

1st Review

FINAL
SUBDIVISION PLAT ESTABLISHING
RANCHES AT CREEKSIDE UNIT 2A

BEING A TOTAL OF 19.567 ACRES OF LAND CONTAINING
PORTIONS OF THE GEORGE W. ADAMS SURVEY NO. 188,
ABSTRACT NO. 5, AND THE C. JUAN ORTIZ SURVEY NO.
190, ABSTRACT NO. 363, KENDALL COUNTY, TEXAS AND
BEING A PORTION OF THAT CERTAIN 306.76 ACRE TRACT
OF LAND RECORDED IN VOLUME 1344, PAGES 833-839,
KENDALL COUNTY OFFICIAL RECORDS

SINGLE FAMILY
29 RESIDENTIAL LOTS
6 OPEN SPACE LOTS
DENSITY: 2.67 LOTS/ACRE

RESIDENTIAL LOT ACREAGE: 6.42
PUBLIC ROW ACREAGE: 4.51
PRIVATE STREET ACREAGE: 2.65
OPEN SPACE ACREAGE: 1.77
GREENWAY & SIDEWALK EASEMENT ACREAGE: 0.11
OFFSITE EASEMENT ACREAGE: 4.09
GROSS ACREAGE: 19.57

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: July 5, 2022

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED
AGENT, DEDICATES TO THE USE OF THE PUBLIC FOR EVER ALL STREETS, ALLEYS, PARKS,
WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN OR THE
PURPOSE AND CONSIDERATION THEREIN EXPRESSED

OWNER/DEVELOPER: GREEN LAND VENTURES, LTD
agent THE RANCHES AT CREEKSIDE
916 E. BLANCO, SUITE 100
BOERNE, TEXAS 78006

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
DANA GREEN 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY
THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

DAY OF A.D. 20

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

THIS PLAT OF THE RANCHES AT CREEKSIDE UNIT 2A 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

REVIEWED
CITY OF BOERNE
Development Services
Cheryl J. Payer
7/27/2022

STATE OF TEXAS
COUNTY OF KENDALL

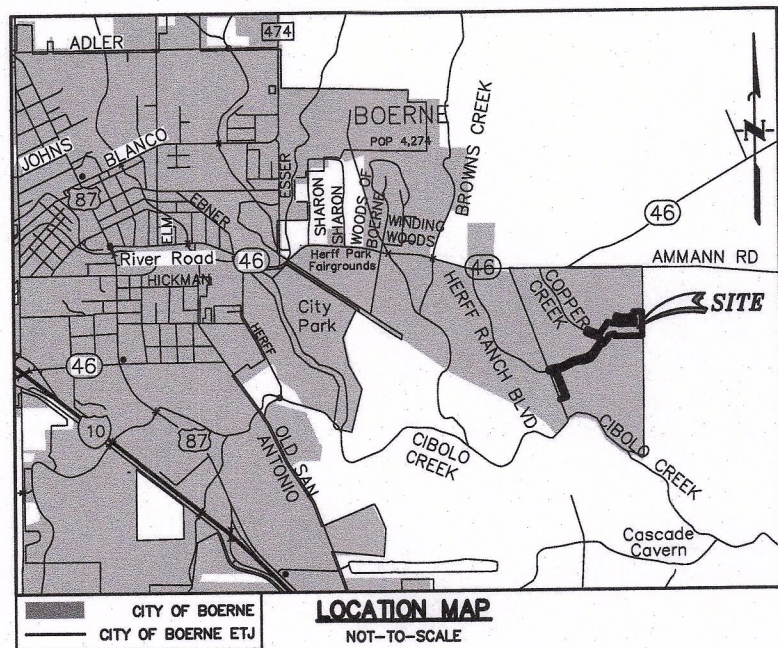
I, COUNTY CLERK OF SAID COUNTY, DO HEREBY
CERTIFY THAT THIS THE FOREGOING INSTRUMENT OF WRITING WITH THIS CERTIFICATE OF
AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE DAY OF
A.D. 20 AT M IN THE PLAT RECORDS OF SAID COUNTY IN

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN
KENDALL COUNTY OFFICIAL RECORDS. IN TESTIMONY, WHEREOF, WITNESS MY HAND AND
OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 20

COUNTY CLERK
KENDALL COUNTY, TEXAS

BY:
DEPUTY

SHEET 1 OF 3



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
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 OF 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 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.

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. TROUBAUGH, 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 1.000178.
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).
- 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) --	VOL.AAA, PG.BB-CC KENDALL COUNTY DEED & PLAT RECORDS
DOC#349856 --	DOCUMENT #349856, KENDALL COUNTY DEED & PLAT RECORDS
OPR	KENDALL COUNTY OFFICIAL PUBLIC RECORDS
-----	KENDALL COUNTY DEED AND PLAT RECORDS
BSL	BUILDING SETBACK LINE
ESMT	EASEMENT
DE	DRAINAGE EASEMENT
CL	CENTER LINE
Ac	ACRE
VOL	VOLUME
PG	PAGE
(X)XXX	LOT ACREAGE
YYY	LOT ADDRESS
()	HERITAGE TREE
()	STEEP SLOPE AREA

