WATER CONTROL IMPROVEMENT DISTRICT #3A NOTES:

- THIS PLAT SHALL COMPLY WITH THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BOERNE AND WATER CONTROL IMPROVEMENT DISTRICT #3A DATED NOVEMBER 26, 2019. THIS PLAT HAS BEEN REVIEWED BY BOTH THE DISTRICT AND THE CITY OF BOERNE FOR COMPLIANCE WITH SAID
- THIS PLAT SHALL COMPLY WITH THE INTERLOCAL AGREEMENT BETWEEN SAN ANTONIO WATER SYSTEM AND WATER CONTROL IMPROVEMENT
- DISTRICT #3A DATED AUGUST 8, 2018. THIS PLAT HAS BEEN REVIEWED BY BOTH THE DISTRICT AND SAWS FOR COMPLIANCE WITH SAID AGREEMENT. THE DEVELOPER DEDICATED THE STREET AND DRAINAGE IMPROVEMENTS TO WATER CONTROL IMPROVEMENT DISTRICT #3A. UPON COMPLETION AND ACCEPTANCE OF THE INFRASTRUCTURE. WATER CONTROL IMPROVEMENT DISTRICT #3A WILL OWN AND MAINTAIN SAID INFRASTRUCTURES, WHICH ARE LOCATED WITHIN THE LIMITS OF THIS PLAT.
- SEWER PAYMENT IN LIEU OF IMPACT FEES HAVE BEEN PAID IN ACCORDANCE WITH THE SCHEDULED PAYMENTS OUTLINED IN SECTION 4.4 OF THE DEVELOPMENT AGREEMENT.
- GAS SERVICE CONNECTION FEES TO THE CITY OF BOERNE HAVE NOT BEEN PAID AT THIS TIME.
- WATER CONTROL IMPROVEMENT DISTRICT #3A WILL BE RESPONSIBLE FOR REVIEW, APPROVAL, IMPLEMENTATION, & ENFORCEMENT OF THE APPLICABLE CITY OF SAN ANTONIO TREE PRESERVATION PLAN IN ACCORDANCE WITH DEVELOPMENT AGREEMENT.
- THE DEVELOPER DEDICATED THE SANITARY SEWER AND WATER MAINS TO WATER CONTROL IMPROVEMENT DISTRICT #3A UPON COMPLETION AND ACCEPTANCE OF THE SYSTEMS. WATER CONTROL IMPROVEMENT DISTRICT #3A WILL OWN AND MAINTAIN SAID SANITARY SEWER AND WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

RESIDENTIAL FINISHED FLOORS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.

- GATES ACROSS EASEMENT: DOUBLE SWING GATES WITH A MINIMUM CLEAR OPENING OF 12 FEET WIDE SHALL BE INSTALLED WHEREVER FENCES CROSS LITH ITY 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.
- 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
- THIS PROPERTY IS SUBJECT TO COMPLIANCE WITH CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE, AS A CATEGORY 2 PROPERTY AS DEFINED BY THE AQUIFER PROTECTION ORDINANCE (ORDINANCE NO. 81491) AND REQUIRED BY THE SAN ANTONIO WATER SYSTEM AND KENDALL COUNTY WATER CONTROL IMPROVEMENT DISTRICT NO. 3 INTERLOCAL AGREEMENT EFFECTIVE AUGUST 8, 2018. WCID #3 HAS AN ESTIMATED, BLENDED AND ALLOWABLE IMPERVIOUS COVER OF 504.00 ACRES. THIS PLAT CREATES AN ESTIMATED 11.15 ACRES OF
- IMPERVIOUS COVER, FOR A TOTAL OF 83.71 ACRES OF IMPERVIOUS COVER WITHIN WCID #3. WATER AND SEWER TO BE PROVIDED AND MAINTAINED BY KENDALL COUNTY WATER CONTROL IMPROVEMENT DISTRICT NO. 3A.

SETBACKS IN THE ETJ:

LOT SETBACKS ARE DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE ENFORCED AT THE TIME OF DEVELOPMENT. THE USE THAT IS BEING CONSTRUCTED AND THE LOT SIZE SHALL DETERMINE WHICH SETBACK SHALL APPLY.

