

LOCATION MAP

NOT-TO-SCALE

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.

OPEN SPACE:

5% OF ALL AREAS OF IMPERVIOUS SURFACE HAS BEEN DEDICATED TO OPEN SPACE. REQUIREMENTS AS DEFINED BY THE CITY OF BOERNE SUBDIVISION ORDINANCE NO. 2007-56, ARTICLE 3, SECTION 3.

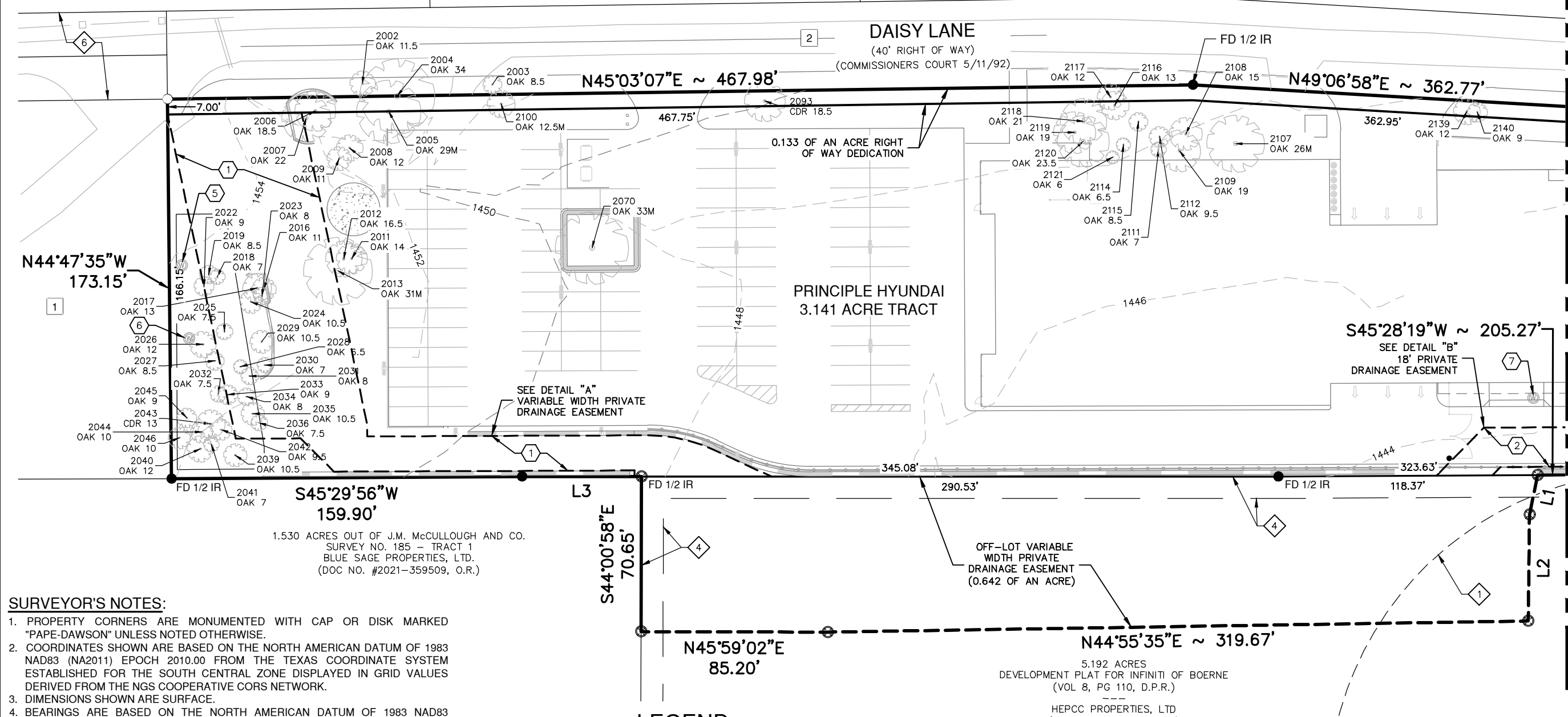
CAPITAL RECOVERY FEE ASSESSMENT NOTE:

