

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, 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 AT SUCH A TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY CITY COUNCIL OF 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 TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF 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 IS 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.

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 PROFESSIONAL LAND SURVEYOR
TROY A. TROBAUGH, R.P.L.S.
QUIDDITY ENGINEERING, LLC

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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
DARREN J. MCAFEE, P.E.
QUIDDITY ENGINEERING, LLC

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GENERAL NOTES:

- ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
- THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.
- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000378.
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).
- NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN A DRAINAGE BASIN WHICH IS UPSTREAM FROM A CITY WATER SUPPLY LAKE.

SETBACKS IN CITY LIMITS:

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.

GRID STREET SETBACKS:

LOTS ON GRID NETWORK STREETS HAVE VARYING SETBACKS AS DEFINED IN THE ZONING ORDINANCE

FENCE NOTES:

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.

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

LANDSCAPE NOTE:

RESIDENTIAL LOTS IN EXCESS OF 12,500 SQUARE FEET SHALL ONLY IRRIGATE THE AREA THAT LIES WITHIN 75 FEET OF THE MAIN RESIDENCE. TURF GRASSES SHALL BE LIMITED TO ZOYSIA, BUFFALO OR BERMUDA GRASSES OR OTHER GRASSES APPROVED BY THE CITY MANAGER OR HIS OR HER DESIGNATED REPRESENTATIVE. (ORD. NO. 2004-20). XERISCAPING IS PERMITTED AS DESCRIBED IN THE CITY OF BOERNE ZONING ORDINANCE, ARTICLE 3, SECTION 3.07.003D.

ABBREVIATIONS

(AAA/BB-CC) --	VOL.AAA, PG.BB-CC KENDALL COUNTY DEED & PLAT RECORDS
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ESMT -----	EASEMENT
DE -----	DRAINAGE EASEMENT
CL -----	CENTER LINE
Ac -----	ACRE
VOL. -----	VOLUME
PG. -----	PAGE
(XXXX) -----	LOT ACREAGE
(X) -----	HERITAGE TREE
(XXXXX) -----	STEEP SLOPE AREA > 15%
(XXXXX) -----	MINIMUM FINISHED FLOOR ELEVATION

BLOCK SIZES:

BLOCK 34 PERIMETER = 495 FT
BLOCK 35 PERIMETER = 1,070 FT
BLOCK 36 PERIMETER = 1,285 FT
BLOCK 37 PERIMETER = 1,680 FT
BLOCK 38 PERIMETER = 700 FT
BLOCK 39 PERIMETER = 1,631 FT
BLOCK 40 PERIMETER = 1,729 FT
BLOCK 41 PERIMETER = 2,399 FT
BLOCK 42 PERIMETER = 1,455 FT

SIDEWALK NOTES:

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

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. 2023-18, SECTION 1.10 (S).

TAX CERTIFICATE:

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOC# _____, KENDALL COUNTY OFFICIAL RECORDS.

HERITAGE LEGACY TREE:

THERE ARE 39 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.

PRIVATE STREETS AND OPEN SPACE:

LOT 996, BLOCK 99 ARE PRIVATE STREETS DEDICATED AS DRAINAGE AND UTILITY EASEMENTS.

LOT 901, BLOCK 34, LOT 902, BLOCK 35 AND LOT 903, BLOCK 38, LOT 904, BLOCK 41 AND LOT 905, BLOCK 43 ARE DESIGNATED AS OPEN SPACE AND DRAINAGE EASEMENTS.

LOTS 901, BLOCK 34, LOT 902, BLOCK 35, LOT 903, BLOCK 38, LOT 904, BLOCK 41 AND LOT 905, BLOCK 43 ARE DESIGNATED AS OPEN SPACE.

THE RANCHES AT CREEKSIDE PROPERTY OWNERS ASSOCIATION, AND THEIR SUCCESSORS OR ASSIGNEES WILL OWN AND PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, AND OPEN SPACE.

