

WATER CONTROL IMPROVEMENT DISTRICT #3A NOTES:

- THIS PLAT SHALL COMPLY WITH THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BOERNE AND WATER CONTROL IMPROVEMENT DISTRICT #3A DATED NOVEMBER 26, 2019. THIS PLAT HAS BEEN REVIEWED BY BOTH THE DISTRICT AND THE CITY OF BOERNE FOR COMPLIANCE WITH SAID AGREEMENT.
- THIS PLAT SHALL COMPLY WITH THE INTERLOCAL AGREEMENT BETWEEN SAN ANTONIO WATER SYSTEM AND WATER CONTROL IMPROVEMENT DISTRICT #3A DATED AUGUST 8, 2018. THIS PLAT HAS BEEN REVIEWED BY BOTH THE DISTRICT AND SAWS FOR COMPLIANCE WITH SAID AGREEMENT.
- THE DEVELOPER DEDICATED THE STREET AND DRAINAGE IMPROVEMENTS TO WATER CONTROL IMPROVEMENT DISTRICT #3A AND KENDALL COUNTY. UPON COMPLETION AND ACCEPTANCE OF THE INFRASTRUCTURE, WATER CONTROL IMPROVEMENT DISTRICT #3A WILL OWN AND MAINTAIN SAID INFRASTRUCTURES, WHICH ARE LOCATED WITHIN THE LIMITS OF THIS PLAT. KENDALL COUNTY WILL MAINTAIN INFRASTRUCTURE LOCATED ALONG SCENIC LOOP ROAD, CORLEY ROAD & VALLERIE LANE.
- SEWER PAYMENT IN LIEU OF IMPACT FEES HAVE BEEN PAID IN ACCORDANCE WITH THE SCHEDULED PAYMENTS OUTLINED IN SECTION 4.4 OF THE DEVELOPMENT AGREEMENT.
- GAS SERVICE CONNECTION FEES TO THE CITY OF BOERNE HAVE NOT BEEN PAID AT THIS TIME.
- WATER CONTROL IMPROVEMENT DISTRICT #3A WILL BE RESPONSIBLE FOR REVIEW, APPROVAL, IMPLEMENTATION, & ENFORCEMENT OF THE APPLICABLE CITY OF SAN ANTONIO TREE PRESERVATION PLAN IN ACCORDANCE WITH DEVELOPMENT AGREEMENT.
- THE DEVELOPER DEDICATED THE SANITARY SEWER AND WATER MAINS TO WATER CONTROL IMPROVEMENT DISTRICT #3A UPON COMPLETION AND ACCEPTANCE OF THE SYSTEMS. WATER CONTROL IMPROVEMENT DISTRICT #3A WILL OWN AND MAINTAIN SAID SANITARY SEWER AND WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

MISCELLANEOUS NOTES:

- RESIDENTIAL FINISHED FLOORS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
- 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.
- 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.
- THIS PROPERTY IS SUBJECT TO COMPLIANCE WITH CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE, AS A CATEGORY 2 PROPERTY AS DEFINED BY THE AQUIFER PROTECTION ORDINANCE (ORDINANCE NO. 81491) AND REQUIRED BY THE SAN ANTONIO WATER SYSTEM AND KENDALL COUNTY WATER CONTROL IMPROVEMENT DISTRICT NO. 3 INTERLOCAL AGREEMENT EFFECTIVE AUGUST 8, 2018. WCID #3 HAS AN ESTIMATED, BLENDED AND ALLOWABLE IMPERVIOUS COVER OF 504.00 ACRES. THIS PLAT CREATES AN ESTIMATED 20.22 ACRES OF IMPERVIOUS COVER, FOR A TOTAL OF 72.56 ACRES OF IMPERVIOUS COVER WITHIN WCID #3.

SETBACKS IN THE ETJ:

LOT SETBACKS ARE DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE ENFORCED AT THE TIME OF DEVELOPMENT. THE USE THAT IS BEING CONSTRUCTED AND THE LOT SIZE SHALL DETERMINE WHICH SETBACK SHALL APPLY.

HERITAGE TREE NOTE:

HERITAGE LEGACY TREE: THERE ARE 56 HERITAGE LEGACY TREES, AS DEFINED IN SUB SECTION 2.02.002, IDENTIFIED ON THIS PLAT.

