

LOCATION MAP

NOT-TO-SCALE

IMPACT FEE ASSESSMENET:

ASSESSMENT AND COLLECTION OF THE CITY OF BOERNE WATER AND WASTEWATER UTILITIES CAPITAL RECOVERY FEES SHALL BE THE AMOUNT PER LOT AS SET FORTH IN CITY ORDINANCE NO. 2023-18 SECTION 1.10 (5).

SIDEWALK NOTE:

FIVE-FOOT WIDE REINFORCED CONCRETE SIDEWALKS SHALL BE INSTALLED ADJACENT TO ALL CITY OF BOERNE STREET FRONTAGE PROPERTY LINES OF EACH LOT FRONTING A STREET AS SUCH TIME AS THAT LOT IS DEVELOPED.

OBSTRUCTIONS OF DRAINAGE:

ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.

PLAT SUMMARY TABLE:

LOT USE TYPE:

RESIDENTIAL	0 LOTS
NON-RESIDENTIAL	0 LOTS
COMMERCIAL	2 LOTS
INDUSTRIAL	0 LOTS
TOTAL LOTS	2 LOTS

ACREAGE:

RIGHT-OF-WAY (PUBLIC)	0 ACRES	
RIGHT-OF-WAY (PRIVATE)	0 ACRES	
IMPERVIOUS COVER	3.66 ACRES	(40 %)
PARKLAND	0 ACRES	
OPEN SPACE	0 ACRES	
OFF-SITE EASEMENTS	0 ACRES	
TOTAL ACREAGE	3.66 ACRES	

SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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.

REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DRAINAGE EASEMENT:

DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM"), TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER PASSABLE AREAS OF THE GRANTOR'S ADJACENT LAND, WHEN THE DELINEATED ENTRANCE POINT THAT ABUTS PUBLIC RIGHT-OF-WAY IS OBSTRUCTED AND/OR INACCESSIBLE, EITHER IN WHOLE OR IN PART, IN ORDER TO ACCESS OR LEAVE THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE OF THE DRAINAGE SYSTEM WITHIN THE EASEMENT; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL, OR DIG OUT SUCH STREAM COURSE, ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS, AND PROTECTING RAILS; 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 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 OF FLOOD, STANDING WATER, OR DRAINAGE ON OR TO THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

- THE GRANTOR SPECIFICALLY RESERVES 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 GRANTEE'S USE OF THE EASEMENT.
- THE GRANTEE SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THE DAMAGE TO THE PROPERTY IS MINIMIZED AND WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE DRAINAGE 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 GRANTEE'S USUAL AND CUSTOMARY PRACTICES.
- THE GRANTEE SHALL MAKE NECESSARY MODIFICATIONS AND IMPROVEMENTS TO CONFORM WITH THE CITY OF BOERNE DRAINAGE POLICY AND PLAN AS SUCH A TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS.

CITY OF BOERNE UTILITY EASEMENT:

UTILITIES, INCLUDING WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR APPURTENANCES THERETO ("THE "UTILITIES") TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER PASSABLE AREAS OF THE GRANTOR'S, ADJACENT LAND, WHEN THE DELINEATED ENTRANCE POINT THAT ABUTS PUBLIC RIGHT-OF-WAY IS OBSTRUCTED AND/OR INACCESSIBLE, EITHER IN WHOLE OR IN PART, IN ORDER TO ACCESS OR LEAVE THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE UTILITIES; THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE SIZE OF THE UTILITIES WITHIN THE EASEMENT; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF 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.

- 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.
- THE CITY SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IN MINIMIZED AND THE CITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE UTILITIES, 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.

GATES ACROSS EASEMENT:

DOUBLE SWING GATES WITH A MINIMUM CLEAR OPENING OF 12 FEET WIDE SHALL BE INSTALLED WHEREVER FENCES CROSS UTILITY AND DRAINAGE EASEMENTS.

FIRE ACCESS NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF BOERNE FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF BOERNE PLANNING DEPARTMENT, CITY OF BOERNE ENGINEERING & MOBILITY DEPARTMENT AND THE BOERNE FIRE DEPARTMENT FIRE MARSHAL.

