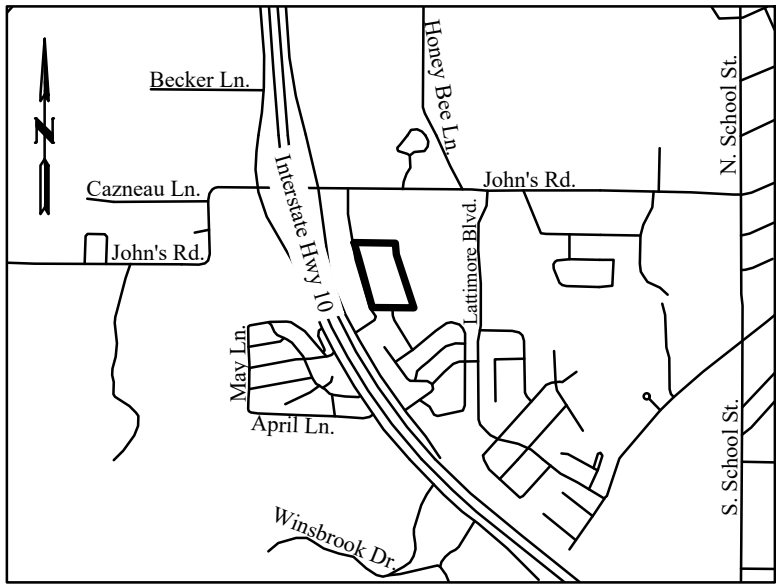


VICINITY MAP

Scale: 1" = 2000'



PLAT SUMMARY TABLE

Total acreage for Easements	= 1.04 Acres
Total Number of Residential Lots	= 29
Total acreage of Right-of-Way	= 1.26 Acres (55021 Sq. Ft.)
Private	= 0.0 Acres
Public	= 1.26 Acres
Total acreage	= 6.00 Acres
Percent of impervious cover	= 60%
Total acreage of parkland/open-space	= 0.44 Acres (19031 Sq. Ft.)

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Justin Cantwell, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments and/or other control shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Boerne, Texas.

For inspection purposes only and in no way official or approved for recording purposes

Justin Cantwell RPLS 6331

Date: , 2021

ENGINEER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Daniel Wetzel, do 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 Regulation, except for those variances granted by the Planning Commission.

For inspection purposes only and in no way official or approved for recording purposes

Daniel Wetzel

Date: , 2021

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF KENDALL

The owner of land shown on this plat, in person or through a Duly Authorized Agent, dedicated to the use of the public, except areas identified as private, forever all streets, alleys, parks, watercourses, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

Dennis Spinelli
331 Fifth St.,
Comfort, Tx 78013

STATE OF TEXAS

COUNTY OF _____

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Dennis Spinelli**, Owner, 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 purpose and considerations therein expressed.

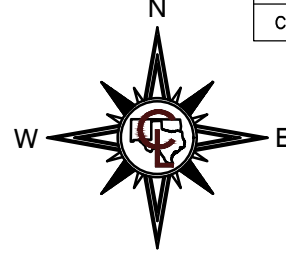
Given under my hand and seal of office, this ____ day of _____, 20 ____.

Notary Public in and for the State of Texas
My Commission Expires:

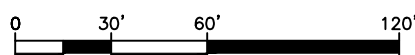
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87°05'45" E	7.72'
L2	N 87°05'45" E	2.75'
L3	S 87°05'45" W	3.53'

LEGEND

- Set 1/2" Iron Rod with Cap
- "CEC 10194378"
- Found 1/2" Iron Rod
- Plat Limits
- Lot Line
- Adjoiner Lot Line
- Easement Line -- As Described
- Setback Line
- Northing
- Easting
- Drainage Protection Zone



SCALE: 1" = 60'



CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	99°14'58"	13.00'	22.52'	15.29'	S 34°02'03" W	19.81'
C2	2°27'48"	152.00'	6.53'	3.27'	S 84°53'25" W	6.53'
C3	90°22'57"	13.00'	20.51'	13.09'	N 48°41'12" W	18.45'
C4	3°20'51"	329.00'	19.22'	9.61'	N 5°10'09" W	19.22'
C5	3°30'03"	329.00'	20.10'	10.05'	N 8°35'36" W	20.10'
C6	4°33'29"	329.00'	26.17'	13.09'	N 12°37'22" W	26.17'
C7	1°53'56"	60.00'	1.99'	0.99'	N 13°57'09" W	1.99'
C8	33°25'13"	60.00'	35.00'	18.01'	N 3°42'26" E	34.50'
C9	2°48'49"	60.00'	2.95'	1.47'	N 19°00'38" E	2.95'
C10	37°42'23"	60.00'	39.49'	20.49'	N 1°14'58" W	38.78'
C11	40°14'51"	60.00'	42.15'	21.99'	N 40°13'35" W	41.29'
C12	65°58'13"	60.00'	69.08'	38.94'	S 86°39'54" W	65.33'
C13	50°58'05"	60.00'	53.37'	28.60'	S 28°11'45" W	51.63'
C14	38°08'41"	60.00'	39.95'	20.74'	S 16°21'38" E	39.21'
C15	27°36'11"	60.00'	28.91'	14.74'	S 49°14'04" E	28.63'
C16	17°12'15"	60.00'	10.99'	5.49'	S 54°26'02" E	10.99'
C17	30°55'47"	60.00'	30.22'01"	16.60'	S 30°22'01" E	32.00'
C18	7°12'51"	271.00'	2'	17.08'	S 1°17'42" E	34.10'
C19	4°11'32"	271.00'	3'	9.92'	S 1°35'30" E	19.82'
C20	89°37'03"	13.00'	3'	12.91'	S 1°18'48" E	12.91'
C21	5°59'01"	210.00'	3'	10.98'	N 1°07'49" E	21.92'
C22	84°09'32"	13.00'	0'	11.74'	S 1°46'55" E	17.42'

OWNER	SURVEYOR	ENGINEER
Dennis Spinelli	Justin Cantwell	Daniel Wetzel
331 Fifth St., Comfort, Tx 78013	8312 Upland Ave., Lubbock, Tx 79424	8312 Upland Ave., Lubbock, Tx 79424
	(806) 470-8686	(806) 470-8686

PRELIMINARY PLAT

Lot 1 thru 30,
John's Estates Addition,
Anton Lockmar Survey,
Section 178, Abstract 31,
Boerne, Kendall County, Texas

Total ± 6.46 Acres April 25, 2025

CENTERLINE

CENTERLINE
8312 Upland Avenue, Lubbock, Texas 79424
(806) 470-8686
TBP Reg. No. F-16713, TBP Reg. No. 10194378
OKLAHOMA CA NO. 8646