



KERNAGHAN ADDITION

MAJOR SUBDIVISION REPLAT

ESTABLISHING LOT 14A

BEING A 8.063 ACRE TRACT OF LAND OUT OF THE JOHN SMALL SURVEY NUMBER 183, ABSTRACT NUMBER 441, KENDALL COUNTY, TEXAS BEING A PORTION OF LOT 14, KERNAGHAN ADDITION AS SHOWN ON PLAT RECORDED IN VOLUME 1, PAGE 557, KENDALL COUNTY DEED RECORDS AND A PORTION OF LOT 66, O'GRADY ADDITION AS SHOWN ON PLAT RECORDED IN VOLUME 90, PAGE 191, KENDALL COUNTY DEED RECORDS.

Boerne Utilities
09/24/2024 11:09:06 AM



SAN ANTONIO
3421 Paesanos Parkway
San Antonio, TX 78231
Phone: 210.979.8444
COLLIERS ENGINEERING & DESIGN, INC.
TBPE Firm#: F-14909 TBPLS Firm#: 10194550

www.colliersengineering.com



REVIEWED BY
CITY OF BOERNE
PLANNING DEPARTMENT
9/25/2024
NO COMMENTS SV

FENCE NOTES:

GATES ACROSS EASEMENT; DOUBLE SWING GATES WITH 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.

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.

- 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.
- 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.
- 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.

- 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.
- 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. 2023-18, 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:

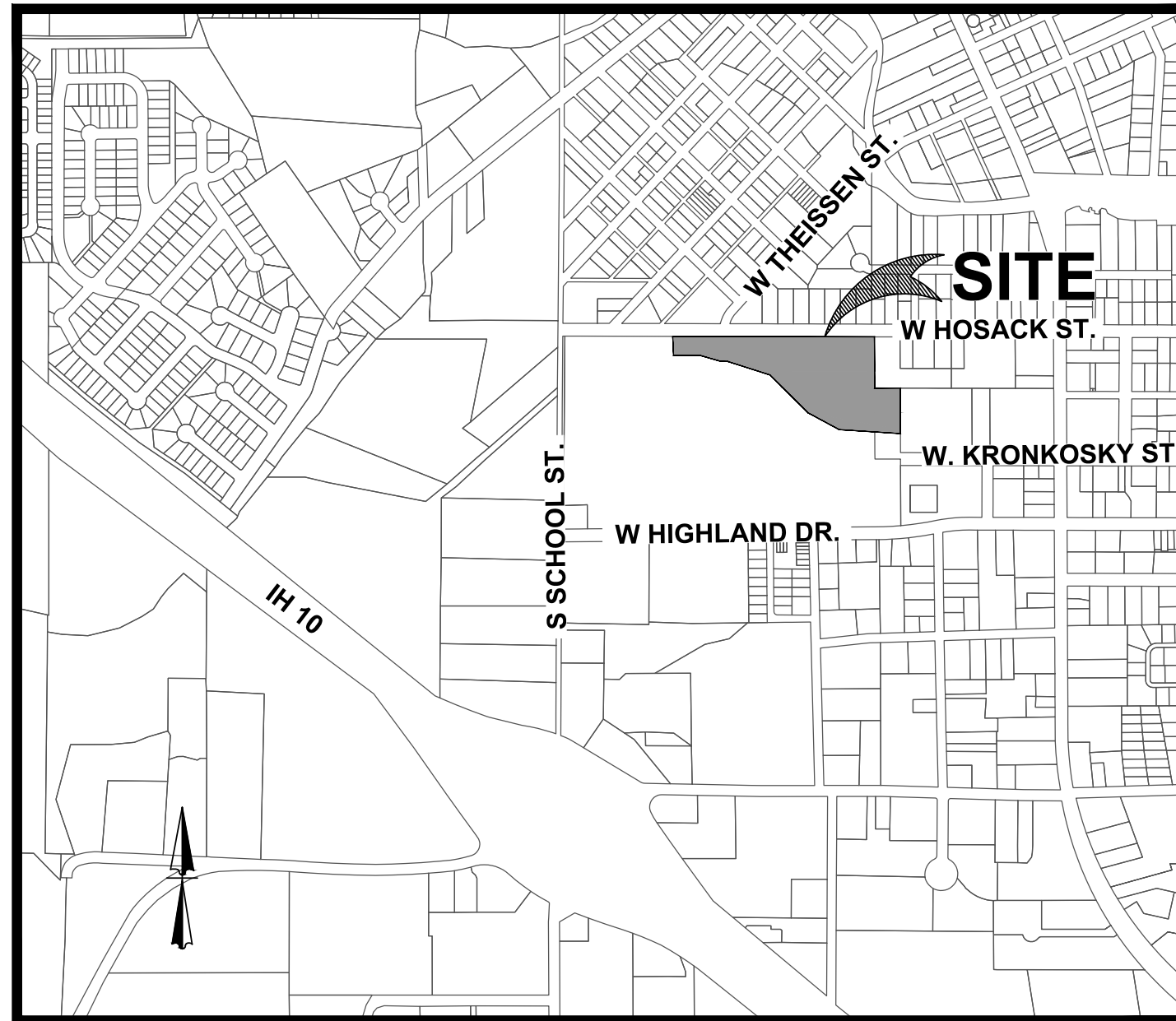
TOTAL OPEN SPACE PROVIDED SHALL BE 5% OF ALL BUILDING FOOTPRINTS AND AREAS OF IMPERVIOUS SURFACE DEDICATED TO VEHICLE ACCESS AND PARKING ON EACH LOT AND 250 SQUARE FEET PER DWELLING UNIT.