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	707.00'	83.21'	83.16'	S 72°37'47" E	6°44'35"	41.65'
C2	793.00'	186.96'	186.52'	S 69°14'50" E	13°30'29"	93.91'
C3	897.00'	211.48'	210.99'	N 69°14'50" W	13°30'29"	106.23'
C4	603.00'	126.04'	125.81'	N 70°00'48" W	11°58'34"	63.25'
C5	565.00'	408.31'	399.48'	N 54°21'34" E	41°24'21"	213.53'
C6	635.00'	165.35'	164.88'	N 67°36'10" E	14°55'10"	83.15'
C7	365.00'	135.68'	134.90'	N 70°47'31" E	21°17'53"	68.63'
C8	835.00'	180.55'	180.20'	N 75°14'48" E	12°23'21"	90.63'
C9	763.00'	92.32'	92.27'	S 72°31'07" W	6°55'58"	46.22'
C10	437.00'	162.44'	161.51'	S 70°47'31" W	21°17'53"	82.17'
C11	563.00'	135.57'	135.57'	S 67°03'29" W	13°49'48"	68.28'
C12	421.00'	235.85'	232.78'	S 70°08'43" W	32°05'52"	121.11'
C13	230.00'	88.00'	87.46'	N 23°50'07" W	21°55'18"	44.54'
C14	20.00'	4.42'	4.41'	N 83°22'23" E	12°38'59"	2.22'
C15	25.00'	39.43'	35.47'	N 45°07'03" W	90°22'09"	25.16'
C16	803.00'	189.31'	188.88'	N 69°14'50" W	13°30'29"	95.10'
C17	850.00'	200.40'	199.93'	S 69°14'50" E	13°30'29"	100.66'
C18	697.00'	161.75'	161.39'	N 69°21'11" W	13°17'47"	81.24'
C19	650.00'	327.21'	323.77'	S 61°34'48" E	28°50'34"	167.15'
C20	697.00'	34.34'	34.34'	N 48°34'12" W	2°49'23"	17.17'
C21	697.00'	154.78'	154.46'	S 56°20'36" E	12°43'24"	77.71'
C22	707.00'	45.91'	45.91'	S 49°01'09" E	3°43'15"	22.97'
C23	707.00'	91.95'	91.88'	S 65°31'57" E	7°27'05"	46.04'
C24	563.00'	79.78'	79.71'	S 82°08'05" W	8°07'09"	39.96'
C25	421.00'	118.60'	118.21'	S 32°55'11" W	16°08'26"	59.69'
C26	37.00'	17.28'	17.13'	N 47°02'14" E	26°45'42"	8.80'
C27	150.00'	161.67'	153.96'	N 64°31'59" E	61°45'12"	89.69'
C28	160.00'	172.45'	164.22'	S 64°31'59" W	61°45'12"	95.67'
C29	20.00'	44.17'	35.72'	S 58°19'00" E	126°31'49"	39.71'
C30	230.00'	79.57'	79.18'	S 02°57'47" E	19°49'23"	40.19'
C31	200.00'	98.73'	97.73'	S 01°16'04" W	28°17'03"	50.39'
C32	170.00'	70.45'	69.95'	N 01°00'07" W	23°44'41"	35.74'
C33	20.00'	29.51'	26.90'	N 53°08'24" E	84°32'22"	18.18'
C34	20.00'	27.93'	25.71'	S 55°24'35" W	80°00'00"	16.78'
C35	20.00'	36.19'	31.45'	N 36°25'59" W	103°41'08"	25.45'
C36	170.00'	6.01'	6.01'	N 89°17'20" W	2°01'34"	3.01'
C37	200.00'	19.94'	19.93'	S 87°26'46" E	5°42'43"	9.98'
C38	230.00'	22.93'	22.92'	S 87°26'46" E	5°42'43"	11.47'
C39	25.00'	39.11'	35.24'	S 44°52'57" W	89°37'51"	24.84'
C40	20.00'	14.45'	14.14'	S 69°35'50" E	41°24'35"	7.56'
C41	55.00'	86.04'	77.53'	N 44°52'57" E	89°37'51"	54.65'
C42	60.00'	180.59'	119.74'	N 44°52'57" E	172°27'00"	909.35'
C43	20.00'	14.45'	14.14'	N 20°38'15" W	41°24'35"	7.56'
C44	20.00'	14.45'	14.14'	N 20°46'19" E	41°24'35"	7.56'
C45	55.00'	86.75'	78.03'	N 45°07'03" W	90°22'09"	55.36'
C46	60.00'	191.36'	119.79'	N 45°07'03" W	173°11'18"	1008.20'
C47	20.00'	10.04'	9.93'	S 62°40'06" W	28°45'35"	5.13'
C48	563.00'	40.31'	40.30'	S 76°01'27" W	4°06'07"	20.16'
C49	763.00'	72.66'	72.63'	S 78°42'47" W	5°27'22"	36.36'
C50	603.00'	11.63'	11.63'	S 47°42'39" E	1°06'17"	5.81'
C51	380.00'	50.17'	50.13'	S 28°37'53" W	7°33'51"	25.12'
C52	601.00'	434.33'	424.94'	N 54°21'34" E	41°24'22"	227.14'
C53	598.00'	155.98'	155.54'	N 67°36'10" E	14°55'10"	78.43'
C54	401.00'	149.06'	148.20'	N 70°47'31" E	21°17'53"	75.40'
C55	799.00'	172.77'	172.43'	N 75°14'48" E	12°23'20"	86.72'
C56	170.00'	65.04'	64.65'	N 23°50'07" W	21°55'18"	32.92'
C57	20.00'	17.91'	17.32'	N 64°38'35" W	51°19'04"	9.61'

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. 2019-56, SECTION 1.10 (S).

TAX CERTIFICATE:

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

HERITAGE LEGACY TREE:

THERE ARE 50 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.

LARGE LEGACY TREE:

THERE IS 1 LARGE LEGACY TREE, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.

PRIVATE STREETS AND OPEN SPACE:

LOT 999, BLOCK 99 ARE PRIVATE STREETS DEDICATED AS DRAINAGE AND UTILITY EASEMENTS.
LOT 901, BLOCK 8, LOT 901, BLOCK 10, LOT 901, BLOCK 11, AND LOTS 901 & 902, BLOCK 12 ARE DESIGNATED AS OPEN SPACE.
LOT 901, BLOCK 8, AND LOT 901, BLOCK 11 ARE DESIGNATED AS PRIVATE DRAINAGE EASEMENTS.

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:

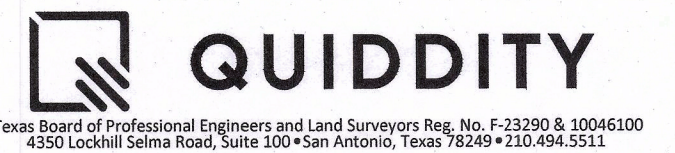
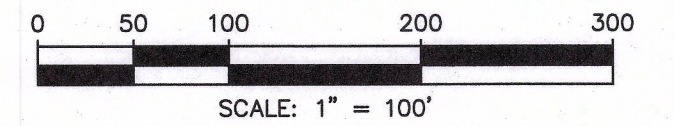
THE SMALLEST LOT IS LOT 902, BLOCK 10 WITH AN AREA OF 0.009 ACRES.

