

LOCATION MAP  
NOT TO SCALE

#### LEGEND:

- A** ----- 10' UTILITY EASEMENT
- B** ----- 12' RIGHT-OF-WAY DEDICATION TO THE CITY OF BOERNE (0.034 ACRES)
- C** ----- 15' X 208.50' PRIVATE DRAINAGE EASEMENT (0.082 ACRES)
- D** ----- 29' PRIVATE DRAINAGE EASEMENT (0.213 ACRES)
- E** ----- 16' UTILITY EASEMENT (0.078 ACRES) (OFF-LOT)
- 1** ----- UNPLATTED: SORACE PROPERTIES, LLC (VOLUME 1215, PAGE 366 DEED PLAT RECORDS OF KENDALL COUNTY)
- ----- 1/2" IRON ROD WITH 1" CAP STAMPED "MBC ENGINEERS" SET
- ----- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1440 ----- EXISTING CONTOURS
- Z— ----- LAND TIE/HOOK
- LIMITS OF LOT DOC # 2021-352266

SUMMARY TABLE	
NUMBER OF RESIDENTIAL LOTS	12
NUMBER OF OPEN SPACE LOTS	2
ACREAGE OF RIGHT-OF-WAY	0.883 ACRES
AREA OF SMALLEST LOT	0.185 ACRES
GROSS DENSITY (HOMES/ACRE)	2.5
ACREAGE OF OPEN SPACE	0.488 ACRES

BLOCK PERIMETER LENGTH	
BLOCK	PERIMETER (FT)
1	1,412'
2	1,699'

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  
JOEL CHRISTIAN JOHNSON, R.P.L.S. NO. 5578

SWORN TO AND SUBSCRIBED BEFORE ME, THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_ A.D. 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN 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.

LICENSED PROFESSIONAL ENGINEER NO. 66073

SWORN TO AND SUBSCRIBED BEFORE ME, THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_ A.D. 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

#### SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISK MARKED "MBC ENGINEERS" UNLESS NOTED OTHERWISE.
- BEARINGS AND COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD2011) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

#### DRAINAGE EASEMENT NOTE:

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.

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 CITY COUNCIL OF THE CITY OF BOERNE, TEXAS.

#### GATES ACROSS EASEMENT NOTE:

DOUBLE SWING GATES WITH A MINIMUM CLEAR OPENING OF 12 FEET WIDE SHALL BE INSTALLED WHEREVER FENCES CROSS UTILITY AND DRAINAGE EASEMENTS.

#### 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 1.09.

#### DRAINAGE BASIN NOTE:

NO PART OF THE SUBDIVISION IS LOCATED WITHIN A DRAINAGE BASIN WHICH IS UPSTREAM FROM A CITY WATER SUPPLY LAKE.

#### BOA VARIANCE NOTE:

THIS SUBDIVISION RECEIVED BOARD OF ADJUSTMENTS VARIANCE APPROVAL TO APPLY THE STANDARD LOT TYPE ON JUNE 16, 2021.

TREE TABLE		
POINT #	SPECIES	TOTAL CIRCUMFERENCE (IN)
57	LIVE OAK	125.7
58	LIVE OAK	88.0
62	LIVE OAK	100.5
63	LIVE OAK	95.8
66	LIVE OAK	102.1
71	LIVE OAK	84.8
103	LIVE OAK	108.4
104	LIVE OAK	133.5
106	LIVE OAK	86.4
109	LIVE OAK	80.1
111	LIVE OAK	84.8
112	LIVE OAK	103.7
113	LIVE OAK	94.2
114	LIVE OAK	110.0
115	LIVE OAK	110.0
116	LIVE OAK	100.5
118	LIVE OAK	114.7
119	LIVE OAK	110.0
123	LIVE OAK	106.8
125	LIVE OAK	106.8
126	LIVE OAK	91.1
128	LIVE OAK	92.7
131	LIVE OAK	100.5
133	LIVE OAK	106.8
135	LIVE OAK	77.0
138	LIVE OAK	133.5
139	LIVE OAK	130.4
140	LIVE OAK	99.0
141	LIVE OAK	113.1
142	LIVE OAK	100.5
144	LIVE OAK	100.5
146	LIVE OAK	94.2
155	LIVE OAK	92.7
157	LIVE OAK	77.0
2153	LIVE OAK	128.8

