRIVATE ROADS IS THE RESPONSIBILITY OF THE OWNER(S) OF THE ROADS OR ANY DULY CONSTITUTED HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION. AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE ROADS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NON-VEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICKUP, AND ANY OTHER PURPOSE GOVERNMENTAL AUTHORITY DEEMS NECESSARY.
- PRIVATE ROADS IDENTIFIED ON THIS PLAT SHALL SERVE AS PRIVATE ACCESS, PRIVATE DRAINAGE, AND PRIVATE UTILITY EASEMENTS TO SERVE THE PROPERTY OWNERS WITHIN THE SUBDIVISION.

TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY. OUTFALLS FOR WATER QUALITY AND/OR DETENTION PONDS TREATING IMPERVIOUS COVER RELATED TO THE DEVELOPMENT AND STRUCTURES FOR REDUCTION OF DISCHARGE VELOCITY WILL NOT ENCRoACH BY STRUCTURE OR GRADING INTO STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION. FOR PROJECTS IN THE EDWARDS AQUIFER RECHARGE, TRANSITION OR CONTRIBUTING ZONES, PLACEMENT OF PERMANENT STRUCTURAL BEST MANAGEMENT PRACTICE DEVICES OR VEGETATIVE FILTER STRIPS WITHIN STATE ROW OR INTO AREAS OF ROW RESERVATION OR DEDICATION WILL NOT BE ALLOWED.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TxDOT'S "ACCESS MANAGEMENT MANUAL".
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.
- ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.



TYPICAL LOT EASEMENTS

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

*NOTE: SEE DEED RESTRICTION FOR BUILDING SETBACK PARAMETERS.

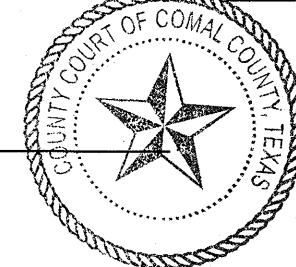
STATE OF TEXAS
COUNTY OF COMAL

I, BOBBIE KOEPP, COUNTY CLERK FOR COMAL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 17th DAY OF September, A.D., 2021, AT 11:05 AM, AND DULY RECORDED THE 17th DAY OF September, A.D., 2021 AT 11:05 AM. IN THE RECORDS OF MAPS AND PLATS IN SAID OFFICE, OF SAID COUNTY, IN DOCUMENT # 202106049076 IN TESTIMONY WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE THIS 17th DAY OF September, A.D. 2021.

COUNTY CLERK, COMAL COUNTY, TEXAS

BY: Jessica Hester

DEPUTY



OWNER/DEVELOPER:
BRICKSTONE DEVELOPMENT, L.P.
C/O THOMAS H. BEAUCHAMP JR. AND
SENISA BEAUCHAMP
10501 ALTA VISTA ROAD
KELLER, TEXAS 76244
(512) 917-8570
TBEAUCH96@YAHOO.COM

SURVEYOR:
MATKIN HOOVER
ENGINEERING & SURVEYING
C/O KYLE PRESSLER RPLS
8 SPENCER ROAD SUITE 300
BOERNE, TEXAS 78006
OFFICE: (830) 249-0600

AGENT/PREPARER:
MATKIN HOOVER
ENGINEERING & SURVEYING
C/O KEN B KOLACNY, P.E.
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: (830) 249-0600
FAX: (830) 249-0098

MATKIN HOOVER
ENGINEERING
& SURVEYING

P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: (830) 249-0600 FAX: (830) 249-0098
TEXAS REGISTERED ENGINEERING FIRM F-004512
TEXAS REGISTERED SURVEYING FIRM F-10024000
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

REV: DATE: AUGUST 2021

JOB NO. 3171.02

SHEET 1 OF 4

OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS §

COUNTY OF COMAL §

KNOWN ALL MEN BY THESE PRESENTS:

THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY SUBDIVIDES THIS LAND ACCORDING TO THE DIMENSIONS AS SHOWN. ALL ROADS TO BE CONSTRUCTED BY THIS PLAT SHALL NOT BE DEDICATED TO ANY STATE, MUNICIPALITY OR OTHER GOVERNMENT ENTITY. THEY SHALL REMAIN PRIVATE ROADS.

