



CITY OF KERRVILLE PLANNING & ZONING COMMISSION AGENDA
REGULAR MEETING, THURSDAY, FEBRUARY 6, 2020 4:30 P.M.
CITY HALL COUNCIL CHAMBERS
701 MAIN STREET, KERRVILLE, TEXAS

CALL TO ORDER

1. MINUTES

1A. Approval of the minutes from the January 2, 2020

2. PUBLIC HEARING, CONSIDERATION & ACTION

2A. Public hearing, consideration, and action to recommend an ordinance to change the zoning from R-2 Medium Density Residential District to RM Residential Mix District on approximately 15.51 acres, 1 acre out of Survey No. 110, Thomas N. Minter, Certificate No. 38, Abstract No. 248 and 14.51 acres out of Survey No. 111, Samuel Wallace, Certificate No. 1399, Abstract No. 359; and generally located at 199 Spur 100. (File No. 2019-090)

3. CONSIDERATION AND FINAL ACTION

3A. Consideration and final action concerning a replat of Lot No. 11 and part of Lot No. 12 in Block 18 of the J.A. Tivy Addition within the City of Kerrville, Kerr County, Texas, generally located at 1216 Water Street. (Case #2020-001)

3B. Consideration and final action concerning a replat being Lot 1, Block 1, Gilkey Addition to the City of Kerrville, Kerr County, Texas, establishing Lots 1A, 1B, 1C, and 1D, Block 1, Gilkey Addition. (Case #2020-003)

3C. Consideration and action concerning an amendment to the Preliminary Plat of the Vintage Heights subdivision, being a certain tract or parcel comprising of approximately 184.75 acres out of the Nathaniel Hoyt Survey No. 147, Abstract No. 178 and 41.01 acres out of the John A. Southmayd Survey No 148 Abstract No. 288 (total of approximately 225.76 acres), City of Kerrville, Kerr County, Texas, and generally located east of Medina Highway and south of Riverhill Boulevard. (File No. 2019-053)

4. STAFF REPORT

5. Executive Session

At any time during the meeting, the Planning and Zoning Commission may meet in executive session regarding any of the matters posted above for attorney-client consultation in compliance with the Texas Open Meetings Act.

6. ADJOURNMENT

The facility is wheelchair accessible, and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this event. Please contact the City Secretary's Office at 830-257-8000 for further information.

I hereby certify that this agenda was posted as notice of the meeting on the bulletin board at the City Hall of the City of Kerrville, Texas, and on the City's website on the following date and time: January 31, 2020 at 4:00 PM and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Kayla McInturff

Kayla McInturff, Deputy City Secretary, City of Kerrville, Texas



**City of Kerrville
Planning Department
Report**

To: Planning & Zoning Commission
Agenda Item: 1A Minutes January 2, 2020 Commission meeting
Action: Approval, approval with specific changes
Representative: Staff

Members Present:

Garrett Harmon, Vice-Chair
David Jones, Commissioner
David Lipscomb, Commissioner
Cliff Tuttle, Commissioner
Rustin Zuber, Commissioner

Members Absent:

Tricia Byrom, Commissioner

City Staff Present:

Drew Paxton, Director of Planning
Dorothy Miller, Recording Secretary

CALL TO ORDER:

On January 2, 2020, Cmr. Harmon called the Kerrville Planning and Zoning Commission regular meeting to order at 4:30 p.m. in the City Hall Council Chambers, 701 Main Street, Kerrville, Texas.

1. CONSENT AGENDA:

All items listed below in the consent agenda are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a Commissioner or citizen so requests; in which case the item(s) will be removed from the consent agenda and considered separately.

1A. Approval of minutes for the December 5, 2019 meeting.

Cmr. Jones moved to approve the minutes as amended; motion was seconded by Cmr. Lipscomb and passed 5-0.

1B. Election of Officers

Cmr. Jones nominated Cmr. Harmon for chair person; nomination was seconded by Cmr. Zuber and passed 5-0.

Cmr. Jones nominated Cmr. Zuber for vice-chair person; nomination was seconded by Cmr. Tuttle and passed 5-0.

2. PUBLIC HEARING, CONSIDERATION & ACTION

2A.Public hearing, consideration, and action for the City of Kerrville to annex into its incorporated limits with a zoning classification of Planned Development District for approximately 34.89 acres out of the B. S. & F. Survey No. 1, Certificate No. 1589, Abstract No. 77; consisting of the property generally located at 2700 Fredericksburg Road. (File No. 2019-084)

Mr. Paxton presented the finding of facts.

Ms. Sherry Brown, Administrative Officer for USDA, stated she is here in support of their petition for annexation into the city of Kerrville and also to confirm they are in concurrent with the zoning that the city has proposed.

Mr. Paxton continued his presentation.

Cmr. Harmon opened the public hearing at 4:38 p.m.

Mr. Bruce Stracke asked about annexation coming into the city and the utilities and how the water and sewer are getting extended onto the property.

Mr. Paxton stated they are going to extend that north onto their property for current and any future use of the property.

Mr. Trey Atkinson asked if the USDA is proposing the annexation itself and what is the benefit to them. The facility cannot connect to city water and sewer without a service agreement or annexation, which the city felt was best to proceed with annexation. The cost will be absorbed by USDA.

Hearing no one else speak, Cmr. Harmon closed the public hearing at 4:41 p.m.

Cmr. Zuber moved to recommend approval of the annexation and zoning request as presented. Motion was seconded by Cmr. Tuttle and passed 5-0.

2B. Public hearing, consideration and action concerning a variance request in accordance with Chapter 92 Sign Code of the Code of Ordinance, City of Kerrville, Texas, to allow the relocation of an existing projecting sign with 210 sq. ft. sign area, 30 feet in height, 22 feet above the wall, and allow a new sign to be internally illuminated for the Arcadia Theater located at 717 Water Street. (File No. 2019-085)

Mr. Paxton presented the finding of facts.

4:45...Mr. Larry Howard, President of 4th on the River and current owner of the Arcadia Theater. In their plan they would like to move the existing neon sign that projects from the building. They want to restore the façade to the original (listen). Showed power point of what sign will look like. Discussed what new sign will look like and that is what they are asking a variance for. More energy efficient, no visible bulbs, no moving signs.

Cmr. Harmon opened the public hearing at 4:52 p.m.

Mr. William Rector spoke in favor of the variance. First, the current sign is antique and deserves to be preserved; second, the sign ...; third, just behind city hall is the restored Schreiner... and... (listen). Believes there is precedence for approving this variance.

Hearing no one else speak, Cmr. Harmon closed the public hearing at 4:55 p.m.

Cmr. Tuttle moved to approve the sign variance as presented. Motion was seconded by Cmr. Jones and passed 5-0.

3. STAFF REPORT:

Mr. Paxton presented the staff report. There will be a meeting in February. Code Committee meets the end of January so we may have something the first or second meeting in February.

4. EXECUTIVE SESSION

No executive session was taken.

5. ADJOURNMENT

The meeting was adjourned at 4:57 p.m.



**City of Kerrville
Planning Department
Report**

To: Planning & Zoning Commission
Agenda Item: 2A
Action: Public Hearing, Consideration and Action
Planning File #: 2019-090
Representative: Brian McCarty

Proposal

Public hearing, consideration, and action to recommend an ordinance to change the zoning from R-2 Medium Density Residential District to RM Residential Mix District on approximately 15.51 acres, 1 acre out of Survey No. 110, Thomas N. Minter, Certificate No. 38, Abstract No. 248 and 14.51 acres out of Survey No. 111, Samuel Wallace, Certificate No. 1399, Abstract No. 359; and generally located at 199 Spur 100.

Procedural Requirements

Five letters were mailed January 22nd, to adjacent property owners. The public notice was published in the Kerrville Daily Times on January 16th.

Staff Analysis and Recommendation

Consistency with the Kerrville 2050 Comprehensive Plan: The property is designated as Agriculture and Outdoor Tourism (AOT) and the surrounding area is designated as Community Commercial (CC) and Public and Open Space (PO).

While the Future Land Use Plan place types are not specific to zoning, they relate to the types of land uses permitted by certain zoning districts. The Agriculture and Outdoor Tourism place type does not specifically align with the current R-2 (Medium Density Residential) zoning, however both include single family detached homes as a primary use. Similarly, the Residential Mix zoning allows for single family detached homes, in several variations. In general, both the R-2 and the RM can be considered as consistent with the comprehensive plan in this location.

Adjacent Zoning and Land Uses

Subject Property

Current Zoning: R-2
Existing Land Uses: vacant land

Direction: North

Current Zoning: PI
Existing Land Uses: VA Hospital

Direction: East

Current Zoning: PI
Existing Land Uses: Kerrville National Cemetery

Direction: South & West

Current Zoning: PI

Existing Land Uses: Kerr County Road & Bridge

Thoroughfare Plan: The property has direct access to an arterial and should have limited impact on the overall thoroughfare plan.

Traffic Impact: To be determined

Parking: To be determined

Recommendation

Based on the policies within the Kerrville 2050 Plan for additional variety of housing types, staff recommends the zoning change request.

Attachments

Map

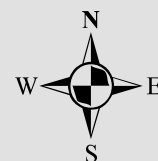
Location Map

Case # 2019-090

Location:
199 Spur 100

Legend

200' Notification Area Subject Properties



0 200 400 800

Scale In Feet



**City of Kerrville
Planning Department
Report**

To: Planning & Zoning Commission
Agenda Item: 3A
Action: Consideration and Final Action
Planning File #: 2020-001
Representative: Mike Abernethy

Proposal

Consideration and final action concerning a replat of Lot No. 11 and part of Lot No. 12 in Block 18 of the J.A. Tivy Addition within the City of Kerrville, Kerr County, Texas, generally located at 1216 Water Street. (Case #2020-001)

Staff Analysis and Recommendation

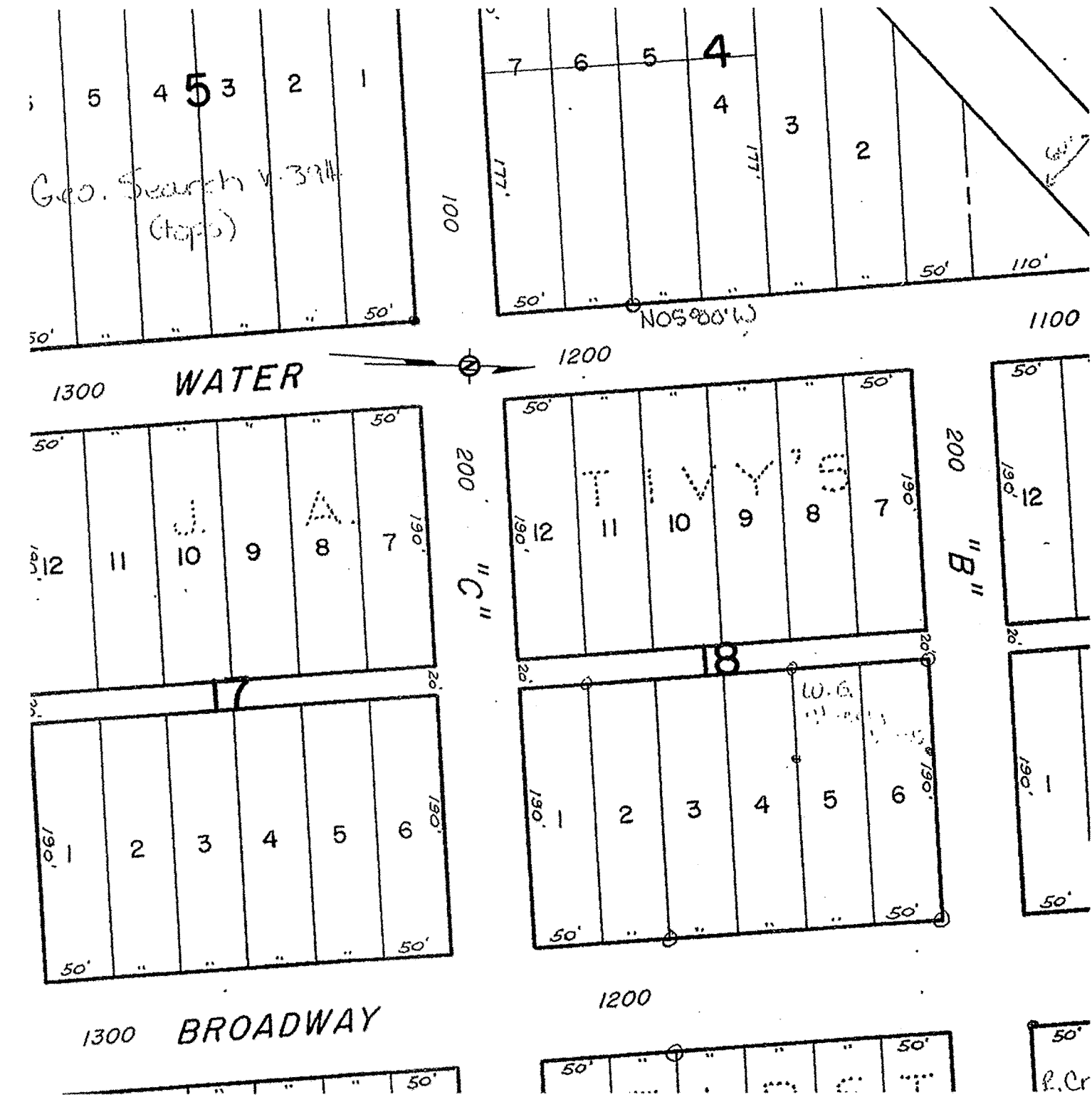
The plat is consistent with the Zoning Code and the subdivision ordinance.

Staff recommends approval of the plat with the following condition:

1. Amend "As Platted and Vacated" label to say "As Platted".

Attachments

Proposed replat.



AS PLATTED AND VACATED
VOLUME P PAGE 16

STATE OF TEXAS §
COUNTY OF KERR §
I hereby certify that I am the owner of the land shown and platted hereon for subdivision, that I hereby adopt this plat of subdivision, establish the minimum building restriction lines, and dedicate all easements for purposes noted.

Witness our hands this ____ day of _____, 2020

Owner: Mike Abernethy

STATE OF TEXAS §
COUNTY OF KERR §

BEFORE ME, the undersigned authority, on this day personally appeared Mike Abernethy, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office and

Dated this ____ day of _____, 2020

Notary Public for the State of Texas

I certify that this subdivision plat meets the City Master Grid System regarding street names and addresses assigned by the City of Kerrville Planning Division.

_____, 2020
Drew Paxton
Planning Director

I hereby certify that the subdivision platted hereon is existing in an acceptable manner according to the City of Kerrville Standard Specifications.

Dated this ____ day of _____, 2020

Kyle Burrow
City Engineer

I hereby certify that this plat is an accurate representation of the property shown and described hereon as determined by a survey made on the ground under my direction and supervision, and that all property corners are as shown. (bearing basis = True north based on GPS observations)

Dated this 3rd day of January, 2020

Lee C. Voelkel
Registered Professional Land Survey No. 3909
County Surveyor for Kerr County

PRELIMINARY
This document shall not be recorded for any purpose.
Released by: Lee Voelkel
RPLS#: 3909 01/03/20
Date: 01/03/20
Purpose: Review

In accordance with Art. 10-IV-2 of the Code Ordinances of the City of Kerrville, Texas, and in consideration of the approval of this Replat of Lot 11 and part of Lot 12 in Block 18 of the J.A. Tivy Addition, Mike Abernethy hereby waives any and all claims for damages against the City of Kerrville, Kerr County, Texas occasioned by the establishment of grades of the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the above named subdivision.

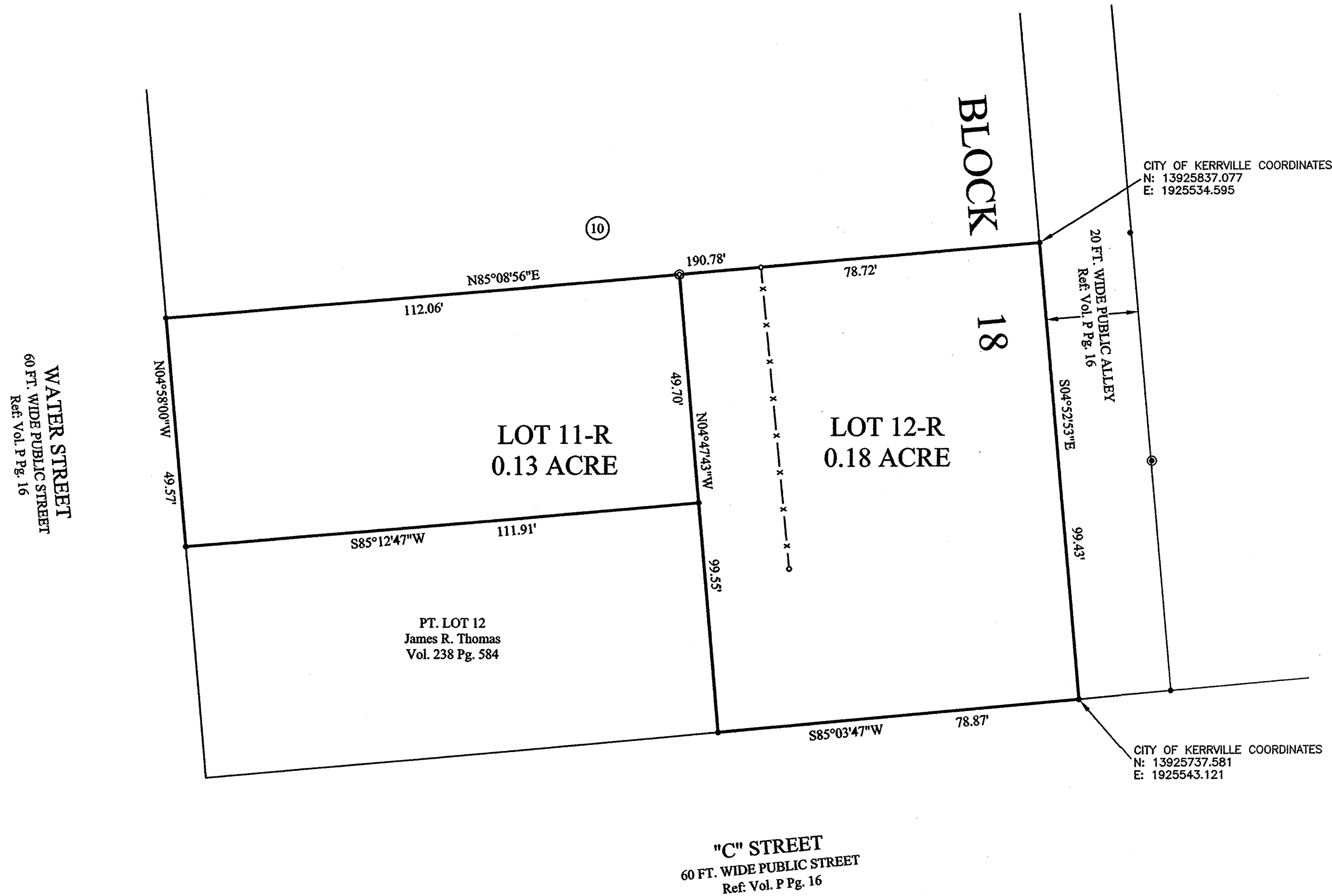
Owner: Mike Abernethy

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Kerrville, Texas, with the exception of such variances or waivers, if any, as are noted in the minutes of the City Planning and Zoning Commission and that it has been approved for recording in the office of the County Clerk.