Line Table		
Line #	Bearing	Length
L1	S 00°02'30" W	116.84'
L2	S 67°15'23" E	17.30'
L3	S 89°46'01" W	34.00'
L4	N 00°01'24" W	77.47'
L5	S 89°37'54" W	137.46'
L6	N 45°54'08" W	63.96'
L7	N 45°54'08" W	69.37'
L8	N 43°57'34" E	85.45'
L9	N 88°52'02" E	51.00'
L10	S 02°04'11" W	135.33'

Line Table		
Line #	Bearing	Length
L11	N 89°37'54" E	177.16'
L12	N 00°02'30" E	79.89'
L13	S 89°57'30" E	106.41'
L14	N 46°27'34" E	168.69'
L15	N 89°36'26" E	3.43'
L16	S 00°23'34" E	54.00'
L17	S 89°36'26" W	3.43'
L18	S 46°27'34" W	168.69'
L19	N 89°57'30" W	106.41'
L20	S 89°36'26" W	16.00'

STATE OF TEXAS  
COUNTY OF BANDERA

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: TERRY LEWIS VOGT  
9600 HWY. 16 N.  
BANDERA, TEXAS 78003

STATE OF TEXAS  
COUNTY OF BANDERA

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TERRY LEWIS VOGT, 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 \_\_\_\_\_.

NOTARY PUBLIC  
BANDERA COUNTY 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 FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: ANITA LEWIS ASHER  
P.O. BOX 1177  
BOERNE, TEXAS 78006

STATE OF TEXAS  
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANITA LEWIS ASHER, 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 \_\_\_\_\_.

NOTARY PUBLIC  
KENDALL COUNTY TEXAS

#### UTILITY EASEMENT (U.E.) NOTE:

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 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.

#### SIDEWALK NOTE:

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 CITY LIMITS NOTE:

SETBACKS IN CITY LIMITS: LOT SETBACKS ARE DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE ENFORCED AT THE TIME OF DEVELOPMENT AND ARE BASED ON ZONING LOT SIZE. UNLESS OTHERWISE IDENTIFIED, THE FRONT SETBACK FOR A PIE SHAPED LOT OR A LOT ON A CURVILINEAR STREET OR CUL-DE-SAC IS MEASURED WHEREVER THE LOT WIDTH MEETS FRONTAGE REQUIREMENTS FOR THE LOT CATEGORY.

#### HERITAGE LEGACY NOTE:

THERE ARE 35 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.

#### TAX CERTIFICATE NOTE:

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

#### OBSTRUCTIONS OF DRAINAGE NOTE:

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

#### OPEN SPACE NOTE:

INSTALLATION OF POTABLE WATER AND WASTEWATER SERVICES TO OPEN SPACE LOTS MAY BE PERFORMED BY THE DEVELOPER AT HIS/HER OPTION, AS PART OF THE OVERALL INFRASTRUCTURE DESIGN/CONSTRUCTION PROCESSES BASED UPON THE NEED FOR THOSE SERVICES ON INDIVIDUAL LOTS. IF POTABLE WATER OR WASTEWATER SERVICES ARE NOT INITIALLY INSTALLED BUT ARE DESIRED SUBSEQUENT TO THE SUBDIVISION INFRASTRUCTURE DEVELOPMENT, THE SERVICE APPLICANT SHALL BE FINANCIALLY RESPONSIBLE FOR THE ENTIRETY OF THE DESIGN AND INSTALLATION COSTS FOR THESE SERVICES, IN SOME INSTANCES, THIS WORK MAY ALSO INCLUDE THE EXTENSION OF UTILITY MAINS TO PROPERLY LOCATE THE DESIRED UTILITY SERVICES.

#### OPEN SPACE LOT DESIGNATION NOTE:

LOTS 5 & 6, BLOCK 1, ARE OPEN SPACE LOTS AND ARE DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE, CABLE TELEVISION, DRAINAGE, PEDESTRIAN, WATER, WASTEWATER, AND RECYCLED WATER MAINS.