SIDEWALK NOTE:

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

TAX CERTIFICATE:

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

GENERAL NOTES:

- THIS SUBDIVISION CONTAINS 37.69 TOTAL ACRES WITH 119 RESIDENTIAL LOTS FOR A DENSITY OF 3.16 RESIDENTIAL LOTS PER ACRE.
- NO PART OF THIS SUBDIVISION PLAT IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.
- BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011).
- ALL PROPERTY CORNERS SHOWN HEREON ARE SET 1/2" REBAR WITH PLASTIC SURVEYOR'S CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED.
- THE TOPOGRAPHICAL INFORMATION IS BASED ON VERTICAL DATUM NAVD 88.
- THE AREA OF RIGHT-OF-WAY (ROW) IN THIS SUBDIVISION IS 9.35 ACRES.
- THE AREA OF OPEN SPACE REQUIRED FOR THE CORLEY FARMS SUBDIVISION IS 65.44 ACRES. THIS SUBDIVISION PLAT CONTAINS 7.50 ACRES OF COMMUNITY OPEN SPACE FOR A TOTAL (UNITS 1-4) OF 50.85 ACRES WITHIN THE SUBDIVISION.
- THIS PLAT CONTAINS 37.69 TOTAL ACRES. THE UNIT 4 BOUNDARY IS 35.81 ACRES AND HAS A COMBINED AREA OF 1.88 ACRES FOR ALL OFF-SITE EASEMENTS.
- THE AREA OF THE SMALLEST LOT IS 0.110 ACRES (LOT 9, BLOCK 50).
- THE PERIMETER OF BLOCK 48 IS 1802.92 L.F., BEING THE LARGEST BLOCK. THE PERIMETER OF BLOCK 46 IS 378.16 L.F., BEING THE SMALLEST BLOCK.
- THE AREA OF OPEN SPACE REQUIRED IS 7.16 ACRES (20.00%). THIS SUBDIVISION CONTAINS 7.50 ACRES OF COMMUNITY OPEN SPACE OF WHICH 7.18 ACRES COUNT TOWARD MEETING OPEN SPACE REQUIREMENTS.

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, REFILL OR DIG OUT SUCH STREAM COURSE, ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS AND PROTECTING RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM.

WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER OR DRAINAGE ON OR TO THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

- THE GRANTOR SPECIFICALLY RESERVES THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE, WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE GRANTEE'S USE OF THE EASEMENT.
- THE GRANTEE SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THE DAMAGE TO THE PROPERTY IS MINIMIZED AND WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE DRAINAGE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE GRANTEE'S USUAL AND CUSTOMARY PRACTICES.
- THE GRANTEE SHALL MAKE NECESSARY MODIFICATIONS AND IMPROVEMENTS TO CONFORM WITH THE CITY OF BOERNE DRAINAGE POLICY AND PLAN AT SUCH A TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY CITY COUNCIL OF THE CITY OF BOERNE, TEXAS.

UTILITY EASEMENT:

UTILITIES, INCLUDING WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, AND COMMUNICATION FACILITIES, 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.

BANDERA ELECTRIC COOPERATIVE NOTES:

UTILITY EASEMENT:

IT IS UNDERSTOOD AND AGREED THAT PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN (10) FEET OF THE REAR, FRONT, AND SIDE LINES OF ALL LOTS AND/OR TRACTS AND IN THE STREETS, ALLEYS, LANES, AND ROADS OF THIS SUBDIVISION, AND TEN (10) FEET ALONG THE OUTER BOUNDARIES OF ALL STREETS, ALLEYS, BOULEVARDS, LANES AND ROADS WHERE SUBDIVISION LINES OR LOTS OF INDIVIDUAL TRACTS ARE DEEDED TO THE CENTER LINE OF THE ROADWAY. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. 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 EASEMENT, THE RIGHT TO CLEAR THE EASEMENT AREA AND TO KEEP IT CLEAR OF ALL BRUSH, TREES, STRUCTURES, AND OTHER OBSTRUCTIONS, INCLUDING THE RIGHT TO CUT ALL WEAK, LEANING, OR DANGEROUS TREES LOCATED OUTSIDE THE EASEMENT AREA WHICH ARE TALL ENOUGH TO STRIKE THE ELECTRIC FACILITIES IN FALLING. THE EASEMENT RIGHTS HEREIN RESERVED INCLUDE THE PRIVILEGE OF CLEARING A RIGHT-OF-WAY FOR AND ANCHORING OF 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 SOME 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. UTILITIES SHALL HAVE THE RIGHT TO INSTALL AND MAINTAIN LOCKS IN GATES AS NECESSARY OR APPROPRIATE FOR THE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT AREA. THE FOREGOING NOTWITHSTANDING, THE UTILITY MAY RELOCATE ITS FACILITIES AND RIGHT-OF-WAY OVER THE PREMISES TO CONFORM TO ANY FUTURE HIGHWAY OR STREET RELOCATION, WIDENING, OR IMPROVEMENT.