LEGEND

MPR	MAP AND PLAT RECORDS OF KENDALL COUNTY, TEXAS	DR	DEED RECORDS OF KENDALL COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS KENDALL COUNTY, TEXAS		
VOL	VOLUME	BLK	BLOCK
PG	PAGE(S)	ROW	RIGHT-OF-WAY
DOC	DOCUMENT NUMBER	BSL	BUILDING SETBACK
CB	COUNTY BLOCK		LINE
ETJ	EXTRATERRITORIAL JURISDICTION	CATV	CABLE TELEVISION
AC	ACRE(S)	DED	DEDICATION
●	SET 1/2" IRON ROD (PD)	---	1140
●	FOUND TxDOT MONUMENTATION (TYPE I, II OR III)	---	EXISTING CONTOURS
●	FOUND 1/2" IRON ROD (SURVEYOR)	---	CITY LIMITS OF BOERNE CENTERLINE

EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

DRAINAGEWAY PROTECTION ZONE (DPZ) CENTERLINE

DRAINAGEWAY 100' BUFFER (DPZ-1)

DRAINAGEWAY 50' BUFFER (DPZ-2)

KEY NOTES LEGEND

1	26' EMERGENCY ACCESS EASEMENT (DOC #2024-392463, OR)	9	VARIABLE WIDTH SANITARY SEWER EASEMENT (DOC #2023-378320, OR)
2	10' UTILITY EASEMENT (DOC #2024-392463, OR)	10	15' RETAINING WALL ACCESS EASEMENT (DOC #2024-392463, OR)
3	20' UTILITY EASEMENT (DOC #2024-392463, OR)	11	VARIABLE WIDTH DRAINAGE/GREENWAY EASEMENT (DOC #2024-392463, OR)
4	150' SANITARY SEWER CONTROL EASEMENT (VOL. 498, PG 398, OR)	12	0.084 ACRES (UNPLATTED) SUZANNE WYKER WARRANTY DEED (DOC #2022-374263, OR)
5	TxDOT CONTROL OF ACCESS LINE	13	VARIABLE WIDTH DRAINAGE EASEMENT (4.847 ACRES)
6	15' UTILITY EASEMENT (DOC #2024-392463, OR)	14	10' UTILITY EASEMENT
7	VARIABLE WIDTH DRAINAGE EASEMENT (DOC #2024-392463, OR)		
8	15' SANITARY SEWER EASEMENT (DOC #2023-385508, OR)		

BANDERA ELECTRIC COOP. UTILITY EASEMENT:

IT IS UNDERSTOOD AND AGREED THAT PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, 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, LANES, AND ROADS OF THIS SUBDIVISION, AND TEN (10) FEET ALONG THE OUTER BOUNDARIES OF ALL STREETS, ALLEYS, BOULEVARDS, LANES AND ROADS WHERE SUBDIVISION LINES OR LOTS OF INDIVIDUAL TRACTS ARE DEEDED 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, THE RIGHT TO CLEAR THE EASEMENT AREA AND KEEP IT CLEAR OF ALL BRUSH, TREES, STRUCTURES, AND OTHER OBSTRUCTIONS, INCLUDING THE RIGHT TO CUT ALL WEAK, LEANING, OR DANGEROUS TREES LOCATED OUTSIDE THE EASEMENT AREA WHICH ARE TALL ENOUGH TO STRIKE THE ELECTRIC FACILITIES IN FALLING. THE EASEMENT RIGHTS HEREIN RESERVED INCLUDE THE PRIVILEGE OF CLEARING A RIGHT-OF-WAY FOR AND ANCHORING OF 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 WIRES AND/OR CABLES OVER SOME PORTIONS OF SAID LOTS AND/OR TRACTS NOT WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS AND/OR TRACTS OF THIS SUBDIVISION. UTILITIES SHALL HAVE THE RIGHT TO INSTALL AND MAINTAIN LOCKS IN GATES AS NECESSARY OR APPROPRIATE FOR THE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT AREA. THE FOREGOING NOTWITHSTANDING, THE UTILITY MAY RELOCATE ITS FACILITIES AND RIGHT-OF-WAY OVER THE PREMISES TO CONFORM TO ANY FUTURE HIGHWAY OR STREET RELOCATION, WIDENING, OR IMPROVEMENT.

TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 0 ACCESS POINT(S) ALONG INTERSTATE HIGHWAY 10, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 923.11 FT.

ACCESS WILL BE PROVIDED ALONG SWITCHBACK TRAIL.

- IF SIDEWALKS ARE REQUIRED BY 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 DIRECTED BY TxDOT.

- THE DEVELOPER AND/OR THE FUTURE LANDOWNER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO TxDOT HIGHWAY AND DRAINAGE SYSTEM WITHIN THE RIGHT-OF-WAY. A HYDRAULIC REVIEW IS REQUIRED.

