

OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS (X)
COUNTY OF KERR (X)

THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES FOR THE USE OF THE PUBLIC FOREVER ALL ROADS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, IN ALL 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.

OWNER OF 589.27 ACRE TRACT:

M. DAN MULLINS
SOUTHERLAND CAMP VERDE, LLC
665 SIMMONS RD.
WILLIAMSTOWN, MA 01267
830-228-5263

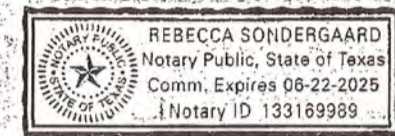
BY: Dan Mullins
AUTHORIZED AGENT

1/28/2022
DATE

STATE OF TEXAS (X)
COUNTY OF KERR (X)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Dan Mullins KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28 DAY OF January, 2022 A.D.



Rebecca Sondugaard
NOTARY PUBLIC
KERR COUNTY, TEXAS

OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS (X)
COUNTY OF KERR (X)

THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES FOR THE USE OF THE PUBLIC FOREVER ALL ROADS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, IN ALL 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.

OWNER OF REMAINDER OF 1,039.84 ACRE TRACT:

MR. REX D. BOHLS, MANAGER
RUSTICO RIVER, LTD. (54.309587% OWNER)
3801 EASTLEDGE DR.
AUSTIN, TX 78731

MR. REX D. BOHLS, MANAGER
RUSTICO RIVER, LTD. (54.309587% OWNER)
3801 EASTLEDGE DR.
AUSTIN, TX 78731

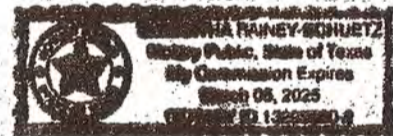
BY: Rex Bohls
AUTHORIZED AGENT

1/28/22
DATE

STATE OF TEXAS (X)
COUNTY OF KERR (X)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Rex Bohls KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENTS, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28 DAY OF January, 2022 A.D.



Sarah King Schmitt
NOTARY PUBLIC
KERR COUNTY, TEXAS

SURVEYOR'S CERTIFICATE:

STATE OF TEXAS (X)
COUNTY OF KERR (X)

I DO HEREBY CERTIFY:

THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE PROPERTY DESCRIBED AND PLATTED HEREON AS DETERMINED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

THE SUBDIVISION PLATTED HEREON IS WITHIN THE 100 YEAR FLOOD PLAIN, FLOOD ZONE "A" ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480419 0675F, DATED 3/3/2011, FOR KERR COUNTY, TEXAS.

1/28/2022
DATE

Kyle Pressler, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528



CERTIFICATIONS BY ADMINISTRATOR OF ON-SITE SEWAGE FACILITIES

I HEREBY CERTIFY THAT THIS PROPOSED SUBDIVISION IS SUBJECT TO COMPLYING WITH THE RULES AND REGULATIONS OF THE STATE OF TEXAS AND KERR COUNTY ON-SITE SEWAGE FACILITIES. INDIVIDUAL OSSF SYSTEM SELECTION WILL BE MADE IN CONJUNCTION WITH THE SITE EVALUATION WITH RESPECT TO THE INDIVIDUAL SYSTEM PERMITTING PROCESS, IN ACCORDANCE WITH THE 30TAC, CHAPTER 283, OSSF RULES.

02/01/2022
DATE

Ashli Badders OS30795
DESIGNATED REPRESENTATIVE
FOR KERR COUNTY OSSF.

CERTIFICATIONS FOR FLOODPLAIN:

I DO HEREBY CERTIFY THAT THE SUBDIVISION PLATTED HEREON DOES INCLUDE AREAS WITHIN A DESIGNATED 100-YEAR FLOOD HAZARD ZONE ACCORDING TO FLOOD INSURANCE RATE MAP NO. 48052C0673F, DATED 3/3/2011 AND FOR WHICH ARE REPRESENTED ON THE PLAT AS REQUIRED BY THE RULES & REGULATIONS.

AND, I HAVE REVIEWED AND ACKNOWLEDGED THE FOREGOING STATEMENT AS APPLICABLE TO THE KERR COUNTY FLOOD DAMAGE PREVENTION ORDER.

Charlie Hastings DATED THIS 14 DAY OF FEB 2022
CHARLIE HASTINGS, P.E., CEM
FLOOD PLAIN ADMINISTRATOR

CERTIFICATION BY COUNTY SUBDIVISION REPRESENTATIVE

I HEREBY CERTIFY THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION RULES & REGULATIONS OF KERR COUNTY.