Dated this ____ day of _____, 2020

Chairman, City of Kerrville Planning and Zoning Commission

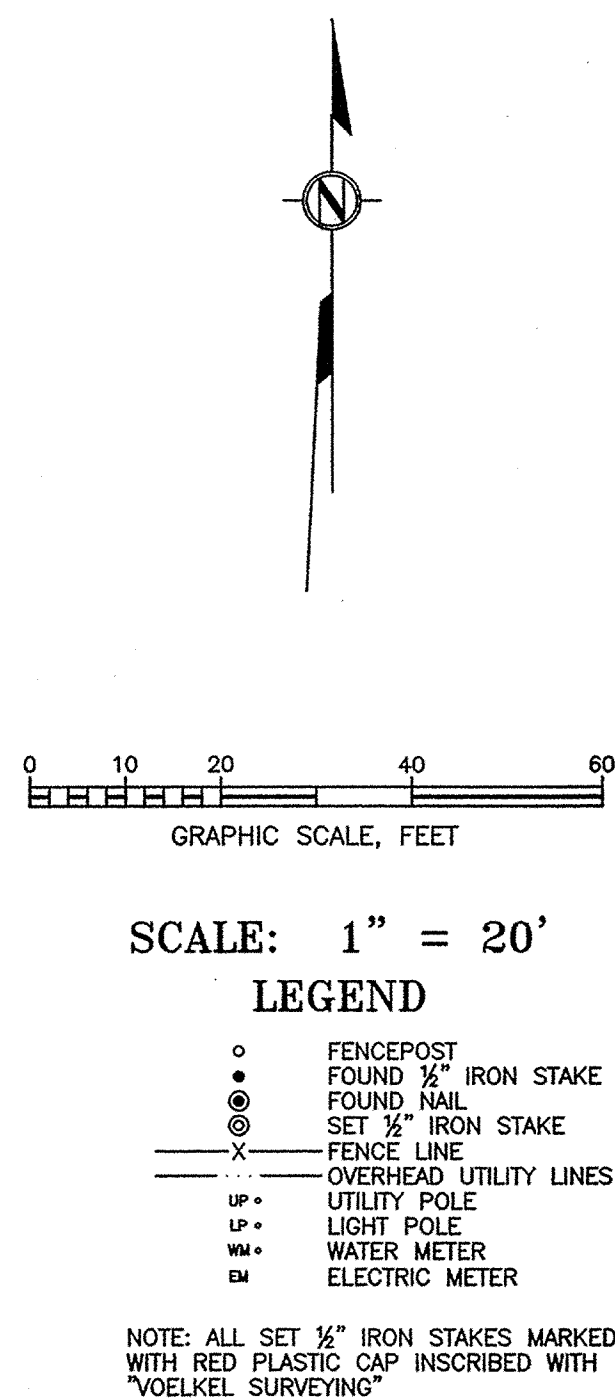
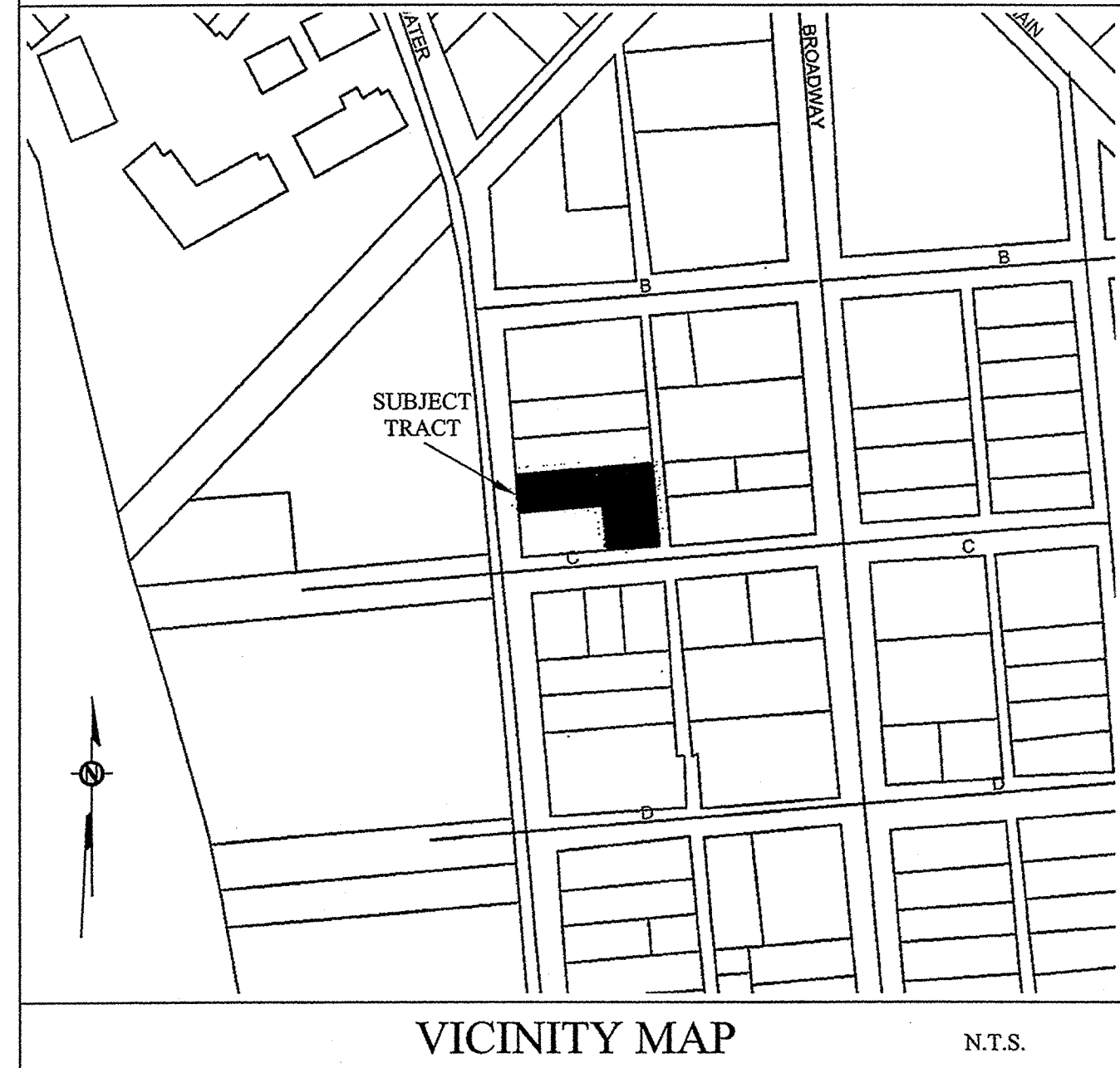
- GENERAL NOTES
1. THE LAND PLATTED HEREON IS LOCATED IN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 48265C0470F, DATED MARCH 3, 2011
 2. THE RECTANGULAR COORDINATES SHOWN HEREON WERE CALCULATED USING THE CITY OF KERRVILLE COORDINATE SYSTEM. THESE COORDINATES ARE FOR THE CITY OF KERRVILLE MAPPING PURPOSES ONLY AND ARE NOT TO BE USED TO REPLACE MISSING CORNERS ON THE GROUND.



FILED for RECORD on the ____ day of _____, 2020 at ____ O'clock ____ M RECORDED on the ____ day of _____, 2020 at ____ O'clock ____ M in File No. _____ of the Official Public Records of Kerr County, Texas.

Jackie Dowdy, Kerr County Clerk

FILE NO.



LOTS 11-R AND 12-R
BLOCK 18

J.A. TIVY ADDITION

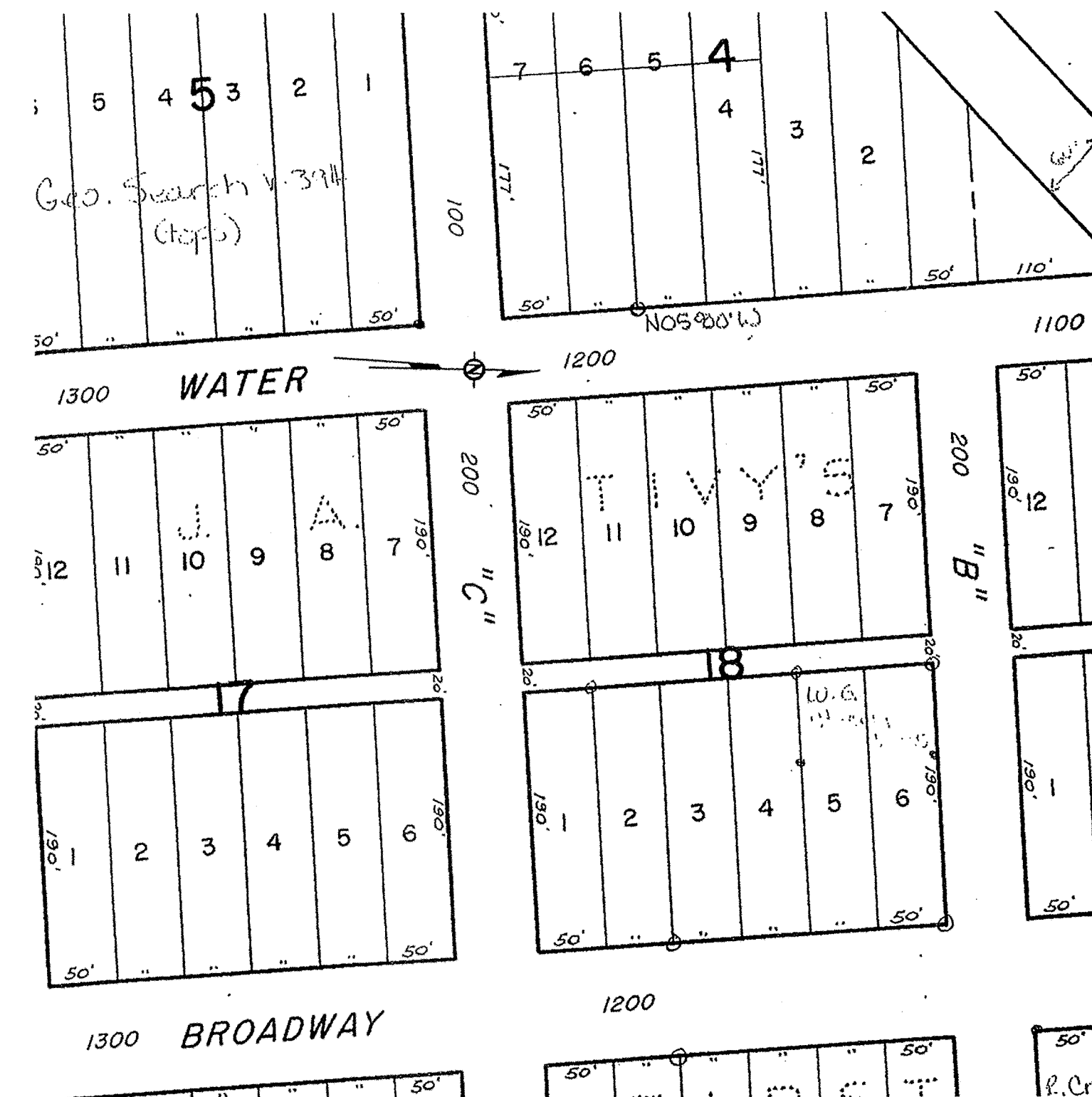
A REPLAT FOR LOT 11 AND PART OF LOT 12 IN BLOCK 18 OF THE J.A. TIVY ADDITION

A SUBDIVISION CONTAINING 0.31 ACRE OF LAND, MORE OR LESS, OUT OF THOS. HAND SURVEY NO. 115, ABSTRACT NO. 193 IN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS; THAT SAME LAND CONVEYED FROM STEPHEN P. FINE AND DAVID H. FINE TO MIKE ABERNETHY BY A WARRANTY DEED WITH VENDOR'S LIEN EXECUTED THE 31ST DAY OF MARCH, 2015 AND RECORDED IN FILE NO. 15-02108 OF THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS

JANUARY 2020

VOELKEL
LAND SURVEYING, PLLC
212 CLAY STREET, KERRVILLE, TEXAS 78028, 830-257-3313
FIRM REGISTRATION NO. 100528-00

DATE: Jan. 03, 2020
JOB No: V-6156
BY: VOY
SHEET 1 OF 1



AS PLATTED AND VACATED
VOLUME P PAGE 16

STATE OF TEXAS §
COUNTY OF KERR §

I hereby certify that I am the owner of the land shown and platted hereon for subdivision, that I hereby adopt this plat of subdivision, establish the minimum building restriction lines, and dedicate all easements for purposes noted.

Witness our hands this ____ day of _____, 2020

Owner: Mike Abernethy

STATE OF TEXAS §
COUNTY OF KERR §

BEFORE ME, the undersigned authority, on this day personally appeared Mike Abernethy, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN under my hand and seal of office and

Dated this ____ day of _____, 2020

Notary Public for the State of Texas

I certify that this subdivision plat meets the City Master Grid System regarding street names and addresses assigned by the City of Kerrville Planning Division.

_____, 2020
Drew Paxton
Planning Director

I hereby certify that the subdivision platted hereon is existing in an acceptable manner according to the City of Kerrville Standard Specifications.

Dated this ____ day of _____, 2020

Kyle Buraw
City Engineer

I hereby certify that this plat is an accurate representation of the property shown and described hereon as determined by a survey made on the ground under my direction and supervision, and that all property corners are as shown. (bearing basis = True north based on GPS observations)

Dated this 3rd day of January, 2020

Lee C. Voelkel
Registered Professional Land Survey No. 3909
County Surveyor for Kerr County

PRELIMINARY
This document shall not be recorded for any purpose.
Released by: Lee Voelkel
RPLS# 3909
Date: 01/03/20
Purpose: review

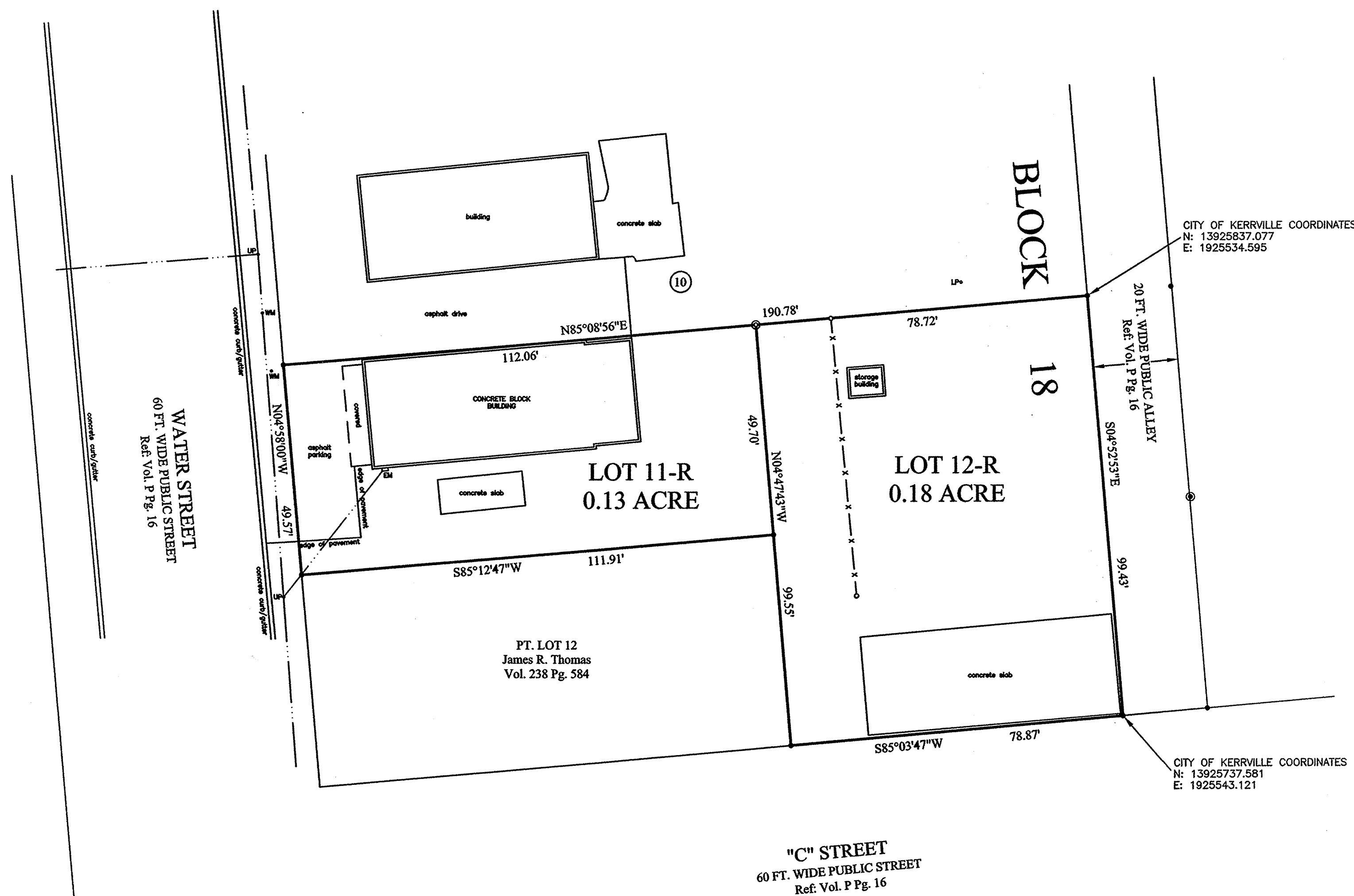
In accordance with Art. 10-IV-2 of the Code Ordinances of the City of Kerrville, Texas, and in consideration of the approval of this Replat of Lot 11 and part of Lot 12 in Block 18 of the J.A. Tivy Addition, Mike Abernethy hereby waives any and all claims for damages against the City of Kerrville, Kerr County, Texas, occasioned by the establishment of grades of the alteration of the surface of any portion of existing streets and alleys to conform to the grades established in the above named subdivision.

Owner: Mike Abernethy

I hereby certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations for Kerrville, Texas, with the exception of such variances or waivers, if any, as are noted in the minutes of the City Planning and Zoning Commission and that it has been approved for recording in the office of the County Clerk.

Dated this ____ day of _____, 2020

Chairman, City of Kerrville Planning and Zoning Commission



GENERAL NOTES

1. THE LAND PLATTED HEREON IS LOCATED IN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 48265C0470F, DATED MARCH 3, 2011
2. THE RECTANGULAR COORDINATES SHOWN HEREON WERE CALCULATED USING THE CITY OF KERRVILLE COORDINATE SYSTEM. THESE COORDINATES ARE FOR THE CITY OF KERRVILLE MAPPING PURPOSES ONLY AND ARE NOT TO BE USED TO REPLACE MISSING CORNERS ON THE GROUND.