HERITAGE LEGACY TREE: THERE ARE 17 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT

AT SUCH TIME AS A LOT IS DEVELOPED, A FOUR-FOOT WIDE REINFORCED CONCRETE SIDEWALKS SHALL BE INSTALLED ADJACENT TO ALL PROPERTY LINES OF EACH LOT WHERE THE LOT ABUTS PUBLIC OR PRIVATE STREET.

TAX CERTIFICATE

, KENDALL COUNTY OFFICIAL RECORDS. TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOCUMENT #___

GENERAL NOTES:

- THIS SUBDIVISION CONTAINS 19.78 TOTAL ACRES WITH 76 RESIDENTIAL LOTS FOR A DENSITY OF 3.84 RESIDENTIAL LOTS PER ACRE.
- NO PART OF THIS SUBDIVISION PLAT IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.
- BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011).
- ALL PROPERTY CORNERS SHOWN HEREON ARE SET 1/2" REBAR WITH PLASTIC SURVEYOR'S CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED.
- THE TOPOGRAPHICAL INFORMATION IS BASED ON VERTICAL DATUM NAVD 88.
- THE AREA OF RIGHT-OF-WAY (ROW) IN THIS SUBDIVISION IS 4.65 ACRES.
- THE AREA OF OPEN SPACE REQUIRED FOR THE CORLEY FARMS SUBDIVISION IS 65.44 ACRES. THIS SUBDIVISION PLAT CONTAINS 1.39 ACRES OF COMMUNITY OPEN SPACE FOR A TOTAL (UNITS 1-5) OF 52.20 ACRES WITHIN THE SUBDIVISION.
- THIS PLAT CONTAINS 19.78 TOTAL ACRES. THE UNIT 5 BOUNDARY IS 19.78 ACRES AND HAS A COMBINED AREA OF 0.00 ACRES FOR ALL OFF-SITE
- 9. THE AREA OF THE SMALLEST LOT IS 0.135 ACRES (LOT 9 & 10, BLOCK 56).

 10. THE PERIMETER OF BLOCK 54 IS 2159.69 L.F., BEING THE LARGEST BLOCK. THE PERIMETER OF BLOCK 39 IS 671.99 L.F., BEING THE SMALLEST BLOCK.

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

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 GÚLLY IN ITS NATURAL STATE OR AS CHANGED BY THE CIT\

- 1. THE GRANTOR SPECIFICALLY RESERVES THE RIGHT TO USE ALL OR ANY PART OF THE FASEMENT 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 COMMERCIALLY REASONABLE EFFORTS TO ENSURE THE DAMAGE TO THE PROPERTY IS MINIMIZED AND WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE DRAINAGE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE GRANTEE'S USUAL AND CUSTOMARY PRACTICES.
- 3. THE GRANTEE SHALL MAKE NECESSARY MODIFICATIONS AND IMPROVEMENTS TO CONFORM WITH THE CITY OF BOERNE DRAINAGE POLICY AND PLAN AT SUCH A TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY CITY COUNCIL OF THE CITY OF BOERNE, TEXAS.

UTILITIES, INCLUDING WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, AND COMMUNICATION FACILITIES, 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 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 COMMERCIALLY 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

BANDERA ELECTRIC COOPERATIVE NOTES: UTILITY EASEMENT

IT IS UNDERSTOOD AND AGREED THAT PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN (10) FEET OF THE REAR, FRONT, AND SIDE LINES OF ALL LOTS AND/OR TRACTS AND IN THE STREETS, ALLEYS, LANES, AND ROADS OF THIS SUBDIVISION, AND TEN (10) FEET ALONG THE OUTER BOUNDARIES OF ALL STREETS, ALLEYS, BOULEVARDS, LANES AND ROADS WHERE SUBDIVISION LINES OR LOTS OF INDIVIDUAL TRACTS ARE DEEDED TO THE CENTER LINE OF THE ROADWAY. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT. EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE LITHLITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FILL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT OF INGRESS TO AND EGRESS FROM THE RIGHT-OF-WAY AND EASEMENT, THE RIGHT TO CLEAR THE EASEMENT AREA AND TO KEEP IT CLEAR OF ALL BRUSH, TREES, STRUCTURES, AND OTHER OBSTRUCTIONS, INCLUDING THE RIGHT TO CUT ALL WEAK, LEANING, OR DANGEROUS TREES LOCATED OUTSIDE THE EASEMENT AREA WHICH ARE TALL ENOUGH TO STRIKE THE ELECTRIC FACILITIES IN FALLING. THE EASEMENT RIGHTS HEREIN RESERVED INCLUDE THE PRIVILEGE OF CLEARING A RIGHT-OF-WAY FOR AND ANCHORING OF ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITHIN SAID EASEMENT AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER SOME PORTIONS OF SAID LOTS AND/OR TRACTS NOT WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS AND/OR TRACTS OF THIS SUBDIVISION. UTILITIES SHALL HAVE THE RIGHT TO INSTALL AND MAINTAIN LOCKS IN GATES AS NECESSARY OR APPROPRIATE FOR THE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT AREA. THE FOREGOING NOTWITHSTANDING, THE UTILITY MAY RELOCATE ITS FACILITIES AND RIGHT-OF-WAY OVER THE

