

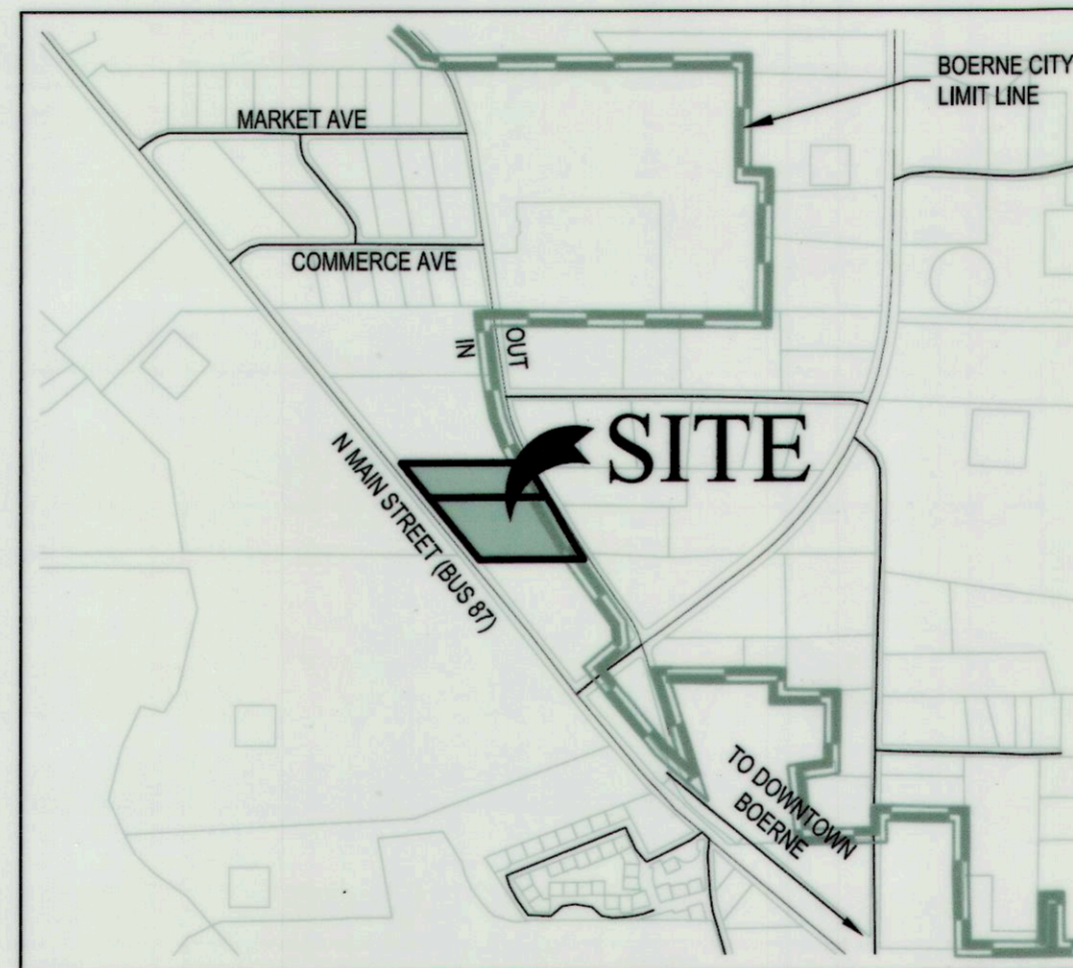
## ADMINISTRATIVE AMENDING PLAT OF PFEIFFER HERITAGE SUBDIVISION LOT 2B-A AND 3A FROM LOT 2B & LOT 3

BEING LOT 2B & LOT 3, PFEIFFER HERITAGE SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN VOLUME 6, PAGES 59-61, PLAT RECORDS, LOCATED IN THE NEWTON AND TAYLOR SURVEY NO. 181, ABSTRACT NO. 36, KENDALL COUNTY, TEXAS.