CITY OF KERRVILLE COORDINATES
N: 13925537.077
E: 1925534.595

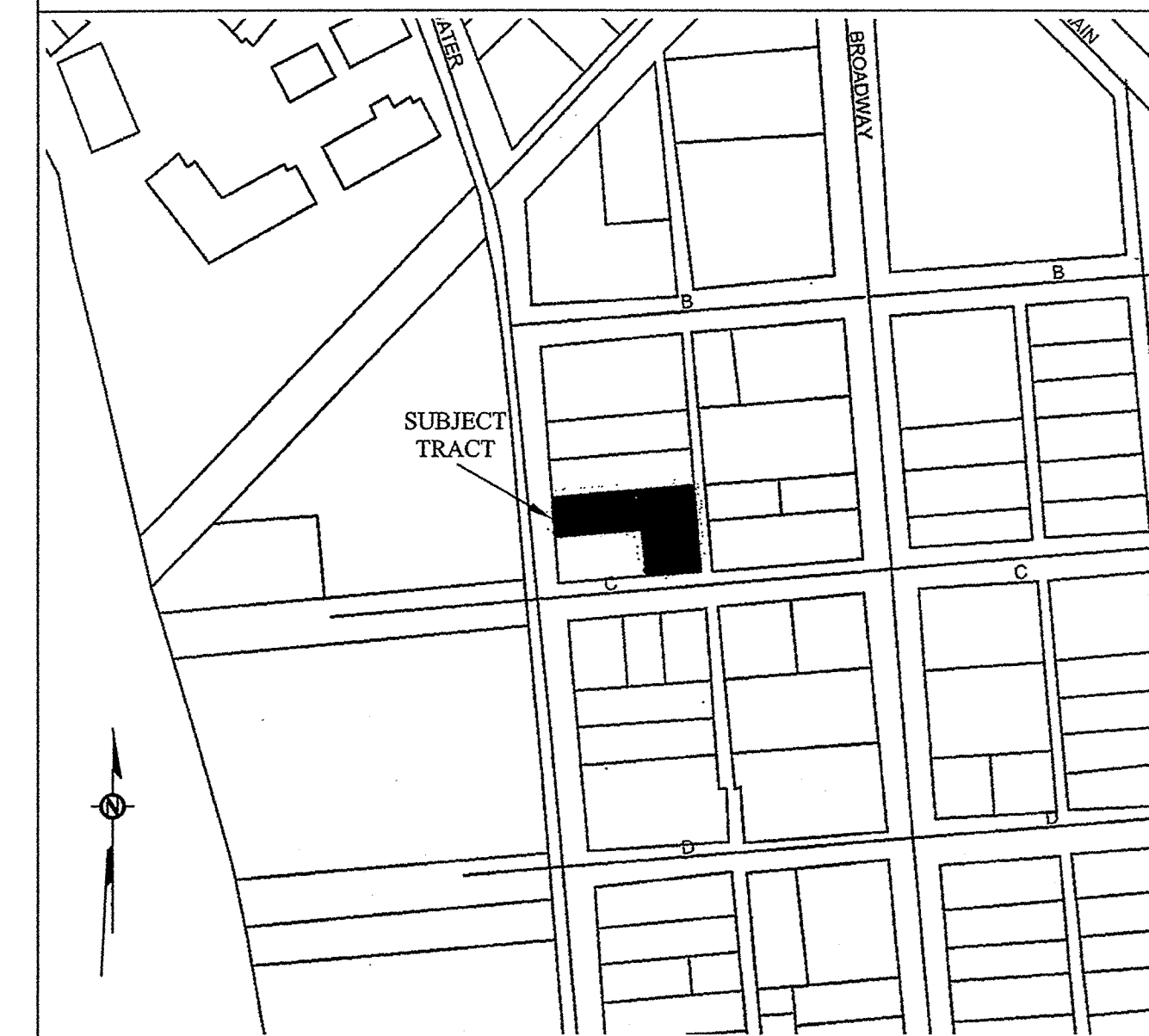
CITY OF KERRVILLE COORDINATES
N: 13925737.581
E: 1925543.121

"C" STREET
60 FT. WIDE PUBLIC STREET
Ref. Vol. P Pg. 16

FILED for RECORD on the ____ day of _____, 2020 at ____ O'clock ____ M RECORDED on the ____ day of _____, 2020 at ____ O'clock ____ M in File No. _____ of the Official Public Records of Kerr County, Texas.

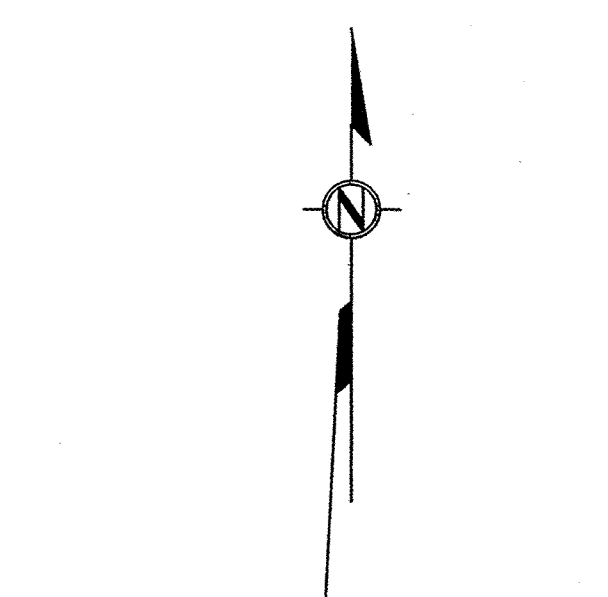
Jackie Dowdy, Kerr County Clerk

FILE NO.



VICINITY MAP

N.T.S.



0 10 20 40 60
GRAPHIC SCALE, FEET

SCALE: 1" = 20'
LEGEND

- FENCEPOST
- FOUND 1/2" IRON STAKE
- ⊙ FOUND NAIL
- ⊙ SET 1/2" IRON STAKE
- X- FENCE LINE
- OVERHEAD UTILITY LINES
- UP+ UTILITY POLE
- LP+ LIGHT POLE
- WM+ WATER METER
- EM ELECTRIC METER

NOTE: ALL SET 1/2" IRON STAKES MARKED WITH RED PLASTIC CAP INSCRIBED WITH "VOELKEL SURVEYING"

IMPROVEMENTS

LOTS 11-R AND 12-R
BLOCK 18

J.A. TIVY ADDITION

A REPLAT FOR LOT 11 AND PART OF LOT 12 IN BLOCK 18 OF THE J.A. TIVY ADDITION

A SUBDIVISION CONTAINING 0.31 ACRE OF LAND, MORE OR LESS, OUT OF THOS. HAND SURVEY NO. 115, ABSTRACT NO. 193 IN THE CITY OF KERRVILLE, KERR COUNTY, TEXAS; THAT SAME LAND CONVEYED FROM STEPHEN P. FINE AND DAVID H. FINE TO MIKE ABERNETHY BY A WARRANTY DEED WITH VENDOR'S LIEN EXECUTED THE 31ST DAY OF MARCH, 2015 AND RECORDED IN FILE NO. 15-02108 OF THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS

JANUARY 2020

VOELKEL
LAND SURVEYING, PLLC
212 CLAY STREET, KERRVILLE, TEXAS 78028 830-257-3313
FIRM REGISTRATION NO. 100528-00

DATE: Jan. 03, 2020
JOB No: V-8156
BY: VCV
SHEET 1 OF 1



**City of Kerrville
Planning Department
Report**

To: Planning & Zoning Commission
Agenda Item: 3A
Action: Consideration and Final Action
Planning File #: 2020-003
Representative: Larry Howard & Dan Kuykendall

Proposal

Consideration and final action concerning a replat being Lot 1, Block 1, Gilkey Addition to the City of Kerrville, Kerr County, Texas, establishing Lots 1A, 1B, 1C, and 1D, Block 1, Gilkey Addition. (Case #2020-003)

Staff Analysis and Recommendation

The plat is consistent with the Zoning Code and the subdivision ordinance.

Staff recommends approval of the plat with the following condition:

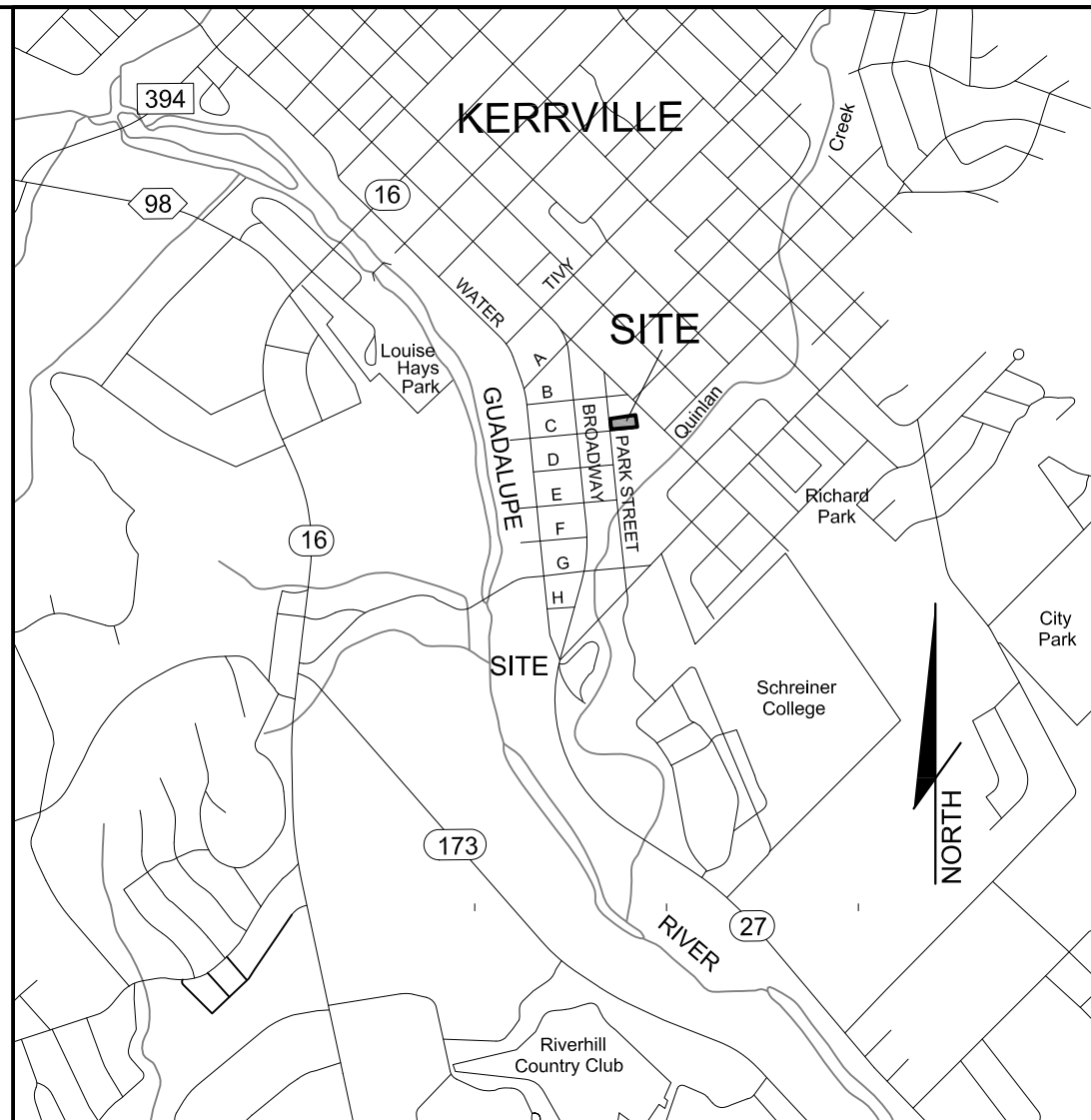
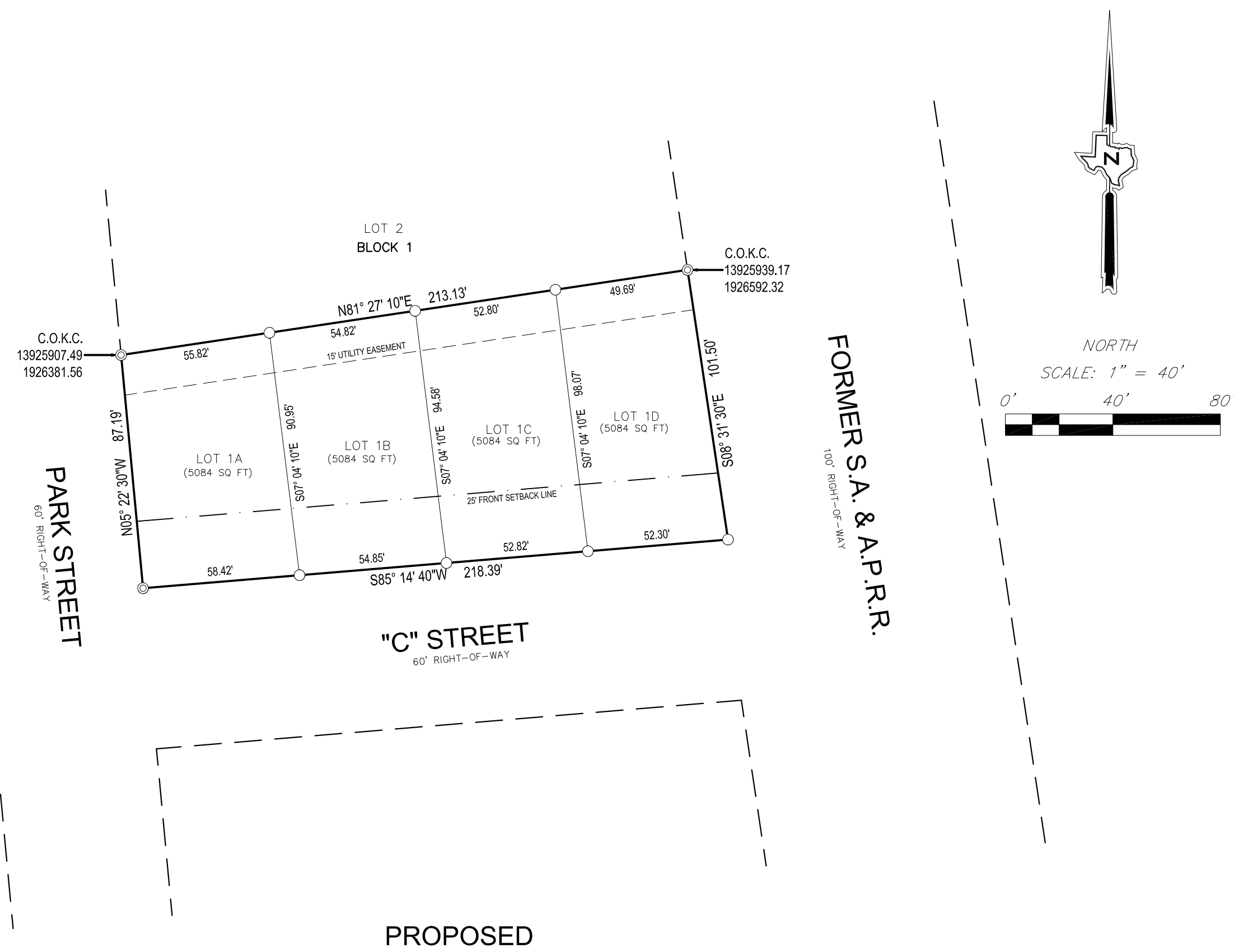
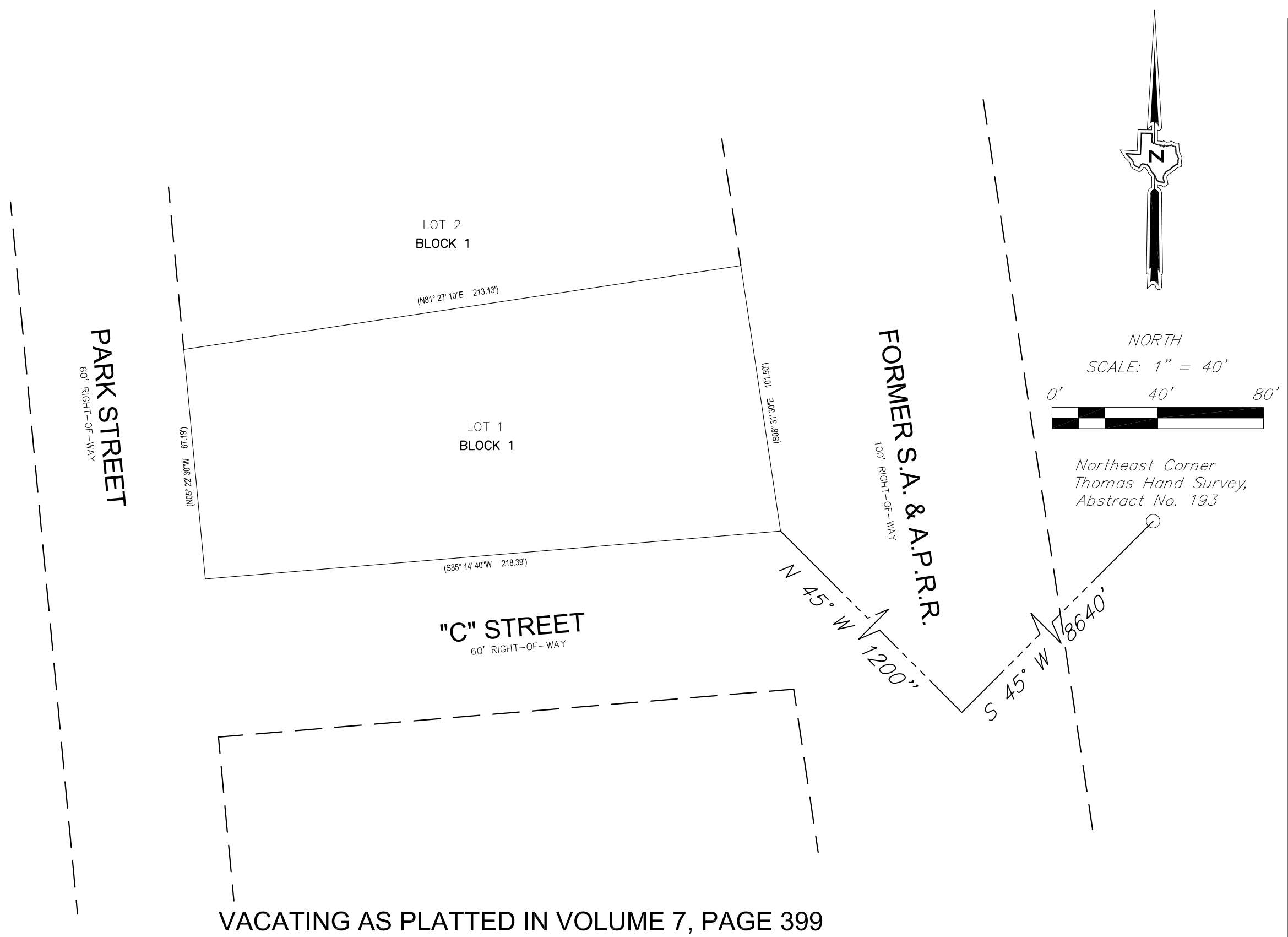
1. Amend "As Platted and Vacated" label to say "As Platted".
2. Amend the title block to "establishing Lots 1A, 1B, 1C, and 1D, Block 1, Gilkey Addition"
3. Amend note 4, zoning information, the property is currently zoned R-1.
4. Add the Planning and Zoning Commission Chairman signature block.
- 5.

Attachments

Proposed replat.

VACATING & RESUBDIVISION PLAT

GILKEY ADDITION
BLOCK 1, LOTS 1 AND 2



LEGEND
○ 1/2" REBAR SET
⊙ 1/2" REBAR FOUND
() RECORD INFORMATION
C.O.K.C. CITY OF KERRVILLE COORDINATES

NOTES
1) BASIS OF BEARING: CITY OF KERRVILLE COORDINATE SYSTEM.

2) THE SUBJECT PROPERTY LIES WITHIN ZONE X, SHADED, DEFINED AS AREAS OF 2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

FEMA FIRM MAP NUMBER 48265C0470F, REVISED DATE MARCH 3, 2011.

ANY DEPICTION ON THIS PLAT OR ANY STATEMENT CONTAINED ON THIS PLAT CONCERNING THE 100 YEAR FLOOD PLAIN DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY BY THE SURVEYOR THAT FLOODING DOES NOT OCCUR ABOVE THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN.

3) UNLESS SHOWN, BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF KERRVILLE ZONING ORDINANCE.

4) THE SUBJECT PROPERTY IS ZONED RC AND IS WITHIN THE CITY LIMITS OF KERRVILLE, TEXAS.

4) THE SUBJECT PROPERTY IS IN THE KERRVILLE INDEPENDENT SCHOOL DISTRICT.

5) THERE ARE NO IMPROVEMENTS WITHIN TWO (2) FEET OF THE BOUNDARY EXCEPT AS SHOWN HEREON.

6) ADDITIONER INFORMATION IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KERRVILLE, TEXAS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS ARE NOTED IN THE MINUTES OF THE CITY PLANNING COMMISSION AND THAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

FEBRUARY, 2020

CITY PLANNER

CERTIFICATE OF APPROVAL OF STREETS AND UTILITIES

I HEREBY CERTIFY, THAT STREETS, UTILITIES AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO CITY OF KERRVILLE STANDARD SPECIFICATIONS IN THE SUBDIVISION ENTITLED.

