

STATE OF TEXAS  KNOW ALL MEN BY THESE PRESENTS;  
 COUNTY OF MEDINA

I, JAY PATTERSON, CO-OWNER AND AGENT FOR SUMMIT RIDGE, LLC, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 401305241 OF THE OFFICIAL RECORDS OF MEDINA COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, 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 ROADS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS MEDINA COUNTY MAY DEEM APPROPRIATE, AND DO HEREBY STATE THAT ALL PUBLIC ROADWAYS AND EASEMENTS AS SHOWN ON THIS PLAT ARE FREE OF LIENS, THIS SUBDIVISION IS TO BE KNOWN AS SUMMIT RIDGE.

SUMMIT RIDGE, LLC  
 C/O JAY PATTERSON  
 110 RIVER CROSSING BOULEVARD SUITE 1  
 SPRING BRANCH, TX 78070

OWNER

BEFORE ME, THE ABOVE AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ 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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS  KNOW ALL MEN BY THESE PRESENTS;  
 COUNTY OF MEDINA

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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

CHRIS SCHUCHART, COUNTY JUDGE MEDINA COUNTY, TEXAS

DATE

STATE OF TEXAS  KNOW ALL MEN BY THESE PRESENTS;  
 COUNTY OF MEDINA

I, \_\_\_\_\_, 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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D. AT \_\_\_\_ O'CLOCK \_\_\_\_ M AND DULY RECORDED THIS DAY OF \_\_\_\_\_, 20\_\_ A.D. AT \_\_\_\_ O'CLOCK \_\_\_\_ M, IN THE PLAT RECORDS OF SAID COUNTY IN CABINET \_\_\_\_\_, SLIDE \_\_\_\_\_ TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN HONDO, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

LISA WERNETTE, CLERK COUNTY COURT OF MEDINA COUNTY, TEXAS

DEPUTY

STATE OF TEXAS  KNOW ALL MEN BY THESE PRESENTS;  
 COUNTY OF MEDINA

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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

TIM NEUMAN, COUNTY COMMISSIONER MEDINA COUNTY, TEXAS

DATE

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.

LICENSED PROFESSIONAL ENGINEER

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.

PROFESSIONAL LAND SURVEYOR

# FINAL PLAT FOR SUMMIT RIDGE UNIT 3

BEING A 274.208 ACRE TRACT OF LAND LOCATED IN THE G. & S.F. RR. CO. SURVEY NO. 407, ABSTRACT NO. 1392, THE A. HABY SURVEY NO. 398, ABSTRACT NO. 1824, THE L. H. HAY SURVEY NO. 408, ABSTRACT NO. 1746, AND THE F. BURELL SURVEY NO. 68, ABSTRACT NO. 1817, MEDINA COUNTY, TEXAS, SAID 274.208 ACRE TRACT BEING A PORTION OF THE REMAINING PORTION OF A CALLED 849.98 ACRE TRACT OF LAND RECORDED IN DOCUMENT NO. 2016007328, PUBLIC RECORDS OF MEDINA COUNTY, TEXAS.

NEW RESIDENTIAL LOTS: 48  
 LINEAR FOOTAGE OF NEW ROADS: 5,571'



## LOCATION MAP

N.T.S.

## UNIT III SUMMARY (274.21 AC.)

RESIDENTIAL LOTS: 48, 267.49 AC.

ROADS: 5,571 LF

OTHER LOTS: STREET RIGHT-OF-WAY: 6.72 AC.

## STREET SECTION APPLICATION RATE

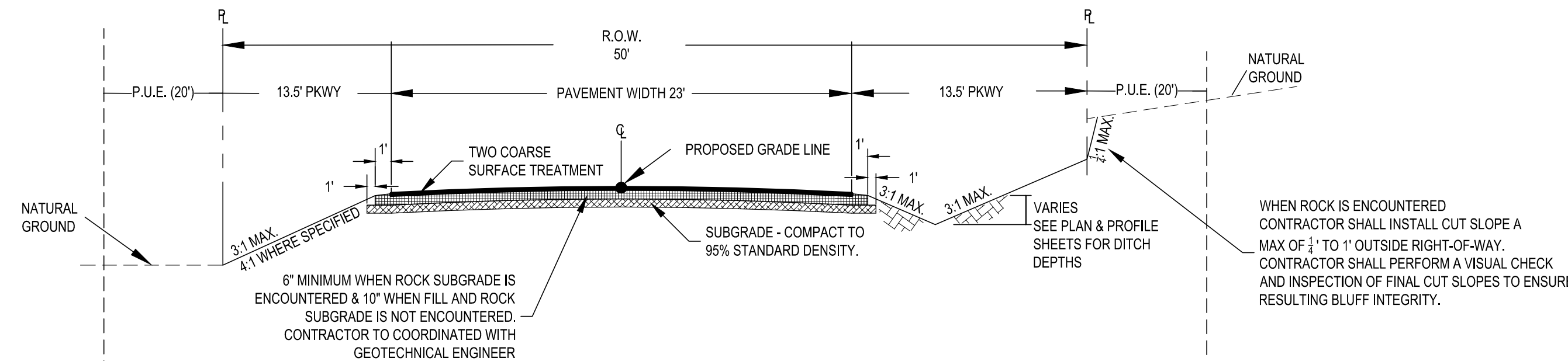
TWO COURSE SURFACE TREATMENT

APPLICATION RATE FOR 2 COATS EMULSION 0.60 GAL/S.Y. MIN.

CRUSHED ROCK - 1 C.Y. / 100 S.Y.

TACK COAT APPLICATION RATE 300 GALLONS OF EMULSION TO ONE MILE OF ROADWAY SURFACE

NOTE: CONSTRUCTION PER MEDINA COUNTY ROAD DESIGN & CONSTRUCTION SPECIFICATIONS.

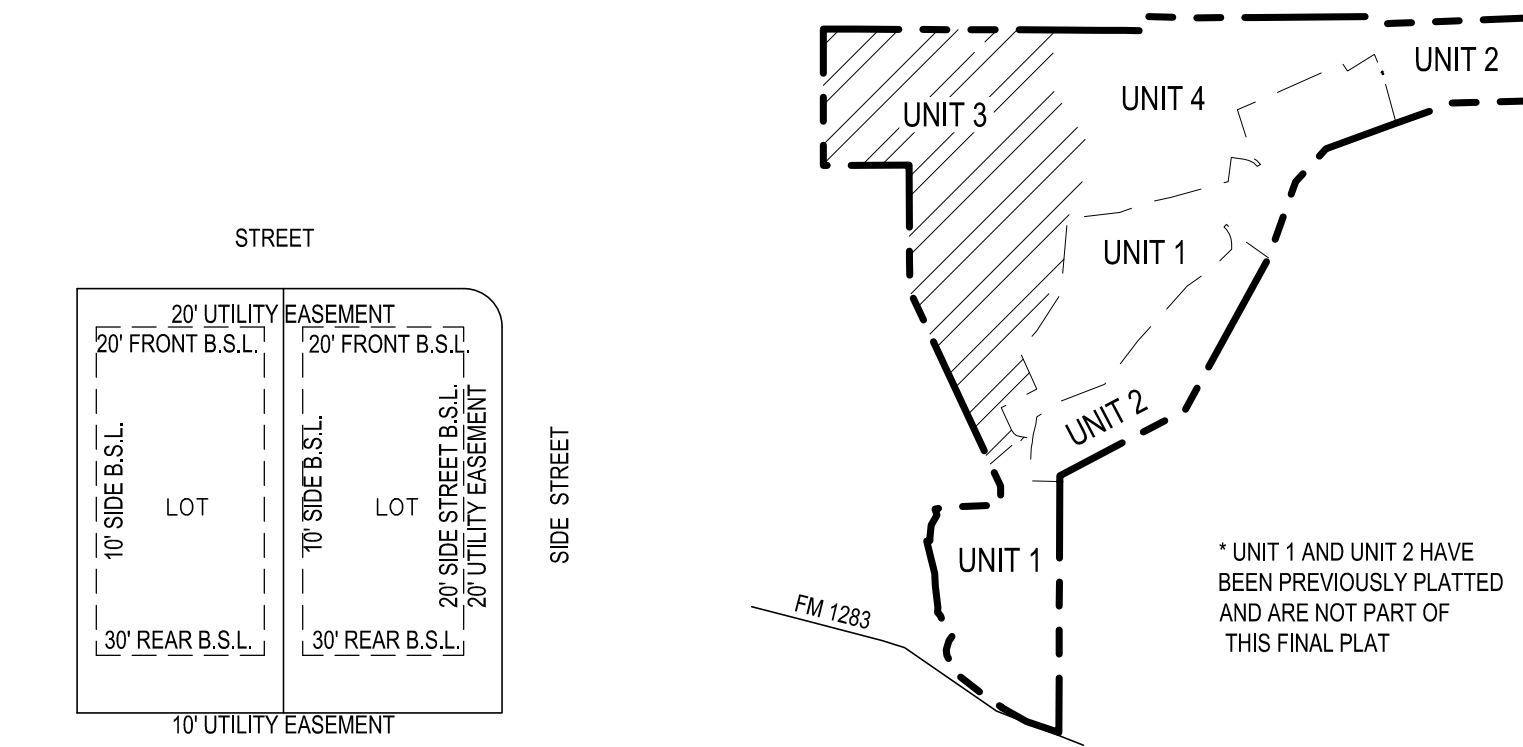


## TYPICAL STREET SECTION

N.T.S.


NOTES:

- 1.) ACREAGE OF UNIT III = 274.21 ACRES. THE OVERALL AVERAGE DENSITY OF LOTS IN THIS UNIT IS 5.71 LOT/AC.
- 2.) A PORTION OF THIS SUBDIVISION IS WITHIN A SPECIAL FLOOD HAZARD ZONE "AE" AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR MEDINA COUNTY, TEXAS ON PANEL NUMBER 480472 0100, DATED EFFECTIVE JULY 31, 2006 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
- 3.) LINEAR FEET OF PROPOSED PRIVATE ROADS = 5,571 LF. ALL STREETS AND DRAINS ARE TO BE CONSTRUCTED TO MEDINA COUNTY STANDARDS. ALL STREETS ARE PRIVATE AND WILL BE MAINTAINED BY P.O.A.
- 4.) WATER SERVICE SHALL BE PROVIDED BY SUMMIT RIDGE, LLC WATER TREATMENT PLANT 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.
- 5.) 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.
- 7.) THIS SUBDIVISION IS WHOLLY LOCATED WITHIN THE MEDINA VALLEY INDEPENDENT SCHOOL DISTRICT (BEXAR).
- 8.) ELECTRIC SERVICE PROVIDED BY BANDERA ELECTRIC COOPERATIVE.
- 9.) TELEPHONE SERVICE PROVIDED BY AT&T.
- 10.) POSTAL SERVICE WILL BE PROVIDED BY CLUSTER BOXES AT THE ENTRANCE OF THE SUBDIVISION.
- 11.) CONTOUR INTERVAL IS 5 FT. TOPOGRAPHIC DATA PROVIDED BY THE TEXAS NATURAL RESOURCES INFORMATION SYSTEM.
- 12.) COMMERCIAL WASTE SERVICE IS AVAILABLE TO THE SUBDIVISION BY PRIVATE COMPANIES SERVING THIS AREA.
- 13.) THERE IS HEREBY DEDICATED DRAINAGE EASEMENTS WITHIN THIS SUBDIVISION AS NOTED ON THIS PLAT. THE REVIEW COMMITTEE OF THE PROPERTY OWNERS 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.
- 14.) 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 AND DRAINAGE EASEMENTS SHOWN ON THE PLAT.
- 15.) ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND/OR CATV LINES AND APPURTENANCES.
- 16.) GRANTOR HEREBY AGREES TO DEDICATE TO THE PUBLIC A UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
- 17.) EXCEPT AS SHOWN, ALL CORNERS ARE 1/2" IRON RODS WITH MATKIN/HOOVER CAP.
- 18.) 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.
- 19.) 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.
- 20.) 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".
- 21.) 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.
- 22.) 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.
- 23.) THE MAXIMUM IMPERVIOUS COVERAGE ON EACH RESIDENTIAL LOT/TRACT IS 15,500 SQUARE FEET.

