

MENGER PLACE SUBDIVISION

FINAL PLAT

REPLAT OF LOT 4A
CREATING LOTS 4A-1 THRU 4A-10

BEING A TOTAL OF 19.879 ACRES OF LAND SITUATED IN THE J. SMALL SURVEY NUMBER 183, ABSTRACT NO. 441, CITY OF BOERNE, KENDALL COUNTY, TEXAS, AND BEING ALL OF LOT 4A OF THE MENGER PLACE SUBDIVISION AMENDING PLAT OF LOTS 1-4, A PLAT OF RECORD IN VOL 8, PAGES 370-372 IN THE PLAT RECORDS OF KENDALL COUNTY, TEXAS.



FENCE NOTES:
GATES ACROSS EASEMENT; DOUBLE SWING GATES 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:
A FIVE-FOOT WIDE REINFORCED CONCRETE SIDEWALK (INCLUDING CURB RAMPS) SHALL BE INSTALLED ADJACENT TO ALL PROPERTY LINES OF EACH LOT WHERE THE LOT ABUTS PUBLIC OR PRIVATE STREET AT SUCH TIME AS THAT LOT IS DEVELOPED.

DRAINAGE EASEMENT:
DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BED, 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, INSPECTING, 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 OBSTRUCTION, 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 GRANTOR 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 TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY CITY COUNCIL TO THE CITY OF BOERNE, TEXAS.

UTILITY EASEMENT (U.E.):
UTILITIES, INCLUDING, WITHOUT IMITATION, 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 THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PROPOSE OF CONSTRUCTION, 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 OBSTRUCTION, 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 UTILITY SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THE DAMAGE TO THE PROPERTY IS MINIMIZED AND THE UTILITY 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 UTILITY'S USUAL AND CUSTOMARY PRACTICES.

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 THE CITY ORDINANCE NO. 2019-56, SECTION 1.10(5).

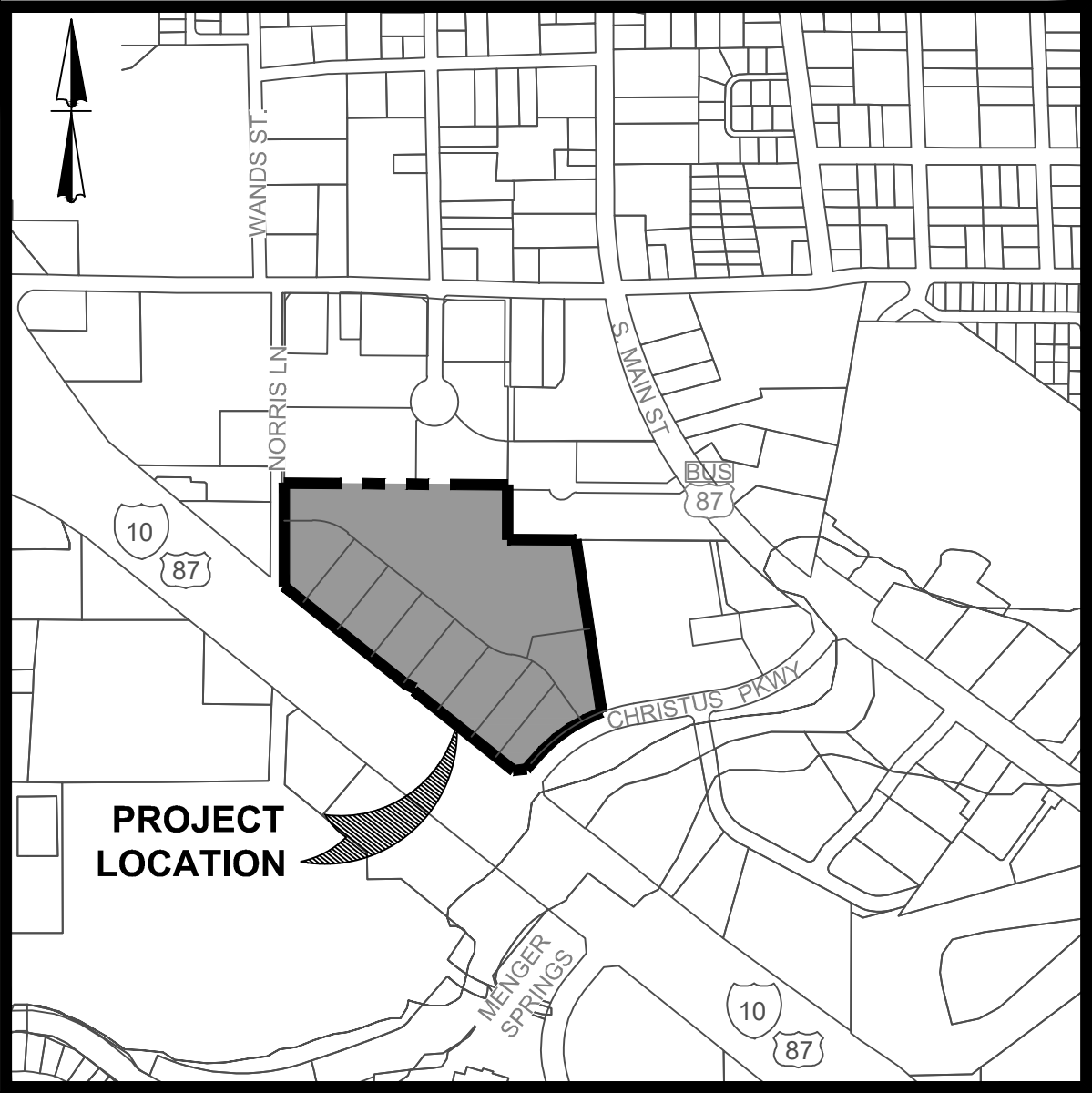
SETBACK NOTE:
LOT SETBACKS ARE DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE ENFORCED AT THE TIME OF DEVELOPMENT AND ARE BASED ON ZONING/LOT SIZE. UNLESS OTHERWISE IDENTIFIED, THE FRONT SETBACK FOR A PIE SHAPED LOT OR A LOT ON A CURVILINEAR STREET OR CUL-DE-SAC IS MEASURED WHEREVER THE LOT WIDTH MEETS FRONTAGE REQUIREMENTS FOR THE LOT CATEGORY.