FEBRUARY, 2020

CITY ENGINEER

BEING LOT 1, BLOCK 1, GILKEY ADDITION TO THE CITY OF KERRVILLE, KERR COUNTY, TEXAS, RECORDED IN VOLUME 7, PAGE 399, PLAT RECORDS OF KERR COUNTY TEXAS.

SAME BEING THAT CERTAIN TRACT LOCATED IN THE THOMAS HAND SURVEY NO. 115, ABSTRACT NO. 193, KERR COUNTY, TEXAS, AND CONVEYED TO LARRY W. HOWARD AND DAN R. KUYKENDALL BY WARRANTY DEED RECORDED IN DOCUMENT NO. 18-04886, OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS.

ESTABLISHING LOTS 3, 4, 5, AND 6, BLOCK 1, GILKEY ADDITION

FILED FOR RECORD ON THE ____TH DAY OF _____, 2020 AT ____ O'CLOCK ____M.

RECORDED ON THE ____TH DAY OF _____, 2020 AT ____ O'CLOCK ____M.

IN DOCUMENT NO. _____ OF THE PLAT RECORDS OF KERR COUNTY, TEXAS.

JACKY DOWDY, KERR COUNTY CLERK

JANUARY, 2020
JOB # 20-023-00
SHEET: 1 OF 1

STATE OF TEXAS COUNTY OF KERR

THAT LARRY W. HOWARD, THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND HEREBY PLATTED AS LOT 1, BLOCK 1, RIVER TRAIL COTTAGES, HEREBY ADOPTS THIS PLAT OF SUBDIVISION AND DEDICATES ALL EASEMENTS FOR THE PURPOSES NOTED.

LARRY W. HOWARD, AGREES TO WAIVE ANY CLAIM FOR DAMAGES AGAINST THE CITY OF KERRVILLE OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS OR ALLEYS TO CONFORM TO THE GRADE ESTABLISHED IN THE SUBDIVISION.

_____, 2020

LARRY W. HOWARD

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LARRY W. HOWARD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF

_____, 2020

NOTARY PUBLIC FOR THE STATE OF TEXAS

STATE OF TEXAS COUNTY OF KERR

THAT DAN R. KUYKENDALL, THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND HEREBY PLATTED AS LOT 2, BLOCK 1, RIVER TRAIL COTTAGES, HEREBY ADOPTS THIS PLAT OF SUBDIVISION AND DEDICATES ALL EASEMENTS FOR THE PURPOSES NOTED.

DAN R. KUYKENDALL, AGREES TO WAIVE ANY CLAIM FOR DAMAGES AGAINST THE CITY OF KERRVILLE OCCASIONED BY THE ALTERATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS OR ALLEYS TO CONFORM TO THE GRADE ESTABLISHED IN THE SUBDIVISION.

_____, 2020

DAN R. KUYKENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAN R. KUYKENDALL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF

_____, 2020

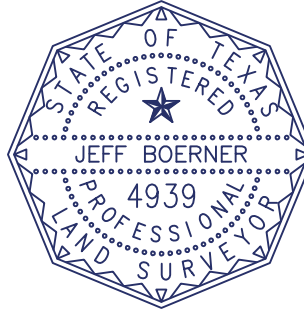
NOTARY PUBLIC FOR THE STATE OF TEXAS

REGISTERED PROFESSIONAL LAND SURVEYOR'S CERTIFICATE

THAT I, JEFF BOERNER, RPLS #4939, DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY ON THE GROUND OF THE HEREON PLATTED LAND THAT THE CORNER MONUMENTS SHOWN HEREON WHERE PROPERLY PLACED BY ME, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KERRVILLE, TEXAS.

FEBRUARY, 2020

JEFF BOERNER, RPLS #4939
MDS LAND SURVEYING CO., INC.



BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LARRY W. HOWARD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF FEBRUARY, 2020.

NOTARY PUBLIC FOR THE STATE OF TEXAS



**City of Kerrville
Planning Department
Report**

To: Planning & Zoning Commission
Agenda Item: 3A
Action: Consideration and Final Action
Planning File #: 2019-053
Representative: Chuck Cammack

Proposal

Consideration and action concerning a Preliminary Plat of the Vintage Heights subdivision, being a certain tract or parcel comprising of approximately 184.75 acres out of the Nathaniel Hoyt Survey No. 147, Abstract No. 178 and 41.01 acres out of the John A. Southmayd Survey No 148 Abstract No. 288 (total of approximately 225.76 acres), City of Kerrville, Kerr County, Texas, and generally located east of Medina Highway and south of Riverhill Boulevard. (File No. 2019-053)

This is an amendment to the previously approved preliminary plat. The applicant has amended the plat according to conditions contained within the Development Agreement that has been approved by City Council. This Development Agreement also included three subdivision ordinance waivers.

- Not continuing the existing streets from Riverhill into the development:
 - Waiver of 10-IV-3(A)2
- Not providing a turn-around for the existing street since the streets are not continuing:
 - Waiver of 10-IV-3(A)5. "...They shall be provided at the closed end with a turn-around having an outside roadway pavement diameter of at least eighty feet and street right-of-way diameter of at least one hundred feet"
- Over length cul-de-sacs:
 - Waiver of 10-IV-3(A)5. "Turn-around (Cul-de-sacs) Minor terminal streets or courts designed to have one end permanently closed (cul-de-sac) shall be no more than six hundred (600) feet long unless necessitated by topography"...

Staff Analysis and Recommendation

The preliminary plat is consistent with the R-2 Zoning.

The preliminary plat is consistent with the subdivision regulations with the waivers, as approved by City Council in the Development Agreement.

Note: Final street names will be coordinated with 911 District and the City of Kerrville at the time of the final plat.

Attachments

Preliminary plat.

STATE OF TEXAS ~
COUNTY OF _____ ~

IN ACCORDANCE WITH ARTICLE 10-IV-2 OF THE CODE ORDINANCE OF THE CITY OF KERRVILLE, TEXAS AND IN CONSIDERATION OF THE APPROVAL OF VINTAGE HILLS SUBDIVISION, THE OWNERS DO HEREBY WAIVE ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF KERRVILLE, KERR COUNTY, TEXAS, OCCASIONED BY THE ESTABLISHMENT OF GRADES OR THE ALTERATION OF THE SURFACE OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO THE GRADES ESTABLISHED IN THE ABOVE NAMED SUBDIVISION.

MEDINA RIVER ESTATES, LLC – OWNER

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL NOTED.

DATED: _____, 2019

MEDINA RIVER ESTATES, LLC – OWNER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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 AND

DATED THIS ____ DAY OF _____, 2019

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS ~
COUNTY OF _____ ~

THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED TO KERR COUNTY, TEXAS, FOR THE USE OF THE PUBLIC FOREVER ALL ROADS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, IN ALL OF THE AFORESAID PUBLIC PLACES AND ALL OTHER PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THE OWNER HAS WRITTEN CONSENT OF ALL LIEN HOLDERS, AND CERTIFIES THAT ALL ROADS, DRAINAGE STRUCTURES AND OTHER ITEMS CONSTRUCTED HAVE BEEN BUILT IN ACCORDANCE WITH ALL ENGINEERED DATA SUBMITTED AND PURSUANT TO THE STANDARDS SET FORTH IN KERR COUNTY SUBDIVISION RULES & REGULATIONS.

MEDINA RIVER ESTATES, LLC DATE _____

STATE OF TEXAS ~
COUNTY OF _____ ~

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ 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 ____ DAY OF _____, 2019

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KERRVILLE, TEXAS, AND THAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

DATED THIS THE ____ DAY OF _____, 2019.

REBECCA PACINI, CHIEF PLANNING OFFICER
CITY OF KERRVILLE

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON IS EXISTING IN AN ACCEPTABLE MANNER ACCORDING TO THE CITY OF KERRVILLE STANDARD SPECIFICATIONS.

DATED THIS THE ____ DAY OF _____, 2019.

KYLE BUROW, P.E., CITY ENGINEER
CITY OF KERRVILLE

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE CITY MASTER GRID SYSTEM REGARDING STREET NAMES AND ADDRESSES ASSIGNED BY THE CITY OF KERRVILLE PLANNING DIVISION.

DATED THIS THE ____ DAY OF _____, 2019.

REBECCA PACINI, CHIEF PLANNING OFFICER
CITY OF KERRVILLE

I HEREBY CERTIFY THAT:

- 1) THAT STREETS, UTILITIES AND OTHER IMPROVEMENTS HAVE BEEN INSTALLED IN AN ACCEPTABLE MANNER AND ACCORDING TO THE CITY OF KERRVILLE STANDARS SPECIFICATIONS IN THE SUBDIVISION ENTITLED VINTAGE HILLS.
- 2) THAT A SURETY BOND IN THE AMOUNT OF \$ _____ HAS BEEN DEPOSITED WITH THE CITY OF KERRVILLE TO ASSURE COMPLETION OF ALL REQUIRED IMPROVEMENTS IN CASE OF DEFAULT.

_____, 2019 CITY ENGINEER OR APPROVING AGENT

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR KERRVILLE, TEXAS, WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY AS ARE NOTED IN THE MINUTES OF THE CITY PLANNING COMMISSION AND THAT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

_____, 20____ CHAIRMAN, CITY PLANNING COMMISSION

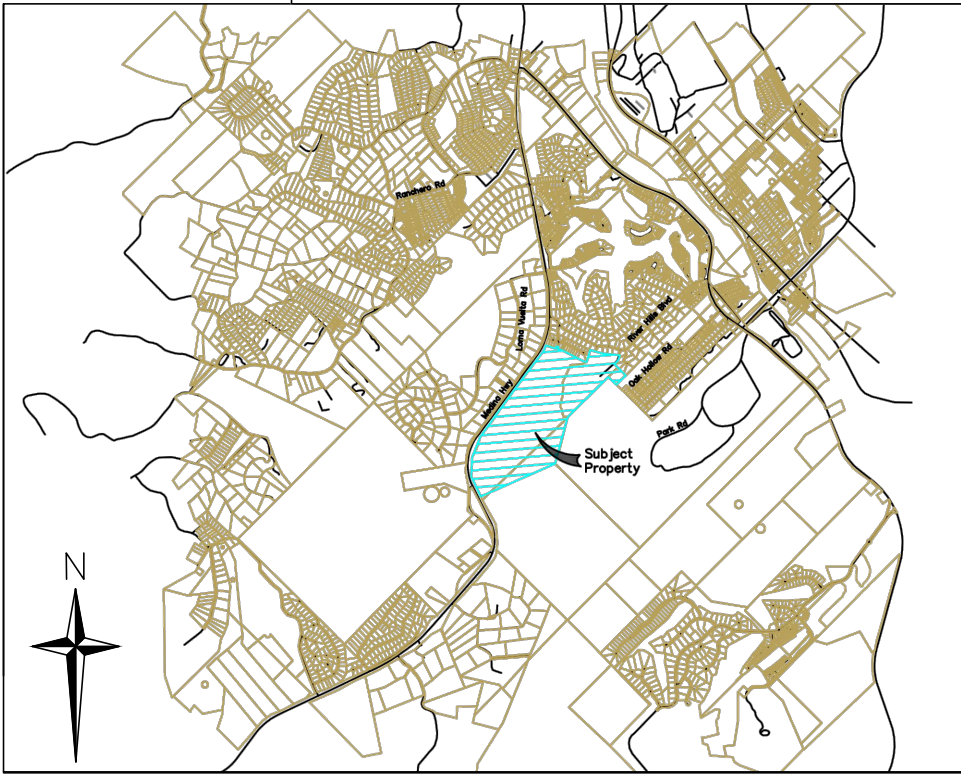
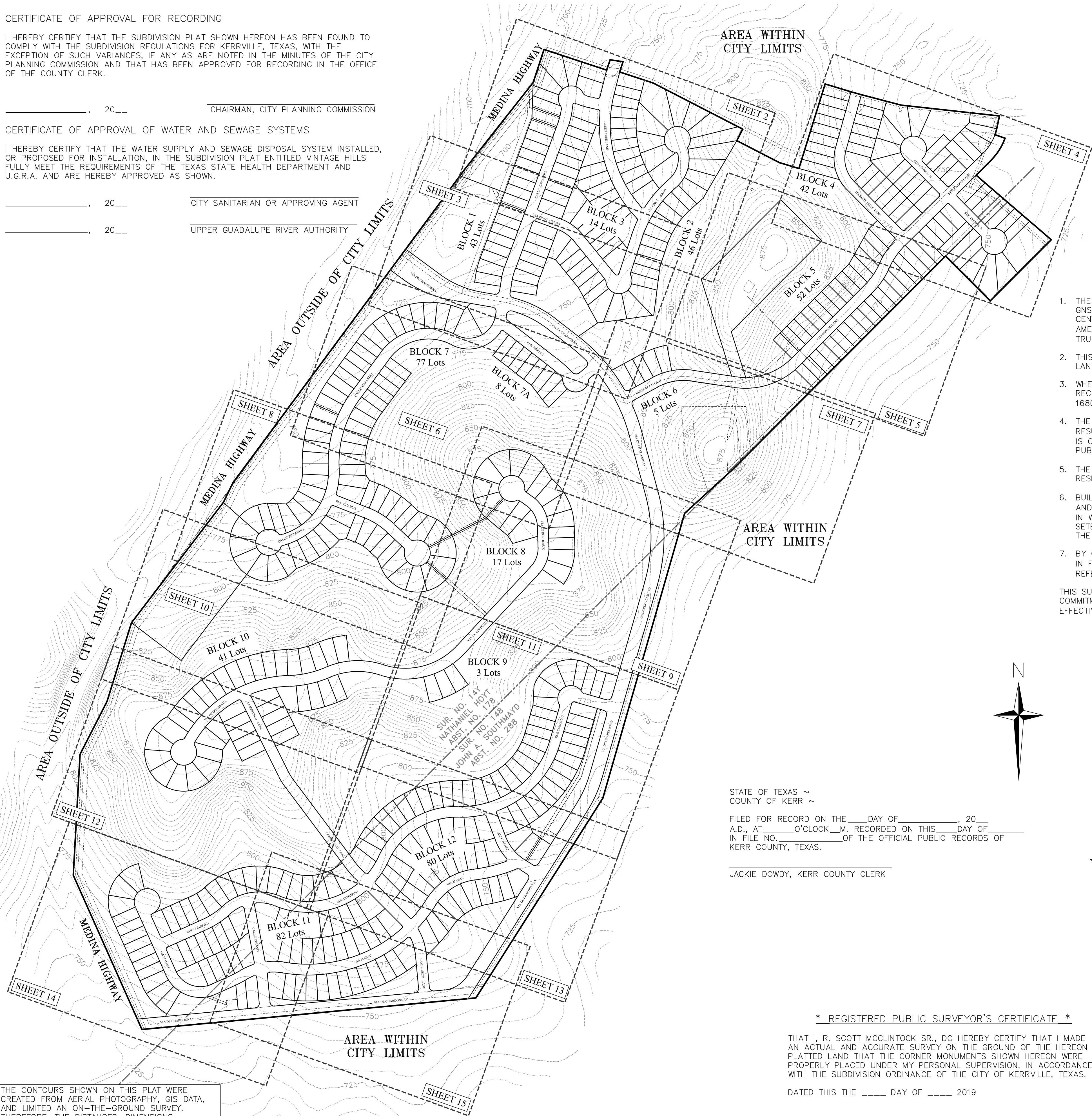
CERTIFICATE OF APPROVAL OF WATER AND SEWAGE SYSTEMS

I HEREBY CERTIFY THAT THE WATER SUPPLY AND SEWAGE DISPOSAL SYSTEM INSTALLED, OR PROPOSED FOR INSTALLATION, IN THE SUBDIVISION PLAT ENTITLED VINTAGE HILLS FULLY MEET THE REQUIREMENTS OF THE TEXAS STATE HEALTH DEPARTMENT AND U.G.R.A. AND ARE HEREBY APPROVED AS SHOWN.

_____, 20____ CITY SANITARIAN OR APPROVING AGENT

_____, 20____ UPPER GUADALUPE RIVER AUTHORITY

THE CONTOURS SHOWN ON THIS PLAT WERE CREATED FROM AERIAL PHOTOGRAPHY, GIS DATA, AND LIMITED AN ON-THE-GROUND SURVEY. THEREFORE, THE DISTANCES, DIMENSIONS, LOCATIONS, ELEVATIONS, AND QUANTITIES IDENTIFIED ON THIS SHEET ARE ONLY APPROXIMATE.



* SURVEYORS NOTES *

1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH, BASED ON GNSS RTK OBSERVATIONS REFERENCED TO N.A.D. 83, TEXAS SOUTH CENTRAL ZONE 4204. ELEVATIONS SHOWN ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) ELEVATIONS ARE TRUNCATED TO HUNDREDS OF FEET (I.E. ADD 1000').
2. THIS SURVEY MEETS OR EXCEEDS TEXAS BOARD OF PROFESSIONAL LAND SURVEYING MINIMUM STANDARDS.
3. WHERE SURVEYED OR COMPUTED COURSES DIFFER FROM THOSE OF RECORD, THE RECORD COURSE IS EXPRESSED IN PARENTHESIS. I.E. 1680.61' (1680.00')
4. THE FULLY DEVELOPED, CONCENTRATED STORM WATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DEDICATED BY THIS PLAT
5. THE CURRENT ZONING FOR THESE PARCELS IS "R1" SINGLE FAMILY RESIDENTIAL DISTRICT.
6. BUILDING SETBACKS FOR RESIDENTIAL LOTS SHALL BE 20' FRONT AND REAR, AND 5' SIDES, UNLESS LOCATED ON A STREET CORNER IN WHICH THE SIDE SETBACK ALONG THE STREET SHALL BE 15'. SETBACKS FOR ALL OTHER LOTS SHALL BE IN ACCORDANCE WITH THE CITY OF KERRVILLE ZONING CODE.
7. BY GRAPHIC IDENTIFICATION THESE PARCELS APPEAR TO BE LOCATED IN FLOOD ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD. REFERENCE FIRM PANEL 48265C0470F EFFECTIVE DATE; 3/3/2011.

THIS SURVEY WAS CONDUCTED ACCORDING TO INFORMATION PROVIDED IN COMMITMENT FOR TITLE INSURANCE FILES NUMBER GF NO. 20170244 EFFECTIVE 10/16/2017

BASED ON FIELD SURVEYS CONDUCTED ON THE GROUND
MAY – OCTOBER 2019

LEGEND

- FOUND 1/2" STEEL ROD
- SET 5/8" STEEL ROD W/ 2" ALUM. CAP
"RPLS 5907" THIS SURVEY" see detail
- SET 5/8" STEEL ROD W/ 1-1/4" PLASTIC CAP
"RPLS 5907" THIS SURVEY" see detail

D.E. = DRAINAGE EASEMENT

U.E. = GENERAL UTILITY EASEMENT

(COURSE VALUE PER DEED P.R.K.C.T.)