ZONING NOTE:

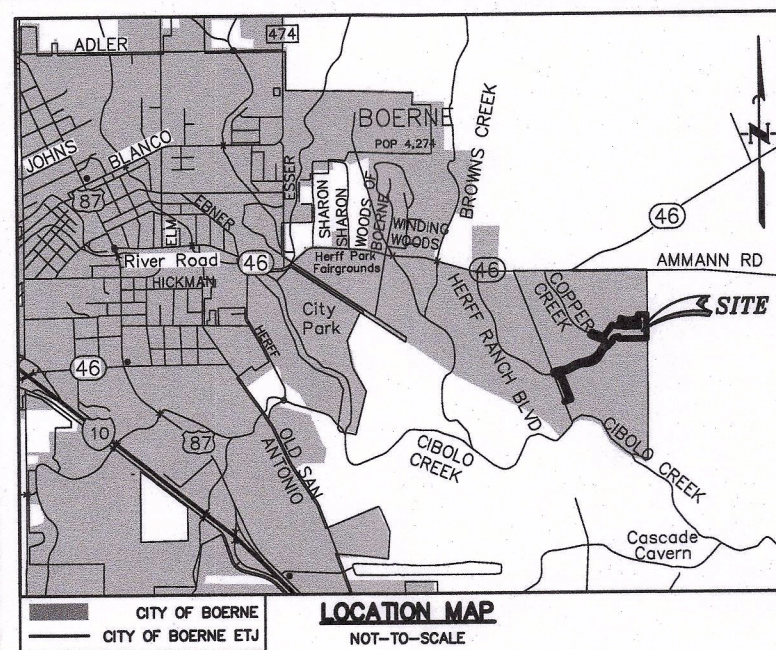
LOTS 10-11, BLOCK 12, AND LOTS 1-6, BLOCK 13 ARE ZONED RE-1. THE REMAINING LOTS ARE ZONED R-2.

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C60	20.00'	17.91'	17.32'	N 64°02'21" E	51°19'04"	9.61'
C61	60.00'	116.57'	99.08'	S 85°57'39" E	11°19'04"	87.82'
C62	603.00'	347.69'	342.89'	N 58°32'39" E	33°02'11"	178.83'
C63	60.00'	62.83'	60.00'	S 00°18'07" E	60°00'00"	34.64'
C64	393.00'	398.75'	380.99'	S 56°22'05" W	59°39'08"	219.58'
C65	60.00'	116.57'	99.08'	S 85°21'25" W	11°19'04"	87.82'
C66	530.00'	145.34'	144.88'	S 82°26'46" E	15°42'43"	73.13'
C67	470.00'	128.88'	128.48'	S 82°26'46" E	15°42'43"	64.85'
C68	20.00'	31.42'	28.28'	N 60°24'35" E	90°00'00"	20.00'
C69	20.00'	31.42'	28.28'	N 29°35'25" W	90°00'00"	20.00'
C70	1130.00'	98.05'	98.05'	N 18°02'09" E	57°5'08"	49.08'
C71	1170.00'	103.59'	103.55'	S 18°02'09" W	57°5'08"	51.83'
C72	20.00'	33.64'	29.81'	S 27°31'32" E	96°22'30"	22.36'
C73	1530.00'	70.62'	70.61'	N 77°02'07" W	2°38'41"	35.32'
C74	1470.00'	67.85'	67.84'	S 77°02'07" E	2°38'41"	33.93'
C75	230.00'	125.19'	123.65'	S 86°02'59" W	31°11'08"	64.19'
C76	170.00'	92.53'	91.39'	N 86°02'59" E	31°11'08"	42.44'
C77	320.00'	45.84'	45.80'	S 74°33'40" W	87°2'30"	27.96'
C78	380.00'	57.36'	57.31'	N 74°46'54" E	8°38'52"	28.74'
C79	421.00'	96.31'	96.10'	S 47°32'36" W	13°06'24"	48.36'
C80	380.00'	8.24'	8.24'	S 33°02'06" W	174°35'	4.12'

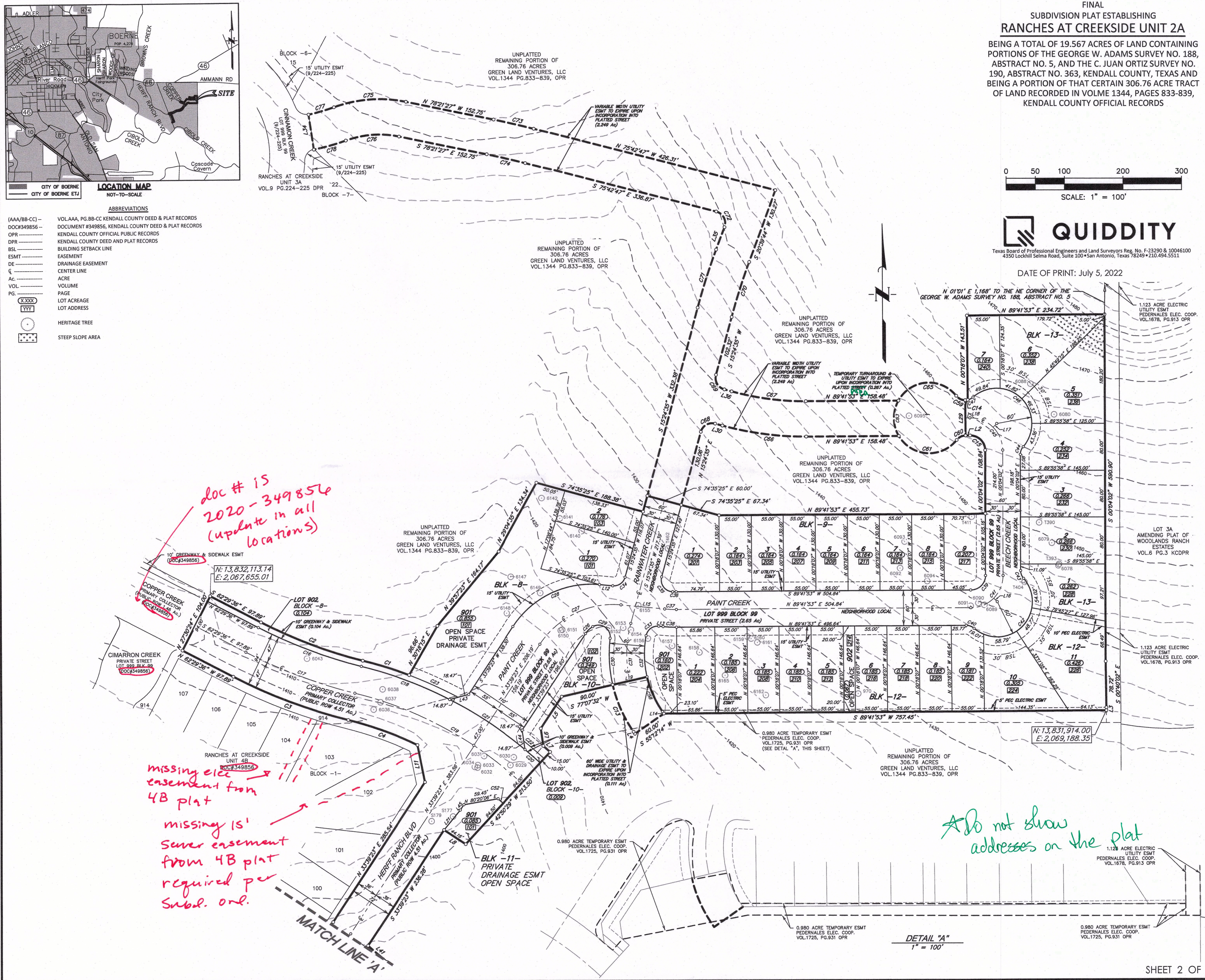
FINAL
SUBDIVISION PLAT ESTABLISHING
RANCHES AT CREEKSIDE UNIT 2A
BEING A TOTAL OF 19.567 ACRES OF LAND CONTAINING
PORTIONS OF THE GEORGE W. ADAMS SURVEY NO. 188,
ABSTRACT NO. 5, AND THE C. JUAN ORTIZ SURVEY NO.
190, ABSTRACT NO. 363, KENDALL COUNTY, TEXAS AND
BEING A PORTION OF THAT CERTAIN 306.76 ACRE TRACT
OF LAND RECORDED IN VOLUME 1344, PAGES 833-839,
KENDALL COUNTY OFFICIAL RECORDS