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 AND 250 SQUARE FEET PER DWELLING UNIT.

DRAINAGE BASIN NOTE:
NO PART OF THIS SUBDIVISION PLAT IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.

- TXDOT NOTES:
1. FOR DEVELOPMENTS DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER AND/OR LANDOWNER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR PRESENT AND/OR FUTURE NOISE MITIGATION.
 2. THE DEVELOPER AND/OR FUTURE LANDOWNER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO TXDOT HIGHWAY AND DRAINAGE SYSTEM WITHIN THE RIGHT-OF-WAY. A HYDRAULIC REVIEW IS REQUIRED.
 3. INTERSECTION AND/OR DRIVEWAY ACCESS TO THE STATE HIGHWAY, INCLUDING QUANTITY AND LOCATIONS OF DRIVEWAYS, WILL BE REGULATED AS DIRECTED BY THE CURRENT EDITION OF THE TXDOT ACCESS MANAGEMENT MANUAL.
 4. IF SIDEWALKS ARE REQUIRED BY TXDOT OR THE APPROPRIATE CITY ORDINANCE, THE LOCATION, THE DESIGN, AND SPECIFICATIONS SHALL ADHERE TO TXDOT REQUIREMENTS WHEN PERMITTED IN TXDOT RIGHT-OF-WAY. A TDLR INSPECTION REPORT WILL BE REQUIRED.
 5. TXDOT WILL USE THE CURRENT EDITIONS OF THE APPROPRIATE MANUALS WHEN ISSUING PERMITS. TYPICAL MANUAL USED, BUT NOT LIMITED TO ARE: TXDOT ACCESS MANAGEMENT MANUAL, SAN ANTONIO DISTRICT DRIVEWAY, SIDEWALK, LANDSCAPING, AND DRAINAGE PERMIT PACKAGE, TXDOT ROADWAY DESIGN MANUAL, TXDOT HYDRAULIC MANUAL, TXDOT CONSTRUCTION SPECIFICATIONS, AND TXDOT STANDARD SHEETS, WHEN SITE DEVELOPS.
 6. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO(0) ACCESS POINT(S) ALONG IH10 W FRONTAGE RD BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1168.31'.

HERITAGE LEGACY TREES:
THERE ARE 91 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.



LOCATION MAP
NOT TO SCALE

THIS PRELIMINARY PLAT OF MENGER PLACE SUBDIVISION - CREATING LOTS 4A-1 THRU 4A-10 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 _____, 2022.

BY: _____
CHAIR

BY: _____
SECRETARY

LOT SUMMARY			
# OF LOTS	TOTAL ACREAGE OF R.O.W.	AREA OF SMALLEST LOT	LAND USE
10 LOTS	0	1.028 ACRES (LOT4A-8)	NON-RESIDENTIAL

- NOTE:
1. APPROVAL OF THE VARIANCE TO SUBDIVISION ORDINANCE 3.04.002 A APPROVED 05/02/2022.
 2. ± 5,258 L.F. PERIMETER BLOCK LENGTH.
 3. THE AREA OF RIGHT-OF-WAY (ROW) IN THIS SUBDIVISION IS 0.022 ACRE

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN 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.

ARMANDO J. NIEBLA
LICENSED PROFESSIONAL ENGINEER NO. 102296
KFW ENGINEERS, LLC
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, 2022.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

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.

TIM C. PAPPAS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5543
KFW SURVEYING, LLC
3421 PAESANOS PKWY, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-979-8444
FAX: 210-979-8441

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

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED 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 / DEVELOPER:
ABISO BOERNE, LP
BLAKE HONIGBLUM
120 AUSTIN HWY, SUITE 105
SAN ANTONIO, TEXAS 78209
(210)-802-0110

OWNER: ABISO BOERNE, LP

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE ABOVE AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, A.D., 2022

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 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__.