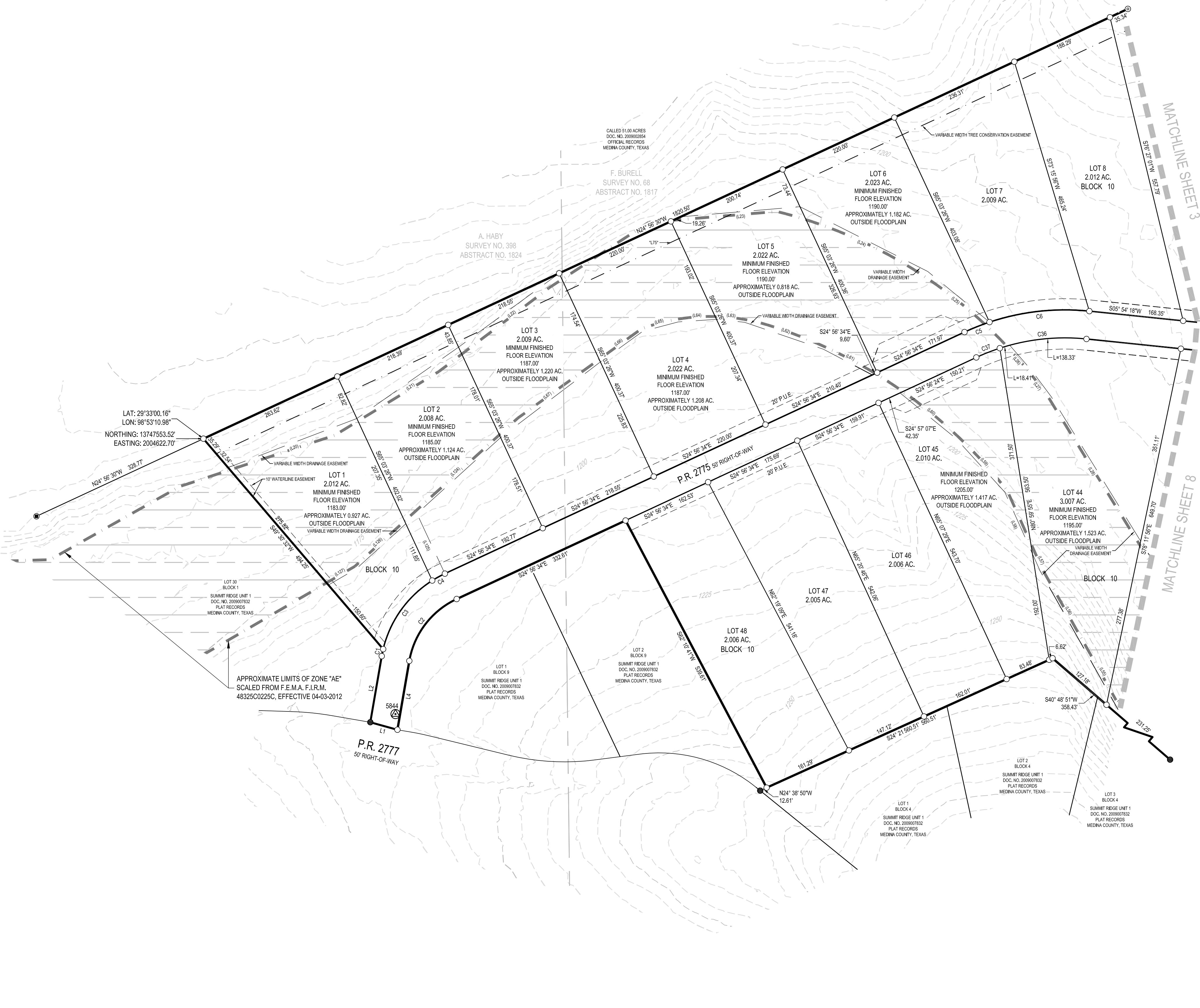
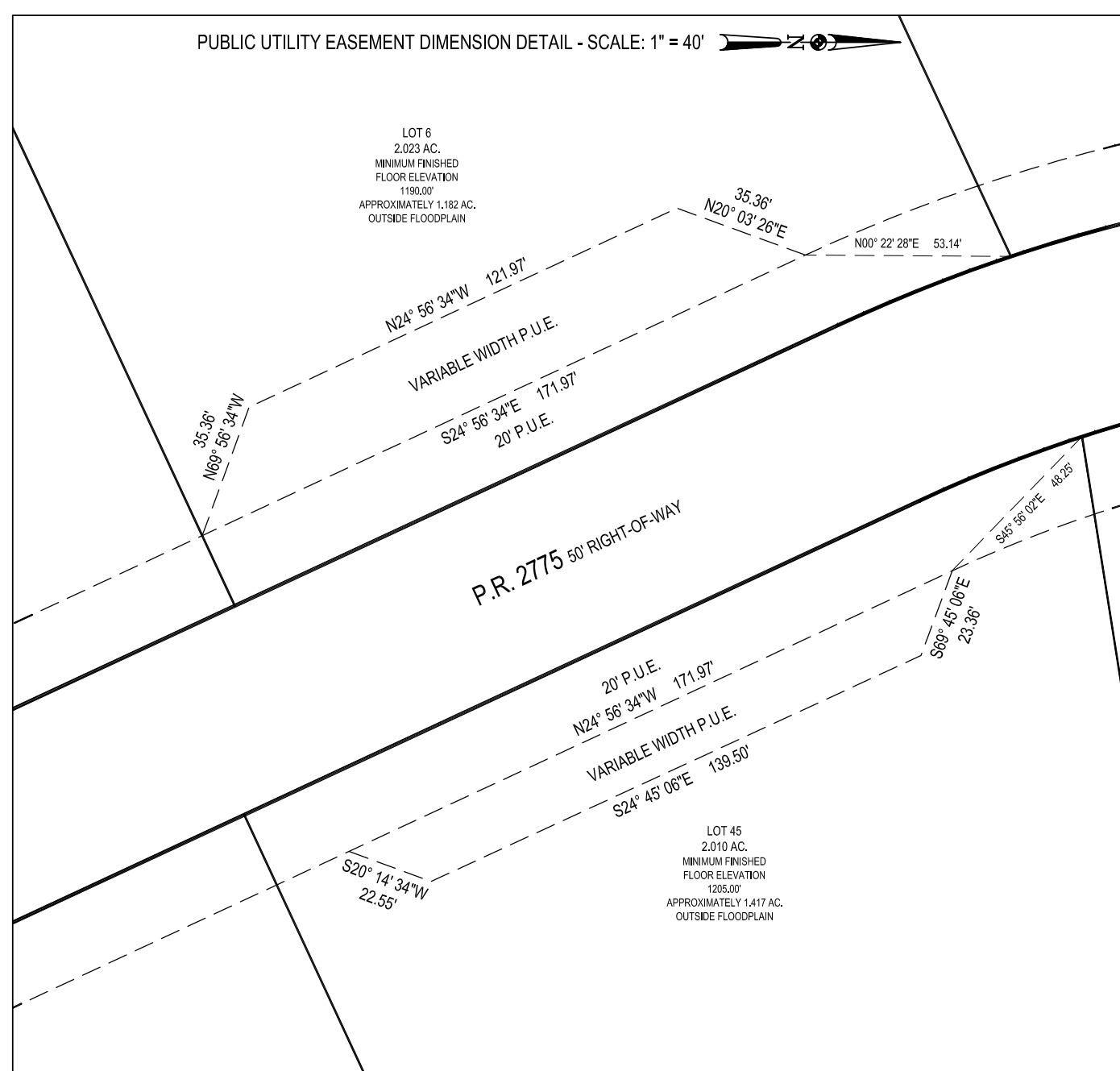
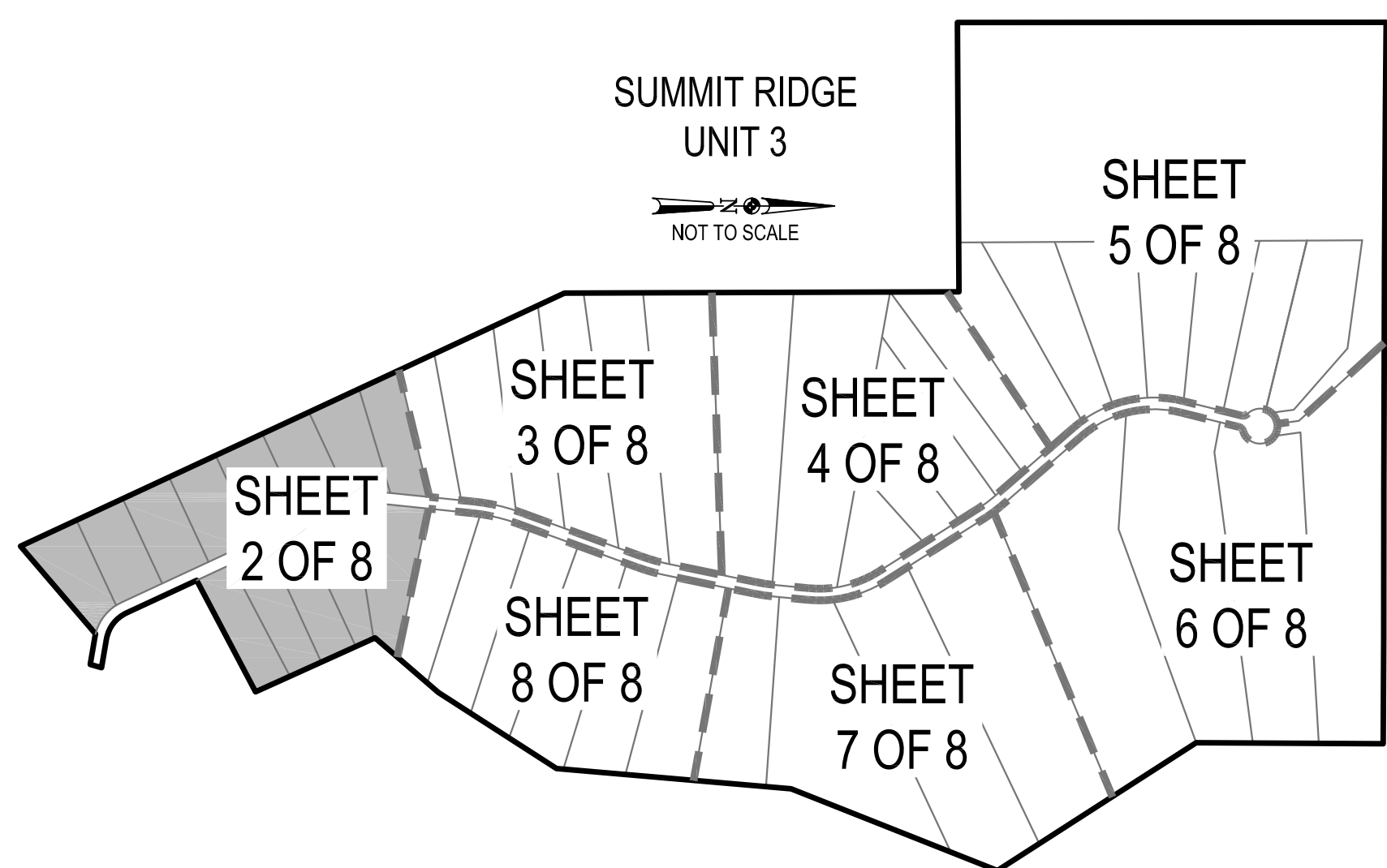
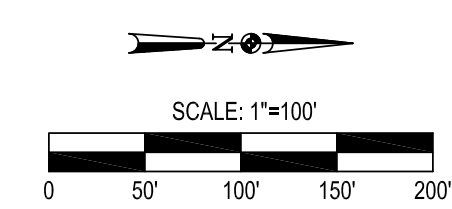


