

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

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

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

**UTILITY EASEMENT:**

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

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER PASSABLE AREAS OF THE GRANTOR'S ADJACENT LAND, WHEN THE DELINEATED ENTRANCE POINT THAT ABUTS PUBLIC RIGHT OF WAY IS OBSTRUCTED AND/OR INACCESSIBLE, EITHER IN WHOLE OR IN PART, IN ORDER TO ACCESS OR LEAVE THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING AND REMOVING THE UTILITIES, THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE SIZE OF THE UTILITIES WITHIN THE EASEMENT; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE UTILITIES, THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES, AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE UTILITIES.

1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
2. THE CITY (AND/OR DISTRICT) 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.

**PLAT NOTES:**

**FENCE NOTES:**

1. 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.
2. OBSTRUCTIONS OF DRAINAGE: ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.

**SIDEWALK NOTE:**

AT SUCH TIME AS LOT IS DEVELOPED, A TEN-FOOT WIDE REINFORCED CONCRETE SIDEWALKS SHALL BE INSTALLED ADJACENT TO ALL STREET FRONTAGE PROPERTY LINES OF EACH LOT FRONTING A STREET.

**IMPACT FEE ASSESSMENT NOTE:**

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 NOTE:**

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, KENDALL COUNTY OFFICIAL RECORDS.

**HERITAGE LEGACY TREE NOTE:**

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

**BUILDING SETBACK NOTE:**

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.

**OPEN SPACE NOTE:**

TOTAL OPEN SPACE PROVIDED SHALL BE 5% OF ALL BUILDING FOOTPRINTS AND AREAS OF IMPERVIOUS SURFACE DEDICATED TO VEHICLE ACCESS AND PARKING ON EACH LOT.

**LANDSCAPE NOTE:**

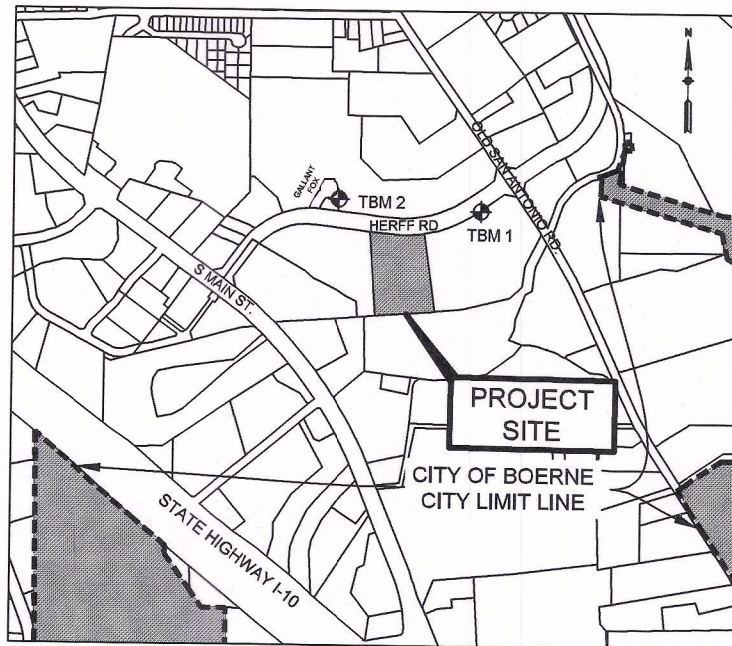
RESIDENTIAL LOTS IN EXCESS OF 12,500 SQUARE FEET SHALL ONLY IRRIGATE THE AREA THAT LIES WITHIN 75 FEET OF THE MAIN RESIDENCE. TURF GRASSES SHALL BE LIMITED TO ZOYSIA, BUFFALO OR BERMUJIA GRASSES OR OTHER GRASSES APPROVED BY THE CITY MANAGER OF HIS OR HER DESIGNATED REPRESENTATIVE. (ORD. NO. 2004-20). XERISCAPING IS PERMITTED AS DESCRIBED IN THE CITY OF BOERNE ZONING ORDINANCE ARTICLE 3, SECTION 3.07.003D.

**DRAINAGE BASIN NOTE:**

THE SUBJECT AREA IS NOT UPSTREAM FROM A CITY WATER SUPPLY LAKE.

**LOT SUMMARY:**

TOTAL R.O.W.: 0.43 ACRES  
PARKLAND DEDICATION: 1.23 ACRES  
NO. OF LOTS: 1 NON-RESIDENTIAL & 1 OPEN SPACE  
TOTAL ACREAGE: 4.88 ACRES  
NO. OF BLOCKS: 1  
PERIMETER BLOCK LENGTH: BLOCK E ± 2.212 LF



LOCATION MAP

NOT TO SCALE

**OWNER'S ACKNOWLEDGEMENT:**

STATE OF TEXAS  
COUNTY OF KENDALL

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

OWNER:  
BOERNE COMMONS LTD  
1010 W. MLK, JR. BLVD  
AUSTIN, TEXAS 78701  
CONTACT: WILLIAM S. WALTERS

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 THE 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 \_\_\_\_\_, 2022.

NOTARY PUBLIC,  
KENDALL COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF KENDALL

I, \_\_\_\_\_ COUNTY CLERK OF KENDALL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2022 \_\_\_\_ AT \_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2022 \_\_\_\_ AT \_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_ AND \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. , 2022.

COUNTY CLERK, KENDALL COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

**SURVEYOR'S NOTES:**

1. ALL HORIZONTAL DATA IS HELD TO TEXAS STATE PLANE COORDINATE SYSTEM OF 1983(2011) (EPOCH 2010), SOUTH CENTRAL ZONE (4204), U.S. SURVEY FOOT.
2. ALL VERTICAL DATA IS HELD TO NAVD83 GEOID 18.
3. ALL DISTANCES ARE SURFACE DISTANCE. GRID VALUES CAN BE OBTAINED BY DIVIDING BY A SCALE FACTOR OF 1.00013. ALL DISTANCE UNITS ARE U.S. SURVEY FEET.

