

STATE OF TEXAS X
COUNTY OF MEDINA X

I, JAY PATTERSON, AGENT FOR SUMMIT RIDGE, LLC SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 4013005241 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 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 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 Jay Patterson 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 11 DAY OF July, 2017 A.D.



Shari Williams Marcell
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS X
COUNTY OF MEDINA X

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 12 DAY OF July, 2017 A.D.

Chris Schuchart
CHRIS SCHUCHART, COUNTY
JUDGE MEDINA COUNTY, TEXAS

July 12, 2017
DATE

STATE OF TEXAS X
COUNTY OF MEDINA X

I, Lisa J. Wernette, 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 12 DAY OF July, 2017 A.D. AT 2:54 O'CLOCK P.M. AND DULY RECORDED THIS DAY OF July, 2017 A.D. AT 2:54 O'CLOCK P.M. IN THE PLAT RECORDS OF SAID COUNTY IN CABINET 7D, SLIDE 31da-373.

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

Lisa J. Wernette
LISA WERNETTE, CLERK COUNTY COURT OF
MEDINA COUNTY, TEXAS

Deanna Quintanilla
DEPUTY

STATE OF TEXAS X
COUNTY OF MEDINA X

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 12 DAY OF July, 2017 A.D.

Tim Neuman
TIM NEUMAN, COUNTY
COMMISSIONER MEDINA
COUNTY, TEXAS

7-12-17
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.



Garrett D. Keller
7/11/17
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.



Jeff Boerner
PROFESSIONAL LAND SURVEYOR

FINAL PLAT FOR SUMMIT RIDGE UNIT 3

BEING A 274.208 ACRE TRACT OF LAND LOCATED IN THE G.C. & S.F. RR. CO. SURVEY NO. 407, ABSTRACT NO. 1392, THE A. HAY SURVEY NO. 398, ABSTRACT NO. 1824, THE L. 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: PRIVATE STREET RIGHT-OF-WAY: 6.72 AC.

STREET SECTION APPLICATION RATE

TWO COURSE SURFACE
TREATMENT

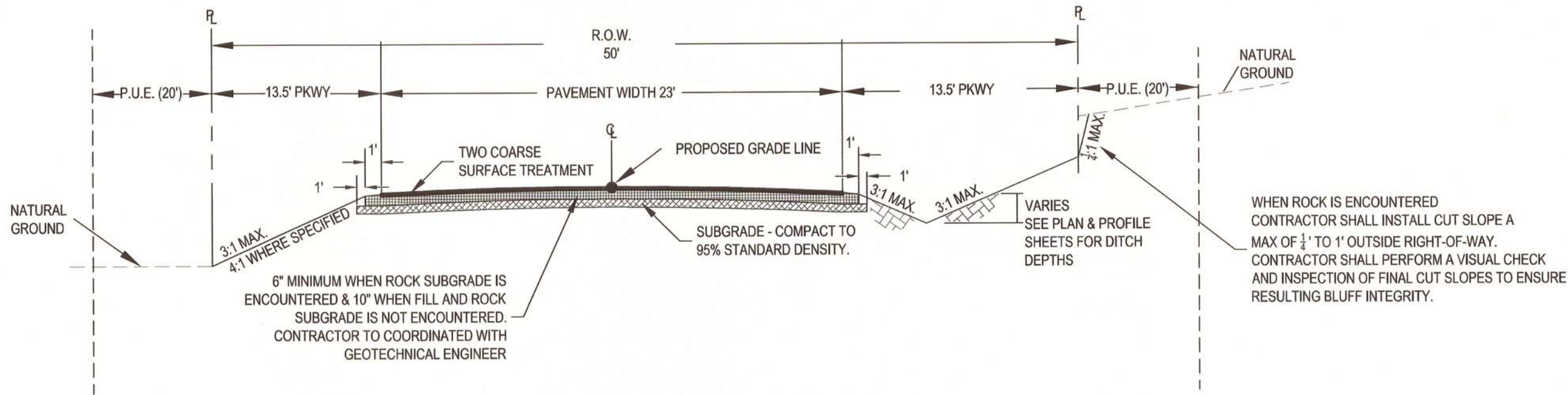
APPLICATION RATE FOR 2 COATS
EMULSION 0.60 GAL/S.Y. MIN.

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.

I, Lisa J. Wernette, Medina County Clerk,
herby certify that this plat is in compliance
with Vernon's Texas Codes Annotated,
Property Code, Section 12.062.

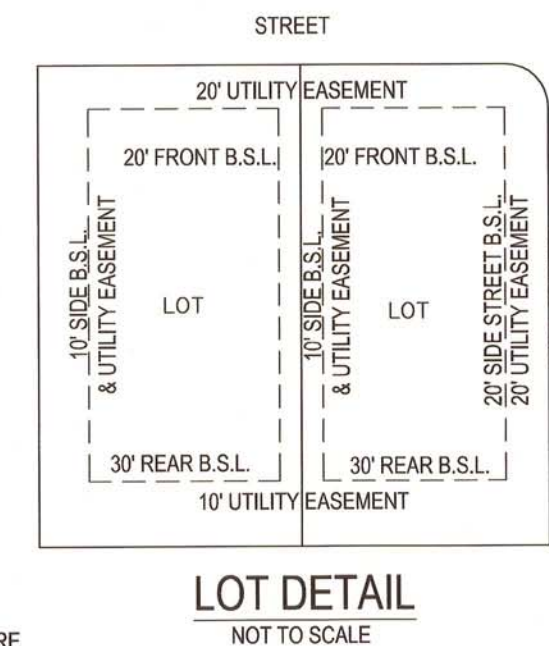
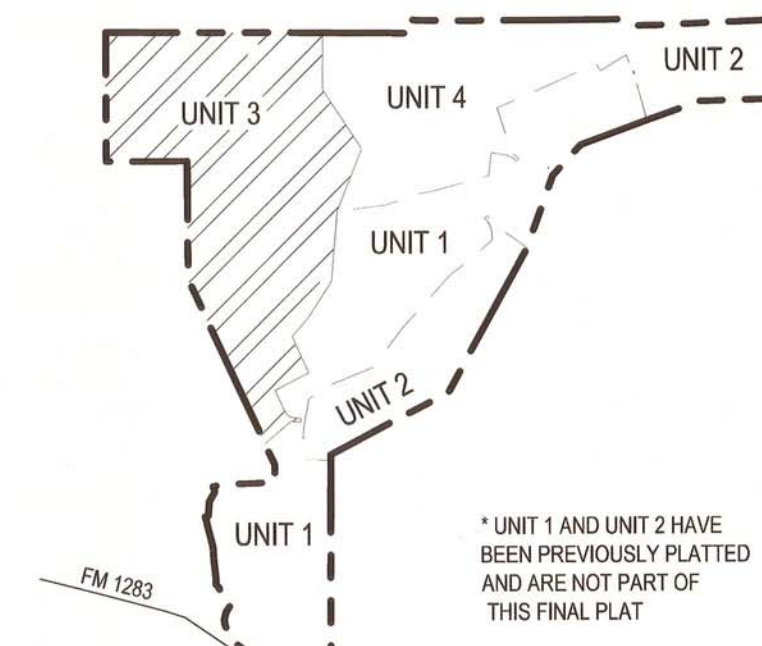


TYPICAL STREET SECTION

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 L.F. 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 MATKINHOOVER 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 SENSITIVE FEATURE BUFFER ZONE IS A NATURAL GEOLOGICAL FEATURE BUFFER ZONE (NON CONSTRUCTION/ LANDSCAPE EASEMENT). NO ALTERATION WITHIN THE NATURAL TERRAIN OR VEGETATION SHALL OCCUR WITHIN THIS EASEMENT. NO STORM WATER FLOW SHALL BE DIRECTED TOWARDS THIS EASEMENT.
- 24.) THE MAXIMUM IMPERVIOUS COVERAGE ON EACH RESIDENTIAL LOT/TRACT IS 15,500 SQUARE FEET.



