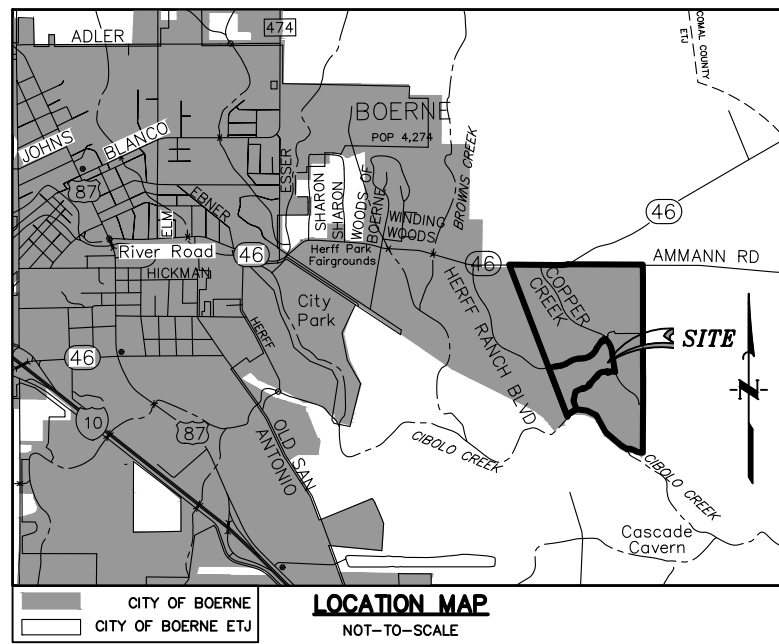




EASEMENT NOTES

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, 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 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 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.
- 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.

UTILITY EASEMENT:

UTILITIES, INCLUDING, WITHOUT LIMITATION, 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 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.

- 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 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 AND CUSTOMARY PRACTICES.

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

TROY A. TROBAUGH, R.P.L.S.

QUIDDITY ENGINEERING, LLC

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

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.

REGISTERED PROFESSIONAL ENGINEER

DARREN J. MCAFEE, P.E.

QUIDDITY ENGINEERING, LLC

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

GENERAL NOTES:

- ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
- THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.
- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000162.
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN A DRAINAGE BASIN WHICH IS UPSTREAM FROM A CITY WATER SUPPLY LAKE.

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

GRID STREET SETBACKS:

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

FENCE NOTES:

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.

ABBREVIATIONS

(AAA/BB-CC) --

DOC#349856 --

OPR -----

DPR -----

BSL -----

ESMT -----

DE -----

CL -----

AC -----

VOL -----

PAGE -----

PG. XXXX

HERITAGE TREE

STEEP SLOPE AREA > 15%

LINE TABLE

LINE BEARING DISTANCE

L1 N 69°03'08" E 44.94'

L2 S 56°20'36" E 44.16'

L3 N 42°50'29" E 94.50'

L4 N 57°18'13" W 43.97'

L5 S 79°48'53" W 107.47'

L6 S 76°13'18" W 58.00'

L7 S 79°48'53" W 126.75'

L8 S 41°14'25" W 18.00'

L9 S 41°14'25" W 58.00'

L10 S 59°33'42" W 3.27'

L11 S 30°26'18" E 26.58'

L12 N 30°26'18" W 33.84'

L13 S 19°19'54" W 28.28'

L14 S 18°16'43" W 70.00'

L15 S 24°32'57" W 80.54'

L16 N 62°19'48" W 15.01'

L17 S 30°10'38" W 18.83'

L18 N 64°03'49" W 43.80'

L19 S 32°36'31" W 35.59'

L20 S 59°33'42" W 45.27'

L21 S 48°45'35" E 40.00'

L22 N 36°56'00" E 41.90'

L23 N 08°13'41" W 242.34'

L24 S 09°02'42" E 68.84'

L25 S 15°20'45" E 79.03'

L26 S 22°45'34" E 74.32'

L27 S 30°06'57" E 77.86'

L28 S 51°00'50" E 42.40'

L29 S 69°03'08" W 23.08'

L30 S 41°43'44" E 70.46'

L31 S 59°33'42" W 3.27'

L32 S 86°11'39" W 60.00'

L33 S 83°53'51" W 65.05'

L34 S 75°29'16" W 66.15'

L35 S 66°29'33" W 69.04'

L36 S 86°11'39" W 65.00'

L37 N 69°03'08" E 60.11'

L38 N 81°24'40" E 66.23'

L39 N 61°15'36" E 65.61'

L40 S 20°56'52" E 10.12'

L41 S 32°36'31" W 11.48'

L42 N 19°42'09" E 36.91'

L43 N 69°03'08" E 11.70'

L44 S 01°01'14" E 49.72'