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  
GORDON ANDERSON, R.P.L.S. #6617  
TBPLS FIRM NO. 10194533

SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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 & ZONING COMMISSION OF THE CITY OF BOERNE.

TORRY HURT, P.E., C.F.M.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 91844

SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

APPROVAL OF THE PLANNING AND ZONING COMMISSION:

THIS PLAT OF THE COMMONS AT MENDER CREEK UNIT 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

BY: \_\_\_\_\_  
CHAIR

BY: \_\_\_\_\_  
SECRETARY

REVIEWED  
CITY OF BOERNE  
PLANNING DEPARTMENT

JUL 27 2022

Revised resubmit  
RP

PRELIMINARY SUBDIVISION PLAT  
OF  
COMMONS AT MENDER  
CREEK UNIT 10

BEING 4.88 ACRES OF LAND LOCATED IN THE JOHN SMALL SURVEY, ABSTRACT NO. 441, CITY OF BOERNE KENDALL COUNTY TEXAS; BEING OUT OF TRACT 2 IN INSTRUMENT TO BOERNE COMMONS, LTD. RECORDED IN VOLUME 1614, PAGE 971 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.

**ENGINEER:**

LJA ENGINEERING, INC.  
1100 NE LOOP 410, SUITE 850  
SAN ANTONIO, TEXAS 78209  
CONTACT: TORRY HURT, PE, CFM  
PHONE # (210) 503-2700  
FAX # (210) 503-2749

**SURVEYOR:**

LJA SURVEYING  
7500 RIALTO BOULEVARD, BUILDING II, SUITE 150  
AUSTIN, TEXAS 78735  
CONTACT: GORDON ANDERSON  
PHONE # (512) 439-4700

**LJA Engineering, Inc.**

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San Antonio, Texas 78209

Phone 210.503.2700  
Fax 210.503.2749  
FRN - F-1386

**LJA Surveying, Inc.**

7500 Rialto Blvd, Building II  
Suite 150  
Austin, Texas 78735

Phone 512.439.4700

T.B.P.L.S. Firm No. 10194533



APPROXIMATE LOCATION OF FEMA  
EFFECTIVE 100 YEAR FLOODPLAIN LIMITS  
PER FIRM NO. 48259C0415F  
EFFECTIVE DATE: DECEMBER 17, 2010

BLOCK A  
LOT 3  
1.68 ACRES  
72,284 SQ. FT.

BOERNE COMMONS LTD  
COMMONS AT MENDER  
CREEK UNIT 6  
DOC#

GALANT FOX LANE  
(AVENUE COLLECTOR)  
VOL. 9, PG. 293 KCOPR

BLOCK B  
LOT 4  
1.10 ACRES  
47,919 SQ. FT.

BOERNE COMMONS LTD  
COMMONS AT MENDER  
CREEK UNIT 6  
DOC#

UNPLATTED  
REMAINDER 9.08 ACRES OF TRACT 1  
BOERNE COMMONS, LTD.  
LIMITED PARTNERSHIP  
VOLUME 1614, PAGE 971, KCOPR

APPROXIMATE LOCATION OF FEMA  
EFFECTIVE 100 YEAR FLOODPLAIN LIMITS  
PER FIRM NO. 48259C0415F  
EFFECTIVE DATE: DECEMBER 17, 2010

100 50 0 100 200

SCALE: 1" = 100'

## LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- BOUNDARY
- CENTERLINE
- ADJACENT PROPERTY LINE
- EASEMENT
- BASE FLOOD ELEVATION (BFE)
- STREAM CENTERLINE
- STREAM SETBACK
- FEMA FLOODPLAIN
- CLOMR FLOODPLAIN
- LOT LINE DEDICATED BY THIS PLAT
- RIGHT OF WAY DEDICATED BY THIS PLAT
- 740
- EXISTING CONTOURS
- OPR
- OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
- DPR
- DEED AND PLAT RECORDS OF KENDALL COUNTY, TEXAS
- DRKCT
- DEED RECORDS OF KENDALL COUNTY, TEXAS
- R.O.W.
- RIGHT-OF-WAY
- VOL.
- VOLUME
- PG.
- PAGE
- V.N.A.ESMT
- VEHICULAR NON-ACCESS EASEMENT
- ESMT
- EASEMENT
- CB
- COUNTY BLOCK
- G.E.T.CA
- GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION
- BFE
- BASE FLOOD ELEVATION
- CENTERLINE
- CL
- SAME AS ADJACENT
- HERITAGE LEGACY TREE
- STEEP SLOPE ≥ 15%

Not required to be shown as not adjacent - recommend deleting

update

Unit 7 to be platted prior to Unit 10

what?

FLOODPLAIN BASED ON THE  
CONDITIONAL LETTER OF MAP  
REVISION (CLOMR)  
FEMA APPROVED 9/29/2017

MENDER CREEK STREAM  
CENTER LINE

WILLIS JAY HARPOLE  
6.09 ACRES  
VOL. 1342, PG. 16, KCOPR

APPROXIMATE LOCATION OF FEMA  
EFFECTIVE 100 YEAR FLOODPLAIN LIMITS  
PER FIRM NO. 48259C0415F  
EFFECTIVE DATE: DECEMBER 17, 2010

WILLIS JAY & DAWN D  
HARPOLE  
2.7 ACRES  
VOL. 1064, PG. 135, KCOPR

FLOODPLAIN BASED ON THE  
CONDITIONAL LETTER OF MAP  
REVISION (CLOMR)  
FEMA APPROVED ON 09/17/2017

MENDER CREEK STREAM  
CENTER LINE

FLOODPLAIN BASED ON THE  
CONDITIONAL LETTER OF MAP  
REVISION (CLOMR)  
FEMA APPROVED 9/29/2017

MENDER CREEK STREAM  
CENTER LINE

BLOCK E, LOT 10B  
GREENWAY & STREAM CORRIDOR  
PARKLAND DEDICATION TO  
THE CITY OF BOERNE  
1.23 ACRES  
53,580 SQ. FT.

