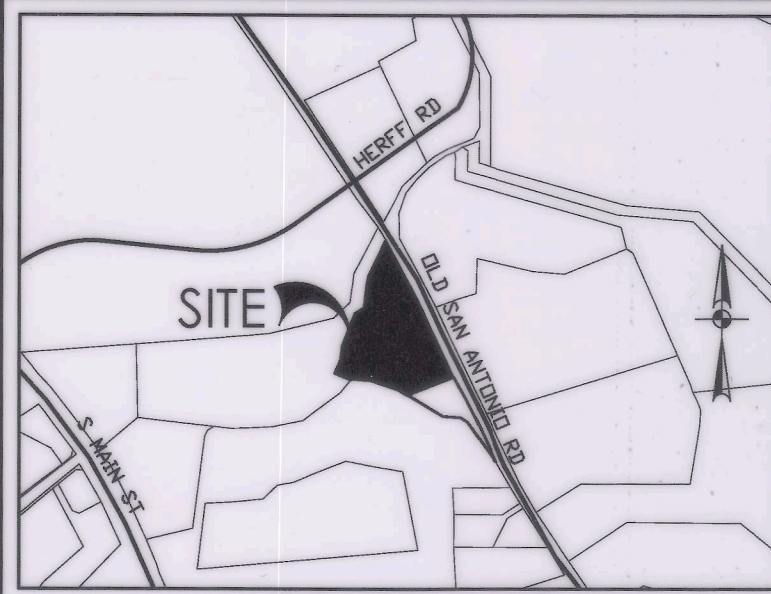
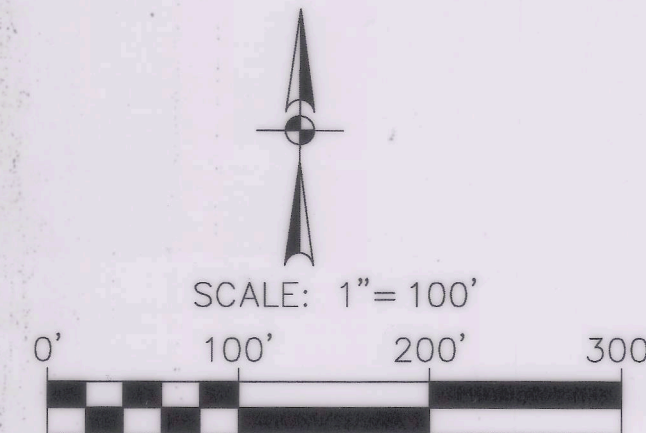


**FINAL PLAT
OF
EL CHAPARRAL BOERNE
TWO (2) LOT SUBDIVISION**

ESTABLISHING LOT 1 AND 2 FROM 6.103 ACRES OF LAND OUT OF THE JOHN SMALL SURVEY NO. 183 ABSTRACT NO. 411, KENDALL COUNTY, TEXAS AND ALSO BEING THAT CERTAIN 6.099 ACRE TRACT OF LAND DESCRIBED IN VOLUME 943, PAGE 400 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS; SAID 6.103 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN THE FIELD NOTES AND SURVEY AS SURVEYED UNDER THE SUPERVISION OF INTREPID SURVEYING & ENGINEERING CORPORATION IN SEPTEMBER, 2017.



LEGEND
NOT-TO-SCALE

AC	ACRE(S)
K.C.O.P.R.	OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
####/####	VOLUME/PAGE
PG	PAGE(S)
ROW	RIGHT-OF-WAY
BLK	BLOCK
CB	COUNTY BLOCK
NCB	NEW COUNTY BLOCK
VOL	VOLUME
CATV	CABLE TELEVISION
TELE	TELEPHONE
ESMT	EASEMENT
ELEC	ELECTRIC
LO	LIVE OAK
CE	CEDAR ELM
PCN	PECAN
○	SET CAPPED 1/2" IRON ROD (PLASTIC CAP MARKED "INTREPID")
⊙	FOUND 5/8" IRON ROD
⊙	FOUND 1/2" IRON ROD
---	EXISTING TWO FOOT (2') CONTOURS
---	PROPERTY LINE
---	100 YEAR FEMA FLOOD PLAIN
---	SLOPES GREATER THAN 15%

PLAT NOTES:

- GENERAL NOTE:**
1. THIS PROPERTY IS NOT UPSTREAM OF A CITY WATER SUPPLY LAKE.
2. THE FOLLOWING IS A CONDITION OF AN APPROVED VARIANCE TO THE DEFER THE REQUIRED ROAD IMPROVEMENTS FOR OLD SAN ANTONIO ROAD ADJACENT TO THE PROPERTY LINE AND PUBLIC ROAD ABUTTING LOT 2:
AT SUCH TIME THAT LOT 2 IS DEVELOPED, THE REQUIRED ROAD IMPROVEMENTS SHALL BE CONSTRUCTED PRIOR TO A BUILDING PERMIT BEING ISSUED ON THAT LOT. (APPROVED BY THE CITY OF BOERNE PLANNING AND ZONING COMMISSION ON JANUARY 8, 2018).
- SETBACK NOTES:**
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.
- 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.
- 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. 2017-13, SECTION 1.10(I).
- TAX CERTIFICATE:**
TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME Document# 355097 PAGE , KENDALL COUNTY OFFICIAL RECORDS.
- HERITAGE LEGACY TREE:**
THERE ARE 29 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.
- 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.
- ROW DEDICATION NOTE:**
THE TOTAL RIGHT OF WAY BEING AREA DEDICATED TO THE CITY OF BOERNE AS PART OF THIS PLAT IS 0.398 ACRES.
- LOT AREA NOTE:**
THE SMALLEST LOT ESTABLISHED BY THIS SUBDIVISION PLAT IS 1.635 ACRES.

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 EXHIBIT A

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.

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 A TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY CITY COUNCIL OF THE CITY OF BOERNE, TEXAS.

ENGINEERING SERVICES

MODECO, LLC

CIVIL ENGINEERING SOLUTIONS

12790 FM 1560 N #216
HELOTES, TEXAS 78023
PHONE: 210-688-0000
TBPE, FIRM REGISTRATION # 14593

SURVEYING SERVICES

INTREPID

SURVEYING & ENGINEERING

P.O. Box 519 1004 D STREET
FLORESVILLE, TX 78114
O. 830.593.8833 F. 830.593.3388
WWW.INTREPIDTX.COM
TBPE #10193936 - TBPE #16550

SURVEYOR'S NOTES:

1. BEARINGS, DISTANCES, AND ACREAGE SHOWN HEREON ARE NAD 83, SOUTH CENTRAL ZONE AND ARE DERIVED FROM GPS TECHNIQUES.
2. IRON RODS SET ARE A 1/2 INCH ROD WITH PLASTIC CAPS MARKED "INTREPID".
- 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.

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 31 DAY OF August, 2018.

Veronica Ocampo
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

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.

Justin M Lieck
LICENSED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 31 DAY OF August, 2018.

Veronica Ocampo
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

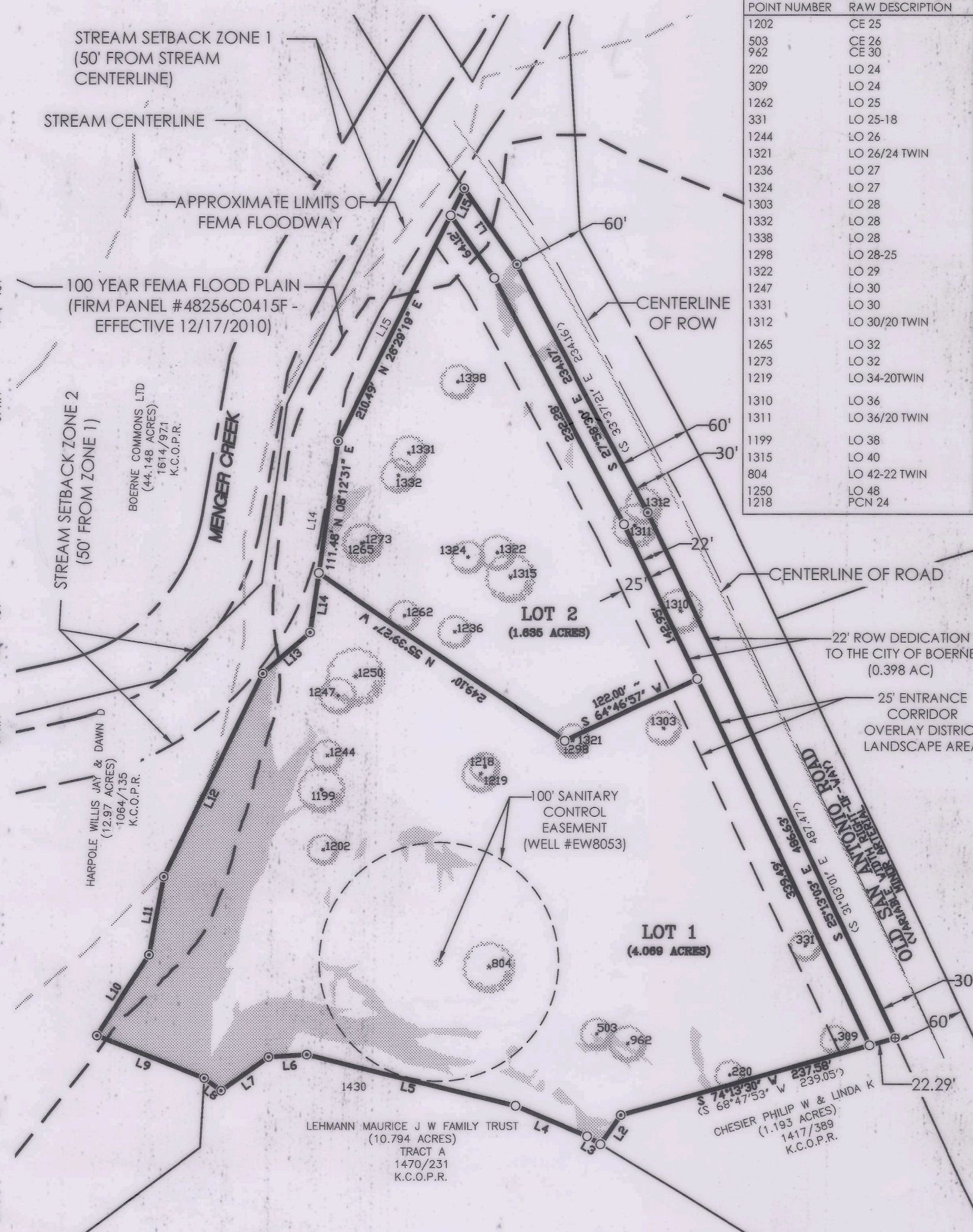
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Carlos J Garcia
OWNER/DEVELOPER: GABELOS RESTAURANT GROUP, LLC
15103 BANDERA ROAD
HELOTES, TX 78023
(210) 695-8302

