

FINAL PLAT Woodridge Estates

A SUBDIVISION OF 374.11 ACRES OUT OF THE J.A. ZAMBRANO SURVEY NO. 17, ABSTRACT NO. 543, KENDALL COUNTY, TEXAS. BEING ALL OF THAT 25.01 ACRE TRACT AND ALL OF THAT 349.1 ACRE TRACT AS DESCRIBED IN DEED RECORDED IN VOLUME 814, PAGE 1030, KENDALL COUNTY OFFICIAL RECORDS. INTO 39 LOTS WITH 8090 FEET OF ROADS CONTAINING 12.18 ACRES AND 3.09 ACRES OF HOMEOWNER'S PARKS.

39 LOTS 8090' NEW ROAD

The final plat of Woodridge Estates has been submitted to and considered by the Commissioners Court of Kendall County, Texas and is hereby approved by such court.

Dated this 13th day of September, 2004.

By: [Signature] County Judge
John C. Kigoff Commissioner, Pct. # 1
[Signature] Commissioner, Pct. # 2
[Signature] Commissioner, Pct. # 3
[Signature] Commissioner, Pct. # 4

The Engineering Consultant, County Engineer or Project Engineer of Kendall County, Texas hereby certifies that this subdivision plat conforms to all requirements of the Kendall County Commissioner's Court Order to which his signature is required.

[Signature] PE
 Engineer 9/13/2004



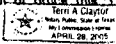
STATE OF TEXAS
 COUNTY OF KENDALL

The owner of the land identified by abstract numbers recorded in the volume and page numbers shown on plat, and whose name is subscribed hereon, and in person or through a duly authorized agent, acknowledge that this plat was made from actual surveys on the ground and dedicate to the use of the public forever all streets, alleys, parks, water courses, drain easements, and public places shown thereon for the purpose and consideration therein expressed.

[Signature]
 D & R Development, Ltd.
 Ricky T. Stewart
 General Partner
 P.O. Box 612
 Boerne, Tx 78006

STATE OF TEXAS
 COUNTY OF KENDALL

Before me, the undersigned authority, on this day personally appeared Ricky T. Stewart, General Partner, D & R Development, Ltd., 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 considerations therein expressed and in the capacity therein stated. Given under my hand and seal of office this 13th day of September, 2004.



[Signature]
 Notary Public In and For
 The State of Texas

STATE OF TEXAS
 COUNTY OF KENDALL

I hereby certify that recognized engineering practices and standards were used in the preparation of this final plat and design of site improvement structures and were accomplished under my supervision.

[Signature]
 Edgior Schwarz, Jr.
 Registered Professional
 Engineer No. 16399



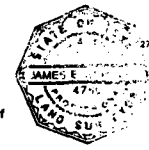
Sworn to and subscribed before me this 13th day of September, 2004.

[Signature]
 Notary Public In and For
 The State of Texas

STATE OF TEXAS
 COUNTY OF KENDALL

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

[Signature]
 James E. Schwarz
 Registered Professional
 Land Surveyor No. 4760



Sworn to and subscribed before me this 13th day of September, 2004.

[Signature]
 Notary Public In and For
 The State of Texas

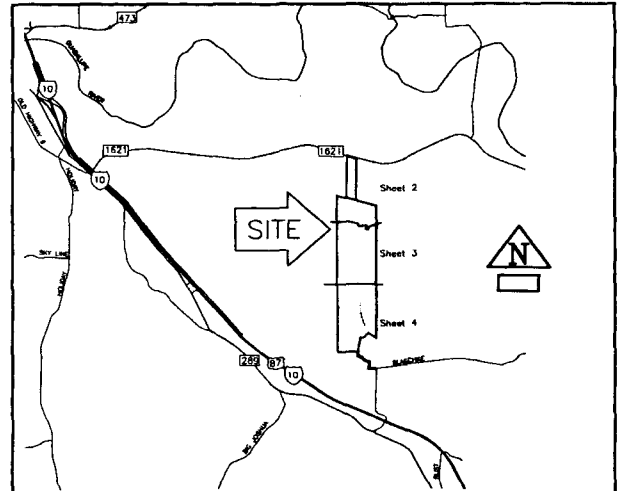
STATE OF TEXAS
 COUNTY OF KENDALL

[Signature] COUNTY CLERK OF SAID COUNTY,
 DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 13th DAY OF September, A.D. 2004, AT 2:20 P.M. IN THE RECORDS OF PLATS OF SAID COUNTY, IN BOOK VOLUME 4, PAGE 292-301. Abstract Volume 814 Pages 981-984

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 13th DAY OF September, A.D. 2004.