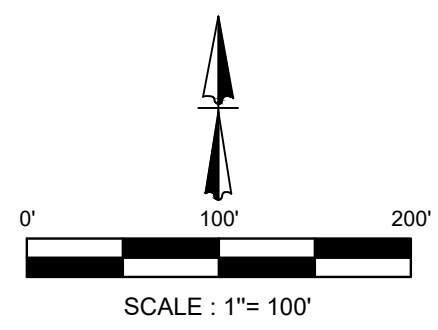
COUNTY CLERK
KENDALL COUNTY, TEXAS
BY: _____
DEPUTY

- LEGEND
- F.I.R. = FOUND $\frac{1}{2}$ " IRON ROD
 - TXDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION TYPE I OR TYPE II AS NOTED
 - VOL. = VOLUME
 - PG. = PAGE
 - R.O.W. = RIGHT-OF-WAY
 - P.R. = DEED AND PLAT RECORDS OF KENDALL COUNTY, TEXAS
 - O.P.R. = OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
 - C.L. = CENTER LINE
 - 1490--- = CONTOURS
 - = EXISTING EASEMENT
 - = EXISTING TREES

KFW
ENGINEERS + SURVEYING
3421 Paessanos Pkwy., Ste. 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

MENGER PLACE SUBDIVISION
FINAL PLAT
REPLAT OF LOT 4A
CREATING LOTS 4A-1 THRU 4A-10
AS CURRENTLY PLATTED

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	336.61'	635.00	30°22'19"	332.68'	S54°05'27"W	172.36'