MR. THOMAS H. BEAUCHAMP, JR.
BRICKSTONE DEVELOPMENT, L.P.
10501 ALTA VISTA ROAD
KELLER, TEXAS 76244
512-917-8570

BY: Thomas H. Beauchamp Jr.
OWNER SIGNATURE

9-8-2021
DATE

STATE OF TEXAS §

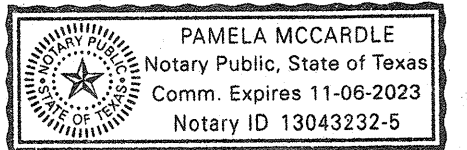
COUNTY OF COMAL §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Thomas Beauchamp Jr. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, 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 8th DAY OF September, 2021 A.D.

Pamela McCordle
NOTARY PUBLIC, STATE OF TEXAS

Pamela McCordle
NOTARY PUBLIC (PRINT NAME)



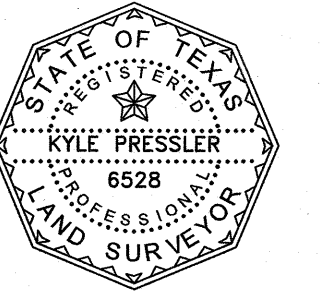
SURVEYOR'S CERTIFICATE:

STATE OF TEXAS §

COUNTY OF COMAL §

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.

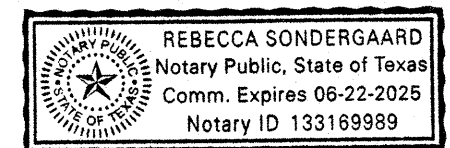
Kyle Pressler
REGISTERED PROFESSIONAL LAND SURVEYOR #6528
MATKIN-HOOVER ENGINEERING & SURVEYING
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
OFFICE: (830) 249-0600
FAX: (830) 249-0099



SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 7th DAY OF September, A.D., 2021.

Rebecca Sondergaard
NOTARY PUBLIC, STATE OF TEXAS

Rebecca Sondergaard
NOTARY PUBLIC (PRINT NAME)

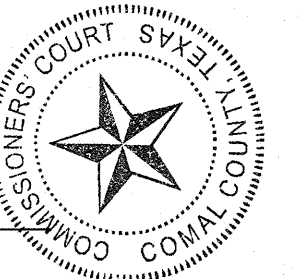


THIS PLAT OF OLD 32 RANCH UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF COMAL COUNTY, TEXAS AND IS HEREBY APPROVED FOR FILING BY SAID COURT ON