## KEY MAP

NOT TO SCALE

<b>OWNER/DEVELOPER:</b> SUMMIT RIDGE, LLC C/O JAY PATTERSON 110 RIVER CROSSING BOULEVARD SUITE 1 SPRING BRANCH, TX 78070	<b>SURVEYOR:</b> 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	<b>AGENT:</b> MATKIN/HOOVER ENGINEERING & SURVEYING C/O GARRETT KELLER, P.E. 8 SPENCER ROAD, SUITE 100 BOERNE, TEXAS 78006 (830) 249-0600 GKELLER@MATKIN/HOOVER.COM	<div style="text-align: center;">  <p><b>ENGINEERING &amp; SURVEYING</b></p> </div> <p> <small>           P.O. BOX 44            8 SPENCER ROAD SUITE 100            BOERNE, TEXAS 78006            OFFICE: (830) 249-0600 FAX: (830) 249-0609            TEXAS REGISTERED ENGINEERING FIRM F-1404512            TEXAS REGISTERED SURVEYING FIRM F-14043000            CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS         </small> </p> <p> <b>REV: DATE: JUNE 2017</b>  <b>JOB NO. 259104</b>  <b>SHEET 1 OF 8</b> </p>
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# FINAL PLAT FOR SUMMIT RIDGE UNIT 3



LINE	BEARING	DISTANCE
0.01	S20° 52' 00"E	246.00
0.21	S30° 07' 30"E	221.84
0.23	S36° 17' 00"E	222.92
0.23	S24° 50' 51"E	213.75
0.24	S30° 52' 10"W	255.78
0.25	S30° 19' 59"W	142.71
0.26	S40° 02' 30"W	98.89
0.27	S53° 04' 30"W	98.89
0.28	S50° 19' 00"W	303.89
0.55	N60° 49' 10"E	77.50
0.56	N60° 32' 29"E	172.24
0.57	N65° 52' 10"E	34.89
0.58	N65° 52' 10"E	120.19
0.59	N47° 44' 11"E	129.30
0.60	N30° 11' 01"E	129.30
0.61	N27° 45' 03"E	98.45
0.62	N18° 52' 21"E	148.79
0.63	N20° 58' 41"E	50.59
0.64	N20° 57' 20"W	68.61
0.65	N14° 52' 17"W	65.47
0.66	N30° 51' 10"W	93.21
0.67	N37° 09' 42"W	223.62
0.74	N42° 10' 30"W	201.67
0.120	N60° 07' 30"E	116.22
0.120	N42° 10' 10"W	116.96
0.121	N30° 19' 12"W	98.22

LINE	BEARING	DISTANCE
1.15	N24° 50' 30"W	1811.00

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	200.00	12.75	3°39'50"	S70° 22' 19"E	12.75
C2	150.00	14.60	5°19'10"	S52° 34' 13"E	139.12
C3	200.00	154.44	44°14'42"	S54° 29' 34"E	150.64
C4	200.00	25.69	7°21'29"	S20° 30' 19"E	25.67
C5	420.00	48.14	14°29'22"	S20° 41' 53"E	48.11
C6	420.00	160.87	34°21'59"	S30° 18' 27"E	175.32
C7	375.00	150.71	32°09'53"	S30° 04' 39"E	155.60
C7	375.00	45.10	10°03'59"	S21° 29' 39"E	45.10

LINE	BEARING	DISTANCE
L1	S30° 50' 45"W	50.20
L2	N60° 11' 53"W	110.37
L3	S80° 11' 53"E	104.97

**LEGEND**

○ HORIZONTAL/VERTICAL CONTROL POINT  
 FOUND 1/2" IRON ROD  
 FOUND 5/8" IRON ROD WITH A "ROCK & ROCK" CAP  
 SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP OR SUFFICIENT MONUMENT DUE TO TERRAIN

○ PUBLIC UTILITY EASEMENT

— TEXAS ORIGINAL SURVEY LINE

POINT NUMBER	LATITUDE	LONGITUDE	NORTHING	EASTING	ELEVATION	DESCRIPTION
5844	29°33'03.55"	98°53'05.40"	13747696.44	2005114.57	1209.50'	SET COTTON SPINDLE

**OWNER/DEVELOPER:**  
 SUMMIT RIDGE, LLC  
 C/O JAY PATTERSON  
 110 RIVER CROSSING BOULEVARD  
 SUITE 1  
 SPRING BRANCH, TX 78070

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

**AGENT:**  
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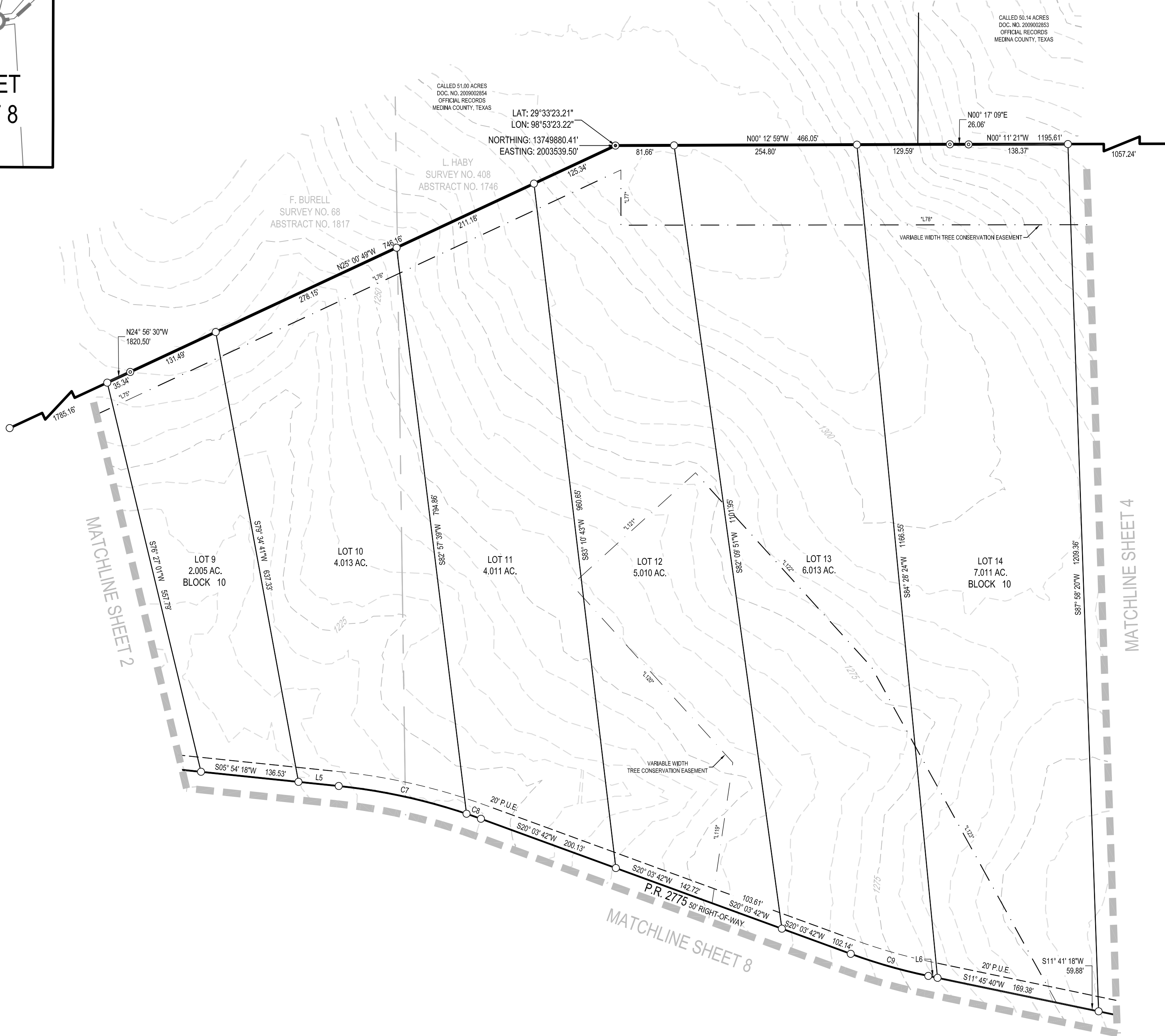
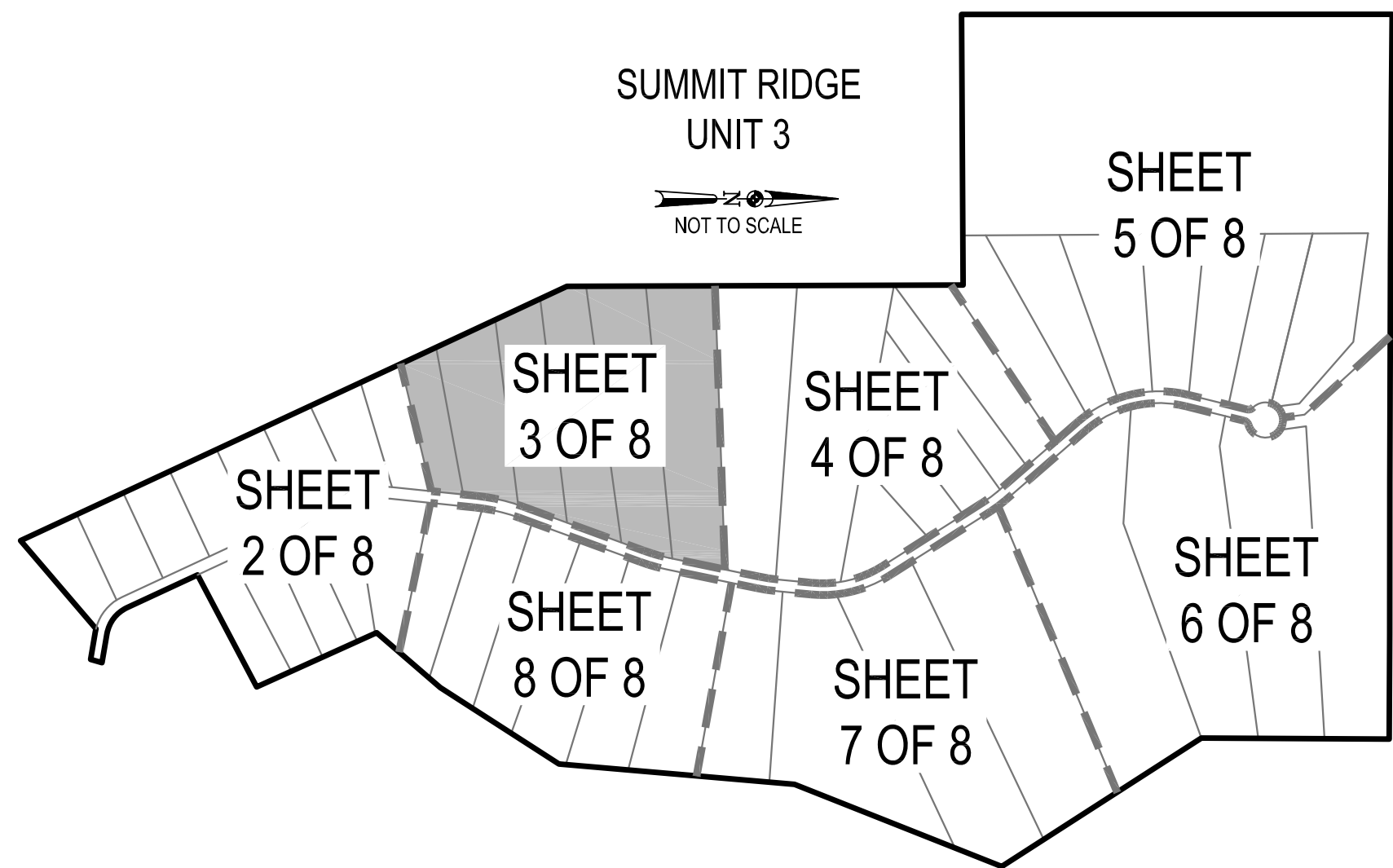
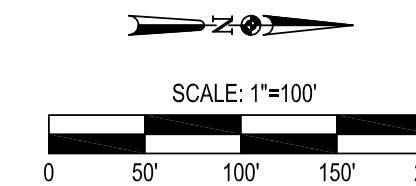
**MATKIN HOOVER**  
 ENGINEERING & SURVEYING

