

**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**BOERNE CITY HALL**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 North Main Street**  
**Monday, August 4, 2025 – 6:00 p.m.**

A quorum of the Planning and Zoning Commission will be present during the meeting at: 447 N. Main St., Boerne, TX 78006

EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE: THE PLANNING AND ZONING COMMISSION MAY, AS PERMITTED BY LAW, ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY MATTER LISTED BELOW AS AUTHORIZED BY TEXAS GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY)

1. CALL TO ORDER – 6:00 PM

Pledge of Allegiance to the United States Flag

Pledge of Allegiance to the Texas Flag

(Honor the Texas flag, I pledge allegiance to thee, Texas – one state under God, one and indivisible.)

2. CONFLICTS OF INTEREST

3. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the Planning and Zoning Commission on any issue. The Planning and Zoning Commission may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)

4. CONSENT AGENDA: All items listed below within the consent agenda are considered routine by the Planning and Zoning Commission and may be enacted with one motion. There will be no separate discussion of items unless there is a Commission member or citizen request, in which event the item may be moved to the general order of business and considered in its normal sequence.

[2025-404](#)            CONSIDER APPROVAL OF THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF JULY 7, 2025.

[2025-405](#)            A REQUEST FOR FINAL PLAT APPROVAL FOR RANCHES AT CREEKSIDE, UNITS 7 & 8, GENERALLY LOCATED AT 125 STATE HIGHWAY 46.

5. DISCUSSION ITEMS:

- [2025-406](#) Cyber security training deadline is August 8, 2025.
- [2025-407](#) Ethics training deadline is August 11, 2025.
- [2025-408](#) Texas APA Conference, October 22nd-24th in Bryan/College Station.

6. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF - No discussion or action may take place

7. ADJOURNMENT

S/S Nathan Crane

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Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 31 day of July, 2025  
at 4:30 p.m.

S/S Kylie Nettles

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Secretary

**NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS**

**The City Hall Complex is wheelchair accessible. Access to the building and special parking is available at the front entrance of the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning and Community Development Department at 830-248-1501.**

Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.



**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**BOERNE CITY HALL**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 North Main Street**  
**Monday, July 7, 2025 – 6:00 p.m.**

Minutes of the Planning and Zoning Commission meeting of July 7, 2025.

**Present**        7 - Chairman Tim Bannwolf, Vice Chair Lucas Hiler, Commissioner Bob Cates, Commissioner Susan Friar, Commissioner Cody Keller, Commissioner Bill Bird, and Commissioner Carlos Vecino

**1. CALL TO ORDER – 6:00 PM**

Chairman Bannwolf called the Planning and Zoning Commission meeting to order at 6:00 p.m.

Chairman Bannwolf led the Pledge of Allegiance to the United States Flag and to the Texas Flag.

**2. CONFLICTS OF INTEREST**

No conflicts were declared.

**3. PUBLIC COMMENTS:**

Several Boerne residents and community leaders expressed strong concerns about the proposed introduction of a Goodwill thrift store and a Buc-ee's location in the area, citing potential negative impacts on the local economy, environment, and community character.

Ellen Clark, a resident at 518 Fabra Street and manager of a local thrift store, shared her concern that a Goodwill location would dilute charitable donations within the community. She emphasized that Boerne and Kendall County need donations to stay in the community

and that, unlike local thrift shops, Goodwill often sends donations outside the county, reducing the direct local benefit.

Bryce Boddie at 102 W. Main St., Executive Director of Hill Country Family Services, noted that their organization serves only Kendall County and relies entirely on their thrift store to fund a local grocery store and numerous other programs. He stressed that Kendall County was named the most charitable county in 2023, and fears that Goodwill's presence would impede the support local nonprofits currently receive.

Patti Mainz, at 157 S. Main Street, Director of Das Festival and a member of the Historic Landmark Commission, highlighted the vital role existing local thrift shops already play in disaster response, job placement, and literacy programs. She argued that Goodwill's services would duplicate existing programs. She warned that Goodwill's presence could turn Boerne into dumping ground, as has happened in other communities.

Rebecca Forest at 105 Thunder Rd., Executive Director of Hill Country Animal League, added that local thrift stores already collaborate effectively and keep funds within the Boerne area. While acknowledging Goodwill's broader mission, she believes the organization would not contribute meaningfully to the specific needs of Boerne.

Lisa Albin of 412 English Oaks Circle echoed these concerns, acknowledging Goodwill's mission but stating that its local impact is limited. She emphasized that Boerne's current thrift stores employ local residents and ensure donations directly benefit the community.

Cheryl and Bryan Russell, 157 Bitter Springs, are opposed to the proposed Buc-ee's development. Cheryl raised environmental concerns, specifically the potential deterioration of local air quality. Bryan described the project as a "monstrosity" and questioned the appropriateness of having Buc-ee's serve as a gateway into Boerne. He fears that such a large-scale development would dramatically alter the small-town character of the area.

Adelin Andretti of 128 Abbeydell, said that she avoids Goodwill because of high prices and a less welcoming environment. She appreciates knowing where her donations and dollars go and values that they remain within the community.

Amelia and Joshua Andrews, 108 Kingsman Court, Regent Park, voiced serious concerns about the proposed Buc-ee's development. Amelia

criticized the lack of transparency in the planning process, citing unanswered questions about road connections, access points, and the overall design of the project. Joshua expressed worries about increased traffic flowing through Regent Park and noted a recent rise in neighborhood crime. He is concerned that the additional congestion and visitor volume brought by Buc-ee's could further compromise community safety.

#### **4. CONSENT AGENDA:**

**A MOTION WAS MADE BY VICE CHAIR HILER, SECONDED BY COMMISSIONER BIRD, TO APPROVE ITEM 4.A OF THE CONSENT AGENDA AS PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:**

**Yeah:** 6 - Vice Chair Hiler, Commissioner Cates, Commissioner Friar, Commissioner Keller, Commissioner Bird, and Commissioner Vecino

- A.** CONSIDER APPROVAL OF THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF JUNE 2, 2025.

**THE MINUTES WERE APPROVED.**

#### **5. REGULAR AGENDA:**

- A.** PUBLIC HEARING AND CONSIDER A REQUEST FOR A SPECIAL USE PERMIT (SUP) FOR A THRIFT STORE LOCATED AT 1030 N MAIN ST.

Jo-Anmarie Andrade Planner II, presented a Special Use Permit (SUP) request on behalf of Goodwill Industries to operate an indoor thrift retail store within a vacant commercial space. She stated that the proposed project aligns with the City of Boerne's Strategic Map and Future Land Use Map (FLUM), and the property is zoned C-2 with no identified environmental constraints. The proposal includes interior

renovations and a new outdoor signage package. The use would be limited to indoor operations only, with no outdoor donation bins. A fully fenced, cement loading dock is included in the site design, and all donations and deliveries would be accepted only during store hours.

Michael Jarrison of Espada Real Estate gave an additional presentation for the public and commission on behalf of Goodwill. He stated that Goodwill has committed to implementing mitigation strategies in case of off-hour donation drop-offs and plans to maintain an orderly appearance with employee parking designated at the rear of the center.

Dave Peterson, COO of Goodwill San Antonio, emphasized that Goodwill is a 501(c)(3) nonprofit organization whose mission is “Changing Lives Through the Power of Work.” The organization currently operates stores in nearby communities such as Kerrville, Bulverde, and Cibolo. He stated that most of the store’s earnings go toward funding programs like workforce development, job placement, digital literacy, career centers, manufacturing bootcamps, and youth initiatives. Goodwill has been in discussions with Boerne ISD about potential collaboration and plans to assist, not displace, existing nonprofits.

The signage plan proposes four new signs: a main store sign, a Goodwill logo, a “Donations” sign, and a shared center sign, replacing outdated signage. According to the development team, this project would help revitalize the aging shopping center. Michael Jarrison noted that Goodwill identified this location for its visibility, size, and potential, and the property owner initiated the conversation with Goodwill about tenancy. A parking study indicated the site can accommodate retail use, and employee parking will be directed to the back of the center to ease congestion.

