

HERITAGE LEGACY TREES:
THERE ARE 37 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.

FENCE NOTES:

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

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

SIDEWALK NOTES:

AT SUCH TIME AS THAT LOT IS DEVELOPED, A MINIMUM FIVE-FOOT WIDE REINFORCED CONCRETE SIDEWALK (INCLUDING CURB RAMPS) SHALL BE INSTALLED ADJACENT TO ALL PROPERTY LINES OF EACH LOT WHERE THE LOT ABUTS PUBLIC OR PRIVATE STREET.

TAX CERTIFICATE:

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME PAGE KENDALL COUNTY OFFICIAL RECORDS.

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, 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 TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL, OR DRY OUT SUCH STREAM; THE RIGHT TO ESTABLISH AND/OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT; THE RIGHT TO ESTABLISH STORM, SEWER, WATER, AND PROTECTING RAMPS; 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 TO THIS INSTRUMENT, TO IMPROVE CONDITIONS OF THE PROPERTY AND WATER, DRAINAGE, CONTROL OR 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.

1. 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.

2. THE GRANTEE SHALL MAKE COMMERCIAL 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.

3. THE GRANTEE SHALL MAKE NECESSARY MODIFICATIONS AND IMPROVEMENTS TO CONFORM WITH THE CITY OF BOERNE DRAINAGE POLICY AND PLAN AT SUCH TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY CITY COUNCIL TO THE CITY OF BOERNE, TEXAS.

UTILITY EASEMENT:

UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS 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 THE UTILITIES; THE RIGHT TO REMOVE FROM THE EASEMENT ALL UTILITIES 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 UTILITY SHALL MAKE COMMERCIAL REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE UTILITY 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 UTILITY'S USUAL AND CUSTOMARY PRACTICES.

IMPACT FEE ASSESSMENT:

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 THE CITY ORDINANCE NO. 2025-20, SECTION 1.10(5).

SETBACK NOTE:

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

OPEN SPACE NOTE:

TOTAL OPEN SPACE PROVIDED SHALL BE 5% OF ALL BUILDING FOOTPRINTS AND AREAS OF IMPERVIOUS SURFACE DEDICATED TO VEHICLE ACCESS AND PARKING ON EACH LOT AND 250 SQUARE FEET PER DWELLING UNIT.

DRAINAGE BASIN NOTE:

NO PART OF THIS SUBDIVISION PLAT IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.

WELL PLUGGING AND SANITARY CONTROL EASEMENT NOTE:

IN ACCORDANCE WITH TEXAS ADMINISTRATIVE CODE §285.0110 AND COW CREEK GROUNDWATER CONSERVATION DISTRICT RULES, NO ON-SITE SEWAGE FACILITIES MAY BE CONSTRUCTED WITHIN A 100-FOOT RADIUS OF EXISTING WELLS #EW6836 AND #EW6837, WHICH HAVE BEEN PLUGGED AS OF NOVEMBER 14, 2024. THE SANITARY CONTROL EASEMENTS SHALL EXPIRE UPON PLUGGING AND REGISTRATION AS REQUIRED BY COW CREEK GROUNDWATER CONSERVATION DISTRICT RULES.

TXDOT NOTES:

1. FOR DEVELOPMENTS DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER AND/OR LANDOWNER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR PRESENT AND/OR FUTURE NOISE MITIGATION.
2. THE DEVELOPER AND/OR 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.
3. INTERSECTION AND/OR DRIVEWAY ACCESS TO THE STATE HIGHWAY, INCLUDING QUANTITY AND LOCATIONS OF DRIVEWAYS, WILL BE REGULATED AS DIRECTED BY THE CURRENT EDITION OF THE TXDOT ACCESS MANAGEMENT MANUAL.
4. IF SIDEWALKS ARE REQUIRED BY TXDOT OR THE APPROPRIATE CITY ORDINANCE, THE LOCATION, THE DESIGN, AND SPECIFICATIONS SHALL ADHERE TO TXDOT REQUIREMENTS; WHEN PERMITTED IN TXDOT RIGHT-OF-WAY, A TDLR INSPECTION REPORT WILL BE REQUIRED.
5. TXDOT WILL USE THE CURRENT EDITIONS OF THE APPROPRIATE MANUALS WHEN ISSUING PERMITS, TYPICAL MANUAL 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 SITE DEVELOPS.
6. 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 COMBINED TOTAL OF TWO (2) ACCESS POINT(S) ALONG IH10 W FRONTAGE RD BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 976.14'.