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Length
C1	20.42'	13.00'	89°59'58"	13.00'	S 44°57'32" E	18.38'
C2	131.59'	173.00'	43°34'56"	69.16'	N 68°15'02" E	128.44'
C3	55.92'	227.00'	14°06'51"	28.10'	N 53°30'59" E	55.78'
C4	23.97'	28.00'	49°02'56"	12.77'	N 36°02'57" E	23.24'
C5	145.13'	60.00'	138°35'25"	158.75'	N 80°49'11" E	112.25'
C6	5.28'	5.00'	60°30'27"	2.92'	S 60°08'20" E	5.04'
C7	5.28'	5.00'	60°30'27"	2.92'	S 59°21'13" W	5.04'
C8	88.95'	60.00'	84°56'25"	54.92'	S 71°34'12" W	81.02'
C9	26.95'	28.00'	55°08'40"	14.62'	S 86°28'05" W	25.92'
C10	37.55'	173.00'	12°26'11"	18.85'	S 52°40'39" W	37.48'
C11	172.67'	227.00'	43°34'56"	90.75'	S 68°15'02" W	168.54'
C12	20.31'	13.00'	89°31'47"	12.89'	S 45°16'36" W	18.31'

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: TREILA LEWIS WHITING  
116 DODGE RD.  
BOERNE, TEXAS 78006

STATE OF TEXAS  
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TREILA LEWIS WHITING, 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 \_\_\_\_\_.

NOTARY PUBLIC  
KENDALL COUNTY 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 FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: CLIFFORD DALE LEWIS  
605 PLEASANT VALLEY  
BOERNE, TEXAS 78006

STATE OF TEXAS  
COUNTY OF KENDALL

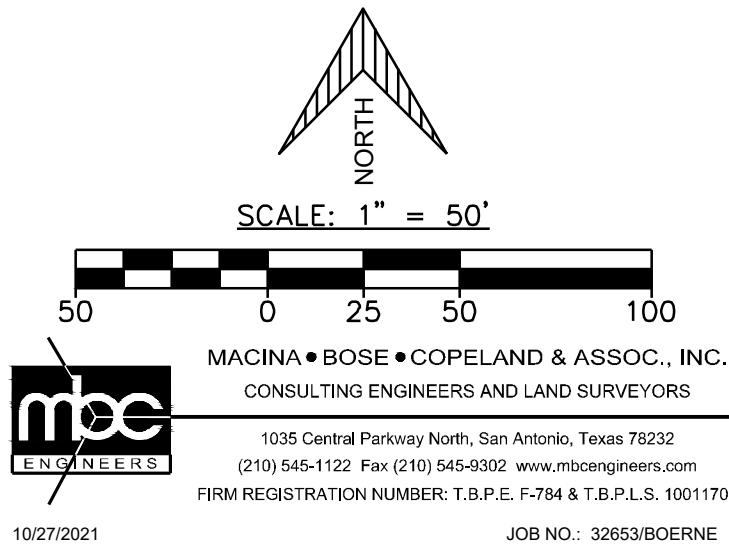
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CLIFFORD DALE LEWIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND, IN THE CAPACITY, THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

NOTARY PUBLIC  
KENDALL COUNTY TEXAS

## PRELIMINARY SUBDIVISION PLAT ESTABLISHING

## 502 S. SCHOOL ST.

BEING A 4.8328 ACRE TRACT OF LAND OUT OF THE ANTONIO LOCKMAR SURVEY NO. 178, KENDALL COUNTY, TEXAS, AND BEING COMPRISED OF A CALLED 4.69 ACRE TRACT AS DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NO. 2021-352232, SAVE & EXCEPT THE 0.838 ACRE TRACT AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 352267, AND BEING ALL OF THAT 0.919 OF AN ACRE AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2021-352266, ALL OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.



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 FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: IMAGINE BUILT HOMES, LTD  
JAMES BASTONI  
11467 HUEBNER RD., SUITE #225  
SAN ANTONIO, TEXAS 78230

THIS PLAT OF 502 S. SCHOOL ST. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

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

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

STATE OF TEXAS  
COUNTY OF KENDALL

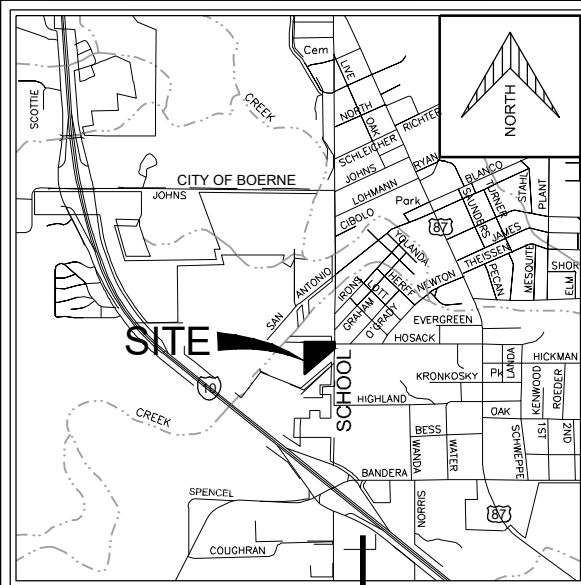
I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH THIS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021 AT \_\_\_\_\_ M. IN THE PLAT RECORDS OF SAID COUNTY IN DOCUMENT No. \_\_\_\_\_.