Commissioner Bannwolf opened the public hearing at 7:00 PM. Several members of the public voiced concerns about the proposed Goodwill location. Bryce Boddie stated that Boerne has not expressed a need for Goodwill, and local nonprofits are already meeting the community’s

needs effectively. Patti Mainz questioned why Goodwill has not engaged in any community efforts since their SUP was denied in 2023 and suggested they should contribute before seeking approval. Amelia Andrews raised concerns about visual obstruction to O'Reilly Auto Parts and negative impacts on the area's aesthetics. She asked why they were denied an SUP permit back in 2023. Chairman Bannwolf recalled that it was due to the location being in an entrance corridor to Boerne, and concern about the impact it would have aesthetically to that corridor. Ellen Clark stated that Goodwill does not have Boerne's interests at heart, unlike local nonprofit organizations that give back significantly. The public hearing was closed at 7:07p.m.

During commission deliberations, several members expressed doubts about the project. Chair Bannwolf pointed out that the proposal fails to meet four of the thirteen SUP criteria outlined in the UDC and does not align with Boerne's master plan. Commissioner Hiler acknowledged that while there have been some changes since the 2023 application, the proposal remains largely the same, and the prior concerns about donation pileups and insufficient staffing have not been fully addressed. He cited a social media post showing unattended donations outside the Kerrville location. Commissioner Cates noted that the current proposal doubles the square footage of the original 2023 request including the addition of retail, and does not resolve key issues.

Commissioner Friar requested a review of Boerne's Strategic Map and said the project does not align with city values like enhancing quality of life or fostering partnerships. He criticized the preparation done by Goodwill and their lack of local engagement to determine the needs of Boerne/Kendall County. He added that the visible donation areas offered at the front of the store are inappropriate for an entrance corridor into Boerne. He also questioned whether the programs that Goodwill offer would benefit Boerne. Commissioner Bird echoed concerns about the lack of community connection, stating that Goodwill

appears to function more as a regional retail chain than a local partner. Commissioner Vecino raised questions about whether the community is expecting too much from outside organizations while still resisting regional integration. His concern is that the lack of willingness for regional integration will prevent the shopping center from gaining tenants, therefore leaving it as an “eyesore”.

Additional discussion centered around the entrance corridor’s importance to Boerne’s character. Commissioner Friar emphasized that items left at donation sites become environmental concerns and eyesore. He also pointed out that parking is likely to be inadequate during peak business hours, especially with multiple tenants operating simultaneously. Commissioner Keller said that while he had high hopes for the revitalization of the shopping center, the proposed Goodwill does not meet Section 5 of the SUP requirements and is not suitable for this key corridor into Boerne.

In response, Jarrison and Peterson clarified that other locations were not actively considered because the property owner approached Goodwill with the opportunity. They reaffirmed their commitment to managing donation concerns and stated that the parking plan had been carefully considered. Bannwolf concluded that Goodwill’s proposal does not meet 4 of the 13 required criteria for an SUP, especially given its location and the lack of community benefit demonstrated. Commissioner Hiler closed by encouraging Goodwill to use feedback as motivation to genuinely engage with the community and return with a more fitting proposal in the future.

**A MOTION WAS MADE BY VICE CHAIR HILER, SECONDED BY COMMISSIONER BIRD, TO DENY A REQUEST FOR A SPECIAL USE PERMIT (SUP) FOR A THRIFT STORE LOCATED AT 1030 N MAIN ST. THE MOTION CARRIED BY THE FOLLOWING VOTE:**

**Yeah:** 5 - Vice Chair Hiler, Commissioner Cates, Commissioner Friar, Commissioner Keller, and Commissioner Bird

**Nay:** 1 - Commissioner Vecino

- B.** POSTPONED: PUBLIC HEARING AND CONSIDER ON A REQUEST TO REZONE A 3.976 ACRE TRACT(S) FROM HOL-INTERIM HOLDING ZONING DISTRICT TO C3-SICO (COMMUNITY COMMERCIAL WITHIN THE SCENIC INTERSTATE CORRIDOR OVERLAY DISTRICT) LOCATED IMMEDIATELY TO THE EAST OF THE PROPERTY GENERALLY LOCATED AT 33375 INTERSTATE 10 W. (This item has been postponed. No discussion or decision will take place at this time. It will be re-advertised prior to being considered by the Commission.)

## **6. DISCUSSION ITEMS:**

### **A. DRIVE-THRU REGULATIONS DISCUSSION.**

Chairman Bannwolf requested that Planning Director, Nathan Crane, lead the discussion on drive-thru regulations, and whether the existing criteria are sufficient or if further discussion is needed. Director Crane referenced a study out of St. Paul about drive-thru in relation to the regulations in Boerne. He listed similarities and differences in the study and recommendations for St. Paul.

Commissioner Hiler appreciated the Design Manual given to the commissioners, and commented on its usefulness for future SUPs and other permits. He commented on the issue of queuing that many coffee shops face, and the impact it can have.

### **B. STAFF TRANSITION DISCUSSION.**

Chairman Bannwolf called on Cheryl Rogers, City Engineer, who is leaving her position with the city. He asked her to speak to the commission on where she is going and what role she will be transitioning into.

### **C. INTRODUCTION OF NEW PLANNING AND ZONING ADMINISTRATIVE ASSISTANT, KYLIE NETTLES.**

Chairman Bannwolf asked Planning Director, Nathan Crane, to introduce Kylie Nettles, the new Administrative Assistant in the planning department. Then Chairman Bannwolf requested for Mrs. Nettles to give

a brief introduction as to her history and what brought her to the city.

**7. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF - No discussion or action may take place**

Staff reviewed upcoming training and conferences. Commissioner Bird commented on the value of the conversation and expressed appreciation for Commissioner Vencino's role as a voice of adversity, which added meaningful perspective to the discussion.

The commission and staff commented on the Boerne Strategy Map. Assistant City Manager, Kristy Stark, clarified that the map was adopted by the City Council. Commissioners requested a presentation on the Strategy Map at a later meeting.

**8. ADJOURNMENT**


Chairman Bannwolf adjourned the Planning and Zoning Commission Meeting at 8:07p.m.

APPROVE

\_\_\_\_\_  
CHAIRMAN

**ATTEST**

\_\_\_\_\_  
**ADMINISTRATIVE ASSISTANT**

	<h2 style="text-align: center;">AGENDA ITEM SUMMARY</h2>
<b>Agenda Date</b>	August 4, 2025
<b>Requested Action</b>	A request for final plat approval for Ranches at Creekside, Units 7 & 8, generally located at 125 State Highway 46.
<b>Contact Person</b>	Foster Simonsen, Planning Intern (830) 248-1501, <a href="mailto:fsimonsen@boerne-tx.gov">fsimonsen@boerne-tx.gov</a>
<b>Background Information</b>	<p><b>BACKGROUND:</b></p> <p>The property is owned by Green Land Ventures LTD, and Dana Green is the applicant.</p> <p>Ranches at Creekside is a master-planned community located on State Highway 46. Its zoning includes R1-M Medium Density Residential, R2-M Moderate Density Residential, R1-L Low Density Residential, and RE Estate Residential.</p> <p>P&amp;Z approved a Master Community Plan (Master Development Plan) for Ranches at Creekside on June 3<sup>rd</sup>, 2013. The developer subsequently entered into a Development Agreement with the City of Boerne effective March 18<sup>th</sup>, 2015. This development has twelve (12) associated Major Subdivision plats including the following eight (8) recorded Units 1, 2A, 2B, 3A, 3B, 4A, 4B, and 4C.</p> <p>The preliminary plat was conditionally approved by the Planning and Zoning Commission on May 6<sup>th</sup>, 2024.</p> <p><b>REQUEST:</b></p> <ol style="list-style-type: none"> <li>1. The Ranches at Creekside Unit 7 &amp; 8 Final Plat consists of 135 residential lots, 5 open space lots, and 2.921 acres of right-of-way, on a total of 58.574 acres. It has an overall gross density of 2.46 dwellings per acre. Residential lot sizes range from 0.140 acres to 0.575 acres.</li> <li>2. The 5 open space lots consist of drainage and utility easements totaling 10.302 acres.</li> </ol>

