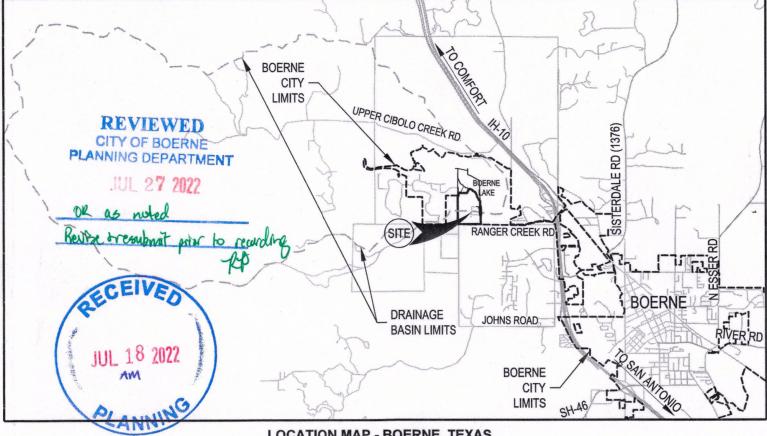
STATE OF TEXAS COUNTY OF KENDALL I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE

JOSHUA J. VALENTA B		
33: 114592 : 5 g		JOSHUA J. VALENTA
STANGE ENGINEERS	LICENSED	PROFESSIONAL ENGINEER #114592 MATKIN HOOVER ENGINEERING
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE	DAY OF	
	NOTARY PUBLIC IN AN	D FOR THE STATE OF TEXAS
STATE OF TEXAS COUNTY OF KENDALL		
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORR THE PROPERTY MADE ON THE GROUND UNDER MY SUI		FROM AN ACTUAL SURVEY OF
OF TANK		
T. GISTERS +		
KYLE PRESSLER		
6528 80		KYLE PRESSLER
SURVE SURVE		FESSIONAL LAND SURVEYOR #6528 MATKIN HOOVER LAND SURVEYING
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _	DAY OF	
	NOTARY PUBLIC IN A	ND FOR THE STATE OF TEXAS.
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED	N OR THROUGH A DULY A	UTHORIZED AGENT, DEDICATES
WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PL	ACES THEREON SHOWN I	FOR THE PURPOSE AND
WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PL	ACES THEREON SHOWN I	FOR THE PURPOSE AND OWNER
WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PL	ACES THEREON SHOWN I	OWNER
NATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PL CONSIDERATION THEREIN EXPRESSED.	ACES THEREON SHOWN I	FOR THE PURPOSE AND
WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PL CONSIDERATION THEREIN EXPRESSED. STATE OF TEXAS	ACES THEREON SHOWN I	OWNER
WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLICONSIDERATION THEREIN EXPRESSED. STATE OF TEXAS COUNTY OF KENDALL BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS D, KNOWN TO ME TO BE THE PERSIGNED AUTHORITY ON THIS D	NAY PERSONALLY APPEAR ON WHOSE NAME IS SUBSECUTED THE SAME FOR	OWNER DULY AUTHORIZED AGENT RED SCRIBED TO THE FOREGOING THE PURPOSES AND
WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLICONSIDERATION THEREIN EXPRESSED. STATE OF TEXAS COUNTY OF KENDALL BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS D, KNOWN TO ME TO BE THE PERSON INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXCONSIDERATIONS THEREIN EXPRESSED AND IN THE CASEAL OF OFFICE THIS DAY OF	NAY PERSONALLY APPEAR ON WHOSE NAME IS SUBSECUTED THE SAME FOR	OWNER DULY AUTHORIZED AGENT RED SCRIBED TO THE FOREGOING THE PURPOSES AND
WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLICONSIDERATION THEREIN EXPRESSED. STATE OF TEXAS COUNTY OF KENDALL BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS D, KNOWN TO ME TO BE THE PERSON INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXPONSIDERATIONS THEREIN EXPRESSED AND IN THE CASEAL OF OFFICE THISDAY OF NOTARY PUBLIC KENDALL COUNTY, TEXAS STATE OF TEXAS	NAY PERSONALLY APPEAR ON WHOSE NAME IS SUBSECUTED THE SAME FOR	OWNER DULY AUTHORIZED AGENT RED SCRIBED TO THE FOREGOING THE PURPOSES AND
WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLICONSIDERATION THEREIN EXPRESSED. STATE OF TEXAS COUNTY OF KENDALL BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS D, KNOWN TO ME TO BE THE PERSONOMINET OF METHAT HE EXCONSIDERATIONS THEREIN EXPRESSED AND IN THE CASEAL OF OFFICE THIS DAY OF NOTARY PUBLIC KENDALL COUNTY, TEXAS STATE OF TEXAS COUNTY OF KENDALL I, THAT THE FOREGOING INSTRUMENT OF WRITING WITH	ACES THEREON SHOWN I	OWNER DULY AUTHORIZED AGENT RED SCRIBED TO THE FOREGOING THE PURPOSES AND D. GIVEN UNDER MY HAND AND D COUNTY, DO HEREBY CERTIFY JITHENTICATION WAS FILED FOR
WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLICONSIDERATION THEREIN EXPRESSED. STATE OF TEXAS COUNTY OF KENDALL BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS D	ACES THEREON SHOWN I	OWNER DULY AUTHORIZED AGENT BECL BECRIBED TO THE FOREGOING THE PURPOSES AND D. GIVEN UNDER MY HAND AND DICOUNTY, DO HEREBY CERTIFY UTHENTICATION WAS FILED FORM. IN THE PLAT

