

LOCATION MAP
NOT TO SCALE

PLAT NOTES

1. THE BEARING OF S 30° 19'30" W, AS SHOWN ON THE WEST LINE OF THE SUBJECT PROPERTY IS BASED ON DEED INS. NO. 00342584 VOL. 1766 PG. 172 RECORDS OF KENDALL COUNTY, TX, AND IS THE BASIS OF BEARINGS FOR THIS SURVEY.
2. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM WEST BANDERA ROAD, WHICH IS AN EXISTING PAVED, PUBLIC RIGHT-OF-WAY, AS SHOWN HEREON.
3. NO PORTION OF THE FEMA 1% ANNUAL CHANCE [100-YEAR] FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48259C0415F, EFFECTIVE 12/17/2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE FEMA MAP REVISIONS AND/OR AMENDMENTS.
7. IMPERVIOUS COVER NOTE: TOTAL IMPERVIOUS COVER FOR THIS DEVELOPMENT SHALL NOT EXCEED 85% OF THE GROSS SITE AREA, AS REQUIRED UNDER SECTION [8.1.C.8.C] OF THE CITY OF BOERNE UNIFIED DEVELOPMENT CODE. COMPLIANCE WITH THE IMPERVIOUS COVER LIMIT SHALL BE DEMONSTRATED AT THE SITE DEVELOPMENT STAGE THROUGH AN ENGINEERED SITE PLAN. ALL IMPERVIOUS SURFACES SHALL BE ACCOUNTED FOR, INCLUDING STRUCTURES, DRIVEWAYS, SIDEWALKS, PARKING AREAS, AND ANY OTHER NON-PERMEABLE SURFACES. EXISTING IMPERVIOUS IMPROVEMENTS: 61.5% PROPOSED IMPERVIOUS IMPROVEMENTS: 58.0%
8. OVERLAY DISTRICT NOTE: THIS PROPERTY IS LOCATED WITHIN THE C4-SCENIC INTERSTATE CORRIDOR OVERLAY DISTRICT, AS DEFINED BY THE CITY OF BOERNE UNIFIED DEVELOPMENT CODE, SECTION [3-XX]. DEVELOPMENT WITHIN THIS DISTRICT MUST COMPLY WITH ALL APPLICABLE OVERLAY ZONING REQUIREMENTS, INCLUDING BUT NOT LIMITED TO ARCHITECTURAL DESIGN, LANDSCAPING, SIGNAGE, AND SETBACK REQUIREMENTS. PRIOR APPROVAL FROM THE PLANNING DEPARTMENT AND COMPLIANCE WITH OVERLAY DISTRICT GUIDELINES ARE REQUIRED BEFORE THE ISSUANCE OF ANY PERMITS.

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 ENSURED WHEREVER THE LOT WIDTH MEETS FRONTAGE REQUIREMENTS FOR THE LOT CATEGORY.

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.

SIDEWALK NOTES:

AT SUCH TIME AS A LOT IS DEVELOPED, A FIVE-FOOT WIDE [SUBSTITUTE "LARGER WHERE REQUIRED] REINFORCED CONCRETE SIDEWALKS 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.

TAX CERTIFICATE:

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME _____, PAGE _____, KENDALL COUNTY OFFICIAL RECORDS.

HERITAGE LEGACY TREE:

THERE ARE 0 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.

GRID STREET SETBACKS:

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

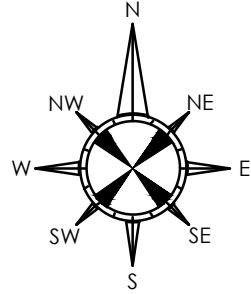
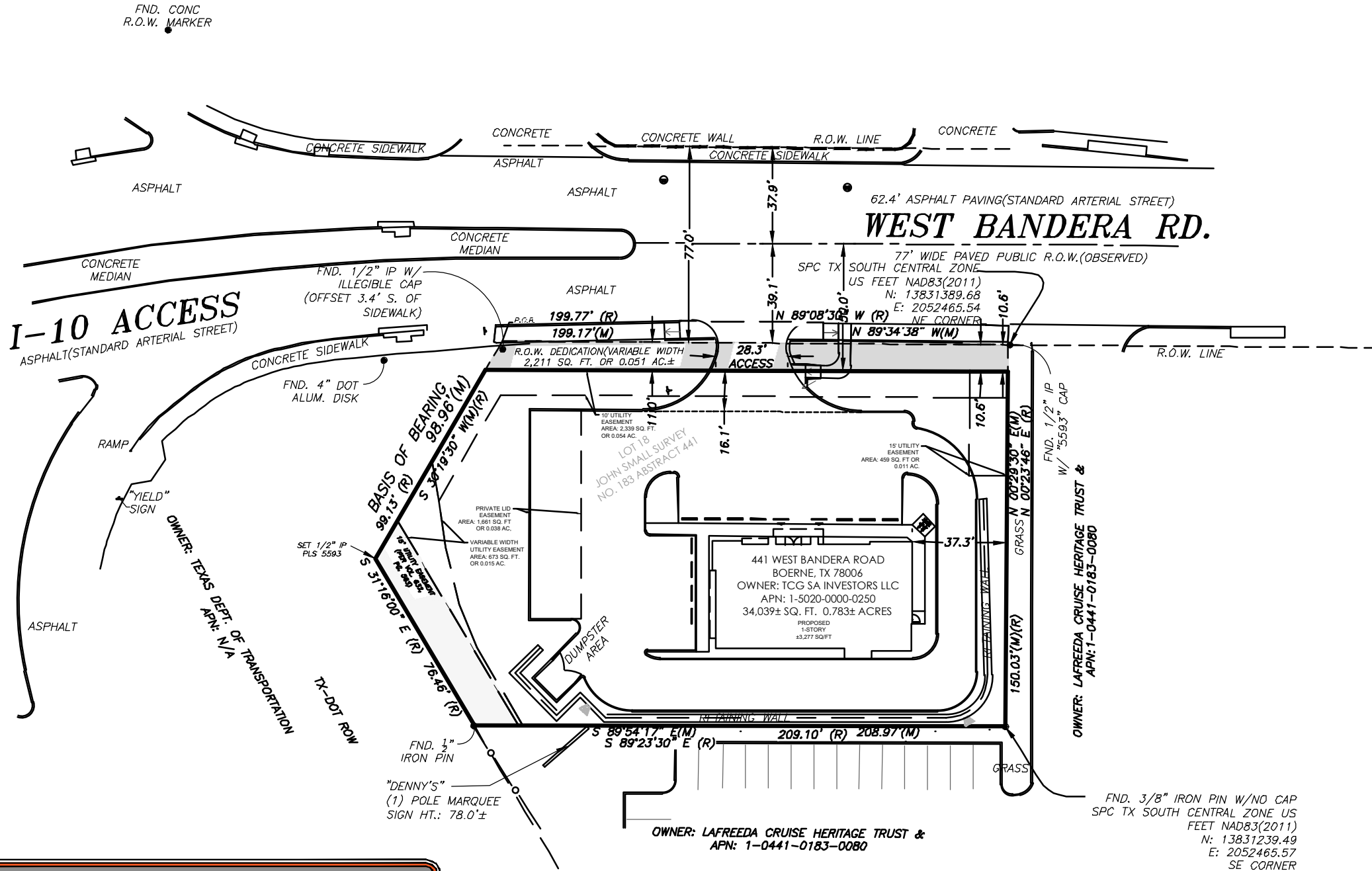
EXCESS PARKING BEYOND THE MINIMUM REQUIRED BY THE CITY OF BOERNE UNIFIED DEVELOPMENT CODE IS PERMITTED, SUBJECT TO THE FOLLOWING MITIGATION MEASURES:

1. THE SURFACE OF PARKING AREAS EXCEEDING THE TEN PERCENT (10%) OVERAGE SHALL BE CONSTRUCTED OF A PERMEABLE MATERIAL THAT ALLOWS ALL STORMWATER TO INFILTRATE BELOW THE SURFACE, IN CONFORMANCE WITH THE CITY'S REQUIREMENTS FOR PERMEABLE SURFACES.
2. LANDSCAPE MATERIAL REQUIREMENTS FOR THE SITE SHALL BE INCREASED BY TEN PERCENT (10%) ABOVE THE MINIMUM REQUIRED BY THE APPLICABLE LANDSCAPING STANDARDS IN THE UNIFIED DEVELOPMENT CODE. THIS ADDITIONAL LANDSCAPING SHALL BE UTILIZED TO BUFFER OR SCREEN THE PARKING AREA FROM ADJACENT USES OR PUBLIC VIEW.

PLAT SUMMARY

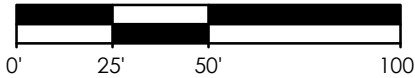
SUBJECT TRACT: 34,039± SQ. FT. 0.783± ACRES
EASEMENT TRACTS: PROPOSED LID EASEMENT
AREA: 1,661 SQ. FT. OR 0.038 AC
PROPOSED VARIABLE WIDTH UTILITY EASEMENT
AREA: 673 SQ. FT. OR 0.015 AC.
PROPOSED 10' UTILITY EASEMENT AREA: 2,339 SQ.
FT. OR 0.054 AC.
PROPOSED 15' UTILITY EASEMENT AREA: 459 SQ. FT
OR 0.011 AC.

RECEIVED
04/25/2025
PLANNING



SYMBOL LEGEND			
	IRRIGATION GRATE		FOUND MONUMENT
	CLEAN OUT		E-LIGHTING
	POWER POLE		HANDICAPPED PARKING
	UTILITY CABINET		WATER VALVE
	ELEC. METER		GAS VALVE
	TELE. PED.		ROAD SIGN
			OVERHEAD ELECTRIC LINE
			EASEMENT LINE
			SUBJECT BOUNDARY LINE
			UNDERGROUND ELECTRIC

SCALE : 1" = 50'



NAME OF OWNER AND ADDRESS

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED (NAME) 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 _____, 2025.

NOTARY PUBLIC
KENDALL COUNTY TEXAS

APPROVAL OF THE PLANNING AND ZONING COMMISSION:

THIS PLAT OF CHASE 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 _____, 2025.

BY: _____
CHAIR
BY: _____
SECRETARY

EASEMENT NOTES:

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

DRAINAGE EASEMENT:

DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALL, BEDS, EMBANKMENTS, SPILLWAYS, APPURTANCES, 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 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, 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, 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 IS 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 SAID PLAN AND POLICY ARE ENACTED BY THE 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 APPURTANCES 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 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 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.

LEGAL DESCRIPTION OF LAND:

0.783 acres out of Lot 18 of the John Small Survey No. 183, Abstract 441, Kendall County, Texas, being more particularly described as follows:

0.783 ACRES OUT OF LOT 18 OF THE JOHN SMALL SURVEY NO. 183, ABSTRACT 441, KENDALL COUNTY, TEXAS AND BEING PARTS OF TWO TRACTS RECORDED IN VOLUME 66, PAGES 424 AND 425, AND VOLUME 85 PAGE 388 DEED RECORDS, KENDALL COUNTY, TEXAS, SAID 0.783 ACRES ALSO BEING A PART OF A 1.101 ACRE TRACT RECORDED IN VOLUME 85, PAGE 38, DEED RECORDS KENDALL COUNTY, TEXAS, SAID 0.783 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT FROM WHICH A CONCRETE RIGHT-OF-WAY MARKER FOUND BEARS SOUTH 44 DEGREES 53 MINUTES EAST 0.5 FEET AT THE INTERSECTION OF RIGHT-OF-WAYS OF INTERSTATE HIGHWAY NO. 10 ACCESS ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF TEXAS STATE HIGHWAY NO. 46, SAID RIGHT-OF-WAY MARKER BEING THE MOST NORTHWESTERLY CORNER OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 30 DEGREES 19 MINUTES 30 SECONDS WEST, WITH AND ALONG THE SOUTHEAST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 10, A DISTANCE OF 99.13 FEET (98.96-MEASURED) TO A POINT FROM WHICH A CONCRETE RIGHT-OF-WAY MARKER FOUND BEARS NORTH 45 DEGREES 41 MINUTES EAST 0.4 FEET AT A POINT OF ANGLE IN SAID RIGHT-OF-WAY FOR CORNER, SAID CORNER BEING THE MOST WESTERLY CORNER OF THE TRACT HEREIN DESCRIBED; THENCE SOUTH 31 DEGREES 16 MINUTES 00 SECONDS EAST (SOUTH 30 DEGREES 36 MINUTES 26 SECONDS EAST-MEASURED), WITH AND ALONG THE NORTHEAST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY NO. 10, A DISTANCE OF 76.46 FEET (76.38 FEET-MEASURED) TO A 1/2 INCH IRON ROD FOUND FOR CORNER; THENCE 89 DEGREES 23 MINUTES 30 SECONDS EAST (SOUTH 89 DEGREES 54 MINUTES 17 SECONDS-MEASURED), WITH AND ALONG THE SOUTH LINE OF THE TRACT HEREIN DESCRIBED, A DISTANCE OF 209.10 FEET (208.97 FEET-MEASURED) TO A 1/2 INCH IRON ROD FOUND FOR CORNER; THENCE NORTH 00 DEGREES 23 MINUTES 46 SECONDS EAST (NORTH 00 DEGREES 29 MINUTES 30 SECONDS EAST-MEASURED), WITH AND ALONG THE EAST LINE OF THE TRACT HEREIN DESCRIBED, A DISTANCE OF 150.03 FEET TO A 5/8 INCH IRON ROD SET FOR CORNER (1/2 INCH SET); THENCE NORTH 89 DEGREES 08 MINUTES 30 SECONDS WEST (NORTH 89 DEGREES 34 MINUTES 38 SECONDS WEST-MEASURED), WITH AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID TEXAS STATE HIGHWAY NO. 46, A DISTANCE OF 199.77 FEET (199.17 FEET-MEASURED) TO THE POINT OF BEGINNING AND CONTAINING 0.783 ACRES OF LAND.

I, DENISE MAXWELL COUNTY CLERK OF KENDALL, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATION OF AUTHENTICATION WAS FILED AND RECORDED IN MY OFFICE ON THE _____ DAY OF _____, 2025, AT _____ O'CLOCK _____M AND DULY RECORDED IN DOCUMENT NO. _____ PLAT RECORDS OF KENDALL COUNTY, TEXAS.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____, 2025 A.D.

COUNTY CLERK DEPUTY
BY: _____

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.

LICENSED PROFESSIONAL ENGINEER
SURVEYOR CERTIFICATION

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
JAMES D. POWERS, TXPLS #5593

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY
OF _____, 2025

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS,

VERGESOME ARCHITECTS

BANDERA ROAD
441 WEST BANDERA ROAD
BOERNE, TX, 78006

SCALE:	1" = 50'	REVIEWED BY:	JBP
SURVEY DATE:	12/16/23	APPROVED BY:	JMP
DRAWN BY:	MRP	CLIENT J.N.:	23047
FILED BY:	AM	RPS J.N.:	23-181-01E
4	3/24/25	PLANNING COMMENTS	MRP
3	2/21/25	PLANNING COMMENTS	MRP
2	1/22/25	CITY COMMENTS	MRP
5	4/21/25	CITY COMMENTS	MRP
MARK	DATE	REVISIONS	BY