	<p>3. Wanderers Creek and Pedernales (neighborhood local private streets) extend into the units. Copper Creek (neighborhood private collector street) will be the primary access point for the units in this subdivision.</p> <p>4. All interior streets within the subdivision are private gated roads and will be owned and maintained by the Homeowners Association.</p> <p><b>ANALYSIS:</b></p> <p><u><i>Development Master Plan &amp; Zoning:</i></u></p> <ul style="list-style-type: none"><li>• The City’s Future Land Use Plan designates this property as Neighborhood residential. The final plat is consistent with the Comprehensive Plan.</li><li>• The Community Master Plan and the Development Agreement for Ranches at Creekside depict 872 total residential lots on 307.78 total acres, with 61.56 required acres of open space. Units 7 &amp; 8 are depicted with 135 total lots across 58.574 total acres, with 10.302 acres of open space.</li><li>• The zoning for the property is R2-M and RE, which specifies a minimum lot size of 5,400 SF and 21,780 SF respectively. All lots in Units 7 &amp; 8 follow the dimensional standards for their respective zoning.</li></ul> <p><u><i>Landscaping and Open Space:</i></u></p> <ul style="list-style-type: none"><li>• The plat identifies 10.302 acres of open space, and 41 Heritage and Legacy trees. The open space corresponds to the drainage and utility easements listed in the next section.</li></ul> <p><u><i>Utilities, Drainage and Floodplain:</i></u></p> <ul style="list-style-type: none"><li>• Block 35 lot 902 (7.212 acres), Block 37 Lot 906 (1.697 acres), Block 38 Lot 903 (0.140 acres), and Block 41 Lot 904 (0.171 acres), are open space/private drainage easements to service the units.</li><li>• 7 proposed lots partially overlap with the 100-Year FEMA Floodplain. These lots require a minimum finished floor elevation visible on the plat.</li></ul>
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	<ul style="list-style-type: none"> <li>Water, reclaimed water and sewer services will be provided by the City of Boerne.</li> </ul> <p><b>FINDINGS:</b></p> <ul style="list-style-type: none"> <li>The Final Plat is consistent with the Comprehensive Master Plan.</li> <li>The Final Plat is consistent with the existing Development Agreement and Community Master Plan.</li> <li>The Final Plat is consistent with the applicable subdivision regulations.</li> <li>The Final Plat is consistent with the approved preliminary plat.</li> </ul> <p><b>RECOMMENDATION:</b></p> <p>The Planning and Zoning Commission should hold a public hearing and determine if the request meets the requirements of UDC Section 2-6 Platting Procedure. If the Commission chooses to recommend approval, staff recommends the inclusion of the following stipulation(s):</p> <ol style="list-style-type: none"> <li>The final plat shall substantially conform to the final plat date stamped July 21, 2025.</li> <li>The Final Plat shall not be recorded until all clerical corrections have been revised as determined by the Planning Director.</li> </ol> <p><b>MOTIONS FOR CONSIDERATION:</b></p> <p>The following motions are provided to assist the Commission's decision.</p> <p>I move that the Planning and Zoning Commission accept the findings and <b>APPROVE</b> the proposed Final Plat subject to the stipulation recommended by staff.</p> <p>OR</p> <p>I move that the Planning and Zoning Commission <b>DENY</b> the proposed final plat based on the following findings: (The Commission will need to state the reasons for the denial. These reasons should reference specific regulations in the UDC.).</p>
<b>Strategic Alignment</b>	

<b>Financial Considerations</b>	N/A
<b>Citizen Input/Board Review</b>	Public hearings and notifications are not required for this request.
<b>Legal Review</b>	This action is needed to meet statutory requirements.
<b>Alternative Options</b>	The Commission may approve, approve with conditions, extend the review, or disapprove the plat.
<b>Supporting Documents</b>	Attachment 1 – Aerial Map Attachment 2 – Future Land Use Map Attachment 3 – Zoning Map Attachment 4 – Environmental Constraints Map Attachment 5 – Approved Master Plan Attachment 6 – Ranches at Creekside Units 7 & 8 Final Plat Attachment 7 – Approved Preliminary Plat

