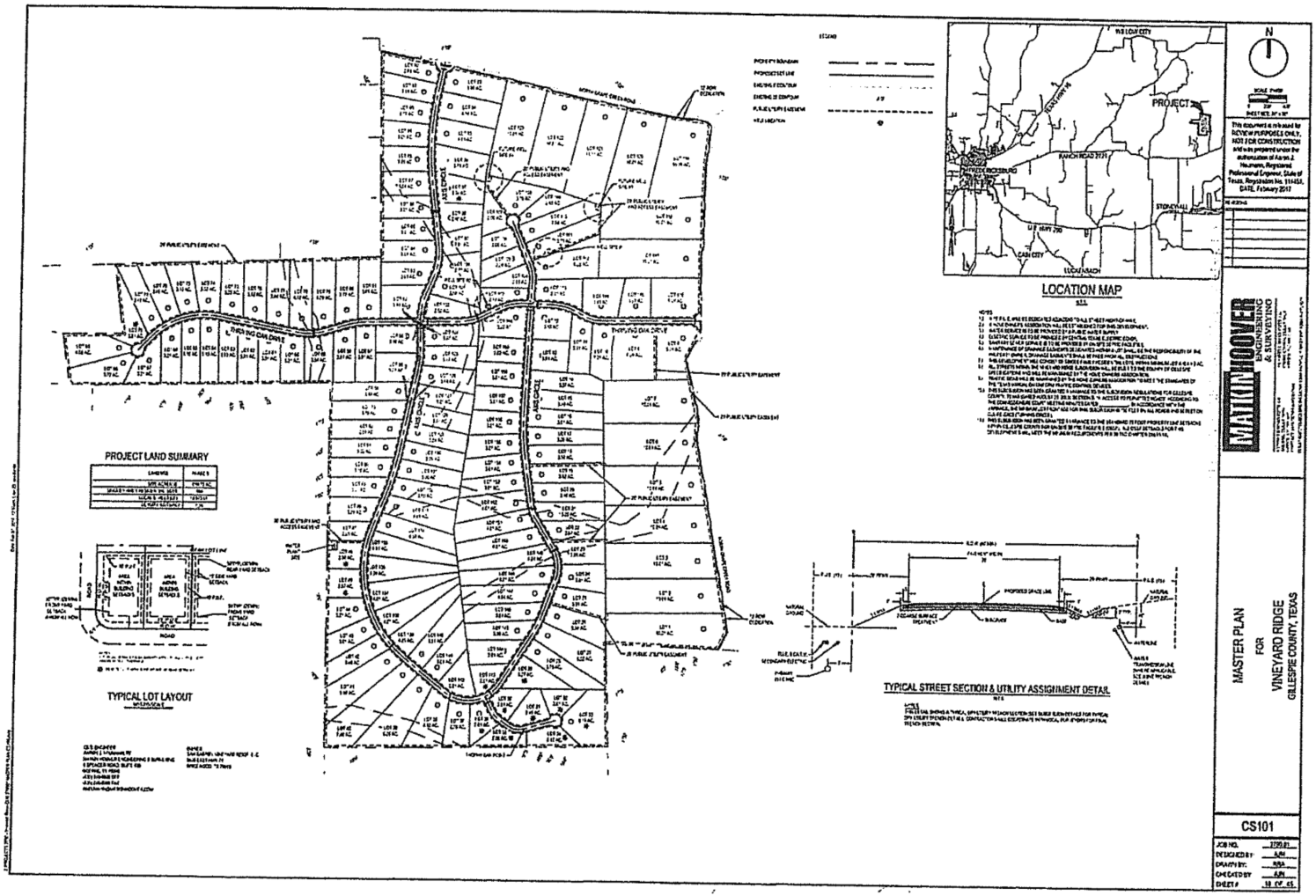