WILLIS JAY & DAWN D  
HARPOLE  
12.97 ACRES  
VOL. 1064, PG. 135, KCOPR

CURVE TABLE						
Curve #	I	Rad	Arc	Tan	Chord	Chord Bearing
C1	4°45'03"	894.85'	74.20'	37.12'	74.18'	S85° 44' 21"E
C2	85°12'37"	35.00'	52.05'	32.19'	47.39'	S45° 37' 02"E
C3	52°01'12"	13.00'	11.80'	6.34'	11.40'	S22° 59' 52"W
C4	106°27'24"	65.00'	120.77'	86.98'	104.13'	S4° 13' 14"E
C5	97°12'47"	33.00'	55.99'	37.44'	49.51'	N46° 03' 11"E
C6	5°20'53"	910.00'	84.94'	42.50'	84.91'	S86° 02' 21"E
C7	85°42'03"	15.00'	22.44'	13.91'	20.40'	S45° 51' 46"E
C8	52°01'12"	3.00'	2.72'	1.46'	2.63'	S22° 59' 52"W
C9	102°23'01"	75.00'	134.02'	93.25'	116.89'	S2° 11' 02"E
C10	177°35'01"	65.00'	201.46'	308.199'	129.97'	N33° 45' 34"E
C11	52°01'12"	13.00'	11.80'	6.34'	11.40'	N29° 01' 20"W
C12	86°10'02"	35.00'	52.64'	32.73'	47.81'	N40° 04' 17"E
C13	8°28'55"	911.03'	134.87'	67.56'	134.74'	S87° 26' 01"W
C14	89°14'09"	25.00'	38.94'	24.67'	35.12'	N30° 52' 52"W
C15	269°14'21"	50.00'	234.96'	50.67'	71.18'	S59° 07' 02"W

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	207.51'	S83° 31' 14"E
L2	40.68'	S3° 00' 44"E
L3	110.23'	N5° 13' 29"W
L4	16.75'	N66° 10' 10"W
L5	11.39'	N83° 27' 34"W
L6	32.40'	S75° 29' 57"E
L7	246.56'	S76° 24' 09"E
L8	87.20'	S85° 20' 26"E
L9	182.60'	S2° 33' 12"E
L10	18.23'	N85° 20' 26"W
L11	244.32'	N76° 24' 09"W
L12	35.83'	N75° 29' 57"W
L13	207.49'	S83° 28' 13"E
L14	44.89'	S3° 00' 44"E
L15	224.13'	S2° 33' 12"E
L16	39.59'	N3° 00' 44"W
L17	78.63'	S75° 29' 57"E

HERITAGE LEGACY TREE:  
1. THERE ARE 1 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.

TREE TABLE		
NO.	TAG NO.	T.C./SPECIES
21015	15621	97" CEDAR ELM

- (A) VARIABLE WIDTH UTILITY ESMT
- (B) 26' INGRESS/EGRESS ESMT
- (C) 50' STREAM SETBACK ZONE 1
- (D) 50' STREAM SETBACK ZONE 2
- (E) 20' ACCESS ESMT
- (F) OFF-LOT ACCESS ESMT
- (G) VARIABLE-WIDTH DRAINAGE ESMT
- (H) 15' UTILITY ESMT  
DOC #
- (I) 50' DRAINAGE ESMT  
VOL. 1485, PG. 777, D.R.K.C.T.
- (J) 26' INGRESS/EGRESS ESMT  
DOC #
- (K) 50' STREAM SETBACK ZONE 1  
DOC #
- (L) 50' STREAM SETBACK ZONE 2  
DOC #
- (M) 15' UTILITY ESMT  
VOL. 1642, PG. 014, D.R.K.C.T.
- (N) 0.179-AC PERMANENT DRAINAGE ESMT  
DOC# 2020-348679, D.R.K.C.T.
- (O) 10' UTILITY ESMT  
DOC #

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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 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 COURSES, REFI, 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.

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3. THE GRANTEE SHALL MAKE NECESSARY MODIFICATIONS AND IMPROVEMENTS TO CONFORM WITH THE CITY OF BOERNE DRAINAGE POLICY AND PLAN AT SUCH A TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY THE CITY OF COUNCIL OF THE CITY OF BOERNE, TEXAS.

**UTILITY EASEMENT:**

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

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER PASSABLE AREAS OF THE GRANTOR'S ADJACENT LAND, WHEN THE DELINEATED ENTRANCE POINT THAT ABUTS PUBLIC RIGHT OF WAY IS OBSTRUCTED AND/OR INACCESSIBLE, EITHER IN WHOLE OR IN PART, IN ORDER TO ACCESS OR LEAVE THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING AND REMOVING THE UTILITIES; THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE SIZE OF THE UTILITIES WITHIN THE EASEMENT; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE UTILITIES; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE UTILITIES.

1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
2. THE CITY (AND/OR DISTRICT) 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.

**PLAT NOTES:**

- FENCE NOTES:**
1. 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.
  2. OBSTRUCTIONS OF DRAINAGE: ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.

**SIDEWALK NOTE:**

AT SUCH TIME AS LOT IS DEVELOPED, A TEN-FOOT WIDE REINFORCED CONCRETE SIDEWALKS SHALL BE INSTALLED ADJACENT TO ALL STREET FRONTAGE PROPERTY LINES OF EACH LOT FRONTING A STREET.

**IMPACT FEE ASSESSMENT NOTE:**

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 NOTE:**

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, KENDALL COUNTY OFFICIAL RECORDS.

**HERITAGE LEGACY TREE NOTE:**

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

**BUILDING SETBACK NOTE:**

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.