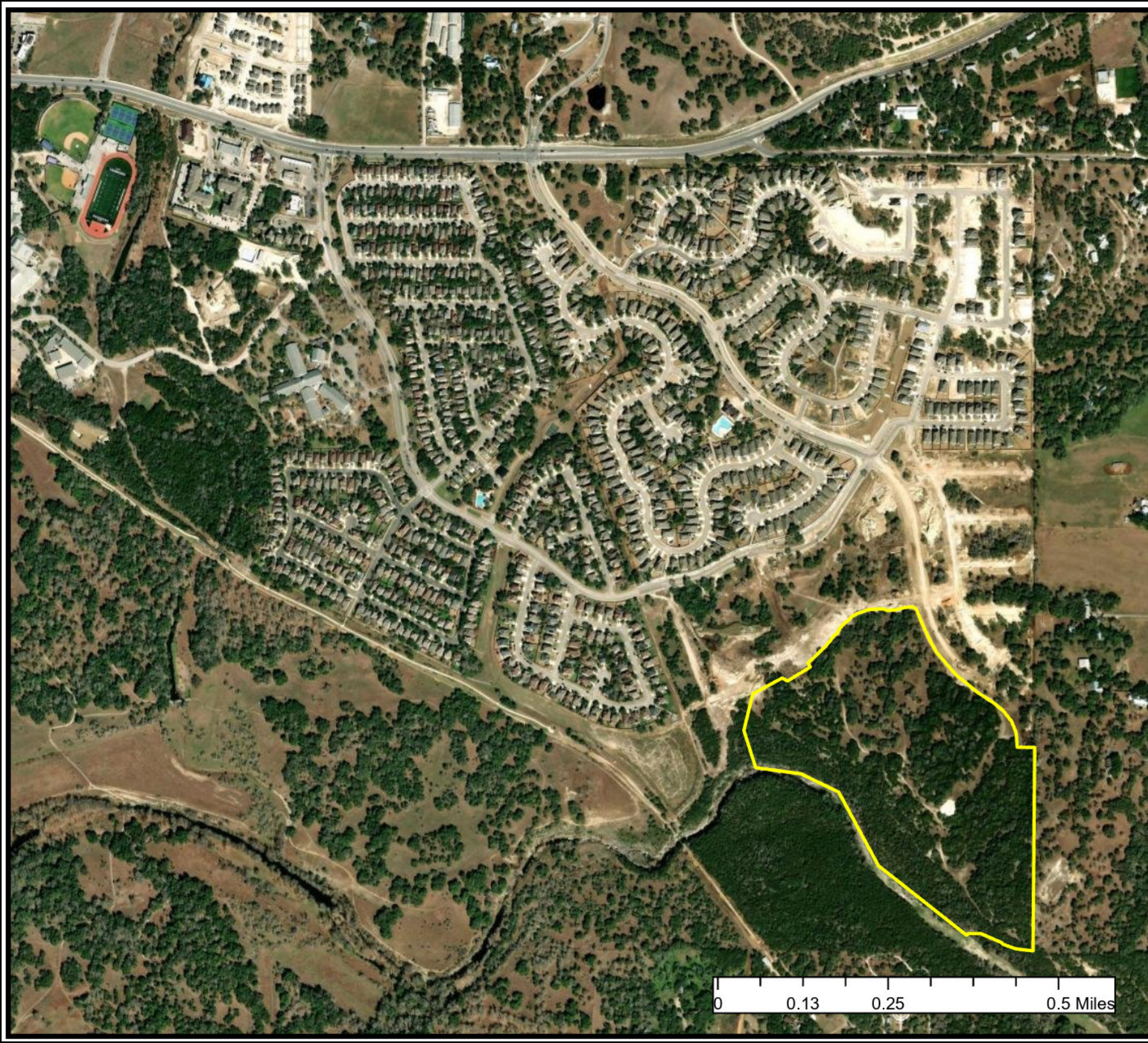


# SUBJECT PROPERTY

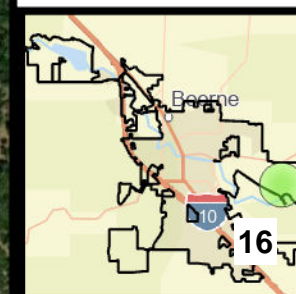
Ranches at Creekside  
Units 7 & 8

## Legend

 SUBJECT  
PROPERTY



0 0.13 0.25 0.5 Miles





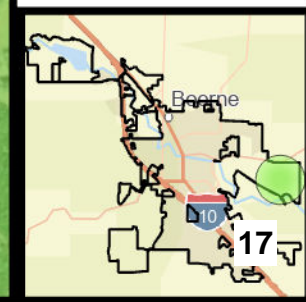
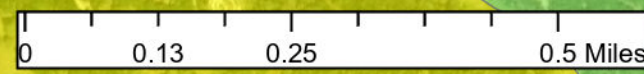
# SUBJECT PROPERTY

Ranches at Creekside  
Unit 7 & 8

## Legend

FLU

- Neighborhood Commercial
- Neighborhood Residential
- Parks and Open Space
- Public and Institutional
- Rural Estate
- Transitional Residential
- SUBJECT PROPERTY














**SUBJECT PROPERTY**  
Ranches at Creekside  
Unit 7 & 8

**Legend**

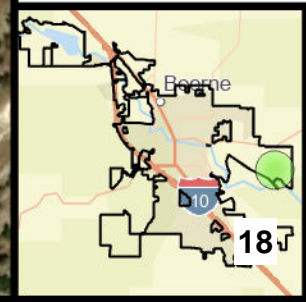
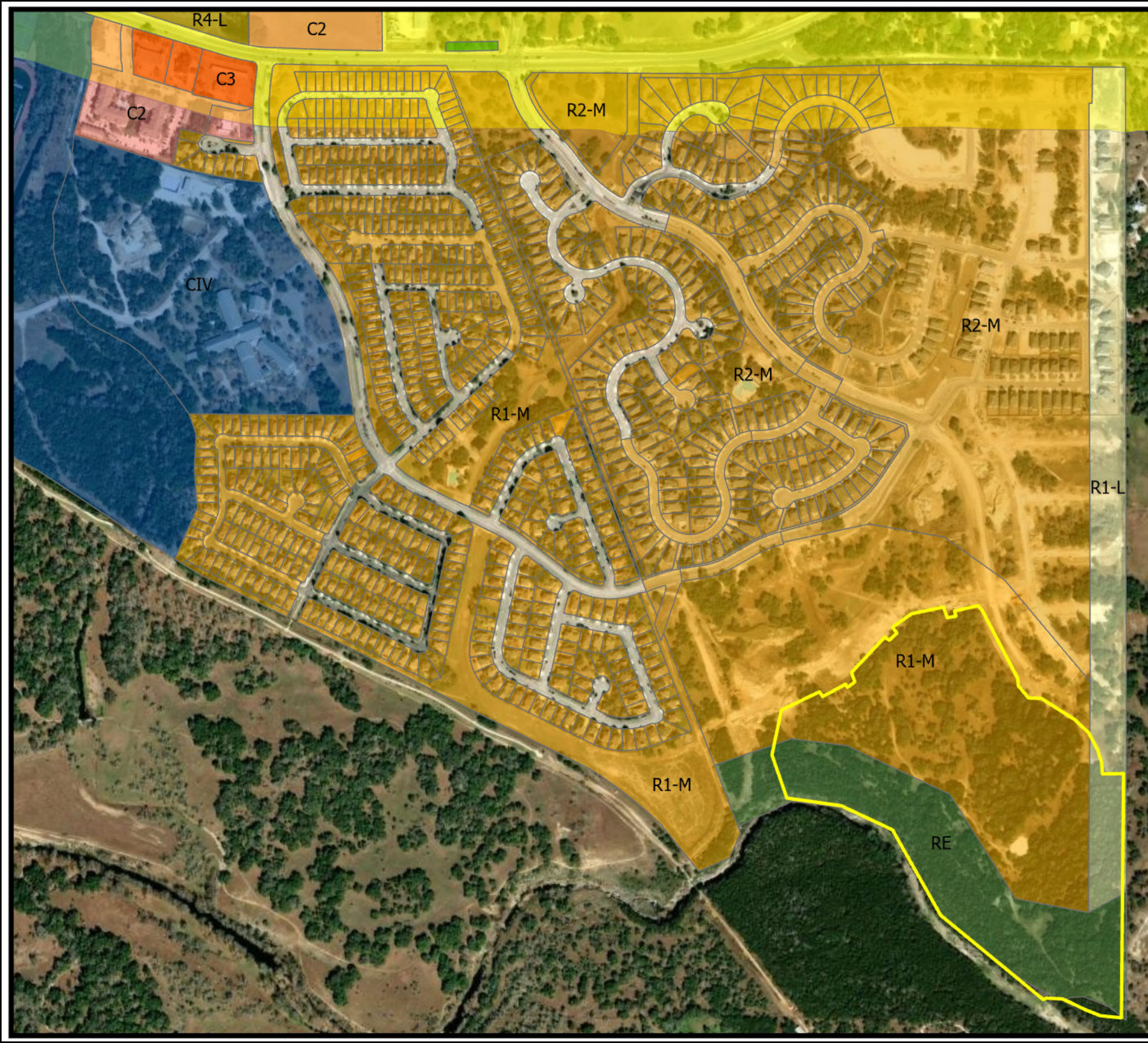
 SUBJECT PROPERTY

**Boerne Zoning**

-  C2
-  C3
-  CIV
-  R1-L
-  R1-M
-  R2-M
-  R4-L
-  RA
-  RE

**Overlay Districts**

 Entrance Corridor





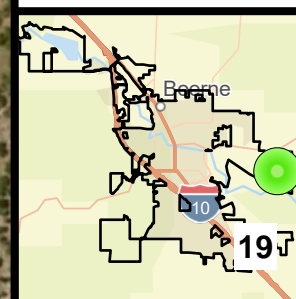


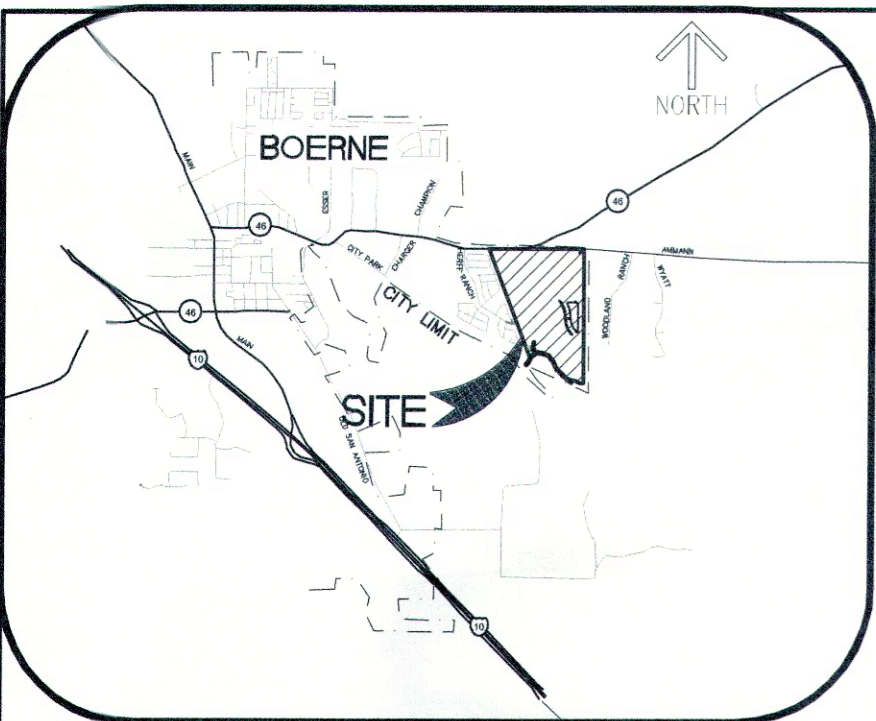
## SUBJECT PROPERTY

Ranches at Creekside  
Units 7 & 8

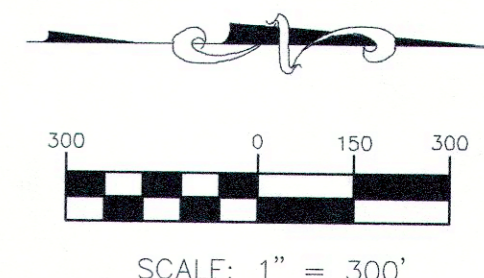
## Legend

-  SUBJECT PROPERTY
-  FEMA Floodplain





LOCATION MAP  
N.T.S.