DEPUTY

A FINAL PLAT ESTABLISHING SHORELINE PARK PHASE 5

A 9.61 ACRE TRACT OF LAND, LOCATED IN THE NICOLAS FLORES SURVEY NO. 174, ABSTRACT 166 KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 40.511 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 1737, PAGE 1051, AND A PORTION OF A CALLED 31.013 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 1646, PAGE 789, BOTH OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.



LOCATION MAP - BOERNE, TEXAS

NOT TO SCALE

RESIDENTIAL LOTS IN EXCESS OF 12,500 SQ FT 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.

LANDSCAPE NOTE:

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.

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOCUMENT #_ KENDALL COUNTY OFFICIAL RECORDS

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.

SETBACKS IN THE 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 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.

BLOCK PERIMETERS ARE AS FOLLOWS. THE SMALLEST PERIMETER (BLOCK 20) IS 449 FEET. THE LARGEST PERIMETER (BLOCK 3) IS 1,866

BLOCK 19 = 1,651 FEET

BLOCK 12 = 927 FEET

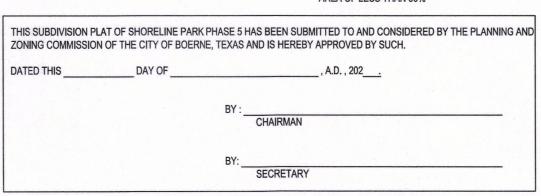
PROJECT SUMMARY TABLE

	PHASE 5
TOTAL RESIDENTIAL LOTS:	52
TOTAL OPEN SPACE LOTS:	3
TOTAL ACREAGE:	9.61 AC
AVERAGE DWELLINGS/ACRE:	5.41
LINEAR FEET OF STREET:	1,440 LF
OPEN SPACE:	0.35 AC
ROW ACREAGE:	2.00 AC

IMPERVIOUS COVER CALCULATION

DESCRIPTION	IMPERVIOUS COVER
STREETS & SIDEWALK	1.52 AC
HOUSES	3.01 AC
DRIVEWAYS	0.40 AC
CONC. RIP-RAP / DRAINS	0.50 AC
TOTAL	5.47 AC
% IMPERVIOUS	56.9% *

*NOTE: OVERALL AREA OF SUBDIVISION DRAINING TO WATER SUPPLY PROTECTION ZONE HAS AN IMPERVIOUS AREA OF LESS THAN 50%



- 1. THE AREA OF THE SMALLEST LOT IN THIS SUBDIVISION IS 0,05 ACRES.
- THIS SUBDIVISION CONTAINS 9.61 TOTAL ACRES WITH 52 LOTS FOR A GROSS DENSITY OF 5.41 LOTS PER ACRE.
- A PORTION OF THIS PHASE OF THIS SUBDIVISION IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.
- BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, US SURVEY FOOT, GRID.
- UNLESS OTHERWISE NOTED, ALL CORNERS AND ANGLES ARE SET 1/2" REBAR WITH RED "MATKIN HOOVER ENG. & SURVEY" PLASTIC CAPS.
- THERE ARE NO HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.
- ALL STREETS WITHIN THIS SUBDIVISION WILL BE DEDICATED TO THE CITY OF BOERNE FOR OWNERSHIP AND
- THE SUBDIVISION CONTAINS 3 OPEN SPACE LOTS.
- 10. THE AREA OF OPEN SPACE IS 0.35 AC.
- SHORELINE PARK PHASE 5 IS LOCATED WITHIN CITY OF BOERNE CITY LIMITS.