- TxDOT WILL USE THE CURRENT EDITIONS OF THE APPROPRIATE MANUALS WHEN ISSUING PERMITS. TYPICAL MANUALS USED, BUT NOT LIMITED TO ARE: TxDOT ACCESS MANAGEMENT MANUAL, SAN ANTONIO DISTRICT DRIVEWAY, SIDEWALK, LANDSCAPING, AND DRAINAGE PERMIT PACKAGE, TxDOT ROADWAY DESIGN MANUAL, TxDOT HYDRAULIC MANUAL, TxDOT CONSTRUCTION SPECIFICATIONS, AND TxDOT STANDARD SHEETS WHEN THE SITE DEVELOPS.

SETBACKS IN CITY LIMITS:

LOT SETBACKS ARE DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE ENFORCED AT THE TIME OF THE DEVELOPMENT AND ARE BASED ON ZONING/LOT SIZE, UNLESS OTHERWISE IDENTIFIED, THE FRONT SETBACK FOR A PIE SHAPED LOT OF A LOT ON A CURVILINEAR STREET OR CUL-DE-SAC IS MEASURED WHEREVER THE LOT WITH MEETS THE FRONTAGE REQUIREMENTS FOR THE LOT CATEGORY.

TAX CERTIFICATE:

TAX CERTIFICATE AFFIDAVIT FILED IN DOCUMENT #XXXXXX, KENDALL COUNTY OFFICIAL RECORDS.

SUBDIVISION PLAT OF CIBOLO VISTA

BEING A TOTAL OF 9.135 ACRES, ESTABLISHING LOTS 1 & 2, BLOCK 1, IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS, BEING A PORTION OF A VARIABLE WIDTH DRAINAGE EASEMENT, BOERNE PROFESSIONAL CENTER, RECORDED IN DOCUMENT NO. 2024-392463 OF THE DEED AND PLAT RECORDS OF KENDALL COUNTY, TEXAS AND OUT OF A 2.735 ACRE TRACT OF LAND OUT OF THE REMAINING PORTION OF A CALLED 34.825 ACRE TRACT OF LAND RECORDED IN VOLUME 885, PAGE 177 AND OUT OF THE REMAINING PORTION OF A CALLED 7.269 ACRE TRACT OF LAND RECORDED IN VOLUME 1342, PAGE 30 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS, A 6.400 ACRE TRACT OF LAND OF THE REMAINING PORTION OF A CALLED 7.269 ACRE TRACT OF LAND RECORDED IN VOLUME 1342, PAGE 30 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, AND OUT OF THE REMAINING PORTION OF A CALLED 34.825 ACRE TRACT OF LAND RECORDED IN VOLUME 885, PAGE 177, OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS, OUT OF THE W NEWTON & T TAYLOR SURVEY NUMBER 181, ABSTRACT 36, IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS.



2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: April 22, 2025

OWNER ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF TRAVIS

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: BOERNE MEDICAL CENTER, LTD.
500 N. CAPITAL OF TEXAS HWY BLDG. 7
AUSTIN, TEXAS 78746

BY: BARRY SANDITEN, MANAGER

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **BARRY SANDITEN** 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 _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

APPROVAL OF THE PLANNING AND ZONING COMMISSION

THIS PLAT OF CIBOLO VISTA HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D. 20____.

BY: _____
CHAIR

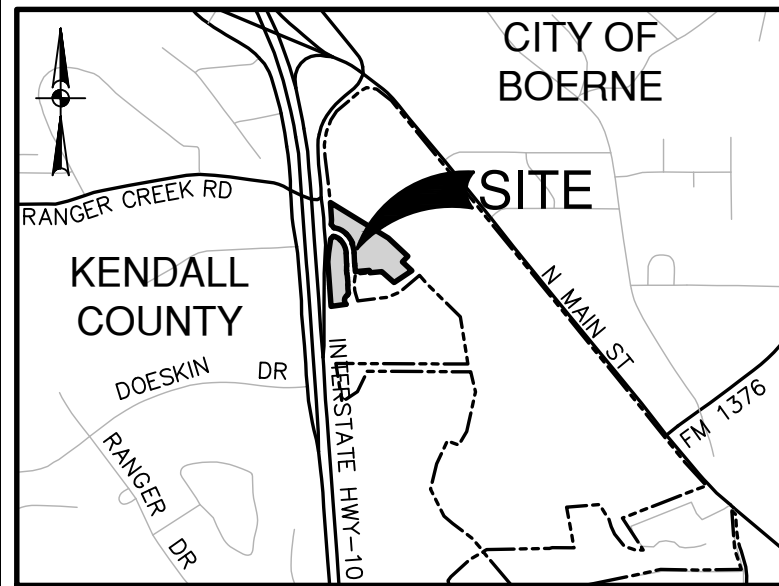
BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF KENDALL