A PRELIMINARY PLAT ESTABLISHING CORLEY FARMS UNIT 4

37.69 ACRES OF LAND LOCATED IN THE ANTONIO CRUZ SURVEY, NUMBER 170, ABSTRACT NUMBER 97, KENDALL COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 212.337 ACRES OF LAND CONVEYED TO LTB INTERESTS, LTD., AS DESCRIBED IN DOCUMENT NUMBER 2018-320606, ALL IN THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

119 RESIDENTIAL LOTS (26.27 Ac.) / 8 OPEN SPACE LOTS (7.53 Ac.)
6,173 L.F. OF NEW STREET (9.35 Ac.)



LOCATION MAP/ INDEX MAP

1" = 600'

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 FILED FOR RECORD IN MY OFFICE THIS _____ DAY

OF _____ A.D. 2022 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. 2022.

COUNTY CLERK
KENDALL COUNTY, TEXAS

BY: _____ DEPUTY

THIS PLAT OF CORLEY FARMS UNIT 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D., 2022.

BY: _____
CHAIR

BY: _____
SECRETARY

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 & ZONING COMMISSION OF THE CITY OF BOERNE.



M.W. CUDE ENGINEERS, L.L.C.
DAVID D. CUPIT II, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 122076

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE _____ DAY OF _____, A.D., 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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



M.W. CUDE ENGINEERS, L.L.C.
YURI V. BALMACEADA WHEELOCK, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6815

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE _____ DAY OF _____, A.D., 2022.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF _____

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.

OWNER:
PULTE HOMES OF TEXAS, LP
BY PULTE NEVADA | L.L.C.
A DELAWARE LIMITED LIABILITY COMPANY
1718 DRY CREEK WAY, STE. 120
SAN ANTONIO, TX 78259

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

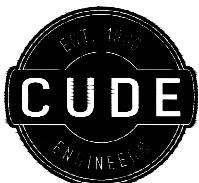
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, A.D., 2022.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CONTACT: DAVID D. CUPIT II, P.E.

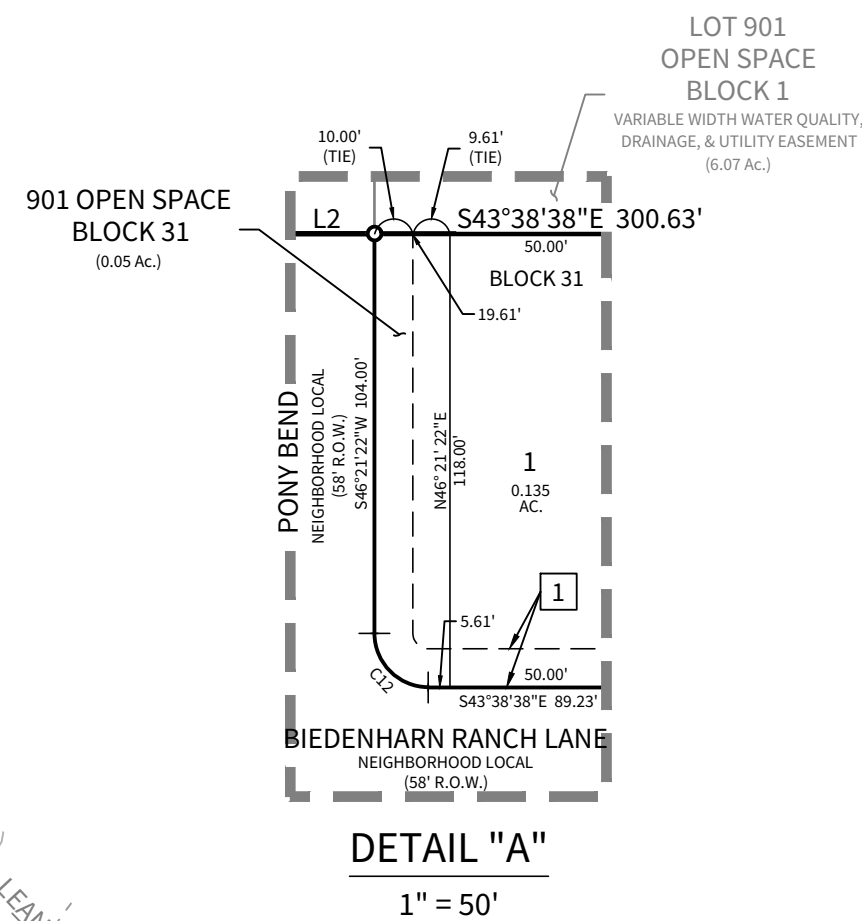
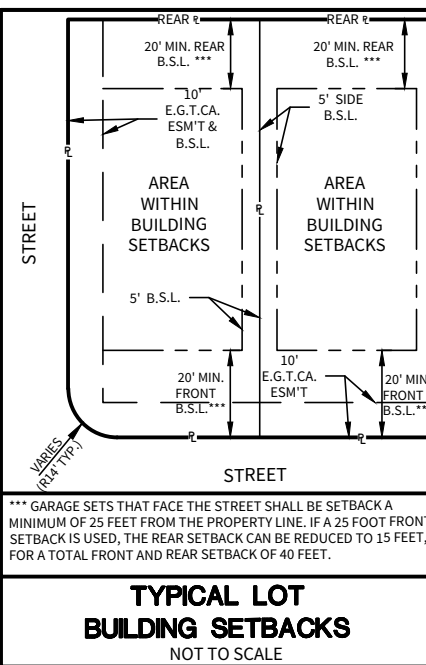
PROJECT # 03481.008



CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951 • FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE FIRM #455
TBPELS FIRM # 10048500

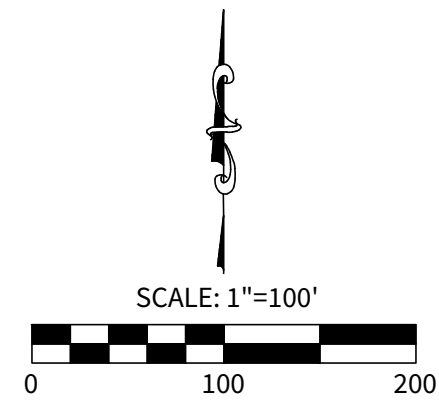
DATE:
JUNE 2022

1 OF 3

















A PRELIMINARY PLAT ESTABLISHING
CORLEY FARMS UNIT 4

37.69 ACRES OF LAND LOCATED IN THE ANTONIO CRUZ SURVEY, NUMBER 170, ABSTRACT NUMBER 97, KENDALL COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 212.337 ACRES OF LAND CONVEYED TO LTB INTERESTS, LTD., AS DESCRIBED IN DOCUMENT NUMBER 2018-320606, ALL IN THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

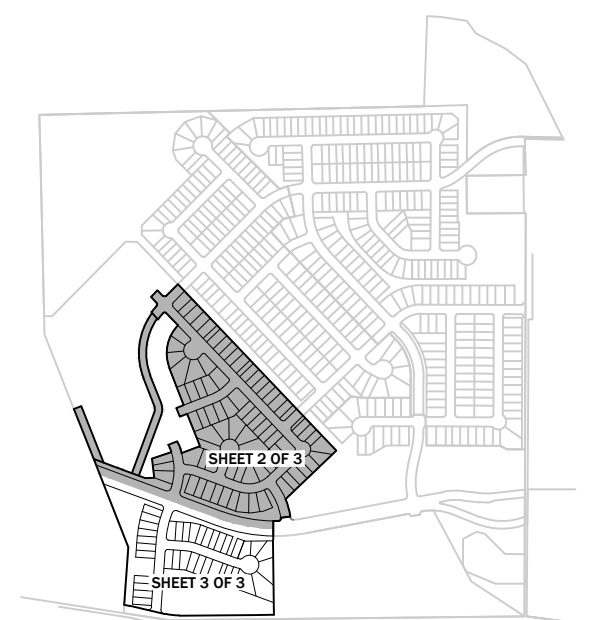


LEGEND

AC.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
CI	= CURVE NUMBER
D.R.K.C.	= DEED RECORDS OF COUNTY
DRM.	= DRAINAGE
ESMT.	= EASEMENT
E.G.T.CA.	= ELECTRICAL, GAS, TELEPHONE, CABLE
EX.	= EXISTING
L1	= LINE NUMBER
LS.	= LANDSCAPE
NO.	= NUMBER
N.T.S.	= NOT TO SCALE
O.R.K.C.	= OFFICIAL RECORDS OF COUNTY
P.R.K.C.	= PLAT RECORDS OF COUNTY
PG.	= PAGE
PGS.	= PAGES
PROP.	= PROPOSED
R.O.W.	= RIGHT-OF-WAY
UTIL.	= UTILITY
VAR.	= VARIABLE
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
	= RIGHT OF WAY
	= EXISTING RIGHT OF WAY
	= BOUNDARY LINE
	= BOUNDARY EASEMENT LINE
	= STREET CENTERLINE
	= CREEK CENTERLINE
	= STREAM SETBACK ZONE 1
	= STREAM SETBACK ZONE 2
	= 1% ANNUAL CHANCE FLOODPLAIN
	= EXISTING PROPERTY LINE
	= 36" GROUND MINOR CONTOUR
	= 1/2" IRON ROD WITH RED PLASTIC CAP
	= STAMPED "CUD" UNLESS OTHERWISE NOTED
	= HERITAGE TREE