PREMISES TO CONFORM TO ANY FUTURE HIGHWAY OR STREET RELOCATION, WIDENING, OR IMPROVEMENT.

A FINAL PLAT ESTABLISHING **CORLEY FARMS UNIT 5**

19.78 ACRES OF LAND LOCATED IN THE ANTONIO CRUZ SURVEY 170, ABSTRACT 97, KENDALL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 212.337 ACRES OF LAND CONVEYED TO BOERNEBAK II, LLC AS DESCRIBED IN VOLUME 1630, PAGE 731, ALL IN THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

05/29/2025

76 RESIDENTIAL LOTS (13.79 Ac.) / 4 OPEN SPACE LOTS (1.39 Ac.) 3,270 L.F. OF NEW STREET (4.61 Ac.)





		1
STATE OF TEXAS COUNTY OF KENDALL	1" = 600'	_ '
l,	, COUNTY CLERK OF S/	AID COUNTY, DO HEREBY CERTIFY
THAT THE FOREGOING INSTRUM!	ENT OF WRITING WITH THIS C	CERTIFICATE OF AUTHENTICATION
WAS FILED FOR RECORD IN MY OF	FFICE THIS DAY	
OF	A.D. 2024 AT	M. IN THE PLAT RECORDS OF
SAID COUNTY IN		·
TAX CERTIFICATE AFFIDAVIT FILE	D THIS DATE IN	
KENDALL COUNTY OFFICIAL RECO	ORDS. IN TESTIMONY WHERE(OF, WITNESS MY HAND AND OFFICIAL
SEAL OF OFFICE, THIS DA	AY OF	, A.D. 2024.
COUNTY OF EDIT		
COUNTY CLERK KENDALL COUNTY, TEXAS		
BY:	DEPUTY	
THIS PLAT OF CORLEY FA BY THE PLANNING & ZONING HEREBY APPROVED BY SUCH	COMMISSION OF THE CITY OF	JBMITTED TO AND CONSIDERED F BOERNE, TEXAS, AND IS

, A.D., 2024.

DATED THIS

DAY OF

STATE OF TEXAS COUNTY OF BEXAR		
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDER AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLE ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY T	DGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF	THE SUBDIVISION
	M.W. CUDE ENGINEERS, L.L.C. DAVID D. CUPIT II, P.E.	
	REGISTERED PROFESSIONAL ENGINEER NO. 122076	
SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE	DAY OF	, A.D., 2024.
	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 ON THE GROUND UNDER MY SUPERVISION.	AND WAS PREPARED FROM AN ACTUAL SURVEY FROM THE	E PROPERTY MADE
	M.W. CUDE ENGINEERS, L.L.C. YURI V. BALMACEDA WHEELOCK, R.P.L.S. REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6815	;
SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE	DAY OF	_, A.D., 2024.
	NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS	
	i I	
	L	
STATE OF TEXAS COUNTY OF		
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR T	THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE U	SE OF THE PUBLIC,

THE OWNER OF LAND SHOWN ON THIS	PLAT, IN PERSON OR THE	ROUGH A DULY AUTHORIZE	D AGENT, DEDICATES TO	THE USE OF THE PUBLIC
OREVER ALL STREETS, ALLEYS, PARKS,	WATERCOURSES, DRAINS	S, EASEMENTS AND PUBLIC	PLACES THEREON SHOWN	I FOR THE PURPOSE AND
CONSIDERATION THEREIN EXPRESSED.				