EXISTING LOT COUNT = 2  
PROPOSED LOT COUNT = 2  
0.0 L. F. OF NEW STREET



NOTE: THE PURPOSE OF THIS PLAT IS TO MODIFY THE COMMON BOUNDARY LINE BETWEEN LOT 2B & LOT 3, PFEIFFER HERITAGE SUBDIVISION AS RECORDED IN VOLUME 6, PAGES 59-61, PLAT RECORDS, KENDALL COUNTY, TEXAS, TO CREATE, LOT 2B-A & LOT 3A, PFEIFFER HERITAGE SUBDIVISION.



LOCATION MAP  
N.T.S.

**GENERAL NOTES:**

- 1.) NO PART OF THIS SUBDIVISION IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.
- 2.) LOCATIONS AND CONFIGURATIONS OF ANY ORIGINAL LOT LINES, ETC. ON OR ADJOINING THIS TRACT ARE APPROXIMATE, SAID LOT LINES AND/OR PATENTS, ETC. WERE NOT RESEARCHED OR LOCATED ON THE GROUND.
- 3.) NO PORTIONS OF THIS PROPERTY ARE LOCATED IN FEMA FLOOD ZONE "AE" OR "A" ACCORDING TO FLOOD INSURANCE RATE MAP #48259C0415F, EFFECTIVE DATE DECEMBER 17, 2010, AS PREPARED BY THE FEDERAL MANAGEMENT AGENCY (FEMA).
- 4.) BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, US SURVEY FOOT, GRID.

**EASEMENT NOTES:**

ALL PROPERTIES DESIGNATED AS EASEMENTS SHALL OR MAY BE UTILIZED FOR THE FOLLOWING PURPOSES:

**DRAINAGE EASEMENT:**

DRAINAGE, WATER DIVERSION AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALL, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM")

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE THEREOF; 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 WITH IN 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, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

**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 THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATION, MAINTAINING, REPAIRING AND REMOVING THE UTILITIES; THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE UTILITIES; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLE 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 REASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
2. THE CITY SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY 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 CITY'S USUAL AND CUSTOMARY PRACTICES.

**APPROVAL OF THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT AS FOLLOWS:**

THIS ADMINISTRATIVE AMENDING PLAT OF LOT 2B & LOT 3, PFEIFFER HERITAGE SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH DEPARTMENT.

DATED THIS 2nd DAY OF March, A.D., 2018

BY: Laura Talley  
LAURA TALLEY  
PLANNING AND COMMUNITY DEVELOPMENT DIRECTOR

TAX CERTIFICATE:  
TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME 1625 PAGE 471-473, 474-476, KENDALL COUNTY OFFICIAL RECORDS.

CAPITAL RECOVERY 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. 2009-15, SECTION 1.10 (5)

SIDEWALK NOTE:  
SIX-FOOT WIDE REINFORCED CONCRETE SIDEWALKS (INCLUDING CURB RAMPS) SHALL BE INSTALLED IN THE SIDEWALK EASEMENT WHERE PROVIDED, OR ADJACENT TO CURBS WHERE NO SIDEWALK EASEMENT IS PROVIDED, OF EACH LOT FRONTING A STREET AT SUCH TIME AS THAT LOT IS DEVELOPED.

FENCE NOTES:  
GATES ACROSS EASEMENT: DOUBLE SWING GATES 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.

STATE OF TEXAS  
COUNTY OF KENDALL

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

William R. Pippin  
WILLIAM R. PIPPIN  
OWNER OF LOT 2B  
2830 E. HOUSTON  
SAN ANTONIO, TEXAS 78202

STATE OF TEXAS  
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED William R. Pippin, 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 16 DAY OF February, A.D. 2018

Randi L. Matter  
NOTARY PUBLIC  
KENDALL COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF KENDALL

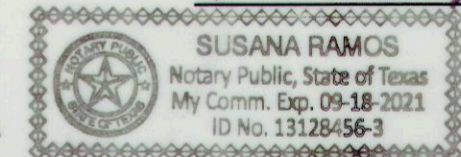
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Michael B. Schuler  
THE CITY OF BOERNE  
OWNER OF LOT 3  
402 E. BLANCO  
BOERNE, TEXAS 78006