2/14/22
DATE

Charlie Hastings
CHARLIE HASTINGS, P.E., CEM
COUNTY SUBDIVISION REPRESENTATIVE

CERTIFICATION BY KERR COUNTY EMERGENCY 9-1-1

I CERTIFY THAT THIS PLAT IS CONSISTENT WITH PUBLIC SAFETY AND THE ROAD NAMING AND ADDRESS GUIDELINES OF KERR 911.

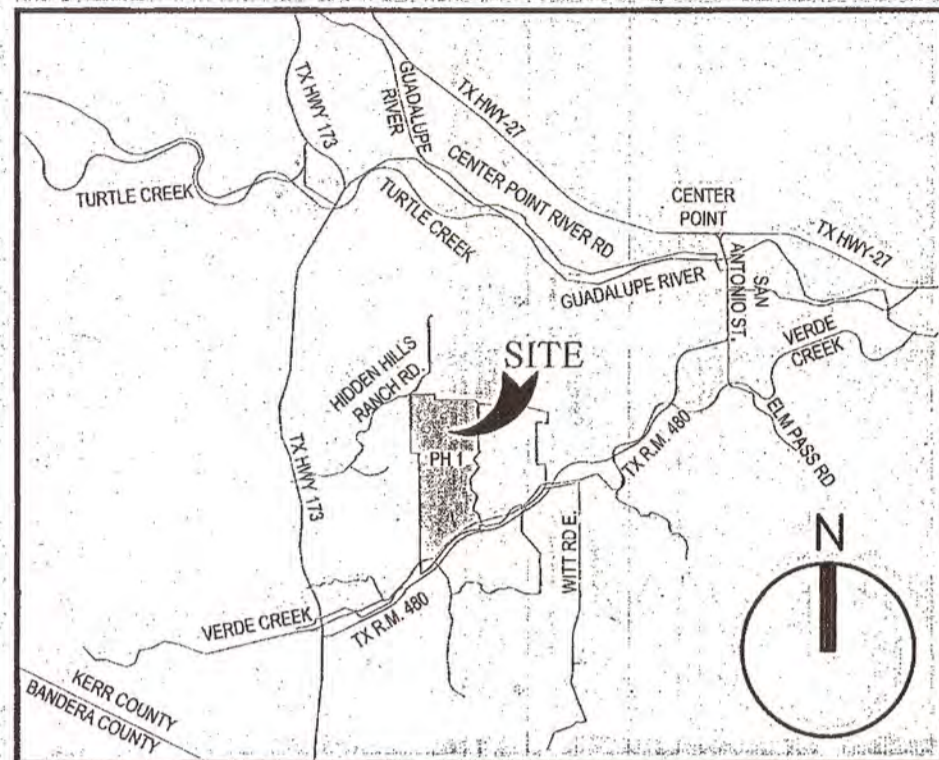
Neklamara
KERR 911 REPRESENTATIVE

02/01/22
DATE

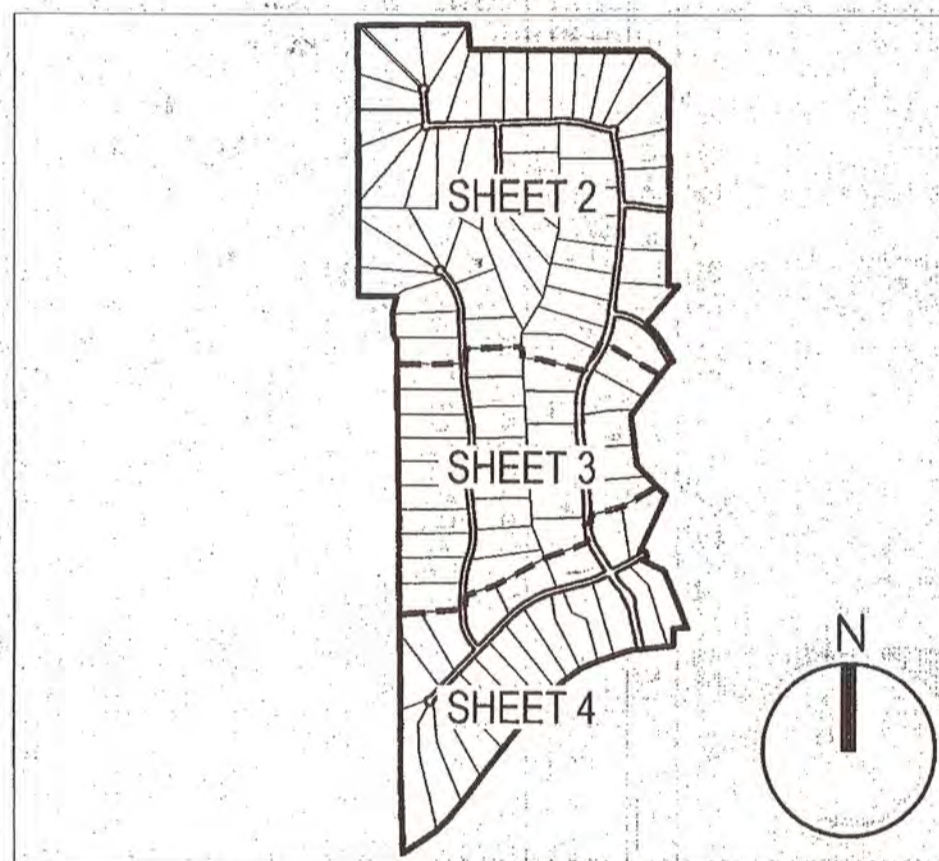
A FINAL PLAT ESTABLISHING
CREEKSIDE AT CAMP VERDE, PHASE 1