PULTE HOMES OF TEXAS, LP BY PULTE NEVADA L.L.C.		
A DELAWARE LIMITED LIABILITY COMPANY 1718 DRY CREEK WAY, STE. 120		
SAN ANTONIO, TX 78259	OWNER	DULY AUTHORIZED AGENT
STATE OF TEXAS COUNTY OF		

BEFORE ME, THE UNDERSIGNED 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 HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

DAY OF

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS

BOERNEBAK, LLC & BOERNEBACK II, LLC

207 ROOSEVELT AVE.

SAN ANTONIO, TX 78210

	NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
STATE OF TEXAS COUNTY OF	
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OF	R THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC,

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

STATE OF TEXAS COUNTY OF
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
(NOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE

OWNER

DEFORE ME, THE ONDERSIONED NOTHIORITI, ON THIS DATE ERSONA	LLI / ((L/ ((LD	
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO	O THE FOREGOING INSTRUME	NT, AND ACKNOWLEDGED TO ME THAT HE/SHE
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS TH	HEREIN EXPRESSED AND IN THE	CAPACITY THEREIN STATED.
GIVEN LINDER MY HAND AND SEAL OF OFFICE THIS	DAY OF	A D 2024

	B/(1 O1	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
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CUDE ENGINEERS, L.L.C. 4122 POND HILL RD. • SUITE 101 SAN ANTONIO, TEXAS 78231 TEL 210.681.2951 • FAX 210.523.7112 WWW.CUDEENGINEERS.COM TBPE FIRM #455 TBPELS FIRM # 10048500

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

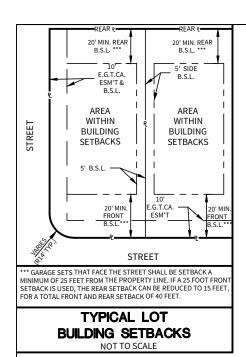
PROJECT # 03481.012

DECEMBER 2024

1 of 2

, A.D., 2024.

DULY AUTHORIZED AGENT



	HERITAG	E TREE TABLE	
TREE POINT	SPECIES	Diameter	CIRCUMFERENCE
669	OAK	24.00 ''	75.40 ''
949	OAK	29.00 ''	91.11 ''
980	OAK	28.00 ''	87.96 ''
988	OAK	26.00 ''	81.68 ''
992	OAK	29.00 ''	91.11 ''
993	OAK	28.00 ''	87.96 ''
994	OAK	27.00 ''	84.82 ''
2081	OAK	28.00 ''	87.96 ''
2114	OAK	38.00 ''	119.38 ''
2116	OAK	24.00 ''	75.40 ''
3418	OAK	25.00 ''	78.54 ''
3421	OAK	27.00 ''	84.82 ''
3588	OAK	33.00 ''	103.67 ''
3661	OAK	25.00 ''	78.54 ''
4256	OAK	30.00 ''	94.25 ''
4257	OAK	30.00 ''	94.25 ''
4339	OAK	28.00 ''	87.96 ''