[Signature]
 COUNTY CLERK,
 KENDALL COUNTY, TEXAS

[Signature] Deputy



LOCATION MAP-N.T.S.

CURVE DATA

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH.BEARING
C-1	570.00'	219.06'	220°11'27"	217.72'	S 10°48'45"W
C-2	25.00'	36.77'	84°15'38"	33.54'	S 63°58'10"W
C-3	25.00'	24.71'	56°37'59"	23.72'	N 45°35'02"W
C-4	75.00'	87.18'	62°58'25"	82.35'	N 56°33'59"W
C-5	75.00'	90.98'	58°56'33"	80.00'	S 76°39'47"W
C-6	75.00'	123.16'	94°05'25"	109.78'	S 10°08'48"W
C-7	75.00'	122.57'	93°38'05"	109.36'	S 83°42'37"E
C-8	25.00'	24.71'	56°37'59"	23.72'	N 45°35'02"W
C-9	25.00'	41.77'	95°44'22"	37.08'	S 26°01'50"E
C-10	530.00'	191.03'	20°39'08"	190.00'	S 11°30'49"W
C-11	530.00'	12.69'	122°11'27"	12.69'	S 00°30'07"W
C-12	25.00'	39.27'	90°00'00"	35.36'	N 44°48'58"E
C-13	370.00'	530.57'	82°09'38"	486.27'	S 48°57'53"E
C-14	75.00'	118.56'	90°54'54"	106.60'	N 83°09'40"E
C-15	75.00'	50.98'	38°56'33"	50.00'	N 18°24'06"E
C-16	75.00'	80.02'	61°07'53"	76.28'	N 31°38'06"W
C-17	75.00'	80.02'	61°07'53"	76.28'	N 31°38'06"W
C-18	25.00'	24.71'	56°37'59"	23.72'	N 45°35'02"W
C-19	430.00'	130.20'	17°20'55"	129.70'	N 14°14'31"W
C-20	430.00'	300.00'	39°58'26"	293.95'	N 42°54'11"W
C-21	430.00'	203.60'	27°09'18"	201.89'	N 78°28'01"W
C-22	25.00'	39.27'	90°00'00"	35.36'	N 45°11'02"W
C-23	470.00'	180.66'	22°01'23"	179.55'	N 10°49'39"E
C-24	25.00'	39.27'	90°00'00"	35.36'	N 65°02'15"E
C-25	152.00'	406.53'	66°10'20"	384.31'	S 35°04'30"E
C-26	25.00'	24.71'	56°37'59"	23.72'	S 26°19'39"W
C-27	75.00'	118.56'	90°54'54"	106.60'	N 83°09'40"E
C-28	75.00'	88.52'	67°37'29"	83.47'	N 78°07'21"E
C-29	75.00'	134.74'	102°55'54"	117.34'	N 07°09'22"W
C-30	75.00'	168.22'	122°42'33"	131.64'	S 06°42'37"E
C-31	412.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-32	412.00'	300.00'	41°43'13"	293.42'	N 43°01'23"W
C-33	25.00'	24.71'	56°37'59"	23.72'	N 30°18'10"W
C-34	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-35	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-36	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-37	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-38	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-39	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-40	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-41	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-42	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-43	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-44	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-45	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-46	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-47	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-48	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-49	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-50	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-51	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-52	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-53	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-54	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-55	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-56	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-57	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-58	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-59	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-60	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-61	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-62	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-63	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-64	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-65	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-66	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-67	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-68	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-69	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-70	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-71	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-72	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-73	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-74	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-75	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-76	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W
C-77	75.00'	145.07'	20°10'27"	144.32'	N 12°04'33"W