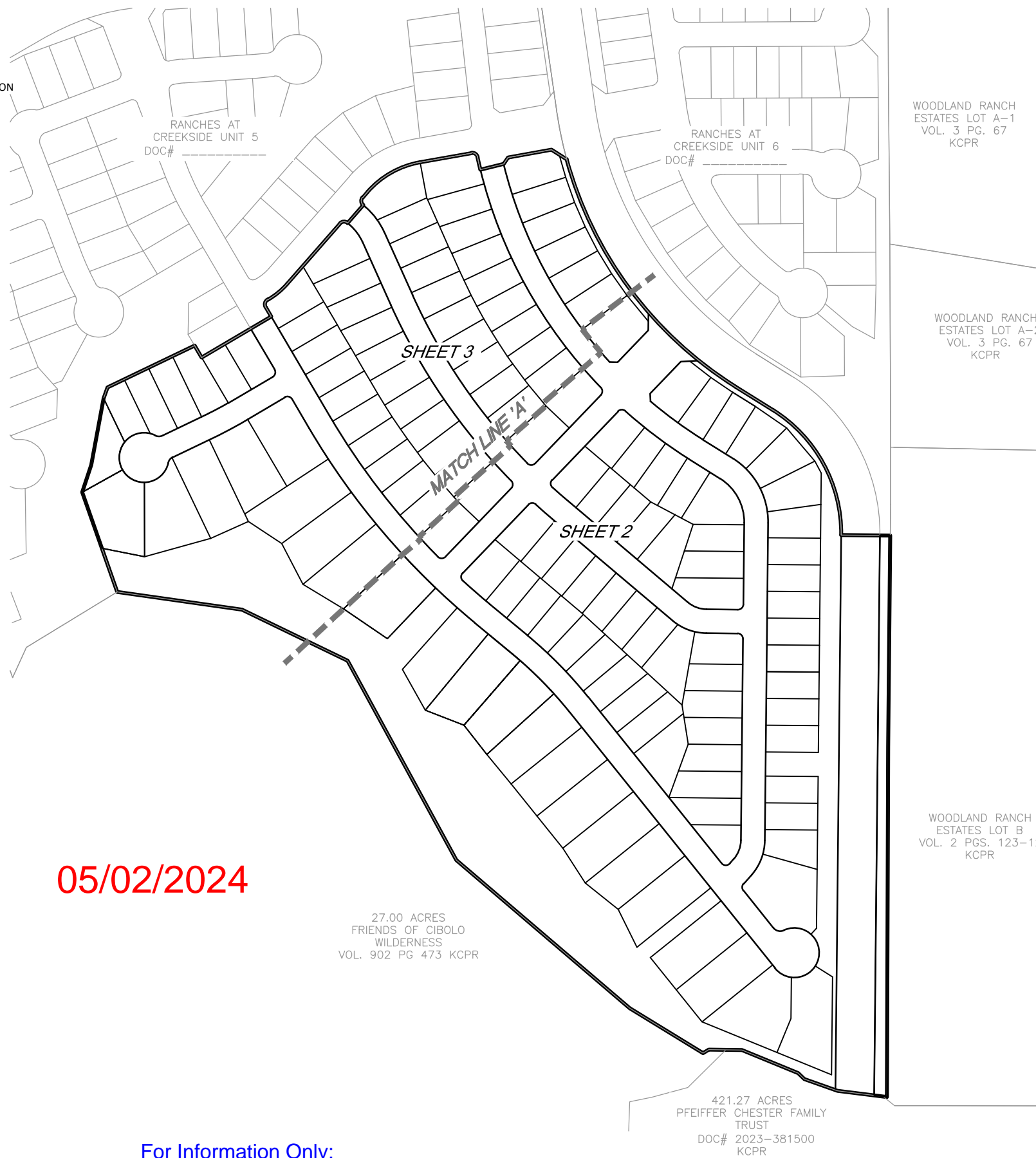
LOT AREA NOTE:

THE SMALLEST LOT IS LOT 903, BLOCK 38 WITH AN AREA OF 0.149 ACRES.