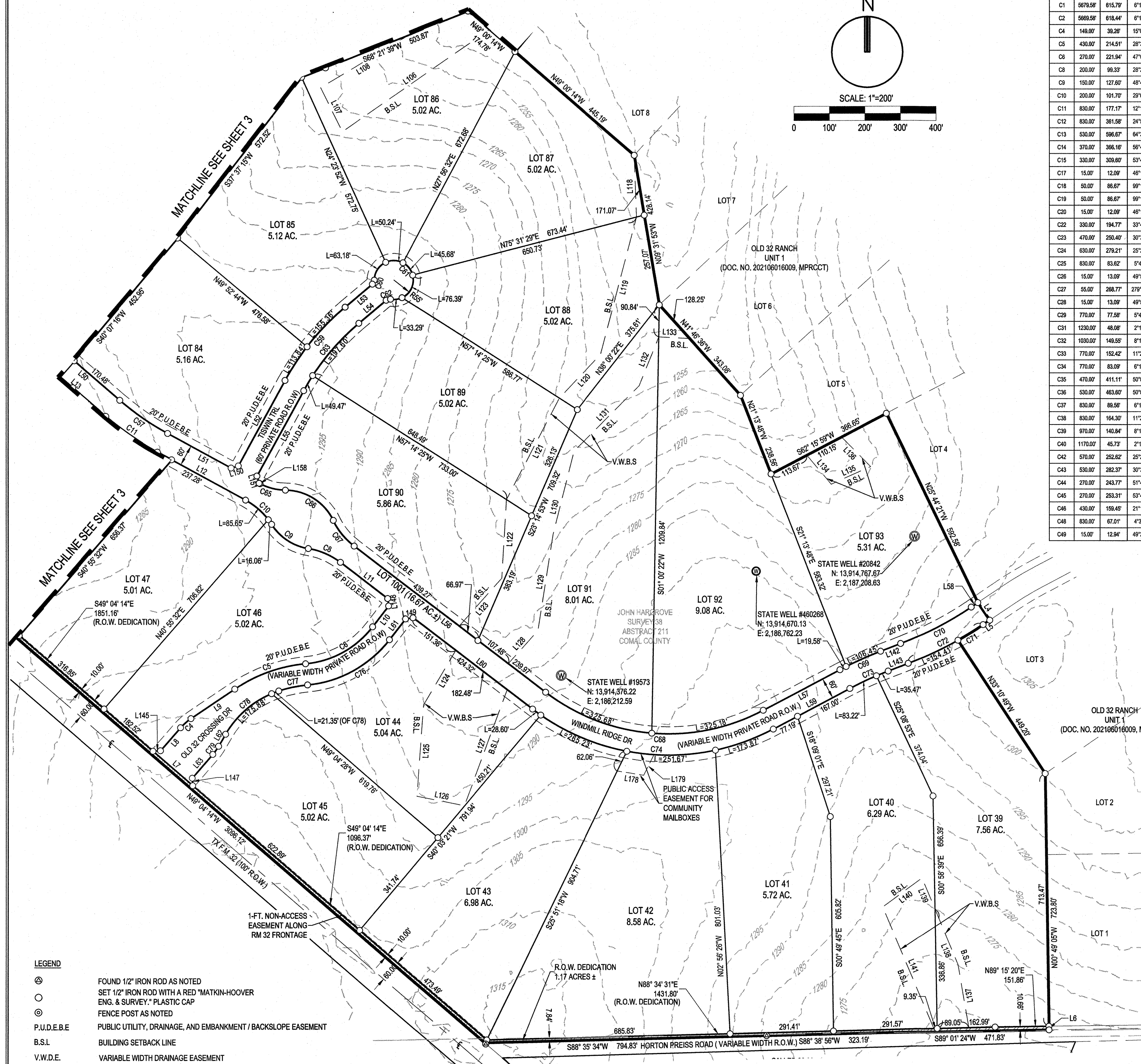
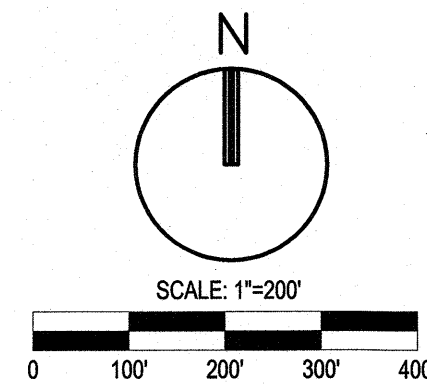
SEP 16, A.D., 2021
DATED THIS 16th DAY OF September, A.D., 2021

BY: [Signature]
COUNTY JUDGE

ATTEST: Bobbie Koepf
COUNTY CLERK - DEPUTY



#202106049076



LEGEND

- ⊙ FOUND 1/2" IRON ROD AS NOTED
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER" ENG. & SURVEY, " PLASTIC CAP
- ⊙ FENCE POST AS 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
- OPRCCT OFFICIAL PUBLIC RECORD, COMAL COUNTY, TEXAS
- MPRCCT MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- BNDY PLAT BOUNDARY
- V.W.B.S. VARIABLE WIDTH BUILDING SETBACK
- ⊙ WATER WELL