EX. PROPERTY LINE
EX. EASEMENT LINE
EX. CONTOUR LINE
EX. FENCE LINE
EX. OVERHEAD UTILITIES
PROP. LOT LINE
PROP. EASEMENT LINE

OTHER SYMBOLS ARE AS IDENTIFIED

VINTAGE HILLS SUBDIVISION

BEING ALL OF A CERTAIN TRACT OR PARCEL COMPRISING APPROXIMATELY 184.68 ACRES OUT OF THE NATHANIEL HOYT SURVEY No. 147, ABSTRACT No. 178 AND 41.01 ACRES OUT OF THE JOHN A. SOUTHMAYD SURVEY No. 148, ABSTRACT No. 288, CITY OF KERRVILLE, KERR COUNTY, TEXAS; PARTS OF 669.14 ACRES CONVEYED AS TRACT I AND 40.52 ACRES CONVEYED AS TRACT II TO MEDINA RIVER ESTATES, LLC FROM 2HM REAL ESTATE COMPANY, LLC BY A SPECIAL WARRANTY DEED EXECUTED JANUARY 22, 2018, FILE No. 18-00421, BEING THE SAME PARCELS OF LAND CONVEYED TO TUSCANY LAND, LTD. FROM ROBERT KEEBLE, ET AL, BY A GENERAL WARRANTY DEED EXECUTED SEPT. 6, 2002 AND RECORDED IN VOLUME 1219, PAGE 173, REAL PROPERTY RECORDS OF KERR COUNTY, TEXAS. THE WHOLE OF WHICH CONTAINS 225.69 ACRES MORE OR LESS

PRELIMINARY

* REGISTERED PUBLIC SURVEYOR'S CERTIFICATE *

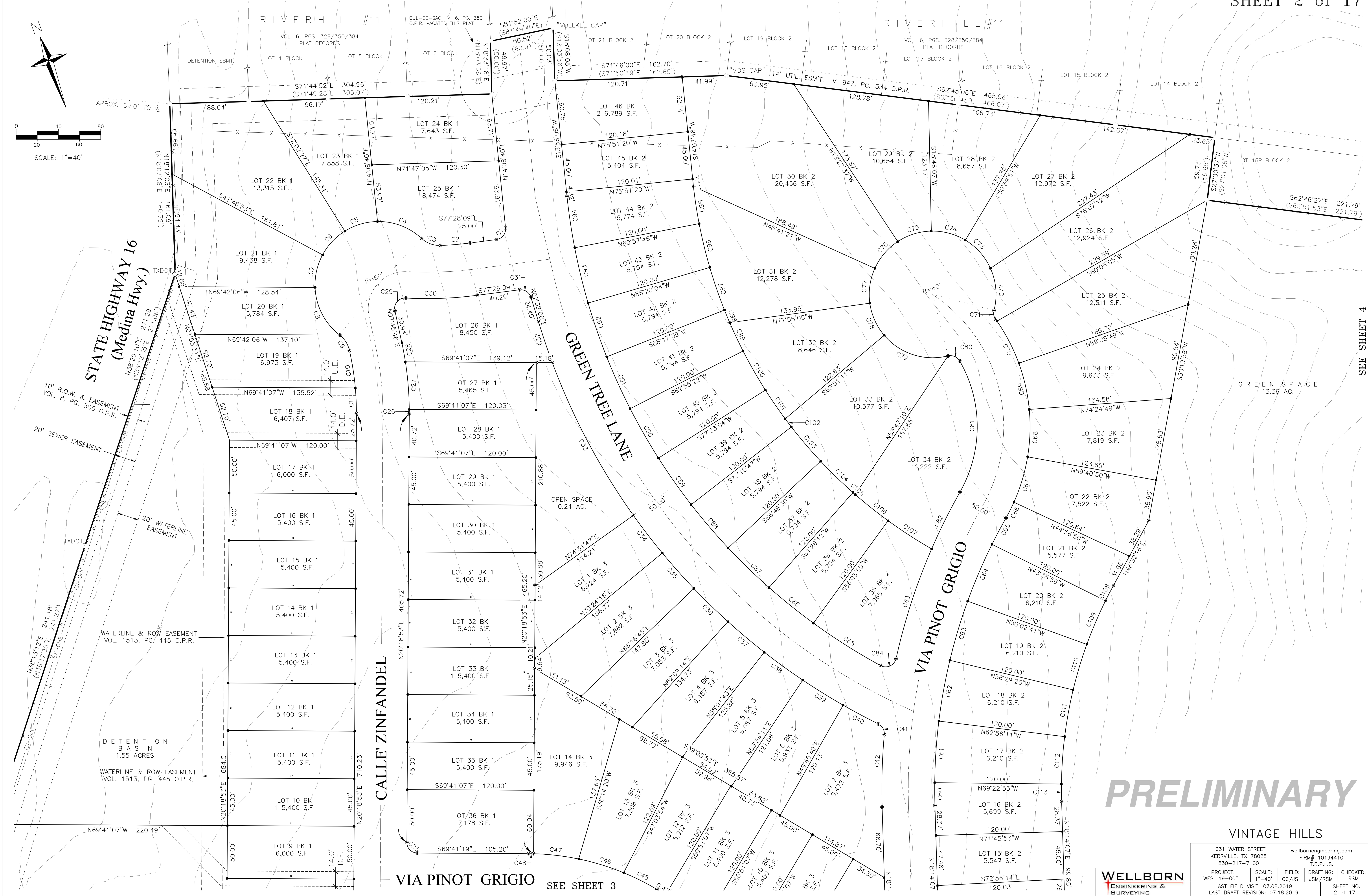
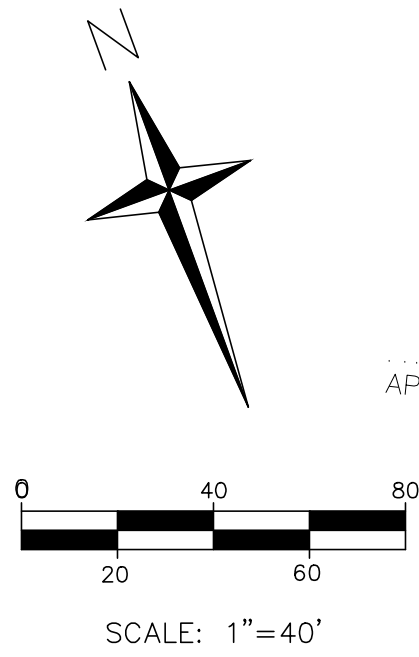
THAT I, R. SCOTT MCCLINTOCK SR., DO HEREBY CERTIFY THAT I MADE AN ACTUAL AND ACCURATE SURVEY ON THE GROUND OF THE HEREON PLATTED LAND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF KERRVILLE, TEXAS.

DATED THIS THE ____ DAY OF _____ 2019

R. SCOTT MCCLINTOCK, SR., R.P.L.S.
REGISTRATION NO. 5907

WELLBORN
ENGINEERING &
SURVEYING

631 WATER STREET KERRVILLE, TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.B.P.L.S.	
PROJECT: WES:19-005	SCALE: 1"=250'	FIELD: CC/JS	DRAFTING: JSM/RSM
LAST FIELD VISIT: 07.08.2019		SHEET NO. 1 of 17	
LAST DRAFT REVISION: 07.18.2019			

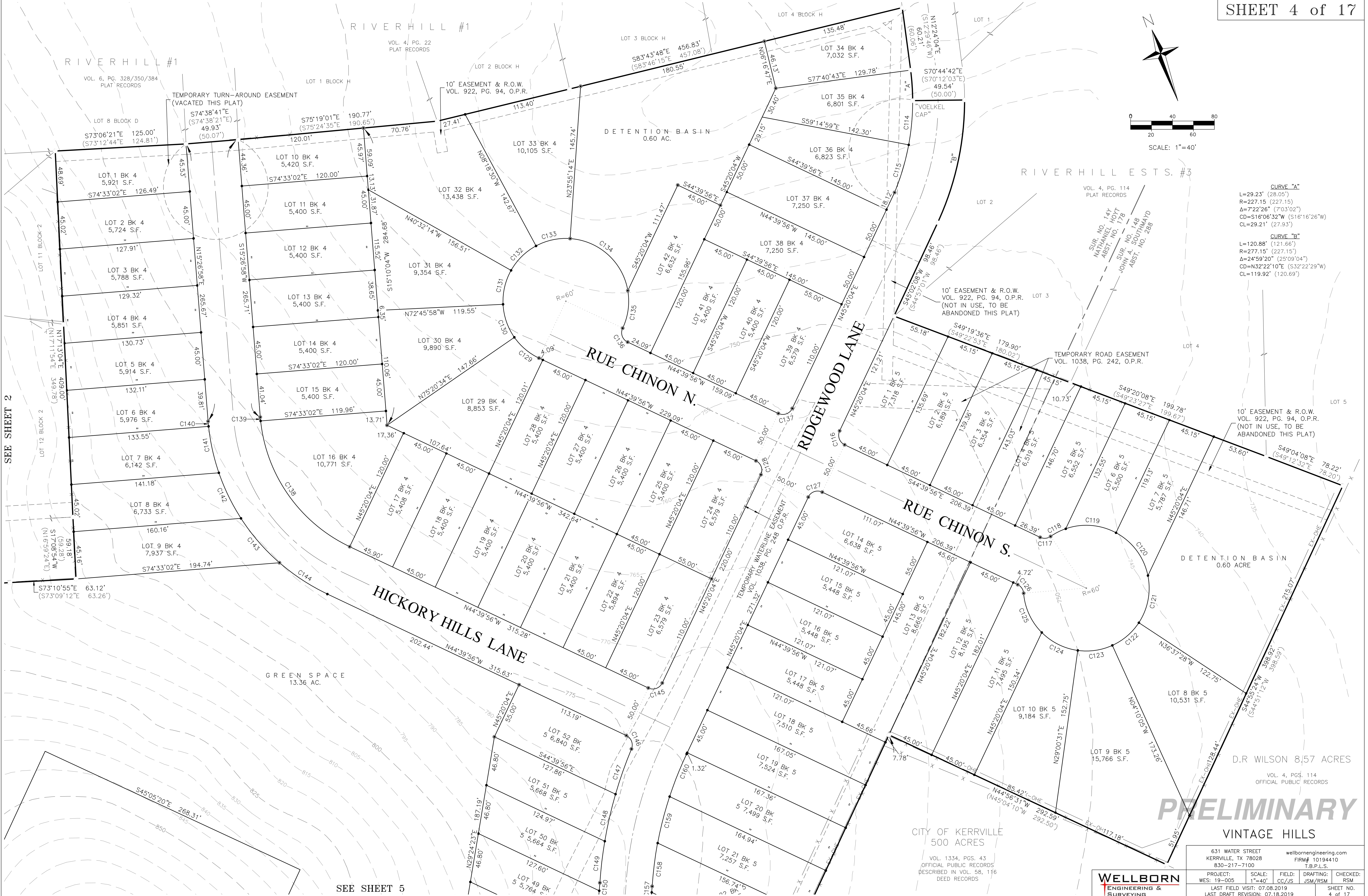
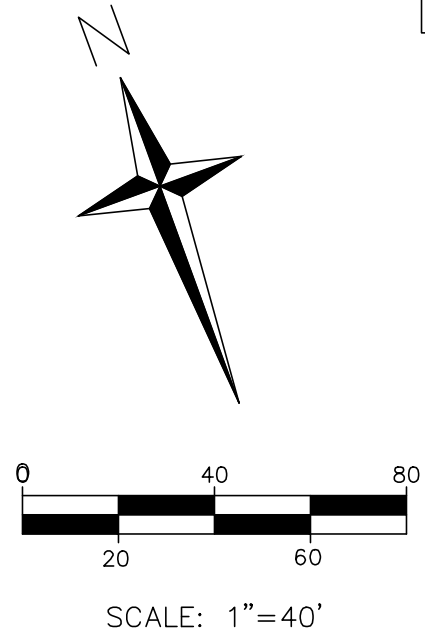


SEE SHEET 4

PRELIMINARY

VINTAGE HILLS

631 WATER STREET KERRVILLE, TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.B.P.I.L.S.	
PROJECT: WES: 19-005	SCALE: 1"=40'	FIELD: CC/JS	DRAFTING: JSM/RSM
LAST FIELD VISIT: 07.08.2019		CHECKED: RSM	
LAST DRAFT REVISION: 07.18.2019		SHEET NO. 2 of 17	



CURVE "A"
L=29.23' (28.05')
R=227.15' (227.15')
Δ=7°22'26" (7°03'02")
CD=S16°06'32"W (S16°16'26"W)
CL=29.21' (27.93')

CURVE "B"
L=120.88' (121.66')
R=277.15' (227.15')
Δ=24°59'20" (25°09'04")
CD=N32°22'10"E (S32°22'29"W)
CL=119.92' (120.69')

10' EASEMENT & R.O.W.
VOL. 922, PG. 94, O.P.R.
(NOT IN USE, TO BE
ABANDONED THIS PLAT)

D.R. WILSON 8/57 ACRES
VOL. 4, PGS. 114
OFFICIAL PUBLIC RECORDS

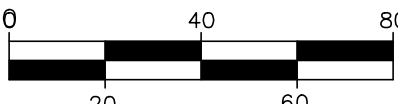
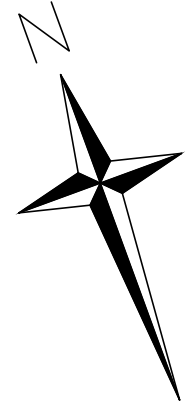
PRELIMINARY
VINTAGE HILLS

CITY OF KERRVILLE
500 ACRES

VOL. 1334, PGS. 43
OFFICIAL PUBLIC RECORDS
DESCRIBED IN VOL. 58, 116
DEED RECORDS

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SURVEYING

631 WATER STREET KERRVILLE, TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.B.P.I.L.S.	
PROJECT: WES: 19-005	SCALE: 1"=40'	FIELD: CC/JS	CHECKED: RSM
LAST FIELD VISIT: 07.08.2019		SHEET NO. 4 of 17	
LAST DRAFT REVISION: 07.18.2019			



SCALE: 1"=40'

SEE SHEET 4

GREEN SPACE
13.36 AC.

SEE SHEET 2

SEE SHEET 3

-SAVE AND EXCEPT- (PRIVATE)
170,195 S.F./ 3.9 ACRES

GREEN SPACE
13.36 AC.

RIDGEWOOD LANE

CITY OF KERRVILLE
500 ACRES

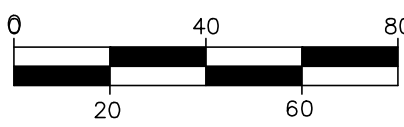
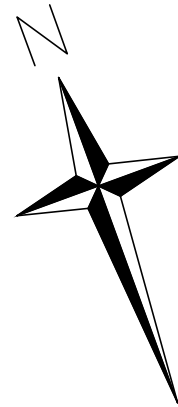
VOL. 1334, PGS. 43
OFFICIAL PUBLIC RECORDS
DESCRIBED IN VOL. 58, 116
DEED RECORDS

SEE SHEET 7

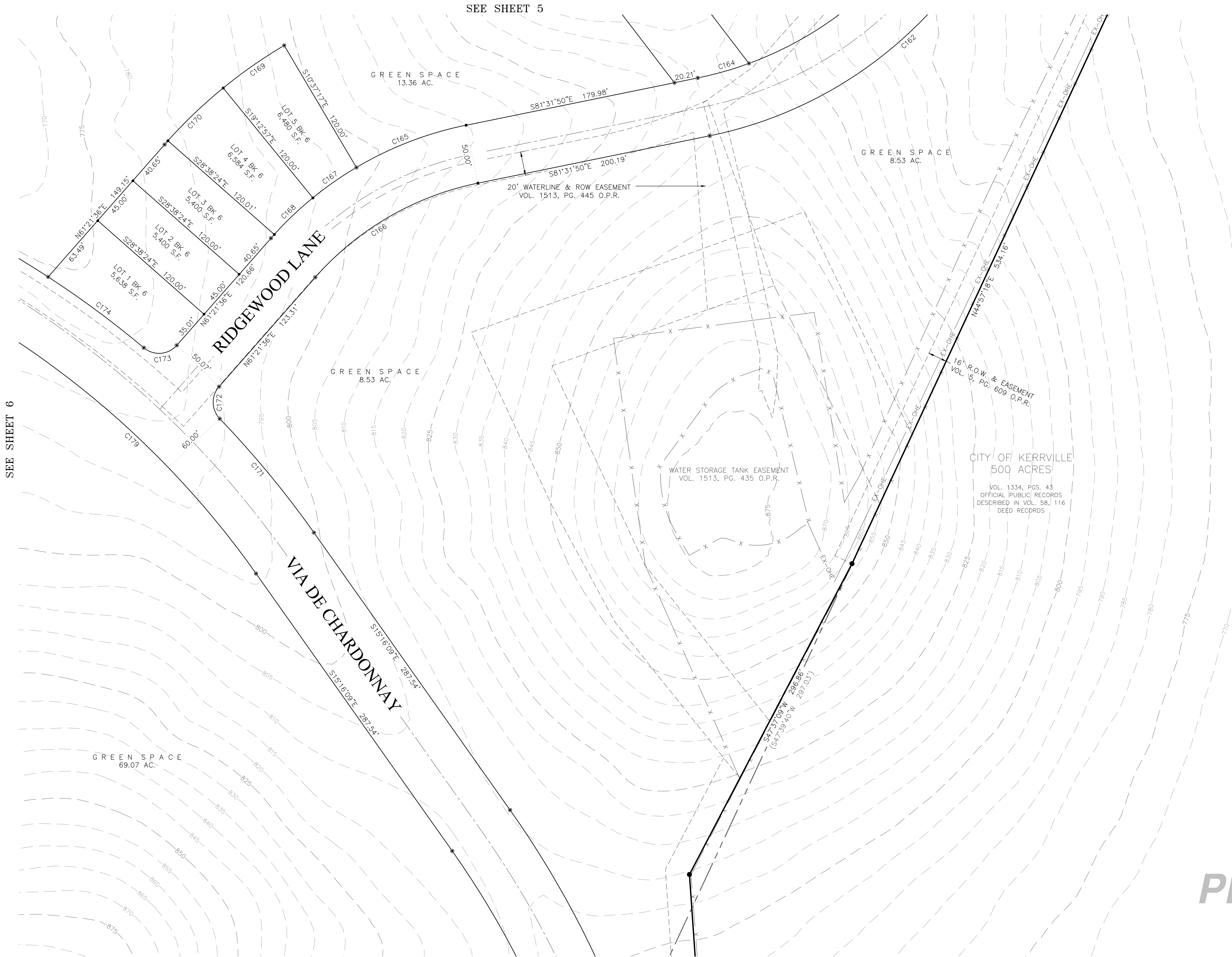
VINTAGE HILLS

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631 WATER STREET KERRVILLE, TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.B.P.L.S.	
PROJECT: WES: 19-005	SCALE: 1"=40'	FIELD: CC/JS	DRAFTING: JSM/RSM
LAST FIELD VISIT: 07.08.2019		CHECKED: RSM	
LAST DRAFT REVISION: 07.18.2019		SHEET NO. 5 of 17	



SCALE: 1"=40'



SEE SHEET 6

SEE SHEET 5

SEE SHEET 9

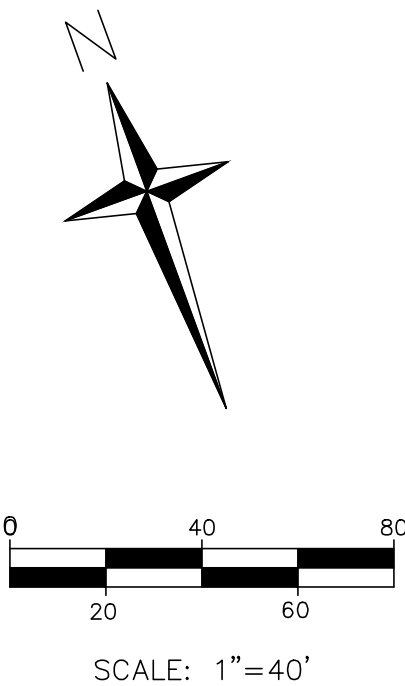
PRELIMINARY

VINTAGE HILLS

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631 WATER STREET KERRVILLE, TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.B.P.L.S.	
PROJECT: WES: 19-005	SCALE: 1"=40'	FIELD: CC/JUS	DRAFTING: JSM/RSM
LAST FIELD VISIT: 07.08.2019		CHECKED: RSM	
LAST DRAFT REVISION: 07.18.2019		SHEET NO. 7 of 17	

SEE SHEET 6



STATE HIGHWAY 16
(Medina Hwy.)