OWNER/DEVELOPER:
SUMMIT RIDGE, 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) 249-0900
JBOERNER@GVTC.COM

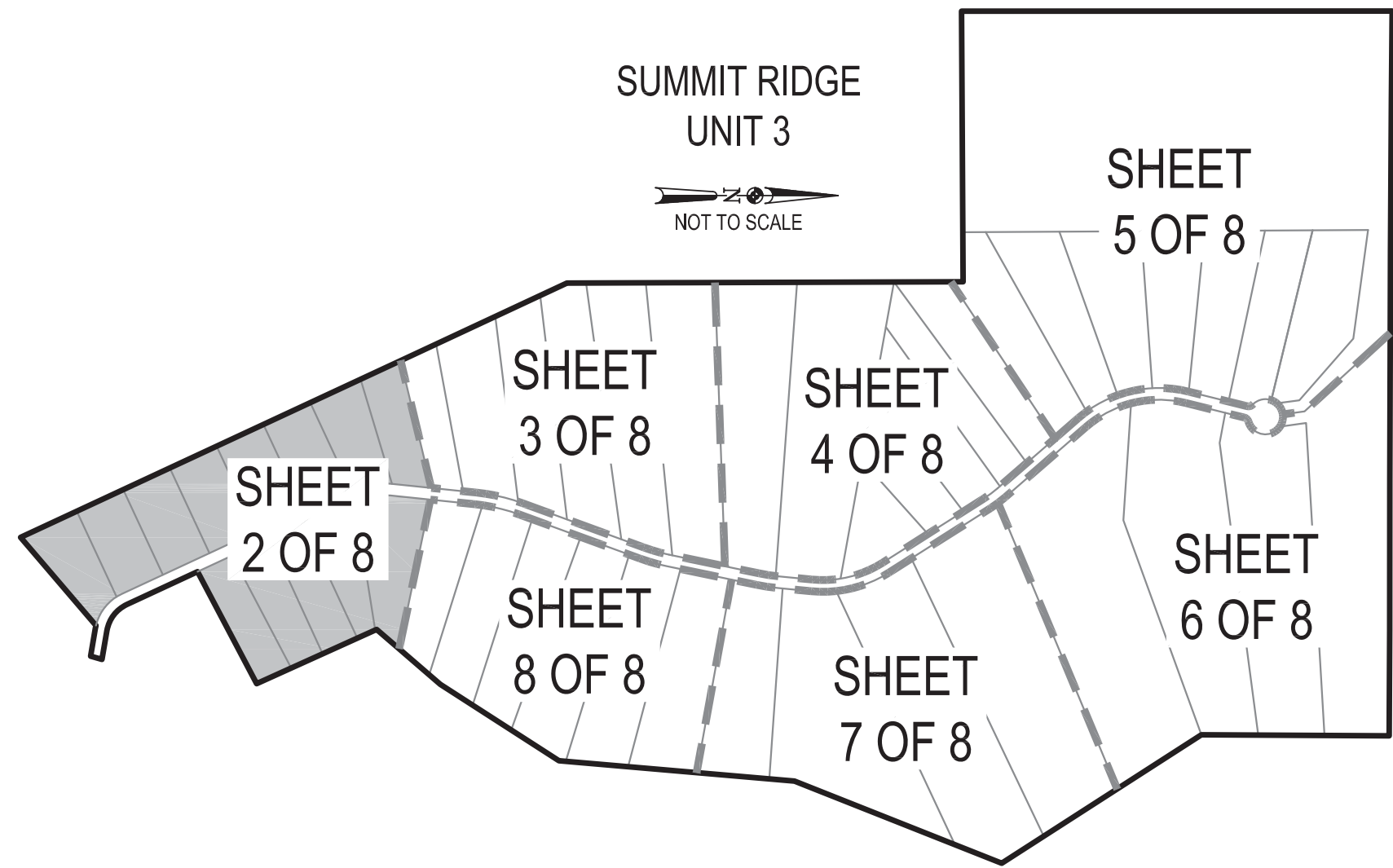
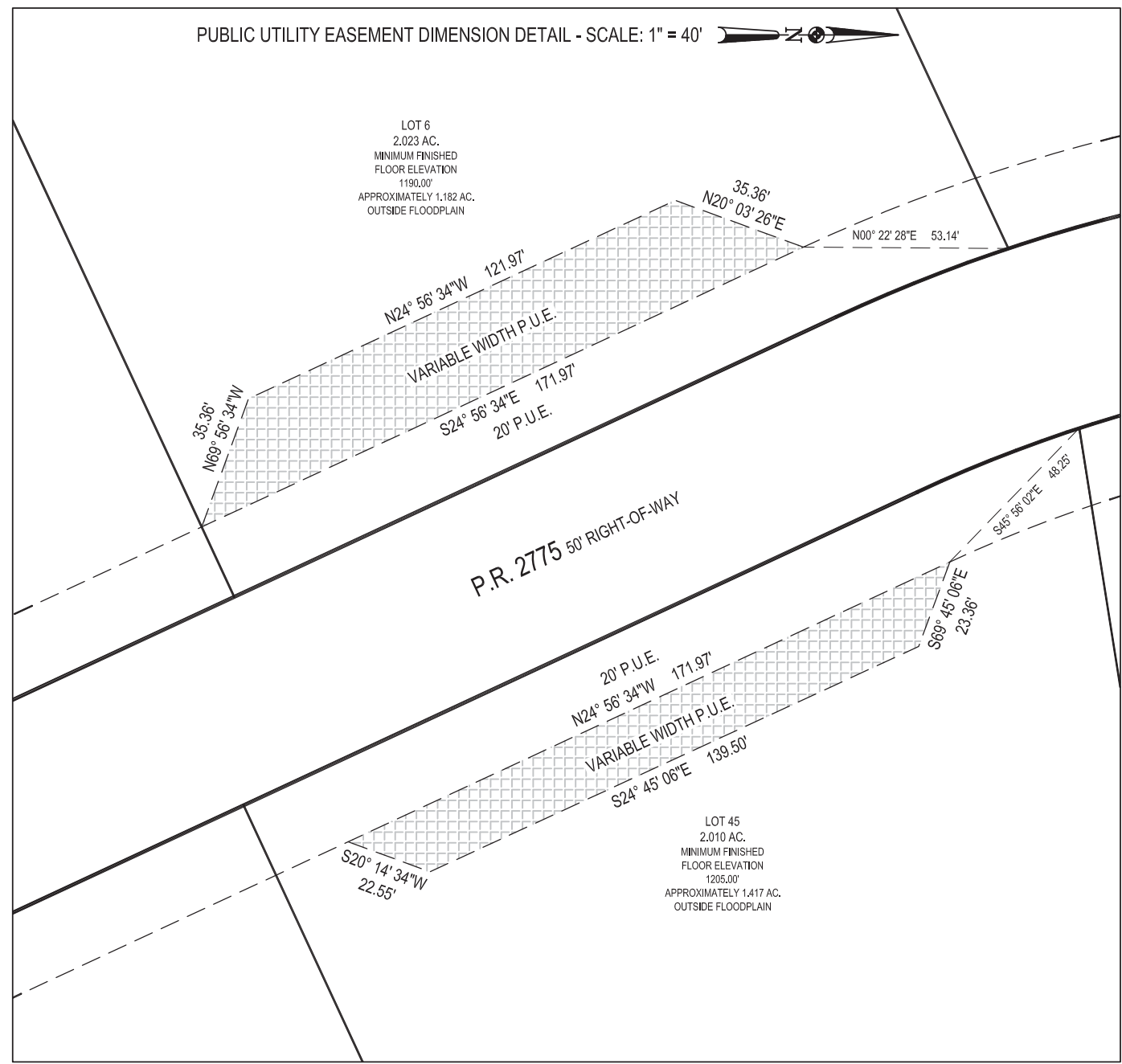
AGENT:
MATKIN HOOVER ENGINEERING &
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ENGINEERING
& SURVEYING
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8 SPENCER ROAD SUITE 100
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OFFICE: (830) 249-0900 FAX: (830) 249-0900
TEXAS REGISTERED ENGINEERING FIRM F-004512
TEXAS REGISTERED SURVEYING FIRM F-10024000
CIVIL ENGINEER SURVEYOR LAND PLANNER CONSTRUCTION MANAGER CONSULTANTS