L45 N 69°03'08" E 70.00'

L46 N 53°23'19" W 18.95'

L47 S 33°01'05" W 18.95'

L48 S 13°46'42" E 20.00'

L49 S 76°13'18" W 58.00'

L50 N 13°46'42" W 20.00'

L51 N 48°45'35" W 20.00'

L52 N 41°14'25" E 58.00'

L53 S 48°45'35" E 20.00'

L54 S 30°26'18" E 20.00'

L55 S 59°33'42" W 58.00'

L56 N 30°26'18" W 20.00'

L57 N 56°14'38" E 39.01'

L58 N 56°14'38" E 19.51'

L59 S 31°01'42" E 29.67'

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	763.00'	164.98'	164.66'	N 75°14'48" E	12°23'19"	82.81'
C2	437.00'	162.44'	161.51'	N 70°47'31" E	21°17'53"	82.17'
C3	563.00'	255.98'	253.78'	N 73°10'07" E	26°03'04"	130.24'
C4	421.00'	450.75'	429.53'	N 55°31'18" E	61°20'41"	249.70'
C5	380.00'	58.41'	58.35'	N 29°15'10" E	8°48'25"	29.26'
C6	603.00'	408.72'	401.88'	S 27°41'36" E	38°55'49"	213.12'
C7	947.00'	117.38'	117.30'	S 11°46'44" E	7°06'06"	58.76'
C8	1156.00'	30.96'	30.95'	N 13°00'41" W	1°32'03"	15.48'
C9	13.00'	19.95'	18.05'	N 56°12'53" W	87°56'28"	12.54'
C10	221.00'	148.79'	145.99'	S 60°31'39" W	38°34'28"	77.34'
C11	13.00'	20.42'	18.38'	S 03°45'35" E	90°00'00"	13.00'
C12	13.00'	20.42'	18.38'	S 86°14'28" W	90°00'00"	13.00'
C13	179.00'	57.24'	56.99'	S 50°24'03" W	18°19'17"	28.87'
C14	13.00'	20.42'	18.38'	S 14°33'42" W	90°00'00"	13.00'
C15	13.00'	20.42'	18.38'	S 65°56'52" E	90°00'00"	13.00'
C16	13.00'	20.42'	18.38'	S 24°03'08" W	90°00'00"	13.00'
C17	121.00'	12.26'	12.26'	S 23°51'04" E	5°48'23"	6.14'
C18	20.00'	23.94'	22.54'	S 61°02'57" E	68°35'24"	13.64'
C19	60.00'	295.67'	75.24'	S 45°49'33" W	282°20'24"	48.29'
C20	20.00'	14.81'	14.47'	N 14°13'10" W	4°22'50"	7.76'
C21	179.00'	45.26'	45.14'	N 28°11'28" W	14°29'13"	22.75'
C22	13.00'	20.42'	18.38'	S 24°03'08" W	90°00'00"	13.00'
C23	13.00'	20.42'	18.38'	S 65°56'52" E	90°00'00"	13.00'
C24	700.00'	123.16'	123.00'	S 25°59'17" E	10°04'50"	61.74'
C25	671.00'	84.12'	84.06'	S 24°32'21" E	7°10'58"	42.11'
C26	20.00'	18.98'	18.27'	S 55°18'55" E	54°22'09"	10.27'
C27	60.00'	297.83'	73.55'	S 59°42'08" W	284°24'14"	46.54'
C28	20.00'	17.56'	17.01'	N 03°15'18" W	50°19'06"	9.39'
C29	729.00'	95.00'	94.93'	N 24°40'52" W	7°27'59"	47.57'
C30	52.00'	81.68'	73.54'	S 24°03'08" W	90°00'00"	52.00'
C31	23.00'	36.13'	32.53'	N 24°03'08" E	90°00'00"	23.00'
C32	20.00'	11.56'	11.40'	N 37°30'33" W	33°07'23"	5.95'
C33	60.00'	160.77'	116.81'	N 22°41'29" E	153°31'28"	255.05'
C34	20.00'	10.61'	10.49'	N 84°15'11" E	30°24'06"	5.43'
C35	13.00'	20.42'	18.38'	S 24°03'08" W	90°00'00"	13.00'
C36	13.00'	20.42'	18.38'	S 65°56'52" E	90°00'00"	13.00'
C37	13.00'	18.33'	18.85'	S 61°20'21" E	80°46'58"	11.06'

TREE LIST	
POINT #	DESCRIPTION
1748	OAK 157
12326	OAK 85
12329	OAK 107
12331	OAK 91
12344	OAK 88
12351	OAK 78
12356	OAK 85
12394	OAK 82
12410	OAK 85
12417	OAK 78
12464	OAK 75
12485	OAK 75
12487	OAK 75
12488	OAK 75
12489	OAK 97
12492	OAK 75
20137	OAK 75
20149	OAK 84
12503	OAK 91