10' R.O.W. & EASEMENT
VOL. 8, PG. 506 O.P.R.
20' SEWER
EASEMENT
20' WATERLINE
EASEMENT

APPROX. 61.0' TO

GREEN SPACE
4.26 AC.

RUE CHABLIS

CALLE ZINFANDEL

GREEN SPACE
69.07 AC.

GREEN SPACE
69.07 AC.

COMMERCIAL TRACT
LOT 78
BLOCK 7
3.92 ACRES

SEE SHEET 9

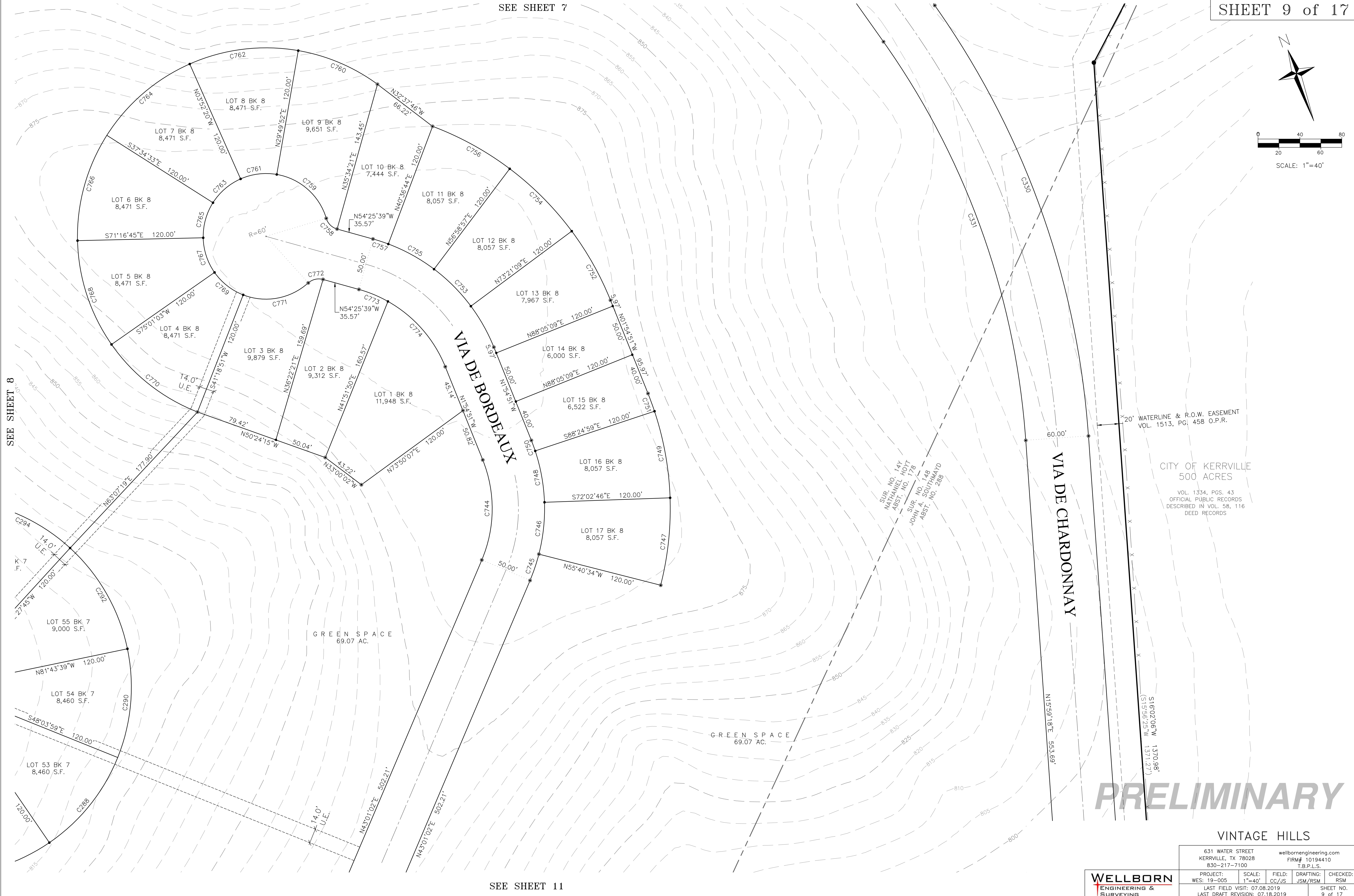
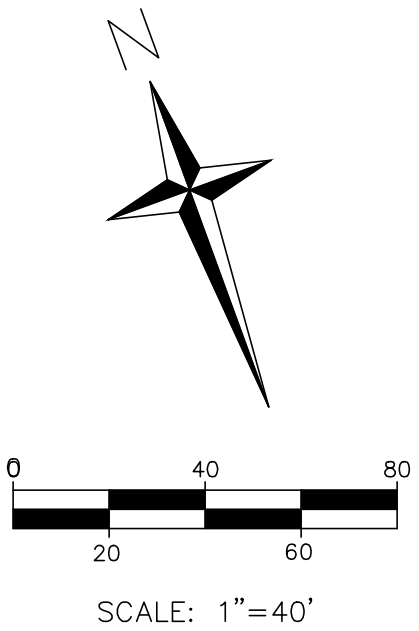
PRELIMINARY

VINTAGE HILLS

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SURVEYING

631 WATER STREET KERRVILLE, TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.B.P.I.L.S.	
PROJECT: WES: 19-005	SCALE: 1"=40'	FIELD: CC/JS	CHECKED: RSM
LAST FIELD VISIT: 07.08.2019		DRAFTING: JSM/RSM	
LAST DRAFT REVISION: 07.18.2019		SHEET NO. 8 of 17	

SEE SHEET 10



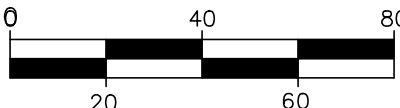
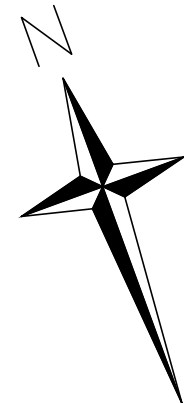
CITY OF KERRVILLE
500 ACRES
VOL. 1334, PGS. 43
OFFICIAL PUBLIC RECORDS
DESCRIBED IN VOL. 58, 116
DEED RECORDS

PRELIMINARY

VINTAGE HILLS

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ENGINEERING &
SURVEYING

631 WATER STREET KERRVILLE, TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.B.P.I.S.	
PROJECT: WES: 19-005	SCALE: 1"=40'	FIELD: CC/JS	DRAFTING: JSM/RSM
LAST FIELD VISIT: 07.08.2019		CHECKED: RSM	
LAST DRAFT REVISION: 07.18.2019		SHEET NO. 9 of 17	



SCALE: 1"=40'

STATE HIGHWAY 16
(Medina Hwy.)

10' R.O.W. & EASEMENT
VOL. 8, PG. 506 O.P.R.
20' SEWER
EASEMENT
20' WATERLINE
EASEMENT

COMMERCIAL TRACT
LOT 78
BLOCK 7
3.92 ACRES

VIA DE BORDEAUX

LAMBRUSCO LANE

PRELIMINARY

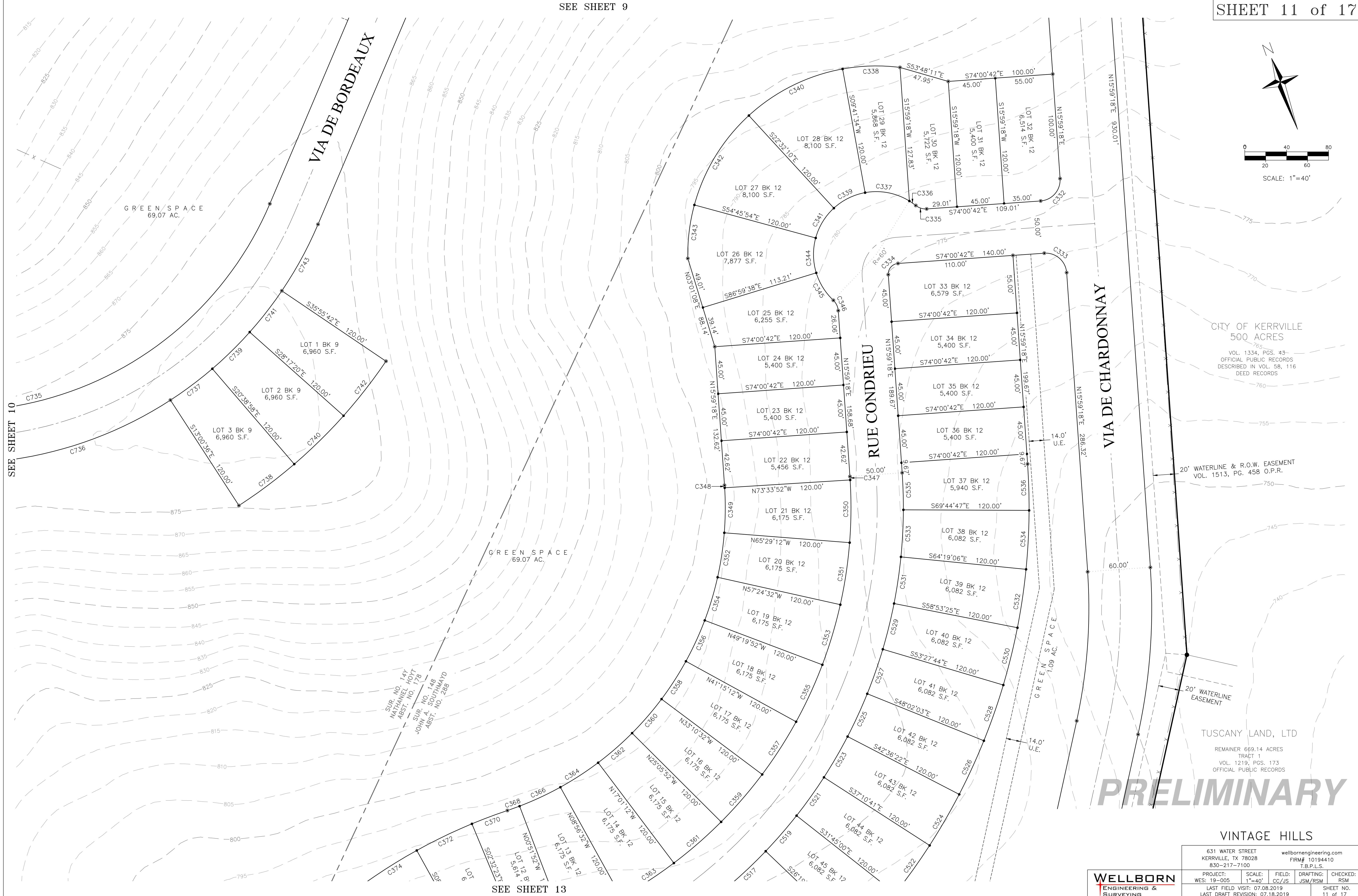
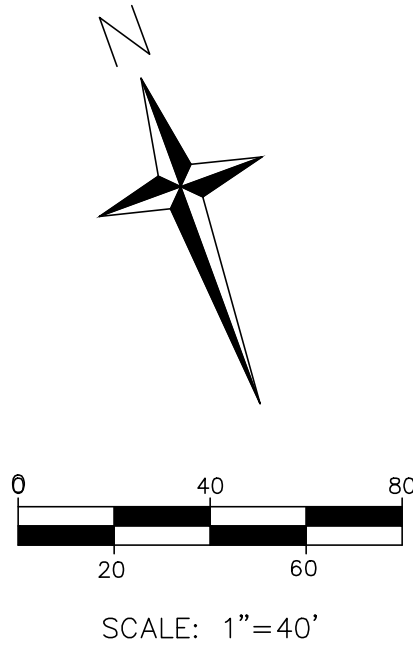
VINTAGE HILLS

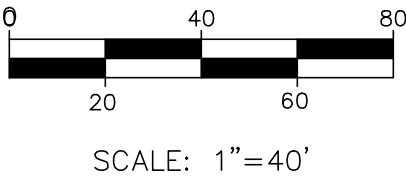
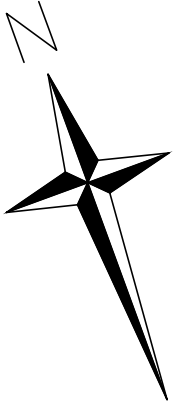
SEE SHEET 12

SEE SHEET 11

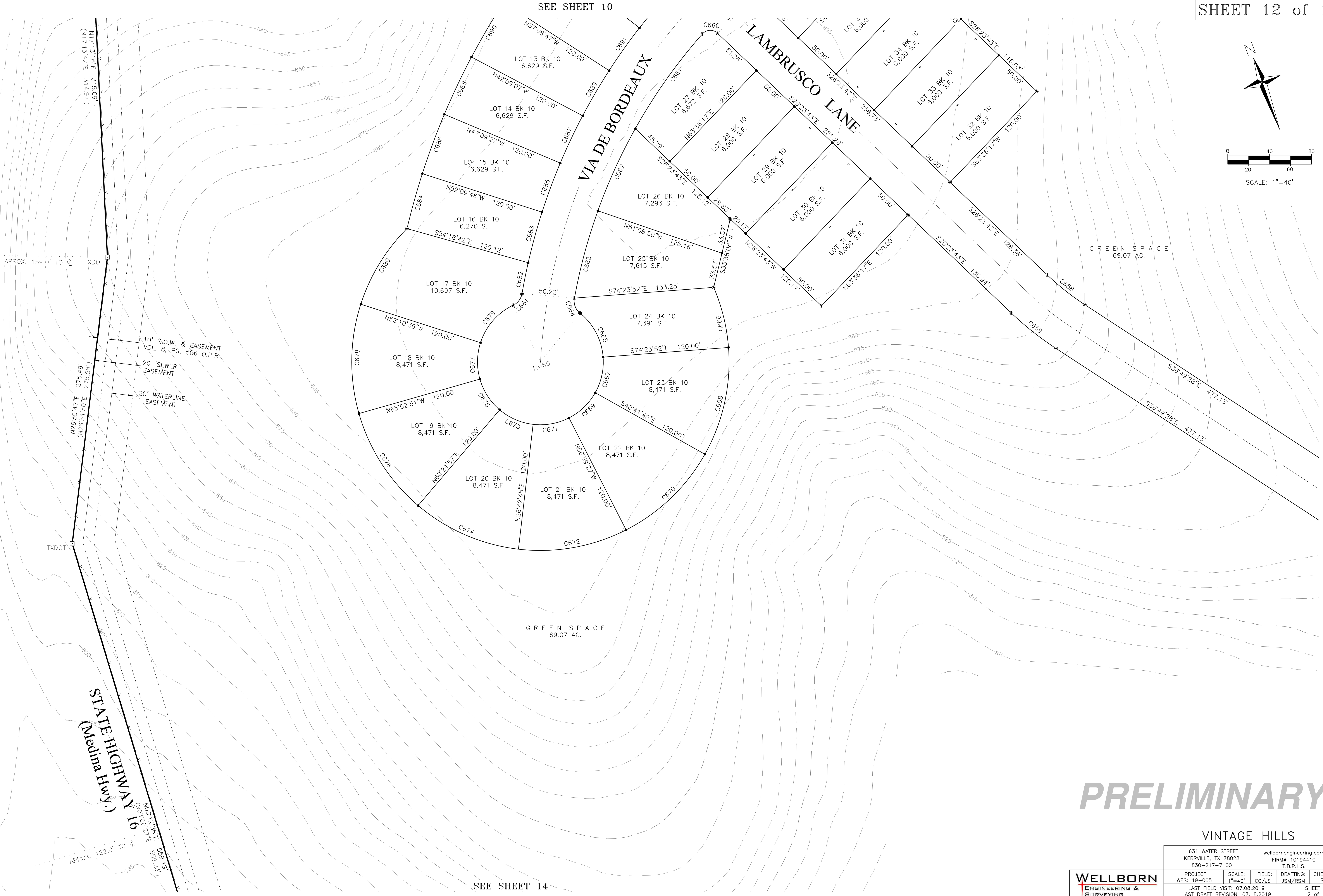
WELLBORN
ENGINEERING &
SURVEYING

631 WATER STREET KERRVILLE, TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.B.P.L.S.	
PROJECT: WES: 19-005	SCALE: 1"=40'	FIELD: CC/JS	CHECKED: RSM
LAST FIELD VISIT: 07.08.2019		DRAFTING: JSM/RSM	
LAST DRAFT REVISION: 07.18.2019		SHEET NO. 10 of 17	





SEE SHEET 13



PRELIMINARY

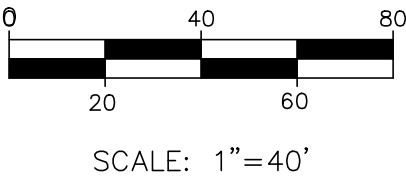
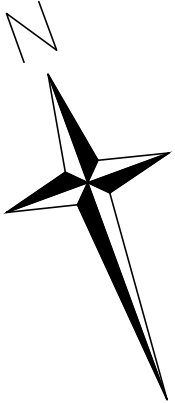
VINTAGE HILLS

WELLBORN
ENGINEERING &
SURVEYING

631 WATER STREET KERRVILLE, TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.B.P.L.S.	
PROJECT: WES: 19-005	SCALE: 1"=40'	FIELD: CC/JS	DRAFTING: JSM/RSM
LAST FIELD VISIT: 07.08.2019		CHECKED: RSM	
LAST DRAFT REVISION: 07.18.2019		SHEET NO. 12 of 17	

SEE SHEET 10

SEE SHEET 14



TUSCANY LAND, LTD
REMAINDER 669.14 ACRES
TRACT 1
VOL. 1219, PGS. 173
OFFICIAL PUBLIC RECORDS

PRELIMINARY

VINTAGE HILLS

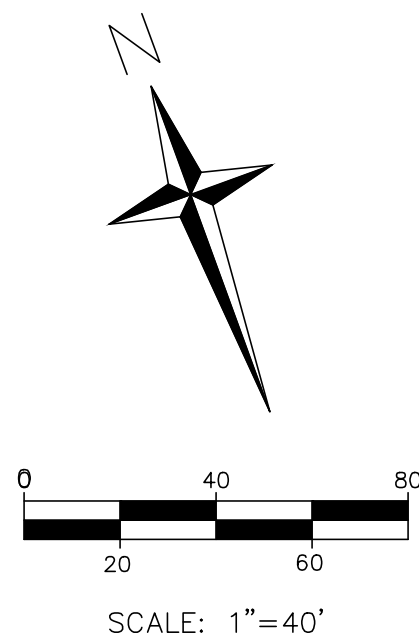
WELLBORN
ENGINEERING &
SURVEYING

631 WATER STREET KERRVILLE, TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.B.P.L.S.	
PROJECT: WES: 19-005	SCALE: 1" = 40'	FIELD: CC/JS	DRAFTING: JSM/RSM
LAST FIELD VISIT: 07.08.2019		CHECKED: RSM	
LAST DRAFT REVISION: 07.18.2019		SHEET NO. 13 of 17	

SEE SHEET 12

SEE SHEET 11

SEE SHEET 15



SEE SHEET 15

PRELIMINARY

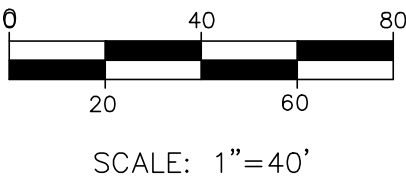
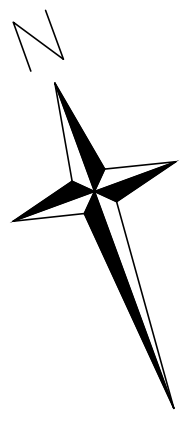
TUSCANY LAND, LTD

REMAINDER 669.14 ACRES
TRACT 1
VOL. 1219, PGS. 173
OFFICIAL PUBLIC RECORDS

VINTAGE HILLS

WELLBORN
ENGINEERING &
SURVEYING

631 WATER STREET KERRVILLE, TX 78028 830-217-7100		wellbornengineering.com FIRM# 10194410 T.B.P.I.S.	
PROJECT: WES: 19-005	SCALE: 1"=40'	FIELD: CC/JS	CHECKED: RSM
LAST FIELD VISIT: 07.08.2019		LAST DRAFT REVISION: 07.18.2019	
		SHEET NO. 14 of 17	



SEE SHEET 15

PRELIMINARY

VINTAGE HILLS

WELLBORN
ENGINEERING &
SURVEYING

PROJECT:
WES: 19-005

SCALE:
1"=40'

FIELD:
CC/JS

DRAFTING:
JSM/RSM

CHECKED:
RSM

631 WATER STREET
KERRVILLE, TX 78028
830-217-7100

wellbornengineering.com
FIRM# 10194410
T.B.P.I.S.

