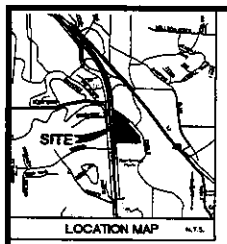


SCALE: 1" = 100'

OWNER
BOERNE MEDICAL CENTER, LTD.
KELLY LEACH, MANAGER
BARRY SANDITEN, MANAGER
ADDRESS: P.O. BOX 780890
SAN ANTONIO, TEXAS 78279-0890
TEL: (210) 827-7918
FAX: (210) 340-4931

OWNER
ADA MAE MULLER, TRUST OF 2002
KENNETH D. MULLER, TRUST OF 2002
ADDRESS: P.O. BOX 1828
BOERNE, TEXAS 78006
TEL: (830) 249-9321

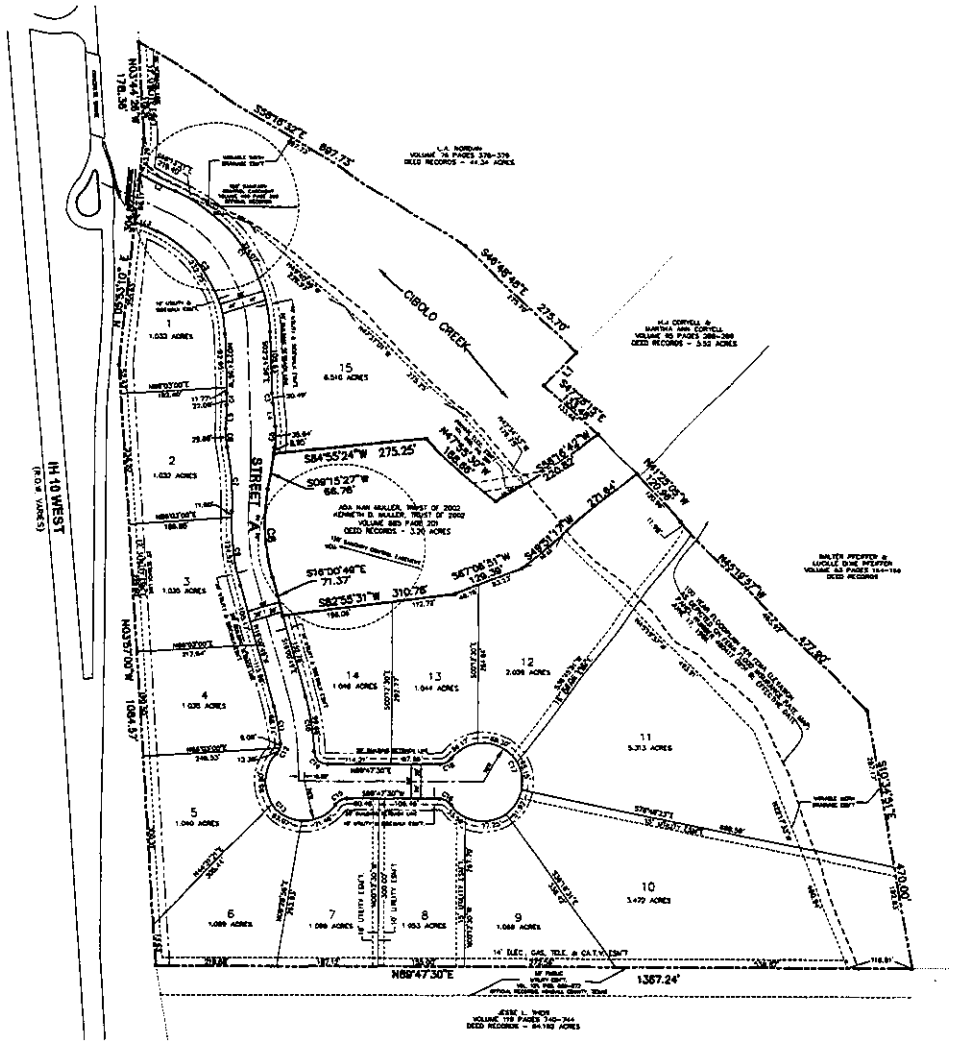
LEGEND

	BOUNDARY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
E,G,T,CATV,℄	ELECTRIC, GAS, TELEPHONE CABLE TELEVISION
B.S.L.	BUILDING SETBACK LINE
DRN.	DRAINAGE
SAN. SEW	SANITARY SEWER
R.O.W.	RIGHT OF WAY
●	FOUND IRON PIN
○	SET IRON PIN
●	RIGHT OF WAY PIN

NOTE:
FIELD WORK FOR DETERMINING FLOOD PLAIN WAS DONE BY MOS LAND SURVEYING CO., INC.
OFFICE WORK PERFORMED BY MOY CIVIL ENGINEERS.

REFERENCES:
VOLUME 488 PAGE 398 O.R. - SANITARY CONTROL EASEMENT

NOTES:
1. BASIS OF BEARING WAS ESTABLISHED FROM A SOUTHWEST LINE OF THE BELOW REFERENCED 34.798 ACRE TRACT.
2. A FIELD NOTE DESCRIPTION WAS PREPARED
3. NO PORTION OF SUBDIVISION IS LOCATED WITHIN A DRAINAGE BASIN WHICH IS UPSTREAM FROM A CITY WATER SUPPLY LAKE.