STATE OF TEXAS
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Carlos J. Garcia KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED 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 5 DAY OF September, 2018.

Maureen
NOTARY PUBLIC
KENDALL COUNTY TEXAS



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 A TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY CITY COUNCIL OF THE CITY OF BOERNE, TEXAS.

LINE TABLE			RECORD LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S 34°32'39" E	77.57'	L1	S 40°21'10" E	77.53'
L2	S 34°45'01" W	29.43'	L2	S 29°19'24" W	29.43'
L3	N 59°13'13" W	13.06'	L3	N 64°38'50" W	13.06'
L4	N 67°08'06" W	65.40'	L4	N 72°34'43" W	65.40'
L5	N 76°16'15" W	179.55'	L5	N 82°07'42" W	179.02'
L6	S 86°03'43" W	31.89'	L6	S 79°54'07" W	32.01'
L7	S 54°34'55" W	48.59'	L7	S 49°16'56" W	48.62'
L8	N 53°42'16" W	17.59'	L8	N 59°59'09" W	17.72'
L9	N 68°17'07" W	96.63'	L9	N 73°59'51" W	95.05'
L10	N 32°22'48" E	80.63'	L10	N 26°13'44" E	80.32'
L11	N 10°39'59" E	65.99'	L11	N 07°54'46" E	61.58'
L12	N 25°51'31" E	189.45'	L12	N 18°49'52" E	193.35'
L13	N 48°23'44" E	52.68'	L13	N 43°26'51" E	52.52'
L14	N 08°12'31" E	50.00'	L14	N 02°07'13" E	111.76'
L15	N 26°29'19" E	25.15'	L15	N 20°40'27" E	235.82'

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 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 OR OPERATION OF THE UTILITIES; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE UTILITIES.

THIS PLAT OF EL CHAPARRAL BOERNE 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 14th DAY OF April, 2021.

BY: *[Signature]* CHAIR
BY: *[Signature]* SECRETARY

COUNTY CLERK'S CERTIFICATE OF AUTHENTICATION AS REQUIRED BY THE APPLICABLE COUNTY.

STATE OF TEXAS
COUNTY OF KENDALL

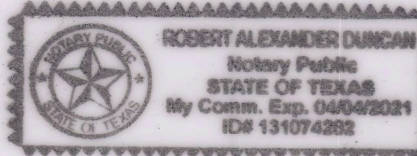
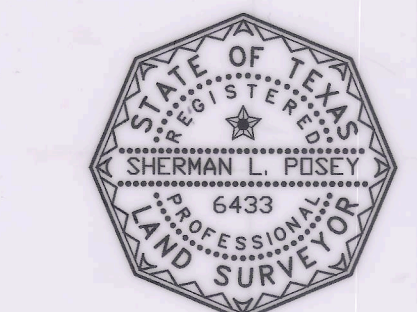
I, *Carlene Heron*, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 15th DAY OF April, A.D. 2021 AT 10:29:07 AM, AND DULY RECORDED THE 15th DAY OF April, A.D. 2021 AT 10:29:07 AM, IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME Document# 355097 ON PAGE .

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS THE 15th DAY OF April, A.D. 2021.

Carlene Heron
COUNTY CLERK
KENDALL COUNTY, TEXAS

BY: *Paula Hoffer*
DEPUTY

Filed for Record
in the Official Records Of:
Kendall County
On: 4/15/2021 10:29:07 AM
In the PLAT Records
El Chaparral Boerne
Doc Number: 2021 - 355098
Number of Pages: 1
Amount: 65.00
Order#: 20210415000013
By: PP



Date: Aug 23, 2018, 11:51am User: J.L. Beck File: C:\MODECO\JOBS\17-021 - El Chap Boerne Design\Print\PLAT-rev06272018.dwg