REV:
DATE: JUNE 2017

JOB NO. 259104

SHEET 1 OF 8



LINE	BEARING	DISTANCE
(L20)	S20° 52' 00"E	246.06'
(L21)	S30° 03' 32"E	221.84'
(L22)	S36° 17' 00"E	222.92'
(L23)	S54° 50' 51"E	213.75'
(L24)	S26° 53' 10"W	255.76'
(L25)	S20° 19' 59"W	142.71'
(L26)	S49° 03' 55"W	96.99'
(L27)	S53° 04' 56"W	96.99'
(L28)	S58° 15' 00"W	303.66'
(L29)	N60° 49' 10"E	77.50'
(L30)	N60° 32' 29"E	172.24'
(L31)	N65° 10' 10"E	34.89'
(L32)	N60° 52' 10"E	120.18'
(L33)	N47° 44' 11"E	126.30'
(L34)	N30° 11' 01"E	126.30'
(L35)	N27° 45' 03"E	98.45'
(L36)	N18° 53' 21"E	146.79'
(L37)	N05° 58' 41"E	50.59'
(L38)	N03° 57' 30"W	68.61'
(L39)	N14° 53' 17"W	65.47'
(L40)	N30° 51' 10"W	93.21'
(L41)	N07° 09' 42"W	223.62'
(L42)	N42° 10' 30"W	201.87'
(L43)	N60° 03' 30"E	116.22'
(L44)	N42° 10' 15"W	116.96'
(L45)	N30° 15' 12"W	98.22'

LINE	BEARING	DISTANCE
(L46)	N44° 50' 30"W	1811.08'

CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	200.00'	12.75'	3°39'59"	S70° 22' 19"E	12.75'
C2	160.00'	14.66'	5°19'19"	S52° 34' 13"E	136.12'
C3	200.00'	154.44'	44°14'42"	S54° 29' 24"E	150.04'
C4	200.00'	25.68'	7°21'29"	S28° 39' 19"E	25.67'
C5	420.00'	48.14'	6°29'22"	S21° 41' 53"E	48.11'
C6	420.00'	46.68'	6°21'29"	S08° 18' 27"E	175.32'
C7	375.00'	156.71'	3°19'53"	S06° 04' 09"E	155.60'
C8	375.00'	45.16'	6°13'58"	S21° 29' 35"E	45.13'

LINE	BEARING	DISTANCE
(L1)	S10° 30' 45"W	56.25'
(L2)	N60° 11' 53"W	110.00'
(L3)	S89° 11' 53"E	124.87'

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

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

FINAL PLAT FOR SUMMIT RIDGE UNIT 3



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

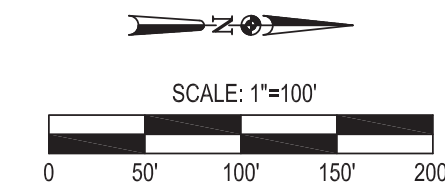
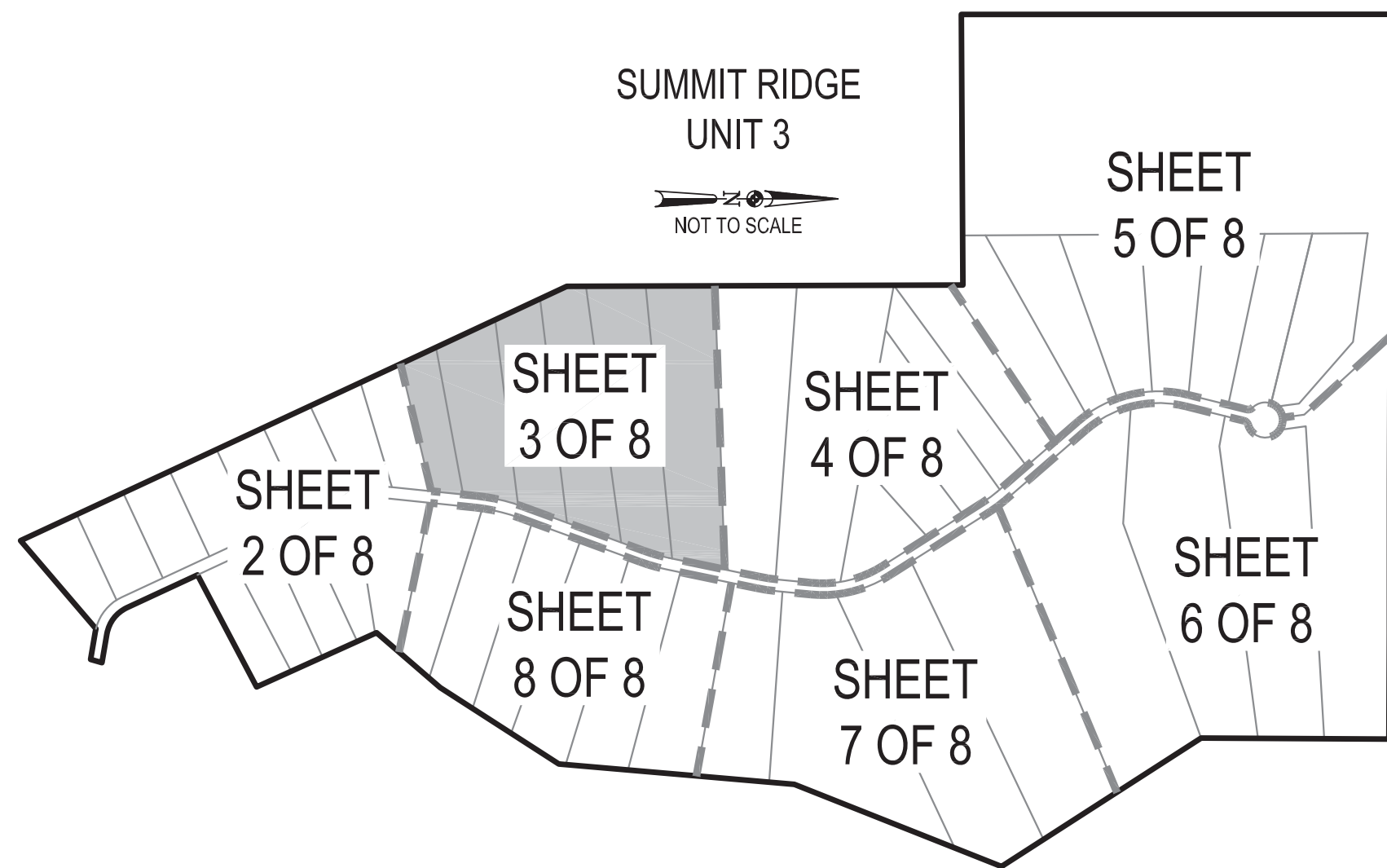
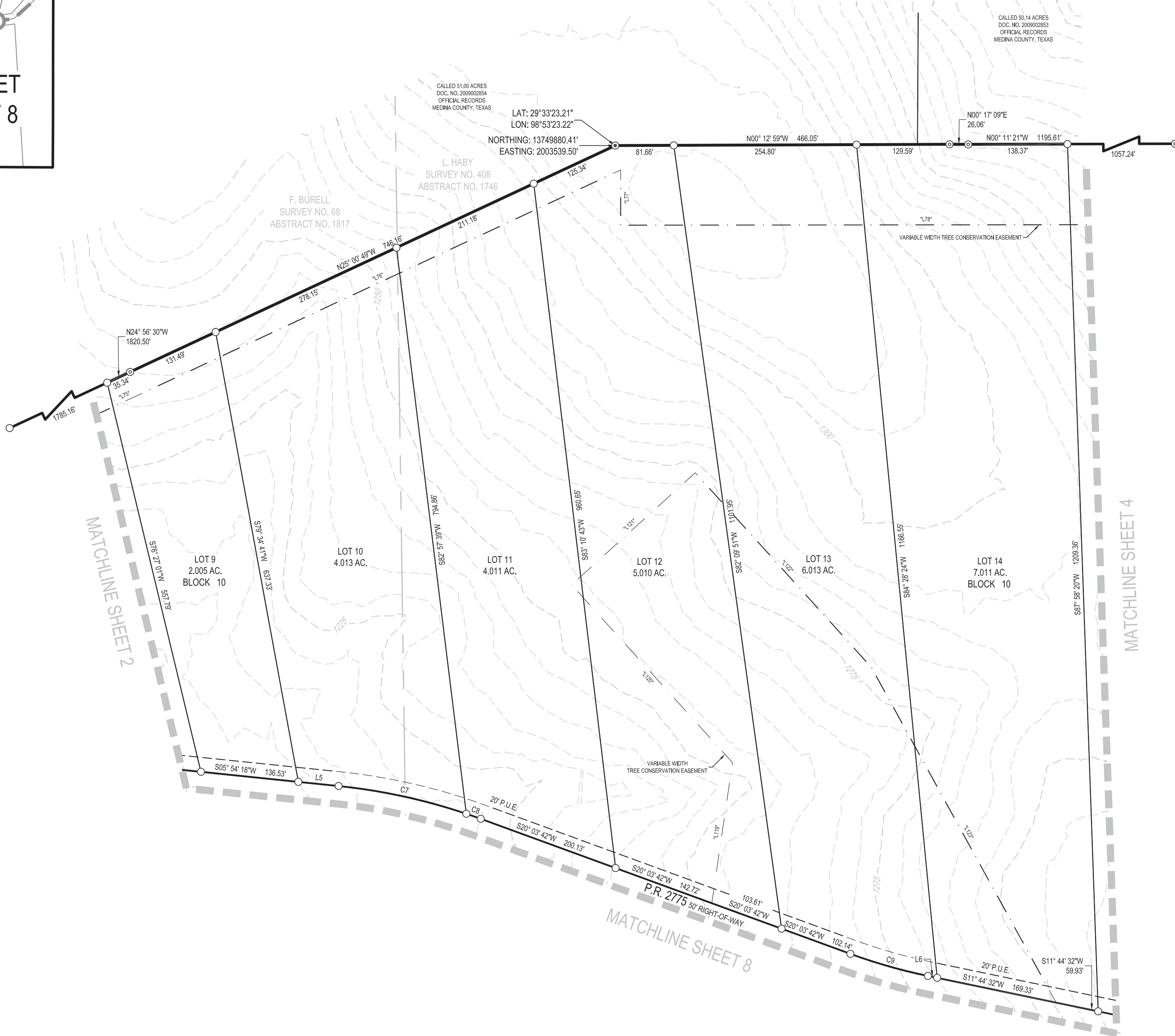
SURVEYOR:
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JEFF BOERNER, R.P.L.S.
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TEXAS REGISTERED ENGINEERING FIRM #404512
TEXAS REGISTERED SURVEYING FIRM #1404512
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