GENERAL NOTES:

1. AREA OF OPEN SPACE IS 9.14 ACRES.
2. AREA OF PUBLIC RIGHT-OF-WAY IS 2.26 ACRES, WHICH INCLUDES A 0.32-ACRE PUBLIC RIGHT-OF-WAY DEDICATION TO THE CITY OF BOERNE, TEXAS.



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COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909 TBPLS Firm#: 10194550

www.colliersengineering.com

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.

JONATHAN MCNAMARA
REGISTERED PROFESSIONAL ENGINEER NO. 154994
COLLIERS ENGINEERING & DESIGN
JON.MCNAMARA@COLLIERSENG.COM
3421 PAESANOS PKWY
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 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.

COREY CAMPBELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7076
COLLIERS ENGINEERING & DESIGN
COREY.CAMPBELL@COLLIERSENG.COM
3421 PAESANOS PKWY
SAN ANTONIO, TEXAS 78231
PHONE: 210.979.8444
FAX: 210-979-8441

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

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED 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:
BUCEE'S LTD.,
A TEXAS LIMITED PARTNERSHIP
ATTN: STAN BEARD
327 FM-2004
LAKE JACKSON, TX 77566
BY: BUC-EE'S MANAGEMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: JOE O'LEARY, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, THE ABOVE AUTHORITY, ON THIS DAY PERSONALLY APPEARED , KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF , A.D. 20 .

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

I, , 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 DAY OF , A.D. 20 , AT M., IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY IN BOOK , VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS BY HAND AND OFFICIAL SEAL OF OFFICE THIS DAY OF , A.D. 20 . TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME PAGE , KENDALL COUNTY OFFICIAL RECORDS, IN TESTIMONY WHEREOF, WITNESS BY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF , A.D. 20 .

COUNTY CLERK, KENDALL COUNTY, TEXAS
BY: DEPUTY

THIS PLAT OF BUC-EE'S #41 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.