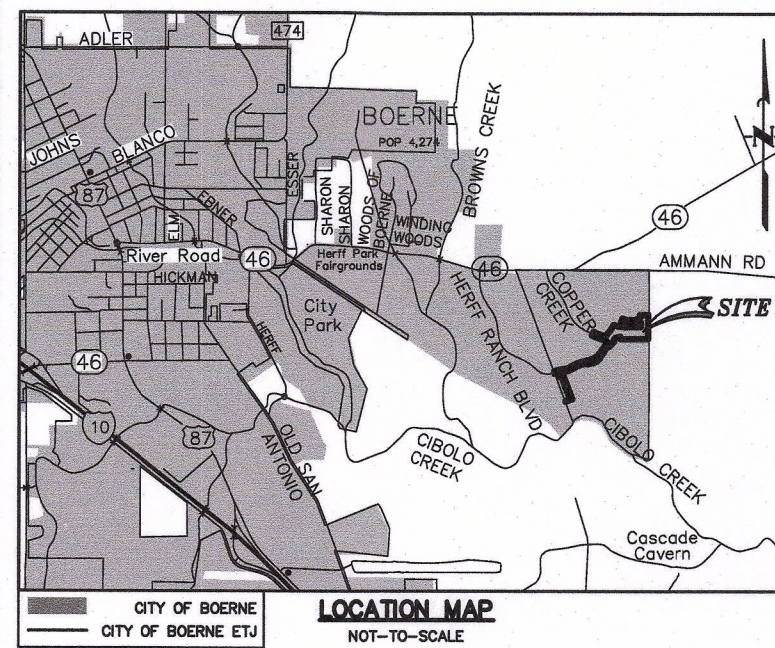


DATE OF PRINT: July 5, 2022



ABBREVIATIONS	
(AAA/BB-CC)	VOLAAA, PG.BB-CC KENDALL COUNTY DEED & PLAT RECORDS
DOCH349856	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
CL	CENTER LINE
Ac	ACRE
VOL	VOLUME
PG	PAGE
X.XXX	LOT ACREAGE
YYY	LOT ADDRESS
	HERITAGE TREE
	STEEP SLOPE AREA

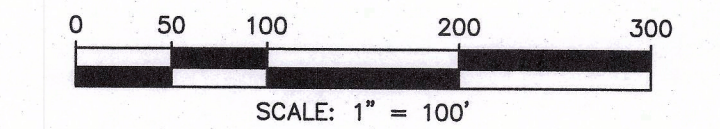




ABBREVIATIONS

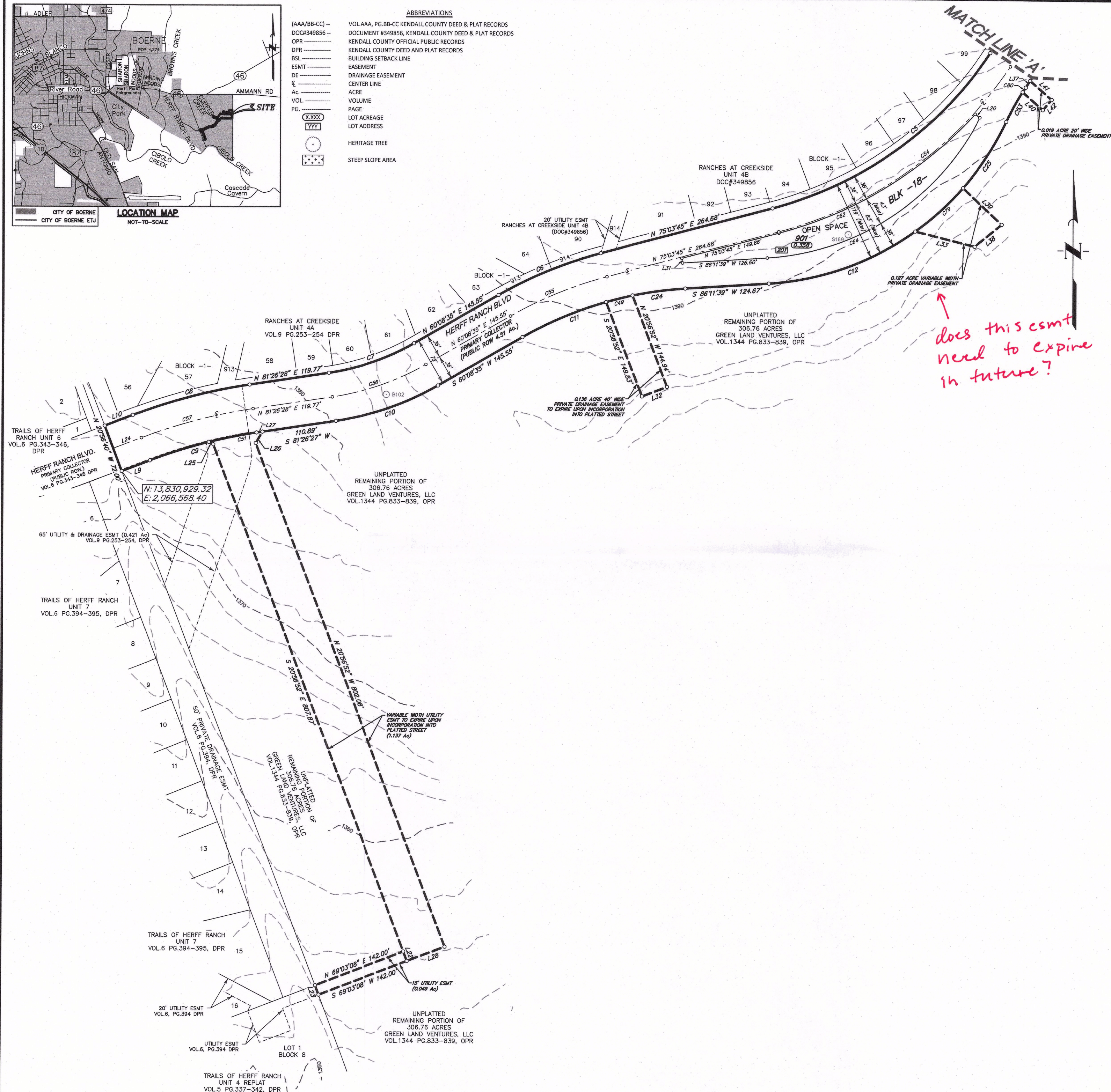
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	HERITAGE TREE
	STEEP SLOPE AREA