700 S. 101<sup>ST</sup>  
 8 SPENCER ROAD SUITE 100  
 BOERNE, TEXAS 78006  
 OFFICE: (830) 249-0600 FAX: (830) 249-0000  
 TEXAS REGISTERED SURVEYING FIRM #404512  
 CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

**REV:** DATE: JUNE 2017  
**JOB NO.:** 259104  
**SHEET** 2 OF 8

FLOOD HAZARD NOTE: 1/4" VERTICAL CHANGE FLOODPLAIN ZONE AE BOUNDARY AS SCALED FROM FEMA FIRM 48325C0225C DATED 04-03-2012. TEXAS ORIGINAL SURVEY LINE: LOCATION OF ORIGINAL SURVEY LINES ARE APPROXIMATE.

# FINAL PLAT FOR SUMMIT RIDGE UNIT 3



LINE	BEARING	DISTANCE
L75	N24° 56' 30"W	1811.08'
L76	N50° 07' 49"W	738.70'
L77	N00° 07' 07"E	77.00'
L78	N00° 03' 31"W	651.72'
L119	N81° 30' 00"W	186.07'
L120	S47° 47' 58"W	334.24'
L121	N42° 10' 02"W	232.67'
L122	N47° 47' 58"E	365.64'
L123	N61° 07' 08"E	533.70'

CURVE	INCHES	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C7	650.00	162.57	12° 49' 00"	S10° 14' 40"W	182.19'
C8	650.00	21.28	17° 00' 00"	S19° 19' 22"W	21.28'
C9	775.00	112.52	8° 19' 11"	N09° 54' 07"E	112.41'

LINE	BEARING	DISTANCE
L5	S89° 54' 10"W	56.43'
L6	S11° 44' 32"W	13.10'

**LEGEND**

- ⊙ FOUND 5/8" IRON ROD
- ⊙ FOUND FENCE "T" POST
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP / OR SUFFICIENT MONUMENT DUE TO TERRAIN
- P.U.E. PUBLIC UTILITY EASEMENT
- TEXAS ORIGINAL SURVEY LINE

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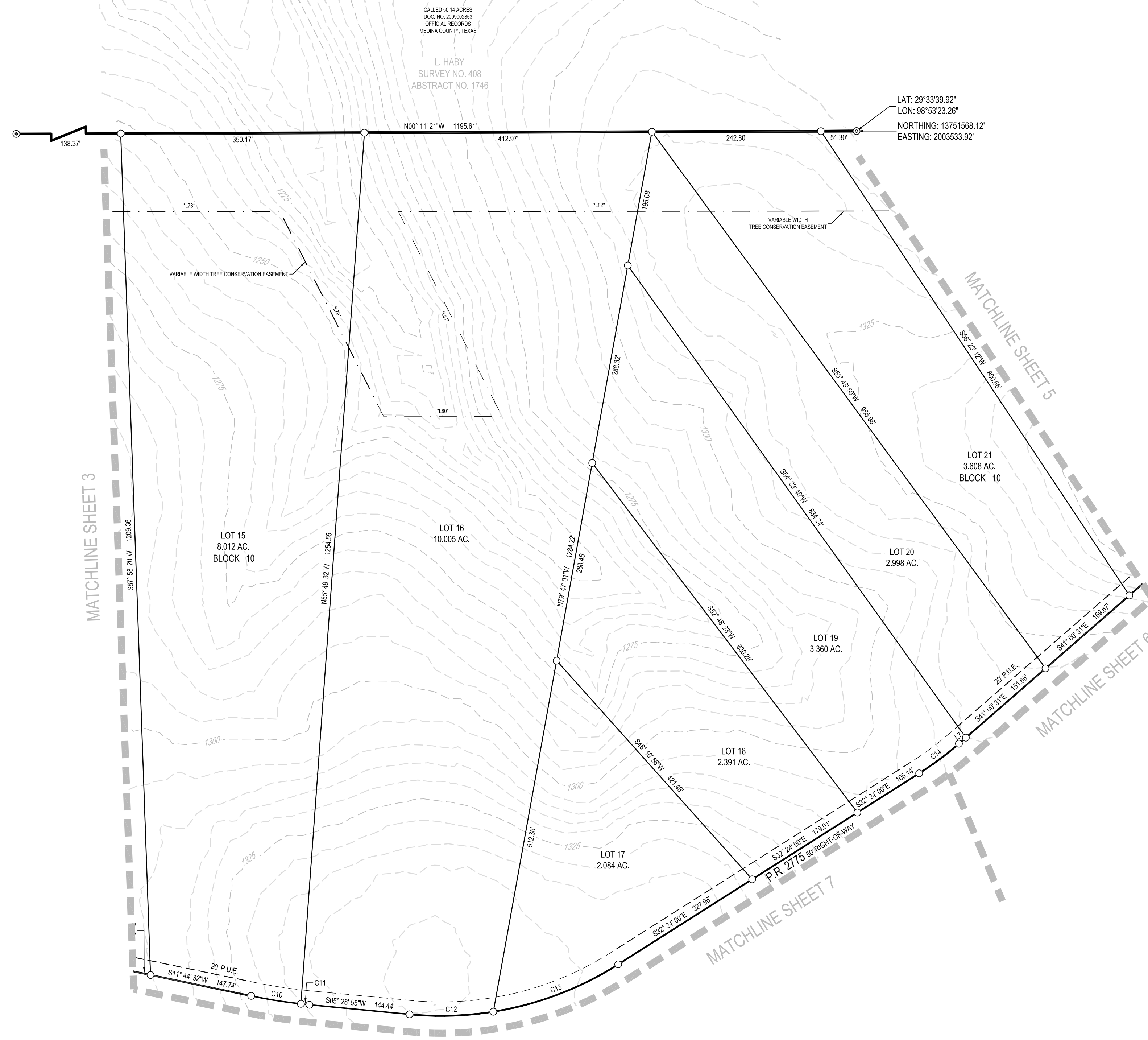
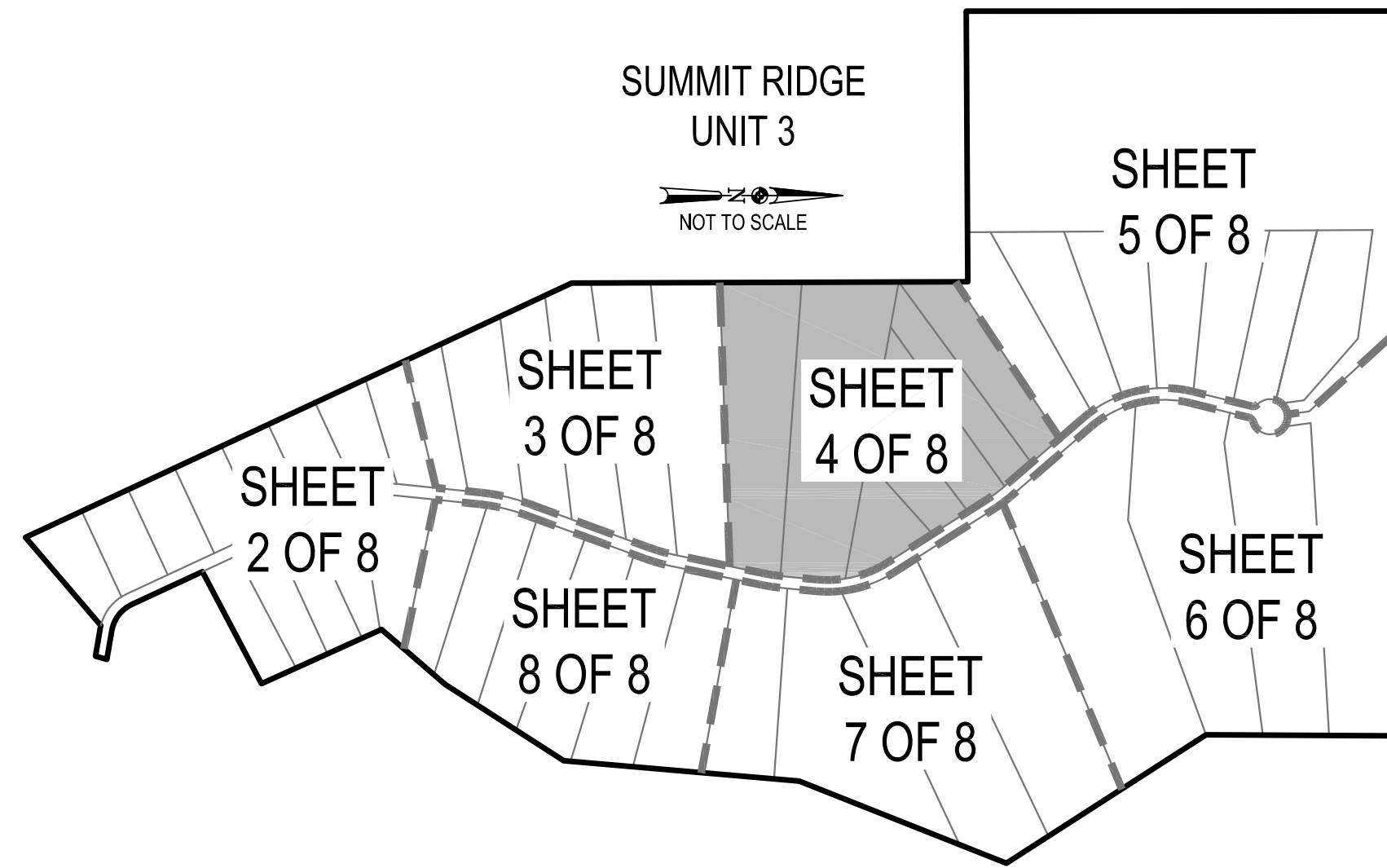
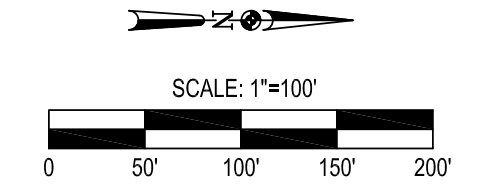
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(830) 249-0600  
GKELLER@MATKINHOOVER.COM