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOCUMENT No. \_\_\_\_\_, KENDALL COUNTY OFFICIAL RECORDS. IN TESTIMONY, WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

COUNTY CLERK  
KENDALL COUNTY, TEXAS

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

PLAT NOTES AND LEGEND APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.



LOCATION MAP  
NOT TO SCALE

MATCHLINE "A"  
SEE THIS SHEET

UNPLATTED:  
ANITA LEWIS ASHER,  
TERRY LEWIS VOGT  
& CLIFFORD DALE LEWIS  
(VOLUME 1350, PAGE 30  
DEED PLAT RECORDS OF KENDALL COUNTY)

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  
JOEL CHRISTIAN JOHNSON, R.P.L.S. NO. 5578

SWORN TO AND SUBSCRIBED BEFORE ME, THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_ A.D. 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS  
BEEN GIVEN 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.

LICENSED PROFESSIONAL ENGINEER NO. 66073

SWORN TO AND SUBSCRIBED BEFORE ME, THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_ A.D. 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

UNPLATTED:  
IVA JULIA CANNON  
(VOLUME 1215, PAGE 366  
DEED PLAT RECORDS OF KENDALL COUNTY)

BLOCK 1

LOT 1  
(0.352 ACRES)

LOT 2  
(0.314 ACRES)

LOT 3  
(0.246 ACRES)

LOT 4  
(0.220 ACRES)

LOT 5  
(0.319 ACRES)

LOT 6  
(0.301 ACRES)

LOT 7  
(0.237 ACRES)

LOT 8  
(0.185 ACRES)

LOT 9  
(0.305 ACRES)

LOT 10  
(0.287 ACRES)

LOT 11  
(0.354 ACRES)

LOT 12  
(0.310 ACRES)

LOT 13  
(0.305 ACRES)

LOT 14  
(0.310 ACRES)

LOT 15  
(0.305 ACRES)

LOT 16  
(0.310 ACRES)

LOT 17  
(0.310 ACRES)

LOT 18  
(0.310 ACRES)

LOT 19  
(0.310 ACRES)

LOT 20  
(0.310 ACRES)

LOT 21  
(0.310 ACRES)

LOT 22  
(0.310 ACRES)

LOT 23  
(0.310 ACRES)

LOT 24  
(0.310 ACRES)

LOT 25  
(0.310 ACRES)

LOT 26  
(0.310 ACRES)

LOT 27  
(0.310 ACRES)

LOT 28  
(0.310 ACRES)