THE TOPOGRAPHICAL INFORMATION IS BASED ON VERTICAL DATUM NAVD 88.

12. LOTS 912, 913 AND 921 ARE DEDICATED AS OPEN SPACE AREA.

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 "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 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 (THE "UTILITIES").

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM 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 THEREOF; 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.
- 2. THE CITY SHALL MAKE COMMERCIALLY REASONABLE EFFORTS TO ENSURE THE DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE 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 CITY'S USUAL AND CUSTOMARY

PROPERTY OWNER SHALL NOT MAKE ANY IMPROVEMENTS IN THE UTILITY/ELECTRIC EASEMENTS THAT CONFLICTS WITH THE NATIONAL ELECTRIC SAFETY CODE (NESC). THE UTILITY IS NOT RESPONSIBLE FOR REMOVAL OF ANY IMPROVEMENTS IN CONFLICT WITH THE NESC.

2. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT OF INGRESS TO AND EGRESS FROM THE RIGHT OF WAY AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY FACILITIES. THE EASEMENT RIGHTS HEREIN RESERVED INCLUDE THE PRIVILEGE OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITHIN SAID EASEMENT AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER PORTIONS OF SAID LOTS AND/OR TRACTS NOT WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS AND/OR TRACTS OF THIS SUBDIVISION.

OWNER/DEVELOPER:

KB HOMELONESTAR INC. 4800 FREDERICKSBURG ROAD SAN ANTONIO, TX 78229

CIVIL ENGINEERS SURVEYORS LAND PLANNERS

CONSTRUCTION MANAGERS CONSULTANTS

OERNE, TEXAS 78006

& SURVEYING OFFICE: 830.249.0600 FAX:830.249.0099
TEXAS REGISTERED ENGINEERING FIRM F-004512

JOB NO. 2615.50

SHEET

DATE: MAY 2022

01 OF 02

. Prombe document number prior to recording SHORELINE PARK PHASE 6 PEDESTRIAN & UTILITY BY SEPARATE INSTRUMENT DOC # 2022-370995 OFFICIAL NORTHING: 13845352.8 SEE DETAIL 'A' THIS SHEET __OFFICIAL RECORDS SHORELINE PARK PHASI RECORDS OF KENDALL EASTING: 2040401.6 OF KENDALL COUNTY, TEXAS 6 DOC#2022-370995 COUNTY, TEXAS BLOCK 12 LOT 1 OFFICIAL RECORDS O VARIABLE WIDTH PRIVATE DRAINAGE VARIABLE WIDTH PRIVATE DRAINAGE KENDALL COUNTY. **EASEMENT SHORELINE PARK PHASE 6** EASEMENT SHORELINE PARK PHASE 6 BLOCK 12 TEXAS DOC#2022-370995 OFFICIAL RECORDS SHORELINE PARK PHASE 6 OF KENDALL COUNTY TEXAS OF KENDALL COUNTY, TEXAS 60' ROW (DOC#2022-370995) S89° 47' 08"E 360.82' S89° 47' 08"E 144.91' DRIVE BLIC R.O.V S89° 47' 08"E 45.00' S89° 47' 08"E 45.00' S89° 47' 08"E 45.00' S89° 47' 08"E 45.00' S89° 47' 08"E 45,00' S89° 47' 08"E 45.00' | S89° 47' 08"E 45.00' BLOCK 12 BLOCK 20 SCALE: 1"=50" SHORES I FREET, 60' PUBI 30C#2022-3708' 36' 14 M.EU, 56, 90! 0.05 AC. OPEN SPACE LOT 49 LOT 59 **LOT 58 LEGEND** 0.24 AC. 0.14 AC. 0.14 AC. LOT 55 **LOT 53** 0.13 AC. PROJECT BOUNDARY 0.13 AC. 0.12 AC. 10' PUBLIC UTILITY EASEMENT (P.U.E.) CENTERLINE OF ROAD 10' WIDE PEDESTRIAN & UTILITY EASEMENT CITY OF BOERNE CITY LIMITS LINE SHORELINE PARK **LOT 48** SET 1/2" IRON ROD WITH A RED PHASE 6 "MATKIN-HOOVER ENG. & SURVEY." 0.22 AC. DOC#2022-370995 PLASTIC CAP OFFICIAL RECORDS OF 10' PUBLIC UTILITY EASEMENT FOUND 1/2" IRON ROD WITH A RED KENDALL COUNTY. N89° 47' 08"W 45.00' \ N89° 47' 08"W 45.00' \ N89° 47' 08"W 45.00' \ N89° 47' 08"W 45.00' N89° 47' 08"W 45.00' "MATKIN-HOOVER ENG. & SURVEY." N89° 47' 08"W 45.00' N89° 47' 08"W 45,00' N89° 47' 08"W 45.00' N89° 47' 08"W 40.66' SEE DETAIL 'B' THIS SHEET PLASTIC CAP S89° 47' 08"E 422.93' WEST BOERNE N77° 20' 34"E HARBOR DRIVE EAST BOERNE HARBOR DRIVE (LOCAL STREET, 60' R.O.W.) **60' ROW** (LOCAL STREET, 60' R.O.W.) DOC#2022-370995 OFFICIAL **LOT 47** 45.00 RECORDS OF KENDALL S89° 47' 08"E 0.16 AC. COUNTY, TEXAS N89° 47' 08"W 441.32' LOT 57 0.14 A.C. 0.13 A.C. S89° 47' 08"E 45.00' S89° 47' 08"E 45.00' | S89° 47' 08"E 45.00' | S89° 47' 08"E 45.00' | PEDESTRIAN & S89° 47' 08"E 45.00' S89° 47' 08"E 45.00' | S89° 47' 08"E 45.00' | S89° 47' 08"E 45.00' N88° 06' 26"E 130.11' UTILITY EASEMENT DETAIL 'A' 10' PUBLIC UTILITY EASEMENT SHORELINE PARK SCALE: 1" = 5" PHASE 6-DOC#2022-370995 CITY OF BOERNE **LOT 46** OFFICIAL RECORDS 302,271 ACRES OF KENDALL 60' ROW 0.14 AC. VOLUME 115, PAGE 52 **LOT 921** COUNTY, TEXAS DEED RECORDS, KENDALL COUNTY, TEXAS. 0.05 A.C. 0.13 A.C. N88° 06' 26"E 140.00" LOT 913 LOT 17 LOT 12 LOT 11 LOT 10 0.24 AC. 0.13 AC. 0.19 AC. OPEN SPACE LOT 45 0.14 AC. DETAIL 'B' SCALE: 1" = 5' N88° 06' 26"E 140.00 62' ROW -BLOCK 19 S89° 47' 08"E 45.00' | S89° 47' 08"E 45.00' LOT 913 LOT 44 S89° 47' 08"E 45.00' S89° 47' 08"E 68.87' 10' PUBLIC UTILITY 0.24 A.C. 0.14 AC. BLOCK 19 N88° 06' 26"E 140.00 AQUA SHORES DRIVE ORHOOD COLLECTOR, 62' PUBLIC DOC#2022-370995 DETAIL 'C LOT 43 BLOCK SCALE: 1" = 5 0.14 AC. LOT 3 LOT 6 LOT 7 LOT 8 LOT 9 0.13 AC. N88° 06' 26"E 140.00" 0.13 AC. 0.20 AC. **LOT 42** 0.14 AC. N88° 06' 26"E 140.00 10' PUBLIC UTILITY EASEMENT N89° 47' 08"W 45.00' \(\int \) N89° 47' 08"W 45.00' \(\int \) N89° 47' 08"W 45.00' \(\int \) N89° 47' 08"W 45.00' WEST LOW N89° 47' 08"W 59.99' LINE TABLE **CURVE TABLE** S89° 47' 08"E 448.16" CASCADE DRIVE **LOT 41** CURVE RADIUS LENGTH DELTA CHORD BEARING CHORD LENGTH 