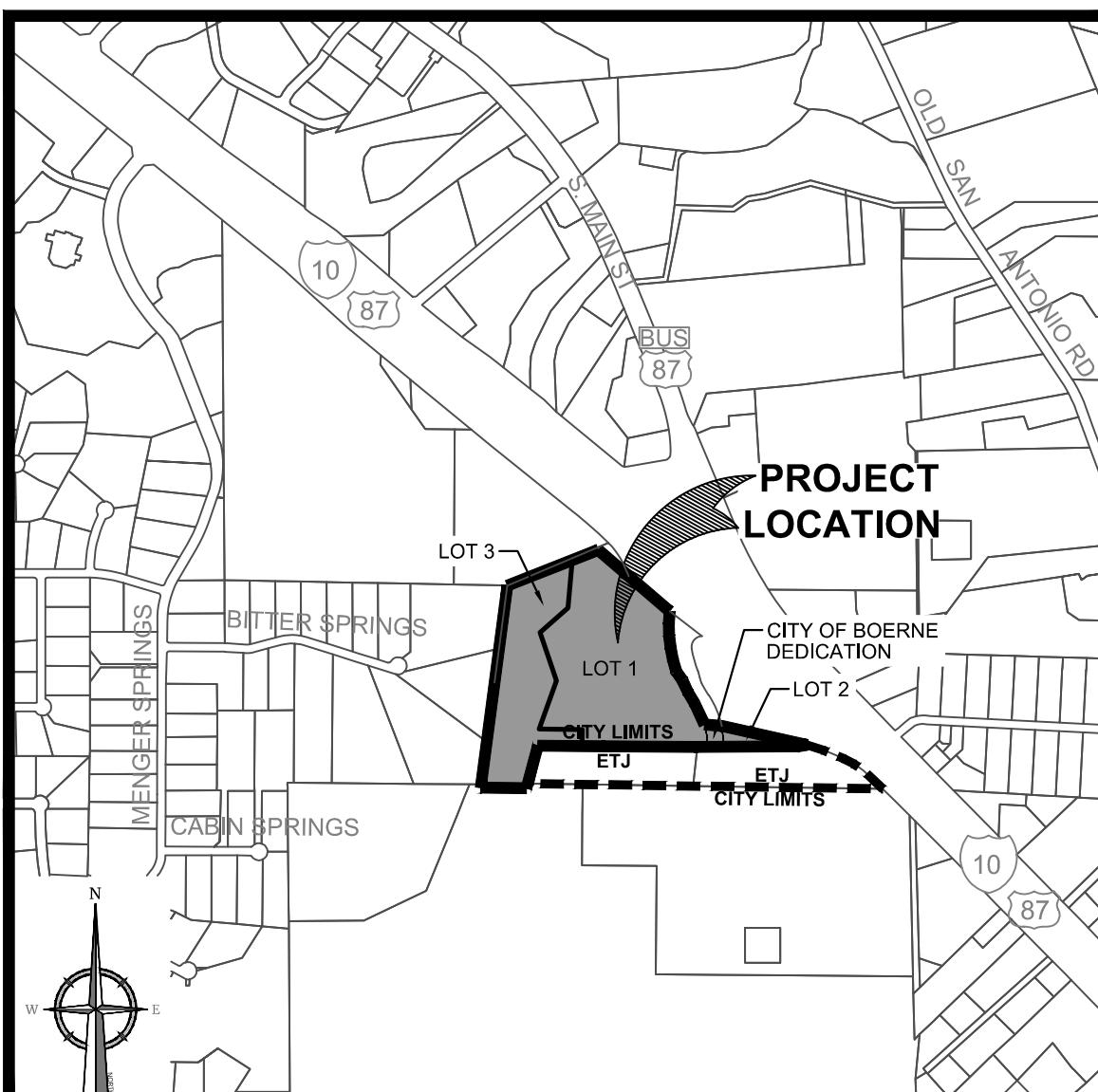
DATED THIS DAY OF , A.D. 20 .

BY: CHAIR

BY: SECRETARY

Received by Planning
Department

01/08/2026



LOCATION MAP
NOT TO SCALE

THIS FINAL PLAT OF BUC-EE'S #41 - CREATING LOTS 1, 2 & 3 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 , 20 .

BY: CHAIR

BY: SECRETARY

OWNER / DEVELOPER:
BUCEE'S LTD.,
327 FM 2004
LAKE JACKSON, TEXAS 77566

BUC-EE'S #41

LEGEND

	=	PROPERTY LINE
	=	ADJACENT PROPERTY LINE
	=	LOCAL FLOODPLAIN
	=	FOUND $\frac{1}{2}$ " IRON ROD
	=	FOUND "PK" MAIL
	=	FOUND $\frac{1}{2}$ " IRON PIN
	=	SET $\frac{1}{2}$ " IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"
	=	TEXAS DEPARTMENT OF TRANSPORTATION MON
R.O.W.	=	RIGHT-OF-WAY
O.R.K.C.	=	OFFICIAL RECORDS OF KENDALL COUNTY
D.P.K.C.	=	DEED AND PLAT RECORDS OF KENDALL COUNTY
VOL.	=	VOLUME
PG.	=	PAGE
NO.	=	NUMBER
	=	STEEP SLOPE OF 15% OR GREATER
	=	DRAINAGE PROTECTION ZONE 1
	=	DRAINAGE PROTECTION ZONE 2
	=	CITY OF BOERNE DEDICATION

FINAL PLAT - CREATING LOTS 1 (COMMERCIAL), 2 (COMMERCIAL), AND 3 (OPEN SPACE) AND A 0.32 ACRE RIGHT OF WAY DEDICATION TO CITY OF BOERNE, A 27.55 ACRE TRACT OF LAND, SITUATED IN THE CITY OF BOERNE, OUT OF THE JOHN SMALL SURVEY NO. 183, ABSTRACT 441, KENDALL COUNTY, TEXAS, BEING ALL OF A CALLED 24.683 ACRE TRACT AS RECORDED IN VOL 1547, PAGE 937 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, AND ALL OF A CALLED 2.873 ACRE TRACT AS RECORDED IN DOCUMENT NO 2023-383691 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS

EASEMENT LEGEND

<p>① VARIABLE WIDTH UTILITY EASEMENT</p> <p>② 25' ENTRANCE CORRIDOR SETBACK</p> <p>③ VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT</p> <p>④ VARIABLE WIDTH WATER EASEMENT</p> <p>⑤ 25' CITY MAINTENANCE ACCESS EASEMENT</p> <p>⑥ VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT ±0.087 ACREAGE</p> <p>⑦ VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT ±0.176 ACREAGE</p> <p>⑧ 20' SEWER EASEMENT</p> <p>⑨ UTILITY EASEMENT</p> <p>⑩ VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT ±0.034 ACREAGE</p>	<p>① 20' UTILITY EASEMENT (VOL. 5, PGS. 259-261, P.R.)</p> <p>② PERMANENT ELECTRIC UTILITY EASEMENT (VOL. 1155, PG. 348 O.R.K.C.)</p> <p>③ 15' WIDE ELECTRIC UTILITY EASEMENT (VOL. 1183, PG. 839 O.R.K.C.)</p> <p>④ EXISTING 15' UTILITY EASEMENT (DOC. NUMBER: 2024-390713, O.R.K.C.)</p> <p>⑤ 15' ELECTRIC & UTILITY EASEMENT (VOL. 1183, PG. 839, O.R.K.C.)</p> <p>⑥ EXISTING RIGHT-OF-WAY (CITY OF BOERNE) (DOC. NUMBER: 2024-389403, O.R.K.C.)</p> <p>⑦ VARIABLE WIDTH UTILITY EASEMENT (DOC. NUMBER: 2025-401451, O.R.K.C.)</p> <p>⑧ VARIABLE WIDTH UTILITY EASEMENT (DOC. NUMBER: 2025-401452, O.R.K.C.)</p>
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SURVEYOR NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 400 OF 525, COMMUNITY PANEL NO. 48259C0400F, DATED DECEMBER 17, 2010 AND FEMA FLOOD MAP 415 OF 525, COMMUNITY PANEL NO. 48259C0415F, DATED DECEMBER 17, 2010.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A).

Legend:

- R.O.W. = RIGHT-OF-WAY
- O.R.K.C. = OFFICIAL RECORDS OF KENDALL COUNTY
- D.P.R.C. = DEED AND PLAT RECORDS OF KENDALL COUNTY
- VOL. = VOLUME
- PG. = PAGE
- NO. = NUMBER
- STEEP SLOPE OF 15% OR GREATER
- DRAINAGE PROTECTION ZONE 1
- DRAINAGE PROTECTION ZONE 2
- CITY OF BOERNE DEDICATION
- 25' CITY MAINTENANCE ACCESS EASEMENT
- 15' ELECTRIC & UTILITY EASEMENT (VOL. 1183, PG. 839, O.R.K.C.)
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT ±.087 ACREAGE
- EXISTING RIGHT-OF-WAY (CITY OF BOERNE) (DOC. NUMBER: 2024-389403, O.R.K.C.)
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT ±.176 ACREAGE
- VARIABLE WIDTH UTILITY EASEMENT (DOC. NUMBER: 2025-401451, O.R.K.C.)
- 20' SEWER EASEMENT
- UTILITY EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT ±.034 ACREAGE

Surveyor Notes:

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- THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A).

Plots and Labels:

- LOT 3 BLOCK 1 (OPEN SPACE DEDICATED TO THE CITY OF BOERNE) 9.14 ACRES**
- LOT 1 BLOCK 1 17.54 ACRES**
- LOT 2 BLOCK 1 (0.555 ACRES)**
- LOT 238 BLOCK 1 (VOL. 5 PG. 259 O.R.K.C.) OWNER: JEANNIE SNYDELAAR (VOL. 1369, PG. 605 O.R.K.C.)**
- LOT 239 BLOCK 1 (VOL. 5 PG. 259 O.R.K.C.) OWNER: CHRISTOPHER KITE (DOC. 2021-36907 O.R.K.C.)**
- LOT 237 BLOCK 1 (VOL. 5 PG. 259 O.R.K.C.) OWNER: BRYAN RAY & CAREY (VOL. 1413, PG. 570 O.R.K.C.)**
- LOT 237 BLOCK 1 (VOL. 5 PG. 259 O.R.K.C.) OWNER: MICHELLE STEWART (VOL. 1413, PG. 570 O.R.K.C.)**
- 5.534 ACRE JOHN SMALL SURVEY NO. 183, ABSTRACT NO. 441 OWNER: BALOUS MILLER (VOL. 1344 PG. 956 O.R.K.C.)**
- 5.218 ACRE JOHN SMALL SURVEY NO. 183, ABSTRACT NO. 441 OWNER: BALOUS MILLER (VOL. 1344 PG. 948 O.R.K.C.)**
- 3.986 ACRE JOHN SMALL SURVEY NO. 183, ABSTRACT NO. 441 OWNER: BUC-EE'S, LTD. (DOCUMENT NO. 2025 - 399365 O.R.K.C.)**
- 242.436 ACRE SAM HEWES SURVEY NO. 186, ABSTRACT NO. 247 OWNER: 420 INVESTMENT GROUP, LTD (VOL. 1408 PG. 470 O.R.K.C.)**
- 187.08' L49**
- 216.85' L56**
- 270.99' L53**
- 300.00' L51**
- 91.68' L52**
- 77.15' L50**
- 51.50' L51**
- 187.08' L49**
- 249.89' L49**
- 224.79' L50**
- 255.16' L51**
- 1428' L52**
- 1426' L53**
- 1424' L54**
- 1422' L55**
- 1420' L56**
- 1420' L57**
- 1418' L58**
- 1416' L59**
- 1414' L60**
- 1412' L61**
- 1410' L62**
- 1408' L63**
- 1406' L64**
- 1404' L65**
- 1402' L66**
- 1400' L67**
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- 1408' L118**
- 1406' L119**
- 1404' L120**
- 1402' L121**
- 1400' L122**
- 1408' L123**
- 17.79' L23**
- 20.07' L22**
- 374.28' L1**
- 393.93' L2**
- 193.38' L3**
- 2980' L4**
- 2987' L5**
- 2993' L6**
- 2999' L7**
- 1589' L8**
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- 1594' L13**
- 1595' L14**
- 1596' L15**
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- 1450' L19**
- 1460' L20**
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- 1472' L26**
- 1474' L27**
- 1476' L28**
- 1478' L29**
- 1480' L30**
- 1482' L31**
- 1484' L32**
- 1486' L33**
- 1488' L34**
- 1490' L35**
- 1492' L36**
- 1494' L37**
- 1496' L38**
- 1498' L39**
- 1500' L40**
- 1502' L41**
- 1504' L42**
- 1506' L43**
- 1508' L44**
- 1510' L45**
- 1512' L46**
- 1514' L47**
- 1516' L48**
- 1518' L49**
- 1520' L50**
- 1522' L51**
- 1524' L52**
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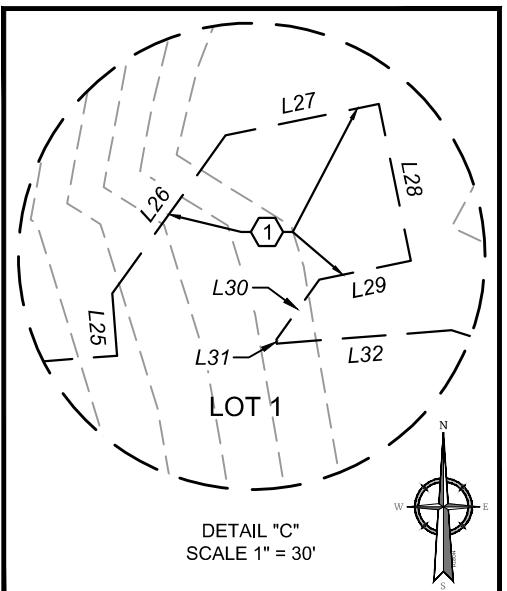
LEGEND

