

GENERAL NOTES

1. THE AREA OF THE SMALLEST LOT IN THIS SUBDIVISION IS 0.125 ACRES.
2. THIS SUBDIVISION CONTAINS 5.481 TOTAL ACRES WITH 25 RESIDENTIAL LOTS FOR A GROSS DENSITY OF 4.56 LOTS PER ACRE
3. NO PART OF THIS SUBDIVISION IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.
4. BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83(93), US SURVEY FEET.
5. UNLESS OTHERWISE NOTED, ALL CORNERS AND ANGLES ARE SET 1/2" IRON RODS WITH PLASTIC CAP STAMPED "MMES RPLS 6490".
6. ALL DISTANCES HEREON ARE SURFACE. THE GRID TO SURFACE CONVERSION FACTOR IS 1.00017 (1.00017*GRID=SURFACE).
7. THE TOPOGRAPHIC INFORMATION IS BASED ON VERTICAL DATUM NAVD 88.
8. THE AREA OF OPEN SPACE IS 0.657 ACRES.
9. THE SIENA COURT GARDEN HOMES SUBDIVISION IS LOCATED WITHIN THE CITY OF BOERNE CITY LIMITS.
10. THE TOTAL ACREAGE OF RIGHT OF WAY IS 1.397 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 THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, 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 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, 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 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.
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, TX.

UTILITY EASEMENT
UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER (DOMESTIC AND RECLAIM), 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, OPERATING, 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 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.

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 UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
2. THE CITY (AND/OR DISTRICT) SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THE DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY (AND/OR DISTRICT) 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 (AND/OR DISTRICT) USUAL AND CUSTOMARY PRACTICES.

PLAT NOTES

SETBACKS IN THE CITY LIMITS
LOT SETBACKS ARE DETERMINED BY 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 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.

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 DESIGNED REPRESENTATIVE (ORD. NO. 2004-20). XERISCAPING IS PERMITTED AS DESCRIBED IN THE CITY OF BOERNE ZONING ORDINANCE, ARTICLE 3, SECTION 3.07.003D.

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

IMPACT FEE ASSESSMENT NOTE
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(5).

TAX CERTIFICATE NOTE
TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOCUMENT NO. _____, KENDALL COUNTY OFFICIAL PUBLIC RECORDS.

HERITAGE TREE NOTE
THERE ARE 2 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.

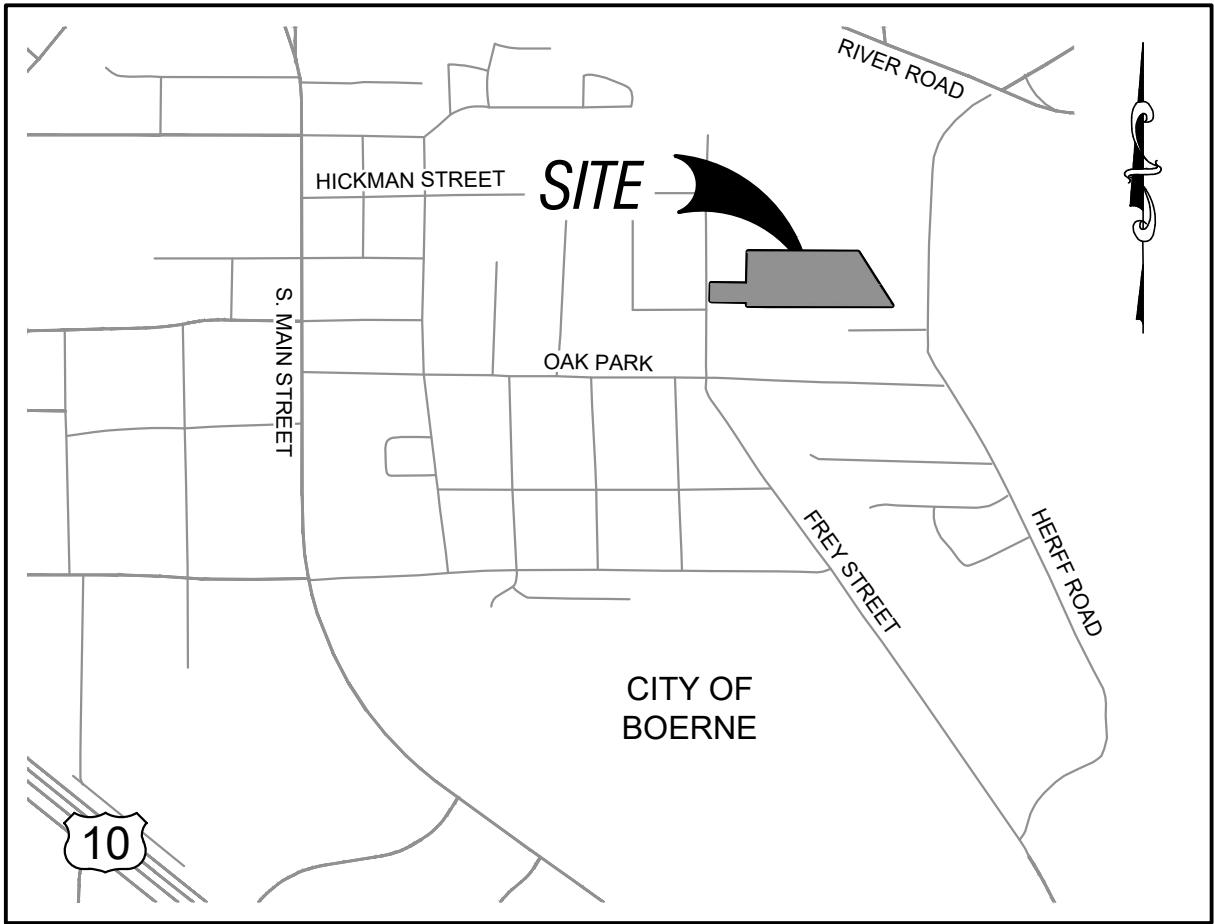
FLOODPLAIN NOTE
ACCORDING TO COMMUNITY PANEL NO. 48259C0415F, DATED DECEMBER 16, 2010 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), NO PART THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", COMMONLY KNOWN AS THE 500-YEAR FLOODPLAIN.