0.14 AC. LOCAL STREET, 60' R.O.W. 24.64 C1 431.00' 28.39' 3°46'25" N23° 10' 05"E 28.38' EAST LOW CASCADE DRIVE DOC#2022-370995 OFFICIAL N89° 47' 08"W 13.00' 15.64' 14.71' **60' ROW** N88° 06' 26"E 140.00' RECORDS OF KENDALL (LOCAL STREET, 60' R.O.W.) 13.00' 22.59' N40° 00' 53"W 99°32'29" 19.85' COUNTY, TEXAS C4 431.00' 125.24' N89° 47' 08"W 20.60' 16°38'54" 124.80' LOT 40 13.00' 22.03' 97°06'25" 19.49' N89° 47' 08"W 451.33' 0.14 AC. S89° 47' 08"E 45.00' | 22.27 C6 13.00' 18.81' 82°53'35" N48° 20' 20"W S89° 47' 08"E 45.00' | S89° 47' 08"E 45.00' | S89° 47' 08"E 41.96' 17.21' 10' PUBLIC UTILITY EASEMENT L7 N01° 53' 34"W 28.13' C7 430.00' 27.73' 3°41'40" 27.72 N88° 06' 26"E 140.00' N89° 47' 08"W C8 60.00' 31.29' 29°52'37" S75° 40' 15"E 4.36' -30.93' 62' ROW N79° 24' 47"E 28.80' C9 13.00' 9.86' 43°26'44" N68° 29' 30"E 9.62 **LOT 39** L10 N79° 24' 47"E 4.57' C10 60.00' 183.03' S45° 50' 21"E 119.88' 0.14 AC. L11 S89° 47' 08"E 0.82' 13.00' 43°26'44" S19° 49' 48"W 9.62' VARIABLE WIDTH LOT 23 LOT 22 LOT 21 LOT 20 **LOT 19** 13.00' 19.94' 87°53'33" N45° 50' 21"W 18.04' LOT 17 **LOT 16 LOT 15** N88° 06' 26"E 140.00' EDESTRIAN & UTILITY LOT 14 **LOT 13** 0.13 AC. 0.13 AC. 0.13 AC. 0.13 AC. 0.13 AC. EASEMENT 0.13 AC. 0.13 AC. 0.13 AC. 0.13 AC. 13.00' 0.13 AC. 20.90' 92°06'27" N44° 09' 39"E 18.72' 0.16 AC. HORELINE PARK PHAŚE C14 13.00' 19.94' 87°53'33" N45° 50' 21"W 18.04' 6 DOC#2022-370995 LOT 38 NORTHING: 13844756.3 FICIAL RECORDS O C15 13.00' 2.14' 9°26'01" N85° 04' 07"W 2.14' KENDALL COUNTY, 0.14 AC. EASTING: 2040421.3 OPEN SPACE 13.00' 16.67' 73°27'34" N43° 37' 20"W 15.55' TEXAS /LOT 912 C17 13.00 4.42' 19°29'16" S80° 28' 14"W 4.40' 0.06 AC. BLOCK 3 C18 S88° 06' 26"W 140.00' 13.00' 5.44' 23°57'28" S58° 44' 52"W 5.40' N85° 00' 00"E 8306.37" N89° 47' 08"W 49.11' N89° 47' 08"W 45.00' - 60' ROW --C19 60.00' 44.63' 42°37'18" N89° 47' 08"W 45.00' S68° 04' 47"W 43.61' N89° 47' 08"W 45.00' N89° 47' 08"W 59.09' LOT 37 N89° 47' 08"W 558,20' C20 60.00' 25.17' 24°02'15" SOUTHWEST CORNER OF TH S88° 06' 26"W 60.00' N48° 42' 49"W 24.99' BLOCK 3 60' ROW 30' NICOLAS FLORES SURVEY NO LOT 3 LOT 4 LOT 11 LOT 5 LOT 6 LOT 7 LOT 8 LOT 10 C21 60.00' 25.17' 24°02'15" 24.99' LOT 9 174, ABSTRACT NO. 166 C22 60.00' 46.61' 44°30'29" SHORELINE PARK PHASE 1 N09° 35' 48"E 45.45' SHORELINE PARK PHASE 1 DOC # 2021-361426 10' PUBLIC UTILITY EASEMENT C23 60.00' DOC # 2021-361426 10.16' 9°42'07" N36° 42' 06"E 10.15' OFFICIAL RECORDS OF SHORELINE PARK PHASE 1 OFFICIAL RECORDS OF C24 431.00' 10.44' 1°23'17" N21° 58' 31"E 10.44' KENDALL COUNTY, TEXAS. DOC# 2021-361426 KENDALL COUNTY, TEXAS. OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS. C25 431.00' 17.95' 2°23'09" N23° 51' 43"E 17.95' A FINAL PLAT ESTABLISHING **BLOCK PERIMETER LENGTHS TABLE** VARIABLE WIDTH SHORELINE PARK PHASE 5 **DATE: MAY 2022** CLEAR VISION **BLOCK NUMBER** BLOCK LENGTH (FT.) EASEMENT SHORELINE PARK BLOCK 3 1,866 PHASE 1-A 9.61 ACRE TRACT OF LAND, LOCATED IN THE NICOLAS FLORES SURVEY NO. 174, ABSTRACT DOC#2021-361426 927 BLOCK 12 OWNER/DEVELOPER: 166, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 40.511 ACRE TRACT OF OFFICIAL RECORDS OF KENDALL COUNTY TEXAS. S SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 330.249.0009
TEXAS REGISTERED ENGINEERING FIRM F-004512 LAND AS DESCRIBED OF RECORD IN VOLUME 1737, PAGE 1051, AND A PORTION OF A CALLED BLOCK 19 1,651 JOB NO. 2615.50 KB HOMELONESTAR INC. & SURVEYING 31.013 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 1646, PAGE 789, BOTH 4800 FREDERICKSBURG ROAD BLOCK 20 449 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS. CIVIL ENGINEERS SURVEYORS LAND PLANNERS SHEET SAN ANTONIO, TX 78229 02 OF 02 CONSTRUCTION MANAGERS CONSULTANTS