REV: DATE: JUNE 2017
JOB NO. 2591.04
SHEET 2 OF 8

FINAL PLAT FOR SUMMIT RIDGE UNIT 3



TREE CONSERVATION EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
1,791	N24° 56' 30" W	1811.08'
1,791	N20° 07' 49" W	738.70'
1,771	N00° 07' 07" E	77.00'
1,781	N00° 07' 31" W	851.72'
1,118	N81° 30' 00" W	196.57'
1,120	S47° 40' 58" W	324.24'
1,121	N42° 10' 02" W	232.87'
1,122	N47° 40' 08" E	365.64'
1,123	N61° 00' 08" E	533.67'

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C7	650.00'	162.57'	12°45'00"
C8	650.00'	21.28'	1°28'40"
C9	775.00'	112.55'	8°19'11"

LINE TABLE			
LINE	BEARING	DISTANCE	
L5	S00° 54' 18" W	58.43'	
L6	S11° 44' 32" W	53.10'	

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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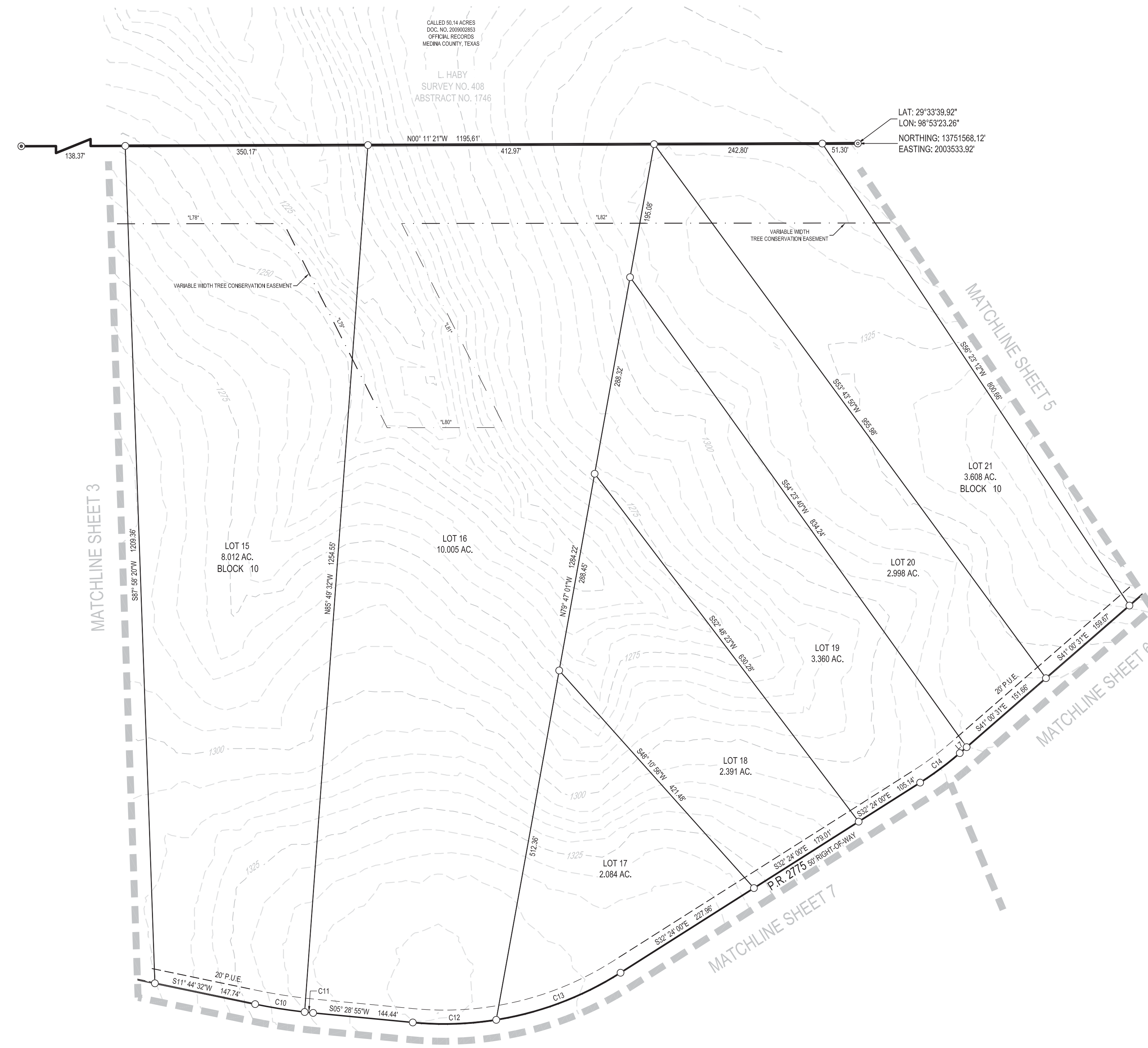
MATKIN HOOVER
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OFFICE: (830) 249-0600 FAX: (830) 249-0609
TEXAS REGISTERED ENGINEERING FIRM F-004512
TEXAS REGISTERED SURVEYING FIRM F-14034000
CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