ASSESSMENT AND COLLECTION OF THE CITY OF BOERNE WATER AND WASTEWATER UTILITIES' CAPITAL RECOVERY FEES SHALL BE COLLECTED IF AT SUCH TIME THIS PROPERTY IS ANNEXED BY THE CITY. ALL FEES WILL BE BASED UPON RATES SET FORTH IN CITY ORDINANCE NO. 2015-03 SECTION 1.10 (5).

1.05 ACRES OUT OF J.M. McCULLOUGH AND CO. SURVEY NO. 185
THOMAS G. JR. & SHERRY L. DAVIS
(VOL. 119, PG. 828-831, O.R.)

0.726 OF AN ACRE OUT OF J.M. McCULLOUGH AND CO. SURVEY NO. 185
HEPCC PROPERTIES II, LTD.
(DOC. #2021-361042, O.R.)

1.992 ACRES
ABIGAIL CAMILLA GUENTHER 1975 TRUST
VOL. 1482, PG. 571, O.R.)



SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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 UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF BOERNE PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: **PAPE-DAWSON ENGINEERS, INC.**

REGISTERED PROFESSIONAL LAND SURVEYOR

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 DESIGNATED 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, AS SUCH A TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY THE CITY 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 APPURTENANCES THERETO ("THE "UTILITIES") TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER PASSABLE AREAS OF THE GRANTOR'S, ADJACENT LAND, WHEN THE DESIGNATED 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 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 IN 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:

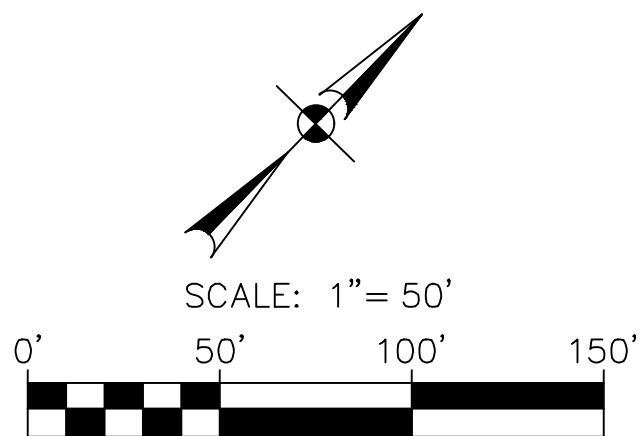
SIX-FOOT WIDE REINFORCED CONCRETE SIDEWALKS SHALL BE INSTALLED ADJACENT TO ALL STREET FRONTAGE PROPERTY LINES OF EACH LOT FRONTING A STREET AT SUCH TIME AS THAT LOT IS DEVELOPED.

SETBACKS IN CITY LIMITS:

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

TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 0 ACCESS POINT(S) ALONG INTERSTATE HIGHWAY 10 WEST, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 155.80' ACCESS WILL BE PROVIDED BY ONE (1) ACCESS POINT ON THE ADJACENT STREET OUTSIDE THE PLATTED AREA ALONG DAISY LANE.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.
- THE DEVELOPER AND/OR THE FUTURE LANDOWNER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO TxDOT HIGHWAY AND DRAINAGE SYSTEM WITHIN THE RIGHT-OF-WAY. A HYDRAULIC REVIEW IS REQUIRED.
- TxDOT WILL USE THE CURRENT EDITIONS OF THE APPROPRIATE MANUALS WHEN ISSUING PERMITS. TYPICAL MANUALS USED, BUT NOT LIMITED TO ARE: TxDOT ACCESS MANAGEMENT MANUAL, SAN ANTONIO DISTRICT DRIVEWAY, SIDEWALK, LANDSCAPING, AND DRAINAGE PERMIT PACKAGE, TxDOT ROADWAY DESIGN MANUAL, TxDOT HYDRAULIC MANUAL, TxDOT CONSTRUCTION SPECIFICATIONS, AND TxDOT STANDARD SHEETS WHEN THE SITE DEVELOPS.