LAST FIELD VISIT: 07.08.2019
LAST DRAFT REVISION: 07.18.2019

TUSCANY LAND, LTD
REMAINDER 669.14 ACRES
TRACT 1
VOL. 1219, PGS. 173
OFFICIAL PUBLIC RECORDS

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	15.43	10.00	88°23'12"	N58° 20' 16"E	13.94
C2	28.18	315.00	5'07'31"	S74° 54' 23"E	28.17
C3	19.75	25.00	45°15'47"	S49° 42' 45"E	19.24
C4	45.80	60.00	43°44'06"	N48° 56' 54"W	44.70
C5	32.70	60.00	31°13'30"	N86° 25' 42"W	32.30
C6	31.14	60.00	29°44'26"	S63° 05' 20"W	30.80
C7	31.94	60.00	30°29'57"	S32° 58' 08"W	31.56
C8	52.44	60.00	50°04'33"	S7° 19' 07"E	50.79
C9	17.51	25.00	40°07'09"	N12° 17' 49"W	17.15
C10	36.10	261.62	7°54'19"	N11° 01' 01"E	36.07
C11	24.32	261.62	5°19'32"	N17° 37' 57"E	24.31
C12	5.49	340.00	0°55'29"	S19° 51' 09"W	5.49
C13	45.00	340.00	7°35'00"	S15° 35' 55"W	44.97
C14	15.82	340.00	2°39'59"	S10° 28' 25"W	15.82
C15	31.62	20.00	90°34'56"	N54° 25' 54"E	28.43
C17	21.41	460.00	2°39'59"	S10° 28' 25"W	21.41
C18	62.82	466.84	7°42'36"	S15° 41' 22"W	62.77
C19	5.49	460.00	0°41'00"	N19° 58' 23"W	5.49
C20	29.61	20.00	84°49'26"	S33° 16' 17"E	26.98
C21	10.49	290.00	2°04'22"	S10° 10' 37"W	10.49
C21	31.21	20.00	89°25'04"	N35° 34' 06"W	28.14
C22	46.07	290.00	9°06'05"	S15° 45' 51"W	46.02
C23	33.15	170.00	11°10'27"	S14° 43' 39"W	33.10
C24	15.71	10.00	90°00'00"	S65° 18' 53"W	14.14
C25	15.71	10.00	90°00'00"	S24° 41' 07"E	14.14
C26	4.28	310.00	0°47'30"	N19° 55' 08"E	4.28
C27	45.21	310.00	8°21'21"	N15° 20' 42"E	45.17
C28	18.42	310.00	3°24'16"	N9° 27' 54"E	18.42
C29	18.40	10.00	105°24'02"	S60° 27' 47"W	15.91
C30	67.73	365.00	10°37'56"	S72° 09' 10"E	67.64
C31	13.96	10.00	80°00'16"	N37° 28' 00"W	12.86
C32	40.94	625.00	3°45'11"	S1° 26' 51"W	40.93
C33	164.08	625.00	15°02'29"	S6° 56' 59"E	163.60
C34	45.00	625.00	4°07'31"	S17° 31' 58"E	44.99
C35	45.00	625.00	4°07'31"	S21° 39' 30"E	44.99
C36	45.00	625.00	4°07'31"	S25° 47' 01"E	44.99
C37	45.00	625.00	4°07'31"	S29° 54' 32"E	44.99
C38	45.00	625.00	4°07'31"	S34° 02' 03"E	44.99
C39	45.00	625.00	4°07'31"	S38° 09' 34"E	44.99
C40	37.86	625.00	3°28'15"	S41° 57' 27"E	37.85
C41	12.02	10.00	68°51'20"	N9° 15' 54"W	11.31
C42	68.92	570.00	6°55'38"	S21° 41' 57"W	68.87
C43	20.51	10.00	11°31'29"	N76° 59' 52"E	17.10
C44	24.44	275.00	5°05'31"	S41° 41' 38"E	24.43
C45	35.52	235.93	8°37'39"	N43° 23' 18"W	35.49
C46	44.52	238.79	10°40'52"	N52° 57' 49"W	44.45
C47	43.07	236.46	10°26'11"	N63° 21' 19"W	43.01
C48	4.80	240.00	1°08'49"	N69° 06' 42"W	4.80
C49	4.82	190.00	1°27'08"	N68° 57' 47"W	4.82
C50	77.00	190.00	2°31'31"	N56° 37' 37"W	76.77
C51	19.46	190.00	5°52'09"	N42° 04' 57"W	19.45
C52	14.68	25.00	33°38'18"	N22° 19' 44"W	14.47
C53	32.49	60.00	31°01'28"	N21° 01' 19"W	32.09
C54	34.43	60.00	32°52'57"	S52° 58' 32"E	33.96
C55	33.75	60.00	32°13'44"	S85° 31' 52"E	33.31
C56	33.75	60.00	32°13'44"	N62° 14' 24"E	33.31
C57	33.75	60.00	32°13'44"	N30° 00' 40"E	33.31
C58	37.47	60.00	35°46'49"	N3° 59' 37"W	36.86
C59	17.51	25.00	40°07'09"	S1° 49' 27"E	17.15
C60	21.62	520.00	2°22'57"	S19° 25' 36"W	21.62
C61	58.50	520.00	6°26'45"	S23° 50' 27"W	58.47
C62	58.50	520.00	6°26'45"	S30° 17' 12"W	58.47
C63	58.50	520.00	6°26'45"	S36° 43' 56"W	58.47
C64	58.50	520.00	6°26'45"	S43° 10' 41"W	58.47
C65	28.44	520.00	3°08'02"	S47° 58' 05"W	28.44
C66	16.60	175.00	5°26'05"	N46° 49' 04"E	16.59
C67	45.00	175.00	14°44'00"	N36° 44' 02"E	44.88
C68	45.00	175.00	14°44'00"	N22° 00' 02"E	44.88
C69	45.00	175.00	14°44'00"	N7° 16' 03"E	44.88
C70	45.00	175.00	14°44'00"	N7° 27' 57"W	44.88
C71	8.76	10.00	50°11'25"	S9° 33' 25"W	8.48
C72	40.88	60.00	39°02'16"	N15° 07' 59"E	40.09
C73	36.25	60.00	34°37'00"	N21° 41' 39"W	35.70
C74	33.75	60.00	32°13'44"	N55° 07' 01"W	33.31
C75	33.75	60.00	32°13'44"	N87° 20' 45"W	33.31
C76	33.75	60.00	32°13'44"	S60° 25' 31"W	33.31
C77	33.75	60.00	32°13'44"	S28° 11' 47"W	33.31
C78	33.75	60.00	32°13'44"	S4° 01' 57"E	33.31
C79	66.83	60.00	63°48'53"	S52° 03' 16"E	63.43
C80	12.93	10.00	74°04'27"	N46° 55' 29"W	12.05

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C81	129.64	125.00	59°25'21"	N19° 49' 25"E	123.91
C82	60.46	570.00	6°04'38"	S46° 29' 47"W	60.43
C83	109.38	570.00	10°59'41"	S37° 57' 38"W	109.21
C84	18.52	10.00	106°05'45"	N85° 30' 40"E	15.98
C85	75.33	575.00	7°30'23"	S37° 41' 16"E	75.28
C86	53.91	575.00	5°22'17"	S31° 14' 56"E	53.89
C87	53.91	575.00	5°22'17"	S25° 52' 39"E	53.89
C88	53.91	575.00	5°22'17"	S20° 30' 22"E	53.89
C89	53.91	575.00	5°22'17"	S15° 08' 04"E	53.89
C90	53.91	575.00	5°22'17"	S9° 45' 47"E	53.89
C91	53.91	575.00	5°22'17"	S4° 23' 30"E	53.89
C92	53.91	575.00	5°22'17"	S0° 58' 48"W	53.89
C93	53.91	575.00	5°22'17"	S6° 21' 05"W	53.89
C94	49.15	575.00	4°53'52"	S11° 29' 10"W	49.14
C95	35.66	455.00	4°29'28"	S11° 16' 58"W	35.66
C96	42.66	455.00	5°22'17"	S6° 21' 05"W	42.64
C97	42.66	455.00	5°22'17"	S0° 58' 48"W	42.64
C98	13.02	455.00	1°38'22"	S2° 31' 32"E	13.02
C99	29.64	455.00	3°43'55"	S5° 12' 41"E	29.63
C100	42.66	455.00	5°22'17"	S9° 45' 47"E	42.64
C101	33.03	455.00	4°09'33"	S14° 31' 42"E	33.02
C102	9.63	455.00	1°12'44"	S17° 12' 51"E	9.63
C103	42.66	455.00	5°22'17"	S20° 30' 22"E	42.64
C104	42.66	455.00	5°22'17"	S25° 52' 39"E	42.64
C105	2.88	455.00	0°21'46"	S24° 41' 07"E	2.88
C106	39.78	455.00	5°00'32"	S31° 25' 49"E	39.76
C107	49.13	455.00	6°11'12"	S37° 01' 41"E	49.11
C108	16.23	400.00	2°19'29"	S47° 33' 48"W	16.23
C109	45.00	400.00	6°26'45"	S43° 10' 41"W	44.98
C110	45.00	400.00	6°26'45"	S36° 43' 56"W	44.98
C111	45.00	400.00	6°26'45"	S30° 17' 12"W	44.98
C112	45.00	400.00	6°26'45"	S23° 50' 27"W	44.98
C113	16.63	400.00	2°22'57"	S19° 25' 36"W	16.63
C114	42.45	227.15	10°42'23"	N25° 08' 56"E	42.38
C115	47.51	227.15	11°59'00"	N36° 29' 38"E	47.42
C116	15.71	10.00	90°00'00"	S0° 20' 04"W	14.14
C117	10.47	10.00	60°00'00"	S74° 39' 56"E	10.00
C118	16.28	60.00	15°33'02"	S83° 06' 35"W	16.23
C119	49.53	60.00	4°71'758"	N65° 27' 55"W	48.14
C120	52.63	60.00	50°15'13"	N16° 41' 19"W	50.95
C121	47.06	60.00	44°56'15"	N30° 54' 24"E	45.86
C122	33.75	60.00	32°13'44"	N69° 29' 23"E	33.31
C123	33.75	60.00	32°13'44"	S78° 16' 53"E	33.31
C124	39.08	60.00	37°18'54"	S43° 30' 33"E	38.39
C125	42.08	60.00	40°11'10"	S4° 45' 31"E	41.23
C126	10.47	10.00	60°00'00"	N14° 39' 56"W	10.00
C127	15.71	10.00	90°00'00"	N89° 39' 56"W	14.14
C128	15.71	10.00	90°00'00"	N0° 20' 04"E	14.14
C129	31.07	60.00	29°40'18"	S29° 49' 51"E	30.73
C130	33.75	60.00	32°13'44"	S1° 07' 10"W	33.31
C131	33.75	60.00	32°13'44"	S33° 20' 54"W	33.31
C132	33.75	60.00	32°13'44"	S65° 34' 38"W	33.31
C133	33.75	60.00	32°13'44"	N82° 11' 38"W	33.31
C134	79.93	60.00	76°19'32"	S37° 58' 06"W	74.15
C135	36.75	60.00	35°05'28"	N27° 47' 20"E	36.18
C136	15.71	10.00	90°00'00"	S0° 20' 04"W	14.14
C137	15.71	10.00	90°00'00"	S89° 39' 56"E	14.14
C138	153.73	150.00	58°43'13"	S15° 18' 19"E	147.09
C139	3.65	150.00	1°23'41"	S14° 45' 07"W	3.65
C140	4.85	200.00	1°23'17"	S14° 45' 19"W	4.85
C141	45.53	200.00	1°30'237"	S7° 32' 22"W	45.43
C142	48.44	200.00	1°35'238"	S5° 55' 15"E	48.32
C143	56.25	200.00	1°6'06'51"	S20° 55' 00"E	56.06
C144	54.78	200.00	15°41'31"	S36° 49' 10"E	54.60
C145	15.71	10.00	90°00'00"	S89° 39' 56"E	14.14
C146	15.25	10.00	87°23'20"	N0° 58' 16"W	13.82
C147	45.72	400.00	6°32'57"	S30° 26' 56"W	45.70
C148	46.11	400.00	6°36'18"	S32° 52' 19"W	46.09
C149	40.02	400.00	5°43'56"	S26° 42' 12"W	40.00
C150	7.59	300.00	1°26'57"	N4° 16' 57"W	7.59
C151	46.76	300.00	8°55'53"	N29° 45' 08"E	46.72
C152	45.36	300.00	8°39'48"	N38° 32' 58"E	45.32
C153	10.63	300.00	2°01'48"	N43° 53' 46"E	10.63
C154	30.30	350.00	4°57'39"	N42° 25' 50"E	30.30
C155	45.61	350.00	7°27'58"	N36° 13' 02"E	45.58
C156	47.02	350.00	7°41'48"	N28° 38' 08"E	46.98
C157	5.80	350.00	0°57'01"	N24° 18' 44"E	5.80
C158	41.71	401.38	5°57'16"	S27° 01' 16"W	41.69
C159	45.82	350.00	7°30'03"	S34° 24' 55"W	45.79
C160	43.79	350.00	7°10'08"	S41° 45' 00"W	43.76

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C161	25.07	350.00	4°06'14"	N46° 57' 47"E	25.06
C162	302.10	350.00	49°27'17"	N73° 44' 32"E	292.81
C163	235.39	300.00	44°57'23"	N67° 23' 22"E	229.40
C164	45.04	300.00	8°36'07"	S85° 49' 53"E	45.00
C165	99.96	300.00	19°05'28"	S88° 55' 27"W	99.50
C166	161.92	250.00	37°06'35"	S79° 54' 53"W	159.11
C167	45.00	300.00	8°35'40"	S75° 04' 53"W	44.96
C168	45.00	300.00	8°35'40"	S66° 29' 13"W	44.96
C169	63.00	420.00	8°35'40"	S75° 04' 53"W	62.94
C170	64.74	420.00	8°49'53"	S66° 22' 06"W	64.67
C171	125.27	830.00	8°38'50"	N19° 35' 34"W	125.15
C172	29.77	20.00	85°16'34"	S18° 43' 19"W	27.09
C173	30.95	20.00	88°39'06"	S74° 18' 51"E	27.95
C174	100.89	830.00	6°57'53"	N33° 28' 14"W	100.83
C175	220.97	830.00	15°15'15"	N44° 34' 48"W	220.32
C176	213.16	530.00	23°28'34"	N63° 56' 43"W	215.65
C177	187.11	470.00	22°19'18"	N43° 22' 04"W	181.95
C178	98.72	770.00	7°20'46"	N68° 32' 02"E	98.66
C179	305.23	770.00	22°42'44"	N26° 37' 31"W	303.24
C180	32.54	20.00	93°13'14"	N84° 35' 30"W	29.07
C181	32.69	20.00	93°39'32"	N1° 58' 07"E	29.17
C182	11.21	15.00	42°50'00"	S27° 22' 53"W	10.95
C183	37.87	25.00	86°48'05"	N87° 19' 05"E	36.35
C184	130.62	60.00	12°44'56"	N68° 48' 50"E	104.31
C185	27.29	180.00	8°41'12"	S41° 58' 06"E	27.26
C186	50.60	60.00	48°19'27"	S25° 08' 28"E	49.12
C187	40.39	645.00	3°35'17"	N47° 52' 38"W	40.39
C188	94.69	695.00	7°48'23"	N48° 18' 14"W	94.62
C189	28.55	645.00	2°32'08"	N50° 56' 21"W	28.54
C190	33.63	20.00	96°19'51"	S57° 18' 21"W	29.80
C191	10.85	10.00	62°09'05"	S21° 07' 53"E	10.32
C192	16.60	10.00	95°05'32"	S80° 14' 49"W	14.76
C193	110.40	125.00	50°36'10"	N34° 26' 31"E	106.84
C194	259.67	175.00	85°01'04"	N75° 12' 34"E	236.50
C195	126.48	125.00	57°58'31"	N88° 43' 51"E	121.16
C196	15.49	275.00	3°13'38"	N63° 53' 43"W	15.49
C197	45.00	275.00	9°22'32"	N70° 11' 48"W	44.95
C198	64.64	395.00	9°22'32"	N70° 11' 48"W	64.56
C199	45.00	275.00	9°22'32"	N79° 34' 20"W	44.95
C200	64.64	395.00	9°22'32"	N79° 34' 20"W	64.56
C201	45.00	275.00	9°22'32"	N88° 56' 52"W	44.95
C202	64.64	395.00	9°22'32"	N88° 56' 52"W	64.56
C203	45.00	275.00	9°22'32"	S81° 40' 35"W	44.95
C204	64.64	395.00	9°22'32"	S81° 40' 35"W	64.56
C205	45.00	275.00	9°22'32"	S72° 18' 03"W	44.95
C206	64.64	395.00	9°22'32"	S72° 18' 03"W	64.56
C207	45.00	275.00	9°22'32"	S62° 55' 30"W	44.95
C208	64.64	395.00	9°22'32"	S62° 55' 30"W	64.56
C209	45.00	275.00	9°22'32"	S53° 32' 58"W	44.95
C210	64.64	395.00	9°22'32"	S53° 32' 58"W	64.56
C211	45.00	275.00	9°22'32"	S44° 10' 25"W	44.95
C212	64.64	395.00	9°22'32"	S44° 10' 25"W	64.56
C213	14.57	275.00	3°02'07"	S37° 58' 06"W	14.57
C214	20.92	395.00	3°02'07"	S37° 58' 06"W	20.92
C215	26.29	550.00	2°44'18"	S35° 04' 53"W	26.28
C216	32.02	670.00	2°44'18"	S35° 04' 53"W	32.02
C217	45.00	550.00	4°41'16"	S31° 22' 06"W	44.99
C218	54.82	670.00	4°41'16"	S31° 22' 06"W	54.80
C219	50.00	550.00	5°12'31"	S26° 25' 12"W	49.98
C220	60.91	670.00	5°12'31"	S26° 25' 12"W	60.89
C221	50.00	550.00	5°12'31"	S21° 12' 41"W	49.98
C222	60.91	670.00	5°12'31"	S21° 12' 41"W	60.89
C223	45.00	550.00	4°41'16"	S16° 15' 47"W	44.99
C224	54.82	670.00	4°41'16"	S16° 15' 47"W	54.80
C225	45.00	550.00	4°41'16"	S11° 34' 31"W	44.99
C226	54.82	670.00	4°41'16"	S11° 34' 31"W	54.80
C227	45.00	550.00	4°41'16"	S6° 53' 15"W	44.99
C228	54.82	670.00	4°41'16"	S6° 53' 15"W	54.80
C229	45.00	550.00	4°41'16"	S2° 11' 58"W	44.99
C230	54.82	670.00	4°41'16"	S2° 11' 58"W	54.80
C231	27.13	550.00	2°49'35"	S1° 33' 27"E	27.13
C232	33.05	670.00	2°49'35"	S1° 33' 27"E	33.05
C233	29.78	300.00	5°41'16"	N0° 07' 37"W	29.77
C234	17.87	180.00	5°41'16"	N0° 07' 37"W	17.86
C235	67.50	300.00	12°53'30"	N9° 09' 46"E	67.36
C236	40.50	180.00	12°53'30"	N9° 09' 46"E	40.41
C237	67.50	300.00	12°53'30"	N22° 03' 16"E	67.36
C238	40.50	180.00	12°53'30"	N22° 03' 16"E	40.41
C239	67.50	300.00	12°53'30"	N34° 56' 45"E	67.36
C240	40.50	180.00	12°53'30"	N34° 56' 45"E	40.41