**MATKIN HOOVER**  
ENGINEERING & SURVEYING  
703.503.04  
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFFICE: 830.249.0600 FAX: 830.249.0099  
TEXAS REGISTERED SURVEYING FIRM F-404512  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

**REV:**  
**DATE:** JUNE 2017  
**JOB NO.:** 2591.04  
**SHEET** 3 **OF** 8

FLOOD HAZARD NOTE:  
1% ANNUAL CHANCE FLOODPLAIN ZONE AE BOUNDARY AS SCALED FROM FEMA FIRM 4322C022C DATED APRIL 3, 2012. TEXAS ORIGINAL SURVEY LINE:  
LOCATION OF ORIGINAL SURVEY LINES ARE APPROXIMATE.

# FINAL PLAT FOR SUMMIT RIDGE UNIT 3



TREE CONSERVATION EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
"L7"	N07°02'31"W	651.72
"L7"	N83°02'20"E	330.81
"L8"	N07°02'09"W	189.80
"L8"	S83°02'20"W	330.81
"L9"	N07°02'31"W	1571.07

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C10	775.07	72.34	5°25'52"	N83°54'55"E	72.32
C11	775.07	72.34	5°25'52"	N83°58'17"E	72.32
C12	475.00	150.67	10°42'07"	N07°48'22"W	120.52
C13	475.00	150.67	10°42'07"	N22°44'51"W	191.88
C14	475.00	71.37	5°20'57"	N22°42'18"W	71.37

LINE TABLE

LINE	BEARING	DISTANCE
L7	S41°02'31"E	13.17

**LEGEND**

⊙ FOUND 5/8" IRON ROD  
 ○ SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP / OR SUFFICIENT MONUMENT DUE TO TERRAIN  
 P.U.E. PUBLIC UTILITY EASEMENT

FLOOD HAZARD NOTE: 1% ANNUAL CHANCE FLOODPLAIN ZONE AE BOUNDARY AS SCALED FROM FEMA FIRM 43202C022C DATED APRIL 3, 2012. TEXAS ORIGINAL SURVEY LINE: LOCATION OF ORIGINAL SURVEY LINES ARE APPROXIMATE.

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 MATKIN HOOVER ENGINEERING & SURVEYING  
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 8 SPENCER ROAD, SUITE 100  
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 OFFICE: 830.249.0600 FAX: 830.249.0099  
 TEXAS REGISTERED ENGINEERING FIRM F-404512  
 TEXAS REGISTERED SURVEYING FIRM F-11003400  
 CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

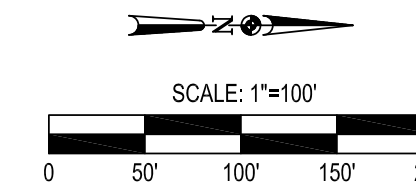
**REV:**  
 DATE: JUNE 2017

**JOB NO.:** 259104

**SHEET 4 OF 8**

# FINAL PLAT FOR SUMMIT RIDGE UNIT 3

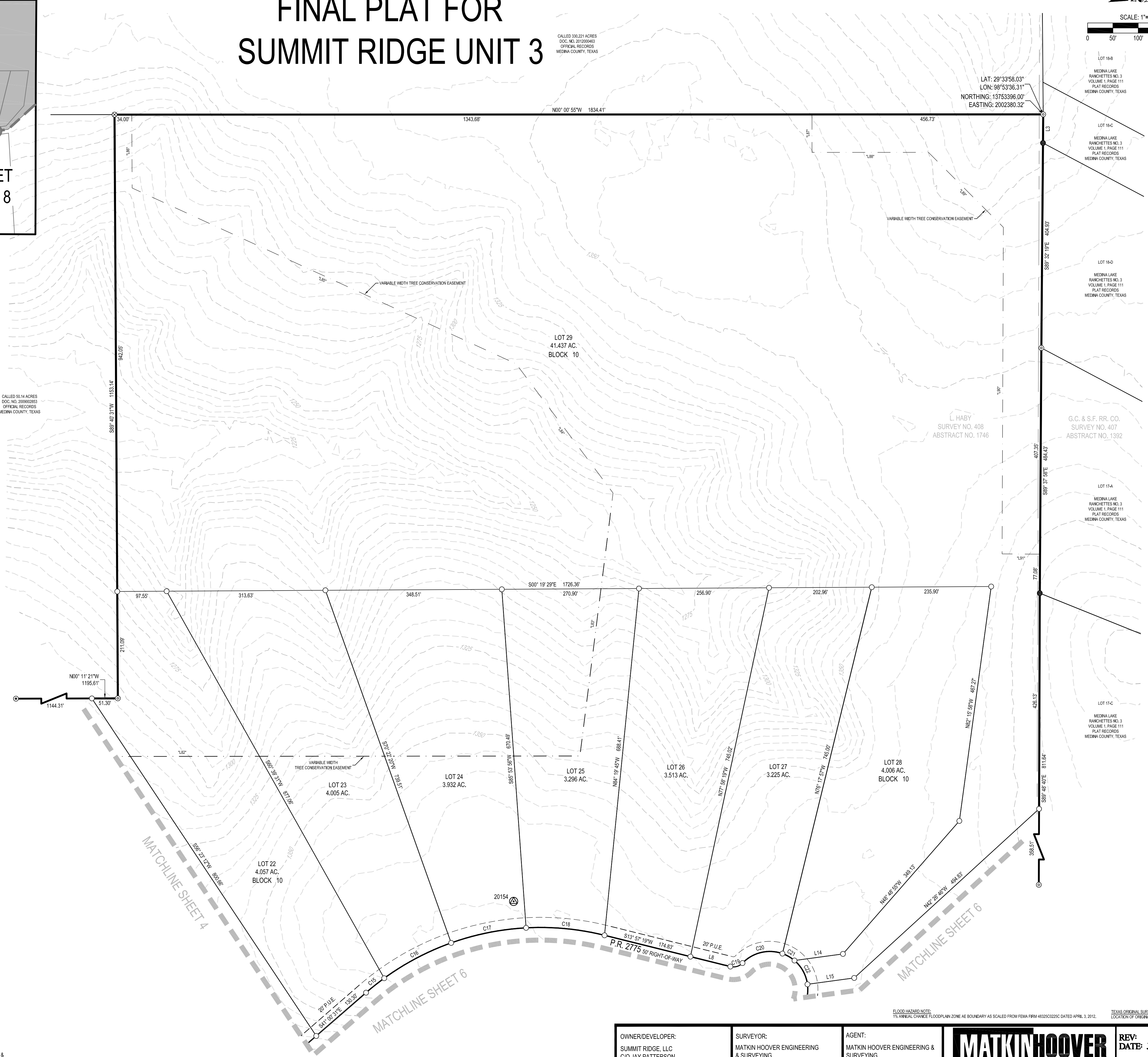
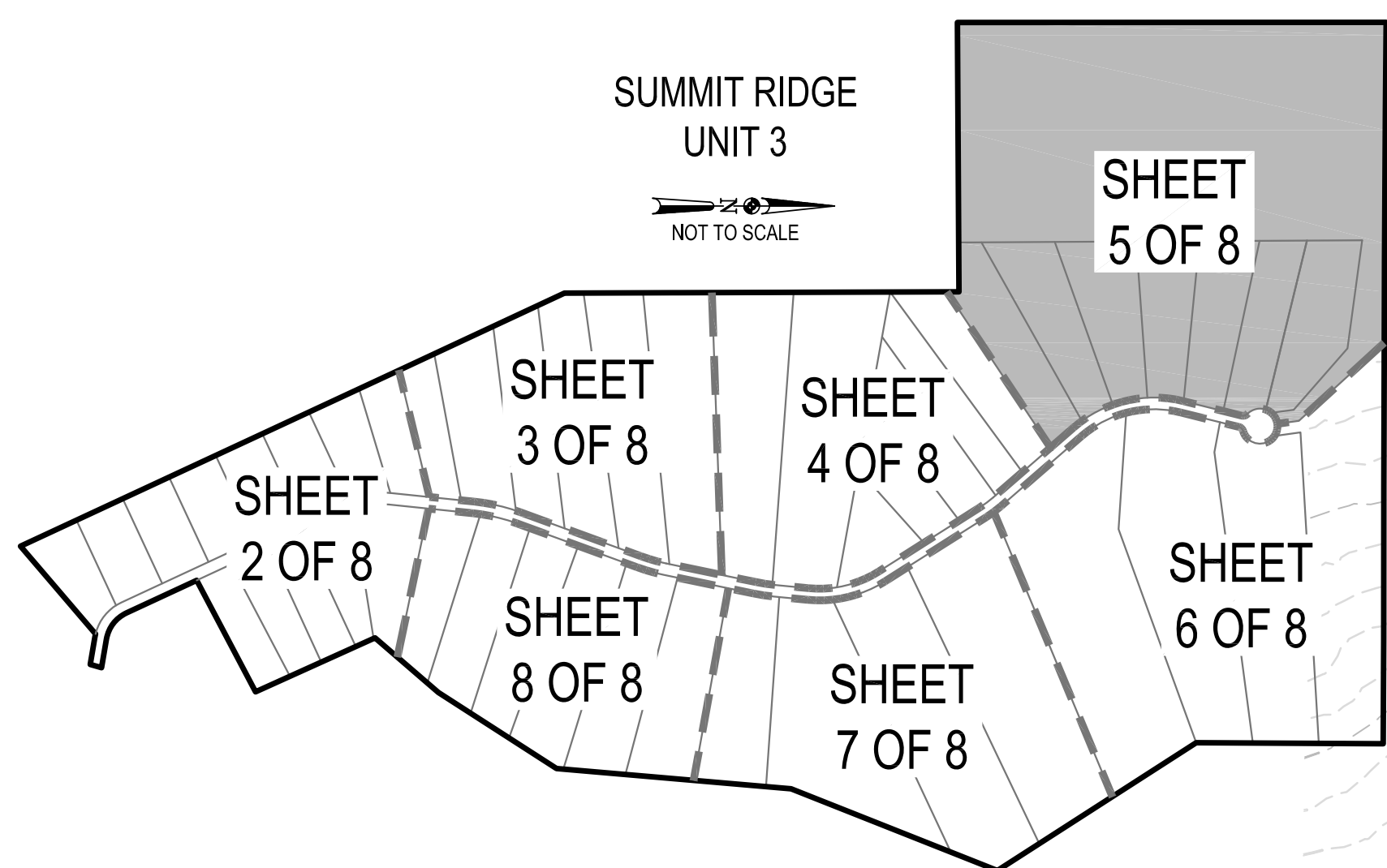
CALLED 352.21 ACRES  
DOC. NO. 201205043  
OFFICIAL RECORDS  
MEDINA COUNTY, TEXAS