KEYNOTES

- | | |
|----|--|
| 1 | 10' UTILITY EASEMENT |
| 2 | 10' PEDESTRIAN ACCESS EASEMENT |
| 3 | OFF-LOT VARIABLE WIDTH DRAINAGE, GRADING, UTILITY, WATER, & SANITARY SEWER EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (0.069 Ac.) |
| 4 | OFF-LOT VARIABLE WIDTH DRAINAGE, GRADING, UTILITY, WATER, & SANITARY SEWER EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (0.070 Ac.) |
| 5 | OFF-LOT 58' x 50' DRAINAGE, GRADING, UTILITY, WATER, & SANITARY SEWER EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (0.067 Ac.) |
| 6 | OFF-LOT VARIABLE WIDTH TEMPORARY TURNAROUND ESM ¹ TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED UNIT. |
| 7 | OFF-LOT 12' UTILITY EASEMENT
(DOC # 2023-361490, ORHC) |
| 8 | EXISTING VARIABLE WIDTH OVERHEAD ELECTRIC EASEMENT. (DOC #366138 OR.N.R.C.) |
| 9 | EXISTING 12' SANITARY SEWER EASEMENT.
(CORLEY FARMS UNIT 3 PLAT) (DOC # _____, O.R.N.C.) |
| 10 | EXISTING 10' UTILITY EASEMENT
(CORLEY FARMS UNIT 3 PLAT) (DOC # _____, O.R.N.C.) |
| 11 | EXISTING 14' DRAINAGE EASEMENT
(DOC # _____) |
| 12 | OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (1.111 Ac.) |
| 13 | OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (0.410 Ac.) |



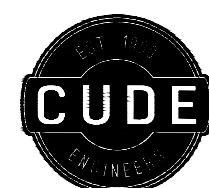
INDEX MAP

N.T.S.

CONTACT: DAVID D. CUPIT II, P.E.

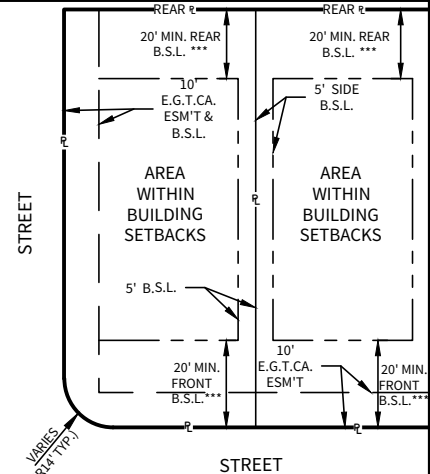
PROJECT # 03481.008

DATE:
JUNE 2022



CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951 • FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE FIRM #455
TBPELS FIRM # 10048500

2 OF 3



*** GARAGE SETS THAT FACE THE STREET SHALL BE SETBACK A MINIMUM OF 25 FEET FROM THE PROPERTY LINE. IF A 25 FOOT FRONT SETBACK IS USED, THE REAR SETBACK CAN BE REDUCED TO 15 FEET, FOR A TOTAL FRONT AND REAR SETBACK OF 40 FEET.