DRAINAGE BASIN NOTE:

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

HERITAGE LEGACY TREES:

THERE ARE 13 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.



LOCATION MAP NOT TO SCALE

THIS REPLAT OF KERNAGHAN ADDITION - ESTABLISHING LOT 14A 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 _____, 20__.

BY: _____
CHAIR

BY: _____
SECRETARY

PLAT SUMMARY TABLE

# OF LOTS	TOTAL ACREAGE OF R.O.W.	TOTAL ACREAGE OF PARKLAND DEDICATION	TOTAL ACREAGE PERCENT IMPERVIOUS COVER	TOTAL ACREAGE BEING PLATTED	TOTAL ACREAGE OF OFF-SITE EASEMENTS	LAND USE
1 LOT	0	0	0	8.063 ACRES (LOT14A)	0.009 ACRES	NON-RESIDENTIAL

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.

JASON W. HUBBERT
LICENSED PROFESSIONAL ENGINEER NO. 91839
COLLIERS ENGINEERING & DESIGN, 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 _____, 20__.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

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.

JAMES E. SCHWARZ
REGISTERED PROFESSIONAL LAND SURVEYOR NO.4760

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:
GUSTAVO GARCIA-SILLER,
ARCHBISHOP OF SAN ANTONIO

OWNER: GUSTAVO GARCIA-SILLER

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., 20__.