COUNTY OF KENDALL

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN 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.



JOSHUA J. VALENTA LICENSED PROFESSIONAL ENGINEER #114592 MATKIN HOOVER ENGINEERING

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS

COUNTY OF KENDALI

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _

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.



KYLE PRESSLEF REGISTERED PROFESSIONAL LAND SURVEYOR #6528 MATKIN HOOVER LAND SURVEYING

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE DAY OF

NOTARY PUBLIC IN AND FOR THE STATE OF 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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

DULY AUTHORIZED AGENT

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 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

NOTARY PUBLIC KENDALL COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF KENDALL

COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH THIS CERTIFICATE OF AUTHENTICATION WAS FILED FOR DAY OF ___ RECORD IN MY OFFICE THE ___ A.D. 202__ AT _____ ___ .M. IN THE PLAT RECORDS OF SAID COUNTY IN DOCUMENT NO.

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

COUNTY CLERK KENDALL COUNTY, TEXAS DEPUTY

REVIEWED CITY OF BOERNE Development Services

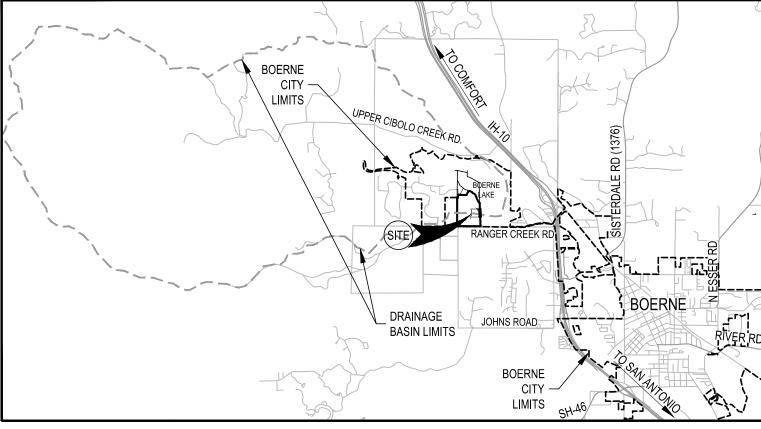
7/22/2022

NO OBJECTIONS

Provide document number for offsite easement prior to recordation

A FINAL PLAT ESTABLISHING SHORELINE PARK PHASE 5

A 9.61 ACRE TRACT OF LAND, LOCATED IN THE NICOLAS FLORES SURVEY NO. 174, ABSTRACT 166 KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 40.511 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 1737, PAGE 1051, AND A PORTION OF A CALLED 31.013 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 1646, PAGE 789, BOTH OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.



LOCATION MAP - BOERNE, TEXAS

NOT TO SCALE

RESIDENTIAL LOTS IN EXCESS OF 12,500 SQ FT 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.

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

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

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

SETBACKS IN THE 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 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.