FINAL
SUBDIVISION PLAT ESTABLISHING
RANCHES AT CREEKSIDE UNIT 2A
BEING A TOTAL OF 19.567 ACRES OF LAND CONTAINING
PORTIONS OF THE GEORGE W. ADAMS SURVEY NO. 188,
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KENDALL COUNTY OFFICIAL RECORDS



QUIDDITY
Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290 & 10046100
4550 Lockhill Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: July 5, 2022



1st Review

FINAL
SUBDIVISION PLAT ESTABLISHING
RANCHES AT CREEKSIDE UNIT 2A

BEING A TOTAL OF 19.567 ACRES OF LAND CONTAINING
PORTIONS OF THE GEORGE W. ADAMS SURVEY NO. 188,
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KENDALL COUNTY OFFICIAL RECORDS

SINGLE FAMILY
29 RESIDENTIAL LOTS
6 OPEN SPACE LOTS
DENSITY: 2.67 LOTS/ACRE

RESIDENTIAL LOT ACREAGE: 6.42
PUBLIC ROW ACREAGE: 4.51
PRIVATE STREET ACREAGE: 2.65
OPEN SPACE ACREAGE: 1.77
GREENWAY & SIDEWALK EASEMENT ACREAGE: 0.11
OFFSITE EASEMENT ACREAGE: 4.09
GROSS ACREAGE: 19.57



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

DATE OF PRINT: July 5, 2022

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED
AGENT, DEDICATES TO THE USE OF THE PUBLIC FOR EVER ALL STREETS, ALLEYS, PARKS,
WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN OR THE
PURPOSE AND CONSIDERATION THEREIN EXPRESSED

OWNER/DEVELOPER: GREEN LAND VENTURES, LTD
THE RANCHES AT CREEKSIDE
916 E. BLANCO, SUITE 100
BOERNE, TEXAS 78006

DEVELOPER - DANA GREEN

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
DANA GREEN 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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY
THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

DAY OF _____ A.D. 20____

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

THIS PLAT OF THE RANCHES AT CREEKSIDE UNIT 2A, 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

REVIEWED
CITY OF BOERNE
Development Services
Cheryl J. Payer

7/27/2022

Review + Resubmit

STATE OF TEXAS
COUNTY OF KENDALL

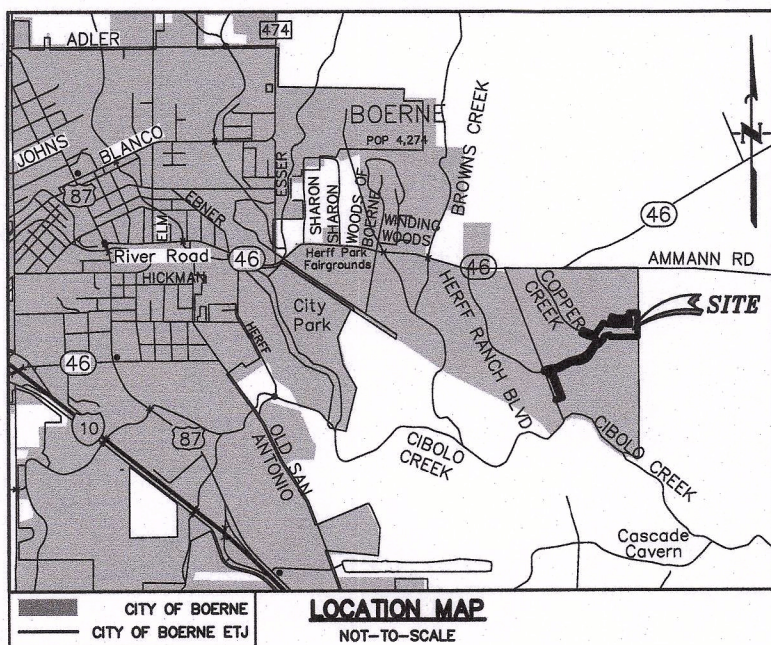
I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY
CERTIFY THAT THIS THE FOREGOING INSTRUMENT OF WRITING WITH THIS CERTIFICATE OF
AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF
_____, A.D. 20____ AT _____ M IN THE PLAT RECORDS OF SAID COUNTY IN

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN _____
KENDALL COUNTY OFFICIAL RECORDS. IN TESTIMONY, WHEREOF, WITNESS MY HAND AND
OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF _____, A.D. 20____

COUNTY CLERK
KENDALL COUNTY, TEXAS

BY: _____
DEPUTY

SHEET 1 OF 3



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, REFLU, 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 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.