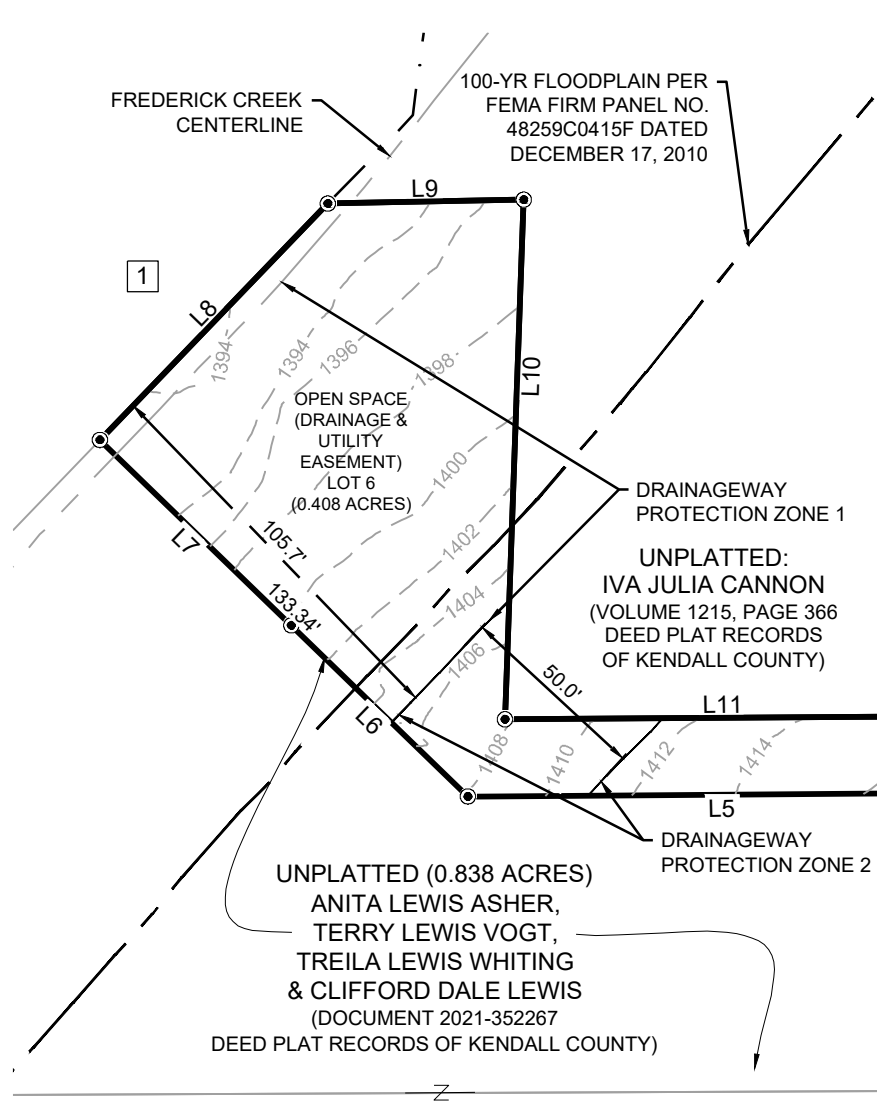
LOT 29  
(0.310 ACRES)

LOT 30  
(0.310 ACRES)

LOT 31  
(0.310 ACRES)

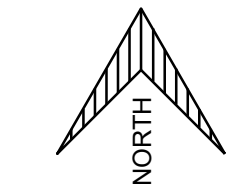
LOT 32  
(0.310 ACRES)

PLAT NOTES AND LEGEND APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT.

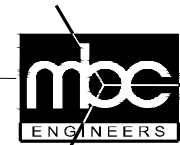
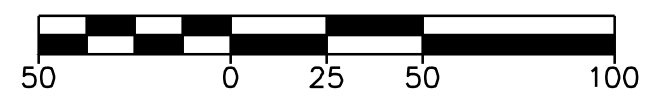


PRELIMINARY  
SUBDIVISION PLAT  
ESTABLISHING  
502 S. SCHOOL ST.

BEING A 4.8328 ACRE TRACT OF LAND OUT OF THE ANTONIO LOCKMAR  
SURVEY NO. 178, KENDALL COUNTY, TEXAS, AND BEING COMPRISED OF A  
CALLED 4.69 ACRE TRACT AS DESCRIBED IN WARRANTY DEED RECORDED IN  
DOCUMENT NO. 2021-352232, SAVE & EXCEPT THE 0.838 ACRE TRACT AS  
DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO.  
352267, AND BEING ALL OF THAT 0.919 OF AN ACRE AS DESCRIBED IN SPECIAL  
WARRANTY DEED RECORDED IN DOCUMENT NO. 2021-352266, ALL OF THE  
OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.



SCALE: 1" = 50'



MACINA • BOSE • COPELAND & ASSOC., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232  
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com  
FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700  
JOB NO.: 32653/BOERNE

LEGEND:

- (A) 10' UTILITY EASEMENT
- (B) 12' RIGHT-OF-WAY DEDICATION TO THE CITY OF BOERNE (0.034 ACRES)
- (C) 15' X 208.50' PRIVATE DRAINAGE EASEMENT (0.082 ACRES)
- (D) 29' PRIVATE DRAINAGE EASEMENT (0.213 ACRES)
- (E) 16' UTILITY EASEMENT (0.078 ACRES) (OFF-LOT)
- (1) UNPLATTED: SORACE PROPERTIES, LLC (VOLUME 1215, PAGE 366 DEED PLAT RECORDS OF KENDALL COUNTY)
- 1/2" IRON ROD WITH 1" CAP STAMPED "MBC ENGINEERS" SET
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1440 EXISTING CONTOURS
- Z LAND TIE/HOOK
- LIMITS OF LOT DOC# 2021-352266