BEING A 589.53 ACRE TRACT OF LAND, LOCATED IN THE KNEELAND TAYLOR SURVEY NO. 102, ABSTRACT 338, THE KNEELAND TAYLOR SURVEY NO. 104, ABSTRACT 338, THE JOHN ROSS SURVEY NO. 708, ABSTRACT 1244, THE GARLAND HUBBLE SURVEY NO. 728, ABSTRACT 581, THE H.W. BANTA SURVEY NO. 1963, ABSTRACT 1294, AND THE R.H. STORMS SURVEY NO. 1584, ABSTRACT 1091, KERR COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT OF LAND CALLED 589.27 ACRES, AS DESCRIBED IN DOCUMENT NO. 21-4352 OF THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 1039.84 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 19-0692 OF THE OFFICIAL PUBLIC RECORDS OF KERR COUNTY, TEXAS.

NUMBER OF RESIDENTIAL LOTS: 103
TOTAL ACREAGE: 589.53 AC
AVERAGE DENSITY: 5.7 AC/LOT



VICINITY MAP
NOT TO SCALE



SHEET INDEX
NOT TO SCALE

I HEREBY CERTIFY THIS PLAT HAS BEEN SUBMITTED AND REVIEWED BY THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT).

2/10/22
DATE

Denmis M. Heap II, P.E.

TxDOT NOTES:

- 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SOUND ABATEMENT MEASURES FOR FUTURE NOISE REDUCTION.
2. THE DEVELOPER/OWNER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO THE STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1X (ONE) ACCESS POINT(S) ALONG TX F.M. 480 HIGHWAY BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF 5.0+ FT.
4. SIDEWALKS ARE REQUIRED BY AN APPROPRIATE CITY ORDINANCE. A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TxDOT.
5. ANY CURRENT OR FUTURE TRAFFIC CONTROL MEASURES AS A RESULT OF THIS DEVELOPMENT, (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
6. THE DEVELOPER WILL BE REQUIRED TO INSTALL AN APPROVED MAIL DELIVERY SYSTEM OUTSIDE OF THE STATE RIGHT-OF-WAY FOR POSTAL PATRONS OCCUPYING THE DEVELOPMENT/PROPERTY.

APPROVAL OF THE COMMISSIONERS COURT

THIS PLAT OF CREEKSIDE AT CAMP VERDE, PHASE 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF KERR COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COURT.

DATED THIS 14 DAY OF FEB 2022 A.D.

Rob Kelly, COUNTY JUDGE

APPROVED BY THE COMMISSIONERS COURT OF KERR COUNTY, TEXAS, ON THE 14th DAY OF February 2022 A.D. BY ORDER NO. 20197 OF SAID COURT.
FILED FOR RECORD ON THE 15th DAY OF February 2022 A.D. AT 9:24 O'CLOCK A.M.
RECORDED ON THE 15th DAY OF February 2022 A.D. AT 9:25 O'CLOCK A.M. IN VOLUME 22-01280 AT PAGE 1 OF THE PLAT RECORDS OF KERR COUNTY, TEXAS.