**OPEN SPACE NOTE:**

TOTAL OPEN SPACE PROVIDED SHALL BE 5% OF ALL BUILDING FOOTPRINTS AND AREAS OF IMPERVIOUS SURFACE DEDICATED TO VEHICLE ACCESS AND PARKING ON EACH LOT.

**LANDSCAPE NOTE:**

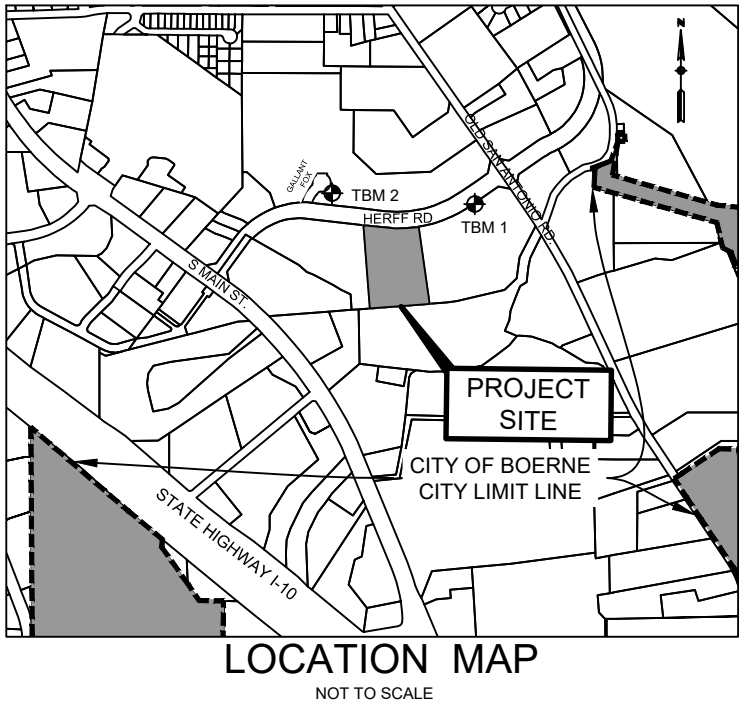
RESIDENTIAL LOTS IN EXCESS OF 12,500 SQUARE FEET SHALL ONLY IRRIGATE THE AREA THAT LIES WITHIN 75 FEET OF THE MAIN RESIDENCE. TURF GRASSES SHALL BE LIMITED TO ZOYSIA, BUFFALO OR BERMUDA GRASSES OR OTHER GRASSES APPROVED BY THE CITY MANAGER OF HIS OR HER DESIGNATED REPRESENTATIVE. (ORD. NO. 2004-20). XERISCAPING IS PERMITTED AS DESCRIBED IN THE CITY OF BOERNE ZONING ORDINANCE ARTICLE 3, SECTION 3.07.003D.

**DRAINAGE BASIN NOTE:**

THE SUBJECT AREA IS NOT UPSTREAM FROM A CITY WATER SUPPLY LAKE.

**LOT SUMMARY:**

TOTAL R.O.W.: 0.43 ACRES  
PARKLAND DEDICATION: 1.23 ACRES  
NO. OF LOTS: 1 NON-RESIDENTIAL & 1 OPEN SPACE  
TOTAL ACREAGE: 4.88 ACRES  
NO. OF BLOCKS: 1  
PERIMETER BLOCK LENGTH: BLOCK E ± 2,212 LF



**OWNER'S ACKNOWLEDGEMENT:**

STATE OF TEXAS  
COUNTY OF KENDALL

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

OWNER:  
BOERNE COMMONS LTD  
1010 W. MLK, JR. BLVD  
AUSTIN, TEXAS 78701  
CONTACT: WILLIAM S. WALTERS

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 THE 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 \_\_\_\_\_, 2022.

NOTARY PUBLIC,  
KENDALL COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF KENDALL

I, \_\_\_\_\_ COUNTY CLERK OF KENDALL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2022 \_\_\_\_ AT \_\_\_\_ M. AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2022 \_\_\_\_ AT \_\_\_\_ M. IN THE RECORDS OF \_\_\_\_\_ AND \_\_\_\_\_ OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2022.

COUNTY CLERK, KENDALL COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

**REVIEWED  
CITY OF BOERNE  
Development Services**

*Cheryl J. Rogen*

7/22/2022

**NO OBJECTIONS**

No net increase in fill allowed in the floodplain

**SURVEYOR NOTES:**

1. ALL HORIZONTAL DATA IS HELD TO TEXAS STATE PLANE COORDINATE SYSTEM OF 1983(2011) (EPOCH 2010), SOUTH CENTRAL ZONE (4204). U.S. SURVEY FOOT.
2. ALL VERTICAL DATA IS HELD TO NAVD83 GEOID 18.
3. ALL DISTANCES ARE SURFACE DISTANCE. GRID VALUES CAN BE OBTAINED BY DIVIDING BY A SCALE FACTOR OF 1.00013. ALL DISTANCE UNITS ARE U.S. SURVEY FEET.

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  
GORDON ANDERSON, R.P.L.S. #6617  
TBPLS FIRM NO. 10194533

SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

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 & ZONING COMMISSION OF THE CITY OF BOERNE.