TYPICAL LOT BUILDING SETBACKS
NOT TO SCALE

HERITAGE TREE TABLE			
TREE POINT	SPECIES	Diameter	CIRCUMFERENCE
684	OAK	24.00"	75.40"
697	OAK	24.00"	75.40"
701	OAK	27.00"	84.82"
789	OAK	24.00"	75.40"
790	OAK	24.00"	75.40"
791	OAK	26.00"	81.68"
792	OAK	26.00"	81.68"
793	OAK	24.00"	75.40"
794	OAK	28.00"	87.96"
795	OAK	28.00"	87.96"
796	OAK	26.00"	81.68"
800	OAK	36.00"	113.10"
801	OAK	41.00"	128.81"
835	OAK	24.00"	75.40"
845	OAK	24.00"	75.40"
846	OAK	24.00"	75.40"
851	OAK	24.00"	75.40"
902	OAK	24.00"	75.40"
906	OAK	28.00"	87.96"
908	OAK	24.00"	75.40"
2171	OAK	24.00"	75.40"
2259	OAK	30.00"	94.25"
2269	OAK	25.00"	78.54"
2273	OAK	25.00"	78.54"
2276	OAK	27.00"	84.82"
2283	OAK	33.00"	103.67"
2297	OAK	25.00"	78.54"
2298	OAK	30.00"	94.25"
4448	OAK	25.00"	78.54"
4449	OAK	28.00"	87.96"
4494	OAK	29.00"	91.11"
4495	OAK	30.00"	94.25"
4514	OAK	26.00"	81.68"
4580	OAK	29.00"	91.11"
4626	OAK	24.00"	75.40"
4638	OAK	36.00"	113.10"
4672	OAK	28.00"	87.96"
4678	OAK	30.00"	94.25"
4708	OAK	26.00"	81.68"
4716	OAK	30.50"	95.82"
4717	OAK	24.00"	75.40"
4768	OAK	38.00"	119.38"
4792	OAK	29.00"	91.11"
4794	OAK	28.00"	87.96"
4798	OAK	29.00"	91.11"
4845	OAK	36.00"	113.10"
4849	OAK	25.00"	78.54"
4860	OAK	29.00"	91.11"
4862	OAK	36.00"	113.10"
4863	OAK	36.00"	113.10"
4877	OAK	41.00"	128.81"
4878	OAK	32.00"	100.53"
4879	OAK	36.00"	113.10"
4881	OAK	41.00"	128.81"
4882	OAK	43.00"	135.09"
4918	OAK	28.00"	87.96"

NOTE:
TREE CIRCUMFERENCE = 2π x (DIAMETER/2)

CURVE TABLE					
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD
C1	430.00'	15°07'43"	57.10'	113.54'	113.21'
C2	17.00'	96°33'45"	19.07'	28.65'	25.38'
C3	953.00'	1°45'50"	14.67'	29.34'	29.34'
C4	428.00'	4°41'40"	17.54'	35.07'	35.06'
C5	430.00'	4°00'31"	15.05'	30.09'	30.08'
C6	250.00'	66°05'36"	162.64'	288.39'	272.66'
C7	14.00'	93°30'34"	14.88'	22.85'	20.40'
C8	14.00'	87°11'12"	13.33'	21.30'	19.31'
C9	14.00'	91°34'10"	14.39'	22.37'	20.07'
C10	14.00'	88°25'50"	13.62'	21.61'	19.53'
C11	14.00'	90°00'00"	14.00'	21.99'	19.80'
C12	14.00'	90°00'00"	14.00'	21.99'	19.80'
C13	14.00'	47°47'17"	6.20'	11.68'	11.34'
C14	50.00'	185°34'34"	1026.71'	161.95'	99.88'
C15	13.99'	47°48'30"	6.20'	11.68'	11.34'
C16	14.00'	84°00'52"	12.61'	20.53'	18.74'
C17	430.00'	14°54'02"	56.23'	111.83'	111.51'
C26	1047.19'	19°34'18"	180.61'	357.71'	355.97'
C27	23.00'	90°00'00"	23.00'	36.13'	32.53'
C28	470.00'	15°54'42"	65.68'	130.52'	130.10'
C29	14.00'	90°10'39"	14.04'	22.03'	19.83'
C30	230.00'	16°05'21"	32.51'	64.59'	64.37'
C31	14.00'	54°28'24"	7.21'	13.31'	12.81'
C32	60.00'	288°56'48"	42.84'	302.58'	69.73'
C33	14.00'	54°28'24"	7.21'	13.31'	12.81'