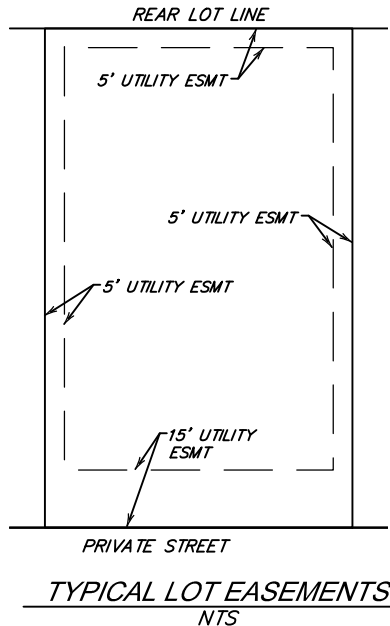
THE SMALLEST RESIDENTIAL LOTS ARE LOTS 3-12, BLOCK 37, LOTS 18 & 19, BLOCK 39, LOTS 19-21, BLOCK 40, LOTS 22-24, BLOCK 41, AND LOTS 11 & 12, BLOCK 42 WITH AN AREA OF 0.191 ACRES.

DESCRIPTION	IMPERVIOUS COVER
STREETS & SIDEWALK	7.30 AC
HOUSES	13.85 AC
DRIVEWAYS	1.76 AC
CONC.	0.05 AC
RIP-RAP/DRAINS	0.05 AC
TOTAL	22.96 AC
% IMPERVIOUS	39.20%

INDEX MAP



05/02/2024



For Information Only:
as City has adopted the SARA floodplain
as "best available information" this
preliminary plat complies with City
requirements. However,
lenders, insurance companies, and
surveyors may still consider lots in the
FEMA floodplain until such time that the
FEMA maps are updated with new info.

PRELIMINARY SUBDIVISION PLAT ESTABLISHING RANCHES AT CREEKSIDE UNIT 7 & 8

BEING A TOTAL OF 58.574 ACRES OF LAND CONTAINING PORTIONS OF THE GEORGE W. ADAMS SURVEY NO. 188, ABSTRACT NO. 5, AND THE C. JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363, KENDALL COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 306.76 ACRE TRACT OF LAND RECORDED IN VOLME 1344, PAGES 833-839, KENDALL COUNTY OFFICIAL RECORDS

SINGLE FAMILY
135 RESIDENTIAL LOTS
5 OPEN SPACE LOTS
DENSITY: 2.46 LOTS/ACRE

RESIDENTIAL LOT ACREAGE: 36.101
PUBLIC ROW DEDICATION ACREAGE: 2.921
PRIVATE STREET ACREAGE: 9.213
OPEN SPACE ACREAGE REQUIRED: 11.72
OPEN SPACE ACREAGE: 10.339
GROSS ACREAGE: 58.574



QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290 & 10046100
4350 Lockhill Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: April 18, 2024



SCALE: 1" = 300'

STATE OF TEXAS
COUNTY OF BEXAR

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/AGENT: GREEN LAND VENTURES, LTD
THE RANCHES AT CREEKSIDE
138 OLD SAN ANTONIO RD, SUITE 206
BOERNE, TEXAS 78006

OWNER/AGENT - DANA GREEN

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANA GREEN 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, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

THIS PLAT OF THE RANCHES AT CREEKSIDE UNIT 7 & 8 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 _____,