BLOCK PERIMETERS ARE AS FOLLOWS. THE SMALLEST PERIMETER (BLOCK 20) IS 449 FEET. THE LARGEST PERIMETER (BLOCK 3) IS 1,866

BLOCK 12 = 927 FEET

PROJECT SUMMARY TABLE

	PHASE 5
TOTAL RESIDENTIAL LOTS:	52
TOTAL OPEN SPACE LOTS:	3
TOTAL ACREAGE:	9.61 AC
AVERAGE DWELLINGS/ACRE:	5.41
LINEAR FEET OF STREET:	1,440 LF
OPEN SPACE:	0.35 AC
ROW ACREAGE:	2.00 AC

IMPERVIOUS COVER CALCULATION

DESCRIPTION	IMPERVIOUS COVER
STREETS & SIDEWALK	1.52 AC
HOUSES	3.01 AC
DRIVEWAYS	0.40 AC
CONC. RIP-RAP / DRAINS	0.50 AC
TOTAL	5.47 AC
% IMPERVIOUS	56.9% *

*NOTE: OVERALL AREA OF SUBDIVISION DRAINING TO WATER SUPPLY PROTECTION ZONE HAS AN IMPERVIOUS AREA OF LESS THAN 50%

THIS SUBDIVISION PLAT OF SHORELINE PARK PHASE 5 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS AND IS HEREBY APPROVED BY SUCH.

GENERAL NOTES:

- THE AREA OF THE SMALLEST LOT IN THIS SUBDIVISION IS 0.05 ACRES.
- 2. THIS SUBDIVISION CONTAINS 9.61 TOTAL ACRES WITH 52 LOTS FOR A GROSS DENSITY OF 5.41 LOTS PER ACRE.
- A PORTION OF THIS PHASE OF THIS SUBDIVISION IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.
- BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, US SURVEY FOOT, GRID.
- UNLESS OTHERWISE NOTED, ALL CORNERS AND ANGLES ARE SET 1/2" REBAR WITH RED "MATKIN HOOVER ENG. & SURVEY" PLASTIC CAPS.
- THERE ARE NO HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.
- THE TOPOGRAPHICAL INFORMATION IS BASED ON VERTICAL DATUM NAVD 88. ALL STREETS WITHIN THIS SUBDIVISION WILL BE DEDICATED TO THE CITY OF BOERNE FOR OWNERSHIP AND
- MAINTENANCE. THE SUBDIVISION CONTAINS 3 OPEN SPACE LOTS.
- 10. THE AREA OF OPEN SPACE IS 0.35 AC.
- 11. SHORELINE PARK PHASE 5 IS LOCATED WITHIN CITY OF BOERNE CITY LIMITS
- 12. LOTS 912, 913 AND 921 ARE DEDICATED AS OPEN SPACE AREA.

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 "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

- 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 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
- 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 (THE "UTILITIES").

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM 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 THEREOF; 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 FEFORTS TO ENSURE THE DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE 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 CITY'S USUAL AND CUSTOMARY

PROPERTY OWNER SHALL NOT MAKE ANY IMPROVEMENTS IN THE UTILITY/ELECTRIC EASEMENTS THAT CONFLICTS WITH THE NATIONAL ELECTRIC SAFETY CODE (NESC). THE UTILITY IS NOT RESPONSIBLE FOR REMOVAL OF ANY IMPROVEMENTS IN CONFLICT WITH THE NESC.

UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT OF INGRESS TO AND EGRESS FROM THE RIGHT OF WAY AND EASEMENTS. AND THE RIGHT FROM TIME TO TIME TO CUT ALL TREES. UNDERGROWTH AND OTHER OBSTRUCTIONS THAT INJURE. ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY FACILITIES. THE EASEMENT RIGHTS HEREIN RESERVED INCLUDE THE PRIVILEGE OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITHIN SAID EASEMENT AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER PORTIONS OF SAID LOTS AND/OR TRACTS NOT WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS AND/OR TRACTS OF THIS SUBDIVISION.

OWNER/DEVELOPER

KB HOMELONESTAR INC. 4800 FREDERICKSBURG ROAD SAN ANTONIO, TX 78229

& SURVEYING

BOERNE, TEXAS 78006 OFFICE: 830.249.0600 FAX:830.249.0099 TEXAS REGISTERED ENGINEERING FIRM F-004512 CIVIL ENGINEERS SURVEYORS LAND PLANNERS

JOB NO. 2615.50

DATE: MAY 2022

01 OF 02