CURVE TABLE					
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD
C34	172.00'	16°05'21"	24.31'	48.30'	48.14'
C35	14.00'	90°00'00"	14.00'	21.99'	19.80'
C36	23.00'	80°51'36"	19.60'	32.46'	29.83'
C40	23.00'	91°44'21"	23.71'	36.83'	33.02'
C41	370.00'	35°48'38"	119.54'	231.25'	227.51'
C42	430.00'	7°53'16"	29.65'	59.20'	59.15'
C43	14.00'	83°26'27"	12.48'	20.39'	18.63'
C44	230.00'	19°40'39"	39.89'	78.99'	78.60'
C45	14.00'	90°00'00"	14.00'	21.99'	19.80'
C46	14.00'	54°28'24"	7.21'	13.31'	12.81'
C47	60.00'	288°56'48"	42.84'	302.58'	69.73'
C48	14.00'	54°28'24"	7.21'	13.31'	12.81'
C49	14.00'	90°00'00"	14.00'	21.99'	19.80'
C50	171.00'	63°53'32"	106.63'	190.69'	180.96'
C51	14.00'	90°00'00"	14.00'	21.99'	19.80'
C52	14.00'	90°00'00"	14.00'	21.99'	19.80'
C53	229.00'	22°07'15"	44.76'	88.41'	87.86'
C54	171.00'	22°07'15"	33.43'	66.02'	65.61'
C55	14.00'	90°00'00"	14.00'	21.99'	19.80'
C56	14.00'	110°44'00"	20.27'	27.06'	23.04'
C57	60.00'	221°27'59"	158.51'	231.92'	112.23'
C58	14.00'	110°44'00"	20.27'	27.06'	23.04'
C60	650.00'	16°05'21"	91.87'	182.53'	181.93'
C62	370.00'	4°13'18"	13.64'	27.26'	27.26'
C63	430.00'	3°38'18"	13.66'	27.31'	27.30'

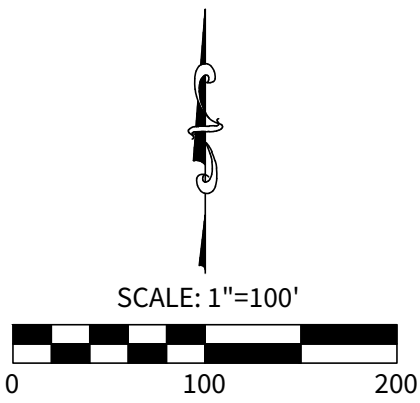
CURVE TABLE					
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD
C64	370.00'	7°50'35"	25.36'	50.65'	50.61'
C65	430.00'	6°43'33"	25.27'	50.48'	50.45'
C66	372.00'	13°51'22"	45.20'	89.96'	89.74'
C67	428.00'	4°41'40"	17.54'	35.07'	35.06'
C68	25.00'	36°17'45"	8.19'	15.84'	15.57'
C69	42.00'	252°35'31"	57.18'	185.16'	67.70'
C70	25.00'	36°17'45"	8.19'	15.84'	15.57'
C71	430.00'	41°54'50"	164.69'	314.56'	307.59'
C72	423.00'	58°09'20"	235.22'	429.35'	411.15'
C73	377.00'	56°46'07"	203.71'	373.53'	358.44'
C74	104.00'	41°46'17"	39.68'	75.82'	74.15'
C75	58.00'	41°46'17"	22.13'	42.28'	41.35'

BLOCK PERIMETER TABLE	
BLOCK	L.F.
1	965.59
27	1014.78
28	1417.14
31	755.67
36	1490.63
38	1588.10
39	798.78
43	965.42
45	446.39
46	378.16
47	704.92
48	1802.92
49	1006.06
50	1578.66

LINE TABLE		
LINE	BEARING	LENGTH
L1	S43°38'38"E	60.02'
L2	S43°38'38"E	58.00'
L3	S82°22'14"W	60.00'
L4	S00°34'22"W	94.00'
L5	S20°14'54"W	21.78'
L7	N88°20'12"E	56.49'
L8	N06°47'13"W	120.64'
L9	N71°20'35"E	126.47'
L10	N68°31'29"E	60.14'
L11	N68°28'37"E	123.82'
L12	N21°31'23"W	58.00'
L13	N43°38'38"W	105.45'
L14	N42°10'26"W	60.20'
L15	N43°55'36"E	58.05'
L16	N44°47'12"E	103.66'
L17	S20°14'54"W	28.78'
L18	N20°14'54"E	28.78'
L19	S46°21'22"W	51.83'
L20	S46°21'22"W	51.83'
L21	S85°58'44"E	90.14'
L22	S36°02'25"E	96.38'
L23	S87°23'09"E	68.64'
L24	S49°13'59"W	165.03'
L25	N62°56'58"W	46.76'
L26	S68°31'29"W	60.00'
L27	S42°10'26"E	47.00'
L28	N43°38'38"W	50.00'
L29	N46°18'42"E	58.00'
L30	S43°38'38"E	50.04'
L33	S76°42'03"E	10.57'
L34	S76°42'03"E	107.36'
L35	S76°42'03"E	109.93'
L36	N88°52'03"E	116.76'
L38	N21°31'23"W	22.76'
L39	S21°31'23"E	22.71'
L40	N68°28'37"E	14.43'
L41	S68°28'37"W	14.43'
L42	N88°55'38"E	32.28'
L43	N42°10'26"W	7.13'
L44	S42°10'26"E	7.18'
L45	S69°45'06"E	46.00'
L46	S69°45'06"E	42.83'
L47	N69°45'06"W	62.51'
L48	S69°45'06"E	85.97'
L49	S69°45'06"E	157.70'
L50	S68°28'37"W	50.00'