BY: _____ CHAIR

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF KENDALL

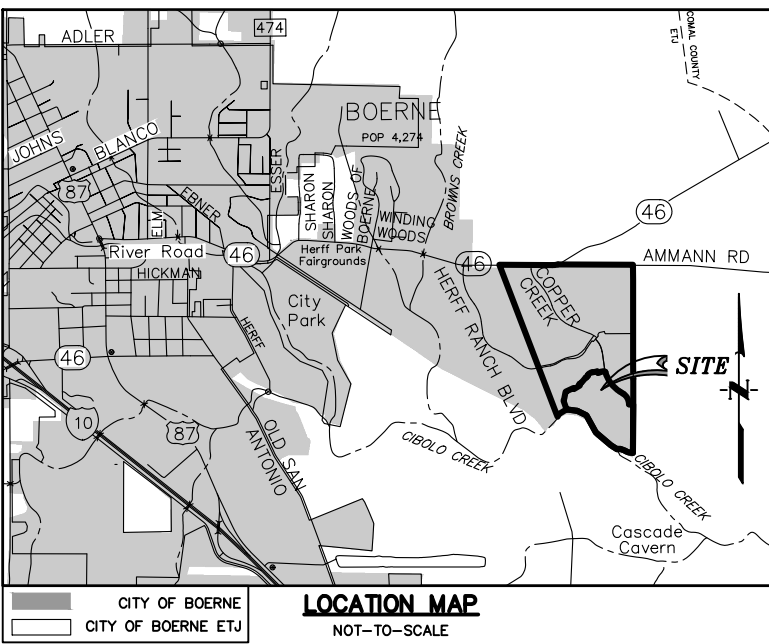
I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS THE FOREGOING INSTRUMENT OF WRITING WITH THIS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____ A.D. 20 ____ AT ____ M IN THE PLAT RECORDS OF SAID COUNTY IN _____.

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN _____, 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

SHEET 1 OF 4

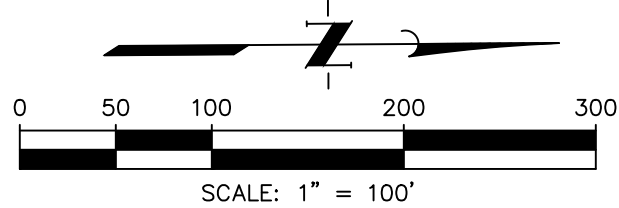


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PG -----	PAGE
PEC -----	PEDERNALES ELECTRIC COOPERATIVE, INC.

	LOT ACREAGE
	HERITAGE TREE
	STEEP SLOPE AREA
	100 YEAR SARA FLOODPLAIN
	100 YR FEMA FLOODPLAIN
	PROPOSED LOTS WITHIN 100 YR FEMA FLOODPLAIN
	MINIMUM FINISHED FLOOR ELEVATION

PRELIMINARY
SUBDIVISION PLAT ESTABLISHING
RANCHES AT CREEKSIDE UNIT 7 & 8
BEING A TOTAL OF 58.574 ACRES OF LAND CONTAINING
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BSTRACK NO. 363, KENDALL COUNTY, TEXAS AND BEING A
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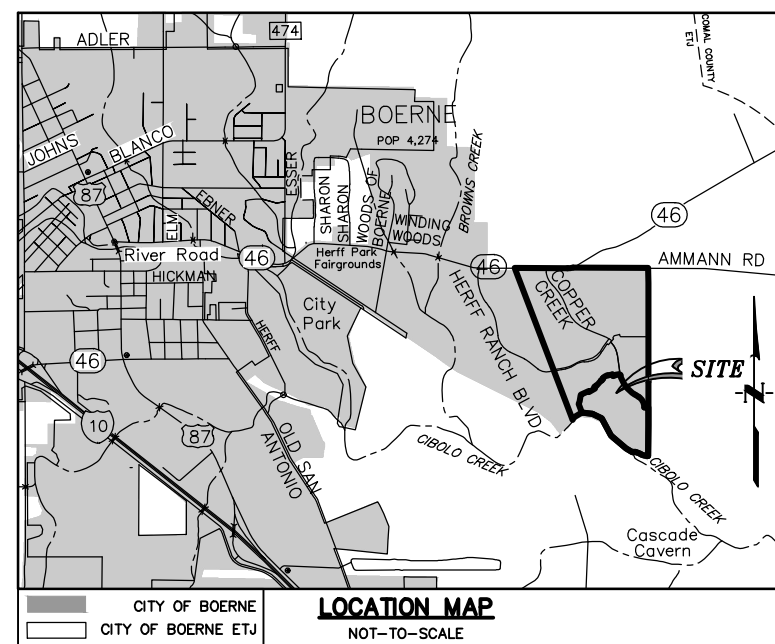