LEGEND

- 80' SINGLE FAMILY RESIDENTIAL LOT
- 65' SINGLE FAMILY RESIDENTIAL LOT
- 55' SINGLE FAMILY RESIDENTIAL LOT
- PARK TRAIL/OPEN SPACE/UTILITY EASEMENT
- COMMERCIAL LOT
- CIBOLO CREEK
- APPROVED PRIVATE STREET/PUBLIC ROW
- PROPOSED PRIVATE STREET/PUBLIC ROW

LAND USE DENSITY TABLE					
UNIT	LAND USE	GROSS Ac.	DWELLINGS	OPEN SPACE/PARK AREA	DU/Ac.
UNIT-1A (1)	SINGLE FAMILY	54.62	114	8.91	2.09
UNIT-1B (2)	SINGLE FAMILY	7.33	25	0.08	3.41
UNIT-2	SINGLE FAMILY	54.04	175	6.25	3.26
UNIT-3A (3)	SINGLE FAMILY	16.97	45	2.69	2.65
UNIT-3B	SINGLE FAMILY	12.34	43	1.38	3.48
UNIT-4A (4)	SINGLE FAMILY	16.41	56	0.86	3.41
UNIT-4B (5)	SINGLE FAMILY	12.34	43	0.70	3.48
UNIT-4C	PARK	3.34	---	3.34	---
UNIT-5	SINGLE FAMILY	22.91	69	3.07	3.01
UNIT-6	SINGLE FAMILY	27.41	92	2.62	3.58
UNIT-7	SINGLE FAMILY	41.31	120	6.59	2.90
UNIT-8	SINGLE FAMILY	37.87	91	5.51	2.48
TOTAL		306.89	873	42.00	2.89



CHESTER PFEIFFER AND WIFE EVA MAE PFEIFFER  
419.109 ACRE TRACT  
VOLUME 98 PAGES 743-746  
DEED RECORDS

LOT B  
WOODLAND RANCH ESTATES  
VOLUME 2 PAGES 123-125  
PLAT RECORDS

LOT A-2  
PLAT REVISION OF  
WOODLAND RANCH ESTATES  
VOLUME 3 PAGES 67  
PLAT RECORDS

LOT A-1  
PLAT REVISION OF  
WOODLAND RANCH ESTATES  
VOLUME 3 PAGES 67  
PLAT RECORDS

GARY J. GALBREATH AND  
WIFE BRENDA GALBREATH  
13.685 ACRE TRACT  
VOLUME 347 PAGES 85-88  
OFFICIAL RECORDS

LOT 3A  
AMENDING PLAT OF  
WOODLAND RANCH ESTATES  
VOLUME 6 PAGES 3  
PLAT RECORDS

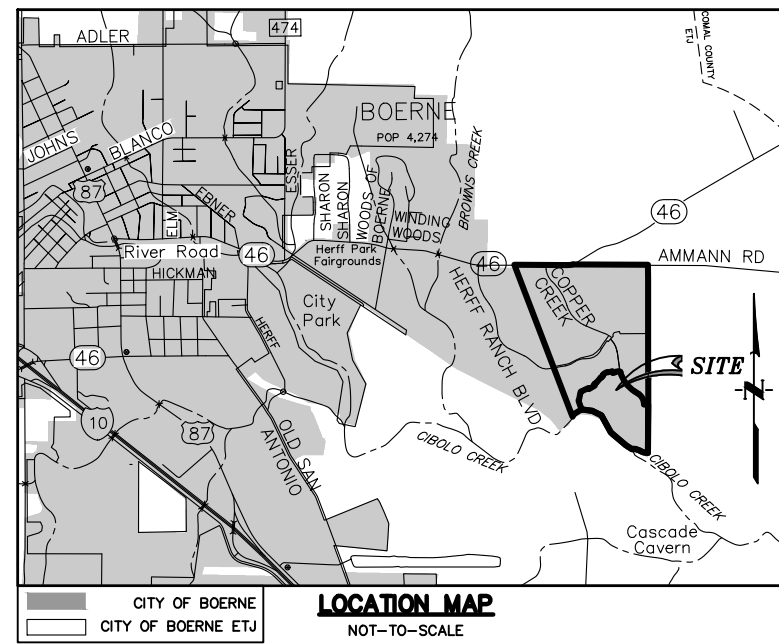
DAVID POESKE AND WIFE KARYN K. POESKE  
7.8 ACRE TRACT  
VOLUME 1218 PAGES 581-585  
OFFICIAL RECORDS



CHAIRMAN OF PLANNING AND ZONING COMMISSION

SECRETARY OF PLANNING AND ZONING COMMISSION

RANCHES AT CREEKSIDE  
MASTER COMMUNITY PLAN



#### 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 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 1.0003178.
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV'D/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

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DE -----	DRAINAGE EASEMENT
CL -----	CENTER LINE
AC -----	ACRE
VOL. -----	VOLUME
PG -----	PAGE
(XXXX)	LOT ACREAGE
(X.XXX)	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.

#### LARGE LEGACY TREE:

THERE ARE 4 LARGE 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, LOT 903, BLOCK 38 AND LOT 904, BLOCK 41 ARE DESIGNATED AS OPEN SPACE AND DRAINAGE EASEMENTS.

LOT 905, BLOCK 43 AND LOT 906, BLOCK 37 ARE DESIGNATED AS OPEN SPACE, DRAINAGE EASEMENT AND UTILITY EASEMENT.

