

**LOCATION MAP**  
1"=2000'

**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 AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN 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 TO 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, AND THE RIGHT TO REMOVE ANY SUCH TREES OR BRUSH FROM THE EASEMENT AREA. THE RIGHTS HEREIN RESERVED INCLUDE THE RIGHT OF EGRESS AND ENTRY FOR THE INSTALLATION, MAINTENANCE, REPAIR, AND SUPPORT OF 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.

**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 CITY ORDINANCE NO. 2025-20, SECTION 1.10(6).  
**SIDEWALK NOTES:**  
AT SUCH TIME AS A LOT IS DEVELOPED, REINFORCED CONCRETE SIDEWALKS SHALL BE INSTALLED ADJACENT TO ALL PROPERTY LINES OF EACH LOT WHERE THE LOT ADJUTS PUBLIC OR PRIVATE STREET. SIDEWALK WIDTH TO MEET THE CITY OF BOERNE UNIFIED DEVELOPMENT CODE PER APPLICABLE STREET CLASSIFICATION CROSS SECTION.

**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.  
**OBSTRUCTION OF DRAINAGE:**  
ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.  
**TAX CERTIFICATE:**  
A TAX CERTIFICATE AFFIDAVIT WAS FILED ON \_\_\_\_\_, PAGE \_\_\_\_\_, KENDALL COUNTY OFFICIAL RECORDS.

**NOTES:**  
1. ALL LOT CORNERS ARE MONUMENTED WITH FOUND 3" REBAR UNLESS NOTED OTHERWISE.  
2. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.  
3. ALL LOTS ARE OUTSIDE THE 100 YEAR FLOOD PLAIN (ZONE "X" UNSHADED) F.E.M.A. PANEL 48029C0295F, EFFECTIVE DATE SEPTEMBER 28, 2010.  
4. BEARINGS, DISTANCES AND COORDINATES SHOWN ARE BASED ON TEXAS PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83. VERTICAL DATUM IS NAVD 88. GRID DISTANCES CAN BE ADJUSTED TO SURFACE USING THE COMBINED SCALE FACTOR OF 1.00017. STATE PLANE COORDINATES ESTABLISHED USING LEICA SMARTNET OPS RTK NETWORK.  
5. PRESERVATION OR REMOVAL OF HERITAGE TREES WILL BE DONE PER SECTION 2.02.002 (T) OF THE IDENTIFIED ON THIS PLAT. THERE ARE 0 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002 IDENTIFIED ON THIS PLAT.  
6. NO PART OF THIS SUBDIVISION PLAT IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.

**MAJOR DEVELOPMENT PLAT ESTABLISHING  
SCENIC LOOP ROAD BUSINESS**  
A 4.254 ACRES TRACT OF LAND, SITUATED IN THE ANTONIO CRUZ SURVEY ABSTRACT 97, SECTION 170, KENDALL COUNTY, TEXAS AND BEING ALL OF A CALLED 4.431 ACRE TRACT DESCRIBED IN PARTICIPATION DEED, RECORDED IN VOLUME 1250, PAGE 1037, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS

**STATE OF TEXAS  
COUNTY OF KENDALL**  
Scenic Capital, LLC  
By: MOHSSEN AFSOUS  
6607 BUFFALO HILLS  
SAN ANTONIO, TEXAS 78256

**STATE OF TEXAS  
COUNTY OF KENDALL**  
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 \_\_\_\_\_, 2026.

**NOTARY PUBLIC, KENDALL COUNTY, TEXAS**

**STATE OF TEXAS  
COUNTY OF KENDALL**  
THIS PLAT OF SCENIC LOOP ROAD BUSINESS 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 \_\_\_\_\_, 2026.

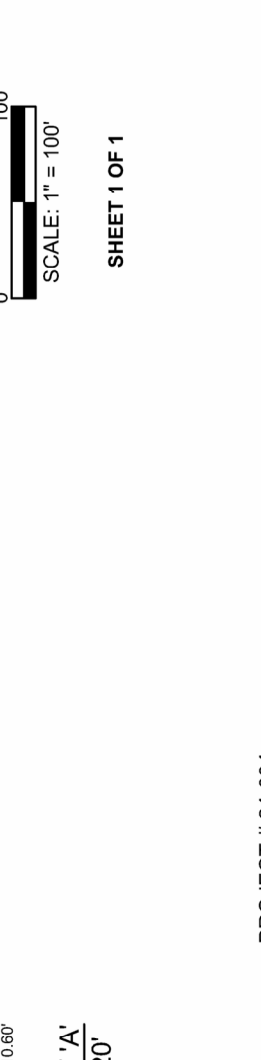
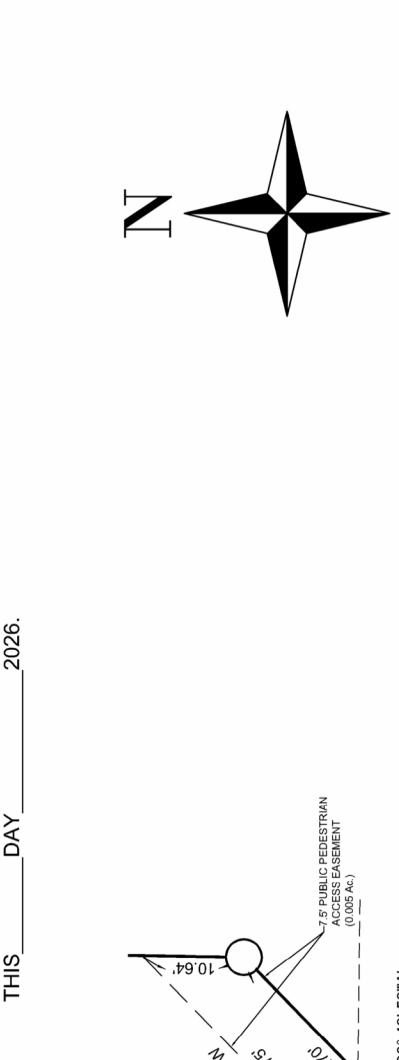
BY: \_\_\_\_\_ CHAIR  
BY: \_\_\_\_\_ SECRETARY