A PRELIMINARY PLAT ESTABLISHING CORLEY FARMS UNIT 4

37.69 ACRES OF LAND LOCATED IN THE ANTONIO CRUZ SURVEY, NUMBER 170, ABSTRACT NUMBER 97, KENDALL COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 212.337 ACRES OF LAND CONVEYED TO LTB INTERESTS, LTD., AS DESCRIBED IN DOCUMENT NUMBER 2018-320606, ALL IN THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.



LEGEND

Ac.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
C1	= CURVE NUMBER
D.R.K.C.	= DEED RECORDS OF KENDALL COUNTY
DRN.	= DRAINAGE
ESM'T.	= EASEMENT
E.G.T.C.A.	= ELECTRICAL, GAS, TELEPHONE, CABLE
EX.	= EXISTING
L1	= LINE NUMBER
L.S.	= LANDSCAPE
NO.	= NUMBER
N.T.S.	= NOT TO SCALE
O.R.K.C.	= OFFICIAL RECORDS OF KENDALL COUNTY
P.R.K.C.	= PLAT RECORDS OF KENDALL COUNTY
PG.	= PAGE
P.GS.	= PAGES
PROP.	= PROPOSED
R.O.W.	= RIGHT-OF-WAY
UTIL.	= UTILITY
VAR.	= VARIABLE
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
---	= RIGHT OF WAY
- - -	= EXISTING RIGHT OF WAY
---	= BOUNDARY LINE
---	= BOUNDARY EASEMENT LINE
- - -	= STREET CENTERLINE
- - -	= CREEK CENTERLINE
- - -	= STREAM SETBACK ZONE 1
- - -	= STREAM SETBACK ZONE 2
- - -	= 1% ANNUAL CHANCE FLOODPLAIN
- - -	= EXISTING PROPERTY LINE
- - -	= EXISTING GROUND MINOR CONTOUR
- - -	= 1/2" IRON ROD WITH RED PLASTIC CAP
- - -	= STAMPED "CUDE" UNLESS OTHERWISE NOTED
o	= HERITAGE TREE

KEYNOTES

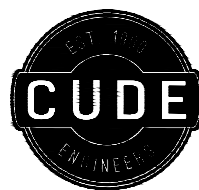
- 10' UTILITY EASEMENT
- 10' PEDESTRIAN ACCESS EASEMENT
- OFF-LOT VARIABLE WIDTH DRAINAGE, GRADING, UTILITY, WATER, & SANITARY SEWER EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (0.069 AC.)
- OFF-LOT VARIABLE WIDTH DRAINAGE, GRADING, UTILITY, WATER, & SANITARY SEWER EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (0.070 AC.)
- OFF-LOT 58' x 50' DRAINAGE, GRADING, UTILITY, WATER, & SANITARY SEWER EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (0.067 AC.)
- OFF-LOT VARIABLE WIDTH TEMPORARY TURNAROUND ESM'T TO EXPIRE UPON INCORPORATION OF FUTURE PLATTED UNIT.
- OFF-LOT 12' UTILITY EASEMENT (DOC # 2021-361490, ORKC)
- EXISTING VARIABLE WIDTH OVERHEAD ELECTRIC EASEMENT. (DOC #366138 O.R.K.C.)
- EXISTING 12' SANITARY SEWER EASEMENT. (CORLEY FARMS UNIT 3 PLAT) (DOC # _____, O.R.K.C.)
- EXISTING 10' UTILITY EASEMENT (CORLEY FARMS UNIT 3 PLAT) (DOC # _____, O.R.K.C.)
- EXISTING 14' DRAINAGE EASEMENT (DOC # _____, O.R.K.C.)
- OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (1.111 AC.)
- OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON PLATTING OF FUTURE RIGHT OF WAY (0.410 AC.)



INDEX MAP N.T.S.

CONTACT: DAVID D. CUPIT II, P.E.

PROJECT # 03481.008



CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951 • FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE FIRM #455
TBPELS FIRM # 10048500

DATE:
JUNE 2022

3 of 3