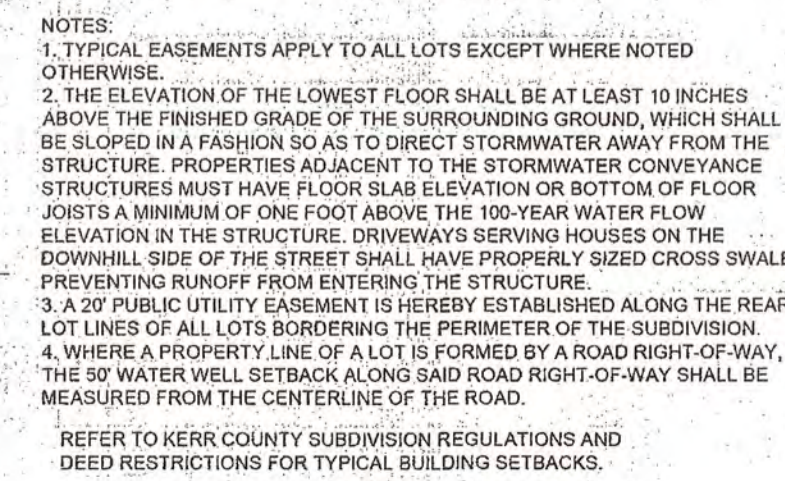
Judith Wong
COUNTY CLERK OF KERR COUNTY, TEXAS

OWNER/DEVELOPER:
SOUTHERLAND CAMP VERDE, LLC
C/O DAN MULLINS
110 RIVER CROSSING BLVD.
SPRING BRANCH, TX 78070
(830)228-5263 OFFICE
(830)885-5248 FAX

AGENT/PREPARER:
KEN KOLACHY P.E.
MATKIN HOOVER
ENGINEERING & SURVEYING
8 SPRINGFIELD ROAD SUITE 100
BOERNE, TEXAS 78006
OFF: (830) 248-0600
FAX: (830) 248-0999
KKOLACHY@MATKINHOOVER.COM

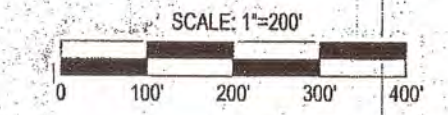
MATKIN HOOVER
ENGINEERING & SURVEYING
JOB NO. 2230.01
SHEET 1 OF 4