REV: DATE: JUNE 2017

JOB NO. 259104
SHEET 3 OF 8

FLOOD HAZARD NOTE:
1% 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.



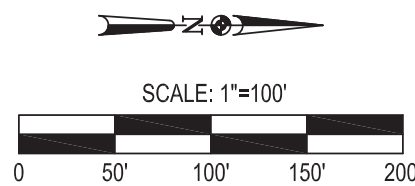
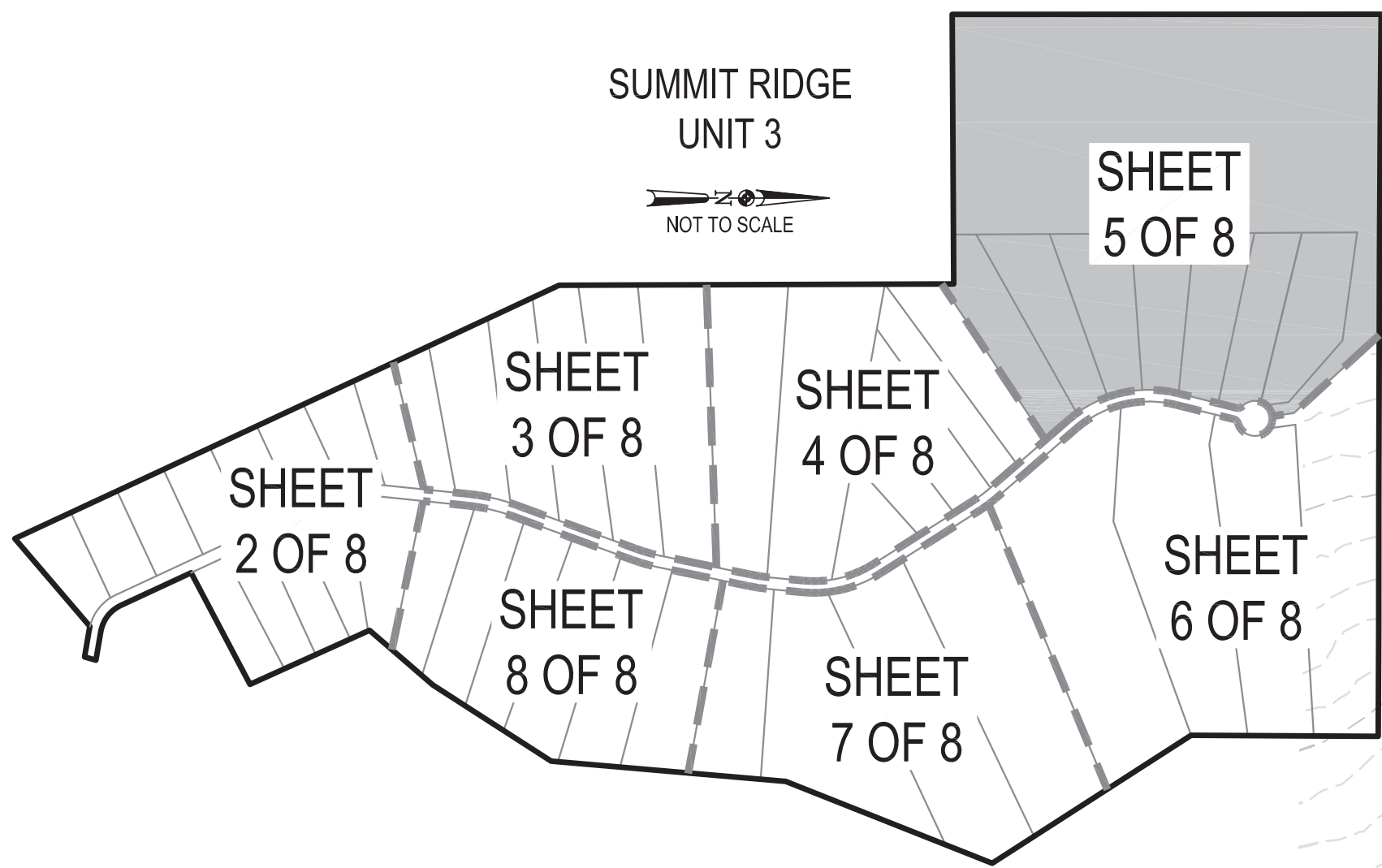
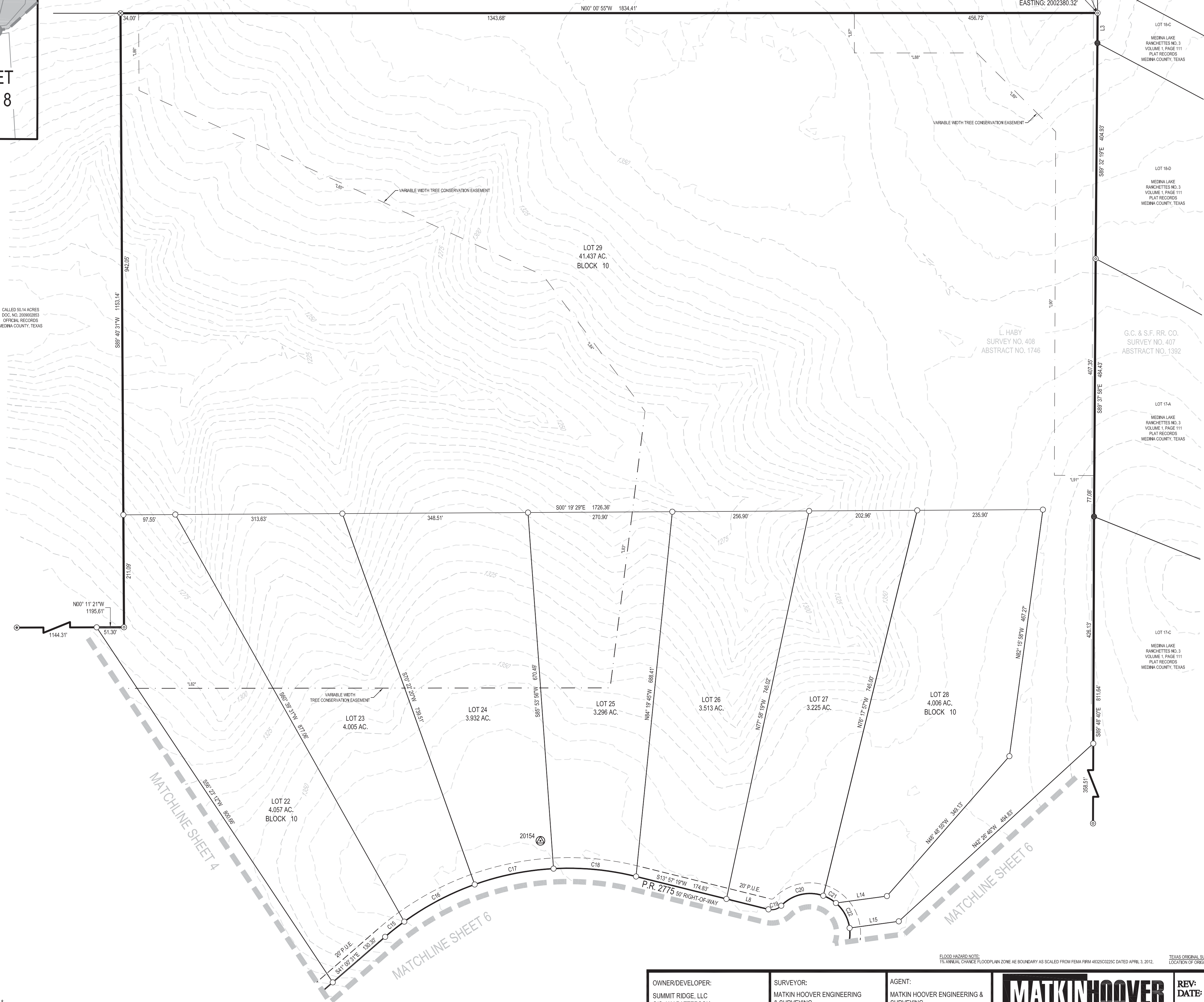
FOUND 5/8" IRON ROD
SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. &
SURVEY." PLASTIC CAP / OR SUFFICIENT MONUMENT DUE
TO TERRAIN
PUBLIC UTILITY EASEMENT