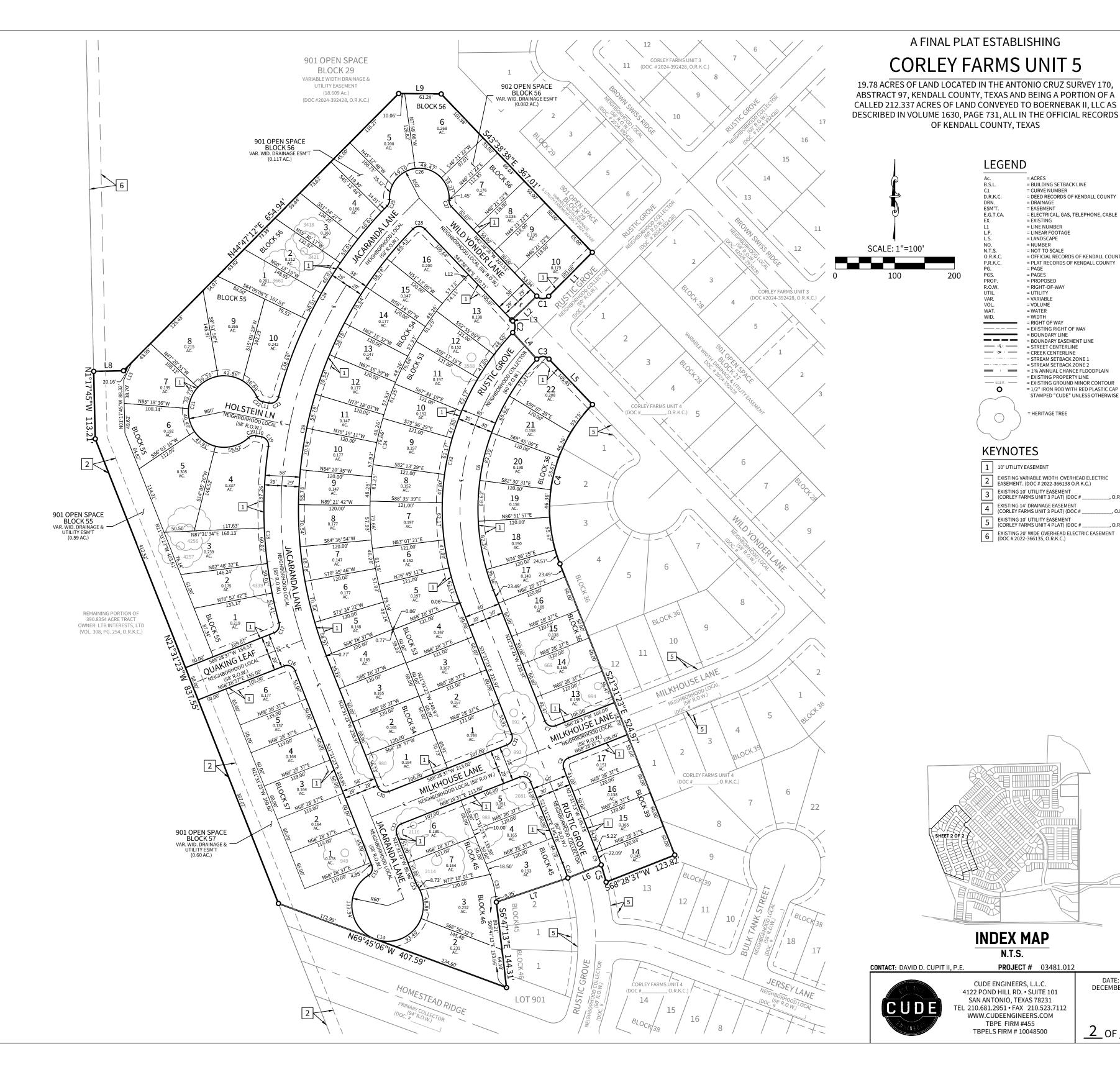
TREE CIRCUMFERENCE = $2\pi \times (DIAMETER/2)$

LINE TABLE		
LINE	BEARING	LENGTH
L1	S44°47'12"W	103.66'
L2	S46°21'22"W	58.00'
L3	S43°38'38"E	2.46'
L4	S42°10'26"E	60.20'
L5	S43°38'38"E	105.45'
L6	S68°31'29"W	60.14'
L7	S71°20'35"W	126.47'
L8	N88°42'15"E	50.00'
L9	S89°25'43"E	71.34'
L10	S78°22'05"E	10.26'
L11	N78°22'05"W	10.26'
L12	N44°47'12"E	7.30'

L13 S24°34'05"W 33.29'

BLOCK PERIMETER TABLE		
BLOCK	L.F.	
36	1446.29	
39	671.99	
45	842.03	
46	689.68	
53	1877.04	
54	2159.69	
55	1858.48	
56	1791.41	
57	951.99	