PLANNING

04/06/2023

RECEIVED

MATCHLINE - SHEET 2 OF 2

MAJOR DEVELOPMENT PLAT FOR PRINCIPLE HYUNDAI

BEING A TOTAL OF 3.916 ACRE TRACT OF LAND, INCLUSIVE OF 0.133 OF AN ACRE RIGHT OF WAY DEDICATION, COMPRISED OF A 0.581 OF AN ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2021-362219, A 1.272 ACRE AND 1.415 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2021-355745 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, AND INCLUDING A 0.642 OF AN ACRE OFF-LOT EASEMENT LOCATED ON THE 5.192 ACRE TRACT OF THE DEVELOPMENT PLAT FOR INFINITI OF BOERNE, RECORDED IN VOLUME 8, PAGE 110 OF THE DEED AND PLAT RECORDS OF KENDALL COUNTY, TEXAS, OUT OF THE J.M. McCULLOUGH AND CO. SURVEY NUMBER 185, IN THE CITY OF BOERNE ETJ, KENDALL COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: April 5, 2023

OWNER ACKNOWLEDGEMENT
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, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: MARK SMITH
HEPCC PROPERTIES, LTD.
153 TREELINE PARK, SUITE 200
SAN ANTONIO, TEXAS 78209

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **MARK SMITH** 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 ____, A.D. 20__.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

OWNER ACKNOWLEDGEMENT
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, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF **PRINCIPLE HYUNDAI** HAS BEEN SUBMITTED TO THE CITY OF BOERNE, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS ____ DAY OF ____, A.D. 20__.

BY: _____
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

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. 20__ 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. 20__.

COUNTY CLERK, KENDALL COUNTY, TEXAS

BY: _____, DEPUTY

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

REFERENCE SHEET 2 OF 2 FOR CURVE AND LINE TABLES

SHEET 1 OF 2

MAJOR DEVELOPMENT PLAT
FOR
PRINCIPLE HYUNDAI

BEING A TOTAL OF 3.916 ACRE TRACT OF LAND, INCLUSIVE OF 0.133 OF AN ACRE RIGHT OF WAY DEDICATION, COMPRISED OF A 0.581 OF AN ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2021-362219, A 1.272 ACRE AND 1.415 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2021-355745 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, AND INCLUDING A 0.642 OF AN ACRE OFF-LOT EASEMENT LOCATED ON THE 5.192 ACRE TRACT OF THE DEVELOPMENT PLAT FOR INFINITI OF BOERNE, RECORDED IN VOLUME 8, PAGE 110 OF THE DEED AND PLAT RECORDS OF KENDALL COUNTY, TEXAS, OUT OF THE J.M. MCCOLLOUGH AND CO. SURVEY NUMBER 185, IN THE CITY OF BOERNE ETJ, KENDALL COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800
DATE OF PREPARATION: April 5, 2023

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N32°36'44"W	18.40'
L2	N43°29'55"W	48.53'
L3	S45°50'13"W	54.55'
L4	N44°09'47"W	2.84'
L5	N89°23'27"W	21.54'
L6	S45°36'33"W	29.50'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	70.50'	025°00'00"	N58°06'33"E	30.52'	30.76'

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	PR	PRIVATE
CATV	CABLE TELEVISION	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	SD	STORM DRAINAGE
DED	DEDICATION	SS	SANITARY SEWER
DOC	DOCUMENT NUMBER	●	FOUND 1/2" IRON ROD
ELEC	ELECTRIC	(SURVEYOR)	(UNLESS NOTED OTHERWISE)
ESMT	EASEMENT	○	SET 1/2" IRON ROD (PD)
ETJ	EXTRATERRITORIAL JURISDICTION	○	SET 1/2" IRON ROD (PD)-ROW
FFE	FINISHED FLOOR ELEVATION	(TYPE I, II OR III)	FOUND TxDOT MONUMENTATION