DATE: FEBRUARY 2022
JOB NO. 2230.01
SHEET 1 OF 4



TYPICAL LOT LAYOUT
NOT TO SCALE

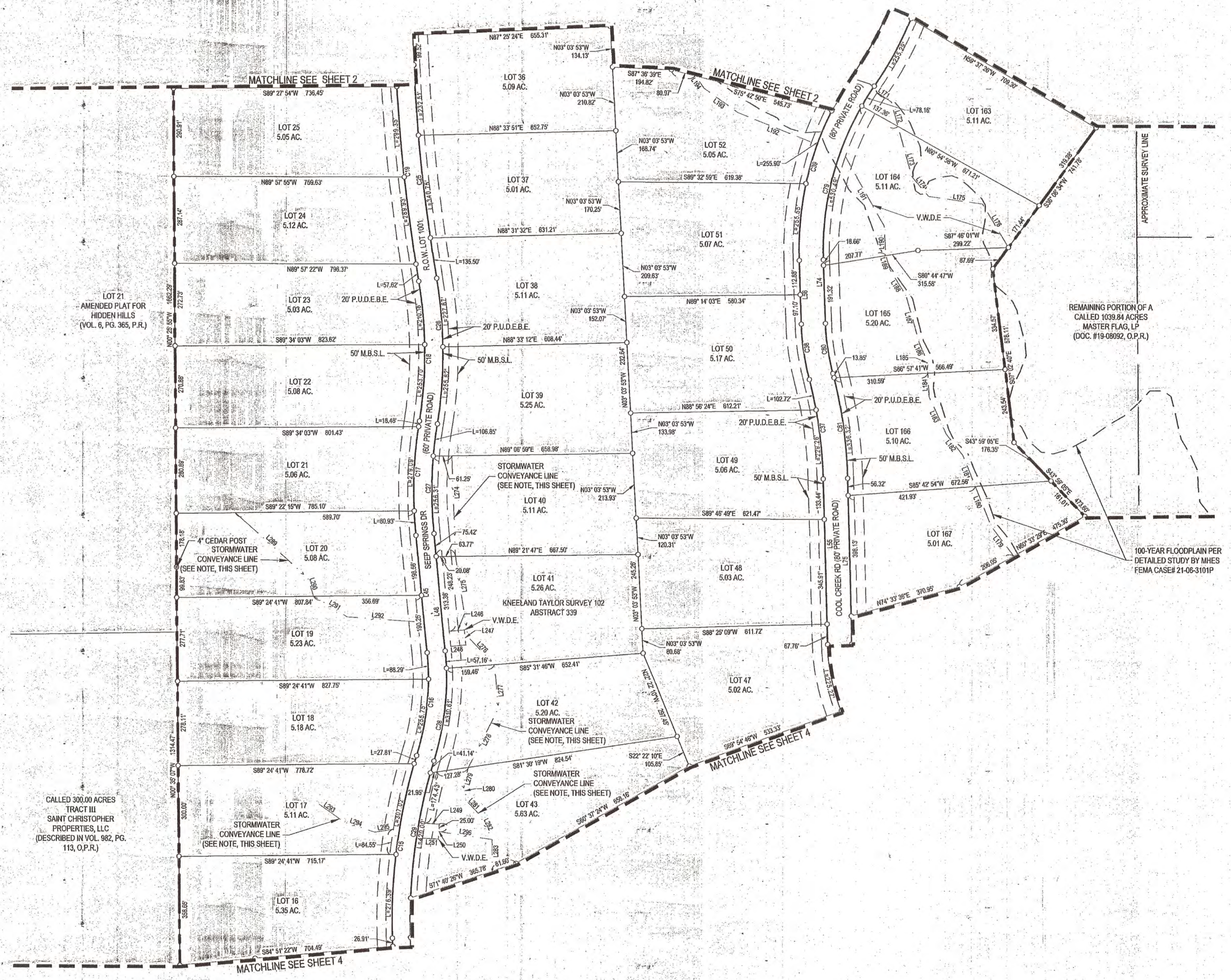




LEGEND

- SET 1/2" IRON ROD WITH A RED 'MATKINHOOVER ENG. & SURVEY' PLASTIC CAP
- ⊙ FND. 3" METAL FENCE POST (UNLESS OTHERWISE NOTED)
- ⊙ FND. NAIL ON TOP OF FENCE POST
- CALCULATED POINT
- FOUND 1/2" IRON ROD
- PROPERTY BOUNDARY
- P.U.D.E.B.E. PUBLIC UTILITY DRAINAGE EMBANKMENT BACKSLOPE EASEMENT
- V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
- M.B.S.L. MINIMUM BUILDING SETBACK LINE

- NOTES:
- SEE SHEET 2 FOR CURVE TABLES
  - COORDINATES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.



LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N89°42'41"W	275.97	L16	N89°42'41"W	275.97	L31	N89°42'41"W	275.97	L46	N89°42'41"W	275.97	L61	N89°42'41"W	275.97	L76	N89°42'41"W	275.97
L2	N89°42'41"W	275.97	L17	N89°42'41"W	275.97	L32	N89°42'41"W	275.97	L47	N89°42'41"W	275.97	L62	N89°42'41"W	275.97	L77	N89°42'41"W	275.97
L3	N89°42'41"W	275.97	L18	N89°42'41"W	275.97	L33	N89°42'41"W	275.97	L48	N89°42'41"W	275.97	L63	N89°42'41"W	275.97	L78	N89°42'41"W	275.97
L4	N89°42'41"W	275.97	L19	N89°42'41"W	275.97	L34	N89°42'41"W	275.97	L49	N89°42'41"W	275.97	L64	N89°42'41"W	275.97	L79	N89°42'41"W	275.97
L5	N89°42'41"W	275.97	L20	N89°42'41"W	275.97	L35	N89°42'41"W	275.97	L50	N89°42'41"W	275.97	L65	N89°42'41"W	275.97	L80	N89°42'41"W	275.97
L6	N89°42'41"W	275.97	L21	N89°42'41"W	275.97	L36	N89°42'41"W	275.97	L51	N89°42'41"W	275.97	L66	N89°42'41"W	275.97	L81	N89°42'41"W	275.97
L7	N89°42'41"W	275.97	L22	N89°42'41"W	275.97	L37	N89°42'41"W	275.97	L52	N89°42'41"W	275.97	L67	N89°42'41"W	275.97	L82	N89°42'41"W	275.97
L8	N89°42'41"W	275.97	L23	N89°42'41"W	275.97	L38	N89°42'41"W	275.97	L53	N89°42'41"W	275.97	L68	N89°42'41"W	275.97	L83	N89°42'41"W	275.97
L9	N89°42'41"W	275.97	L24	N89°42'41"W	275.97	L39	N89°42'41"W	275.97	L54	N89°42'41"W	275.97	L69	N89°42'41"W	275.97	L84	N89°42'41"W	275.97
L10	N89°42'41"W	275.97	L25	N89°42'41"W	275.97	L40	N89°42'41"W	275.97	L55	N89°42'41"W	275.97	L70	N89°42'41"W	275.97	L85	N89°42'41"W	275.97
L11	N89°42'41"W	275.97	L26	N89°42'41"W	275.97	L41	N89°42'41"W	275.97	L56	N89°42'41"W	275.97	L71	N89°42'41"W	275.97	L86	N89°42'41"W	275.97
L12	N89°42'41"W	275.97	L27	N89°42'41"W	275.97	L42	N89°42'41"W	275.97	L57	N89°42'41"W	275.97	L72	N89°42'41"W	275.97	L87	N89°42'41"W	275.97
L13	N89°42'41"W	275.97	L28	N89°42'41"W	275.97	L43	N89°42'41"W	275.97	L58	N89°42'41"W	275.97	L73	N89°42'41"W	275.97	L88	N89°42'41"W	275.97
L14	N89°42'41"W	275.97	L29	N89°42'41"W	275.97	L44	N89°42'41"W	275.97	L59	N89°42'41"W	275.97	L74	N89°42'41"W	275.97	L89	N89°42'41"W	275.97
L15	N89°42'41"W	275.97	L30	N89°42'41"W	275.97	L45	N89°42'41"W	275.97	L60	N89°42'41"W	275.97	L75	N89°42'41"W	275.97	L90	N89°42'41"W	275.97