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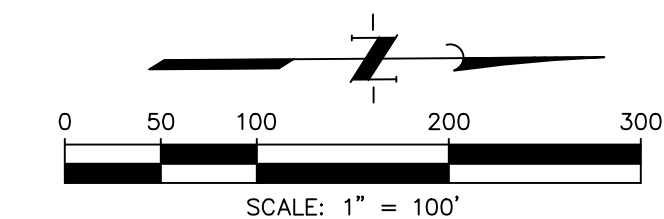
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X.XXX	LOT ACREAGE
(X)	HERITAGE TREE
(X)	STEEP SLOPE AREA
(X)	100 YEAR SARA FLOODPLAIN
(X)	100 YR FEMA FLOODPLAIN
XXXX.X	MINIMUM FINISHED FLOOR ELEVATION

100 YEAR FEMA
FLOODPLAIN
PANEL NUMBER
48259C0415F
EFFECTIVE DATE
DECEMBER 17, 2010

1% ANNUAL CHANCE
FLOOD HAZARD
SARA UPPER CIBOLO
DRAFT FLOODPLAIN

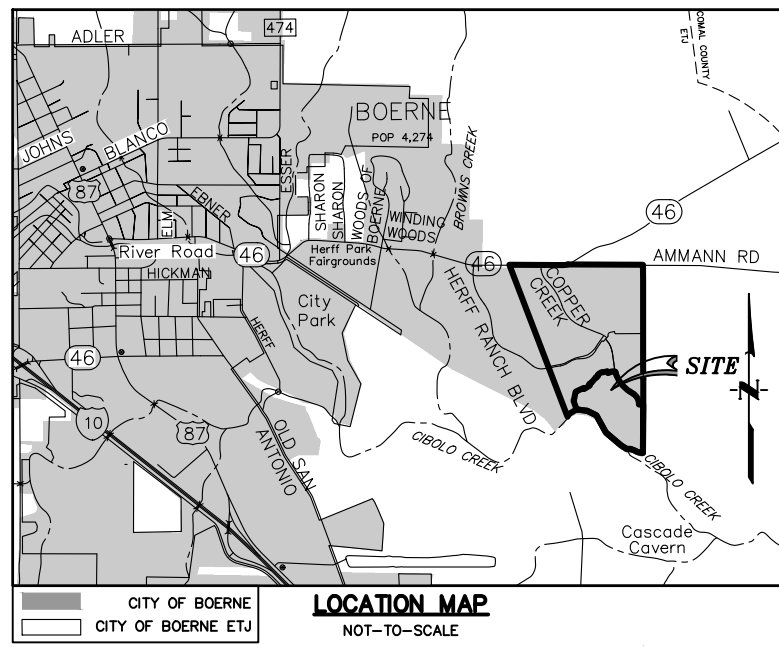


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X-XXX	LOT ACREAGE
()	HERITAGE TREE
()	STEEP SLOPE AREA

TREE LIST	
POINT #	DESCRIPTION
13197	OAK40
16002	OAK30
16003	OAK32
16004	OAK28
16018	OAK24
16020	OAK28
16024	OAK41
16042	OAK45
16043	OAK27
16045	OAK33
16063	OAK33
16069	OAK28
16102	OAK26
16121	OAK24
16157	OAK26
16182	OAK24
16195	OAK30
16260	OAK25
16272	OAK32
16290	OAK24
16299	ELM25
16302	OAK27
16310	OAK26
16318	OAK32
16333	OAK33
16350	OAK36
16367	OAK24
16388	OAK24
16390	OAK32
16392	OAK24
16394	OAK27
16395	OAK26
16396	OAK25
16443	OAK25
16460	OAK24
16473	OAK29
16478	SYCAMORE24
20111	OAK25
20182	OAK24