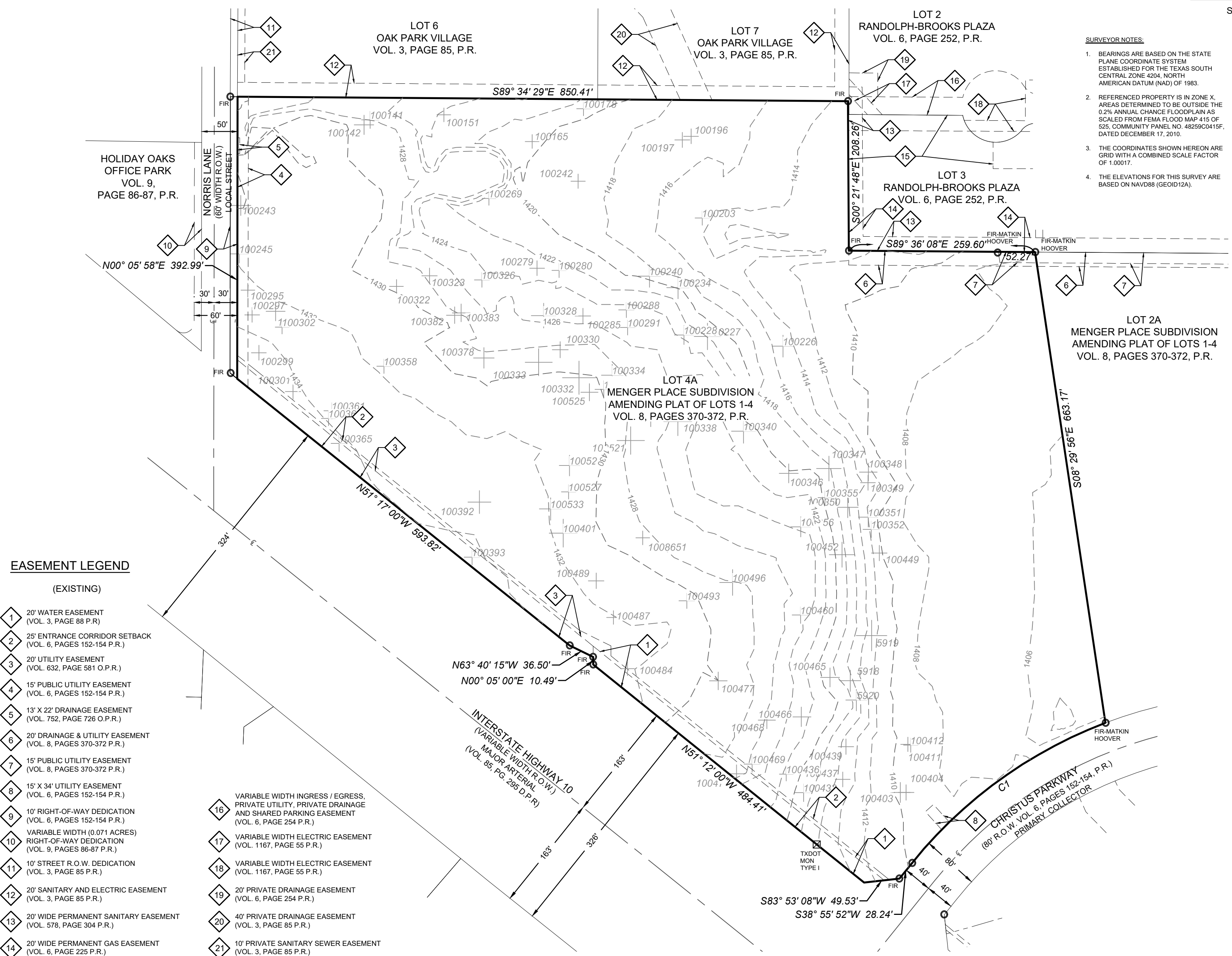


- SURVEYOR NOTES:
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
 - REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 415 OF 525, COMMUNITY PANEL NO. 48259C0415F, DATED DECEMBER 17, 2010.
 - THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
 - THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD88 (GEOID12A).

Tag #	Diameter	Circumference	Species
100141	30	94	LIVE OAK
100142	34	107	LIVE OAK
100151	24	75	LIVE OAK
100165	24	75	LIVE OAK
100178	24	75	LIVE OAK
100196	26	82	LIVE OAK
100197	26	82	LIVE OAK
100203	25	79	ELM
100226	38	119	LIVE OAK
100227	46	144	LIVE OAK
100228	33	104	LIVE OAK
100234	39	122	LIVE OAK
100240	39	122	LIVE OAK
100242	25	79	ELM
100243	35	110	LIVE OAK
100245	32	100	ELM
100269	24	75	LIVE OAK
100279	26	82	LIVE OAK
100280	25	79	LIVE OAK
100285	27	85	LIVE OAK
100288	27	85	LIVE OAK
100291	26	82	LIVE OAK
100295	24	75	LIVE OAK
100297	26	82	LIVE OAK
100299	26	82	LIVE OAK
100301	27	85	LIVE OAK
100302	24	75	LIVE OAK
100303	33	104	LIVE OAK
100322	24	75	LIVE OAK
100323	27	85	LIVE OAK
100326	26	82	LIVE OAK
100328	43	135	LIVE OAK
100330	28	88	LIVE OAK
100332	58	182	LIVE OAK
100333	47	148	LIVE OAK
100334	38	119	LIVE OAK
100335	31	97	LIVE OAK
100336	29	91	LIVE OAK
100337	36	113	LIVE OAK
100338	49	154	LIVE OAK
100340	42	132	LIVE OAK
100346	33	104	LIVE OAK
100347	43	135	LIVE OAK
100348	31	97	LIVE OAK
100349	26	82	LIVE OAK
100350	36	113	LIVE OAK
100351	34	107	LIVE OAK
100352	29	91	LIVE OAK
100355	24	75	LIVE OAK
100356	35	110	LIVE OAK
100358	25	79	LIVE OAK
100361	28	88	LIVE OAK
100362	25	79	LIVE OAK
100365	28	88	LIVE OAK
100378	36	113	LIVE OAK
100382	29	91	LIVE OAK
100383	31	97	LIVE OAK
100392	40	126	LIVE OAK
100393	27	85	LIVE OAK
100401	49	154	LIVE OAK
100403	35	110	LIVE OAK
100404	27	85	LIVE OAK
100411	25	79	LIVE OAK
100412	25	79	LIVE OAK
100433	31	97	LIVE OAK
100436	24	75	LIVE OAK
100437	26	82	LIVE OAK
100439	27	85	LIVE OAK
100449	27	85	LIVE OAK
100452	44	138	LIVE OAK
100460	29	91	LIVE OAK
100465	33	104	LIVE OAK
100466	34	107	LIVE OAK
100468	30	94	LIVE OAK
100469	28	88	LIVE OAK
100470	31	97	LIVE OAK
100472	31	97	LIVE OAK
100484	24	75	LIVE OAK
100487	24	75	LIVE OAK
100489	27	85	LIVE OAK
100493	27	85	LIVE OAK
100496	45	141	LIVE OAK
100521	48	151	LIVE OAK
100525	30	94	LIVE OAK
100526	36	113	LIVE OAK
100527	25	79	LIVE OAK
100533	39	122	LIVE OAK
5918	32	101	LIVE OAK
5919	60	189	LIVE OAK
5920	34	107	LIVE OAK
8651	24	75	LIVE OAK