TORRY HURT, P.E., C.F.M.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REGISTRATION NO. 91844

SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

APPROVAL OF THE PLANNING AND ZONING COMMISSION:

THIS PLAT OF THE COMMONS AT MENDER CREEK UNIT 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
CHAIR

BY: \_\_\_\_\_  
SECRETARY

**PRELIMINARY SUBDIVISION PLAT  
OF  
COMMONS AT MENDER  
CREEK UNIT 10**

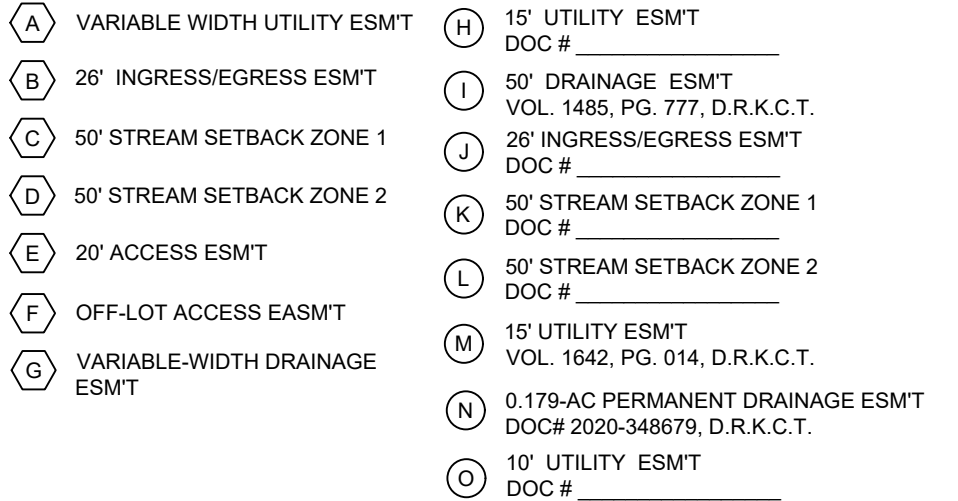
BEING 4.88 ACRES OF LAND LOCATED IN THE JOHN SMALL SURVEY, ABSTRACT NO. 441, CITY OF BOERNE KENDALL COUNTY TEXAS; BEING OUT OF TRACT 2 IN INSTRUMENT TO BOERNE COMMONS, LTD. RECORDED IN VOLUME 1614, PAGE 971 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.

**LJA Engineering, Inc.**


1100 NE Loop 410 Phone 210.503.2700  
Suite 850 Fax 210.503.2749  
San Antonio, Texas 78209 FRN - F-1386

**LJA Surveying, Inc.**


7500 Rialto Blvd, Building II Phone 512.439.4700  
Suite 150  
Austin, Texas 78735 T.B.P.L.S. Firm No. 10194533



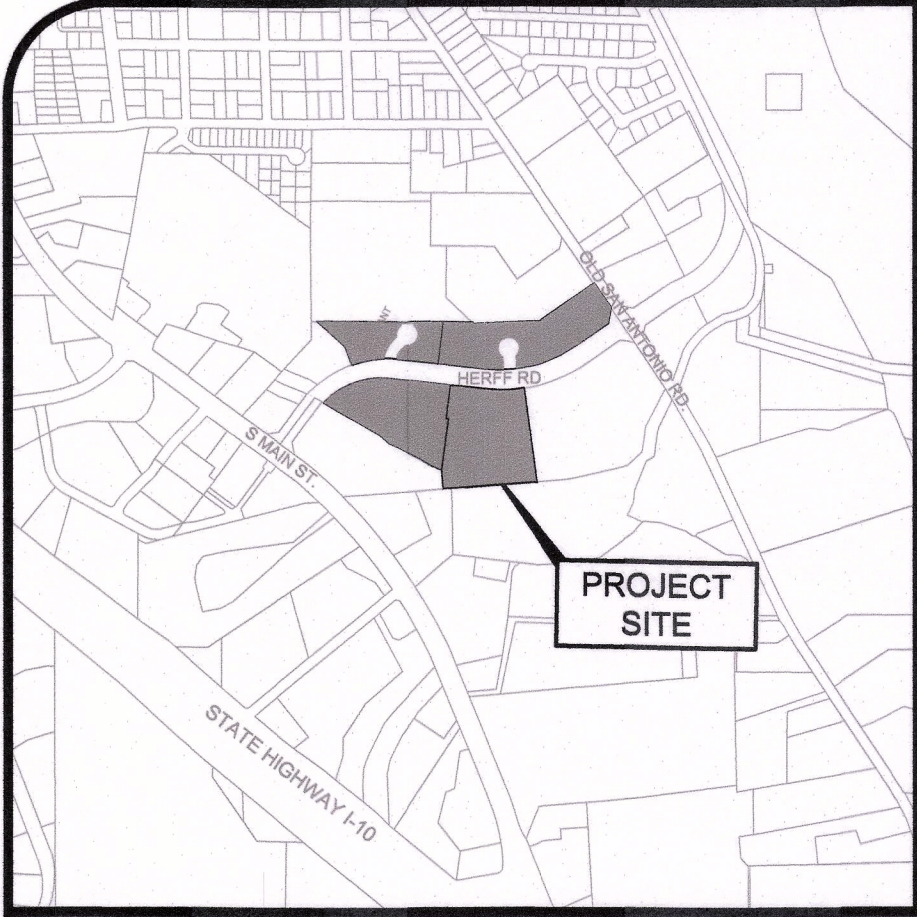
LINE TABLE		
LINE	LENGTH	DIRECTION
L1	207.51'	S83° 31' 14"E
L2	40.68'	S3° 00' 44"E
L3	110.23'	N5° 13' 29"W
L4	16.75'	N66° 10' 10"W
L5	11.39'	N83° 27' 34"W
L6	32.40'	S75° 29' 57"E
L7	246.56'	S76° 24' 09"E
L8	87.20'	S85° 20' 26"E
L9	182.60'	S2° 33' 12"E
L10	18.23'	N85° 20' 26"W
L11	244.32'	N76° 24' 09"W
L12	35.83'	N75° 29' 57"W
L13	207.49'	S83° 28' 13"E
L14	44.89'	S3° 00' 44"E
L15	224.13'	S2° 33' 12"E
L16	39.59'	N3° 00' 44"W
L17	78.63'	S75° 29' 57"E

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 San Antonio, Texas 78209 FRN - F-1386