---	1140'	---	EXISTING CONTOURS
---		---	CENTERLINE
---		---	SETBACK LINE

- 1 0.732 OF AN ACRE OUT OF J.M. McCULLOUGH AND CO. SURVEY NO. 185 MALLORY M & KYLE W MARTINEZ (VOL 1641, PG 73, OR)

2 0.732 OF AN ACRE OUT OF J.M. McCULLOUGH AND CO. SURVEY NO. 185 MALLORY M & KYLE W MARTINEZ (VOL 1641, PG 73, OR)

3 150' RADIUS SANITARY CONTROL EASEMENT (VOL 8, PG 110, DPR)

4 15' UTILITY EASEMENT (VOL 8, PG 110, DPR)

5 10' UTILITY EASEMENT (VOL 8, PG 110, DPR)

6 10' BUILDING SETBACK LINE (VOL 8, PG 110, DPR)

7 50' BUILDING SETBACK LINE (VOL 8, PG 110, DPR)

8 40' INGRESS/EGRESS EASEMENT (VOL 119, PG 852-855, OR)

9 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF KENDALL COUNTY (0.279 OF AN ACRE)

10 18' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF KENDALL COUNTY (0.104 OF AN ACRE)

11 30' LANDSCAPE BUFFER

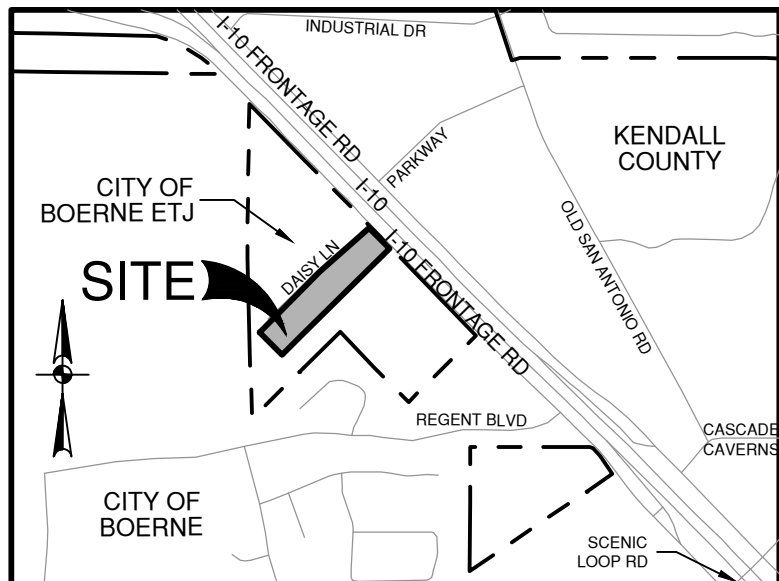
12 10' UTILITY EASEMENT

13 ONSITE WATER WELL #EW9056 TO BE PLUGGED AND ABANDONED WITHIN 90-DAYS OF PLAT RECORDATION IN ACCORDANCE TO KENDALL COUNTY & COW CREEK GROUNDWATER CONSERVATION DISTRICT APPLICABLE REGULATIONS
- 2 REMAINDER 5 ACRE TRACT & 4 ACRE TRACT CLIFF LEWIS & KATHERINE L HOLMGREEN, INDIVIDUALLY AND D/B/A BOERNE RANCH DEVELOPMENT (VOL 96, PG 233, OR)