COMMON AREA MAINTENANCE NOTE
THE MAINTENANCE OF ALL PRIVATE DRAINAGE EASEMENTS, SHARED USE EASEMENTS, WATER QUALITY EASEMENTS, AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF BOERNE.

FINAL PLAT ESTABLISHING
SIENA COURT
GARDEN HOMES

A 5.468 ACRE TRACT OF LAND LYING IN THE J. SMALL SURVEY NUMBER 183, ABSTRACT NUMBER 441, KENDALL COUNTY, TEXAS, SAID 5.481 ACRE TRACT BEING A PORTION OF LOT 3 AND ALL OF LOT 4 OF THE FAIR VIEW ADDITION, A SUBDIVISION RECORDED IN VOLUME 37, PAGE 172, DEED RECORDS OF KENDALL COUNTY, TEXAS, ALSO BEING ALL OF THAT TRACT OF LAND DESCRIBED AS 5.48 ACRES OF LAND AS RECORDED IN VOLUME 653, PAGE 355, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

25 RESIDENTIAL LOTS / 3 OPEN SPACE LOTS
0.657 ACRES OF OPEN SPACE



LOCATION MAP
N.T.S

STATE OF TEXAS §
COUNTY OF KENDALL §

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH THIS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF _____, A.D. 202__ AT _____, ____M. IN THE PLAT RECORDS OF SAID COUNTY IN DOCUMENT NO. _____, TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOCUMENT NO. _____, KENDALL COUNTY OFFICIAL RECORDS. IN TESTIMONY, WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF _____ A.D. 202__.

COUNTY CLERK
KENDALL COUNTY, TEXAS

BY: _____
DEPUTY

THIS PLAT OF SIENA COURT GARDEN HOMES 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 _____, ____.

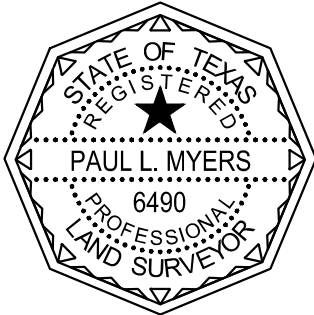
BY: _____
CHAIRMAN

BY: _____
SECRETARY

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.

PAUL L. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6490



Boerne Utilities
10/21/2025 2:55:28 PM
No Comments.

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

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

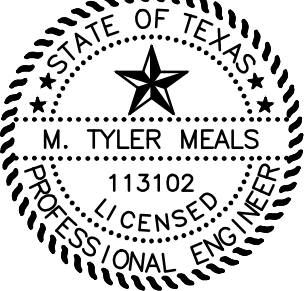
LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF KENDALL §

I HEREBY CERTIFY THAT THE 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.

M. TYLER MEALS
REGISTERED PROFESSIONAL ENGINEER NO. 113102

MMES F-18576



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

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

ENGINEER

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.

