

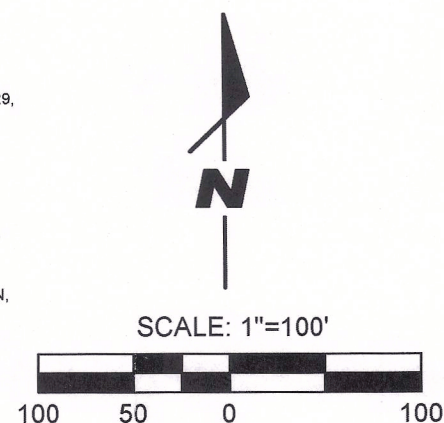
LOCATION MAP
NOT TO SCALE

LEGEND

609	EXISTING CONTOUR
AC	ACRES
EGTCA	ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
ESMT	EASEMENT
ETJ	EXTRATERRITORIAL JURISDICTION
EX	EXISTING
OPR	OFFICIAL PUBLIC RECORDS
ROW	RIGHT-OF-WAY
VOL.	VOLUME
PG.	PAGE
	PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
●	SET 1/2" IRON ROD
⊙	FOUND 1/2" REBAR WITH NO IDENTIFICATION (UNLESS NOTED OTHERWISE NOTED)
⊙	FOUND 1/2" REBAR WITH PLASTIC CAP
—	CENTERLINE OF RIGHT-OF-WAY

- NOTES:
- ALL LOT CORNERS ARE MONUMENTED WITH FOUND 1/2" REBAR UNLESS NOTED OTHERWISE.
 - THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
 - ALL LOTS ARE OUTSIDE THE 100 YEAR FLOOD PLAIN (ZONE "X" UNSHADED) F.E.M.A. PANEL NO. 48029C0285F, EFFECTIVE DATE: SEPTEMBER 29, 2010.
 - BEARINGS, DISTANCES AND COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE NAD 83. VERTICAL DATUM IS NAVD 88. GRID DISTANCES CAN BE ADJUSTED TO SURFACE USING THE COMBINED SCALE FACTOR OF 1.00017. STATE PLANE COORDINATES ESTABLISHED USING LEICA SMARTNET GPS RTK NETWORK.
 - 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 280 SQUARE FEET PER DWELLING UNIT.
 - PRESERVATION OR REMOVAL OF HERITAGE TREES WILL BE DONE PER SECTION 2.02.002 (T) OF THE SUBDIVISION ORDINANCE. THERE ARE 0 HERITAGE LEGACY TREE, AS DEFINED IN SUBSECTION 2.02.002 IDENTIFIED ON THIS PLAT.
 - NO PART OF THIS SUBDIVISION PLAT IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.
 - INSTALLATION OF PORTABLE WATER AND WASTEWATER SERVICES TO LOT 901 MAY BE PERFORMED BY THE DEVELOPER AT HIS/HER OPTION, AS PART OF THE OVERALL INFRASTRUCTURE DESIGN/CONSTRUCTION PROCESS BASED UPON THE NEED FOR THOSE SERVICES ON INDIVIDUAL LOTS. IF POTABLE WATER OR WASTEWATER SERVICES ARE NOT INITIALLY INSTALLED BUT ARE DESIRED SUBSEQUENT TO THE SUBDIVISION INFRASTRUCTURE DEVELOPMENT, THE SERVICE APPLICANT SHALL BE FINANCIALLY RESPONSIBLE FOR THE ENTIRETY OF THE DESIGN AND INSTALLATION COST FOR THESE SERVICES. IN SOME INSTANCES, THIS WORK MAY ALSO INCLUDE THE EXTENSION OF UTILITY MAINS TO PROPERLY LOCATED THE DESIRED UTILITY SERVICES.

- PROJECT SUMMARY:
- 4 NON RESIDENTIAL LOTS
 - APPROXIMATE AREA OF THE SMALLEST LOT IS 0.499 ACRES LOT 901
 - RIGHT OF WAY DEDICATION = 0.207 ACRES



PRELIMINARY PLAT OF SCENIC LOOP ROAD SUBDIVISION

A 4.31 ACRES TRACT OF LAND, SITUATED IN THE ANTONIO CRUZ SURVEY ABSTRACT 97, SECTION 170, KENDALL COUNTY, TEXAS, AND BEING ALL OF A CALLED 4.431 ACRE TRACT DESCRIBED IN PARTITION DEED, RECORDED IN VOLUME 1250, PAGE 1037, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF KENDALL
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES 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.