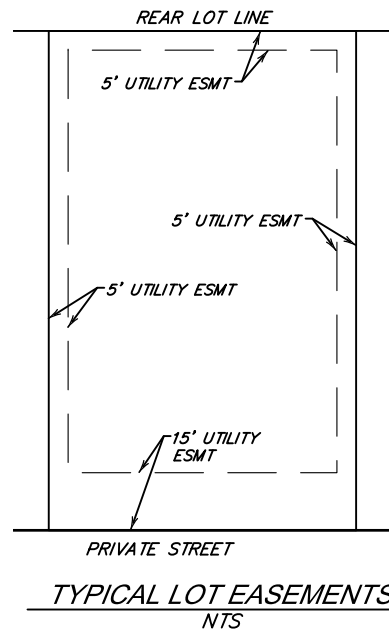
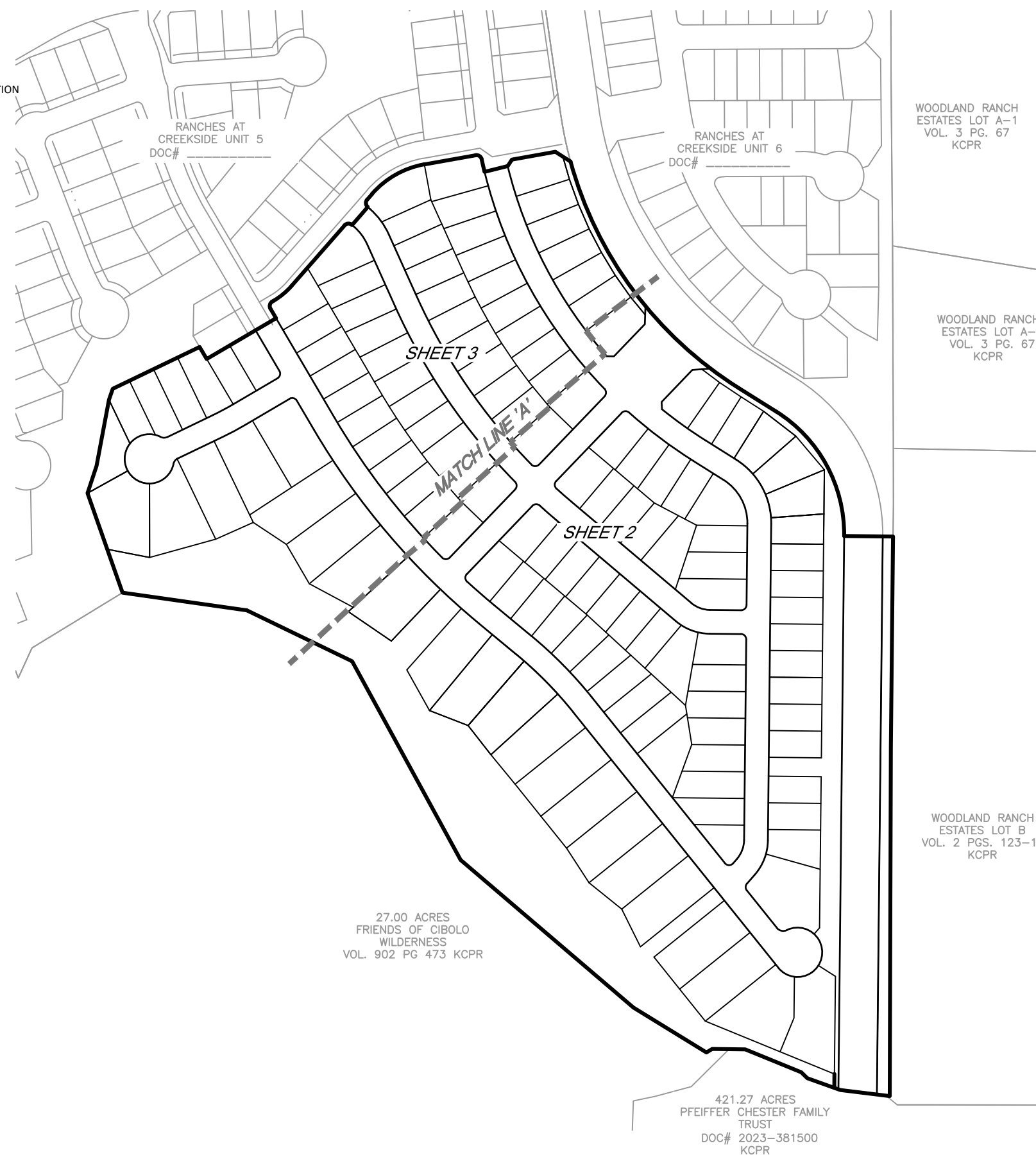
THE RANCHES AT CREEKSIDE PROPERTY OWNERS ASSOCIATION, AND THEIR SUCCESSORS OR ASSIGNEES WILL OWN AND PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, AND OPEN SPACE.

#### LOT AREA NOTE:

THE SMALLEST LOT IS LOT 903, BLOCK 38 WITH AN AREA OF 0.140 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



## FINAL 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: 35.941  
PUBLIC ROW DEDICATION ACREAGE: 2.921  
PRIVATE STREET ACREAGE: 9.410  
OPEN SPACE ACREAGE REQUIRED: 11.72  
OPEN SPACE ACREAGE: 10.302  
TOTAL DEVELOPMENT REQUIRED OPEN SPACE CREDIT: 61.56  
TOTAL DEVELOPMENT PROVIDED OPEN SPACE CREDIT: 61.62  
GROSS ACREAGE: 58.574



# QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290 & 10046100  
601 Northwest Loop 410, Suite 453 • San Antonio, Texas 78216 • 210.494.5511

DATE OF PRINT: July 21, 2025



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\_\_\_\_.

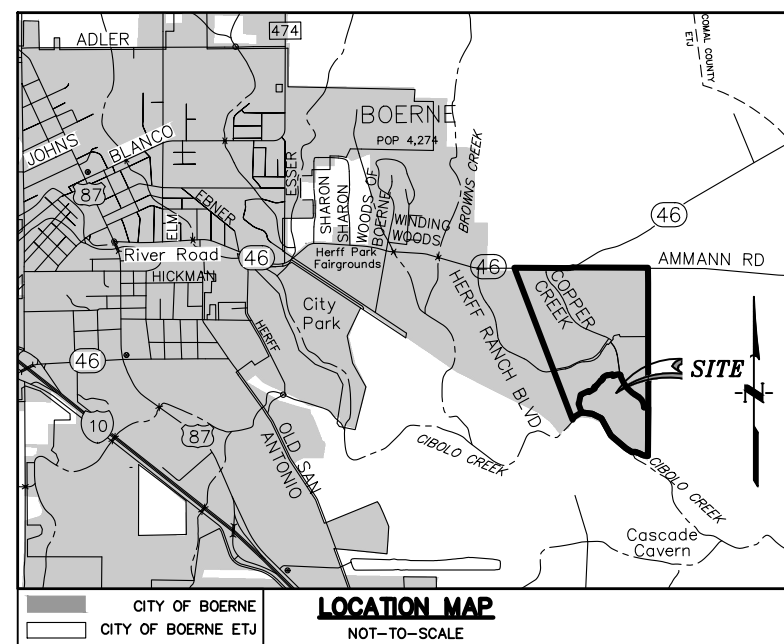
COUNTY CLERK  
KENDALL COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

SHEET 1 OF 4



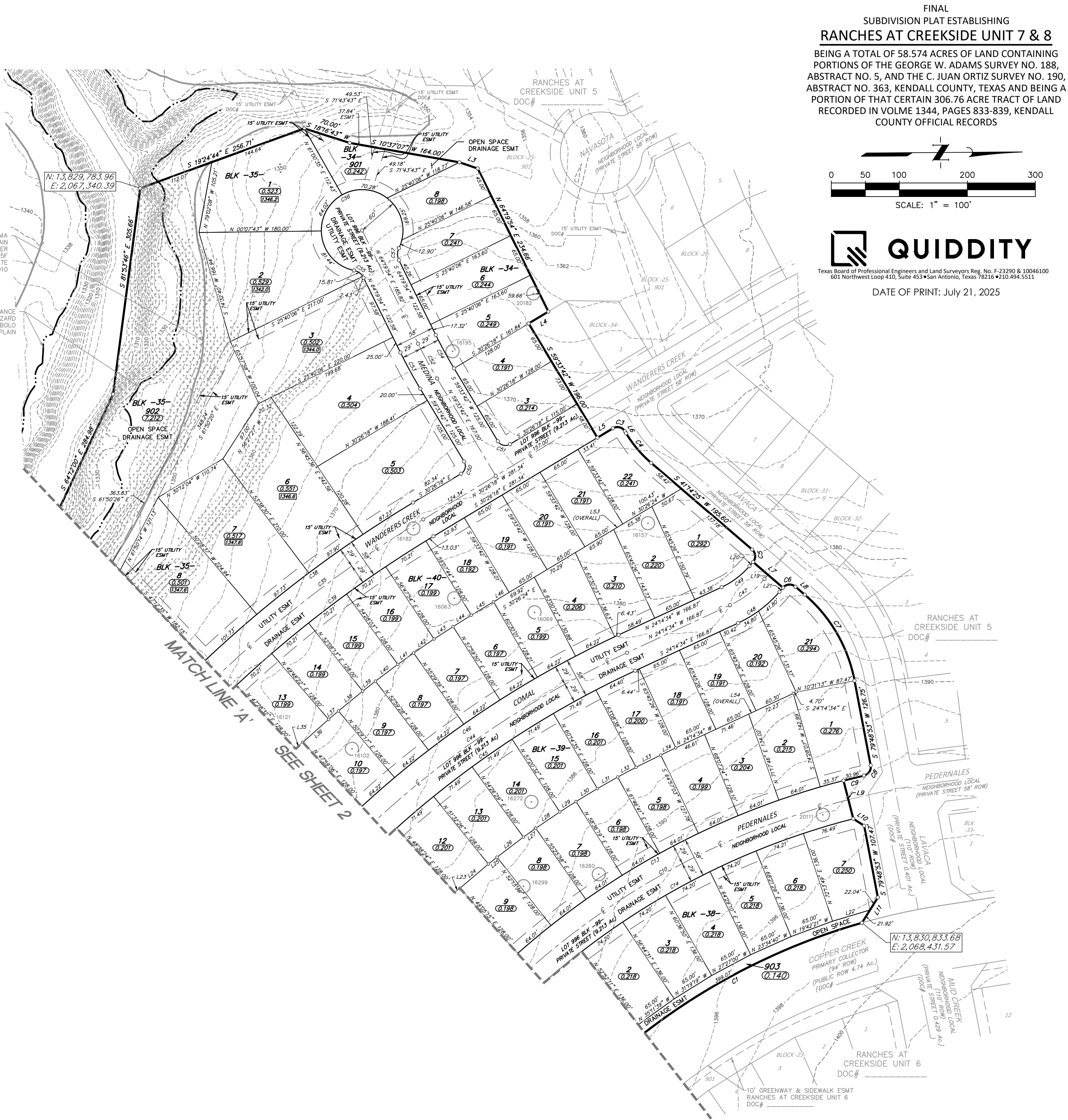
RECEIVED  
07/21/2025  
Planning  
Department

