## **EASEMENT NOTES**

ALL PROPERTIES DESIGNATED AS EASEMENTS SHALL OR MAY BE UTILIZED FOR THE FOLLOWING PURPOSES:

DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES (THE

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 INTEREFRE WITH THE FEFICIENCY 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 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,

UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE. AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS AND/OR APPURTENANCES THERETO

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
- 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

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

- 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
- 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.

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 CATEGOR'

DISTANCES IS 1.000178.

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

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 DOCUMENT #349856, KENDALL COUNTY DEED & PLAT RECORDS DOC#349856 --KENDALL COUNTY OFFICIAL PUBLIC RECORDS KENDALL COUNTY DEED AND PLAT RECORDS BUILDING SETBACK LINE EASEMENT DRAINAGE EASEMENT CENTER LINE ACRE VOLUME PAGE LOT ACREAGE YYY LOT ADDRESS

	HERITAGE TREE
++++	STEEP SLOPE ARE

			CURVE TA	IBLE		
RVE	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 6974'50" E	13*30'29"	93.91'
23	897.00'	211.48'	210.99'	N 6974'50" W	13*30'29"	106.23'
C4	603.00'	126.04	125.81'	N 70°00'48" W	11°58'34"	63.25
25	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	2177'53"	68.63'
C8	835.00'	180.55'	180.20'	N 7514'48" E	12°23'21"	90.63'
C9	763.00'	92.32'	92.27'	S 72°31'07" W	6*55'58"	46.22'
:10	437.00'	162.44'	161.51	S 70°47'31" W	2177'53"	82.17'
:11	563.00'	135.90'	135.57'	S 67°03'29" W	13*49'48"	68.28'
12	421.00'	235.85'	232.78'	S 70°08'43" W	32°05'52"	121.11'
13	230.00'	88.00°	87.46'	N 23°50'07" W	21.55'18"	44.54
14	20.00'	4.42'	4.41'	N 83°22'23" E	12*38'59"	2.22'
15	25.00'	39.43'	35.47'	N 45'07'03" W	90°22'09"	25.16'
16	803.00	189.31	188.88'	N 6974'50" W	13'30'29"	95.10
17	850.00	200.40'	199.93'	S 6974'50" E	13'30'29"	100.66
18	697.00'	161.75	161.39'	N 69'21'11" W	1377'47"	81.24
19	650.00	327.21'	323.77'	S 61°34'48" E	28*50'34"	167.15
20	697.00'	34.34'	34.34'	N 48*34'12" W	2.49'23"	17.17
20 21	697.00	34.34 154.78'	154.46'	N 483412 W S 5620'36" E	12*43'24"	77.71'
22	707.00'	45.91'	45.91'	S 49°01'09" E	3*43'15"	22.97'
23	707.00'	91.95'	91.88'	S 65'31'57" E	7*27'05"	46.04
24	563.00'	79.78'	79.71'	S 82°08'05" W	807'09"	39.96'
25	421.00'	118.60'	118.21'	S 32°55′11″ W	16 "08'26"	59.69'
26	37.00'	17.28'	17.13'	N 47°02′14" E	26*45'42"	8.80'
27	150.00'	161.67'	153.96'	N 64*31'59" E	61°45′12″	89.69'
28	160.00'	172.45'	164.22'	S 64°31′59″ W	61°45'12"	95.67'
29	20.00'	44.17'	35.72'	S 5679'00" E	126*31'49"	39.71'
30	230.00'	79.57'	79.18'	S 02*57'47" E	19*49'23"	40.19
31	200.00'	98.73°	97.73'	S 0176'04" W	2817'03"	50.39'
32	170.00'	70.45'	69.95'	N 01'00'07" W	23*44'41"	35.74'
33	20.00'	29.51'	26.90'	N 53°08'24" E	84*32'22"	18.18'
34	20.00'	27.93'	25.71'	S 55°24'35" W	80°00'00"	16.78'
35	20.00'	36.19'	31.45'	N 36°25'59" W	103*41'08"	25.45'
36	170.00'	6.01'	6.01'	N 8977'20" W	2'01'34"	3.01'
37	200.00'	19.94'	19.93'	S 87*26'46" E	5*42'43"	9.98'
38	230.00'	22.93'	22.92'	S 87°26'46" E	5*42'43"	11.47'
39	25.00'	39.11'	35.24'	S 44*52'57" W	89*37′51"	24.84'
40	20.00'	14.45'	14.14'	S 69°35'50" E	41°24'35"	7.56
41	55.00'	86.04	77.53'	N 44°52'57" E	89°37′51″	54.65
42	60.00'	180.59'	119.74'	N 44*52'57" E	172*27'00"	909.35
43	20.00'	14.45'	14.14'	N 20°38'15" W	41°24'35"	7.56
44	20.00'	14.45'	14.14'	N 20°46′19" E	41°24'35"	7.56'
45	55.00'	86.75°	78.03'	N 45°07'03" W	90°22'09"	55.36
46	60.00'	181.36'	119.79'	N 45°07'03" W	17371'18"	1008.20
47	20.00'	10.04'	9.93'	S 62°40'06" W	28°45′35″	5.13'
49	563.00'	40.31'	40.30'	S 76°01'27" W	4°06'07"	20.16'
:51	763.00'	72.66′	72.63'	S 78°42'47" W	527'22"	36.36
52	603.00'	11.63'	11.63'	S 47°42'39" E	106'17"	5.81'
53	380.00'	50.17'	50.13'	S 28'37'53" W	7'33'51"	25.12'
54	601.00'	434.33'	424.94'	N 54*21'34" E	41*24'22"	227.14'
55	599.00'	155.98'	155.54'	N 67'36'10" E	14°55'10"	78.43
56	401.00	149.06	148.20'	N 70°47'31" E	2177'53"	75.40'
57	799.00'	172.77'	172.43'	N 7574'48" E	12*23'20"	86.72
<i>50</i>	170.00	05.01	01051	N 07*50'07"	24.554.57	70.00