MIKE AFSOUS
6607 BUFFALO HILLS
SAN ANTONIO, TX 78256

STATE OF TEXAS
COUNTY OF KENDALL
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.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____

NOTARY PUBLIC
KENDALL COUNTY TEXAS

STATE OF TEXAS
COUNTY OF KENDALL
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

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____

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.

REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS.

THIS PLAT OF SCENIC LOOP ROAD SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS AND IS HEREBY APPROVED BY SUCH.

DATED THIS _____ DAY OF _____, A.D., 20____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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 FILE FOR RECORD IN MY OFFICE THE _____ DAY OF _____ A.D. 202____

AND PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO _____

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE DOCUMENT NO. _____, KENDALL COUNTY
OFFICIAL RECORDS. IN TESTIMONY, WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
THIS _____ DAY OF _____ A.D. 202____.

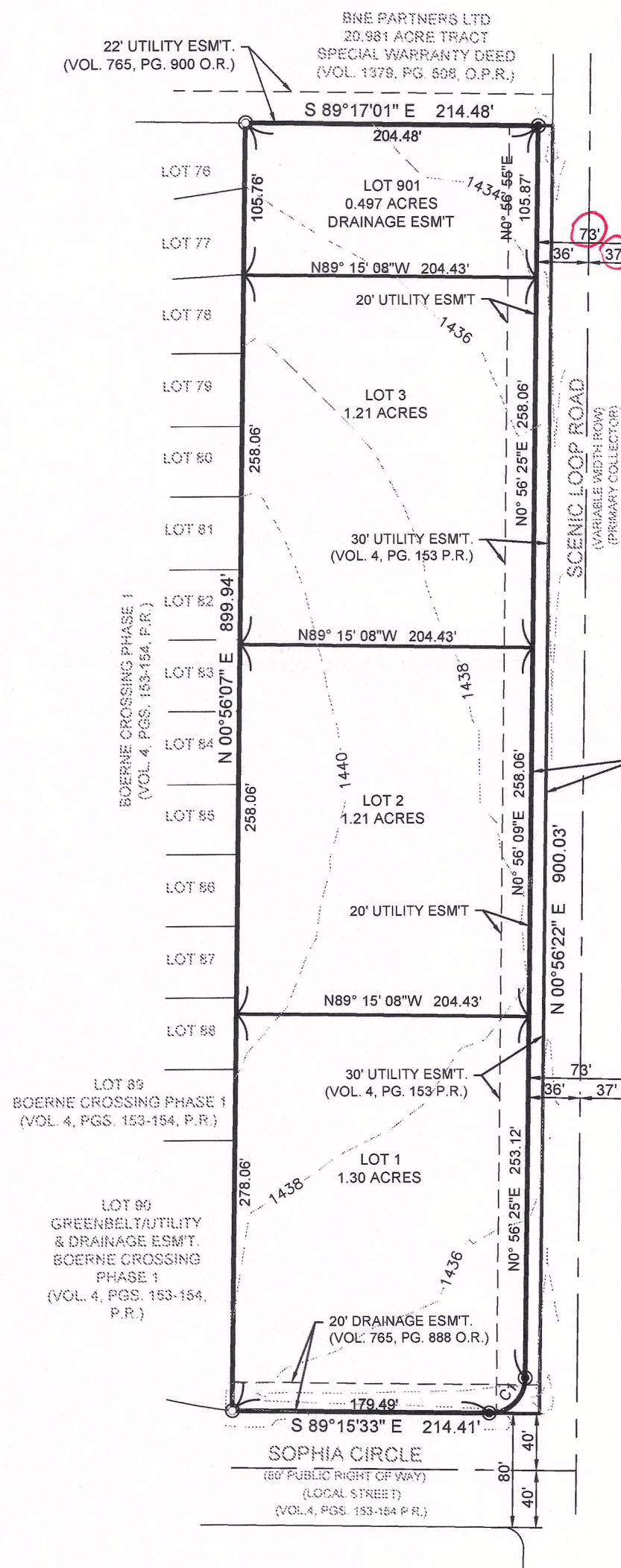
COUNTY CLERK
KENDALL COUNTY, TEXAS

BY: _____
DEPUTY

SHEET 1 OF 1

RED & BLACK
ENGINEERING GROUP

PHONE: (210)515-4833
14603 HUEBNER ROAD, BLDG 11
SAN ANTONIO, TX 78230
WWW.REDBLACKEG.COM
TBPE F-18934



As previously indicated, our records do not show Row dedication on this property; revise Row limits to reflect this and update Row measurements