- EASEMENT LEGEND**
(EXISTING)
- 1 20' WATER EASEMENT (VOL. 3, PAGE 88 P.R.)
 - 2 25' ENTRANCE CORRIDOR SETBACK (VOL. 6, PAGES 152-154 P.R.)
 - 3 20' UTILITY EASEMENT (VOL. 632, PAGE 581 O.P.R.)
 - 4 15' PUBLIC UTILITY EASEMENT (VOL. 6, PAGES 152-154 P.R.)
 - 5 13' X 22' DRAINAGE EASEMENT (VOL. 752, PAGE 726 O.P.R.)
 - 6 20' DRAINAGE & UTILITY EASEMENT (VOL. 8, PAGES 370-372 P.R.)
 - 7 15' PUBLIC UTILITY EASEMENT (VOL. 8, PAGES 370-372 P.R.)
 - 8 15' X 34' UTILITY EASEMENT (VOL. 6, PAGES 152-154 P.R.)
 - 9 10' RIGHT-OF-WAY DEDICATION (VOL. 6, PAGES 152-154 P.R.)
 - 10 VARIABLE WIDTH (0.071 ACRES) RIGHT-OF-WAY DEDICATION (VOL. 9, PAGES 86-87 P.R.)
 - 11 10' STREET R.O.W. DEDICATION (VOL. 3, PAGE 85 P.R.)
 - 12 20' SANITARY AND ELECTRIC EASEMENT (VOL. 3, PAGE 85 P.R.)
 - 13 20' WIDE PERMANENT SANITARY EASEMENT (VOL. 578, PAGE 304 P.R.)
 - 14 20' WIDE PERMANENT GAS EASEMENT (VOL. 6, PAGE 225 P.R.)
 - 15 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL. 6, PAGE 254 P.R.)

- 16 VARIABLE WIDTH INGRESS / EGRESS, PRIVATE UTILITY, PRIVATE DRAINAGE AND SHARED PARKING EASEMENT (VOL. 6, PAGE 254 P.R.)
- 17 VARIABLE WIDTH ELECTRIC EASEMENT (VOL. 1167, PAGE 55 P.R.)
- 18 VARIABLE WIDTH ELECTRIC EASEMENT (VOL. 1167, PAGE 55 P.R.)
- 19 20' PRIVATE DRAINAGE EASEMENT (VOL. 6, PAGE 254 P.R.)
- 20 40' PRIVATE DRAINAGE EASEMENT (VOL. 3, PAGE 85 P.R.)
- 21 10' PRIVATE SANITARY SEWER EASEMENT (VOL. 3, PAGE 85 P.R.)



AS PLATTED

LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- TXDOT MON = TEXAS DEPARTMENT OF TRANSPORTATION TYPE I OR TYPE II AS NOTED
- VOL. = VOLUME
- PG. = PAGE
- R.O.W. = RIGHT-OF-WAY
- P.R. = DEED AND PLAT RECORDS OF KENDALL COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
- C.L. = CENTER LINE
- CONTOURS = EXISTING EASEMENT
- PROPOSED EASEMENT (ESTABLISHED BY THIS PLAT)
- STEEP SLOPE, 15% GRADE OR MORE
- EXISTING TREES

KFW
ENGINEERS + SURVEYING
3421 Paessanos Pkwy., Ste. 200, San Antonio, TX 78231
Phone #: (210) 979-8444 • Fax #: (210) 979-8441
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

MENGER PLACE SUBDIVISION

FINAL PLAT

REPLAT OF LOT 4A CREATING LOTS 4A-1 THRU 4A-10

BEING A TOTAL OF 19.89 ACRES OF LAND SITUATED IN THE J. SMALL SURVEY NUMBER 183, ABSTRACT NO. 441, CITY OF BOERNE, KENDALL COUNTY, TEXAS, AND BEING A REPLAT OF LOT 4A OF THE MENGER PLACE SUBDIVISION AMENDING PLAT OF LOTS 1-4, A PLAT OF RECORD IN VOL 8, PAGES 370-372 IN THE PLAT RECORDS OF KENDALL COUNTY, TEXAS. ESTABLISHING LOTS 4A-1 THROUGH 4A-10.