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 OWNERS 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 1.000178.
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
- 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) --	VOLAAA, PG. BB-CC KENDALL COUNTY DEED & PLAT RECORDS
DOCH349856 --	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
CL -----	CENTER LINE
AC -----	ACRE
VOL -----	VOLUME
PAGE -----	PAGE
LOT ACREAGE	LOT ACREAGE
LOT ADDRESS	LOT ADDRESS
HERITAGE TREE	HERITAGE TREE
STEEP SLOPE AREA	STEEP SLOPE AREA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	707.00'	83.21'	83.16'	S 72°37'47" E	6°44'35"	41.65'
C2	793.00'	186.96'	186.52'	S 69°14'50" E	1°33'02"	93.91'
C3	897.00'	211.48'	210.99'	N 69°14'50" W	1°33'02"	106.23'
C4	603.00'	126.04'	125.81'	N 70°00'48" W	1°15'34"	63.25'
C5	565.00'	408.31'	399.48'	N 54°21'34" E	4°12'42"	213.53'
C6	635.00'	165.35'	164.88'	N 67°36'10" E	14°55'10"	83.15'
C7	365.00'	135.68'	134.90'	N 70°47'31" E	2°17'53"	68.63'
C8	835.00'	180.55'	180.20'	N 75°14'48" E	12°23'21"	90.63'
C9	763.00'	92.32'	92.27'	S 72°31'07" W	6°55'58"	46.22'
C10	437.00'	162.44'	161.51'	S 70°47'31" W	2°17'53"	82.17'
C11	563.00'	135.90'	135.57'	S 67°03'29" W	1°34'48"	68.28'
C12	421.00'	235.85'	232.78'	S 70°08'43" W	3°20'52"	121.11'
C13	230.00'	88.00'	87.46'	N 23°50'07" W	2°15'51"	44.54'
C14	20.00'	4.42'	4.41'	N 83°22'23" E	12°38'59"	2.22'
C15	25.00'	39.43'	35.47'	N 45°07'03" W	90°22'09"	25.16'
C16	803.00'	189.31'	188.88'	N 69°14'50" W	1°33'02"	95.10'
C17	850.00'	200.40'	199.93'	S 69°14'50" E	1°33'02"	100.66'
C18	697.00'	161.75'	161.39'	N 69°21'11" W	1°17'47"	81.24'
C19	650.00'	327.21'	323.77'	S 61°34'48" E	28°50'34"	167.15'
C20	697.00'	34.34'	34.34'	N 48°34'12" W	2°49'23"	17.17'
C21	697.00'	154.78'	154.46'	S 56°20'36" E	12°43'24"	77.71'
C22	707.00'	45.91'	45.91'	S 49°01'09" E	3°43'15"	22.97'
C23	707.00'	91.95'	91.88'	S 65°31'57" E	7°27'05"	46.04'
C24	563.00'	79.78'	79.71'	S 82°08'05" W	8°07'09"	39.96'
C25	421.00'	118.60'	118.21'	S 32°55'11" W	16°08'26"	59.69'
C26	37.00'	17.28'	17.13'	N 47°02'14" E	26°45'42"	8.80'
C27	150.00'	161.67'	153.96'	N 64°31'59" E	61°45'12"	89.69'
C28	160.00'	172.45'	164.22'	S 64°31'59" W	61°45'12"	95.67'
C29	20.00'	44.17'	35.72'	S 56°19'00" E	126°31'49"	39.71'
C30	230.00'	79.57'	79.18'	S 02°57'47" E	19°49'23"	40.19'
C31	200.00'	98.73'	97.73'	S 01°16'04" W	28°17'03"	50.39'
C32	170.00'	70.45'	69.95'	N 01°00'07" W	23°44'41"	35.74'
C33	20.00'	29.51'	26.90'	N 53°08'24" E	84°32'22"	18.18'
C34	20.00'	27.93'	25.71'	S 55°24'35" W	80°00'00"	16.78'
C35	20.00'	36.19'	31.45'	N 36°25'59" W	103°41'08"	25.45'
C36	170.00'	6.01'	6.01'	N 89°17'20" W	2°01'34"	3.01'
C37	200.00'	19.94'	19.93'	S 87°26'46" E	5°42'43"	9.98'
C38	230.00'	22.93'	22.92'	S 87°26'46" E	5°42'43"	11.47'
C39	25.00'	39.11'	35.24'	S 44°52'57" W	89°37'51"	24.84'
C40	20.00'	14.45'	14.14'	S 69°35'30" E	41°24'35"	7.56'
C41	55.00'	86.04'	77.53'	N 44°52'57" E	89°37'51"	54.65'
C42	60.00'	180.59'	119.74'	N 44°52'57" E	172°27'00"	909.35'
C43	20.00'	14.45'	14.14'	N 20°38'15" W	41°24'35"	7.56'
C44	20.00'	14.45'	14.14'	N 20°46'19" E	41°24'35"	7.56'
C45	55.00'	86.75'	78.03'	N 45°07'03" W	90°22'09"	55.36'
C46	60.00'	181.36'	119.79'	N 45°07'03" W	173°11'18"	1008.20'
C47	20.00'	10.04'	9.93'	S 62°40'06" W	28°45'35"	5.13'
C48	563.00'	40.31'	40.30'	S 76°01'27" W	4°06'07"	20.16'
C49	763.00'	72.66'	72.63'	S 78°42'47" W	5°27'22"	36.36'
C50	603.00'	11.63'	11.63'	S 47°42'39" W	1°06'17"	5.81'
C51	380.00'	50.17'	50.13'	S 28°37'53" W	7°33'51"	25.12'
C52	601.00'	434.33'	424.94'	N 54°21'34" E	41°24'22"	227.14'
C53	599.00'	155.98'	155.54'	N 67°36'10" E	14°38'10"	78.43'
C54	401.00'	149.06'	148.20'	N 70°47'31" E	2°17'53"	75.40'
C55	799.00'	172.77'	172.43'	N 75°14'48" E	12°23'20"	86.72'
C56	170.00'	65.04'	64.65'	N 23°50'07" W	21°55'18"	32.92'
C57	20.00'	17.91'	17.32'	N 64°38'35" W	51°19'04"	9.61'

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. 2019-56, SECTION 1.10 (5).

TAX CERTIFICATE:

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

HERITAGE LEGACY TREE:

THERE ARE 50 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.

LARGE LEGACY TREE:

THERE IS 1 LARGE LEGACY TREE, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.

PRIVATE STREETS AND OPEN SPACE:

LOT 999, BLOCK 99 ARE PRIVATE STREETS DEDICATED AS DRAINAGE AND UTILITY EASEMENTS.
LOT 901, BLOCK 8, LOT 901, BLOCK 10, LOT 901, BLOCK 11, AND LOTS 901 & 902, BLOCK 12 ARE DESIGNATED AS OPEN SPACE.
LOT 901, BLOCK 8, AND LOT 901, BLOCK 11 ARE DESIGNATED AS PRIVATE DRAINAGE EASEMENTS.

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.