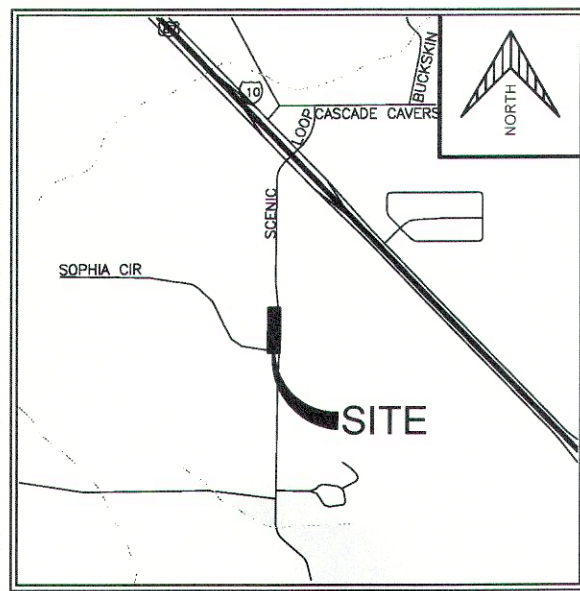
show and label Row dedication on this property

REVIEWED
CITY OF BOERNE
Development Services

Cheryl J. Rogers
12/3/2021

Revise & Resubmit

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	39.18'	25.00'	89°48'04"	24.91'	N 45°50'25" E	35.29'



LOCATION MAP
NOT TO SCALE

LEGEND	
609	EXISTING CONTOUR
AC	ACRES
EGTCA	ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
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℄	CENTERLINE OF RIGHT-OF-WAY

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.

1. 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.

2. 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.

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.

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.

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 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.

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. 2019-56, SECTION 1.10(5).

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

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.

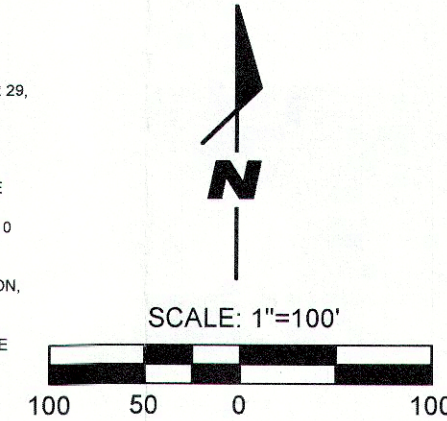
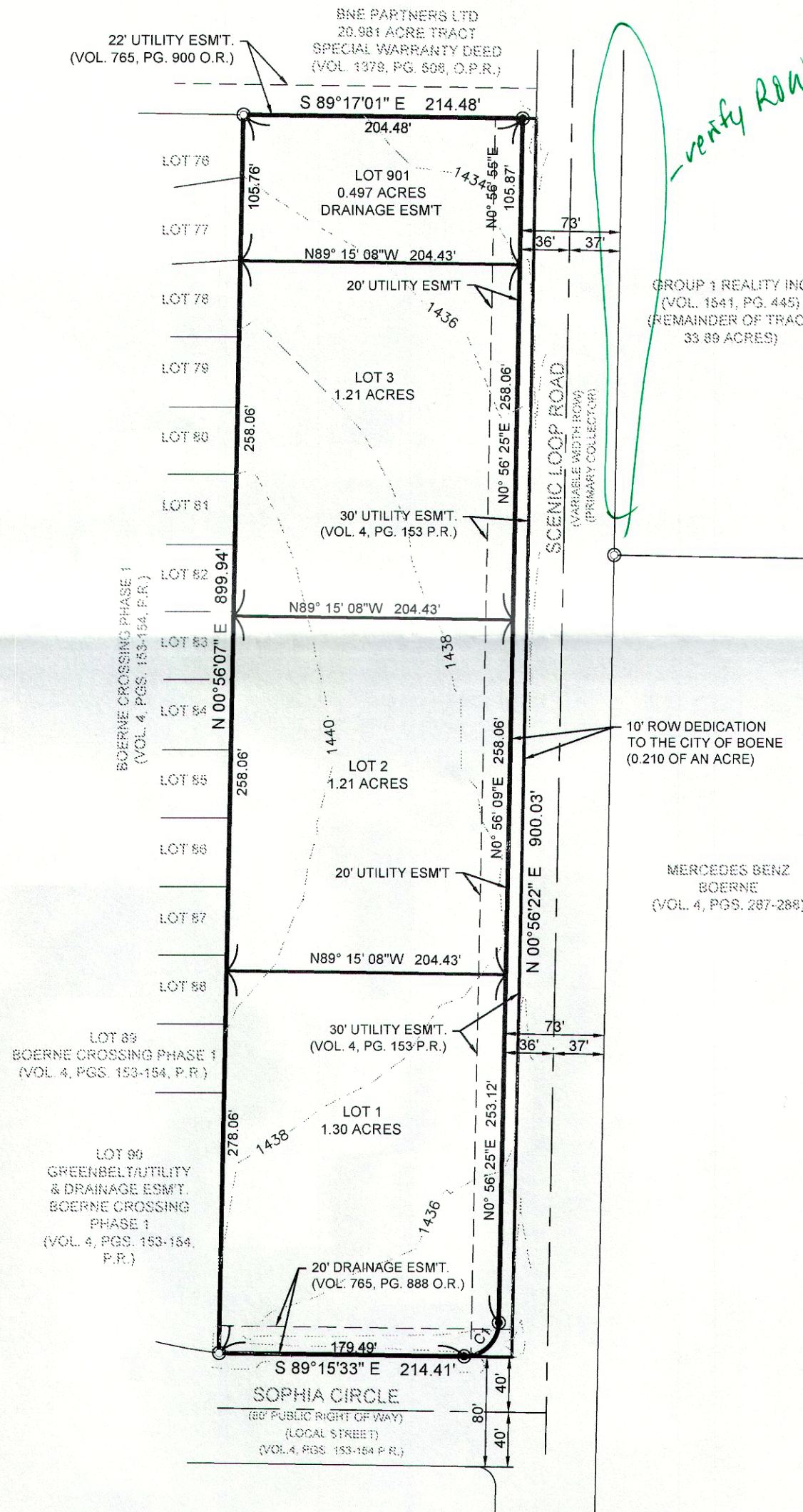
OBSTRUCTIONS OF DRAINAGE:
ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.