TREE LIST	
POINT #	DESCRIPTION
12507	OAK 113
12526	OAK 94
12531	OAK 116
12534	OAK 91
12537	OAK 100
12538	OAK 157
12540	OAK 126
20014	OAK 91
20015	OAK 78
20057	OAK 91
20102	OAK 126
20103	OAK 94
20106	OAK 97
20107	OAK 91
20108	OAK 122
20137	OAK 75
20149	OAK 84
20152	OAK 85

SIDEWALK NOTES:

AT SUCH TIME AS A LOT IS DEVELOPED, A FIVE-FOOT WIDE REINFORCED CONCRETE SIDEWALK 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, SECTION 1.10 (5).

TAX CERTIFICATE:

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOC# _____, KENDALL COUNTY OFFICIAL RECORDS.

HERITAGE LEGACY TREE:

THERE ARE 35 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.

LARGE LEGACY TREES:

THERE ARE 7 LARGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.

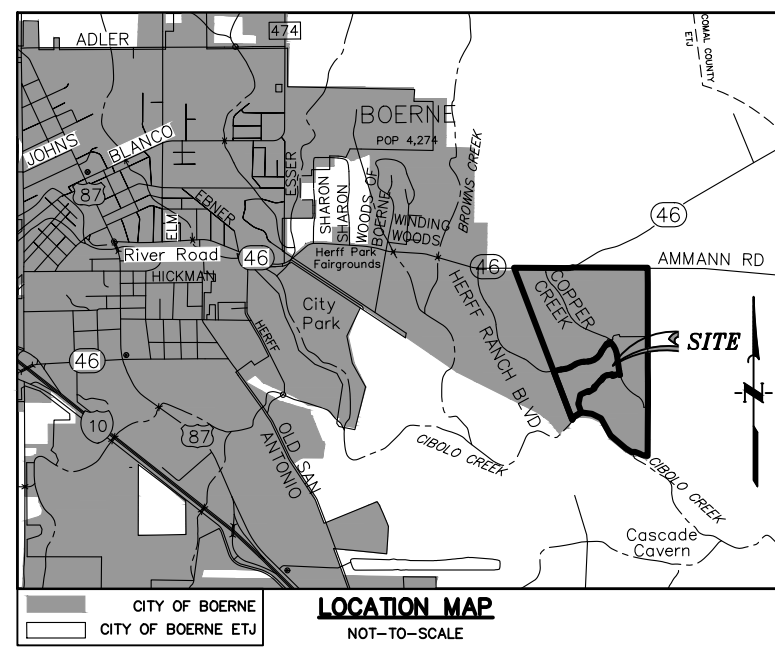
PRIVATE STREETS AND OPEN SPACE:

LOT 997, BLOCK 99 ARE PRIVATE STREETS DEDICATED AS DRAINAGE AND UTILITY EASEMENTS. LOT 901, BLOCK 25, AND LOT 904, BLOCK 31 ARE DESIGNATED AS OPEN SPACE AND DRAINAGE EASEMENTS.

LOTS 902 & 903, BLOCK 27 ARE DESIGNATED AS OPEN SPACE.