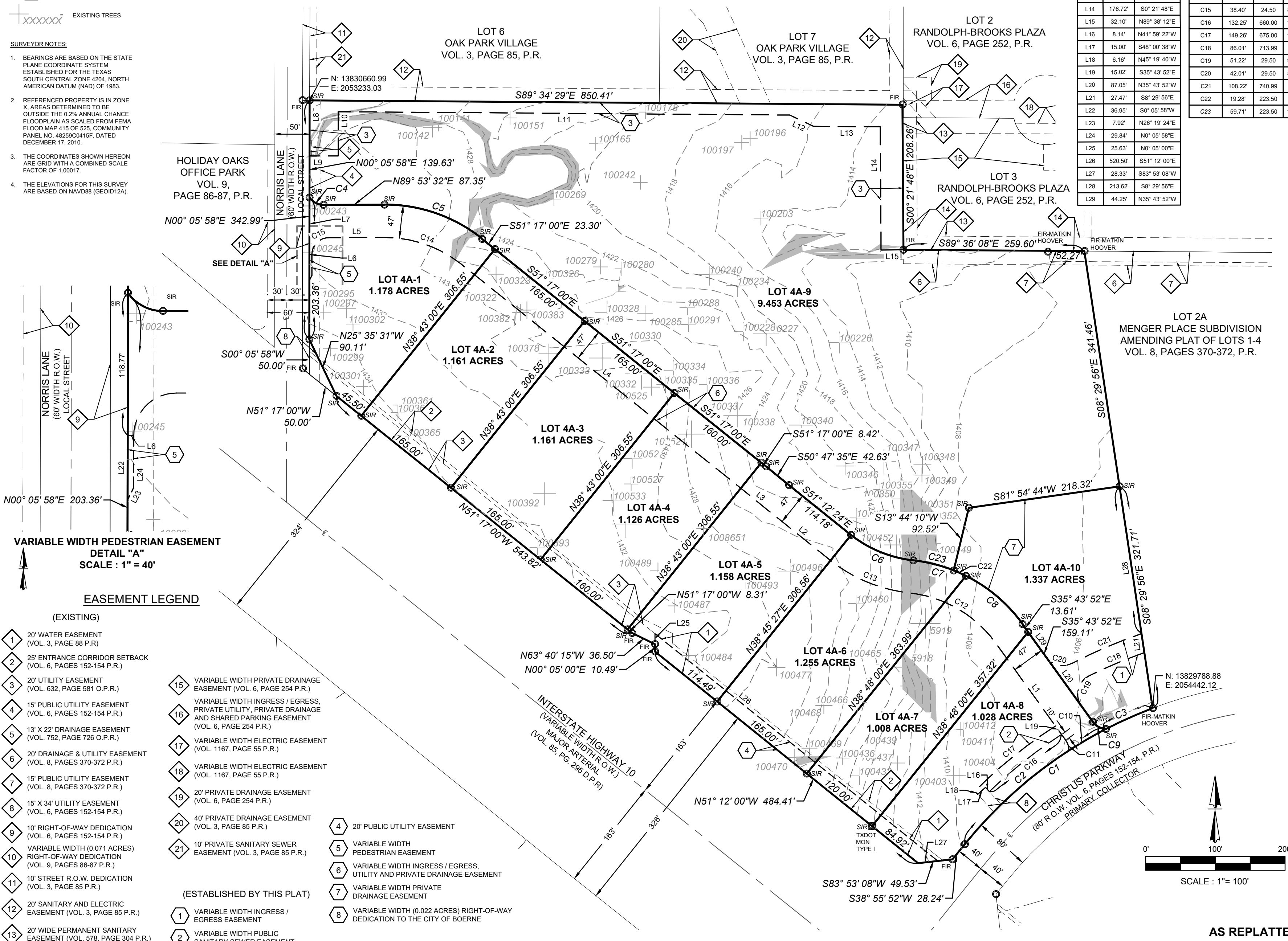
AS REPLATTED

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	336.61'	635.00	30°22'19"	332.68'	S54° 05' 27"W	172.36'

Line Table			CURVE TABLE					
LINE #	LENGTH	DIRECTION	CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
L1	171.19'	N35° 43' 52"W	C2	262.96'	635.00	23°43'35"	261.08'	S50° 46' 06"W
L2	114.62'	N51° 12' 24"W	C3	73.65'	635.00	6°38'44"	73.61'	S65° 57' 15"W
L3	42.60'	N50° 47' 35"W	C4	23.49'	24.50	54°55'32"	22.60'	S62° 38' 41"E
L4	521.52'	N51° 17' 00"W	C5	151.45'	223.50	38°49'28"	148.57'	S70° 41' 44"E
L5	79.70'	S89° 53' 32"W	C6	97.81'	176.50	31°45'04"	96.56'	S67° 47' 03"E
L6	3.50'	N89° 54' 02"W	C7	78.99'	223.50	20°14'57"	78.58'	S73° 32' 06"E
L7	81.82'	N0° 05' 58"E	C8	107.97'	223.50	27°40'46"	106.93'	S49° 34' 15"E
L8	79.83'	S0° 05' 58"W	C9	21.91'	24.50	51°14'38"	21.19'	S61° 21' 10"E
L9	41.00'	S89° 54' 02"E	C10	61.35'	635.00	5°32'07"	61.32'	S59° 51' 49"W
L10	63.60'	N0° 05' 58"E	C11	15.71'	24.50	36°45'02"	15.45'	N17° 21' 20"W
L11	647.71'	S89° 34' 29"E	C12	147.64'	176.50	47°55'43"	143.38'	N59° 41' 43"W
L12	37.81'	S64° 34' 29"E	C13	124.16'	223.50	31°49'46"	122.57'	N67° 44' 42"W
L13	95.67'	S89° 34' 29"E	C14	119.60'	176.50	38°49'28"	117.32'	N70° 41' 44"W
L14	176.72'	S0° 21' 48"E	C15	38.40'	24.50	89°47'34"	34.59'	S44° 59' 45"W
L15	32.10'	N89° 38' 12"E	C16	132.25'	660.00	11°28'51"	132.03'	S51° 40' 18"W
L16	8.14'	N41° 59' 22"W	C17	149.26'	675.00	12°40'12"	148.96'	N51° 00' 26"E
L17	15.00'	S48° 00' 38"W	C18	86.01'	713.99	6°54'09"	85.96'	S67° 11' 45"W
L18	6.16'	N45° 19' 40"W	C19	51.22'	29.50	99°28'32"	45.02'	S14° 00' 25"W
L19	15.02'	S35° 43' 52"E	C20	42.01'	29.50	81°35'25"	38.55'	S76° 31' 34"E
L20	87.05'	N35° 43' 52"W	C21	108.22'	740.99	8°22'06"	108.13'	N66° 51' 47"E
L21	27.47'	S8° 29' 56"E	C22	19.28'	223.50	4°56'32"	19.27'	N65° 52' 54"W
L22	36.95'	S0° 05' 58"W	C23	59.71'	223.50	15°18'25"	59.53'	N76° 00' 22"W
L23	7.92'	N26° 19' 24"E						
L24	29.84'	N0° 05' 58"E						
L25	25.63'	N0° 05' 00"E						
L26	520.50'	S51° 12' 00"E						
L27	28.33'	S83° 53' 08"W						
L28	213.62'	S8° 29' 56"E						
L29	44.25'	N35° 43' 52"W						

