

LOCATION MAP
NOT-TO-SCALE

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).

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.

OPEN SPACE:

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

OBSTRUCTIONS OF DRAINAGE:

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

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 ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

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 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 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 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 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 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.

GATES ACROSS EASEMENT:

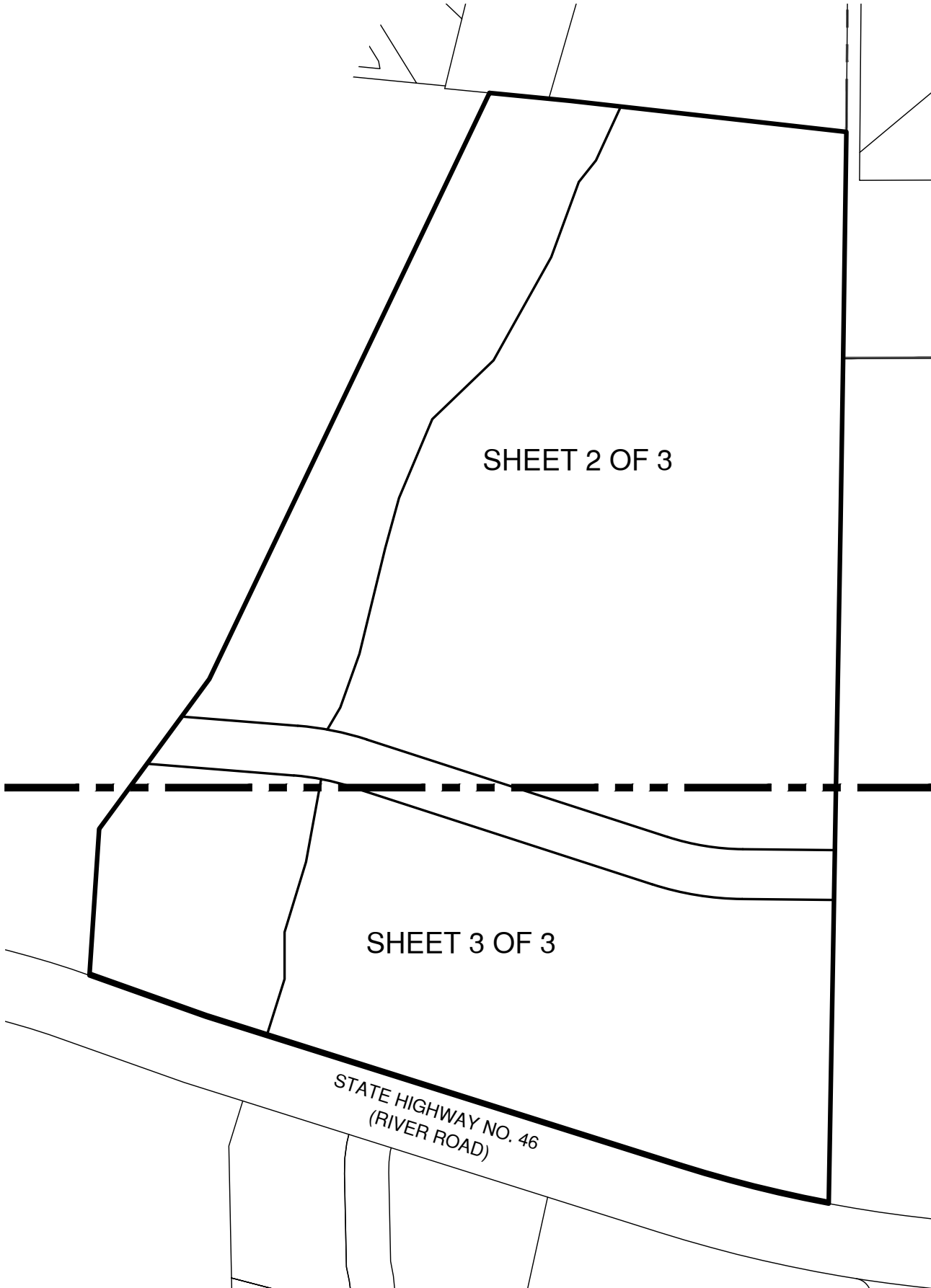
DOUBLE SWING GATES WITH A MINIMUM CLEAR OPENING OF 12 FEET WIDE SHALL BE INSTALLED WHEREVER FENCES CROSS UTILITY AND DRAINAGE EASEMENTS.