- NOTES:
1. SEE SHEET 3 OF 4 FOR LINE TABLE INFORMATION.
 2. 5' CONTOURS SHOWN

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	5679.58	615.79	6°12'44"	N46° 01' 55"W	615.49
C2	5669.58	618.44	6°14'59"	S46° 00' 47"E	618.13
C4	149.00	38.26	15°05'43"	N48° 28' 23"E	38.14
C5	430.00	214.51	28°34'57"	N70° 18' 43"E	212.29
C6	270.00	221.94	47°05'48"	N61° 03' 18"E	215.74
C8	200.00	98.33	28°27'23"	N66° 43' 17"W	98.31
C9	150.00	127.60	48°44'27"	N56° 34' 45"W	123.79
C10	200.00	101.70	28°08'10"	N46° 15' 37"W	100.61
C11	830.00	177.17	12°13'49"	N55° 13' 47"W	176.83
C12	830.00	361.58	24°57'38"	N36° 38' 03"W	358.73
C13	530.00	596.67	64°30'13"	N08° 05' 52"E	565.66
C14	370.00	365.16	56°42'04"	N11° 59' 56"E	351.40
C15	330.00	309.60	53°45'17"	N10° 31' 32"E	298.37
C17	15.00	12.09	46°11'13"	N65° 15' 23"W	11.77
C18	50.00	86.67	99°19'01"	N36° 42' 29"W	76.22
C19	50.00	86.67	99°19'01"	S45° 39' 05"E	76.22
C20	15.00	12.09	46°11'13"	S19° 05' 10"E	11.77
C22	330.00	194.77	33°49'02"	N72° 13' 25"E	191.96
C23	470.00	250.40	30°31'31"	N73° 52' 11"E	247.45
C24	630.00	279.21	25°23'36"	N71° 18' 13"E	276.93
C25	830.00	83.62	5°49'21"	N88° 53' 12"E	83.59
C26	15.00	13.09	49°59'41"	N64° 46' 31"E	12.88
C27	55.00	288.77	27°59'23"	S00° 13' 38"E	70.71
C28	15.00	13.09	49°59'41"	N85° 13' 47"W	12.88
C29	770.00	77.58	5°46'21"	S86° 53' 12"W	77.54
C31	1230.00	48.08	2°14'22"	S04° 52' 48"E	48.07
C32	1030.00	149.55	8°19'08"	S00° 23' 57"W	149.42
C33	770.00	152.42	11°20'30"	S01° 06' 43"E	152.17
C34	770.00	83.09	6°10'57"	S09° 52' 28"E	83.04
C35	470.00	411.11	50°07'02"	S38° 01' 28"E	398.13
C36	530.00	463.60	50°07'02"	N38° 01' 28"W	448.96
C37	830.00	88.56	6°10'57"	S09° 52' 28"E	88.52
C38	830.00	164.30	11°20'30"	N01° 06' 43"W	164.03
C39	970.00	140.84	8°19'08"	N00° 23' 57"E	140.71
C40	1170.00	45.73	2°14'22"	N04° 52' 48"W	45.73
C42	570.00	252.62	25°23'36"	S71° 18' 13"W	250.56
C43	530.00	282.37	30°31'31"	S73° 52' 11"W	279.04
C44	270.00	243.77	51°43'46"	S63° 16' 03"W	235.57
C45	270.00	253.31	53°45'17"	S10° 31' 32"W	244.12
C46	430.00	158.45	21°14'48"	S05° 43' 44"E	158.54
C48	830.00	67.01	4°37'32"	S76° 59' 21"E	66.99
C49	15.00	12.94	49°26'14"	N80° 36' 18"E	12.54