SUMMIT RIDGE  
UNIT 3

NOT TO SCALE

SHEET  
5 OF 8



LINE	BEARING	DISTANCE
L82	N00° 03' 31"W	1571.07
L83	N02° 48' 59"W	523.81
L84	S53° 08' 53"W	318.14
L85	S24° 30' 57"W	834.02
L86	S89° 43' 31"W	145.00
L87	N00° 00' 00"W	75.00
L88	S00° 00' 00"E	230.00
L89	S40° 00' 00"W	209.30
L90	N00° 44' 12"W	645.10
L91	S00° 22' 02"W	75.00

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C15	525.00	45.80	5° 00' 10"	S38° 30' 23"E	43.84
C16	525.00	150.00	16° 22' 34"	S27° 48' 37"E	148.34
C17	525.00	151.53	16° 32' 12"	S11° 14' 34"E	151.00
C18	525.00	156.20	17° 02' 41"	S00° 29' 59"W	155.02
C19	25.00	26.18	90° 00' 00"	N90° 02' 41"W	25.00
C20	75.00	88.97	102° 23' 08"	S10° 20' 42"E	81.04
C21	75.00	21.99	21° 04' 51"	S29° 53' 42"W	21.44
C22	75.00	54.73	41° 48' 37"	S01° 22' 28"W	53.02

LINE	BEARING	DISTANCE
L13	S89° 30' 27"E	36.51
L14	S10° 37' 19"W	81.28
L14	S01° 49' 19"E	86.07
L15	N07° 49' 19"W	93.19

**LEGEND**

- ⊕ HORIZONTAL/VERTICAL CONTROL POINT
- ⊙ FOUND 1/2" IRON ROD
- ⊙ FOUND 3/8" IRON ROD
- ⊙ FOUND FENCE 2" PIPE POST
- ⊙ SET 1/2" IRON ROD WITH A RED 'MATKIN-HOOVER ENG. & SURVEY' PLASTIC CAP / OR SUFFICIENT MONUMENT DUE TO TERRAIN
- PUBLIC UTILITY EASEMENT
- TEXAS ORIGINAL SURVEY LINE

POINT NUMBER	LATITUDE	LONGITUDE	NORTHING	EASTING	ELEVATION	DESCRIPTION
20154	29°33'47.66"	98°53'18.71"	13752349.91'	2003935.05'	1369.12	SET COTTON SPINDLE

**OWNER/DEVELOPER:**  
SUMMIT RIDGE, LLC  
C/O JAY PATTERSON  
110 RIVER CROSSING BOULEVARD  
SUITE 1  
SPRING BRANCH, TX 78070

**SURVEYOR:**  
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& SURVEYING  
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(830) 249-0600  
JBOERNER@GYTC.COM

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TEXAS REGISTERED ENGINEERING FIRM F-404512  
TEXAS REGISTERED SURVEYING FIRM F-140340A  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

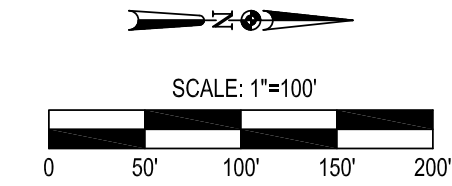
**REV:**  
DATE: JUNE 2017

**JOB NO.** 259104

**SHEET** 5 OF 8

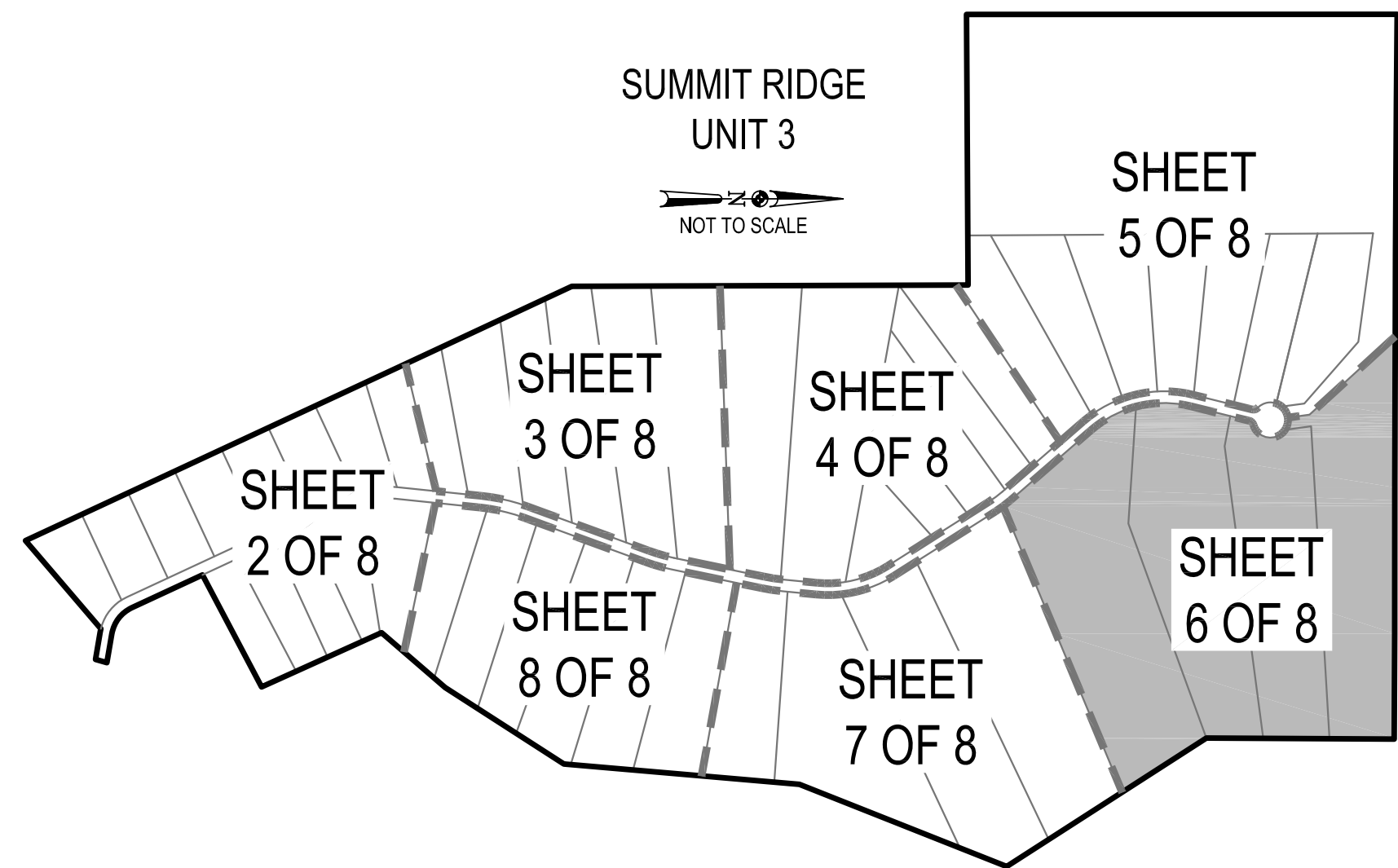
FLOOD HAZARD NOTE: 1% ANNUAL CHANCE FLOODPLAIN ZONE A BOUNDARY AS SCALED FROM FEMA FIRM 43202C022C DATED APRIL 3, 2012. TEXAS ORIGINAL SURVEY LINE: LOCATION OF ORIGINAL SURVEY LINES ARE APPROXIMATE.

# FINAL PLAT FOR SUMMIT RIDGE UNIT 3



SUMMIT RIDGE  
UNIT 3

NOT TO SCALE



SHEET  
5 OF 8

SHEET  
3 OF 8

SHEET  
4 OF 8

SHEET  
2 OF 8

SHEET  
8 OF 8

SHEET  
7 OF 8

SHEET  
6 OF 8



LINE	BEARING	DISTANCE
E.40	S21° 07' 50"E	186.47
E.41	S21° 07' 00"E	231.79
E.42	S21° 07' 00"E	230.71
E.43	S15° 54' 10"E	35.02
E.50	S15° 54' 10"E	185.95
E.51	S02° 02' 27"E	154.42
E.52	S02° 02' 27"E	41.24
E.53	S15° 49' 24"E	246.52

LINE	BEARING	DISTANCE
L.10	N05° 29' 50"E	1196.69
L.11	N05° 44' 52"W	203.88
L.12	S78° 39' 58"W	780.65
L.13	N45° 07' 03"W	358.49
L.14	N20° 59' 01"E	341.39
L.15	N20° 12' 14"E	36.79
L.16	N32° 41' 19"W	153.22
L.17	N20° 14' 49"E	26.50
L.18	N45° 50' 37"W	23.22
L.19	N07° 11' 32"E	202.64
L.20	N07° 42' 48"E	495.62
L.21	N22° 17' 04"W	399.42

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C24	75.00	54.72	41°44'33"	N70° 57' 57"W	53.52
C25	75.00	170.04	129°25'57"	N07° 57' 20"E	135.89
C26	25.00	26.18	90°00'00"	S45° 57' 19"W	25.00
C27	475.00	236.03	30°28'18"	S00° 18' 49"E	233.81
C28	475.00	218.03	30°28'18"	S27° 45' 14"E	217.68
C29	550.00	39.44	4°18'15"	N33° 15' 23"W	39.43

LINE	BEARING	DISTANCE
L.9	N10° 57' 19"E	83.28
L.13	N07° 02' 19"W	36.79
L.19	N07° 42' 19"W	112.29
L.17	S17° 28' 42"E	138.34

**LEGEND**

- FOUND 1/2" IRON ROD
- ⊙ FOUND 5/8" IRON ROD
- SET 1/2" IRON ROD WITH A RED MATKIN-HOOVER ENG. & SURVEYING PLASTIC CAP OR SUFFICIENT MONUMENT DUE TO TERRAIN
- PUBLIC UTILITY EASEMENT
- TEXAS ORIGINAL SURVEY LINE