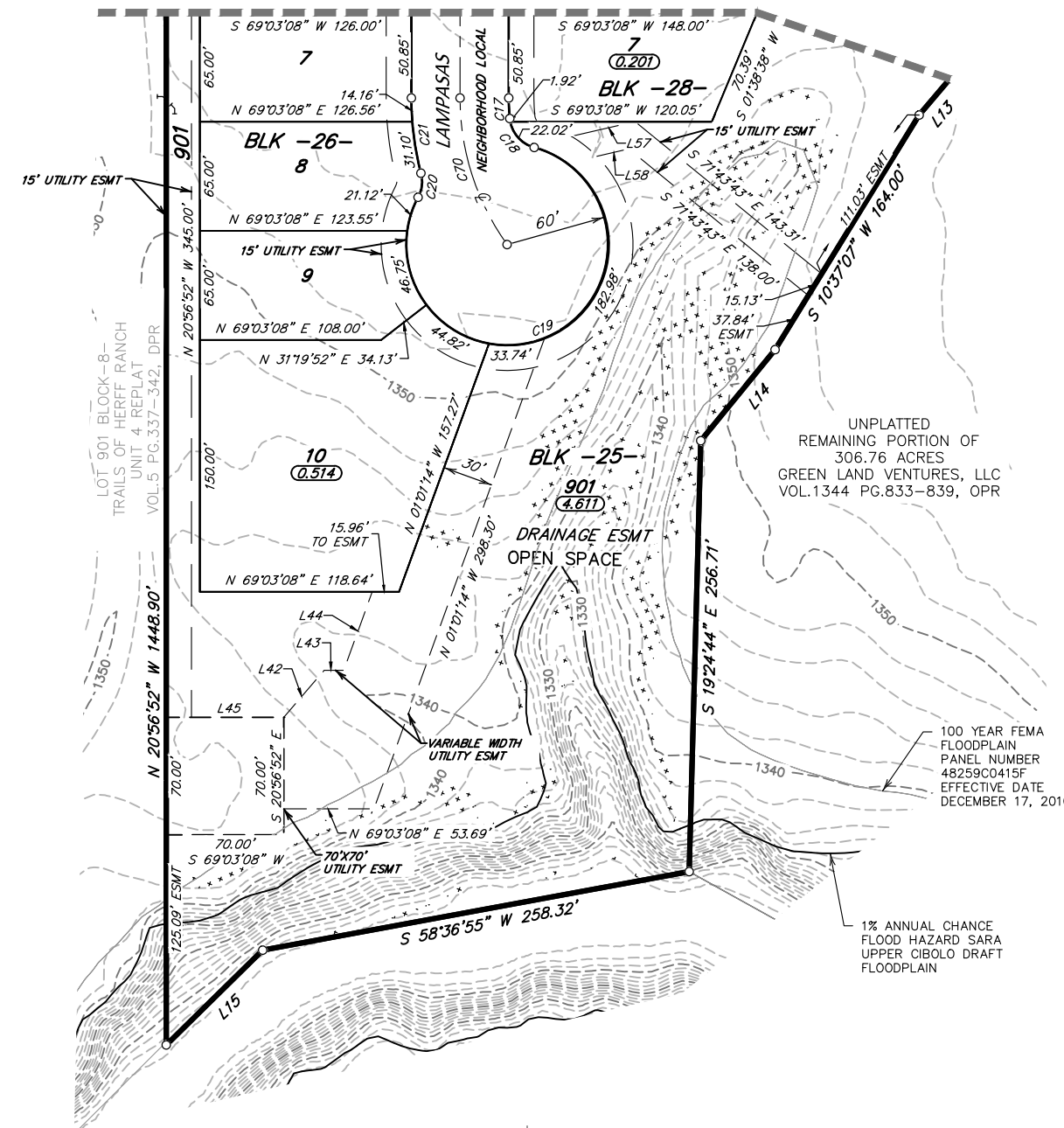
THE RANCHES AT CREEKSIDE PROPERTY OWNERS ASSOCIATION, AND THEIR SUCCESSORS OR ASSIGNEES WILL OWN AND PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, AND OPEN SPACE.

LOT AREA NOTE:



ABBREVIATIONS	
(AAA/BB-CC) -	VOLAAA, PG.BB-CC KENDALL COUNTY DEED & PLAT RECORDS
DOC#349856 -	DOCUMENT #349856, KENDALL COUNTY DEED & PLAT RECORDS
OPR -	KENDALL COUNTY OFFICIAL PUBLIC RECORDS
DPR -	KENDALL COUNTY DEED AND PLAT RECORDS
BSL -	BUILDING SETBACK LINE
ESMT -	EASEMENT
DE -	DRAINAGE EASEMENT
L -	CENTER LINE
Ac -	ACRE
VOL -	VOLUME
PG -	PAGE
0.0000 -	LOT ACRES
○ -	HERITAGE TREE
▨ -	STEEP SLOPE AREA > 15%

MATCH LINE 'A'



AREA BEING REPLATTED:

THE 0.421 ACRE, 65' UTILITY & DRAINAGE EASEMENT WAS ORIGINALLY PLATTED AS PART OF THE RANCHES AT CREEKSIDE UNIT 4A, RECORDED IN VOLUME 9, PAGES 253-254 OF THE KENDALL COUNTY DEED AND PLAT RECORDS. THE 0.421 ACRE, 65' UTILITY & DRAINAGE EASEMENT IS BEING REMOVED WITH THIS PLAT AND REPLACED WITH THE DRAINAGE EASEMENT LOT 901 BLOCK 25 AND THE STREET LOT 997 BLOCK 99.

FINAL
SUBDIVISION PLAT ESTABLISHING
RANCHES AT CREEKSIDE UNIT 5
BEING A TOTAL OF 36.964 ACRES OF LAND CONTAINING PORTIONS OF THE GEORGE W. ADAMS SURVEY NO. 188, ABSTRACT NO. 5, KENDALL COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 306.76 ACRE TRACT OF LAND RECORDED IN VOLME 1344, PAGES 833-839, KENDALL COUNTY OFFICIAL RECORDS

0 50 100 200 300
SCALE: 1" = 100'

QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290 & 10046100
4350 Lockhill Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: June 3, 2024