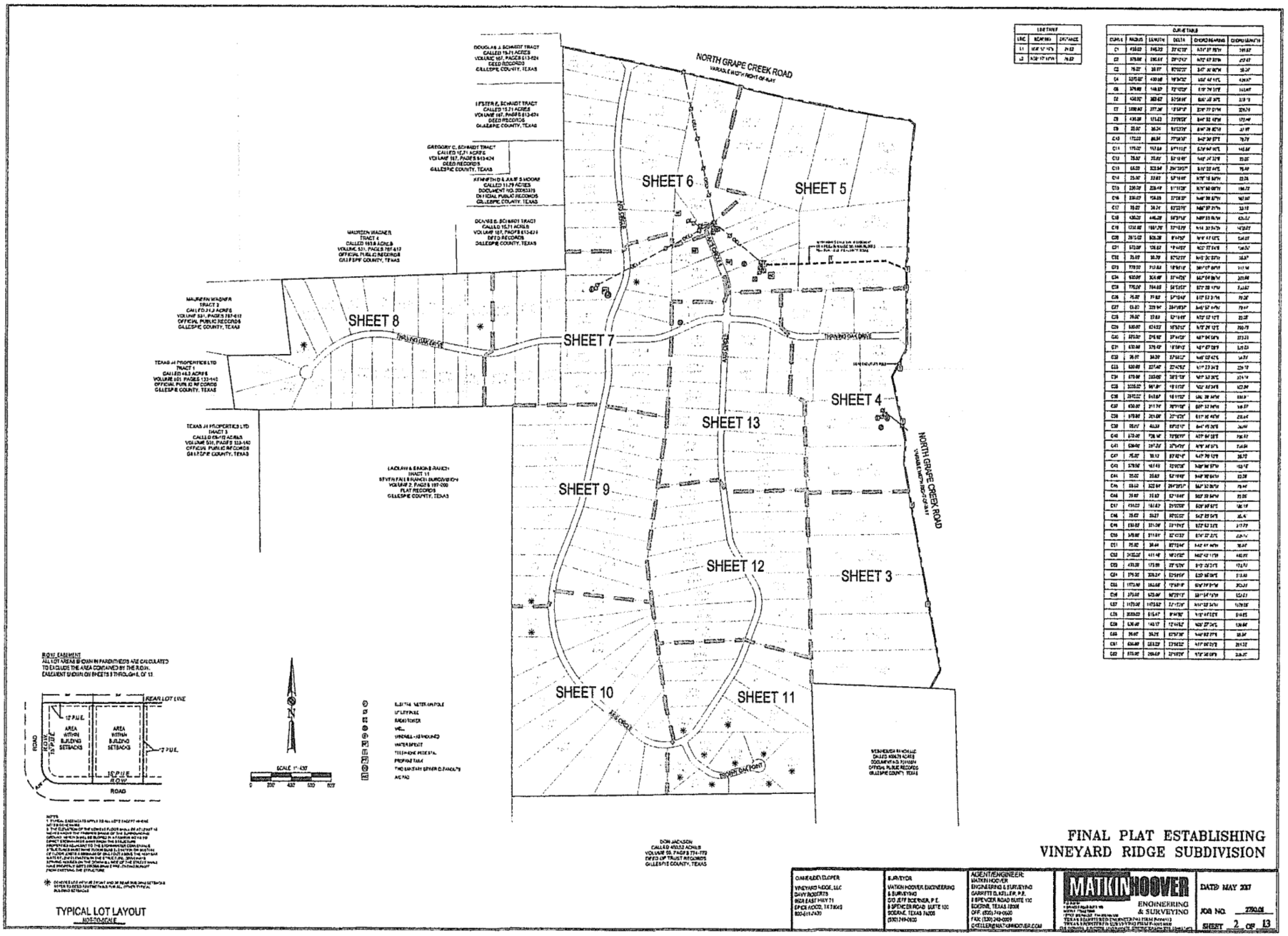