- F.I.R. = FOUND 1/8" IRON ROD
- F.N.K. = FOUND 1/8" IRON NAIL
- F.I.P. = FOUND 1/8" IRON PIN
- S.I.R. = SET 1/8" IRON ROD WITH BLUE CAP STAMPED "COLLIERS PROP CORNER"
- ☒ TXDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION TYPE I OR TYPE II AS NOTED
- R.O.W. = RIGHT-OF-WAY
- O.R.K.C. = OFFICIAL RECORDS OF KENDALL COUNTY
- D.P.R.C. = DEED AND PLAT RECORDS OF KENDALL COUNTY
- VOL. = VOLUME
- PG. = PAGE
- NO. = NUMBER

SAN ANTONIO

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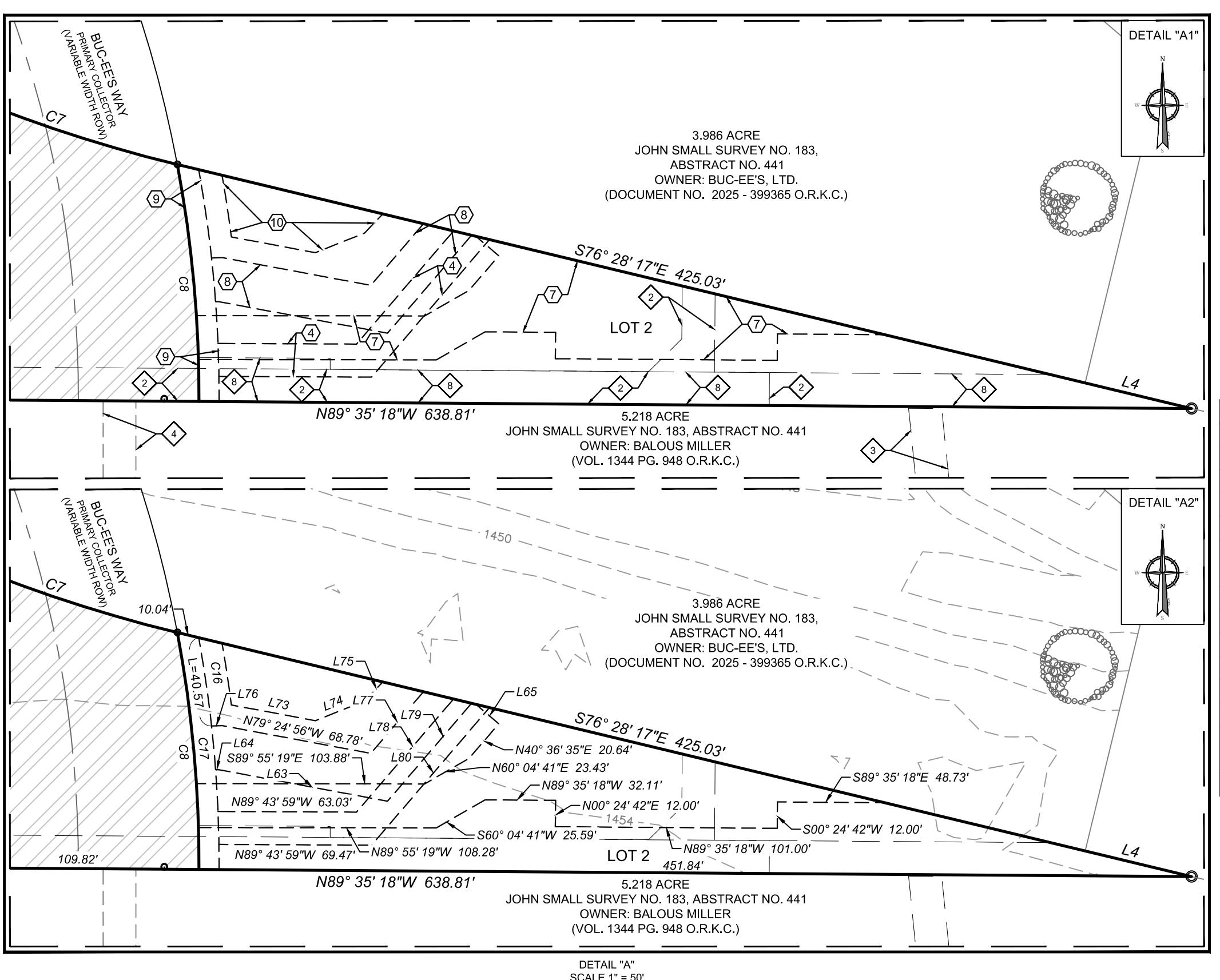