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH THIS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, A.D. 20____ AT _____ M. IN THE PLAT RECORDS OF SAID COUNTY IN DOCUMENT NO. _____, TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOCUMENT NO. _____, KENDALL COUNTY OFFICIAL RECORDS. IN TESTIMONY, WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK, KENDALL COUNTY, TEXAS

BY: _____, DEPUTY



LOCATION MAP

NOT-TO-SCALE

KEY NOTES LEGEND

- | | | | |
|----|---|---|--|
| 1 | 26' EMERGENCY ACCESS EASEMENT (DOC #2024-392463, OR) | 1 | VARIABLE WIDTH DRAINAGE/GREENWAY EASEMENT (DOC #2024-392463, OR) |
| 2 | 10' UTILITY EASEMENT (DOC #2024-392463, OR) | 1 | 0.084 ACRES (UNPLATTED) SUZANNE WYKER WARRANTY DEED (DOC #2022-374263, OR) |
| 3 | 20' UTILITY EASEMENT (DOC #2024-392463, OR) | 1 | VARIABLE WIDTH DRAINAGE EASEMENT (4.847 ACRES) |
| 4 | 150' SANITARY SEWER CONTROL EASEMENT (VOL 498, PG 398, OR) | 2 | 10' UTILITY EASEMENT |
| 5 | TxDOT CONTROL OF ACCESS LINE | | |
| 6 | 15' UTILITY EASEMENT (DOC #2024-392463, OR) | | |
| 7 | VARIABLE WIDTH DRAINAGE EASEMENT (DOC #2024-392463, OR) | | |
| 8 | 15' SANITARY SEWER EASEMENT (DOC #2023-385508, OR) | | |
| 9 | VARIABLE WIDTH SANITARY SEWER EASEMENT (DOC #2023-378320, OR) | | |
| 10 | 15' RETAINING WALL ACCESS EASEMENT (DOC #2024-392463, OR) | | |

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N45°07'47"E	34.48'
L2	S43°29'10"E	9.53'
L3	S2°48'52"E	108.91'
L4	S1°24'16"W	44.14'
L5	N5°00'47"E	92.65'
L6	N7°57'29"E	102.25'
L7	N9°30'36"E	43.96'
L8	S44°35'03"W	80.95'
L9	S47°39'39"E	132.29'
L10	N12°10'19"W	25.18'
L11	S84°42'08"W	143.88'
L12	N6°43'40"W	47.26'
L13	N2°48'52"W	109.83'
L14	N67°42'03"E	6.00'
L15	N43°29'07"W	9.53'
L16	N39°19'19"W	46.27'
L17	N5°40'41"E	47.49'
L18	N55°30'39"W	108.26'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	109.00'	41°33'09"	S64°15'45"E	77.33'	79.05'
C2	209.00'	40°40'18"	S23°09'01"E	145.26'	148.36'
C3	300.00'	4°13'08"	S0°42'18"E	22.09'	22.09'
C4	131.00'	13°18'49"	S5°15'09"E	30.37'	30.44'
C5	511.00'	13°33'41"	S5°07'42"E	120.67'	120.95'
C6	430.00'	10°41'11"	S3°41'27"E	80.08'	80.20'
C7	25.00'	68°13'40"	S25°04'48"W	28.04'	29.77'
C8	60.00'	103°26'21"	S7°28'27"W	94.20'	108.32'
C9	131.00'	6°41'14"	N3°23'03"W	15.28'	15.29'
C10	300.00'	3°54'48"	N4°46'16"W	20.49'	20.49'
C11	291.00'	19°29'04"	N12°33'24"W	98.48'	98.96'
C12	297.00'	21°11'09"	N32°53'32"W	109.20'	109.82'
C13	197.00'	41°13'57"	N64°06'05"W	138.73'	141.77'