LOCATION MAP
PROJECT
PROJECT LAND SUMMARY
TYPICAL LOT LAYOUT
TYPICAL STREET SECTION & UTILITY ASSIGNMENT DETAIL
MATKIN HOOVER
ENGINEERING & SURVEYING
MASTER PLAN
FOR
VINEYARD RIDGE
GILLESPIE COUNTY, TEXAS
CS101



TYPICAL LOT LAYOUT
NOT TO SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N38°57'16"W	29.62'
L2	N38°57'16"W	29.62'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	450.00'	346.73'	44°09'23"	N61°57'35"W	338.22'
C2	575.00'	190.51'	18°58'53"	N72°43'39"W	189.67'
C3	75.00'	38.97'	29°46'22"	S47°35'46"W	38.54'
C4	525.00'	439.98'	48°01'32"	S62°46'41"E	426.97'
C5	575.00'	148.83'	14°49'59"	S39°34'19"E	148.44'
C6	450.00'	283.62'	36°06'48"	S56°38'38"E	278.93'
C7	1250.00'	277.36'	12°42'58"	S39°37'21"W	276.79'
C8	450.00'	171.23'	21°47'59"	S49°32'48"W	170.19'
C9	25.00'	39.24'	90°00'00"	S38°38'40"E	35.36'
C10	175.00'	86.84'	28°25'30"	S42°36'25"E	85.97'
C11	175.00'	113.84'	37°16'19"	S79°04'10"E	111.86'
C12	75.00'	75.00'	57°18'00"	N68°47'33"E	71.92'
C13	68.00'	323.84'	272°52'27"	S15°22'40"E	76.49'
C14	25.00'	39.83'	91°16'00"	N70°16'56"W	35.76'
C15	230.00'	228.49'	56°54'58"	N27°50'09"W	219.23'
C16	230.00'	158.05'	39°22'27"	N48°38'57"W	154.96'
C17	75.00'	39.24'	29°58'57"	N68°37'27"W	38.81'
C18	425.00'	446.28'	60°09'48"	N49°33'06"W	426.12'
C19	1250.00'	1161.78'	53°16'09"	N14°30'54"W	1120.23'
C20	2875.00'	828.38'	16°30'28"	N76°47'43"E	825.65'
C21	575.00'	126.83'	12°38'02"	N22°27'04"E	126.57'
C22	75.00'	39.79'	30°24'09"	N15°26'55"W	39.34'
C23	775.00'	713.84'	52°46'58"	N26°09'09"W	688.74'
C24	600.00'	304.48'	29°04'06"	N62°08'06"W	301.26'
C25	775.00'	744.65'	55°03'07"	S27°28'47"W	716.32'
C26	75.00'	77.83'	59°28'48"	S31°53'31"W	74.39'
C27	68.00'	229.94'	193°45'39"	S46°57'44"W	134.47'
C28	75.00'	77.83'	59°28'48"	N59°35'17"E	74.39'
C29	600.00'	614.22'	58°39'02"	N27°28'12"E	587.79'
C30	575.00'	276.92'	27°35'29"	N47°04'58"W	274.23'
C31	650.00'	376.42'	33°09'52"	N47°47'08"W	371.23'
C32	75.00'	39.20'	29°56'57"	N48°02'42"E	38.76'
C33	600.00'	227.66'	21°44'26"	N11°23'34"E	226.29'
C34	675.00'	255.00'	21°38'58"	N11°32'30"E	253.49'
C35	2250.00'	961.81'	24°29'22"	N22°46'54"E	954.39'
C36	2875.00'	546.87'	10°53'52"	N32°38'34"E	546.00'
C37	450.00'	311.79'	39°41'46"	N37°32'34"W	305.67'
C38	675.00'	255.00'	21°38'58"	S11°32'30"W	253.49'
C39	75.00'	40.33'	30°48'31"	S41°15'26"E	39.84'
C40	675.00'	238.96'	20°16'57"	N37°54'28"E	237.72'
C41	600.00'	297.27'	28°23'27"	N39°36'58"E	294.24'
C42	75.00'	39.12'	29°53'42"	S43°29'19"E	38.70'
C43	575.00'	167.43'	16°40'50"	S30°06'39"W	166.85'
C44	75.00'	39.83'	30°26'00"	S44°38'46"W	39.38'
C45	68.00'	322.84'	284°39'27"	S67°32'06"W	79.49'
C46	75.00'	39.83'	30°26'00"	S60°32'06"W	39.38'
C47	425.00'	161.83'	21°49'08"	S20°38'57"E	160.87'
C48	75.00'	39.83'	30°26'00"	S42°32'06"E	39.38'
C49	650.00'	321.38'	28°19'51"	S72°42'32"E	317.99'
C50	575.00'	311.81'	31°04'03"	S74°27'27"E	307.94'
C51	75.00'	39.44'	30°08'04"	S42°57'48"W	38.99'
C52	2450.00'	411.48'	9°37'26"	N62°42'17"W	410.99'
C53	425.00'	173.99'	23°27'39"	S13°23'21"E	172.79'
C54	575.00'	328.24'	32°42'01"	S20°38'06"E	323.80'
C55	1175.00'	362.68'	17°40'59"	S34°39'37"W	361.21'
C56	575.00'	623.84'	62°09'17"	S81°54'13"W	593.51'
C57	1175.00'	1175.62'	57°19'29"	N44°32'34"W	1126.98'
C58	2025.00'	515.47'	14°34'58"	N13°14'52"E	514.05'
C59	575.00'	143.17'	14°15'52"	N20°37'24"E	142.84'
C60	75.00'	39.24'	29°58'57"	N44°38'27"E	38.81'
C61	650.00'	233.29'	20°34'02"	N17°00'53"E	232.07'
C62	575.00'	288.69'	28°46'04"	N31°46'48"E	285.70'

FINAL PLAT ESTABLISHING VINEYARD RIDGE SUBDIVISION

OWNER/DEVELOPER	SURVEYOR	AGENT/ENGINEER:
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MATKIN HOOVER ENGINEERING & SURVEYING

DATE: MAY 2017
JOB NO. 2790.01
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