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	14.00'	91°34'10"	22.37'	S89°25'43"E	20.07'
C2	14.00'	87°11'12"	21.30'	N00°03'02"W	19.31'
C3	14.00'	93°30'34"	22.85'	S89°36'05"W	20.40'
C4	250.00'	66°05'36"	288.39'	S11°31'25"W	272.66'
C5	430.00'	4°00'31"	30.09'	N15°52'49"W	30.08'
C6	370.00'	64°22'11"	415.68'	N10°39'43"E	394.16'
C7	14.00'	90°00'00"	21.99'	N66°31'23"W	19.80'
C8	14.00'	90°00'00"	21.99'	N23°28'37"E	19.80'
C9	430.00'	3°38'18"	27.31'	N19°42'14"W	27.30'
C10	370.00'	4°13'18"	27.26'	S19°24'44"E	27.26'
C11	14.00'	90°00'00"	21.99'	S66°31'23"E	19.80'
C12	14.00'	90°00'00"	21.99'	N23°28'37"E	19.80'
C13	25.00'	12°24'53"	5.42'	N27°43'49"W	5.41'
C14	60.00'	271°31'08"	284.33'	S78°10'41"E	83.72'
C15	14.00'	79°06'16"	19.33'	S18°01'45"W	17.83'
C16	14.00'	90°00'00"	21.99'	S66°31'23"E	19.80'
C17	14.00'	83°38'20"	20.44'	S26°39'27"W	18.67'
C18	729.00'	23°28'34"	298.70'	S03°25'26"E	296.61'
C19	14.00'	86°40'56"	21.18'	S35°01'37"E	19.22'
C20	14.00'	54°28'24"	13.31'	N74°23'43"E	12.81'
C21	60.00'	288°56'48"	302.58'	S11°37'55"W	69.73'
C22	14.00'	54°28'24"	13.31'	N51°07'53"W	12.81'
C23	14.00'	86°40'56"	21.18'	S58°17'27"W	19.22'
C24	729.00'	29°17'40"	372.73'	S29°35'49"W	368.68'
C25	14.00'	47°17'08"	11.55'	S20°36'04"W	11.23'
C26	50.00'	187°11'09"	163.35'	N89°26'55"W	99.80'
C27	14.00'	47°47'17"	11.68'	N19°44'59"W	11.34'
C28	14.00'	91°54'03"	22.46'	S89°35'39"E	20.12'
C29	671.00'	65°58'42"	772.68'	N11°27'58"E	730.69'
C30	14.00'	90°00'00"	21.99'	N66°31'23"W	19.80'
C31	14.00'	90°00'00"	21.99'	S23°28'37"W	19.80'
C32	430.00'	65°03'58"	488.31'	S11°00'36"W	462.50'
C33	150.00'	14°44'10"	38.58'	S14°09'18"E	38.47'
C34	551.00'	66°18'35"	637.69'	N11°37'55"E	602.69'



A FINAL PLAT ESTABLISHING

OF KENDALL COUNTY, TEXAS

Ac. B.S.L.

C1 D.R.K.C.

L.F. L.S. NO. N.T.S. O.R.K.C. P.R.K.C.

PG. PGS. PROP. R.O.W. UTIL. VAR. VOL. WAT. WID.

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KEYNOTES

10' UTILITY EASEMENT

INDEX MAP N.T.S.

CUDE ENGINEERS, L.L.C.

4122 POND HILL RD. • SUITE 101 SAN ANTONIO, TEXAS 78231 TEL 210.681.2951 • FAX 210.523.7112 WWW.CUDEENGINEERS.COM

TBPE FIRM #455

TBPELS FIRM # 10048500

PROJECT # 03481.012

DECEMBER 2024

<u>2</u> of <u>2</u>

LEGEND

= BUILDING SETBACK LINE

= EXISTING = LINE NUMBER

= PAGES = PROPOSED = RIGHT-OF-WAY = UTILITY = VARIABLE

= VOLUME = WATER

= WIDTH

= RIGHT OF WAY = EXISTING RIGHT OF WAY = BOUNDARY LINE = BOUNDARY EASEMENT LINE

= STREET CENTERLINE = STREAM SETBACK ZONE 1 = STREAM SETBACK ZONE 1 = STREAM SETBACK ZONE 2 = 1% ANNUAL CHANCE FLOODPLAIN = EXISTING PROPERTY LINE = EXISTING GROUND MINOR CONTOUR = 1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED

= HERITAGE TREE

2 EXISTING VARIABLE WIDTH OVERHEAD ELECTRIC EASEMENT. (DOC # 2022-366138 O.R.K.C.)

6 EXISTING 20' WIDE OVERHEAD ELECTRIC EASEMENT (DOC # 2022-366135, O.R.K.C.)

3 EXISTING 10' UTILITY EASEMENT (CORLEY FARMS UNIT 3 PLAT) (DOC #_

4 EXISTING 14' DRAINAGE EASEMENT (CORLEY FARMS UNIT 3 PLAT) (DOC # _

5 EXISTING 10' UTILITY EASEMENT (CORLEY FARMS UNIT 4 PLAT) (DOC #

= LINEAR FOOTAGE = LANDSCAPE = NUMBER

= CURVE NUMBER = DEED RECORDS OF KENDALL COUNTY

= EASEMENT = ELECTRICAL, GAS, TELEPHONE, CABLE

= NOT TO SCALE = OFFICIAL RECORDS OF KENDALL COUNTY = PLAT RECORDS OF KENDALL COUNTY