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.

GROSS DENSITY:
4 LOTS = 1.078 ACRES PER LOT

- NOTES:
- ALL LOT CORNERS ARE MONUMENTED WITH FOUND 1/2" REBAR UNLESS NOTED OTHERWISE.
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 - PRESERVATION OR REMOVAL OF HERITAGE TREES WILL BE DONE PER SECTION 2.02.002 (T) OF THE SUBDIVISION ORDINANCE. THERE ARE 0 HERITAGE LEGACY TREE, AS DEFINED IN SUBSECTION 2.02.002 IDENTIFIED ON THIS PLAT.
 - NO PART OF THIS SUBDIVISION PLAT IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.
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PROJECT SUMMARY:
1. 4 NON-RESIDENTIAL LOTS
2. APPROXIMATE AREA OF THE SMALLEST LOT IS 0.499 ACRES LOT 901
3. RIGHT OF WAY DEDICATION = 0.207 ACRES



PRELIMINARY PLAT OF SCENIC LOOP ROAD SUBDIVISION

A 4.31 ACRES TRACT OF LAND, SITUATED IN THE ANTONIO CRUZ SURVEY ABSTRACT 97, SECTION 170, KENDALL COUNTY, TEXAS, AND BEING ALL OF A CALLED 4.431 ACRE TRACT DESCRIBED IN PARTITION DEED, RECORDED IN VOLUME 1250, PAGE 1037, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF KENDALL
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES 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.

MIKE AFSOUS
6607 BUFFALO HILLS
SAN ANTONIO, TX 78256

STATE OF TEXAS
COUNTY OF KENDALL
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.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____

REVIEWED
CITY OF BOERNE
PLANNING DEPARTMENT

NOV 24 2021

see comments memo
PP

STATE OF TEXAS
COUNTY OF KENDALL
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

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____

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.

REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS,

THIS PLAT OF SCENIC LOOP ROAD SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS AND IS HEREBY APPROVED BY SUCH.

DATED THIS _____ DAY OF _____, A.D., 20 _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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 FILE FOR RECORD IN MY OFFICE THE _____ DAY OF _____ A.D. 202 _____

AND PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO _____

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE 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

RED & BLACK
ENGINEERING GROUP

PHONE: (210)515-4833
14603 HUEBNER ROAD, BLDG 11
SAN ANTONIO, TX 78230
WWW.REDBLACKENG.COM
TBPE F-18934

Curve Table					
Curve #	Length	Radius	Delta	Tangent	Chord Length
C1	39.18'	25.00'	89°48'04"	24.91'	N 45°50'25" E 35.29'