- Notes:
1. 0 indicates 1/2" iron rod set, unless otherwise noted.
 2. 0 indicates 1/2" iron rod found.
 3. KOCR = Kendall County Deed Records.
 4. KOCR = Kendall County Official Records.
 5. The bearings used on the bearing lines for this survey were derived utilizing G.P.S. Methods.
 6. T.M. 1621 established by deed recorded in Vol. 81, Pg. 495, KOCR.
 7. Water service shall be provided by a private water well constructed on the lot by the owner thereof, meeting the requirements of the Cor Creek Groundwater Conservation District and TCEQ. There shall have a 150 foot radius sanitary control easement unless a smaller easement is permitted by Cor Creek Groundwater Conservation District.
 8. Sewage facilities shall be provided by a private on-site sewage facility constructed on the lot by the owner thereof designed by a registered professional or a registered engineer and approved under the rules of Kendall County and TCEQ.
 9. This tract is within the Corbett Independent School District.
 10. A portion of this tract has within the 100 Year Flood Plain as shown on Flood Insurance Rate Map Community Panel 480417-00925E, dated June 17, 1986. The area shown as 100 year flood plain was determined by a flood plain study of its drainage area.
 11. Electric service provided by Borden Electric Cooperative, Inc.
 12. There are improvements on this property.
 13. Contour Interval is 2 feet.
 14. ---U--- indicates overhead utility line.
 15. Telephone service provided by Hill Country Telephone Cooperative, Inc.
 16. (1.23 Ac.) indicates area out of Flood Plain.
 17. Density of lots within the plat of this subdivision is 9.59 acres per lot.
 18. Lots 1 thru 15, Lot 29 and Lots 41 thru 62 may not be divided into two or more lots. Lot 16 may be divided, however, the new lots thereon must average a minimum of 7.33 acres.
 19. Postal service will be provided by cluster boxes as the property owners park between Lots 5 and 8. Postal service for Lot 29 will be provided by mail receptacle on Boesche Road.
 20. Fire protection and storage will be located on property owners park between Lots 5 and 8, Kendall Junction.
 21. Water availability study prepared by Bond Geological Services, Wimberly, Texas.
 22. Driveway construction crossing 100 Year Flood Plain on Lot 62 must comply with FEMA regulations and coordinated with Kendall County Flood Plain Administrator.
 23. No record found establishing Boesche Road.
 24. A 25' Embankment/Backslope and Drainage easement is hereby reserved along the front property line of all lots.
 25. Benchmark Elevation 1540.81'. P.M. Nail set in concrete wall slab on Property Owner's Park between Lots 5 and 6.
 26. There is hereby dedicated a thirty (30) foot wide drainage easement centered on all significant natural runoff drainageways unless noted otherwise on this plat. The architectural review committee of the property owners' association will define which drainageways will require drainage easements and may restrict the location of buildings and/or other improvements as provided in the declaration of covenants, conditions and restrictions recorded in the Kendall County deed records. Property owners are advised that they are responsible for maintenance of drainage easements on their property and may not utilize these easements for any purpose detrimental to their intended use (i.e. no solid fences, dense shrubbery, structures, or septic tank drain fields).
 27. ---E--- indicates 100 Year Flood Plain elevation at this point.

UTILITY EASEMENTS

It is understood and agreed that perpetual easements are reserved for the installation and maintenance of utilities and all necessary appurtenances thereon, whether installed in the air, upon the surface or underground, along and within ten (10) feet of the rear, front and side lines of all lots and/or tracts and in the streets, alleys, boulevards, lanes, and roads of this subdivision, and ten feet (10') along the outer boundaries of all streets, alleys, boulevards, lanes, and roads where subdivision lines or lots of individual tracts are shown to the center line of the roadway. Nothing shall be placed or permitted to remain within the easement areas which may damage or interfere with the installation and maintenance of utilities. The easement area of each lot and all improvements within it shall be maintained by the owner of the lot, except for those facilities for which an authority or utility company is responsible. Utility companies or their employees shall have all of the rights and benefits necessary or convenient for the full enjoyment of the rights herein granted, including but not limited to the free right of ingress to and egress from the right of way and easement, and the right from time to time to cut all trees, underground and other obstructions that may injure, endanger or interfere with the operation of said utility facilities. The easement rights herein reserved include the privilege of anchoring any support cables or other devices outside said easement when deemed necessary by the utility to support equipment within said easement and the right to install wire and/or cables over some portions of said lots and/or other lots within said easement with said easement and not prevent the construction of buildings on any of the lots and/or tracts of this subdivision.