CURVE TABLE								
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT		
C2	262.96'	635.00	23°43'35"	261.08'	S50° 46' 06"W	133.39'		
C3	73.65'	635.00	6°38'44"	73.61'	S65° 57' 15"W	36.87'		
C4	23.49'	24.50	54°55'32"	22.60'	S62° 38' 41"E	12.73'		
C5	151.45'	223.50	38°49'28"	148.57'	S70° 41' 44"E	78.76'		
C6	97.81'	176.50	31°45'04"	96.56'	S67° 47' 03"E	50.20'		
C7	78.99'	223.50	20°14'57"	78.58'	S73° 32' 06"E	39.91'		
C8	107.97'	223.50	27°40'46"	106.93'	S49° 34' 15"E	55.06'		
C9	21.91'	24.50	51°14'38"	21.19'	S61° 21' 10"E	11.75'		
C10	61.35'	635.00	5°32'07"	61.32'	S59° 51' 49"W	30.70'		
C11	15.71'	24.50	36°45'02"	15.45'	N17° 21' 20"W	8.14'		
C12	147.64'	176.50	47°55'43"	143.38'	N59° 41' 43"W	78.45'		
C13	124.16'	223.50	31°49'46"	122.57'	N67° 44' 42"W	63.73'		
C14	119.60'	176.50	38°49'28"	117.32'	N70° 41' 44"W	62.20'		
C15	38.40'	24.50	89°47'34"	34.59'	S44° 59' 45"W	24.41'		
C16	132.25'	660.00	11°28'51"	132.03'	S51° 40' 18"W	66.35'		
C17	149.26'	675.00	12°40'12"	148.96'	N51° 00' 26"E	74.94'		
C18	86.01'	713.99	6°54'09"	85.96'	S67° 11' 45"W	43.06'		
C19	51.22'	29.50	99°28'32"	45.02'	S14° 00' 25"W	34.83'		
C20	42.01'	29.50	81°35'25"	38.55'	S76° 31' 34"E	25.46'		
C21	108.22'	740.99	8°22'06"	108.13'	N66° 51' 47"E	54.21'		
C22	19.28'	223.50	4°56'32"	19.27'	N65° 52' 54"W	9.65'		
C23	59.71'	223.50	15°18'25"	59.53'	N76° 00' 22"W	30.03'		

Tag #	Diameter	Circumference	Species
100141	30	94	LIVE OAK
100142	34	107	LIVE OAK
100151	24	75	LIVE OAK
100165	24	75	LIVE OAK
100178	24	75	LIVE OAK
100186	26	82	LIVE OAK
100197	26	82	LIVE OAK
100203	25	79	ELM
100226	38	119	LIVE OAK
100227	46	144	LIVE OAK
100228	33	104	LIVE OAK
100234	29	92	LIVE OAK
100240	39	122	LIVE OAK
100242	25	79	ELM
100243	35	110	LIVE OAK
100245	32	100	ELM
100269	24	75	LIVE OAK
100279	26	82	LIVE OAK
100280	25	79	LIVE OAK
100285	27	85	LIVE OAK
100288	27	85	LIVE OAK
100291	26	82	LIVE OAK
100295	24	75	LIVE OAK
100297	26	82	LIVE OAK
100299	26	82	LIVE OAK
100301	27	85	LIVE OAK
100302	24	75	LIVE OAK
100303	33	104	LIVE OAK
100322	24	75	LIVE OAK
100323	27	85	LIVE OAK
100326	26	82	LIVE OAK
100328	43	135	LIVE OAK
100330	28	88	LIVE OAK
100332	58	182	LIVE OAK
100333	47	148	LIVE OAK
100334	38	119	LIVE OAK
100335	31	97	LIVE OAK
100336	29	91	LIVE OAK
100337	36	113	LIVE OAK
100338	49	154	LIVE OAK
100340	42	132	LIVE OAK
100346	33	104	LIVE OAK
100347	43	135	LIVE OAK
100348	31	97	LIVE OAK
100349	26	82	LIVE OAK
100350	36	113	LIVE OAK
100351	34	107	LIVE OAK
100352	29	91	LIVE OAK
100355	24	75	LIVE OAK
100356	35	110	LIVE OAK
100358	25	79	LIVE OAK
100361	28	88	LIVE OAK
100362	25	79	LIVE OAK
100365	28	88	LIVE OAK
100378	36	113	LIVE OAK
100382	29	91	LIVE OAK
100383	31	97	LIVE OAK
100392	40	126	LIVE OAK
100393	27	85	LIVE OAK
100401	49	154	LIVE OAK
100403	35	110	LIVE OAK
100404	27	85	LIVE OAK
100411	25	79	LIVE OAK
100412	25	79	LIVE OAK
100433	31	97	LIVE OAK
100436	24	75	LIVE OAK
100437	26	82	LIVE OAK
100439	27	85	LIVE OAK
100449	27	85	LIVE OAK
100452	44	138	LIVE OAK
100460	29	91	LIVE OAK
100465	33	104	LIVE OAK
100466	34	107	LIVE OAK
100468	30	94	LIVE OAK
100469	28	88	LIVE OAK
100470	31	97	LIVE OAK
100477	31	97	LIVE OAK
100484	24	75	LIVE OAK
100487	24	75	LIVE OAK
100489	27	85	LIVE OAK
100496	45	141	LIVE OAK
100521	48	151	LIVE OAK
100525	30	94	LIVE OAK
100526	36	113	LIVE OAK
100527	25	79	LIVE OAK
100533	39	122	LIVE OAK
5918	32	101	LIVE OAK
5919	60	188	LIVE OAK
5920	34	107	LIVE OAK
8651	24	75	LIVE OAK