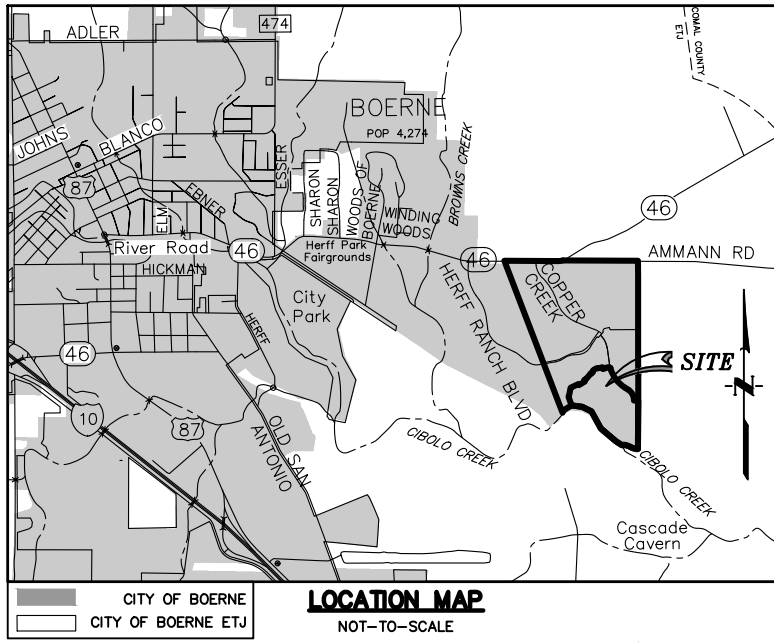


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CL -- CENTER LINE  
AC -- ACRE  
VOL -- VOLUME  
PG -- PAGE  
PEC -- PEDERNALES ELECTRIC COOPERATIVE, INC.
- LOT ACREAGE  
HERITAGE TREE  
STEEP SLOPE AREA  
100 YEAR SARA FLOODPLAIN  
100 YR FEMA FLOODPLAIN  
MINIMUM FINISHED FLOOR ELEVATION

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

1% ANNUAL CHANCE  
FLOOD HAZARD  
SARA UPPER CIBOLO  
DRAFT FLOODPLAIN





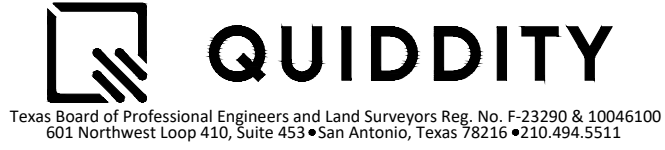
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PG -----	PAGE
PEC -----	PEDERNALES ELECTRIC COOPERATIVE, INC.
(X-XXX)	LOT ACREAGE
(*)	HERITAGE TREE
(XXXX)	STEEP SLOPE AREA

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 85°58'11" E	44.51'
L13	S 88°50'41" E	17.65'
L14	N 03°24'35" W	17.64'
L15	N 41°14'28" E	63.95'
L16	S 41°14'28" W	13.91'
L17	N 41°14'28" E	28.70'
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" W	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 51°14'28" W	31.80'
L48	S 09°05'58" E	20.95'
L49	S 00°36'04" W	33.71'
L50	S 01°44'29" W	44.50'
L51	S 47°25'39" E	329.06'
L52	N 49°49'28" W	277.05'
L53	N 30°26'24" W	322.18'
L54	N 24°14'34" W	195.00'

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'	527.01'	521.96'	N 27°31'43" W	27°30'01"
C15	1156.00'	195.49'	195.26'	N 53°02'20" W	9°41'21"
C16	1098.00'	131.17'	131.39'	N 54°27'12" W	6°51'38"
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" W	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"
C60	1726.00'	86.63'	86.62'	N 48°58'42" W	2°52'33"

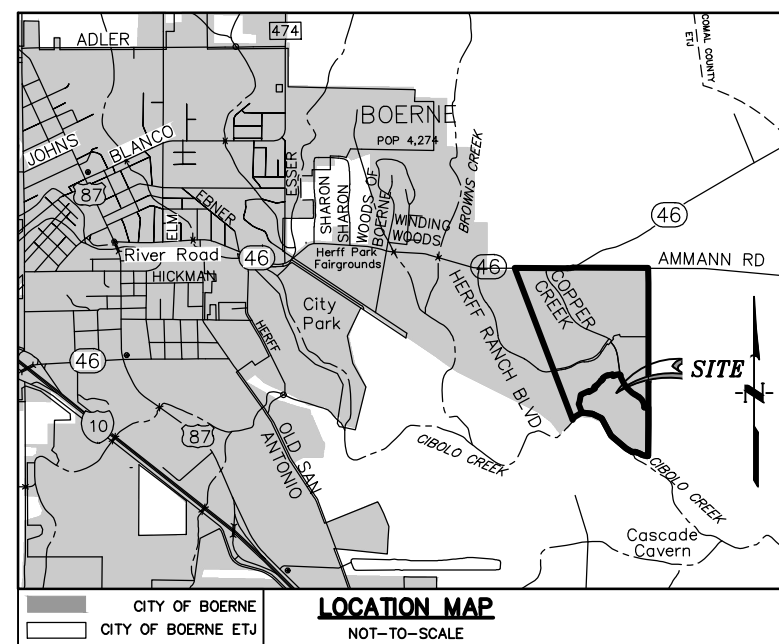
FINAL  
SUBDIVISION PLAT ESTABLISHING  
**RANCHES AT CREEKSIDE UNIT 7 & 8**  
BEING A TOTAL OF 58.574 ACRES OF LAND CONTAINING  
PORTIONS OF THE GEORGE W. ADAMS SURVEY NO. 188,  
ABSTRACT NO. 5, AND THE C. JUAN ORTIZ SURVEY NO. 190,  
ABSTRACT NO. 363, KENDALL COUNTY, TEXAS AND BEING A  
PORTION OF THAT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