**OWNER/DEVELOPER:**  
SUMMIT RIDGE, LLC  
C/O JAY PATTERSON  
110 RIVER CROSSING BOULEVARD  
SUITE 1  
SPRING BRANCH, TX 78070

**SURVEYOR:**  
MATKIN HOOVER ENGINEERING & SURVEYING  
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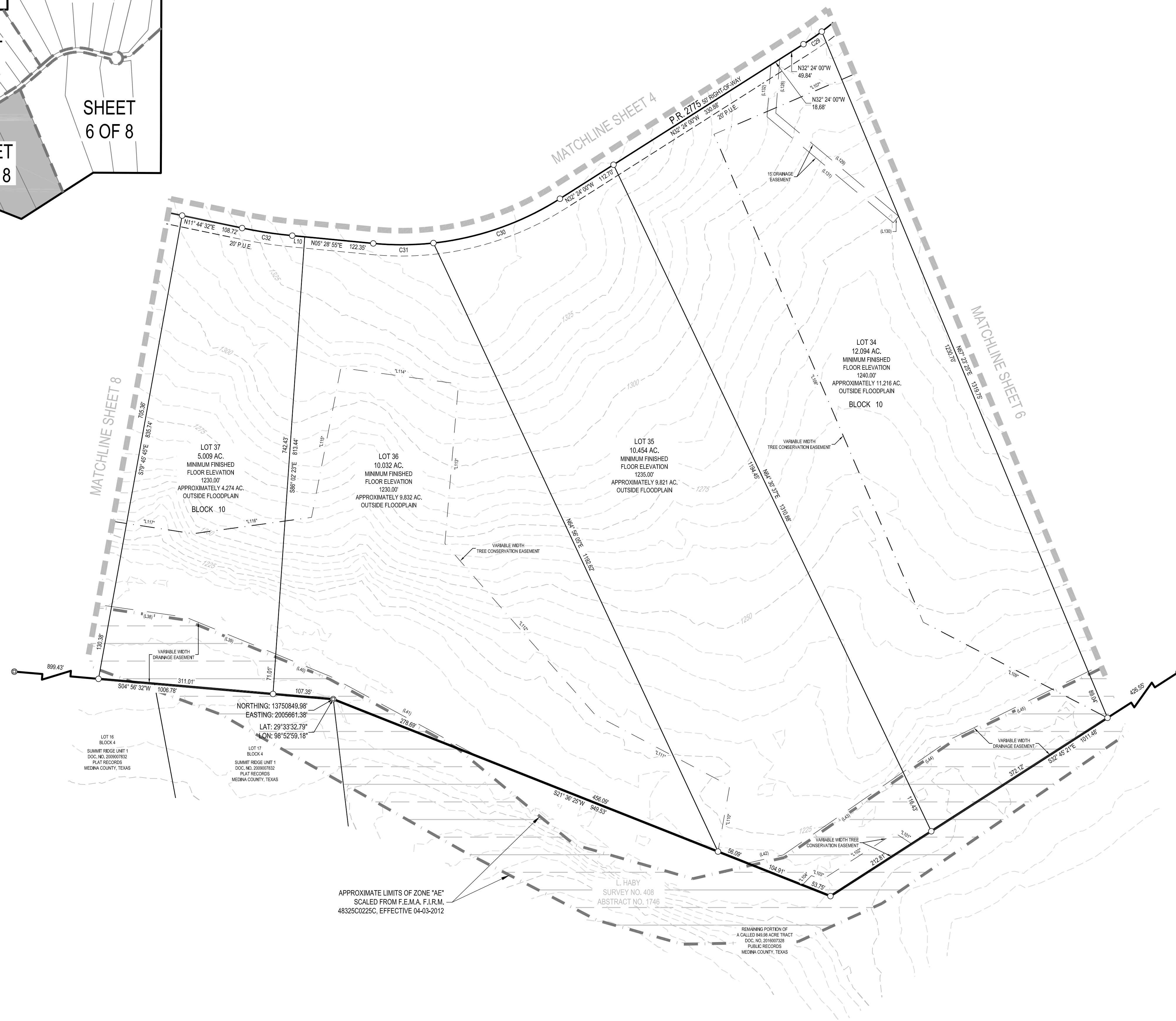
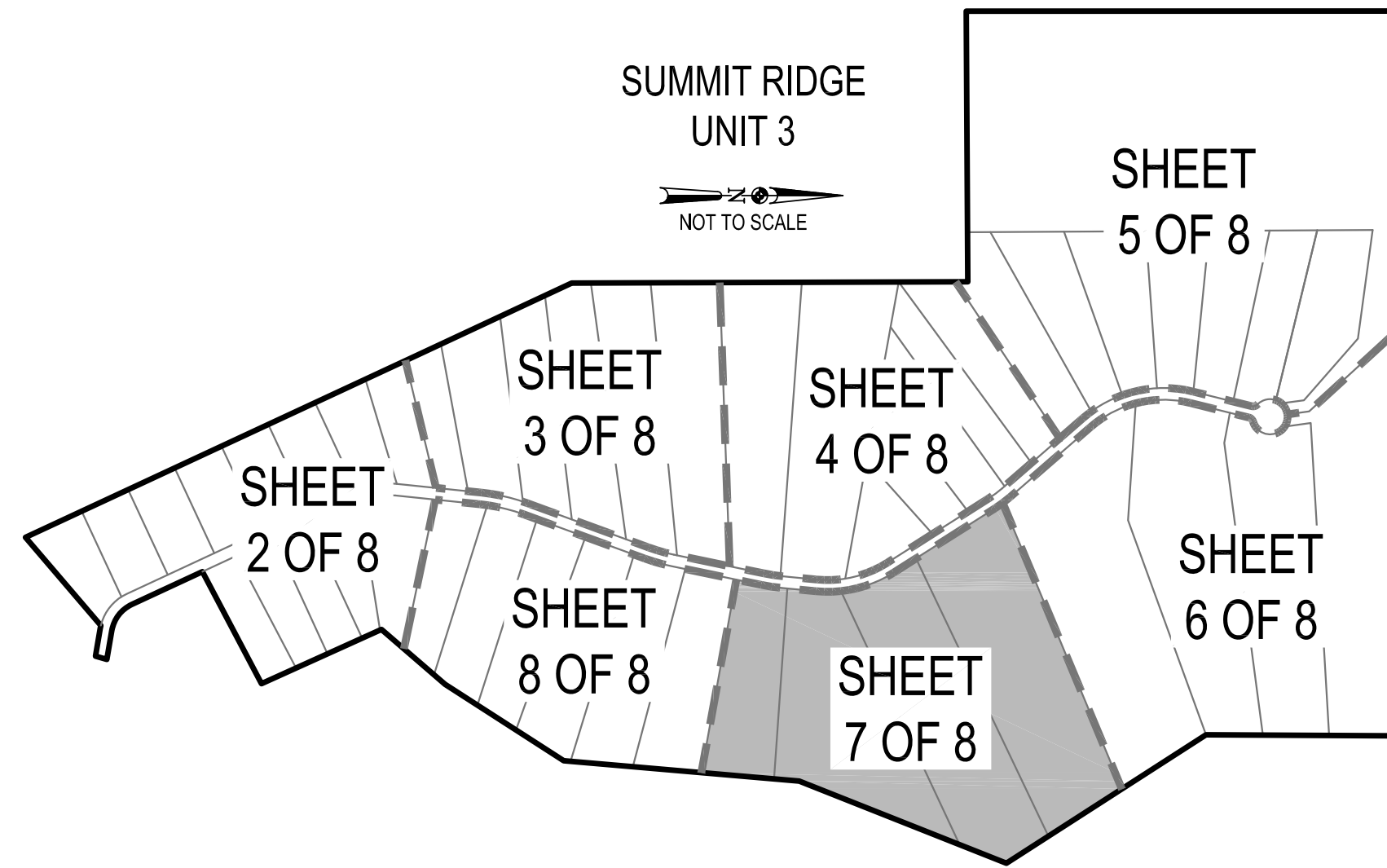
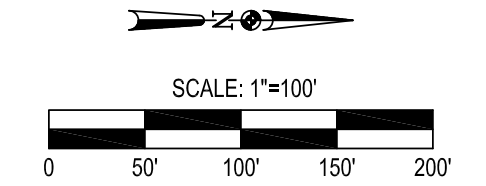
**MATKIN HOOVER**  
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& SPENCER ROAD SUITE 100  
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TEXAS REGISTERED SURVEYING FIRM F-11004300  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

**REV:** DATE: JUNE 2017  
**JOB NO.:** 259104  
**SHEET** 6 **OF** 8

APPROXIMATE LIMITS OF ZONE "AE"  
SCALED FROM F.E.M.A. F.J.R.M.  
48325C0225C, EFFECTIVE 04-03-2012

FLOOD HAZARD NOTE:  
15' ANNUAL CHANCE FLOODPLAIN ZONE AE BOUNDARY AS SCALED FROM FEMA FIRM 48325C0225C DATED APRIL 3, 2012.  
TEXAS ORIGINAL SURVEY LINE:  
LOCATION OF ORIGINAL SURVEY LINES ARE APPROXIMATE.

# FINAL PLAT FOR SUMMIT RIDGE UNIT 3



LINE	BEARING	DISTANCE
0.38	S89° 09' 11"W	133.51
0.39	S22° 16' 45"W	172.29
0.40	S22° 16' 45"W	104.21
0.41	S20° 24' 42"W	300.89
0.42	S19° 01' 03"E	65.44
0.43	S34° 42' 20"E	258.52
0.44	S34° 42' 20"E	101.94
0.45	S20° 17' 50"E	272.89
0.126	S40° 48' 00"E	86.02
0.128	N40° 02' 12"E	284.76
0.130	S49° 59' 47"E	15.07
0.131	S40° 02' 17"W	202.42
0.132	N85° 48' 02"W	92.53

LINE	BEARING	DISTANCE
1.107	N02° 17' 34"W	389.42
1.108	S86° 48' 59"W	942.44
1.109	S27° 27' 03"W	368.71
1.110	S79° 52' 40"E	118.52
1.111	N67° 49' 31"E	270.04
1.112	N68° 44' 18"E	404.62
1.113	S89° 02' 33"E	284.27
1.114	N67° 49' 38"E	210.71
1.115	N70° 52' 47"W	270.62
1.116	N67° 52' 31"W	212.24
1.117	N68° 42' 30"E	1010.38

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C20	550.00	39.44	4°19'57"	N34° 32' 00"W	39.47
C21	550.00	340.62	20°11'00"	N10° 19' 00"W	232.96
C22	550.00	107.27	11°14'30"	N60° 21' 30"W	100.68
C23	550.00	30.14	0°12'30"	N82° 38' 43"E	30.09

LINE	BEARING	DISTANCE
L10	N67° 28' 02"E	22.09

**LEGEND**

○ FOUND 1/2" IRON ROD WITH A YELLOW "BAKER" CAP  
SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP / OR SUFFICIENT MONUMENT DUE TO TERRAIN