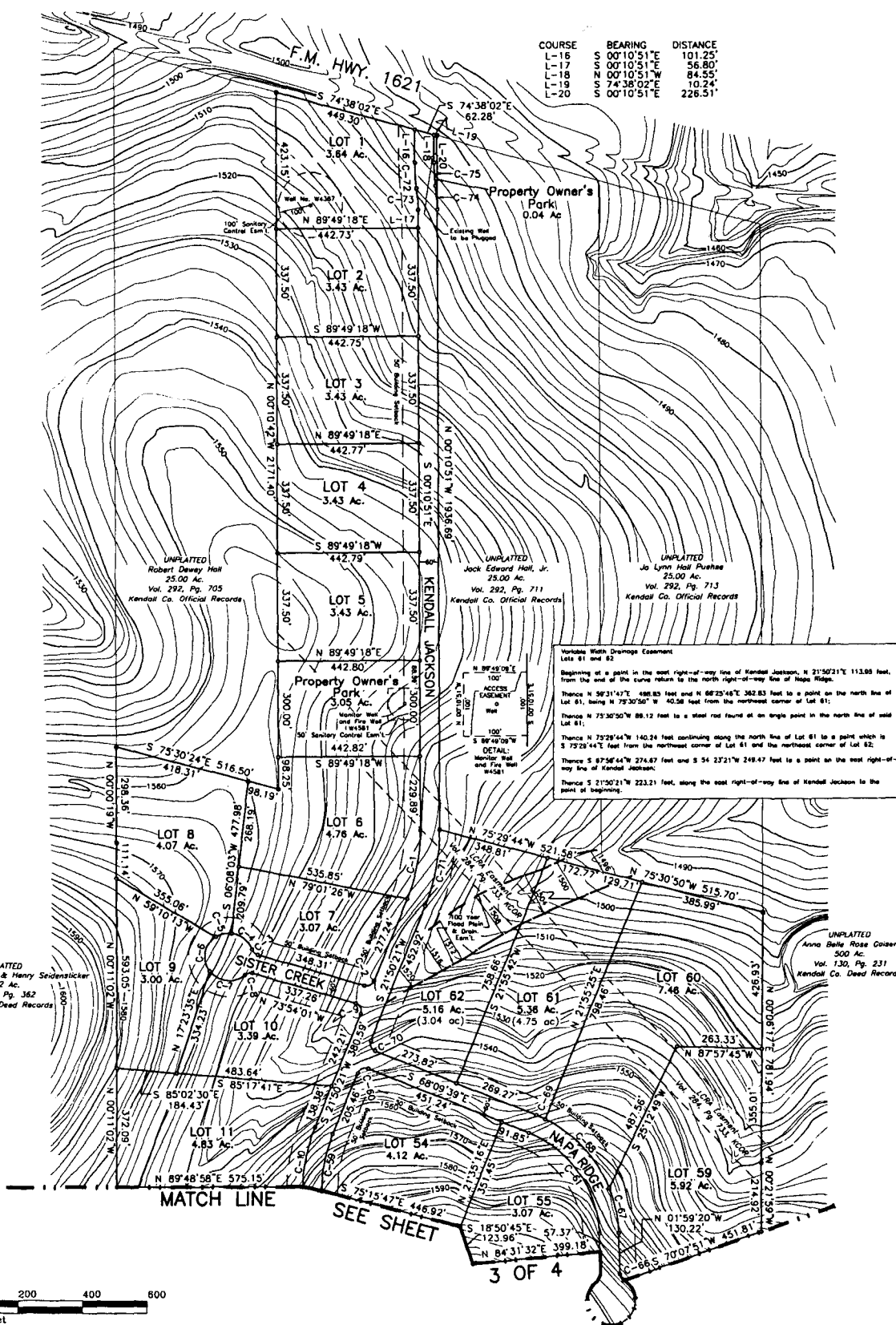
Prepared: July 20, 2004
 Revised: August 17, 2004