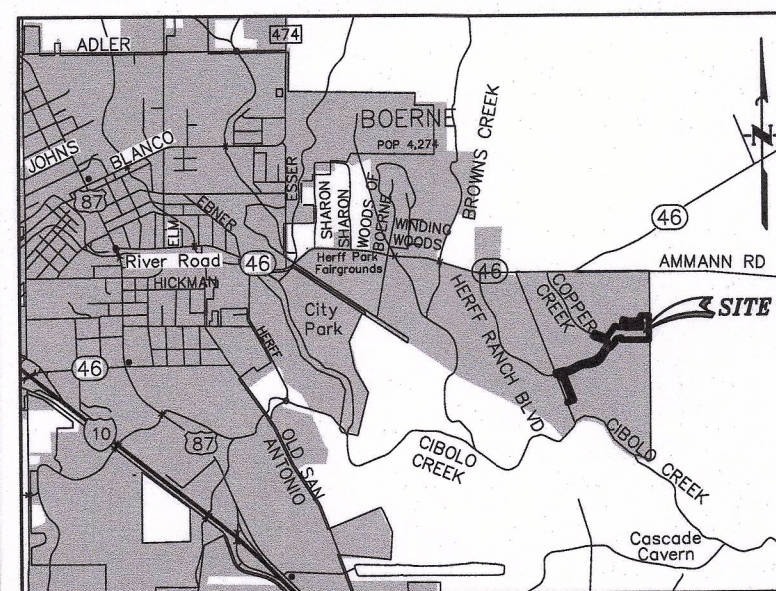
LOT AREA NOTE:

THE SMALLEST LOT IS LOT 902, BLOCK 10 WITH AN AREA OF 0.009 ACRES.

ZONING NOTE:

LOTS 10-11, BLOCK 12, AND LOTS 1-6, BLOCK 13 ARE ZONED RE-1. THE REMAINING LOTS ARE ZONED R-2.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C60	20.00'	17.91'	17.32'	N 64°02'21" E	51°19'04"	9.61'
C61	60.00'	116.57'	99.08'	S 85°57'39" E	111°19'04"	87.82'
C62	603.00'	347.69'	342.89'	N 58°32'39" E	33°02'11"	178.83'
C63	60.00'	62.83'	60.00'	S 00°18'07" E	60°00'00"	34.64'
C64	383.00'	398.75'	380.99'	S 56°22'05" W	59°39'08"	219.58'
C65	60.00'	116.57'	99.08'	S 85°21'25" W	111°19'04"	87.82'
C66	530.00'	145.34'	144.88'	S 82°26'46" E	15°42'43"	73.13'
C67	470.00'	128.88'	128.48'	S 82°26'46" E	15°42'43"	64.85

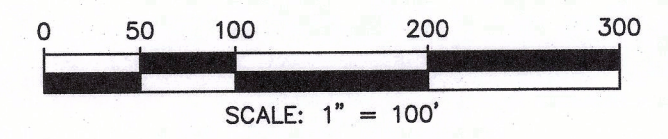


LOCATION MAP
NOT-TO-SCALE

ABBREVIATIONS

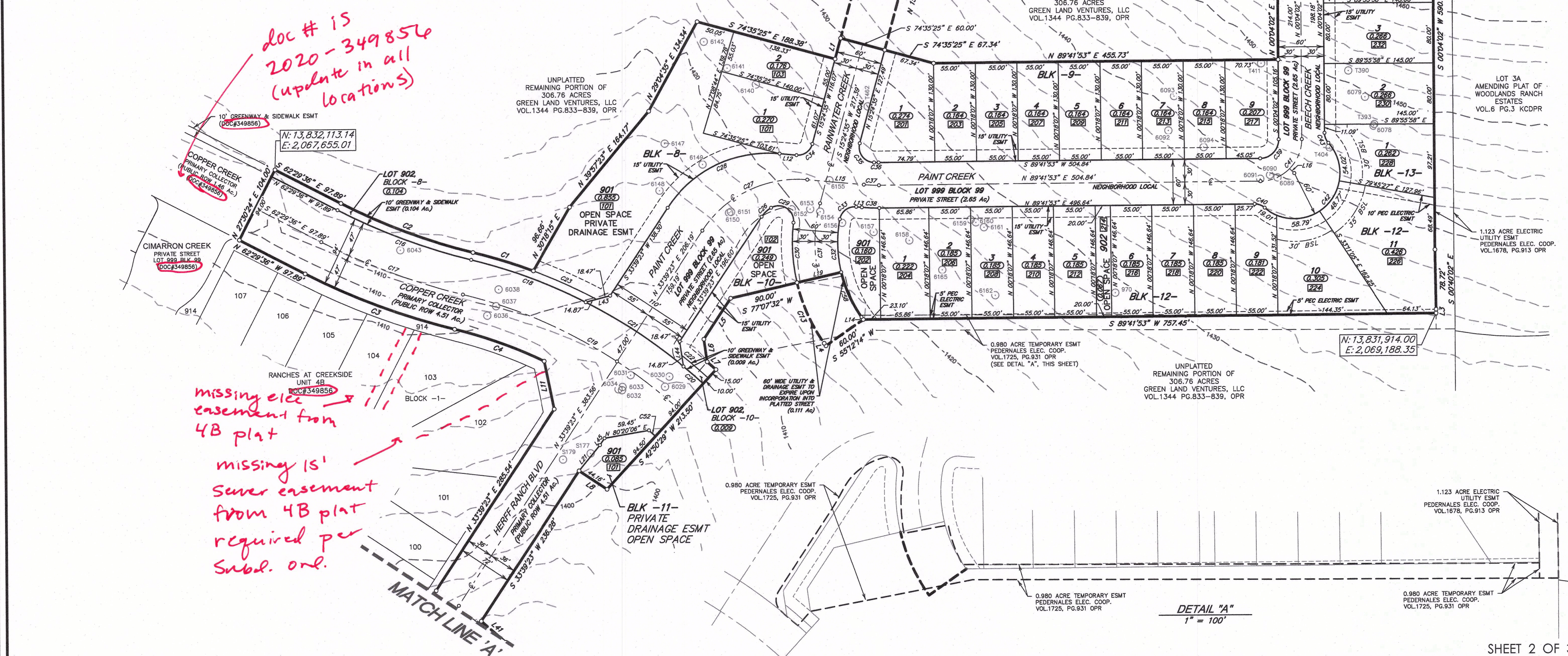
(AAA/BB-CC) --	VOL. AAA, PG. BB-CC KENDALL COUNTY DEED & PLAT RECORDS
DOCR#349856 --	DOCUMENT #349856, KENDALL COUNTY DEED & PLAT RECORDS
OPR	KENDALL COUNTY OFFICIAL PUBLIC RECORDS
DPR	KENDALL COUNTY DEED AND PLAT RECORDS
BSL	BUILDING SETBACK LINE
ESMT	EASEMENT
DE	DRAINAGE EASEMENT
CL	CENTER LINE
AC	ACRE
VOL	VOLUME
PG.	PAGE
XXXX	LOT ACREAGE
YYYY	LOT ADDRESS
(Symbol)	HERITAGE TREE
(Symbol)	STEEP SLOPE AREA