P.U.E. PUBLIC UTILITY EASEMENT

APPROXIMATE LIMITS OF ZONE "AE"  
SCALED FROM F.E.M.A. F.I.R.M.  
4832C0225C, EFFECTIVE 04-03-2012

**OWNER/DEVELOPER:**  
SUMMIT RIDGE, LLC  
C/O JAY PATTERSON  
110 RIVER CROSSING BOULEVARD  
SUITE 1  
SPRING BRANCH, TX 78070

**SURVEYOR:**  
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TEXAS REGISTERED SURVEYING FIRM F-110034000  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

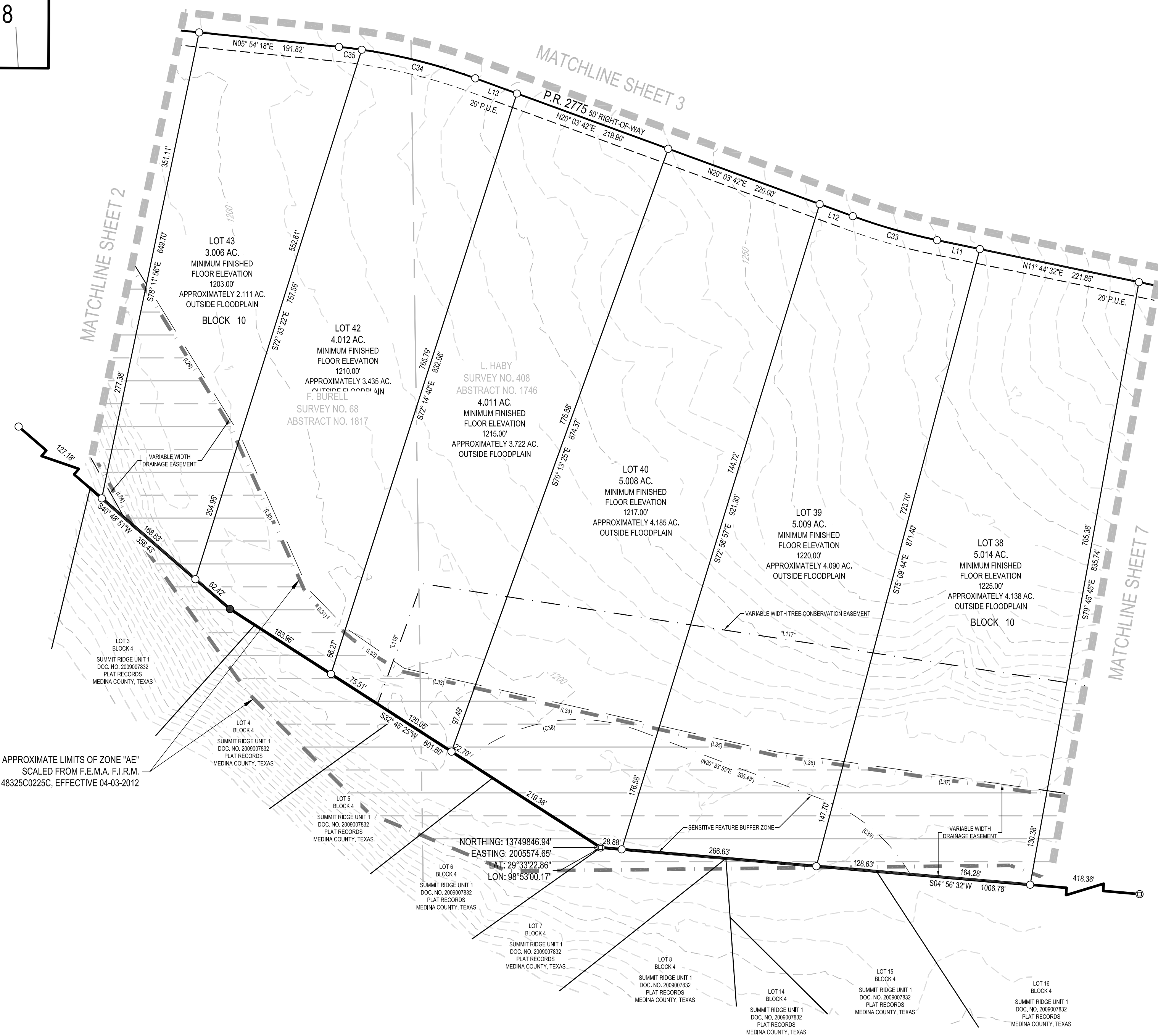
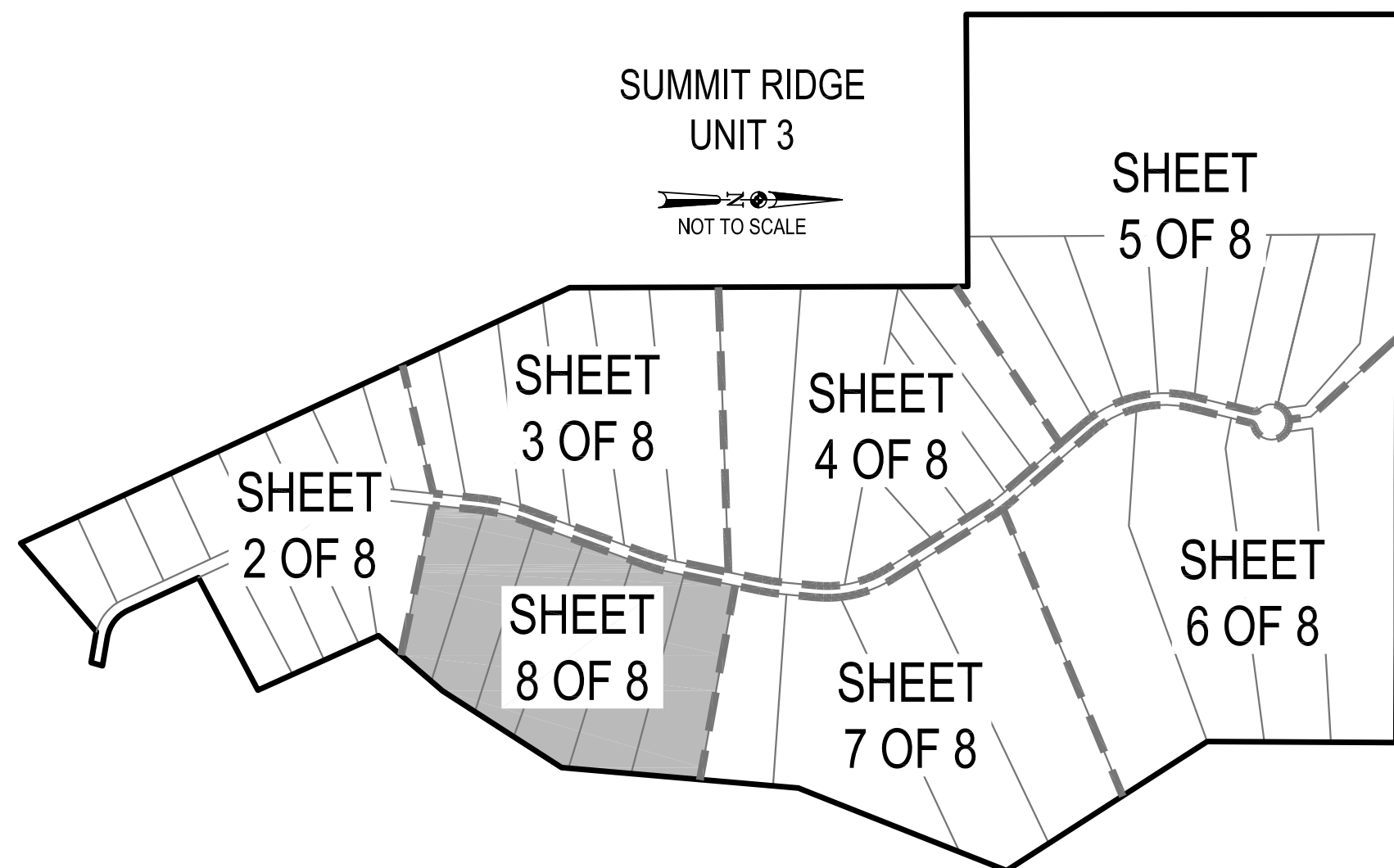
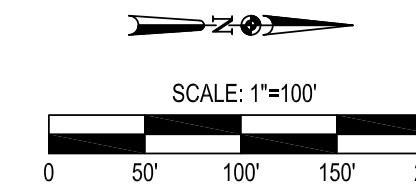
**REV:**  
DATE: JUNE 2017

**JOB NO.** 259104

**SHEET** 7 OF 8

FLOOD HAZARD NOTE: 15' ANNUAL CHANCE FLOODPLAIN ZONE AE BOUNDARY AS SCALED FROM FEMA FIRM 4832C0225C DATED APRIL 3, 2012. TEXAS ORIGINAL SURVEY LINE: LOCATION OF ORIGINAL SURVEY LINES ARE APPROXIMATE.

# FINAL PLAT FOR SUMMIT RIDGE UNIT 3



APPROXIMATE LIMITS OF ZONE "AE"  
SCALED FROM F.E.M.A. F.I.R.M.  
48325C0225C, EFFECTIVE 04-03-2012

LINE	BEARING	DISTANCE
0.29	S50° 12' 00"W	243.05
0.30	S80° 11' 40"W	227.21
0.31	S40° 07' 00"W	75.13
0.32	S34° 42' 00"W	97.05
0.33	S12° 32' 20"W	95.92
0.34	S12° 32' 20"W	257.47
0.35	S12° 32' 20"W	163.34
0.36	S50° 09' 11"W	93.23
0.37	S00° 09' 11"W	280.07

LINE	BEARING	DISTANCE
1.11*	N60° 42' 30"E	1010.30
1.11*	N60° 52' 00"W	175.07

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C33	820.00	116.77	8°19'11"	N83° 54' 37"E	116.69
C34	770.00	160.02	11°49'50"	S14° 08' 44"W	158.76
C35	770.00	31.46	2°19'50"	S07° 04' 32"W	31.44
C36	237.50	51.63	16°41'10"	S04° 48' 18"E	240.00
C37	237.50	162.87	30°14'38"	S40° 11' 14"W	195.51

LINE	BEARING	DISTANCE
L11	N11° 42' 32"E	36.24
L12	N60° 02' 42"E	46.17
L13	N60° 02' 42"E	60.33

**LEGEND**

- FOUND 1/2" IRON ROD
- FOUND 1/2" IRON ROD WITH A YELLOW "BAKER" CAP
- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP / OR SUFFICIENT MONUMENT DUE TO TERRAIN
- PUBLIC UTILITY EASEMENT
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C/O JAY PATTERSON  
110 RIVER CROSSING BOULEVARD  
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TEXAS REGISTERED SURVEYING FIRM F-11034000  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

REV: DATE: JUNE 2017  
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SHEET 8 OF 8

FLOOD HAZARD NOTE: 1% ANNUAL CHANCE FLOODPLAIN ZONE AE BOUNDARY AS SCALED FROM FEMA FIRM 48325C0225C DATED APRIL 3, 2012. TEXAS ORIGINAL SURVEY LINE: LOCATION OF ORIGINAL SURVEY LINES ARE APPROXIMATE.