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L101	N89°42'41"W	275.97	L116	N89°42'41"W	275.97	L231	N89°42'41"W	275.97	L356	N89°42'41"W	275.97	L481	N89°42'41"W	275.97	L606	N89°42'41"W	275.97
L102	N89°42'41"W	275.97	L117	N89°42'41"W	275.97	L232	N89°42'41"W	275.97	L357	N89°42'41"W	275.97	L482	N89°42'41"W	275.97	L607	N89°42'41"W	275.97
L103	N89°42'41"W	275.97	L118	N89°42'41"W	275.97	L233	N89°42'41"W	275.97	L358	N89°42'41"W	275.97	L483	N89°42'41"W	275.97	L608	N89°42'41"W	275.97
L104	N89°42'41"W	275.97	L119	N89°42'41"W	275.97	L234	N89°42'41"W	275.97	L359	N89°42'41"W	275.97	L484	N89°42'41"W	275.97	L609	N89°42'41"W	275.97
L105	N89°42'41"W	275.97	L120	N89°42'41"W	275.97	L235	N89°42'41"W	275.97	L360	N89°42'41"W	275.97	L485	N89°42'41"W	275.97	L610	N89°42'41"W	275.97
L106	N89°42'41"W	275.97	L121	N89°42'41"W	275.97	L236	N89°42'41"W	275.97	L361	N89°42'41"W	275.97	L486	N89°42'41"W	275.97	L611	N89°42'41"W	275.97
L107	N89°42'41"W	275.97	L122	N89°42'41"W	275.97	L237	N89°42'41"W	275.97	L362	N89°42'41"W	275.97	L487	N89°42'41"W	275.97	L612	N89°42'41"W	275.97
L108	N89°42'41"W	275.97	L123	N89°42'41"W	275.97	L238	N89°42'41"W	275.97	L363	N89°42'41"W	275.97	L488	N89°42'41"W	275.97	L613	N89°42'41"W	275.97
L109	N89°42'41"W	275.97	L124	N89°42'41"W	275.97	L239	N89°42'41"W	275.97	L364	N89°42'41"W	275.97	L489	N89°42'41"W	275.97	L614	N89°42'41"W	275.97
L110	N89°42'41"W	275.97	L125	N89°42'41"W	275.97	L240	N89°42'41"W	275.97	L365	N89°42'41"W	275.97	L490	N89°42'41"W	275.97	L615	N89°42'41"W	275.97
L111	N89°42'41"W	275.97	L126	N89°42'41"W	275.97	L241	N89°42'41"W	275.97	L366	N89°42'41"W	275.97	L491	N89°42'41"W	275.97	L616	N89°42'41"W	275.97
L112	N89°42'41"W	275.97	L127	N89°42'41"W	275.97	L242	N89°42'41"W	275.97	L367	N89°42'41"W	275.97	L492	N89°42'41"W	275.97	L617	N89°42'41"W	275.97
L113	N89°42'41"W	275.97	L128	N89°42'41"W	275.97	L243	N89°42'41"W	275.97	L368	N89°42'41"W	275.97	L493	N89°42'41"W	275.97	L618	N89°42'41"W	275.97
L114	N89°42'41"W	275.97	L129	N89°42'41"W	275.97	L244	N89°42'41"W	275.97	L369	N89°42'41"W	275.97	L494	N89°42'41"W	275.97	L619	N89°42'41"W	275.97
L115	N89°42'41"W	275.97	L130	N89°42'41"W	275.97	L245	N89°42'41"W	275.97	L370	N89°42'41"W	275.97	L495	N89°42'41"W	275.97	L620	N89°42'41"W	275.97
L116	N89°42'41"W	275.97	L131	N89°42'41"W	275.97	L246	N89°42'41"W	275.97	L371	N89°42'41"W	275.97	L496	N89°42'41"W	275.97	L621	N89°42'41"W	275.97
L117	N89°42'41"W	275.97	L132	N89°42'41"W	275.97	L247	N89°42'41"W	275.97	L372	N89°42'41"W	275.97	L497	N89°42'41"W	275.97	L622	N89°42'41"W	275.97
L118	N89°42'41"W	275.97	L133	N89°42'41"W	275.97	L248	N89°42'41"W	275.97	L373	N89°42'41"W	275.97	L498	N89°42'41"W	275.97	L623	N89°42'41"W	275.97
L119	N89°42'41"W	275.97	L134	N89°42'41"W	275.97	L249	N89°42'41"W	275.97	L374	N89°42'41"W	275.97	L499	N89°42'41"W	275.97	L624	N89°42'41"W	275.97
L120	N89°42'41"W	275.97	L135	N89°42'41"W	275.97	L250	N89°42'41"W	275.97	L375	N89°42'41"W	275.97	L500	N89°42'41"W	275.97	L625	N89°42'41"W	275.97