OWNER OR DULY AUTHORIZED AGENT:
DAVE LUCIANI
SIENA COURT DEVELOPMENT, LLC
37535 IH-10 WEST, UNIT C
BOERNE, TX 78006

STATE OF TEXAS §
COUNTY OF KENDALL §

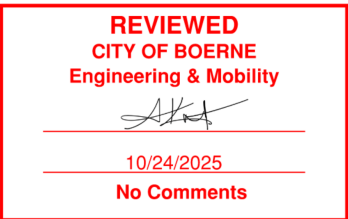
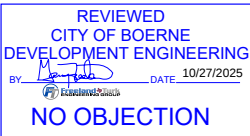
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEPHEN COSLIK KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, ____.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

OWNER

SHEET 01 of 02



MM MEALS★MYERS
ENGINEERING & SURVEYING LLC

10102 HUEBNER ROAD, SAN ANTONIO, TX 78240
PHONE: (210) 740-2483 | (830) 931-1269
TBPE No. F-18576 | TBPLS No. 101942291

OCTOBER 2025 | MMES JOB #18040

LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
SET MONUMENT
C1 CURVE NUMBER
L1 LINE NUMBER
ESM'T EASEMENT
R.O.W. RIGHT-OF-WAY
DRN. DRAINAGE
P.R.K.C. PLAT RECORDS OF KENDALL COUNTY, TEXAS
O.R.K.C. OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS
RIGHT-OF-WAY LINE
PROPERTY LINE
LOT LINE
EASEMENT LINE
ADJOINING PROPERTY LINE
ADJOINING PROPERTY LOT LINE
HERITAGE LEGACY TREE

FINAL PLAT ESTABLISHING
SIENA COURT
GARDEN HOMES

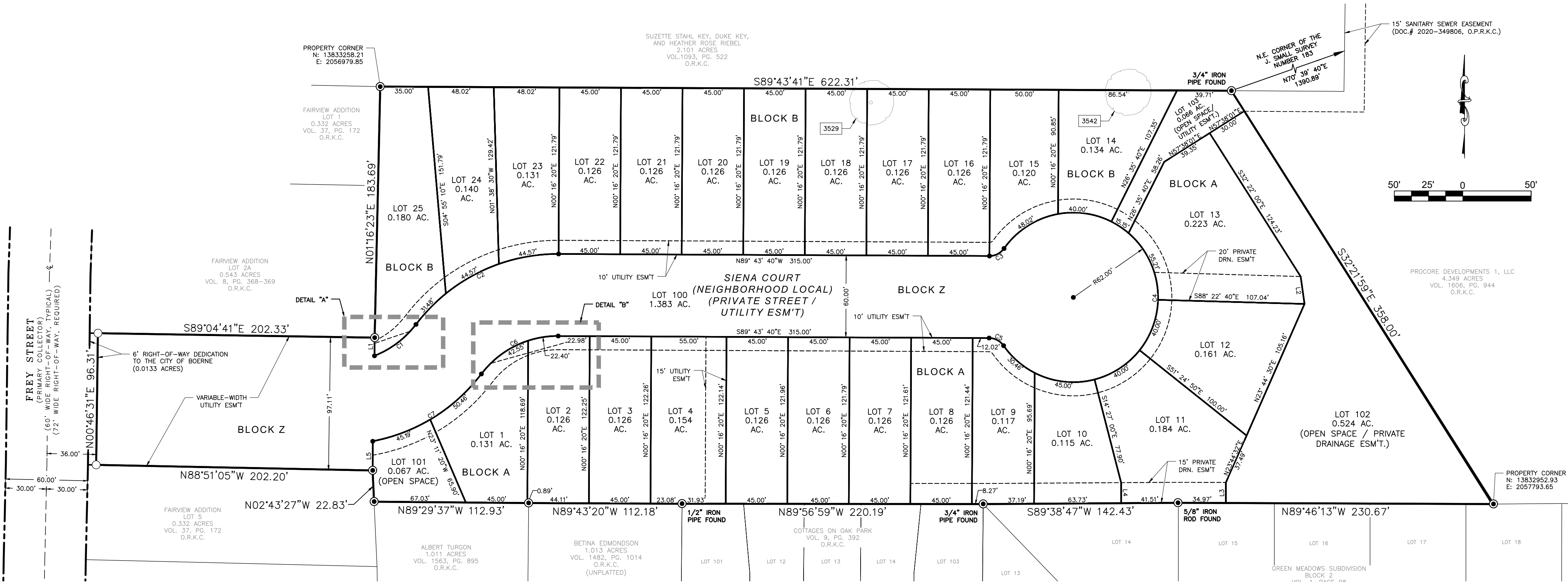
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CURVE TABLE					
CURVE NO.	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	31°31'34"	38.52'	70.00'	S52°52'32"W	38.03'
C2	53°09'35"	120.62'	130.00'	S63°41'32"W	116.34'
C3	55°01'01"	12.48'	13.00'	S62°45'49"W	12.01'
C4	29°02'02"	313.85'	62.00'	N00°16'19"E	71.09'
C5	55°01'01"	12.48'	13.00'	S62°13'10"E	12.01'
C6	53°09'35"	64.95'	70.00'	N63°41'32"E	62.64'
C7	42°09'17"	95.65'	130.00'	N58°11'23"E	93.50'