64.65' N 23°50'07" W | 21°55'18" | 32.92'

17.32' N 64°38'35" W 51°19'04" 9.61'

C58 | 170.00' | 65.04'

C59 | 20.00' | 17.91'

CURVE TABLE											
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGEN 7					
C60	20.00'	17.91'	17.32'	N 64°02'21" E	5179'04"	9.61'					
C61	60.00'	116.57'	99.08'	S 85*57'39" E	11179'04"	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 0078'07" 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	11179'04"	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	1070.00'	98.09'	98.05'	N 18°02'09" E	575'08"	49.08'					
C71	1130.00'	103.59	103.55	S 18°02'09" W	575'08"	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	238'41"	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"	47.44'					
C77	320.00'	45.84'	45.80'	S 74°33'40" W	872'30"	22.96					
C78	380.00'	57.36'	57.31'	N 74*46'54" E	8*38'57"	28.74					

S 47'32'36" W

S 33'02'06" W

5' UTILITY ESMI

LOT

5' UTILITY ESMIT

13°06'24"

174'35"

48.36

			520.00		70.07	7	0.0
1	C78		380.00'		<i>57.36</i> '	4)	7.3
1	<i>C79</i>		421.00'		96.31'	g	6.1
1	C80		380.00'		8.24'	ć	8. <i>2</i> 4
1							
1							
1			LINE TA	1 <i>BLE</i>		7 -	П
1	LINE		BEARING	;	DISTANCE	-	
1	L1	,	V <i>15*24'35</i>	" E	28.36'		
1	L2	3	S 89°41′53′	" W	7.62'		
1	L3	3	5 0012'27'	" W	5.04'		
1	L4	1	<i>34*47'46</i>	" W	4.00'		
1	L5	٥	33'39'23	" W	64.38'		
1	L6		S 07 <b>'45'5</b> 7	" E	29.99		
1	L7	,	S 47 <b>*</b> 46'35	" E	15.57'		
1	L8	1	V 56°20'36	" W	44.16		ľ
1	L9	3	69°03'08	" W	44.94'		
7	L10	,	V 69°03'21	" E	44.94'		
1	L11	/	V 11°20'37'	" W	64.50'		
1	L12		S 84°35'25	" E	22.77'		
1	L13		S 84°35'25	" E	7.57'		
1	L14	1	<i>34*47'46</i>	" W	4.00'		
1	L15		S 84°35'25	" E	74.75'	1_	T)
1	L16		S 45°07'03	" E	8.44'		
1	L17	7	V <i>44*52'57</i>	" E	8.85		
1	L18	3	5 <i>89*41'53</i> '	" W	7.62'		
1	L19	7	V 77°07'32	" E	60.00'	7	
1	L20		5 55*42'58	" E	8.92'	7	
1	L21	7	V <i>39°33'45</i>	" E	43.73'		
┪	L22		S 20°56'52	" E	15.00'		
1	L23	Н	V 20°56'52		15.00'		
1	L24	7	V 69°03'08	" E	44.94		
┨	L25	Н	V <i>62<b>°</b>23'11</i> '		7.50'		
1	L26	Н	V <i>3014'48</i>		19.65'		
1	L27	Н	S 81°26'27'		8.88'		
1	L28	Н	V 69°03'08		60.00'		
1	L29	7	V 0018'07	" W	60.00'	1	
$\forall$	L30	Н	5 74°35'25		12.80'	7	
┥	L31	Н	V 09°22'18		6.97'	1	
$\dashv$	L32	Н	V 69°03'08		40.00'	$\dashv$	
$\dashv$	L33	⊢	V 76°09'01		91.41'	1	
1	L34	Н	5 08'32'37		60.06	1	
$\dashv$	L35	Н	5 20'39'44		40.84	1	7/
$\dashv$	L36		V 74°35'25		12.80'	=	
$\dashv$	L37	Н	333923		11.93'	1	T-7
+	L38	Н	5 50°54'31		52.30'	-	/
+	L39	Н	5 47°23'02		79.41'	1	
$\dashv$	L40	Н	V 4971'07'		40.00'	$\dashv$	
+	L41	Н	S 4971'07		42.60'	$\dashv$	
$\dashv$	L42	Н	5 40°48′53		20.00'	-	
4	1.47	H		" …	77.74		