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SCHWARZ ENGINEERING & SURVEYING, INC.
 723 N. MAIN BOERNE, TEXAS 78006
 830-249-8907 FAX: 830-249-3921

Job No. 03-201
 2003/03-201/woodr/plate/woodr.dwg

COURSE	BEARING	DISTANCE
L-16	S 00°10'51"E	101.25'
L-17	S 00°10'51"E	56.80'
L-18	N 00°10'51"W	84.55'
L-19	S 74°38'02"E	101.24'
L-20	S 00°10'51"E	226.51'



Variable Width Drainage Easement
Lots 61 and 62

Beginning at a point in the east right-of-way line of Kendall Jackson, N 21°50'21"E 113.88 feet, from the end of the curve returns to the north right-of-way line of Hesse Ridge.

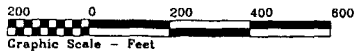
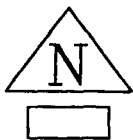
Thence N 58°21'47"E 498.83 feet and N 86°25'46"E 362.83 feet to a point on the north line of Lot 61, bearing N 79°30'50" W 40.58 feet from the northwest corner of Lot 61;

Thence N 75°30'50" W 88.12 feet to a steel rod found at an angle point in the north line of said Lot 61;

Thence N 73°29'44"W 140.24 feet continuing along the north line of Lot 61 to a point which is S 79°28'44"E feet from the northwest corner of Lot 61 and the northeast corner of Lot 62;

Thence S 87°58'44"W 224.47 feet and S 54°23'21"W 248.47 feet to a point on the east right-of-way line of Kendall Jackson;

Thence S 21°50'21"W 223.21 feet, along the east right-of-way line of Kendall Jackson to the point of beginning.



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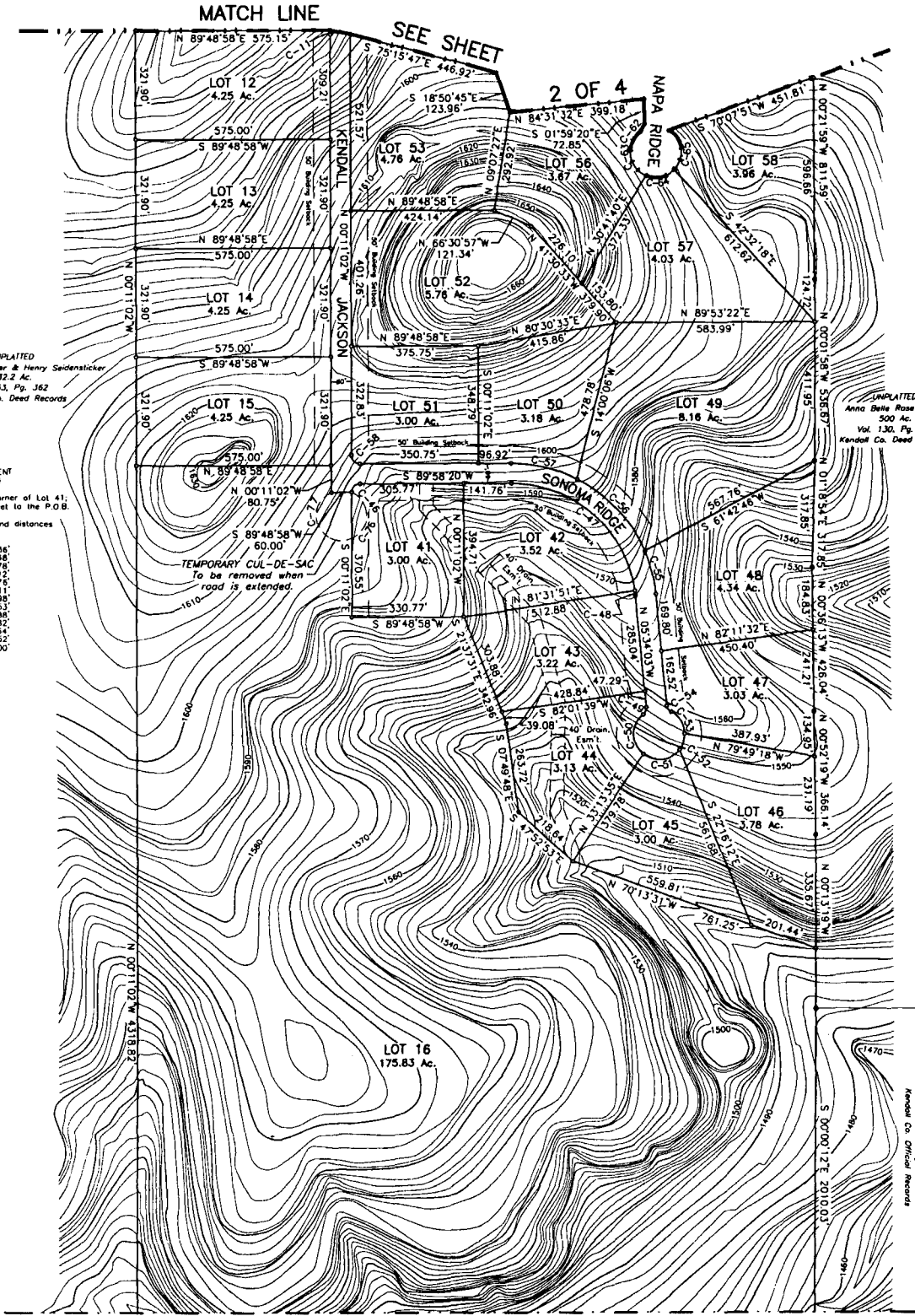
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Job No. 03-201