DATE OF PRINT: July 21, 2025



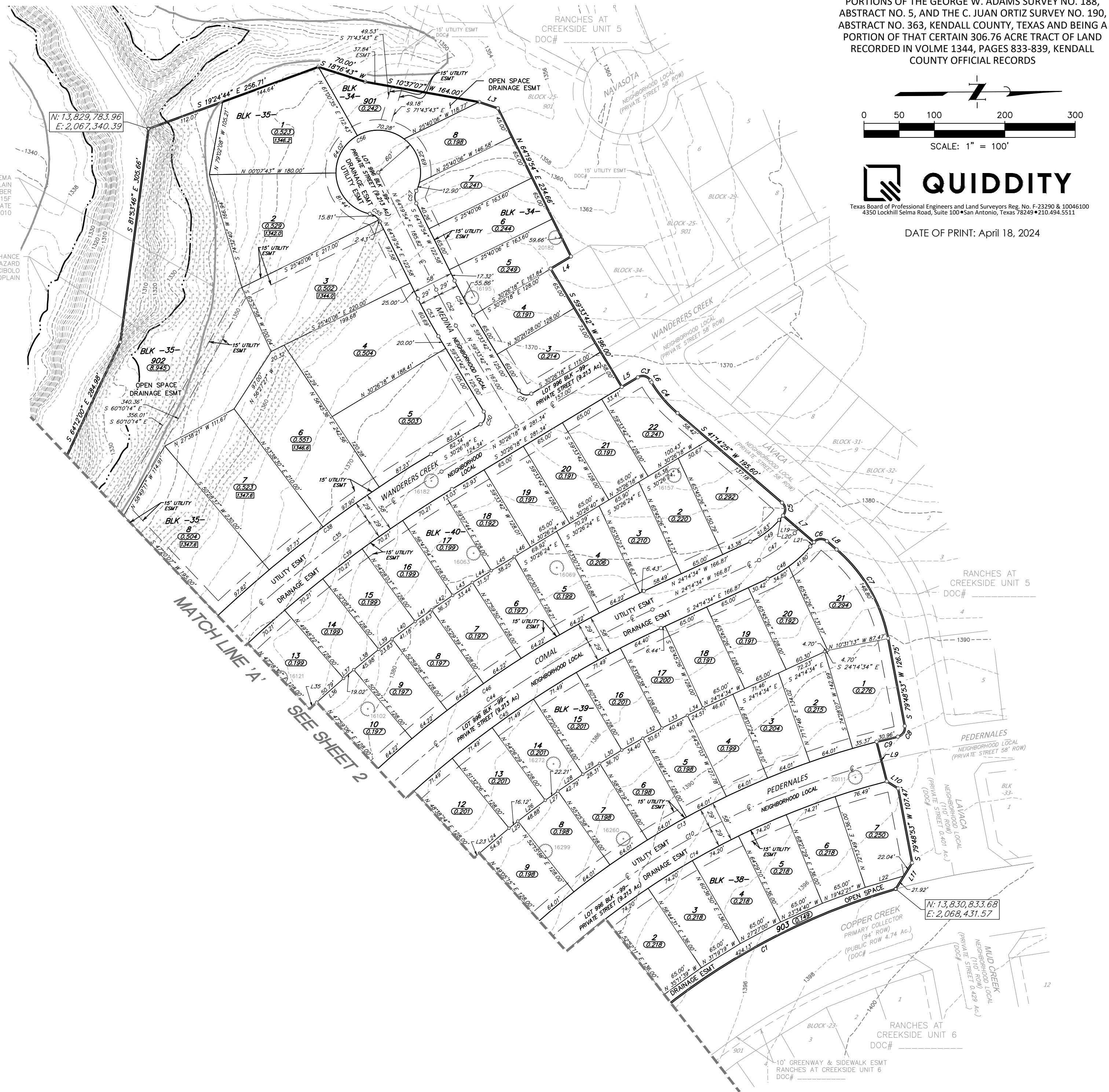




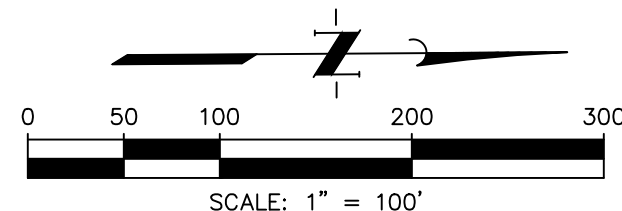
- ABBREVIATIONS**
- (AAA/BB-CC) -- VOL AAA, PG.BB-CC KENDALL COUNTY DEED & PLAT RECORDS  
DOC#349856 -- DOCUMENT #349856, KENDALL COUNTY DEED & PLAT RECORDS  
OPR -- KENDALL COUNTY OFFICIAL PUBLIC RECORDS  
DPR -- KENDALL COUNTY DEED AND PLAT RECORDS  
BSL -- BUILDING SETBACK LINE  
ESMT -- EASEMENT  
DE -- DRAINAGE EASEMENT  
CL -- CENTER LINE  
AC -- ACRE  
VOL -- VOLUME  
PG -- PAGE  
PEC -- PEDERNALES ELECTRIC COOPERATIVE, INC.
- (X.XXX) -- LOT ACREAGE  
[Symbol] -- HERITAGE TREE  
[Symbol] -- STEEP SLOPE AREA  
[Symbol] -- 100 YEAR SARA FLOODPLAIN  
[Symbol] -- 100 YR FEMA FLOODPLAIN  
[Symbol] -- MINIMUM FINISHED FLOOR ELEVATION

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

1% ANNUAL CHANCE  
FLOOD HAZARD  
SARA UPPER CIBOLO  
DRAFT FLOODPLAIN

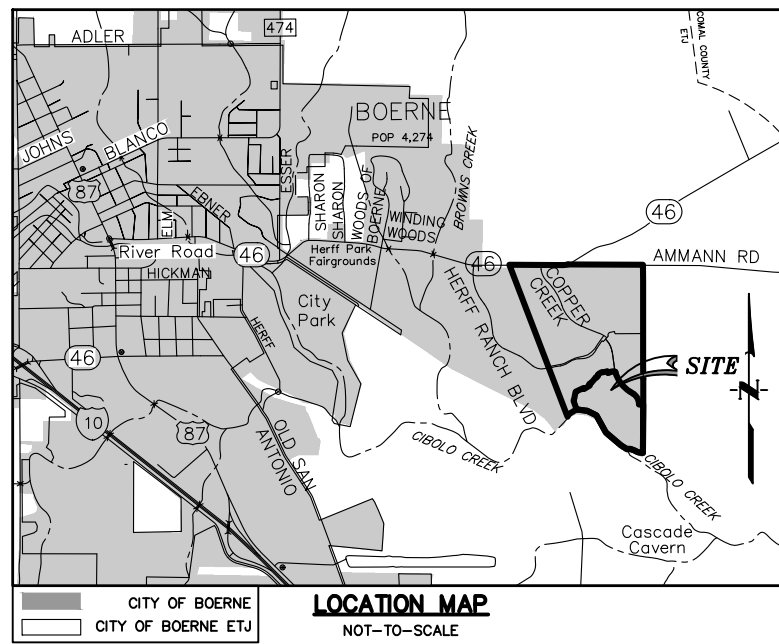


PRELIMINARY  
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**QUIDDITY**  
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290 & 10046100  
4350 Lockhill Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: April 18, 2024



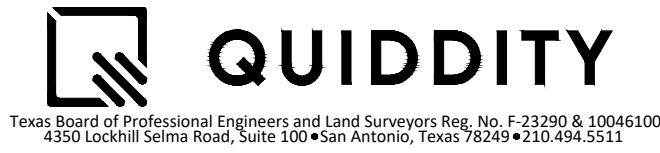
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DPR -----	KENDALL COUNTY DEED AND PLAT RECORDS
BSL -----	BUILDING SETBACK LINE
ESMT -----	EASEMENT
DE -----	DRAINAGE EASEMENT
-----	CENTER LINE
Ac -----	ACRE
VOL -----	VOLUME
PG -----	PAGE
PEC -----	PEDERNALES ELECTRIC COOPERATIVE, INC.
X-XXX	LOT ACREAGE
○	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"
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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"

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