BUC-EE'S #41

FINAL PLAT - CREATING LOTS 1 (COMMERCIAL), 2 (COMMERCIAL), AND 3 (OPEN SPACE) AND A 0.32 ACRE RIGHT OF WAY DEDICATION TO CITY OF BOERNE, A 27.55 ACRE TRACT OF LAND, SITUATED IN THE CITY OF BOERNE, OUT OF THE JOHN SMALL SURVEY NO. 183, ABSTRACT 441, KENDALL COUNTY, TEXAS, BEING ALL OF A CALLED 24.683 ACRE TRACT AS RECORDED IN VOL 1547, PAGE 937 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, AND ALL OF A CALLED 2,873 ACRE TRACT AS RECORDED IN DOCUMENT NO 2023-383691 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS

LOT SUMMARY		
TOTAL # OF LOTS	TOTAL ACREAGE OF R.O.W.	AREA OF SMALLEST LOT
3 LOTS	1.991 ACRES	0.555 ACRES (LOT 2)

POINT #	SPECIES	DIAMETER (IN)	CIRCUM. (CM)	POINT #	SPECIES	DIAMETER (IN)	CIRCUM. (CM)	POINT #	SPECIES	DIAMETER (IN)	CIRCUM. (CM)
1589	LIVE OAK	28.00	88.0	4791	LIVE OAK	27.00	84.8	5139	LIVE OAK	24.50	76.97
1590	LIVE OAK	24.00	75.39	4792	LIVE OAK	32.50	102.1	5145	LIVE OAK	24.00	75.40
1594	LIVE OAK	40.50	127.2	4793	LIVE OAK	26.00	81.7	5150	LIVE OAK	24.00	75.40
1596	LIVE OAK	26.00	81.7	4798	LIVE OAK	33.00	103.7	5157	LIVE OAK	28.00	87.96
1597	LIVE OAK	33.50	105.2	4799	LIVE OAK	24.00	75.4	5166	LIVE OAK	29X13.5	91.11X42.41
1598	LIVE OAK	24.50	77.0	4845	LIVE OAK	25.50	80.11	5175	LIVE OAK	27.00	84.82
2980	LIVE OAK	28.00	88.0	4859	LIVE OAK	29.00	91.11	5176	LIVE OAK	29.00	91.11
2987	LIVE OAK	25.00	78.5	4861	LIVE OAK	24.00	75.40	5486	OD	55.50	174.36
2993	LIVE OAK	26.00	81.7	5116	LIVE OAK	25.00	78.54	5487	LIVE OAK	31.50	98.96
2999	LIVE OAK	26.00	81.7	5133	LIVE OAK	32.00	100.53	5488	LIVE OAK	30.00	94.25
4773	LIVE OAK	29X25	91.11X78.54	5134	LIVE OAK	24.00	75.40	5490	LIVE OAK	25.00	78.54
4789	LIVE OAK	29.00	91.1	5135	LIVE OAK	27.00	84.82				
4790	LIVE OAK	29.50	92.7	5136	LIVE OAK	24.00	75.40				



EASEMENT LEGEND	
①	VARIABLE WIDTH UTILITY EASEMENT
②	25' ENTRANCE CORRIDOR SETBACK
③	VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
④	VARIABLE WIDTH WATER EASEMENT
⑤	25' CITY MAINTENANCE ACCESS EASEMENT
⑥	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT ±0.087 ACREAGE
⑦	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT ±0.176 ACREAGE
⑧	20' SEWER EASEMENT
⑨	UTILITY EASEMENT
⑩	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT ±0.034 ACREAGE
①	20' UTILITY EASEMENT (VOL. 5, PG. 259-261, P.R.)
②	PERMANENT ELECTRIC UTILITY EASEMENT (VOL. 1155, PG. 348 O.R.K.C.)
③	15' WIDE ELECTRIC UTILITY EASEMENT (VOL. 1183, PG. 839 O.R.K.C.)
④	EXISTING 15' UTILITY EASEMENT (DOC. NUMBER: 2024-390713, O.R.K.C.)
⑤	15' ELECTRIC & UTILITY EASEMENT (VOL. 1183, PG. 839 O.R.K.C.)
⑥	EXISTING RIGHT-OF-WAY (CITY OF BOERNE) (DOC. NUMBER: 2024-389403, O.R.K.C.)
⑦	VARIABLE WIDTH UTILITY EASEMENT (DOC. NUMBER: 2025-401451, O.R.K.C.)
⑧	VARIABLE WIDTH UTILITY EASEMENT (DOC. NUMBER: 2025-401452, O.R.K.C.)