2003\03-201\sub_plots\unit1.dwg

Woodridge Estates



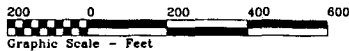
UNPLATTED
Charles Saldensticker & Henry Saldensticker
332.2 Ac.
Vol. 53, Pg. 362
Kendall Co. Deed Records

UNPLATTED
Anna Belle Rose Gaiser
500 Ac.
Vol. 130, Pg. 231
Kendall Co. Deed Records

40' DRAINAGE EASEMENT
(Over Lots 41-45)
ice at the northeast corner of Lot 41:
S 89°58'20"W, 90.77 feet to the P.O.B.
the following courses and distances
said easement:

- S 00°11'02"E 63.36'
- S 43°59'47"E 462.48'
- S 16°06'59"E 264.78'
- S 01°05'46"W 315.32'
- S 21°00'31"E 180.75'
- N 70°13'31"W 39.11'
- N 47°32'53"W 22.08'
- N 21°00'31"W 142.53'
- N 01°05'46"E 318.88'
- N 16°06'59"W 248.82'
- N 43°55'47"W 468.84'
- N 00°11'02"W 79.52'
- N 89°58'20"E 40.00'

MATCH LINE SEE SHEET 4 OF 4



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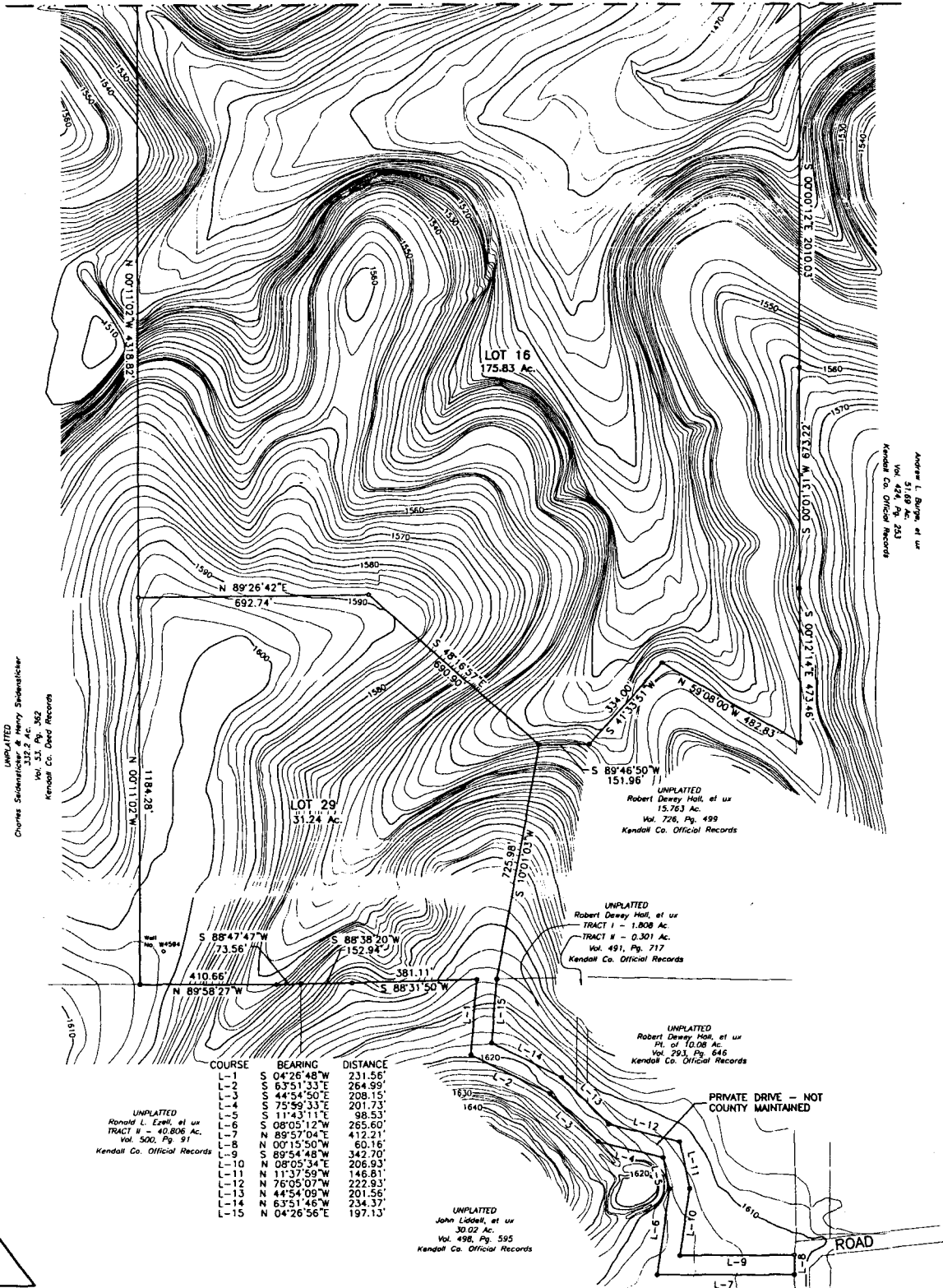
Andrew L. Borge, et al
Vol. 518, Pg. 251
Kendall Co. Official Records

Job No. 03-201

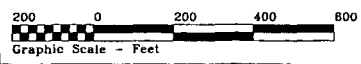
2003\03-201\sub_plots\unit1.dwg

Woodridge Estates

MATCH LINE SEE SHEET 3 OF 4



COURSE	BEARING	DISTANCE
L-1	S 04°26'48"W	231.56'
L-2	S 63°51'33"E	264.99'
L-3	S 44°54'50"E	208.15'
L-4	S 75°59'33"E	201.73'
L-5	S 11°43'11"E	98.53'
L-6	S 08°05'12"W	265.60'
L-7	N 89°57'04"E	412.21'
L-8	N 00°15'50"W	60.16'
L-9	S 89°54'48"W	342.70'
L-10	N 09°05'34"E	206.93'
L-11	N 11°37'59"W	146.81'
L-12	N 76°05'07"W	222.93'
L-13	N 44°54'09"W	201.56'
L-14	N 63°51'46"W	234.37'
L-15	N 04°26'56"E	197.13'



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