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 45°39'08" E	20.56'
L2	N 58°30'51" E	16.45'
L3	N 19°19'54" E	28.28'
L4	N 30°26'18" W	33.84'
L5	S 30°26'18" E	26.58'
L6	S 59°33'42" W	3.27'
L7	S 41°14'25" W	58.00'
L8	S 41°14'25" W	18.00'
L9	S 76°13'18" W	58.00'
L10	S 33°01'05" W	18.95'
L11	N 57°18'13" W	43.97'
L12	N 86°44'46" E	43.97'
L13	N 89°20'20" W	18.95'
L14	N 02°55'55" W	18.95'
L15	N 41°14'28" E	63.95'
L16	S 41°14'28" W	13.90'
L17	N 41°14'28" E	28.71'
L18	S 51°14'28" W	31.00'
L19	N 48°45'35" W	8.00'
L20	N 48°45'35" W	8.00'
L21	S 48°45'35" E	8.00'
L22	N 16°03'28" W	57.47'
L23	S 41°08'11" E	10.03'
L24	N 39°41'09" W	54.97'
L25	S 38°05'59" E	16.12'
L26	N 36°38'57" W	48.88'
L27	S 35°03'46" E	22.21'
L28	N 33°36'45" W	42.79'
L29	N 32°01'34" W	28.31'
L30	N 30°34'33" W	36.70'
L31	N 28°59'22" W	34.40'
L32	N 27°32'21" W	30.61'
L33	N 25°38'40" W	40.49'
L34	N 25°02'57" W	24.51'
L35	S 42°16'10" E	14.21'
L36	S 41°06'17" E	50.79'
L37	S 39°51'08" E	19.02'
L38	N 38°41'14" W	45.98'
L39	N 37°26'12" W	23.83'
L40	N 36°16'14" W	41.18'
L41	N 35°01'09" W	28.63'
L42	N 33°51'14" W	36.37'
L43	N 32°36'08" W	33.44'
L44	N 31°26'13" W	31.57'
L45	N 30°29'33" W	38.25'
L46	N 30°26'24" W	26.75'
L47	S 00°58'59" W	43.97'
L48	S 51°14'28" W	31.80'
L49	S 09°05'58" E	20.95'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	947.00'	703.34'	687.29'	N 36°36'24" W	42°33'14"
C2	353.00'	360.32'	344.88'	N 28°38'29" W	58°29'05"
C3	13.00'	20.42'	18.38'	S 14°33'42" W	90°00'00"
C4	179.00'	57.24'	56.99'	S 50°24'03" W	18°19'17"
C5	13.00'	20.42'	18.38'	S 86°14'25" W	90°00'00"
C6	13.00'	20.42'	18.38'	S 03°45'35" E	90°00'00"
C7	221.00'	148.79'	145.99'	S 60°31'39" W	38°34'28"
C8	13.00'	19.95'	18.05'	N 56°12'53" W	87°56'28"
C9	1156.00'	30.96'	30.95'	N 13°00'41" W	13°2'03"
C10	1127.00'	867.54'	846.28'	N 35°49'52" W	44°06'19"
C11	13.00'	19.95'	18.05'	N 00°06'21" W	87°56'28"
C12	13.00'	19.95'	18.05'	S 87°50'06" W	87°56'28"
C13	1156.00'	611.29'	604.19'	N 28°55'39" W	30°17'53"
C14	1098.00'	551.22'	545.45'	N 28°09'37" W	28°45'49"
C15	1156.00'	195.49'	195.26'	N 53°02'20" W	9°41'21"
C16	1098.00'	156.28'	156.15'	N 53°48'22" W	8°09'18"
C17	153.00'	156.17'	149.48'	N 28°38'29" W	58°29'05"
C18	182.00'	185.78'	177.82'	N 28°38'29" W	58°29'05"
C19	124.00'	126.57'	121.15'	N 28°38'29" W	58°29'05"
C20	13.00'	20.42'	18.38'	N 45°36'04" E	90°00'00"
C21	13.00'	20.42'	18.38'	S 44°23'56" E	90°00'00"