STORMWATER CONVEYANCE AND FINISHED FLOOR ELEVATIONS

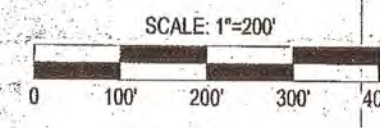
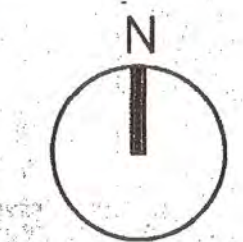
THE ELEVATION OF THE LOWEST FLOOR SHALL BE AT LEAST 12 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO ANY STORMWATER CONVEYANCE AREAS MUST HAVE FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE PROPERLY SIZED CROSS SHALE PREVENTING RUNOFF FROM ENTERING THE STRUCTURE.

A FINAL PLAT ESTABLISHING CREEKSIDE AT CAMP VERDE, PHASE 1

OWNER/DEVELOPER:  
SOUTHERLAND CAMP VERDE, LLC  
C/O DAN MULLINS  
110 RIVER CROSSING BLVD.  
SPRING BRANCH, TX 78070  
(810) 228-5263 OFFICE  
(810) 885-5248 FAX

AGENT/PREPARER:  
KEN KOLAGNY P.E.  
MATKIN HOOVER  
ENGINEERING & SURVEYING  
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78008  
OFF: (830) 249-0800  
FAX: (830) 249-0909  
K.KOLAGNY@MATKINHOOVER.COM