VARIABLE WIDTH PEDESTRIAN EASEMENT
DETAIL "A"
SCALE : 1" = 40'

- EASEMENT LEGEND**
- (EXISTING)
- 1 20' WATER EASEMENT (VOL. 3, PAGE 88 P.R.)
 - 2 25' ENTRANCE CORRIDOR SETBACK (VOL. 6, PAGES 152-154 P.R.)
 - 3 20' UTILITY EASEMENT (VOL. 632, PAGE 581 O.P.R.)
 - 4 15' PUBLIC UTILITY EASEMENT (VOL. 6, PAGES 152-154 P.R.)
 - 5 13' X 22' DRAINAGE EASEMENT (VOL. 752, PAGE 726 O.P.R.)
 - 6 20' DRAINAGE & UTILITY EASEMENT (VOL. 8, PAGES 370-372 P.R.)
 - 7 15' PUBLIC UTILITY EASEMENT (VOL. 8, PAGES 370-372 P.R.)
 - 8 15' X 34' UTILITY EASEMENT (VOL. 6, PAGES 152-154 P.R.)
 - 9 10' RIGHT-OF-WAY DEDICATION (VOL. 6, PAGES 152-154 P.R.)
 - 10 VARIABLE WIDTH (0.071 ACRES) RIGHT-OF-WAY DEDICATION (VOL. 9, PAGES 86-87 P.R.)
 - 11 10' STREET R.O.W. DEDICATION (VOL. 3, PAGE 85 P.R.)
 - 12 20' SANITARY AND ELECTRIC EASEMENT (VOL. 3, PAGE 85 P.R.)
 - 13 20' WIDE PERMANENT SANITARY EASEMENT (VOL. 578, PAGE 304 P.R.)
 - 14 20' WIDE PERMANENT GAS EASEMENT (VOL. 6, PAGE 225 P.R.)
- (ESTABLISHED BY THIS PLAT)
- 15 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL. 6, PAGE 254 P.R.)
 - 16 VARIABLE WIDTH INGRESS / EGRESS, PRIVATE UTILITY, PRIVATE DRAINAGE AND SHARED PARKING EASEMENT (VOL. 6, PAGE 254 P.R.)
 - 17 VARIABLE WIDTH ELECTRIC EASEMENT (VOL. 1167, PAGE 55 P.R.)
 - 18 VARIABLE WIDTH ELECTRIC EASEMENT (VOL. 1167, PAGE 55 P.R.)
 - 19 20' PRIVATE DRAINAGE EASEMENT (VOL. 6, PAGE 254 P.R.)
 - 20 40' PRIVATE DRAINAGE EASEMENT (VOL. 3, PAGE 85 P.R.)
 - 21 10' PRIVATE SANITARY SEWER EASEMENT (VOL. 3, PAGE 85 P.R.)
 - 2 20' PUBLIC UTILITY EASEMENT
 - 5 VARIABLE WIDTH PEDESTRIAN EASEMENT
 - 6 VARIABLE WIDTH INGRESS / EGRESS, UTILITY AND PRIVATE DRAINAGE EASEMENT
 - 7 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
 - 8 VARIABLE WIDTH (0.022 ACRES) RIGHT-OF-WAY DEDICATION TO THE CITY OF BOERNE
 - 1 VARIABLE WIDTH INGRESS / EGRESS EASEMENT
 - 2 VARIABLE WIDTH PUBLIC SANITARY SEWER EASEMENT
 - 3 VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT

AS REPLATTED