C22	100.00'	69.07'	67.71'	N 69°36'42" W	39°34'28"
C23	71.00'	49.04'	48.07'	S 69°36'42" E	39°34'28"
C24	129.00'	89.10'	87.34'	S 69°36'42" E	39°34'28"
C25	100.00'	70.93'	69.45'	N 20°55'16" E	40°38'25"
C26	71.00'	50.36'	49.31'	S 20°55'16" W	40°38'25"
C27	129.00'	91.50'	89.59'	N 20°55'16" E	40°38'25"
C28	13.00'	22.69'	19.92'	N 88°45'32" E	100°00'00"
C29	13.00'	18.15'	16.71'	N 01°14'28" E	80°00'00"
C30	20.00'	26.88'	24.90'	N 77°15'26" W	76°59'50"
C31	60.00'	269.13'	93.91'	N 12°44'34" E	256°59'50"
C32	1000.00'	203.46'	203.11'	N 44°35'15" W	11°39'26"
C33	1029.00'	209.36'	209.00'	N 44°35'15" W	11°39'26"
C34	971.00'	197.56'	197.22'	S 44°35'15" E	11°39'26"
C35	1755.00'	611.93'	608.83'	N 40°25'38" W	19°58'40"
C36	13.00'	20.74'	18.61'	N 01°50'16" W	91°24'18"
C37	13.00'	20.74'	18.61'	N 89°34'01" E	91°24'18"
C38	1784.00'	622.04'	618.89'	S 40°25'38" E	19°58'40"
C39	1726.00'	430.54'	429.42'	S 37°35'04" E	14°17'31"
C40	13.00'	20.05'	18.12'	N 88°03'11" E	88°22'38"
C41	13.00'	20.05'	18.12'	N 00°19'26" W	88°22'38"
C42	13.00'	20.81'	18.66'	N 89°43'29" E	91°43'13"
C43	13.00'	20.81'	18.66'	S 01°59'44" E	91°43'13"
C44	1441.00'	643.39'	638.05'	N 37°02'01" W	25°34'54"
C45	1412.00'	497.12'	494.56'	S 34°19'44" E	20°10'20"
C46	1470.00'	520.04'	517.34'	N 34°22'40" W	20°16'11"
C47	150.00'	64.18'	63.70'	N 36°30'05" W	24°31'01"
C48	179.00'	76.59'	76.01'	S 36°30'05" E	24°31'01"
C49	121.00'	51.78'	51.38'	N 36°30'05" W	24°31'01"
C50	13.00'	20.42'	18.38'	S 75°26'18" E	90°00'00"
C51	13.00'	20.42'	18.38'	S 14°33'42" W	90°00'00"
C52	700.00'	58.28'	58.26'	N 61°56'48" E	4°46'13"
C53	729.00'	60.69'	60.68'	N 61°56'48" E	4°46'13"
C54	671.00'	55.86'	55.85'	S 61°56'48" W	4°46'13"
C55	20.00'	18.23'	17.61'	N 38°13'01" E	52°13'46"
C56	60.00'	297.88'	73.50'	S 25°40'06" E	284°27'32"
C57	20.00'	18.23'	17.61'	N 89°33'12" W	52°13'46"
C58	1470.00'	53.01'	53.01'	S 48°47'29" E	2°03'59"
C59	1412.00'	48.52'	48.52'	S 48°50'25" E	1°58'08"

PRELIMINARY
SUBDIVISION PLAT ESTABLISHING
RANCHES AT CREEKSIDE UNIT 7 & 8
BEING A TOTAL OF 58.574 ACRES OF LAND CONTAINING
PORTIONS OF THE GEORGE W. ADAMS SURVEY NO. 188,
ABSTRACT NO. 5, AND THE C. JUAN ORTIZ SURVEY NO. 190,
ABSTRACT NO. 363, KENDALL COUNTY, TEXAS AND BEING A
PORTION OF THAT CERTAIN 306.76 ACRE TRACT OF LAND
RECORDED IN VOLUME 1344, PAGES 833-839, KENDALL
COUNTY OFFICIAL RECORDS



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