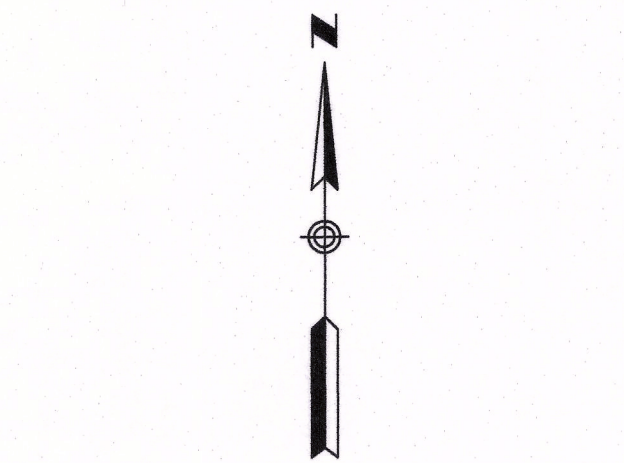
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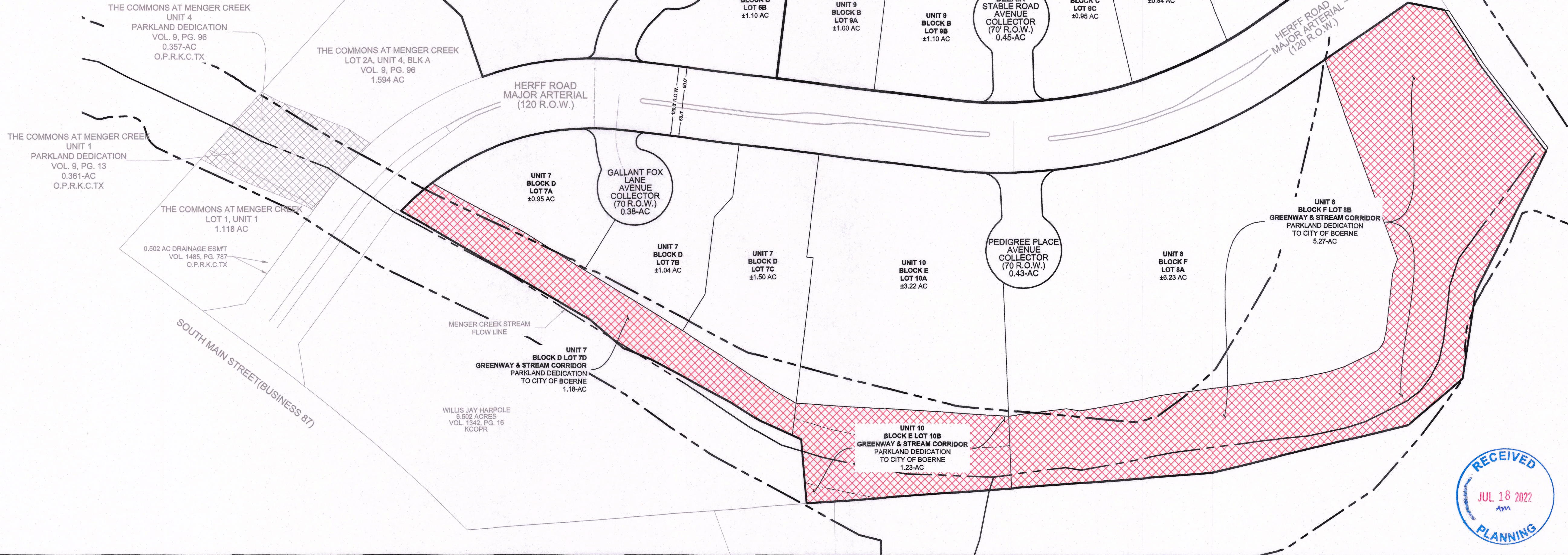
LOCATION MAP  
N.T.S.



SCALE IN FEET  
SCALE: 1"=100'

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- 740 EXISTING CONTOURS
- 740 PROPOSED CONTOURS
- OPR OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF KENDALL COUNTY, TEXAS
- DRKCT DEED RECORDS OF KENDALL COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- PG. PAGE
- V.N.A.ESMT VEHICULAR NON-ACCESS EASEMENT
- ESMT EASEMENT
- CB COUNTY BLOCK
- G.E.T.CA GAS, ELECTRIC, TELEPHONE, AND CABLE TELEVISION BUILDING SETBACK LINE
- BSL CENTERLINE
- PROPOSED OPEN SPACE
- EXISTING OPEN SPACE



- NOTE:
- CURRENTLY UNIT 6, 7 & 9 HAVE NO ARCHITECTURAL FOOTPRINT AVAILABLE.
  - IN REFERENCE TO RESOLUTION NO. 2009-R09 THE OPEN SPACE REFLECTED IN UNIT 7 & 10 CAN BE APPLIED TO UNIT 9.
  - AREA CONSIDERED AT 5% OF IMPERVIOUS COVER WITHIN EACH UNIT WILL BE DETERMINED WITH THE BUILDING PERMIT.

OPEN SPACE			
SUBJECT	ACREAGE	OPEN SPACE PROVIDED	DENSITY
CMC UNIT 1	1.48	0.361 AC	-
CMC UNIT 2B	6.40	1.3	70 DWELLING UNITS
CMC UNIT 4	1.95	0.357 AC	-
CMC UNIT 6 (THIS PLAN)	2.76	-	-
CMC UNIT 5	16.06	-	268 DWELLING UNITS
CMC UNIT 7 (THIS PLAN)	5.05	1.18 AC	-
CMC UNIT 8	11.5	5.27 AC	-
CMC UNIT 9 (THIS PLAN)	6.33	-	-
CMC UNIT 10 (THIS PLAN)	4.88	1.23 AC	-
E. BANDERA	2.49	-	6 DWELLING UNITS
CMC TOTAL	58.9	9.70 - AC	-

REVIEWED  
CITY OF BOERNE  
PLANNING DEPARTMENT  
JUL 27 2022  
No comment  
JP

COMMONS AT MENDER CREEK  
UNITS 6, 7, 9 & 10  
OPEN SPACE EXHIBIT

REVISIONS		DATE	BY	DESCRIPTION
NO.				
DATE:	07/14/2022	DESIGNED BY:	MAS	
		DRAWN BY:	MAS	
		CHECKED BY:	TH	
		DRAWING NAME:	Commons at Menger Creek - Open Space - 10.dwg	

**LJA Engineering, Inc.**  
1100 NE Loop 410  
Suite 850  
San Antonio, Texas 78209  
Phone 210.503.2700  
Fax 210.503.2749  
TBPE No. F-1386

JOB NUMBER:  
SA195-0407

SHEET NO.