LINE TABLE		
LINE	LENGTH	BEARING
L1	81.77'	S45°04'46"W
L2	75.14'	N84°37'27"E
L3	41.87'	S88°17'21"E
L4	43.27'	N88°18'42"W
L5	44.14'	N2°48'14"E

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	63°46'25"	291.00'	323.07'	181.38'
C2	63°46'25"	208.00'	230.79'	129.15'
C3	2°31'47"	500.00'	22.08'	11.04'
C4	41°31'00"	300.00'	217.38'	113.66'
C5	25°28'10"	120.00'	53.34'	27.15'
C6	13°06'00"	131.00'	30.00'	15.08'
C7	123°33'10"	80.00'	115.38'	94.57'
C8	90°00'00"	200.00'	314.16'	200.00'
C9	18°06'11"	480.00'	151.17'	76.27'
C10	12°06'30"	480.00'	101.44'	50.88'
C11	10°48'49"	470.00'	88.74'	44.47'
C12	88°10'00"	25.00'	38.47'	24.14'
C13	186°22'34"	70.00'	170.46'	127.54'
C14	87°36'34"	25.00'	38.17'	23.87'
C15	54°22'34"	25.00'	23.87'	12.91'
C16	54°22'34"	25.00'	23.87'	12.91'
C17	280°43'08"	70.00'	343.34'	48.70'
C18	54°22'34"	25.00'	23.87'	12.91'

Easement Notes

All properties designated as easements shall or may be utilized for the following purposes:

DRAINAGE EASEMENT:

Drainage, water diversion, and sanitary control, including without limitation, walls, dams, improvements, spillways, appurtenances, and other engineered devices (the "Drainage System").

Together with the right of ingress and egress over the adjacent land to or from the Easement for the purpose of constructing, reconstructing, inspecting, patrolling, operating, maintaining, repairing, and removing the Drainage System; the right to change the site thereof; the right to relocate along the same general direction of the Drainage System; the right to create and/or dredge a stream course, ravine, or dig out such stream course, excavation or drainage stream appurtenances within the Easement, locate storm sewer systems, culverts, drainage ditches and pipelines, and the right to remove from the Easement all trees and parts thereof, or other obstructions, which reasonably endanger or may reasonably interfere with the efficiency or operation of the Drainage System; and the right to place temporary structures for use in constructing or repairing the Drainage System.

With respect to the Drainage System, it is expressly agreed and understood by all parties hereto, that the intention is to improve conditions of sanitation and water drainage control on the Property for the benefit of the Property, adjacent property, and the community, but the City does not guarantee or warrant that such control work will be effective, nor does the City assume any additional liability whatsoever for the effects, if any, of the drainage system, or drainage on or to Property, or any other property or persons that might be affected by such stream, ravine, or gully to the natural state or as designed by the City.

UTILITY EASEMENT

Utilities, including, without limitation, sewer, water, gas, electricity, telephone, and cable television, with all necessary and/or desirable lines, ducts and/or appurtenances thereto (the "Utilities")

Together with the right of ingress and egress over the adjacent land to or from the Easement for the purpose of constructing, reconstructing, inspecting, patrolling, operating, maintaining, repairing, and removing the Utilities; the right to place or install additional utilities in the Easement; and to change the site thereof; the right to relocate along the same general direction of the Utilities; the right to remove from the Easement all trees and parts thereof, or other obstructions, which reasonably endanger or may reasonably interfere with the efficiency or operation of the Utilities; and the right to place temporary structures for use in constructing or repairing the Utilities.

1. The property owner retains the right to use all or any part of the Easement for any purpose which does not damage, destroy, injure, and/or unreasonably interfere with the use of the Easement. However, the easement shall be kept clear of all structures or other improvements.

2. The City shall make commercially reasonable efforts to ensure that damage to the Property is minimized and the City will at all times, after doing any work in connection with the System, restore the Property to the condition in which the Property was found before such work was undertaken to the extent that such restoration is reasonable in accordance with the City's usual and customary practices.

FENCE NOTES:

Gate Access Easement: Double swing gates shall be installed wherever fences cross Utility Easements.

Obstructions of Drainage: Adequate structures shall be provided to allow the unhindered passage of all storm and drainage flows whatever fences cross Drainage Easements.

SIDEWALK NOTES:

Four-foot wide reinforced concrete sidewalks shall be installed adjacent to all street frontage back of curb line of each lot fronting a street at such time as that lot is developed.

STATE OF TEXAS
COUNTY OF KENDALL

I hereby certify that proper engineering consideration has been given in this plat to the matters of streets, lots and drainage styles. To the best of my knowledge this plat conforms to all requirements of the Subdivision Ordinance, except for those variance granted by the Planning and Zoning Commission of the City of Boerne.

Registered Professional Engineer

Sworn to and subscribed before me this the___day of_____

Notary Public in and for the State of Texas.

STATE OF TEXAS
COUNTY OF KENDALL

I hereby certify that the plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

Registered Professional Land Surveyor

Sworn to and subscribed before me this the___day of_____

Notary Public in and for the State of Texas.

PRELIMINARY PLAT
ESTABLISHING
BOERNE PROFESSIONAL CENTER
31.62 ACRES OF LAND
15 LOTS

PLAT SHOWING: A 31.62 ACRE TRACT OF LAND OUT OF THE NEWTON & TAYLOR SURVEY NO. 181, ABSTRACT NO. 381, KENDALL COUNTY, TEXAS, SAID 34.825 ACRE TRACT ALSO BEING PART OF THAT CERTAIN 34.798 ACRE TRACT CONVEYED TO THE KENNETH D. MULLER TRUST OF 2002 BY DEED RECORDED IN VOLUME 736, PAGES 404-407, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS AND VOLUME 736, PAGES 408-411, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS.

MOY CIVIL ENGINEERS
12770 CIMARRON PATH, SUITE 109
SAN ANTONIO, TEXAS 78249
TEL: (210) 696-8051
FAX: (210) 696-8086

FEBRUARY 2005 SHEET 1 OF 1