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C50	55.00	288.77	27°59'23"	S15° 52' 43"W	70.72
C51	15.00	13.25	50°36'48"	N49° 26' 09"W	12.82
C52	770.00	61.27	4°33'34"	N77° 01' 20"W	61.26
C54	430.00	178.97	23°50'51"	S28° 25' 33"W	177.86
C55	470.00	529.13	64°30'13"	S08° 05' 51"W	501.62
C56	770.00	335.45	24°57'38"	S36° 38' 03"E	332.80
C57	770.00	164.36	12°13'49"	S55° 13' 47"E	164.05
C59	730.00	269.20	21°07'43"	N39° 13' 10"E	267.67
C60	15.00	13.09	49°59'41"	N24° 47' 11"E	12.68
C61	55.00	288.77	27°59'23"	S40° 12' 59"E	70.71
C62	15.00	13.09	49°59'41"	S74° 46' 52"W	12.88
C63	670.00	247.07	21°07'43"	S39° 13' 10"W	245.67
C65	150.00	74.55	28°28'34"	S75° 34' 58"E	73.79
C66	150.00	168.34	64°18'04"	S57° 40' 13"E	159.64
C67	200.00	247.07	21°07'43"	S39° 00' 24"E	93.29
C68	570.00	650.86	65°25'28"	S85° 12' 19"E	616.07
C69	1030.00	126.03	7°00'38"	N65° 35' 17"E	125.95
C70	970.00	224.17	13°14'28"	N62° 28' 22"E	223.67
C71	1030.00	83.63	4°39'07"	S58° 10' 42"W	83.60
C72	1030.00	238.03	13°14'28"	S62° 28' 22"W	237.50
C73	970.00	118.69	7°00'38"	S65° 35' 17"W	118.61
C74	630.00	719.37	65°25'28"	N85° 12' 19"W	680.92
C76	330.00	271.26	47°05'48"	S61° 03' 18"W	263.68
C77	370.00	63.27	12°53'42"	S78° 09' 20"W	63.10
C78	271.00	197.22	41°41'52"	S50° 51' 33"W	192.90
C79	148.00	28.39	10°54'55"	S35° 28' 05"W	28.34
C81	330.00	16.83	2°55'22"	N38° 51' 51"E	16.83

OLD 32 RANCH UNIT 2

OWNER/DEVELOPER:
BRICKSTONE DEVELOPMENT, L.P.
C/O THOMAS H. BEAUCHAMP JR.
AND SENISA BEAUCHAMP
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(512) 917-8570
TBEAUCH96@YAHOO.COM

AGENT/PREPARER:
MATKIN HOOVER
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TEXAS REGISTERED SURVEYING FIRM F-10024000
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