FINAL
SUBDIVISION PLAT ESTABLISHING
RANCHES AT CREEKSIDE UNIT 2A
BEING A TOTAL OF 19,567 ACRES OF LAND CONTAINING
PORTIONS OF THE GEORGE W. ADAMS SURVEY NO. 188,
ABSTRACT NO. 5, AND THE C. JUAN ORTIZ SURVEY NO.
190, ABSTRACT NO. 363, KENDALL COUNTY, TEXAS AND
BEING A PORTION OF THAT CERTAIN 306.76 ACRE TRACT
OF LAND RECORDED IN VOLUME 1344, PAGES 833-839,
KENDALL COUNTY OFFICIAL RECORDS

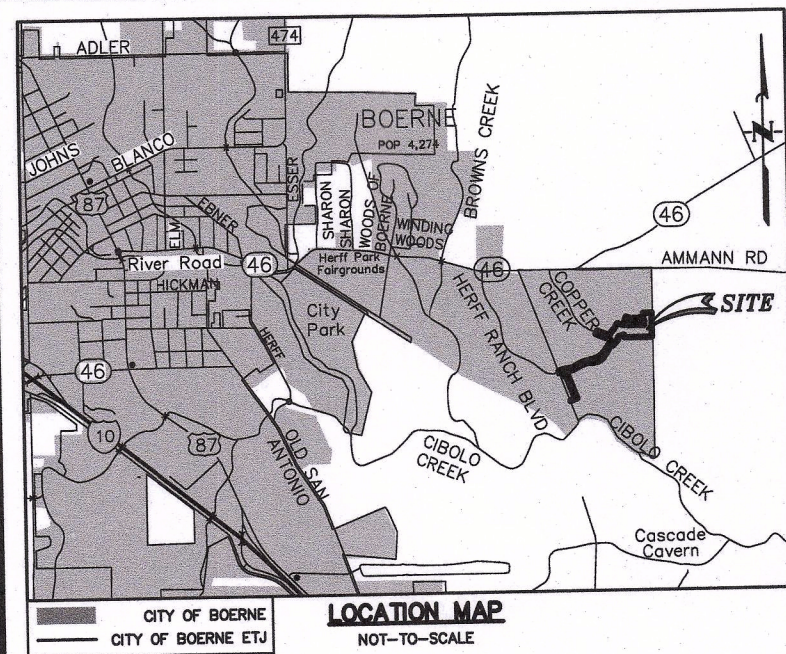


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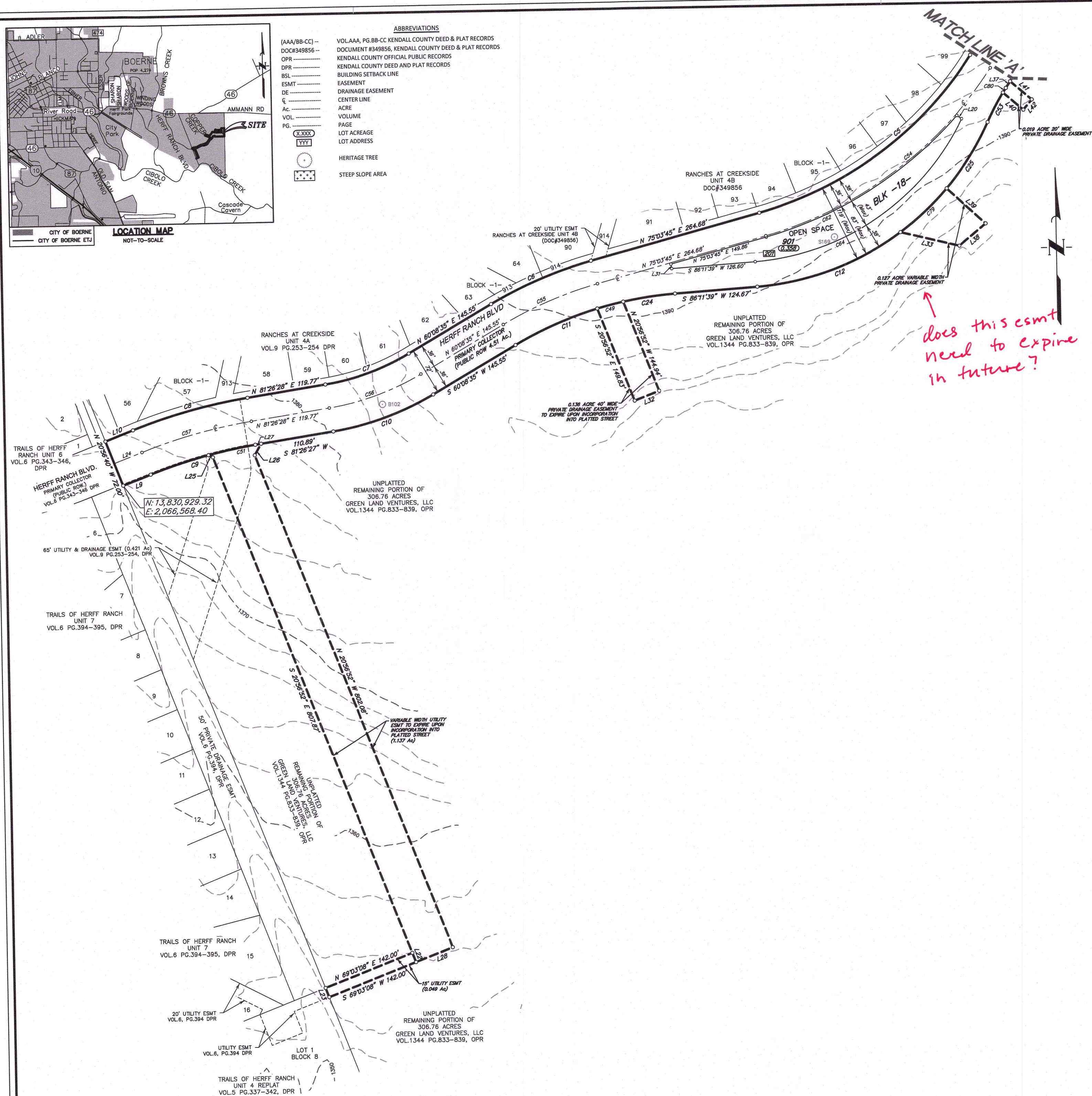


DETAIL "A"
1" = 100'



ABBREVIATIONS

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

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