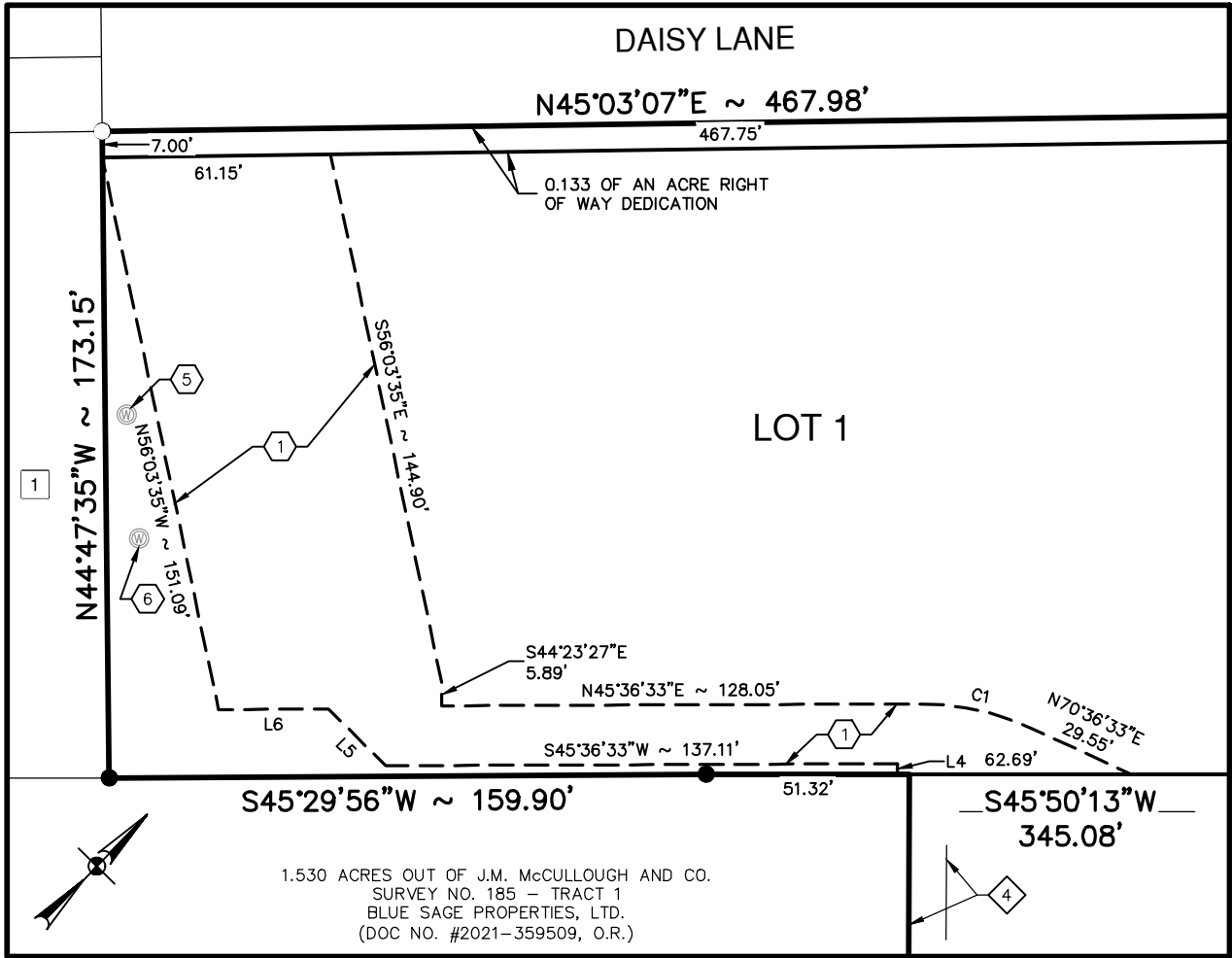
3 ONSITE WATER WELL #EW9057 TO BE PLUGGED AND ABANDONED WITHIN 90-DAYS OF PLAT RECORDATION IN ACCORDANCE TO KENDALL COUNTY & COW CREEK GROUNDWATER CONSERVATION DISTRICT APPLICABLE REGULATIONS