TEXAS ORIGINAL SURVEY LINE:
LOCATION OF ORIGINAL SURVEY LINES ARE APPROXIMATE.

JOB NO. 2591.04
SHEET 4 OF 8

FINAL PLAT FOR SUMMIT RIDGE UNIT 3

CALL FOR 330.221 ACRES
DOC. NO. 201200460
OFFICIAL RECORDS
MEDINA COUNTY, TEXAS



TREE CONSERVATION EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L182	N00° 03' 31"W	1571.07
L183	N02° 48' 59"W	523.81
L184	S03° 08' 53"W	319.14
L185	S04° 30' 57"W	834.02
L186	S08° 40' 31"W	145.09
L187	N00° 00' 00"W	75.00
L188	S00° 00' 00"E	230.00
L189	S45° 00' 00"W	209.39
L190	N00° 48' 12"W	645.18
L191	S00° 22' 02"W	75.00

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C15	529.07	45.89	5° 00' 10"	S30° 30' 22"E
C16	529.07	150.00	16° 22' 34"	S27° 48' 57"E
C17	529.07	151.53	16° 32' 12"	S11° 21' 34"E
C18	529.07	156.20	17° 02' 47"	S05° 29' 59"W
C19	25.00	26.18	90° 00' 00"	N76° 02' 41"W
C20	75.00	89.97	80° 22' 38"	S10° 20' 42"E
C21	75.00	27.99	21° 04' 51"	S29° 53' 42"W
C22	75.00	54.79	41° 48' 37"	S01° 20' 38"W

LINE TABLE		
LINE	BEARING	DISTANCE
L3	S89° 30' 27"E	36.31
L8	S13° 57' 19"W	81.28
L14	S01° 49' 19"E	86.07
L15	N07° 45' 15"W	93.19

LEGEND

- HORIZONTAL/VERTICAL CONTROL POINT
-

SITE CONTROL						
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
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SUITE 1
SPRING BRANCH, TX 78070

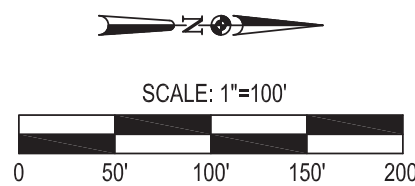
SURVEYOR:
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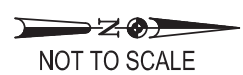
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CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

REV: DATE: JUNE 2017
JOB NO. 259104
SHEET 5 OF 8

FINAL PLAT FOR SUMMIT RIDGE UNIT 3



SUMMIT RIDGE
UNIT 3



SHEET
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MATCHLINE SHEET 4

MATCHLINE SHEET 5

MATCHLINE SHEET 5

MATCHLINE SHEET 7



EASEMENT LINE TABLE		
CURVE	BEARING	DISTANCE
(L46)	S20° 07' 00"E	189.47
(L47)	S21° 03' 00"E	231.79
(L48)	S21° 03' 00"E	230.71
(L49)	S15° 54' 10"E	35.02
(L50)	S15° 54' 10"E	186.96
(L51)	S00° 02' 27"E	104.42
(L52)	S00° 02' 27"E	49.24
(L53)	S15° 49' 34"E	246.32

TREE CONSERVATION EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L30*	N03° 44' 32"W	203.89
L30*	S78° 30' 59"W	789.69
L30*	N45° 07' 03"W	358.49
L30*	N09° 59' 01"E	341.39
L30*	N03° 12' 14"E	35.79
L30*	N02° 41' 16"W	163.22
L30*	N03° 14' 49"E	25.50
L30*	N45° 50' 37"W	23.22
L30*	N07° 11' 32"E	202.64
L30*	N09° 42' 48"E	495.92
L30*	N03° 13' 04"W	399.42

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C23	75.00	54.73	41°45'31"	N76° 57' 57"W
C24	75.00	170.04	129°33'51"	N09° 07' 20"E
C25	25.00	26.18	90°00'00"	S43° 57' 19"W
C26	475.00	236.03	30°28'16"	S00° 19' 49"E
C27	475.00	236.03	30°28'16"	S27° 48' 14"E
C28	525.00	39.44	4°18'15"	N03° 51' 33"W

LINE TABLE		
LINE	BEARING	DISTANCE
L3	N13° 57' 19"E	83.28
L15	N07° 45' 19"W	86.79
L16	N07° 45' 19"W	112.29
L17	S77° 26' 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. & SURVEY" PLASTIC CAP / OR SUFFICIENT MONUMENT DUE TO TERRAIN
PUBLIC UTILITY EASEMENT
TEXAS ORIGINAL SURVEY LINE

OWNER/DEVELOPER:
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C/O JAY PATTERSON
110 RIVER CROSSING BOULEVARD
SUITE 1
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SURVEYOR:
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CIVIL ENGINEERS SURVEYORS LAND PLANNERS CONSTRUCTION MANAGERS CONSULTANTS

REV: DATE: JUNE 2017
JOB NO. 2591.04
SHEET 6 OF 8

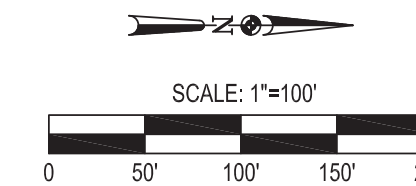
FLOOD HAZARD NOTE:
1% ANNUAL CHANCE FLOODPLAIN ZONE AE BOUNDARY AS SCALED FROM FEMA FIRM 48325C0225C DATED APRIL 3, 2012.

TEXAS ORIGINAL SURVEY LINE:
LOCATION OF ORIGINAL SURVEY LINES ARE APPROXIMATE.