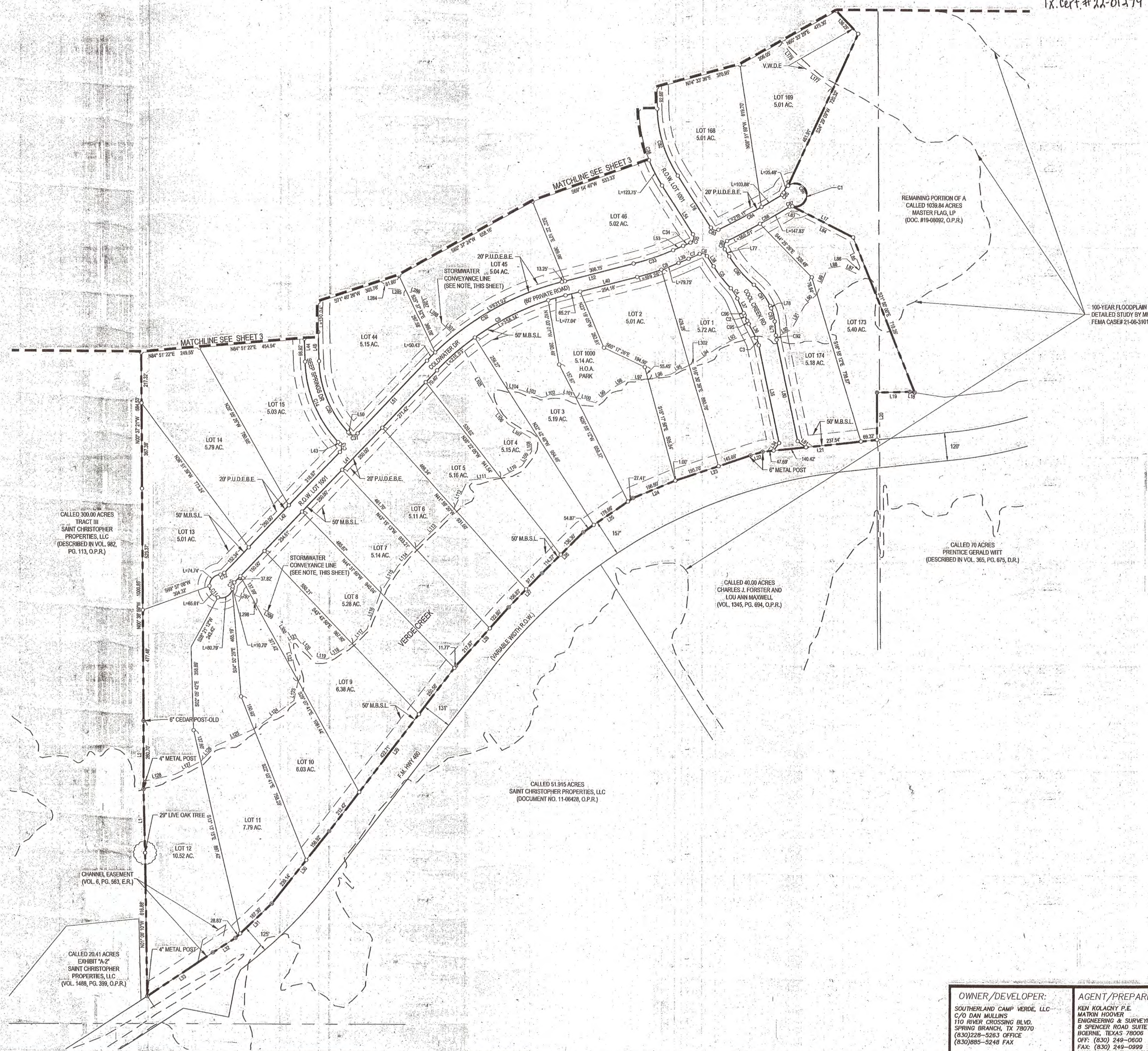
MATKINHOOVER  
ENGINEERING & SURVEYING  
DATE: FEBRUARY 2022  
JOB NO. 3220.01  
SHEET 3 OF 4



**LEGEND**

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- ⊙ FND. 3" METAL FENCE POST (UNLESS OTHERWISE NOTED)
- ⊙ FND. NAIL ON TOP OF FENCE POST
- ⊙ CALCULATED POINT
- FOUND 1/2" IRON ROD
- PROPERTY BOUNDARY
- P.U.D.E.B.E. PUBLIC UTILITY DRAINAGE EMBANKMENT BACKSLOPE EASEMENT
- V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
- M.B.S.L. MINIMUM BUILDING SETBACK LINE

- NOTES:**
1. SEE SHEET 2 FOR CURVE TABLES.
  2. SEE SHEET 3 FOR LINE TABLES.
  3. COORDINATES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.



**STORMWATER CONVEYANCE AND FINISHED FLOOR ELEVATIONS**

THE ELEVATION OF THE LOWEST FLOOR SHALL BE AT LEAST 12 INCHES ABOVE THE FINISHED GRADE OF THE SURROUNDING GROUND, WHICH SHALL BE SLOPED IN A FASHION SO AS TO DIRECT STORMWATER AWAY FROM THE STRUCTURE. PROPERTIES ADJACENT TO ANY STORMWATER CONVEYANCE AREAS MUST HAVE FLOOR SLAB ELEVATION OR BOTTOM OF FLOOR JOISTS A MINIMUM OF ONE FOOT ABOVE THE 100-YEAR WATER FLOW ELEVATION IN THE STRUCTURE. DRIVEWAYS SERVING HOUSES ON THE DOWNHILL SIDE OF THE STREET SHALL HAVE PROPERLY SIZED CROSS SWALES PREVENTING RUNOFF FROM ENTERING THE STRUCTURE.

**A FINAL PLAT ESTABLISHING CREEKSIDE AT CAMP VERDE, PHASE 1**

**OWNER/DEVELOPER:**  
SOUTHERLAND CAMP VERDE, LLC  
C/O DAN MULLINS  
110 RIVER CROSSING BLVD.  
SPRING BRANCH, TX 78070  
(830) 228-5263 OFFICE  
(830) 249-0800 FAX  
(830) 285-5248 FAX

**AGENT/PREPARER:**  
KEN KOLACNY P.E.  
MATKIN HOOVER  
ENGINEERING & SURVEYING  
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78009  
OFF: (830) 249-0800  
FAX: (830) 249-0999  
KROLACNY@MATKINHOOVER.COM



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JOB NO. 32001  
SHEET 4 OF 4