**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 IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2026 AND PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. \_\_\_\_\_ TAX CERTIFICATE AFFIDAVIT FILED THIS DATE DOCUMENT NO. \_\_\_\_\_ KENDALL COUNTY OFFICIAL RECORDS. IN TESTIMONY, WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL IF OFFICE, THIS \_\_\_\_\_ DAY \_\_\_\_\_, 2026.

**STATE OF TEXAS  
COUNTY OF KENDALL**

PROJECT SUMMARY  
1. ONE NON RESIDENTIAL LOT  
2. APPROXIMATE AREA OF SMALLEST LOT IS 4.254 ACRES GROSS  
3. RIGHT-OF-WAY DEDICATION = 0.177 ACRES  
4. DENSITY: 1 LOT = 4.254 ACRES PER LOT  
5. PROPOSED IMPERVIOUS COVER = +/- 2.9 AC. PERCENT  
IMPERVIOUS COVER = +/- 69%

**LEGEND**  
AC. = ACRES  
BLDG. = BUILDING  
BLK. = BLOCK  
D.P.R.K.C. = DEED AND PLAT RECORDS OF KENDALL COUNTY, TEXAS  
ESMT. = EASEMENT  
E.T.R.C.A. ESM.T. = ELECTRIC, TELEPHONE, GAS, AND CABLE EASEMENT  
E. = EASTING  
N. = NORTHING  
O.P.R.K.C. = OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS  
PG. = PAGE  
PGS. = PAGES  
PRO. = PROPOSED  
R.O.W. = RIGHT OF WAY  
VOL. = VOLUME  
ST. = STREET CENTER LINE  
EASEMENT LINE  
- - - = EXISTING LOT LINE  
- - - - - = PROPOSED PROPERTY LINE  
- - - - - = CONTOUR MAJOR  
- - - - - = CONTOUR MINOR  
● = 1/2" IRON ROD SET CAPPED WALLS  
○ = 1/2" IRON ROD FOUND  
○ = LOW IMPACT DEVELOPMENT WATER QUALITY AREA  
△ = MAG NAIL WITH WASHER STAMPED WALLS



**LINE TABLE**

| Line # | Length | Direction     |
|--------|--------|---------------|
| L1     | 123.09 | N89° 04' 08"W |
| L2     | 38.25  | N0° 55' 52"E  |
| L3     | 15.00  | S89° 04' 08"E |
| L4     | 23.25  | N0° 55' 52"E  |
| L5     | 108.09 | S89° 04' 08"E |
| L6     | 123.09 | S89° 04' 08"E |
| L7     | 45.16  | N0° 55' 52"E  |
| L8     | 15.00  | N89° 04' 08"W |
| L9     | 30.16  | N0° 55' 52"E  |
| L10    | 108.09 | N89° 04' 08"W |

CONTACT: BEHAD ZAHROONI P.E.  
PROJECT # 24-004  
DATE: APRIL 20, 2026

**ZARON ENGINEERING PLLC.**  
CIVIL ENGINEERING - DEVELOPMENT CONSULTING - PROJECT MANAGEMENT  
1846 N LOOP 1604 W, STE 205  
SAN ANTONIO, TEXAS 78248  
PHONE # 210-687-7603  
TXBE FIRM NO. F-26362

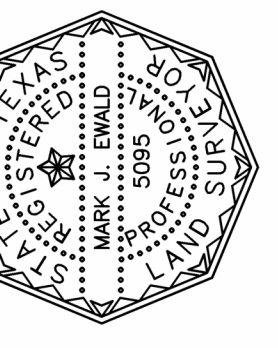


BEHAD ZAHROONI, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 132477  
ZARON ENGINEERING PLLC.  
TXBE FIRM REGISTRATION NO. F-26362

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF KENDALL  
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.



MARK J. EWALD  
REGISTERED PROFESSIONAL SURVEYOR NO. 5095  
WESTAR ALAMO LAND SURVEYORS, LLC  
FIRM NO. 10111700

**SURVEYOR**  
WESTSTAR ALAMO  
4374 LOCKHILL SELMA RD  
SHAVANO PARK, TEXAS 78249  
(210) 372-9500