L43 S 75°28'33" W 33.34'

L44 N 08°09'45" W 33.34'

L45 N 33°39'23" E 10.74'

### 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

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

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

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

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.

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.

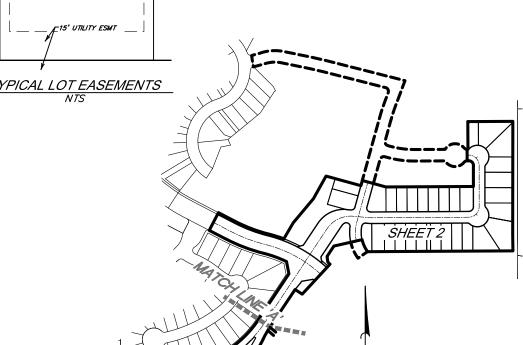
	TREE LIST	TREE LIST				
POINT #	DESCRIPTION	POINT #	DESCRIPTION			
970	OAK 107 DT - DH	6147	OAK 75 DT - DH			
6029	OAK 75	6148	OAK 110 DT - DH			
6030	OAK 75	6149	OAK 116 DT - DH			
6031	OAK 94	6150	OAK 75			
6032	OAK 85	6151	OAK 163			
6033	OAK 82	6152	OAK 75			
6034	OAK 75	6153	OAK 75 DT - DH			
6036	OAK 82	6154	OAK 79 DT - DH			
6037	OAK 75	6155	OAK 82 DT - DH			
6038	OAK 101	6156	OAK 75			
6043	OAK 79	6157	OAK 75			
6078	6078	6158	OAK 75			
6079	OAK 110 DT	6159	OAK 75			
6080	OAK 82 DT - DH	6160	OAK 85			
6088	OAK 75	6161	OAK 119			
6089	OAK 85	6162	OAK 85 DT - DH			
6090	OAK 75	6165	OAK 79 DT - DH			
6091	OAK 91	B102	OAK 85 DT			
6092	OAK 88	<i>S177</i>	OAK 91			
6093	OAK 75	<i>S179</i>	OAK 88			
6094	OAK 75	<i>S169</i>	OAK 135			
6095	OAK 75	T390	OAK 82			
6140	OAK 91 — DH	T393	OAK 82			
6141	OAK 97 - DH	T404	OAK 85			
6142	0AK 85 — DH	T411	OAK 85			

T462 OAK 85

# \* DT: DOUBLE TRUNK \* DH: DECLINING HEALTH

### **BLOCK SIZES:** BLOCK 8 PERIMETER = 140 FT BLOCK 9 PERIMETER = 921 FT

BLOCK 12 PERIMETER = 618 FT



INDEX MAP

SCALE: 1" = 500'

### STATE OF TEXAS COUNTY OF KENDALL

DEPUTY

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 _	N	1 IN '	THE P	LAT RECO	ORDS (	OF SAID	COUNT	Y IN

. COUNTY CLERK OF SAID COUNTY. DO HEREBY

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 \_\_\_\_

COUNTY CLERK KENDALL COUNTY, TEXAS

SHEET 1 OF 3

## 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 VOLME 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: 1.7 GREENWAY & SIDEWALK EASEMENT ACREAGE: 0.11 OFFSITE EASEMENT ACREAGE: 4.09 GROSS ACREAGE: 19.57



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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS

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