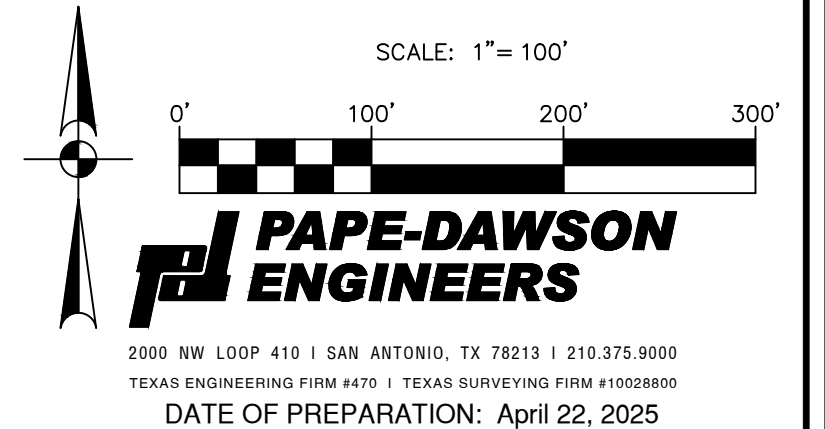
LEGEND

- | | | | |
|-----|---|------|---------------------------------------|
| MPR | MAP AND PLAT RECORDS OF KENDALL COUNTY, TEXAS | DR | DEED RECORDS OF KENDALL COUNTY, TEXAS |
| OPR | OFFICIAL PUBLIC RECORDS KENDALL COUNTY, TEXAS | | |
| VOL | VOLUME | BLK | BLOCK |
| PG | PAGE(S) | ROW | RIGHT-OF-WAY |
| DOC | DOCUMENT NUMBER | BSL | BUILDING SETBACK LINE |
| CB | COUNTY BLOCK | CATV | CABLE TELEVISION DEDICATION |
| ETJ | EXTRATERRITORIAL JURISDICTION | DED | |
| AC | ACRE(S) | | |
| ○ | SET 1/2" IRON ROD (PD) | --- | 1140 |
| ● | FOUND TxDOT MONUMENTATION (TYPE I, II OR III) | --- | EXISTING CONTOURS |
| ● | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) (SURVEYOR) | --- | CITY LIMITS OF BOERNE |
| | | --- | CENTERLINE |

- EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
- DRAINAGEWAY PROTECTION ZONE (DPZ) CENTERLINE
- DRAINAGEWAY 100' BUFFER (DPZ-1)
- DRAINAGEWAY 50' BUFFER (DPZ-2)

SUBDIVISION PLAT OF CIBOLO VISTA

BEING A TOTAL OF 9.135 ACRES, ESTABLISHING LOTS 1 & 2, BLOCK 1, IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS, BEING A PORTION OF A VARIABLE WIDTH DRAINAGE EASEMENT, BOERNE PROFESSIONAL CENTER, RECORDED IN DOCUMENT NO. 2024-392463 OF THE DEED AND PLAT RECORDS OF KENDALL COUNTY, TEXAS AND OUT OF A 2.735 ACRE TRACT OF LAND OUT OF THE REMAINING PORTION OF A CALLED 34.825 ACRE TRACT OF LAND RECORDED IN VOLUME 885, PAGE 177 AND OUT OF THE REMAINING PORTION OF A CALLED 7.269 ACRE TRACT OF LAND RECORDED IN VOLUME 1342, PAGE 30 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS, A 6.400 ACRE TRACT OF LAND OF THE REMAINING PORTION OF A CALLED 7.269 ACRE TRACT OF LAND RECORDED IN VOLUME 1342, PAGE 30 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS, AND OUT OF THE REMAINING PORTION OF A CALLED 34.825 ACRE TRACT OF LAND RECORDED IN VOLUME 885, PAGE 177, OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS, OUT OF THE W NEWTON & T TAYLOR SURVEY NUMBER 181, ABSTRACT 36, IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS.



OWNER ACKNOWLEDGEMENT
STATE OF TEXAS
COUNTY OF TRAVIS

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: BOERNE MEDICAL CENTER, LTD.
500 N. CAPITAL OF TEXAS HWY BLDG. 7
AUSTIN, TEXAS 78746

BY: BARRY SANDITEN, MANAGER

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BARRY SANDITEN 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 _____ DAY OF _____, A.D. 20_____.

NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

APPROVAL OF THE PLANNING AND ZONING COMMISSION
THIS PLAT OF CIBOLO VISTA HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D. 20_____.

BY: _____
CHAIR

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF KENDALL

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH THIS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, A.D. 20_____ AT _____ M. IN THE PLAT RECORDS OF SAID COUNTY IN DOCUMENT NO. _____, TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOCUMENT NO. _____, KENDALL COUNTY OFFICIAL RECORDS. IN TESTIMONY, WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20_____.

COUNTY CLERK, KENDALL COUNTY, TEXAS

BY: _____, DEPUTY

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

REFERENCE SHEET 1 OF 2 FOR ADDITIONAL PLAT NOTES AND CURVE & LINE TABLES