STATE OF TEXAS  
COUNTY OF KENDALL

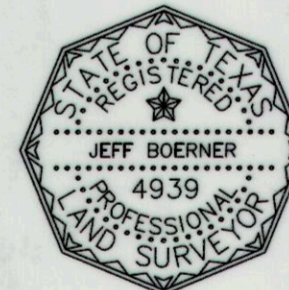
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Michael B. Schuler, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14 DAY OF March, A.D. 2018

Susana Ramos  
NOTARY PUBLIC  
KENDALL COUNTY, 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



Jeff Boerner  
JEFF BOERNER  
REGISTERED PROFESSIONAL LAND SURVEYOR #4939



SWORN TO AND SUBSCRIBED BEFORE ME THIS 16 DAY OF February, A.D. 2018

Randi L. Matter  
NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF KENDALL

I, Darlene Berni, 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 16th DAY OF March, A.D. 2018 AT 10:50 a.m. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME 9, ON PAGE 34-35 IN TESTIMONY WHEREOF, WITNESS BY HAND AND OFFICIAL SEAL OF OFFICE, THIS 16th DAY OF March, A.D. 2018.  
TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME 1625 PAGE 471-473-476 OFFICIAL RECORDS, IN TESTIMONY WHEREOF, WITNESS BY HAND AND OFFICIAL SEAL OF OFFICE, THIS 16th DAY OF March, A.D. 2018.

Darlene Berni  
COUNTY CLERK, KENDALL COUNTY, TEXAS  
BY: Paula Pallas DEPUTY

REVISED: JANUARY 23, 2018  
REVISED: DECEMBER 04, 2017  
PREPARED: OCTOBER 23, 2017

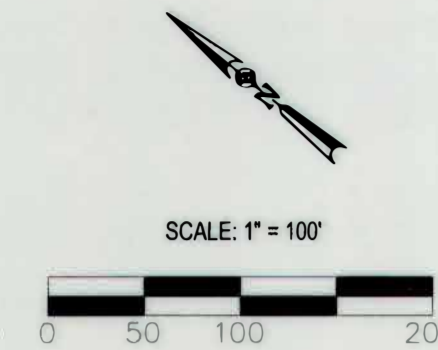
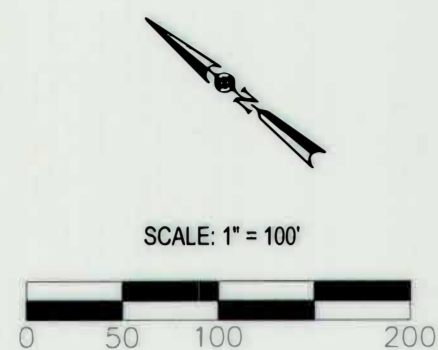
JOB NO. 15-4124

**MATKINHOOPER**  
ENGINEERING & SURVEYING  
P.O. BOX 54  
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFFICE: 830.249.0600 FAX: 830.249.0999  
TEXAS REGISTERED ENGINEERING FIRM F-004512  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS



# ADMINISTRATIVE AMENDING PLAT OF PFEIFFER HERITAGE SUBDIVISION LOT 2B-A AND 3A FROM LOT 2B & LOT 3

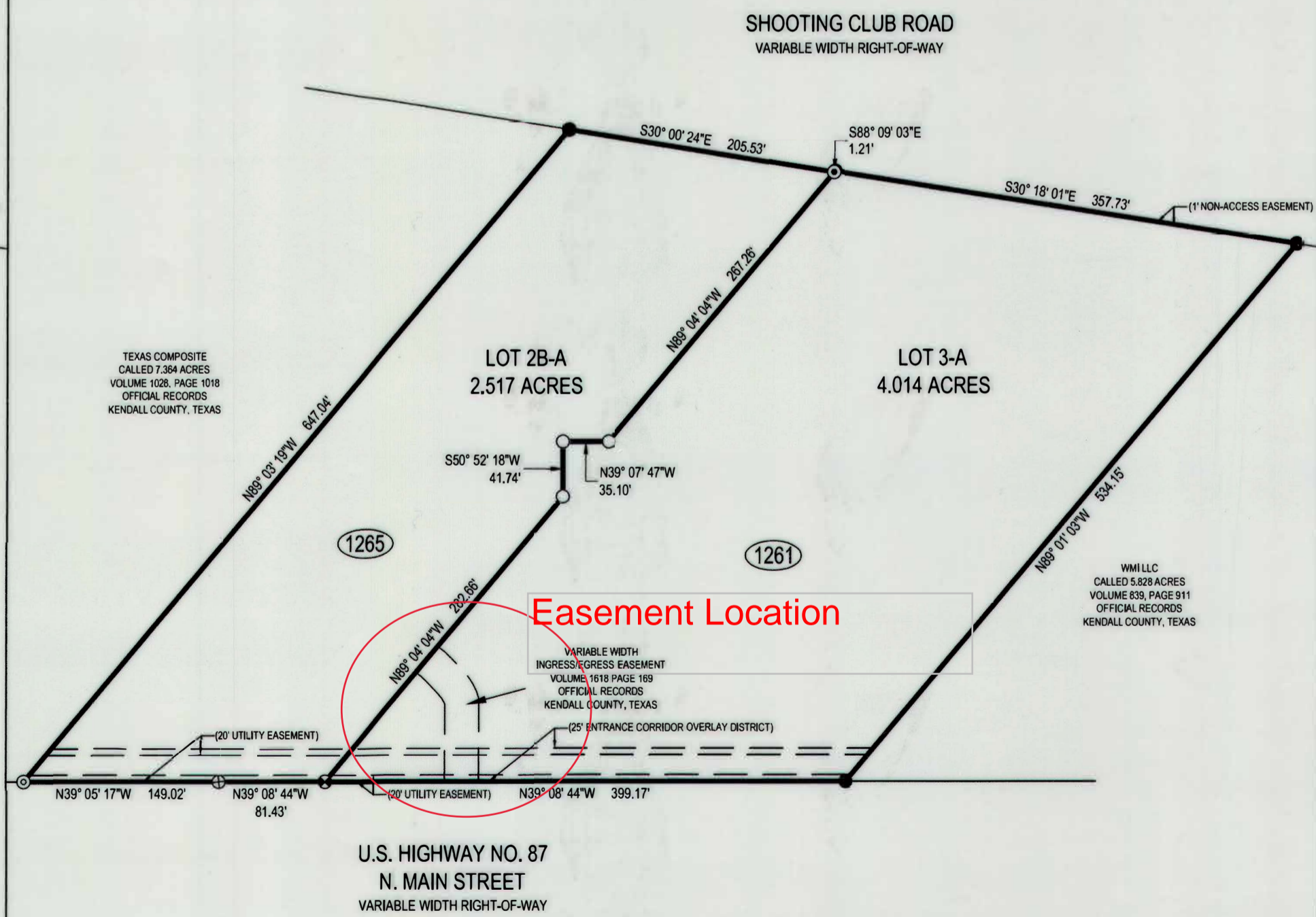
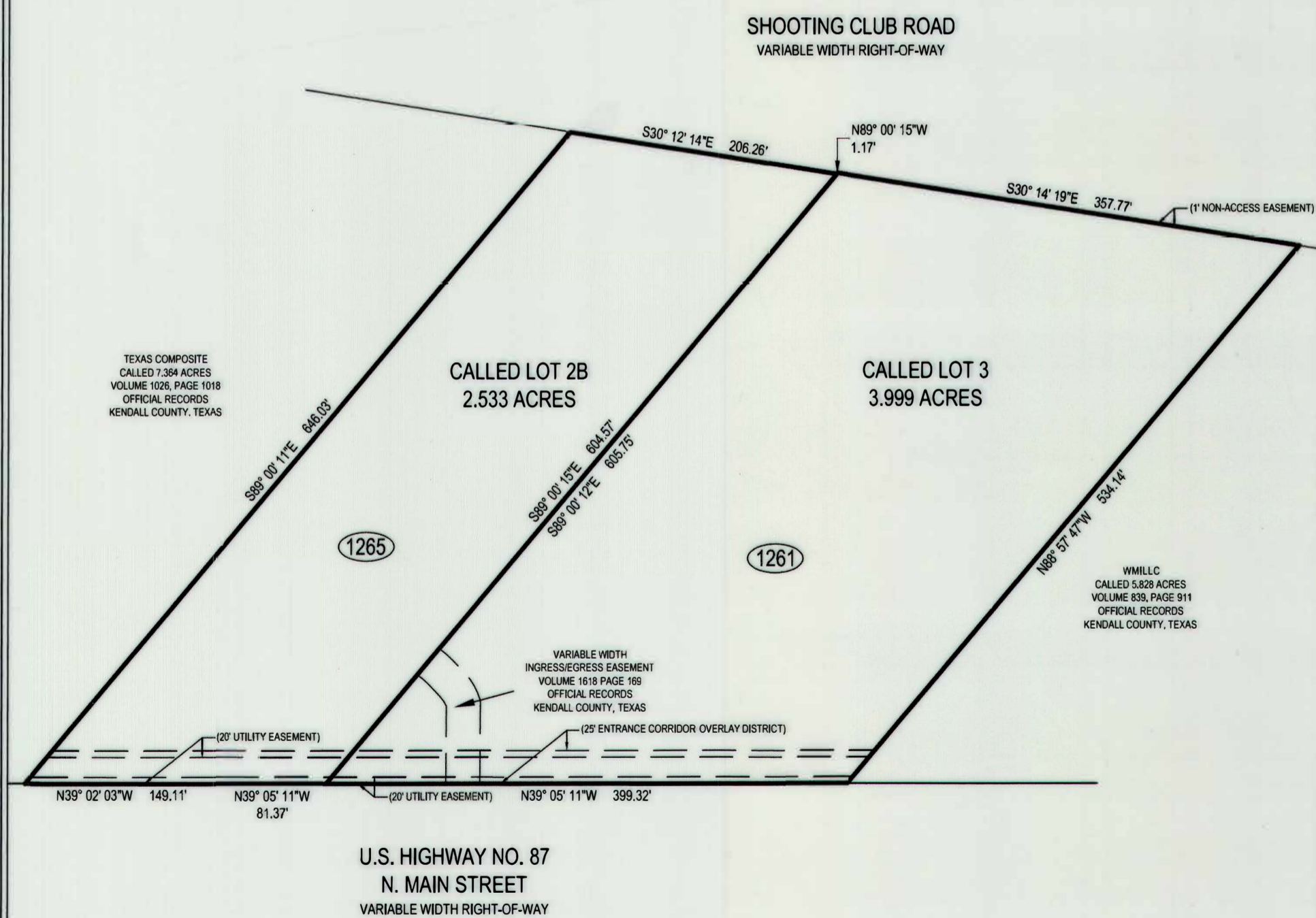
BEING LOT 2B & LOT 3, PFEIFFER HERITAGE SUBDIVISION AS SHOWN ON  
THE PLAT RECORDED IN VOLUME 6, PAGES 59-61, PLAT RECORDS,  
LOCATED IN THE NEWTON AND TAYLOR SURVEY NO. 181, ABSTRACT NO.  
36, KENDALL COUNTY, TEXAS.



AS PLATTED

PROPOSED

- LEGEND**
- ⊙ FOUND 1/2" IRON ROD WITH A YELLOW "PD" PLASTIC CAP
  - ⊙ FOUND 1/2" IRON ROD WITH A "OBLIT" PLASTIC CAP
  - FOUND 1/2" IRON ROD
  - ⊗ FOUND 5/8" IRON ROD
  - ⊙ FOUND PK NAIL IN CONCRETE
  - ⊙ SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
  - ### DENOTES ADDRESS



JOB NO. 15-4124  
REVISED: DECEMBER 04, 2017  
PREPARED: OCTOBER 23, 2017

**MATKINHOOVER**  
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