

APPROVAL OF THE PLANNING AND ZONING COMMISSION:

THIS PLAT OF BUC-EE'S #41A 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 _____, _____.

BY: _____
CHAIR

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF KENDALL

THE OWNER OF LAND SHOWN ON THIS MAJOR SUBDIVISION PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
BUC-EE'S, LTD.
CONTACT: SCOTT RAY
327 FM-2004
LAKE JACKSON, TX 77566

OWNER: BUC-EE'S, LTD

DULY NOTED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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 SHE EXECUTED THE SAME FOR THE PURPOSES AND
CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED THIS _____ DAY OF _____ A.D. 20_____

NOTARY PUBLIC IN AN FOR THE STATE OF TEXAS

SUMMARY TABLE

TOTAL ACREAGE:	3.976 AC
NUMBER OF LOTS:	2 LOTS (COMMERCIAL)
COMMERCIAL ACREAGE:	3.976 AC
TOTAL ACREAGE OF RIGHT-OF-WAY:	0.00 AC
TOTAL ACREAGE OF OPEN SPACE:	0.00 AC
TOTAL AREA OF IMPERVIOUS COVER PROPOSED:	1.48 AC
TOTAL PERCENTAGE OF IMPERVIOUS COVER:	37.2%
EXISTING ZONING:	B-2 (PENDING C-3 RATIFICATION)
PLAT DENSITY:	2 LOTS
LARGEST LOT SIZE:	2.98 AC
SMALLEST LOT SIZE:	~1.00 AC

SURVEYORS NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "KHA" PRIOR TO LOT SALES UNLESS NOTED OTHERWISE.
- THE BEARINGS SHOWN HEREON ARE THE TEXAS STATE PLANE SYSTEM, SOUTH CENTRAL ZONE (FIPS 4204) (NAD'83). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE GRID TO SURFACE SCALE FACTOR IS 1.00017 FEET. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- TREE AND TOPOGRAPHY PROVIDED BY COLLIER'S ENGINEERING SURVEY.

OWNER:
BUC-EE'S, LTD.
327 FM 2004
LAKE JACKSON, TEXAS 77566
CONTACT: SCOTT RAY
CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2600 N. CENTRAL EXPRESSWAY
SUITE 400
RICHARDSON, TEXAS 75080
TBPE #928
SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216

EASEMENT NOTES

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 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 COURSES, 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 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 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 (AND/OR DISTRICT) SHALL MAKE COMMERCIALY 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.

HERITAGE LEGACY TREE NOTE:
THERE ARE 15 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS MAJOR SUBDIVISION PLAT.

FENCE NOTES:
1. 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.

2. 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 NOTE:
10-FOOT WIDE REINFORCED CONCRETE SIDEWALKS SHALL BE INSTALLED ADJACENT TO ALL STREET FRONTAGE PROPERTY LINES OF EACH LOT FRONTING A STREET AT SUCH TIME AS THAT LOT IS DEVELOPED.

IMPACT FEE ASSESSMENT NOTE:
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).

OPEN SPACE NOTES:
5% OF ALL BUILDING FOOTPRINTS AND AREAS OF IMPERVIOUS SURFACE DEDICATED TO VEHICLE ACCESS AND PARKING. 0.074 ACRES REQUIRED, DEDICATED BY SEPARATE PLAT FOR TOTAL DEVELOPMENT.

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

FLOOD STATEMENT:
ACCORDING TO MAP NO. 48259C0415F, DATED 12/17/2010 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF KENDALL COUNTY, TEXAS AND INCORPORATED AREAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THE PROPERTY IS WITHIN ZONE "X" (UN-SHADED) DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN." ALL ZONE DELINEATIONS SHOWN HEREON ARE APPROXIMATE. THIS STATEMENT DOES NOT IMPLY THAT ANY PORTION OF THE SUBJECT TRACT IS TOTALLY FREE OF POTENTIAL FLOOD HAZARD. LOCALIZED FLOODING CAN OCCUR DUE TO NATURAL AND/OR MAN-MADE INFLUENCES. THIS FLOOD STATEMENT SHALL CREATE NO LIABILITY ON THE PART OF KIMLEY-HORN OR THE UNDERSIGNED.

BLOCK PERIMETER:
BLOCK PERIMETER IS APPROXIMATELY 1,920 LINEAR FEET.

STORAGE VOLUME:
STORAGE VOLUME REQUIREMENT FOR THIS DEVELOPMENT IS 5.21 AC-FT. DESIGNED 5.3 AC-FT ARE CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN ON THE FOLLOWING PAGE.

- TXDOT NOTES:
- 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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 _____ ACCESS POINT(S) ALONG IH10 W FRONTAGE RD BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 748.90'.

TEXAS DEPARTMENT OF TRANSPORTATION
EXECUTED BY AND APPROVED FOR THE TEXAS TRANSPORTATION COMMISSION FOR THE PURPOSE AND EFFECT OF ACTIVATING AND/OR CARRYING OUT THE ORDERS, ESTABLISHED POLICIES OR WORK PROGRAMS HERETOFORE APPROVED AND AUTHORIZED BY THE TEXAS TRANSPORTATION COMMISSION.