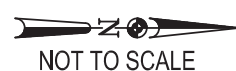
APPROXIMATE LIMITS OF ZONE "AE"
SCALED FROM F.E.M.A. F.I.R.M.
48325C0225C, EFFECTIVE 04-03-2012

LAT: 29°33'57.88"
LON: 98°53'01.34"
NORTHING: 13753383.21'
EASTING: 2065468.27'

FINAL PLAT FOR SUMMIT RIDGE UNIT 3



SUMMIT RIDGE
UNIT 3



SHEET
5 OF 8

SHEET
2 OF 8

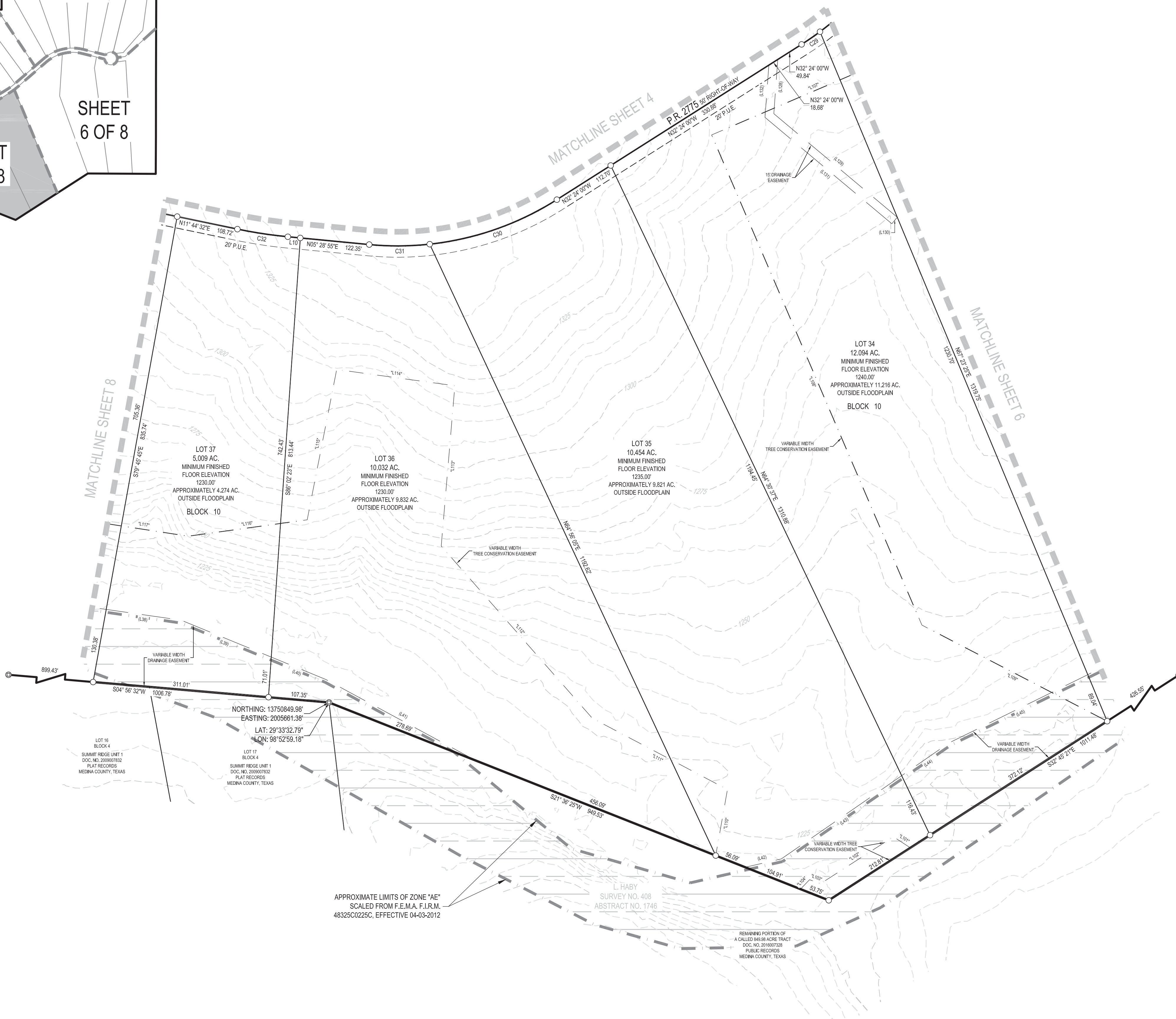
SHEET
3 OF 8

SHEET
4 OF 8

SHEET
6 OF 8

SHEET
8 OF 8

SHEET
7 OF 8



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
(L38)	S04° 09' 11"W	133.51'
(L39)	S22° 16' 45"W	172.29'
(L40)	S22° 16' 45"W	154.21'
(L41)	S20° 24' 42"W	300.99'
(L42)	S19° 01' 03"E	65.44'
(L43)	S34° 42' 20"E	256.52'
(L44)	S34° 42' 20"E	151.94'
(L45)	S20° 10' 50"E	272.89'
(L46)	S80° 48' 00"E	90.00'
(L47)	N40° 00' 12"E	284.76'
(L48)	S49° 59' 47"E	15.00'
(L49)	S40° 00' 17"W	260.42'
(L50)	N85° 48' 02"W	92.53'

TREE CONSERVATION EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
(L51)	N02° 11' 04"W	389.42'
(L52)	S66° 48' 50"W	942.44'
(L53)	S27° 22' 03"W	368.71'
(L54)	S79° 50' 40"E	118.52'
(L55)	N07° 49' 31"E	270.04'
(L56)	N44° 44' 18"E	404.62'
(L57)	S85° 08' 33"E	284.27'
(L58)	N07° 49' 38"E	210.71'
(L59)	N07° 50' 31"W	270.64'
(L60)	N07° 50' 31"W	212.24'
(L61)	N07° 42' 38"E	1010.38'

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD LENGTH
C28	500.00'	99.44'	478.15'
C29	500.00'	140.02'	261.19'
C30	500.00'	107.37'	114.19'
C31	500.00'	99.14'	67.93'

LINE TABLE		
LINE	BEARING	DISTANCE
L10	N07° 28' 55"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.
48325C0225C, EFFECTIVE 04-03-2012

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.