4 ONSITE WATER WELL #EW9055 TO BE PLUGGED AND ABANDONED WITHIN 90-DAYS OF PLAT RECORDATION IN ACCORDANCE TO KENDALL COUNTY & COW CREEK GROUNDWATER CONSERVATION DISTRICT APPLICABLE REGULATIONS

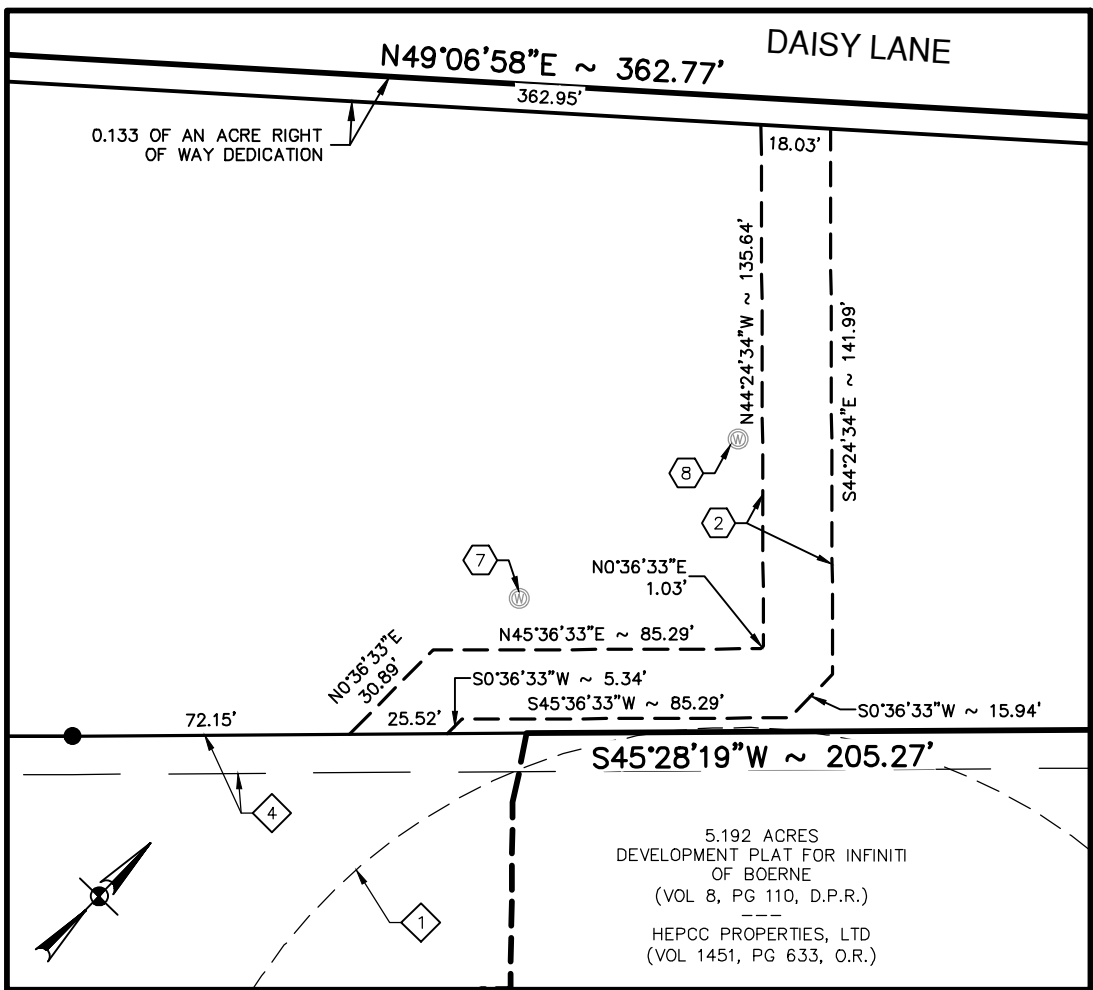
5 ONSITE WATER WELL #EW9054 TO BE PLUGGED AND ABANDONED WITHIN 90-DAYS OF PLAT RECORDATION IN ACCORDANCE TO KENDALL COUNTY & COW CREEK GROUNDWATER CONSERVATION DISTRICT APPLICABLE REGULATIONS