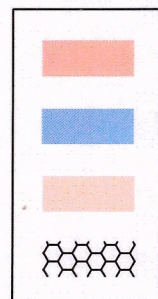
1

OF 1 SHEETS





# LEGEND



< 15.0% - 127,867 SQ\*FT - AREA TO BE DISTURBED = NA

15% ≤ 25% - 60,830 SQ\*FT - AREA TO BE DISTURBED = (SEE BELOW 20% BROKEN OUT OF THIS TIER)

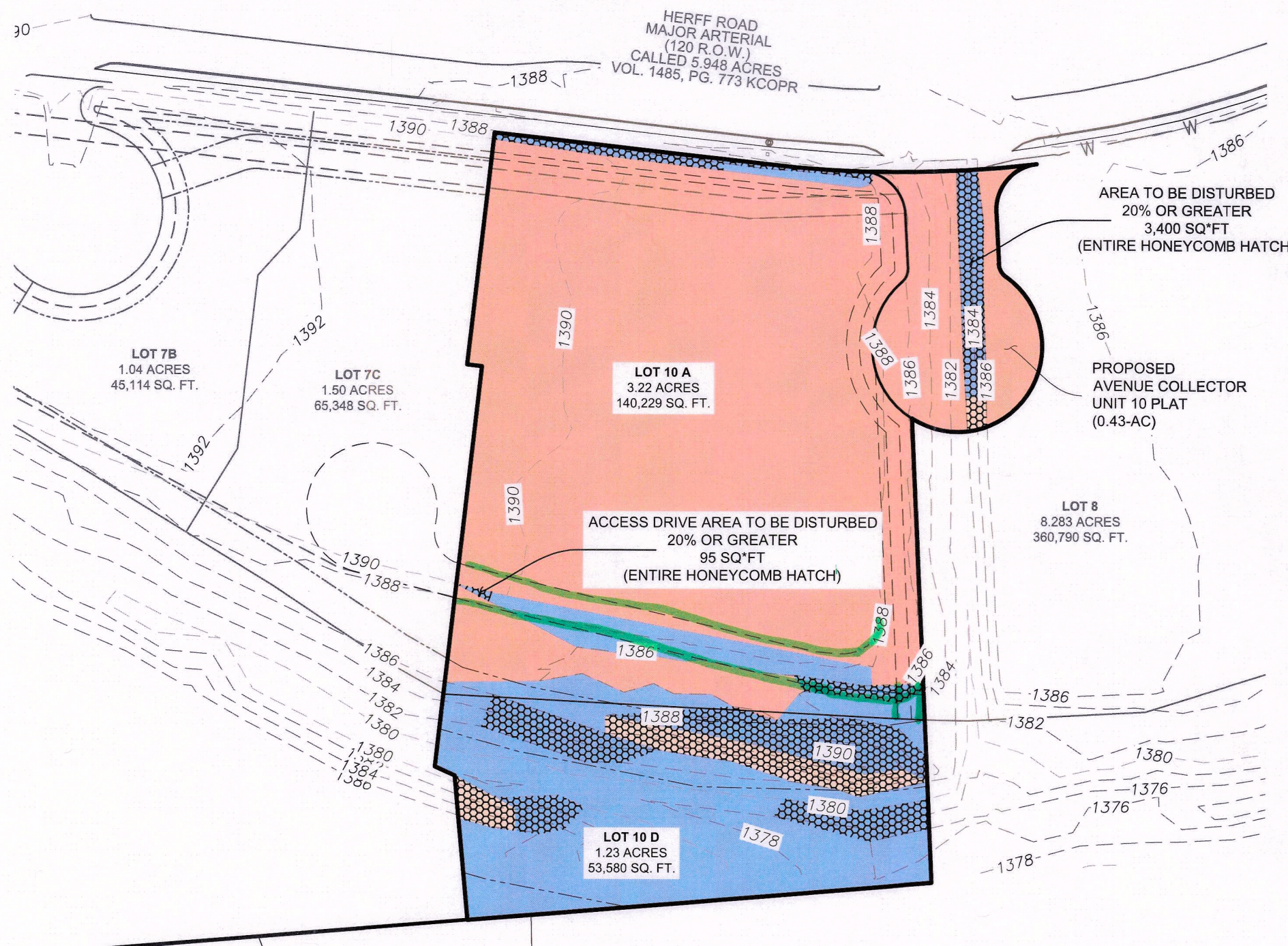
25% < 35% - 5,491 SQ\*FT - AREA TO BE DISTURBED = 379 SQ\*FT (PROPOSED R.O.W. AVENUE COLLECTOR AREA TO BE DISTURBED ONLY)