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

RECEIVED
09/23/2024
PLANNING

REVIEWED
City of Boerne
FIRE MARSHAL
Robert Lee
09/25/2024

LEGEND

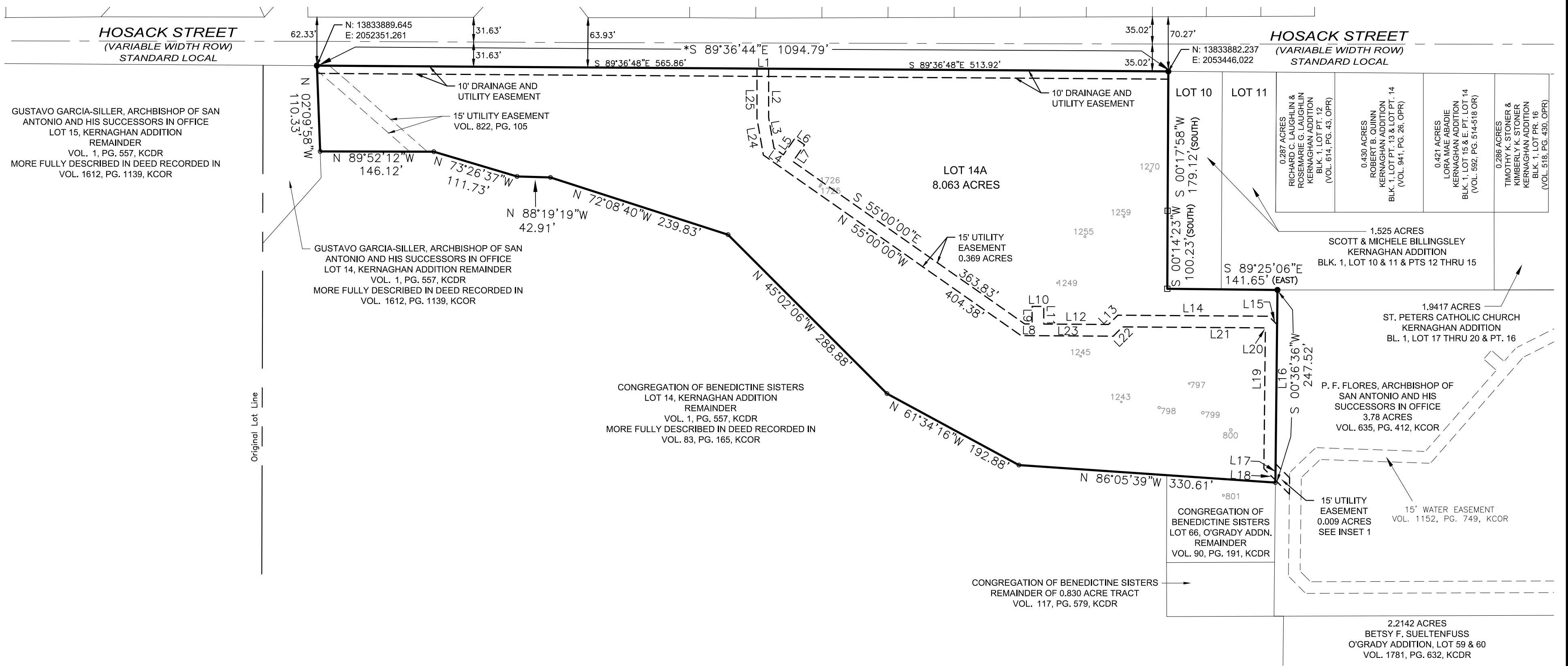
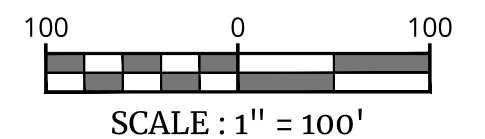
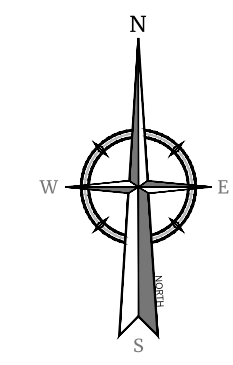
- NOTES:
- INDICATES 1/2" STEEL ROD SET WITH A RED PLASTIC CAP STAMPED "SCHWARZ 4769" UNLESS OTHERWISE NOTED.
 - INDICATES 1/2" STEEL ROD FOUND.
 - INDICATES BOUNDARY CORNER NOT SET DUE TO INACCESSIBILITY OF ADJOINING TRACT.
 - KCDR = KENDALL COUNTY DEED RECORDS.
 - KCOR = KENDALL COUNTY OFFICIAL RECORDS.
 - KCPR = KENDALL COUNTY PLAT RECORDS.
 - ★ THIS BEARING, USED AS THE BEARING BASIS FOR THIS SURVEY, WAS ESTABLISHED BY GPS.
 - HORIZONTAL DATUM: TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM OF 1988 (NAD83).
 - HOSACK STREET (69.44' WIDTH) ESTABLISHED BY SUBDIVISION PLAT RECORDED IN VOL. 2, PG. 557, KCDR.
 - XXXXX = EXISTING TREES

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HERITAGE PROTECTED TREES:

TREE ABBREVIATIONS: LO= LIVE OAK, CE= CEDAR ELM
THE TC (TOTAL CIRCUMFERENCE) OF A TREE CAN BE CALCULATED BY MULTIPLYING THE DBH BY 3.1415.

TAG #	DBH/TREE
797	26"LO
798	32"LO
799	36"LO
800	36"LO
801	32"LO
1243	24"LO
1245	24"LO
1255	28"LO
1259	24"CE
1270	28"CE
1725	24"LO
1726	30"LO

0.369 Acres Course Chart

Course	Bearing	Distance
L1	S 89°36'48" E	15.00'
L2	S 00°00'07" E	62.91'
L3	S 09°56'10" E	39.92'
L4	S 55°00'00" E	14.65'
L5	N 35°00'00" E	26.18'
L6	S 55°00'00" E	15.00'
L7	S 35°00'00" W	26.18'
L8	S 89°36'45" E	9.53'
L9	N 00°02'00" W	22.54'
L10	N 89°58'00" E	15.00'
L11	S 00°02'00" E	22.65'
L12	S 89°36'45" E	83.20'
L13	N 45°23'15" E	16.97'
L14	S 89°36'45" E	193.92'
L15	S 44°58'07" E	15.27'
L16	S 00°36'36" W	178.82'
L17	S 00°36'36" W	20.99'
L18	N 45°00'33" W	20.99'
L19	N 00°36'36" E	178.83'
L20	N 44°58'07" W	2.80'
L21	N 89°36'45" W	181.55'
L22	S 45°23'15" W	16.97'
L23	N 89°36'45" W	118.62'
L24	N 09°56'10" W	47.44'
L25	N 00°00'07" W	64.32'

0.009 Acres Course Chart

Course	Bearing	Distance	RECORD
L52	N 00°36'36" E	20.99'	N 07°47'45" E
L53	S 45°00'33" E	25.44'	N/A
L54	S 00°40'42" W	20.96'	S 07°47'45" W
L55	N 45°00'33" W	25.41'	N/A