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C401	67.50	360.00	10°44'35"	N68° 46' 26"E	67.40
C402	45.00	240.00	10°44'35"	N79° 31' 01"E	44.93
C403	67.50	360.00	10°44'35"	N79° 31' 01"E	67.40
C404	45.00	240.00	10°44'35"	S89° 44' 24"E	44.93
C405	67.50	360.00	10°44'35"	S89° 44' 24"E	67.40
C406	45.00	240.00	10°44'35"	S78° 59' 50"E	44.93
C407	67.50	360.00	10°44'35"	S78° 59' 50"E	67.40
C408	22.54	240.00	5°22'51"	S70° 56' 07"E	22.53
C409	33.81	360.00	5°22'51"	S70° 56' 07"E	33.80
C410	22.52	370.00	3°29'13"	N69° 59' 18"W	22.51
C411	15.21	250.00	3°29'13"	N69° 59' 18"W	15.21
C412	66.60	370.00	10°18'48"	N76° 53' 18"W	66.51
C413	45.00	250.00	10°18'48"	N76° 53' 18"W	44.94
C414	66.60	370.00	10°18'48"	N87° 12' 06"W	66.51
C415	45.00	250.00	10°18'48"	N87° 12' 06"W	44.94
C416	66.60	370.00	10°18'48"	S82° 29' 06"W	66.51
C417	45.00	250.00	10°18'48"	S82° 29' 06"W	44.94
C418	66.60	370.00	10°18'48"	S72° 10' 19"W	66.51
C419	45.00	250.00	10°18'48"	S72° 10' 19"W	44.94
C420	66.60	370.00	10°18'48"	S61° 51' 31"W	66.51
C421	45.00	250.00	10°18'48"	S61° 51' 31"W	44.94
C422	59.20	370.00	9°10'02"	S52° 07' 06"W	59.14
C423	40.00	250.00	9°10'02"	S52° 07' 06"W	39.96
C424	3.66	230.00	0°54'42"	N47° 59' 26"E	3.66
C425	5.57	350.00	0°54'42"	N47° 59' 26"E	5.57
C426	45.00	230.00	11°12'36"	N54° 03' 05"E	44.93
C427	68.48	350.00	11°12'36"	N54° 03' 05"E	68.37
C428	24.56	230.00	6°07'02"	N62° 42' 54"E	24.54
C429	37.37	350.00	6°07'02"	N62° 42' 54"E	37.35
C430	15.71	10.00	90°00'00"	S69° 13' 35"E	14.14
C431	15.75	10.00	90°13'11"	S69° 13' 35"E	14.17
C432	176.88	60.00	168°54'14"	N18° 27' 31"W	119.44
C433	35.29	60.00	33°42'12"	S60° 14' 16"W	34.79
C434	105.88	180.00	33°42'12"	S60° 14' 16"W	104.36
C435	35.29	60.00	33°42'12"	S26° 32' 03"W	34.79
C436	105.88	180.00	33°42'12"	S26° 32' 03"W	104.36
C437	35.29	60.00	33°42'12"	S7° 10' 09"E	34.79
C438	105.88	180.00	33°42'12"	S7° 10' 09"E	104.36
C439	24.78	175.00	8°06'43"	S28° 11' 10"E	24.76
C440	41.77	295.00	8°06'43"	S28° 11' 10"E	41.73
C441	40.00	175.00	13°05'46"	S38° 47' 25"E	39.91
C442	67.43	295.00	13°05'46"	S38° 47' 25"E	67.28
C443	40.00	175.00	13°05'46"	S51° 53' 11"E	39.91
C444	67.43	295.00	13°05'46"	S51° 53' 11"E	67.28
C445	170.41	175.00	55°47'30"	S86° 19' 49"E	163.75
C446	15.21	650.00	1°20'25"	N65° 06' 13"E	15.21
C447	48.64	650.00	1°17'15"	N62° 17' 22"E	48.63
C448	6.34	650.00	0°33'33"	N59° 51' 58"E	6.34
C449	38.98	250.00	8°56'02"	S64° 03' 13"W	38.94
C450	18.51	10.00	106°02'48"	N58° 27' 22"W	15.98
C451	33.69	20.02	96°26'16"	N42° 48' 19"E	29.85
C452	31.40	20.00	89°57'53"	S50° 24' 56"E	28.28
C453	15.86	10.00	90°52'25"	S40° 00' 14"W	14.25
C454	61.97	250.00	14°12'12"	N87° 27' 27"W	61.82
C455	59.72	820.00	4°10'22"	S79° 30' 54"E	59.70
C456	15.22	700.00	1°14'43"	S80° 58' 43"E	15.21
C457	55.06	820.00	3°50'49"	S83° 31' 29"E	55.05
C458	47.00	700.00	3°50'49"	S83° 31' 29"E	46.99
C459	55.06	820.00	3°50'49"	S87° 22' 18"E	55.05
C460	47.00	700.00	3°50'49"	S87° 22' 18"E	46.99
C461	55.06	820.00	3°50'49"	N88° 46' 52"E	55.05
C462	47.00	700.00	3°50'49"	N88° 46' 52"E	46.99
C463	55.06	820.00	3°50'49"	N84° 56' 03"E	55.05
C464	47.00	700.00	3°50'49"	N84° 56' 03"E	46.99
C465	55.06	820.00	3°50'49"	N81° 05' 14"E	55.05
C466	47.00	700.00	3°50'49"	N81° 05' 14"E	46.99
C467	55.06	820.00	3°50'49"	N77° 14' 25"E	55.05
C468	47.00	700.00	3°50'49"	N77° 14' 25"E	46.99
C469	55.06	820.00	3°50'49"	N73° 23' 36"E	55.05
C470	47.00	700.00	3°50'49"	N73° 23' 36"E	46.99
C471	55.06	820.00	3°50'49"	N69° 32' 46"E	55.05
C472	47.00	700.00	3°50'49"	N69° 32' 46"E	46.99
C473	55.06	820.00	3°50'49"	N65° 41' 57"E	55.05
C474	47.00	700.00	3°50'49"	N65° 41' 57"E	46.99
C475	55.06	820.00	3°50'49"	N61° 51' 08"E	55.05
C476	47.00	700.00	3°50'49"	N61° 51' 08"E	46.99
C477	55.06	820.00	3°50'49"	N58° 00' 19"E	55.05
C478	47.00	700.00	3°50'49"	N58° 00' 19"E	46.99
C479	52.68	820.00	3°40'50"	N54° 14' 29"E	52.67
C480	87.24	700.00	7°08'26"	N52° 30' 41"E	87.18

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C481	16.26	10.00	93°08'06"	N78° 15' 03"W	14.52
C482	78.58	125.00	20°00'36"	N15° 26' 16"W	78.18
C483	31.43	20.00	90°02'07"	N39° 35' 05"E	28.29
C484	31.40	20.00	89°57'23"	S50° 24' 40"E	28.27
C485	127.56	140.00	52°12'16"	N58° 30' 30"E	123.19
C486	118.43	275.00	24°40'32"	N17° 46' 14"W	117.52
C487	12.77	10.00	73°10'07"	S6° 28' 33"W	11.92
C488	52.88	700.00	4°19'41"	N40° 53' 46"E	52.87
C489	82.26	820.00	5°44'52"	N45° 17' 53"E	82.23
C490	45.00	700.00	3°41'00"	N36° 53' 26"E	44.99
C491	68.01	820.00	4°45'08"	N40° 02' 53"E	67.99
C492	32.51	700.00	2°39'39"	N33° 43' 06"E	32.50
C493	31.14	820.00	2°10'34"	N36° 35' 02"E	31.14
C494	15.00	250.00	3°26'19"	S34° 06' 26"W	15.00
C495	35.64	255.00	8°00'27"	S39° 29' 59"W	35.61
C496	67.97	250.00	15°34'37"	S43° 36' 54"W	67.76
C497	45.00	255.00	10°06'40"	S48° 33' 32"W	44.94
C498	68.18	250.00	15°37'32"	S59° 12' 59"W	67.97
C499	45.00	255.00	10°06'40"	S58° 40' 12"W	44.94
C500	69.10	250.00	15°50'15"	S74° 56' 52"W	68.88
C501	45.00	255.00	10°06'40"	S68° 46' 51"W	44.94
C502	60.56	750.00	4°37'36"	N80° 33' 11"E	60.55
C503	27.01	255.00	6°04'08"	S76° 52' 15"W	27.00
C504	25.29	870.00	1°39'57"	N79° 04' 21"E	25.29
C505	45.00	870.00	3°26'16"	N76° 31' 15"E	44.99
C506	52.20	870.00	3°26'16"	N76° 31' 15"E	52.19
C507	45.00	750.00	3°26'16"	N73° 04' 59"E	44.99
C508	52.20	870.00	3°26'16"	N73° 04' 59"E	52.19
C509	51.98	750.00	3°58'15"	N69° 22' 44"E	51.97
C510	13.67	870.00	0°54'00"	N70° 54' 51"E	13.67
C511	9.60	10.00	55°00'45"	N85° 06' 01"W	9.24
C512	31.42	20.00	90°00'00"	N12° 35' 38"W	28.28
C513	31.42	20.00	90°00'00"	N77° 24' 22"E	28.28
C514	62.61	225.00	15°56'32"	S49° 37' 22"E	62.40
C515	81.07	225.00	20°38'40"	S31° 19' 46"E	80.63
C516	15.76	10.00	90°16'59"	S24° 08' 04"W	14.18
C517	46.41	475.00	5°35'53"	N66° 28' 37"E	46.39
C518	67.59	595.00	6°30'31"	N67° 56' 56"E	67.55
C519	45.00	475.00	5°25'41"	N60° 57' 50"E	44.98
C520	56.37	595.00	5°25'41"	N60° 57' 50"E	56.35
C521	45.00	475.00	5°25'41"	N55° 32' 09"E	44.98
C522	56.37	595.00	5°25'41"	N55° 32' 09"E	56.35
C523	45.00	475.00	5°25'41"	N50° 06' 28"E	44.98
C524	56.37	595.00	5°25'41"	N50° 06' 28"E	56.35
C525	45.00	475.00	5°25'41"	N44° 40' 47"E	44.98
C526	56.37	595.00	5°25'41"	N44° 40' 47"E	56.35
C527	45.00	475.00	5°25'41"	N39° 15' 06"E	44.98
C528	56.37	595.00	5°25'41"	N39° 15' 06"E	56.35
C529	45.00	475.00	5°25'41"	N33° 49' 26"E	44.98
C530	56.37	595.00	5°25'41"	N33° 49' 26"E	56.35
C531	45.00	475.00	5°25'41"	N28° 23' 45"E	44.98
C532	56.37	595.00	5°25'41"	N28° 23' 45"E	56.35
C533	45.00	475.00	5°25'41"	N22° 58' 04"E	44.98
C534	56.37	595.00	5°25'41"	N22° 58' 04"E	56.35
C535	35.36	475.00	4°15'56"	N18° 07' 16"E	35.35
C536	44.30	595.00	4°15'56"	N18° 07' 16"E	44.29
C537	14.21	10.00	81°24'55"	N61° 42' 53"W	13.04
C538	98.62	275.00	20°32'53"	S31° 16' 52"E	98.10
C539	19.54	10.00	111°56'56"	N14° 25' 09"E	16.58
C540	78.50	700.00	6°25'30"	N73° 36' 22"E	78.46
C541	54.21	580.00	5°21'20"	N74° 08' 27"E	54.19
C542	47.46	475.00	5°43'27"	N80° 26' 23"E	47.44
C543	13.41	580.00	1°19'30"	N77° 28' 52"E	13.41
C544	54.36	700.00	4°26'59"	N79° 02' 37"E	54.35
C545	31.63	580.00	3°07'29"	N79° 42' 22"E	31.63
C546	45.00	475.00	5°25'41"	N86° 00' 57"E	44.98
C547	33.57	580.00	3°18'59"	N82° 55' 36"E	33.57
C548	19.52	700.00	1°35'53"	N82° 04' 03"E	19.52
C549	25.49	300.00	4°52'05"	S80° 25' 57"W	25.48
C550	18.49	580.00	1°49'37"	N85° 29' 54"E	18.49
C551	22.55	475.00	2°43'13"	S89° 54' 36"E	22.55
C552	26.85	350.00	4°23'42"	S89° 15' 09"W	26.84
C553	13.56	580.00	1°20'21"	N87° 04' 53"E	13.56
C554	45.00	300.00	8°35'40"	S73° 42' 04"W	44.96
C555	23.15	270.00	4°54'46"	S85° 17' 41"W	23.14
C556	70.96	350.00	11°38'09"	S81° 14' 14"W	70.96
C557	28.46	270.00	6°02'25"	S79° 49' 06"W	28.45
C558	16.54	270.00	3°30'33"	S75° 02' 37"W	16.53
C559	45.00	300.00	8°35'40"	S65° 06' 25"W	44.96
C560	45.00	270.00	9°32'57"	S68° 30' 52"W	44.95

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C561	71.72	350.00	11°44'24"	S69° 32' 57"W	71.59
C562	4.22	270.00	0°53'40"	S63° 17' 33"W	4.21
C563	45.00	300.00	8°35'40"	S56° 30' 45"W	44.96
C564	40.78	270.00	8°39'17"	S58° 31' 04"W	40.75
C565	71.70	350.00	11°44'13"	S57° 48' 38"W	71.57
C566	71.03	350.00	11°37'38"	S46° 07' 43"W	70.90
C567	25.10	270.00	5°19'33"	S51° 31' 39"W	25.09
C568	19.90	270.00	4°13'24"	S46° 45' 10"W	19.90
C569	45.00	300.00	8°35'40"	S47° 55' 05"W	44.96
C570	45.76	270.00	9°42'41"	S39° 47' 08"W	45.71
C571	59.07	350.00	9°40'10"	S35° 28' 49"W	59.00
C572	36.32	270.00	7°42'28"	S31° 04' 34"W	36.29
C573	45.00	300.00	8°35'40"	S39° 19' 26"W	44.96
C574	28.41	530.00	3°04'16"	N28° 45' 28"E	28.41
C575	34.90	350.00	5°42'45"	S27° 47' 22"W	34.88
C576	17.47	410.00	2°26'30"	N26° 09' 14"E	17.47
C577	46.51	410.00	2°39'56"	N30° 37' 27"E	46.48
C578	56.89	530.00	6°09'02"	N33° 22' 07"E	56.87
C579	13.82	300.00	2°38'19"	S33° 42' 26"W	13.81
C580	53.27	650.00	4°41'45"	N34° 44' 09"E	53.26
C581	55.67	650.00	4°54'24"	N39° 32' 14"E	55.65
C582	16.26	10.00	93°08'06"	N88° 33' 29"E	14.52
C583	55.30	530.00	5°58'41"	N50° 25' 59"E	55.27
C584	46.31	410.00	6°28'18"	N37° 06' 34"E	46.29
C585	14.87	10.00	85°13'11"	S2° 15' 52"E	13.54
C586	14.87	10.00	85°13'11"	N87° 29' 04"W	13.54
C587	16.26	10.00	93°08'06"	N1° 41' 35"E	14.52
C588	62.93	650.00	5°32'48"	N51° 02' 02"E	62.90
C589	55.30	530.00	5°58'41"	N50° 49' 06"E	55.27
C590	58.87	410.00	8°13'37"	N54° 01' 09"E	58.82
C591	40.01	530.00	4°19'32"	N55° 58' 12"E	40.00
C592	55.19	650.00	4°51'53"	N56° 14' 22"E	55.17
C593	4.99	530.00	0°32'21"	N58° 24' 09"E	4.99
C594	45.00	410.00	6°17'19"	N61° 16' 38"E	44.98
C595	45.00	530.00	4°51'53"	N61° 06' 15"E	44.99
C596	55.19	650.00	4°51'53"	N61° 06' 15"E	55.17
C597	8.18	530.00	0°53'05"	N63° 58' 44"E	8.18
C598	45.00	410.00	6°17'19"	N67° 33' 56"E	44.98
C599	36.82	530.00	3°58'48"	N66° 24' 41"E	36.81
C600	55.19	650.00	4°51'53"	N65° 58' 08"E	55.17
C601	55.19	650.00	4°51'53"	N70° 50' 02"E	55.17
C602	21.35	530.00	2°18'31"	N69° 33' 20"E	21.35
C603	45.00	410.00	6°17'19"	N73° 51' 59"E	44.98
C604	23.65	530.00	2°33'22"	N71° 15' 17"E	23.64
C605	55.19	650.00	4°51'53"	N75° 41' 55"E	55.17
C606	34.53	530.00	3°43'57"	N75° 07' 56"E	34.52
C607	45.00	410.00	6°17'19"	N80° 08' 34"E	44.98
C608	10.47	530.00	1°07'57"	N77° 33' 53"E	10.47
C609	45.00	530.00	4°51'53"	N80° 33' 48"E	44.99
C610	55.19	650.00	4°51'53"	N80° 33' 48"E	55.17
C611	55.19	650.00	4°51'53"	N85° 25' 41"E	55.17
C612	2.70	530.00	0°17'29"	N83° 08' 29"E	2.70
C613	42.30	530.00	4°34'24"	N85° 34' 25"E	42.29
C614	45.00	410.00	6°17'19"	N86° 25' 53"E	44.98
C615	15.87	530.00	1°42'55"	N88° 43' 05"E	15.87
C616	55.19	650.00	4°51'53"	N84° 22' 26"E	55.17
C617	29.13	530.00	3°08'58"	S88° 50' 59"E	29.13
C618	45.00	410.00	6°17'19"	S87° 16' 48"E	44.98
C619	29.04	530.00	3°08'21"	S85° 42' 19"E	29.03
C620	55.19	650.00	4°51'53"	S84° 50' 33"E	55.17
C621	15.96	530.00	1°43'32"	S83° 16' 23"E	15.96
C622	45.00	410.00	6°17'19"	S80° 59' 30"E	44.98
C623	42.21	530.00	4°33'47"	S80° 07' 43"E	42.20
C624	23.31	650.00	2°03'15"	S78° 22' 59"E	23.30
C625	32.05	300.00	6°07'19"	N83° 25' 01"W	32.04
C626	2.79	530.00	0°18'06"	S77° 41' 47"E	2.79
C627	45.00	410.00	6°17'19"	S74° 42' 11"E	44.98
C628	55.38	530.00	5°59'12"	S74° 33' 07"E	55.35
C629	48.61	300.00	9°17'03"	S88° 52' 48"W	48.56
C630	11.97	530.00	1°17'40"	S70° 54' 41"E	11.97
C631	23.71	410.00	3°18'50"	S69° 54' 06"E	23.71
C632	88.38	200.00	25°19'11"	S50° 54' 17"W	87.67
C633	16.96	10.00	97°10'16"	N37° 51' 00"W	15.60
C634	48.11	120.00	22°58'08"	N81° 44' 55"W	47.78
C635	14.84	10.00	85°01'35"	N53° 14' 56"E	13.52
C636	14.31	10.00	82°00'13"	S50° 15' 58"E	13.12
C637	18.17	10.00	104°05'54"	N62° 47' 05"W	15.77
C638	61.54	200.00	17°37'52"	S56° 21' 01"W	61.30
C639	29.00	120.00	13°50'50"	S55° 42' 59"W	28.93
C640	47.57	300.00	9°05'10"	S66° 43' 30"W	47.52