Curve Table				
LINE #	LENGTH	RADIUS	DELTA	CHORD BRG
C1	142.55'	757.75'	010°46'42"	S03°47'21"E
C2	109.79'	754.00'	008°20'35"	S15°17'27"E
C3	13.48'	90.00'	008°34'47"	S23°45'09"E
C4	126.08'	109650.09'	000°03'57"	S28°03'33"E
C5	84.54'	456.02'	010°37'17"	S24°22'26"E
C7	132.70'	672.30'	011°18'34"	S70°38'59"E
C8	108.44'	565.84'	010°58'51"	N05°12'27"W
C10	238.26'	456.02'	029°56'08"	N14°43'00"W
C11	153.72'	456.02'	019°18'52"	S09°24'21"E
C12	93.95'	663.10'	008°07'04"	S40°38'50"E
C13	15.06'	456.02'	001°53'34"	S06°21'11"E
C14	25.03'	456.02'	003°08'42"	N02°37'53"W
C15	104.07'	638.10'	009°20'39"	N41°00'09"W
C16	28.36'	585.00'	002°46'41"	N08°28'00"W
C17	104.93'	575.00'	010°27'20"	N05°03'35"W

Line Table		Line Table		Line Table	
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	76.63'	S01°36'00"W	L30	11.50'	S35°38'34"W
L2	25.88'	S18°28'43"E	L31	0.65'	S04°21'26"E
L3	109.11'	S29°41'06"E	L32	27.39'	N85°38'34"E
L4	49.80'	S76°28'17"E	L33	44.70'	S72°21'26"E
L5	216.29'	N01°27'18"E	L34	7.92'	N11°33'42"W
L6	263.17'	N45°11'07"E	L35	14.99'	N78°26'18"E
L7	329.97'	N18°14'10"W	L36	7.92'	S11°28'42"E
L8	331.84'	N17°16'16"E	L37	6.56'	N11°33'42"W
L9	300.00'	N89°37'00"W	L38	13.88'	N78°26'18"E
L10	50.00'	N00°23'00"E	L39	14.08'	S79°24'56"E
L11	100.11'	S05°15'01"E	L40	121.24'	S11°33'42"E
L12	362.13'	S15°36'21"W	L41	34.70'	S33°26'18"W
L13	100.19'	S22°11'45"W	L42	18.84'	S32°26'18"W
L14	50.35'	S62°21'47"W	L43	46.35'	N72°21'26"W
L15	138.81'	S18°31'22"W	L44	166.52'	S40°38'34"W
L16	142.96'	S47°50'24"E	L45	41.92'	N45°25'57"E
L17	39.73'	S00°09'58"E	L46	103.04'	N88°54'32"E
L18	51.00'	S42°16'46"W	L47	98.44'	S88°54'32"W
L19	58.72'	S00°47'39"W	L48	42.15'	S45°25'57"W
L20	28.78'	N63°08'34"E	L49	13.44'	S89°18'38"E
L21	8.83'	S89°37'17"E	L50	17.80'	S63°08'34"W
L22	56.94'	N11°05'52"E	L51	16.45'	N40°24'36"E
L23	66.08'	S11°05'52"W	L52	101.89'	S89°34'08"E
L24	125.93'	S89°37'17"E	L53	105.84'	S15°10'57"W
L25	9.75'	N04°21'26"W	L54	78.30'	S22°55'57"W
L26	30.39'	N35°38'34"	L55	41.47'	S00°25'57"W
L27	24.42'	N78°26'18"E	L56	21.52'	S15°10'57"W
L28	25.00'	S11°33'42"E	L57	53.03'	N08°35'57"E
L29	14.62'	S78°26'18"W	L58	101.56'	S81°24'03"