TREE TABLE		
TAG NO.	TC (IN)	SPECIES
3529	89.5	POST OAK
3542	92.5	POST OAK

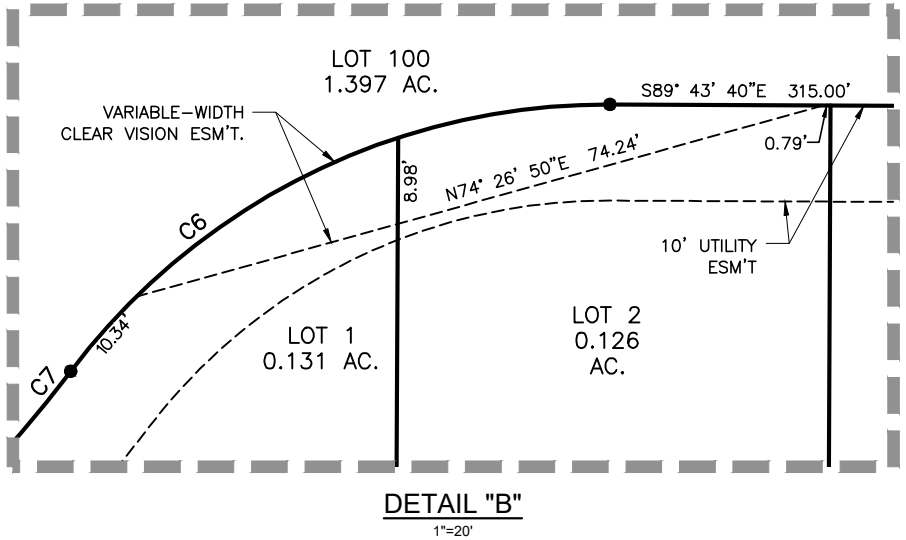
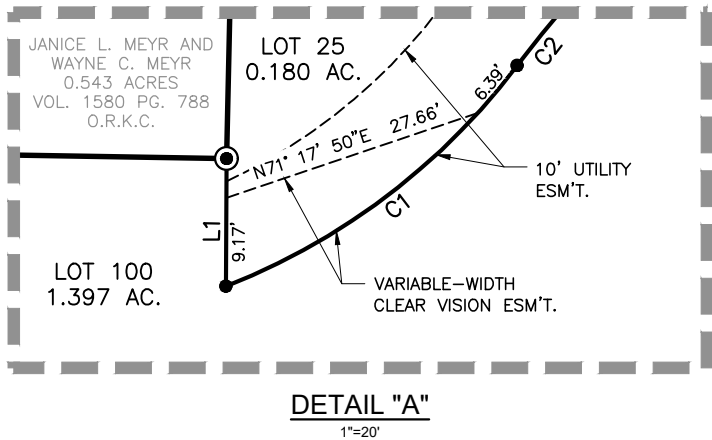
BLOCK TABLE		
BLOCK	LOTS	PERIMETER LENGTH (FT)
A	1-13, 101-103	2081.5
B	14-25	1461.5
Z	100	1895.8

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N00°16'19"E	13.28'
L2	N07°56'46"W	20.28'
L3	N00°13'44"E	15.00'
L4	S00°21'13"E	15.00'
L5	N00°16'19"E	21.29'



NOTES

- LOTS 100, 101, 102, AND 103 ARE HEREIN DEDICATED TO THE SIENA COURT GARDEN HOMES HOME OWNER'S ASSOCIATION.
- LOTS 100, 101, 102, AND 103 SHALL BE MAINTAINED BY THE SIENA COURT GARDEN HOMES HOME OWNER'S ASSOCIATION.



REVIEWED
City of Boerne
FIRE MARSHAL
Robert Lee
10/22/2025
No Additional Comments