KYLE MADSEN
RIGHT OF WAY DIVISION DIRECTOR

DATE

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 THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE DATED THIS _____ DAY OF _____ A.D. 20_____

NOTARY PUBLIC IN AN FOR THE STATE OF TEXAS

Kimley»Horn

10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	DJG	JGM	1/22/2026	068570016	1 OF 2

MAJOR SUBDIVISION PLAT
BUC-EE'S #41A
3.976 ACRES
2 COMMERCIAL LOTS
BEING ALL OF THAT CERTAIN 3.210 ACRE TRACT AND ALL
OF THAT CERTAIN 0.7660 ACRE TRACT RECORDED IN
DOCUMENT NO. 2025-399365, IN THE OFFICIAL PUBLIC
RECORDS OF KENDALL COUNTY, TEXAS
JOHN SMALL SURVEY NO. 183, ABSTRACT NO. 441
CITY OF BOERNE, KENDALL COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF BEXAR §

I HEREBY CERTIFY THAT THIS MAJOR SUBDIVISION PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

JOHN G. MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR #6330

PRELIMINARY

THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

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 THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF DALLAS §

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN THIS MAJOR SUBDIVISION PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS MAJOR SUBDIVISION 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.

JONATHAN C. KERBY, P.E. # 127734
LICENSED PROFESSIONAL ENGINEER

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 THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC, STATE OF TEXAS

Received by
City of Boerne
1/22/2026

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N76°28'11"W	425.31'	L9	S49°23'25"E	50.72'	L17	S37°44'01"W	16.97'	L25	S49°23'25"E	5.95'	L33	N49°23'25"W	20.50'	L41	S40°36'35"W	15.00'
L2	N66°01'10"E	38.46'	L10	N40°36'35"E	207.38'	L18	N89°35'18"W	66.86'	L26	S40°36'35"W	15.00'	L34	S40°36'35"W	92.95'	L42	S49°23'25"E	6.00'
L3	N71°28'30"E	14.90'	L11	S54°18'40"E	117.83'	L19	N49°23'25"W	38.12'	L27	N49°23'25"W	5.95'	L35	S40°36'39"W	39.26'	L43	S40°36'34"W	6.50'
L4	N24°42'46"W	46.84'	L12	S16°21'27"E	12.52'	L20	S43°28'07"W	20.03'	L28	S40°36'35"W	12.73'	L36	N49°23'25"W	7.00'			
L5	N32°39'20"W	64.93'	L13	N73°38'33"E	41.43'	L21	N76°28'17"W	6.96'	L29	N49°23'25"W	12.50'	L37	S40°36'35"W	15.00'			
L6	N42°58'44"E	13.93'	L14	S73°38'33"W	48.64'	L22	N08°04'44"W	10.91'	L30	S40°36'35"W	60.37'	L38	S49°23'25"E	7.00'			
L7	S49°23'25"E	270.63'	L15	S16°21'27"E	62.54'	L23	S71°28'30"W	15.25'	L31	S49°23'25"E	20.50'	L39	S40°36'35"W	167.03'			
L8	S43°28'07"W	41.26'	L16	S37°53'18"W	28.57'	L24	S40°36'35"W	60.83'	L32	S40°36'35"W	15.00'	L40	N49°23'25"W	6.00'			

OWNER:
BUC-EE'S, LTD.
327 FM 2004
LAKE JACKSON, TEXAS 77566
CONTACT: SCOTT RAY
CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
2600 N. CENTRAL EXPRESSWAY
SUITE 400
RICHARDSON, TEXAS 75080
TBPE #928
SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216

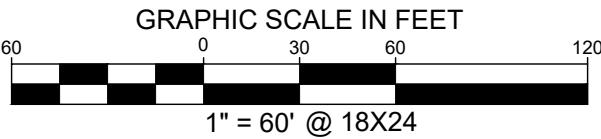
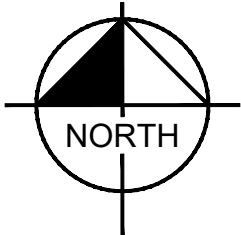
Kimley»Horn

10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973 Tel. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	DJG	JGM	1/22/2026	068570016	2 OF 2

MAJOR SUBDIVISION PLAT
BUC-EE'S #41A
3.976 ACRES
2 COMMERCIAL LOTS

BEING ALL OF THAT CERTAIN 3.210 ACRE TRACT AND ALL
OF THAT CERTAIN 0.7660 ACRE TRACT RECORDED IN
DOCUMENT NO. 2025-399365, IN THE OFFICIAL PUBLIC
RECORDS OF KENDALL COUNTY, TEXAS
JOHN SMALL SURVEY NO. 183, ABSTRACT NO. 441
CITY OF BOERNE, KENDALL COUNTY, TEXAS



LEGEND

O	USED TO SHOW GEOMETRIC BREAKS UNLESS OTHERWISE NOTED
IRSC	1/2" IRON ROD W/"KHA" CAP SET
IRFC	IRON ROD FOUND (W/CAP STAMPED "_____")
IRF	1/2" IRON ROD FOUND
CM	TxDOT TYPE I CONCRETE MONUMENT
AD	TxDOT TYPE III ALUMINUM DISC
VOL	VOLUME
PG	PAGE
OPRKC	OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
	PROPOSED MAJOR SUBDIVISION PLAT BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	CITY OF BOERNE ETJ BOUNDARY

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	18°59'14"	566.09'	187.60'	N20°11'15"W	186.74'
C2	14°20'39"	100.00'	25.04'	N22°30'41"W	24.97'
C3	81°21'49"	35.00'	49.70'	N25°20'26"E	45.63'
C4	3°48'06"	300.00'	19.90'	N22°48'43"W	19.90'
C5	1°04'54"	585.00'	11.04'	N10°23'11"W	11.04'
C6	9°58'01"	300.00'	52.19'	N13°03'44"W	52.12'

TREE TABLE

NO.	DESCRIPTION
4800	17.5" COTTONWOOD
4805	26.5" ASH
4809	13" ASH
4810	14" ASH
4811	23.5" ASH
4812	19" ASH
4813	20" ASH
4814	17" ASH
4815	20" ASH

LOT TABLE

LOT NO.	ACRES	SQ. FT.
4	2.982	129,896
5	0.997	43,413
R.O.W.	0	0