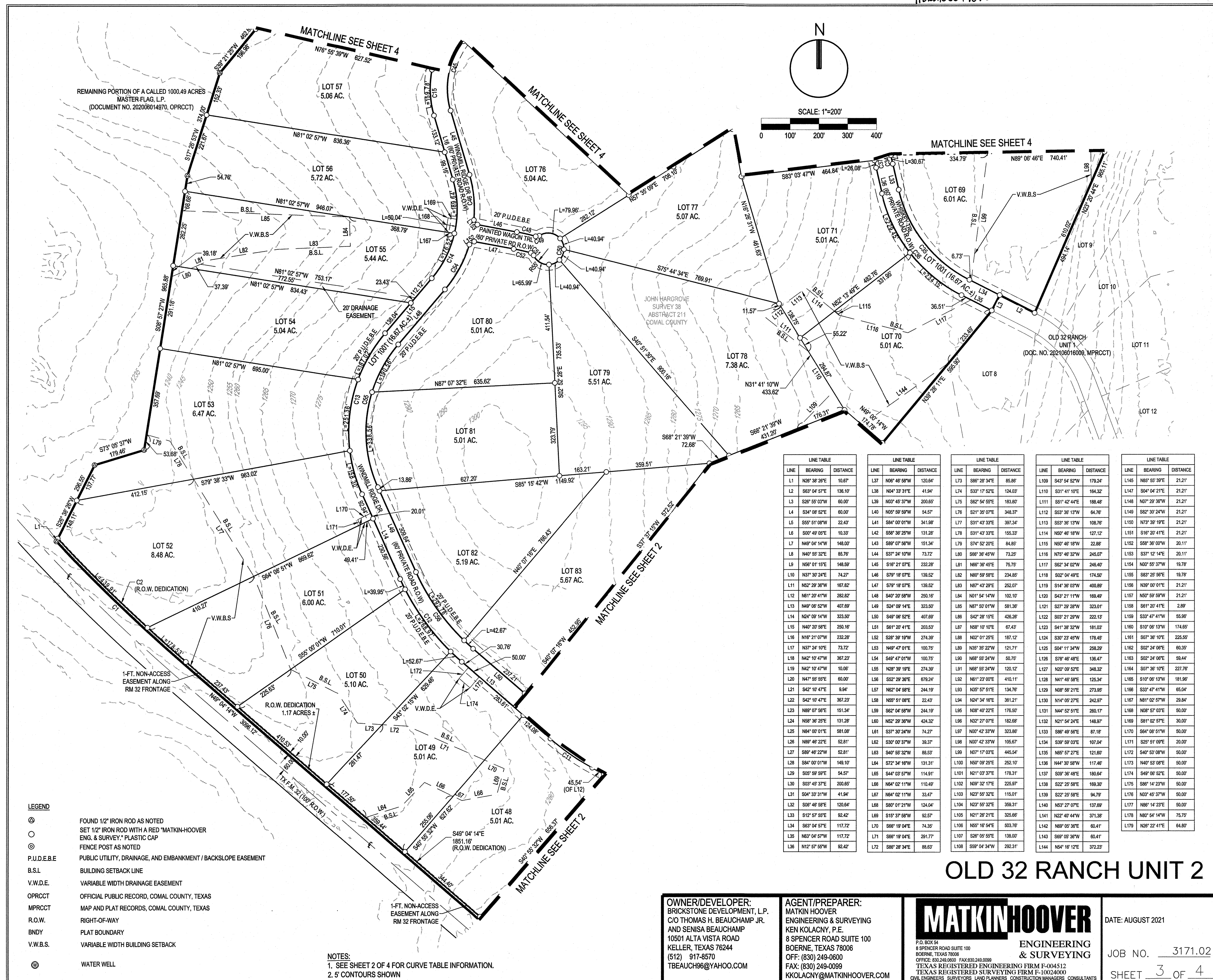
ENGINEERING
& SURVEYING

DATE: AUGUST 2021

JOB NO. 3171.02

SHEET 2 OF 4

#202106049076



OLD 32 RANCH UNIT 2

OWNER/DEVELOPER:
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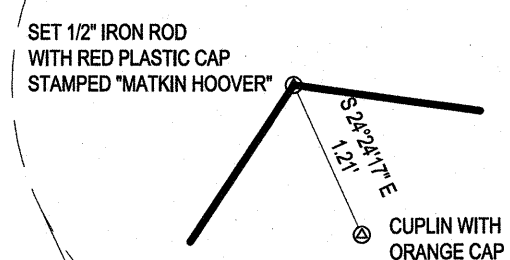
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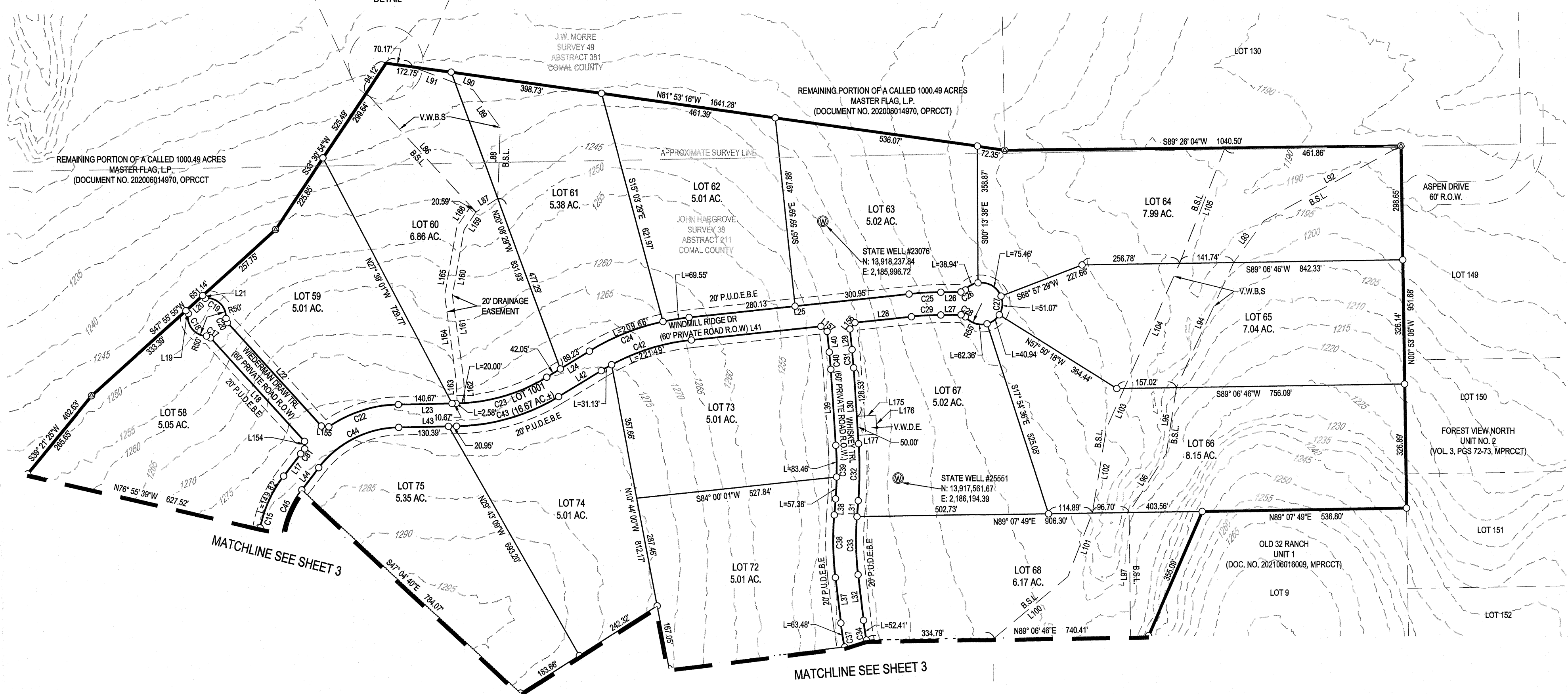
JOB NO. 3171.02

SHEET 3 OF 4

0 100' 200' 300' 400'



DETAIL



LEGEND

- | | |
|-------------|--|
| Ⓐ | FOUND 1/2" IRON ROD AS NOTED |
| ○ | SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER
ENG. & SURVEY." PLASTIC CAP |
| Ⓢ | FENCE POST AS 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 |
| OPRCCT | OFFICIAL PUBLIC RECORD, COMAL COUNTY, TEXAS |
| MPRCCT | MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS |
| R.O.W. | RIGHT-OF-WAY |
| BNDY | PLAT BOUNDARY |
| V.W.B.S. | VARIABLE WIDTH BUILDING SETBACK |



WATER WELL WITH 50' OR 100' RADIUS SANITARY CONTROL EASEMENT (CALLED)

NOTES:

NOTES:
1. SEE SHEETS 2 AND 3 FOR CURVE AND LINE TABLE INFORMATION.

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DATE: MARCH 2021

JOB NO. 3171.02

SHEET 4 OF 4