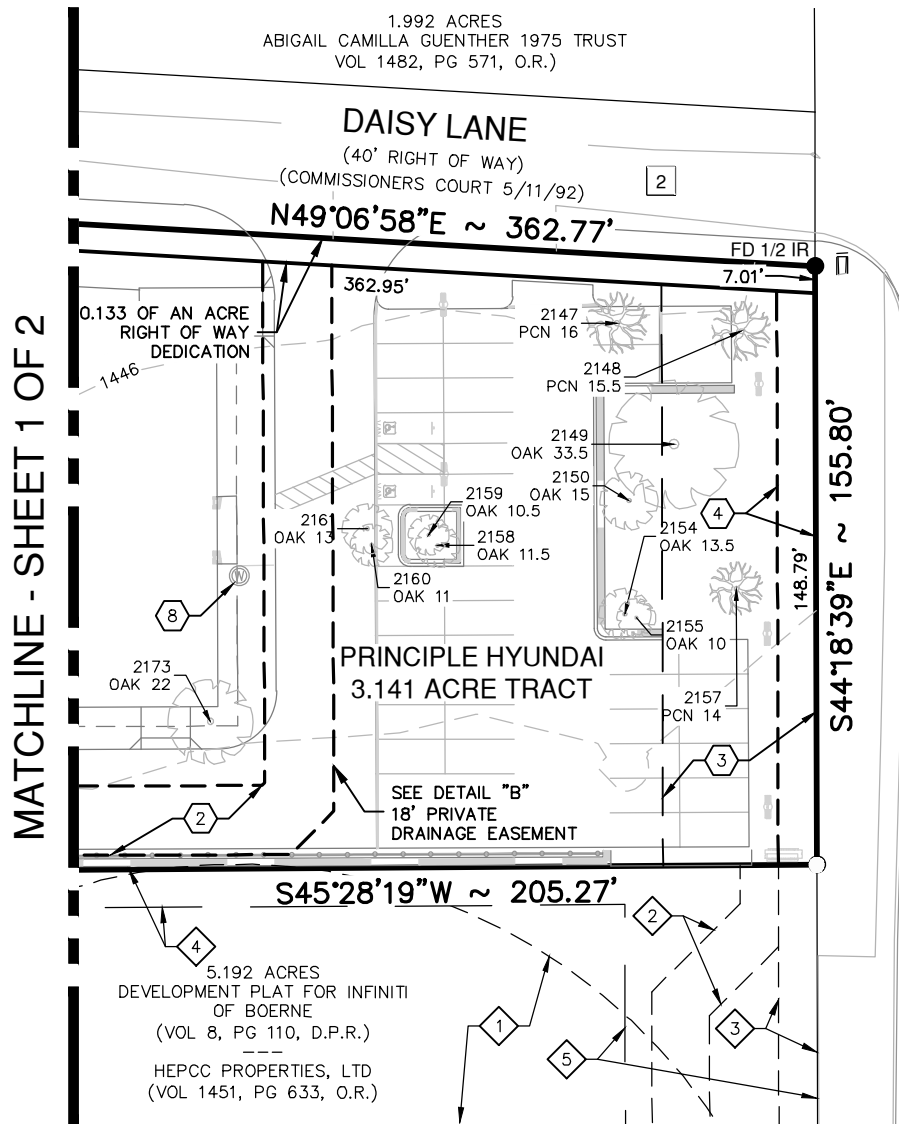
LOCATION MAP
NOT-TO-SCALE



DETAIL "A"
VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT
SCALE: 1" = 50'



DETAIL "B"
18' PRIVATE DRAINAGE EASEMENT
SCALE: 1" = 50'



INTERSTATE HIGHWAY 10 WEST
(RIGHT OF WAY VARIES - 300' MIN)
(VOL 87, PG 31, OR)