AREAS OF 20% OR GREATER = 23,465 SQ\*FT  
AMOUNT TO BE DISTURBED = 3,495 SQ\*FT OR 14.9% DISTURBANCE

100 50 0  
SCALE IN FEET



N O T F O R C O N S T R U C T I O N



REVIEWED  
CITY OF BOERNE  
PLANNING DEPARTMENT

JUL 27 2022

OK  
RP



COMMONS AT MENDER CREEK UNIT 10

WALTERS SOUTHWEST

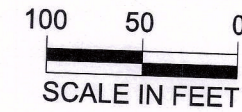
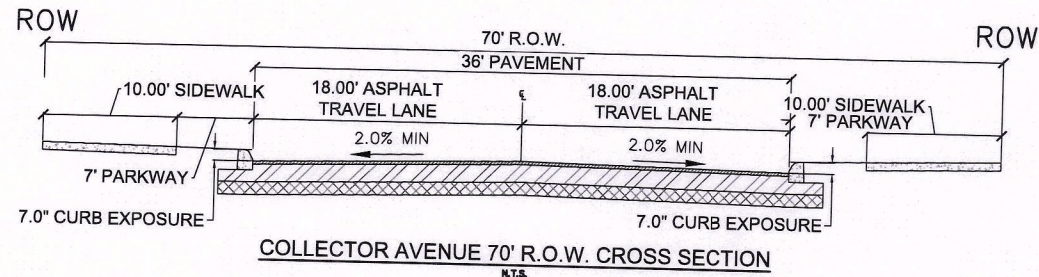
LJA Engineering, Inc.  
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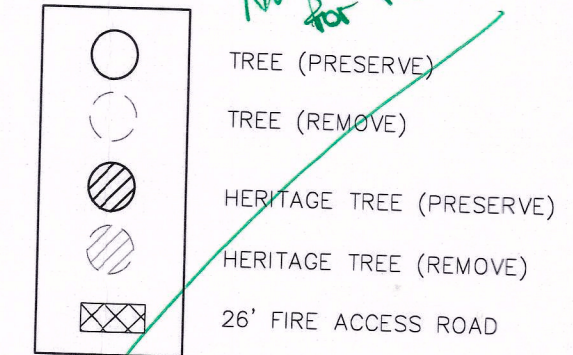
SLOPE EXHIBIT

1 OF 1





# LEGEND



*Not reviewed for trees*

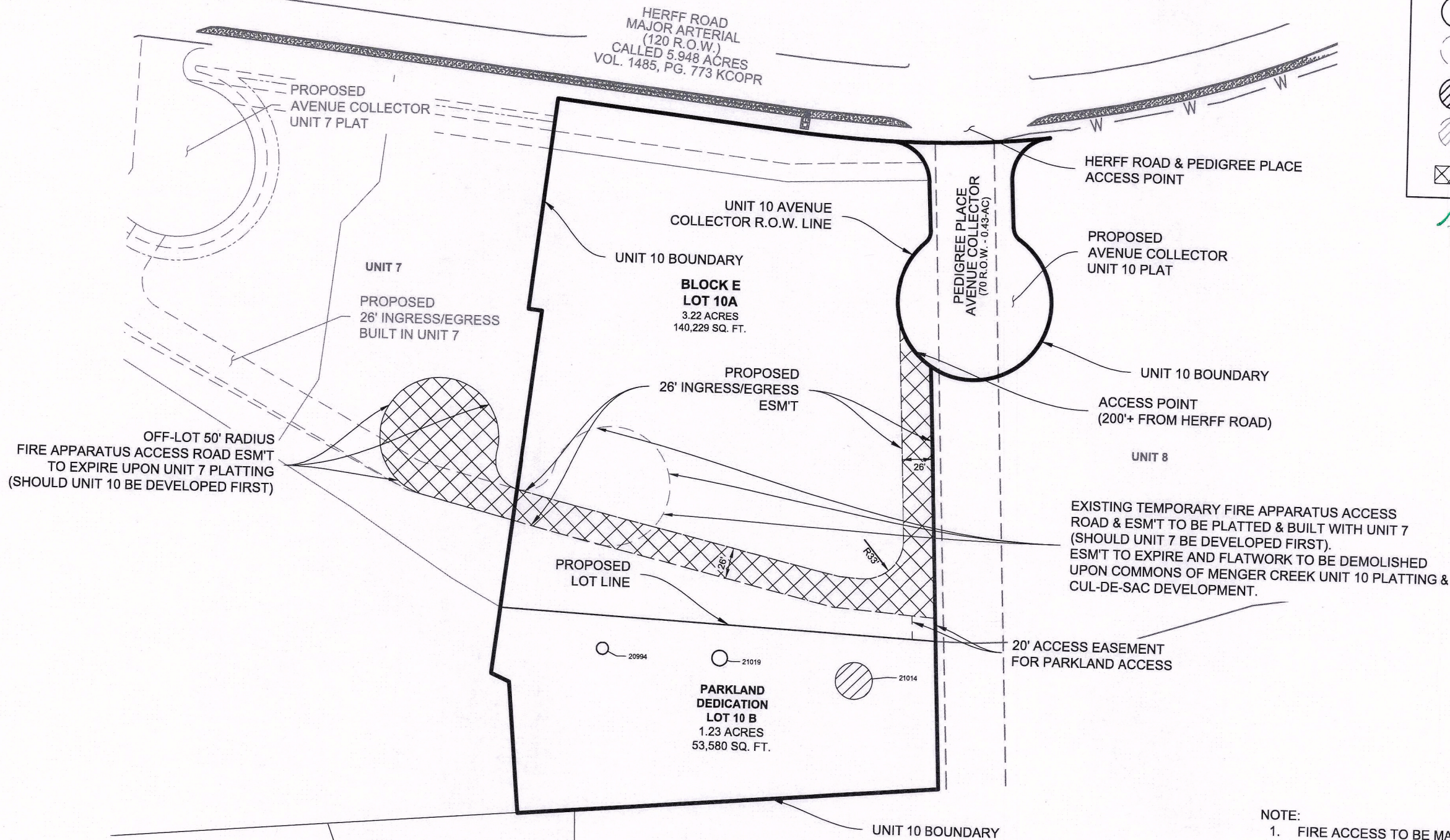
REVIEWED  
CITY OF BOERNE  
PLANNING DEPARTMENT

JUL 27 2022

*OK for transportation RP only*



- NOTE:  
1. FIRE ACCESS TO BE MAINTAINED AT ALL TIMES.



TRANSPORTATION EXHIBIT

COMMONS AT MENDER CREEK UNIT 10

WALTERS SOUTHWEST

1 OF 1

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