OWNER/DEVELOPER:
SUMMIT RIDGE, LLC
C/O JAY PATTERSON
110 RIVER CROSSING BOULEVARD
SUITE 1
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SURVEYOR:
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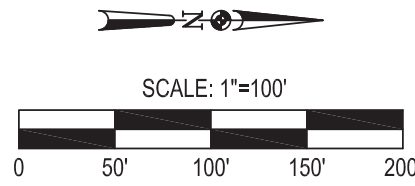
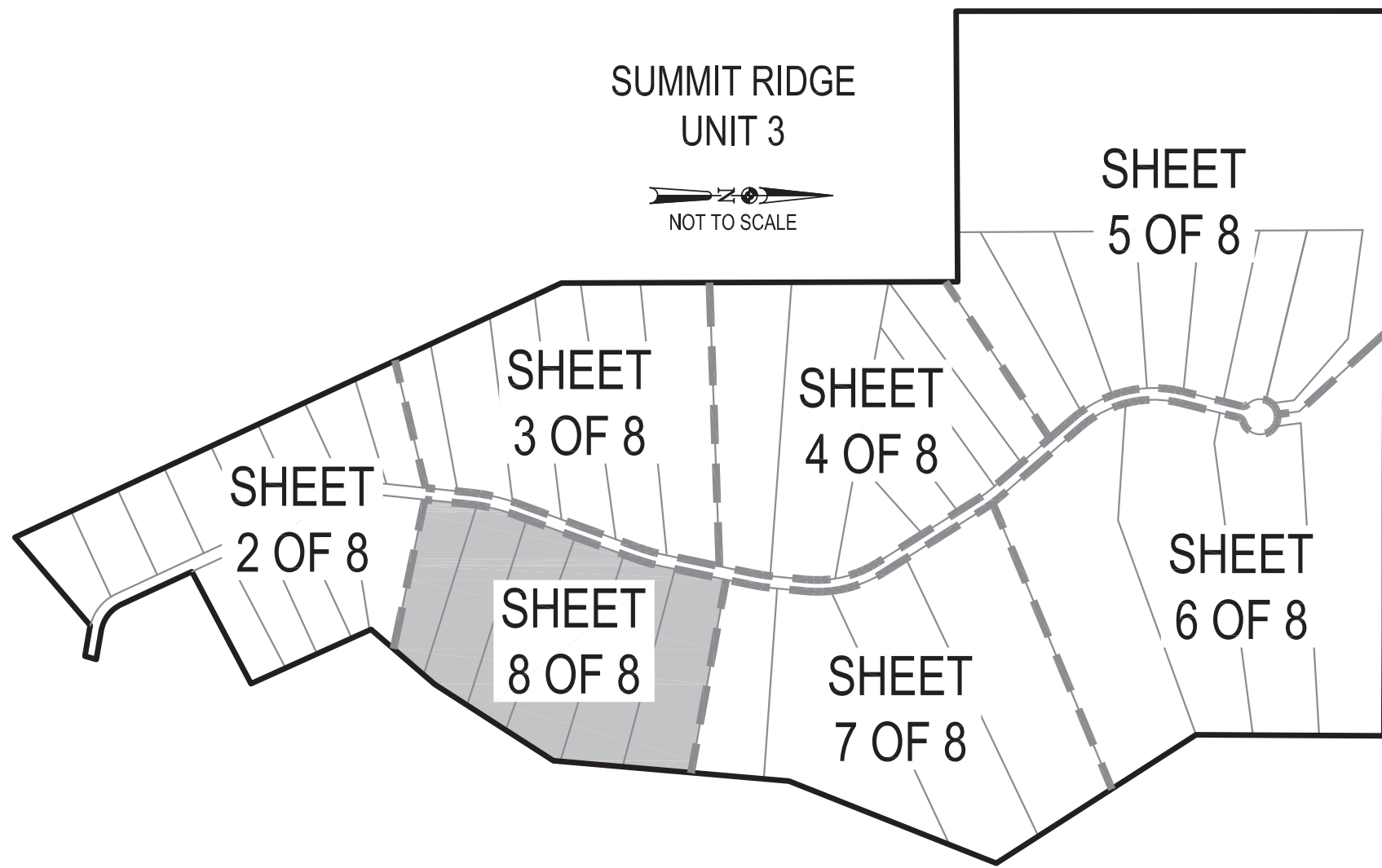
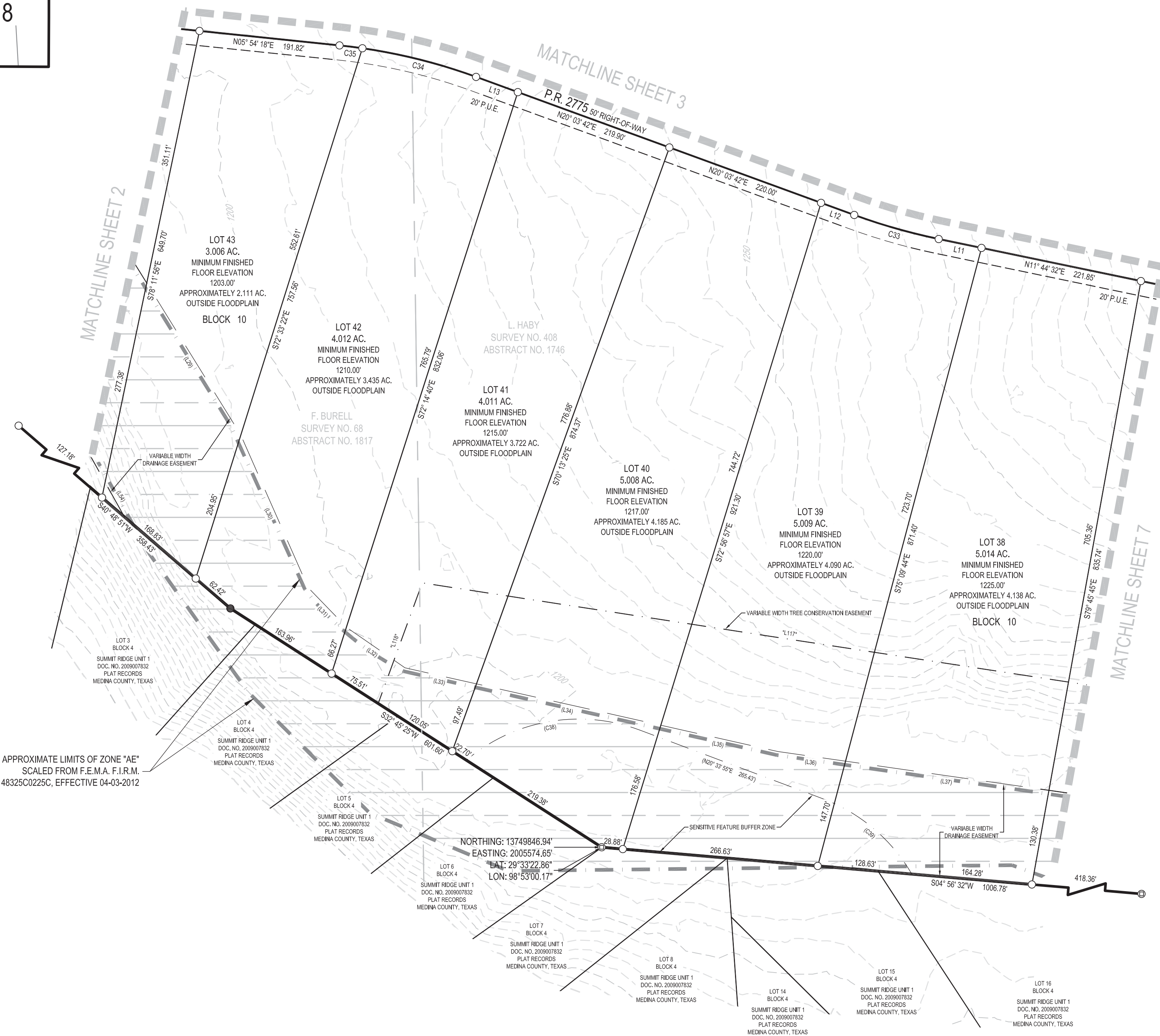
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REV: DATE: JUNE 2017

JOB NO. 259104

SHEET 7 OF 8

FINAL PLAT FOR SUMMIT RIDGE UNIT 3



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
(L29)	S50° 12' 05"W	243.55
(L30)	S60° 11' 40"W	227.21
(L31)	S40° 00' 00"W	75.13
(L32)	S34° 44' 00"W	97.89
(L33)	S12° 39' 20"W	98.90
(L34)	S12° 39' 20"W	267.47
(L35)	S12° 39' 20"W	163.34
(L36)	S09° 09' 11"W	93.29
(L37)	S09° 09' 11"W	280.89

TREE CONSERVATION EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
"L11"	N60° 43' 38"E	1010.36
"L18"	N69° 55' 55"W	175.07

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C33	629.07	116.79	8°19'11"
C34	779.07	160.05	11°49'56"
C35	779.07	31.46	2°19'28"
(C36)	237.50	55.83	80°44'10"
(C39)	237.50	162.87	39°14'38"

LINE TABLE		
LINE	BEARING	DISTANCE
L11	N61° 44' 32"E	96.54
L12	N67° 03' 42"E	66.17
L13	N67° 03' 42"E	66.55

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
TEXAS ORIGINAL SURVEY LINE

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LOCATION OF ORIGINAL SURVEY LINES ARE APPROXIMATE.

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SUITE 1
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REV:
DATE: JUNE 2017

JOB NO. 259104

SHEET 8 OF 8