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 1 ACCESS POINT(S) ALONG HIGHWAY 46 (RIVER ROAD), BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1118.10'. 3. 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.

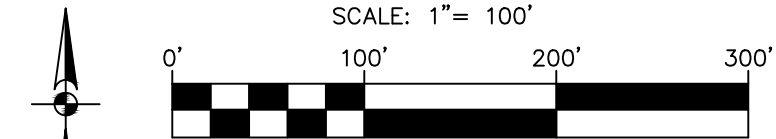
SETBACKS IN CITY LIMITS:

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.



SUBDIVISION PLAT
OF
COLLECTION AT BOERNE

BEING A TOTAL OF 27.892 ACRE TRACT OF LAND, INCLUSIVE OF 0.103 ACRE AND 1.644 ACRE OF RIGHT OF WAY DEDICATION, ESTABLISHING LOTS 1 & 2, BLOCK A, AND LOTS 1 & 2, BLOCK B, BEING ALL OF THAT CALLED 26.956 ACRE TRACT OF LAND, RECORDED IN VOLUME 1243, PAGE 691 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS, SAID 26.956 ACRE TRACT IS DESCRIBED AS BEING COMPRISED OF A 2.793 ACRE TRACT OUT OF A 3.996 ACRE TRACT (TRACT I) DESCRIBED IN SAID DEED AND A 24.163 ACRE TRACT OUT OF A 96.163 ACRE TRACT (TRACT II) DESCRIBED IN SAID DEED, SAVE AND EXCEPT ONE ACRE HOMESTEAD OUT OF TRACT I AND A 0.50 ACRE OF TRACT I, ALL OUT OF THE MARIA/IGNACIA LEAL SURVEY NUMBER 180, ABSTRACT 298, IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS.



**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPFE FIRM REGISTRATION #470 | TBPFLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: April 04, 2023



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

OWNER/DEVELOPER: RIVER ROAD BOERNE-TX BTR, LP,
A TEXAS LIMITED PARTNERSHIP

BY: RIVER ROAD BOERNE BTR GP, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: SARA HANBACK, VICE PRESIDENT OF FINANCE

STATE OF TEXAS
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SARA HANBACK 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

THIS PLAT OF COLLECTION AT BOERNE 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

SHEET 1 OF 3

BEING A TOTAL OF 27.892 ACRE TRACT OF LAND, INCLUSIVE OF 1.013 ACRE AND 1.644 ACRE OF RIGHT OF WAY DEDICATION, ESTABLISHING LOTS 1, 2 C, BLOCK A, AND LOTS 1 AND 2, BLOCK B, BEING ALL OF THAT CALLED 26.956 ACRE TRACT OF LAND, RECORDED IN VOLUME 1243, PAGE 691 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS, SAID 26.956 ACRE TRACT IS DESCRIBED AS BEING COMPRISED OF A 2.793 ACRE TRACT OUT OF A 3.996 ACRE TRACT (TRACT I) WHICH WAS BEING SAID DONOR AND A 24.163 ACRE TRACT OUT OF A 26.163 ACRE TRACT (TRACT II) DESCRIBED IN SAID DEED, SAVE AND EXCEPT ONE ACRE HOMESTEAD, OUT OF TRACT I AND A 0.50 ACRE OF TRACT I, ALL OUT OF THE MARIA IGNACIA LEAL SURVEY NUMBER 180, ABSTRACT 298, IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS.



**LOT 2
BLOCK A
OPEN SPACE
DRAINAGE & UTILITY
EASEMENT**

**LOT 1
BLOCK A**

WINDING WOODS

**STATE HIGHWAY NO. 46
(RIVER ROAD)**

Key Bearings and Distances:

- Top Boundary (Winding Woods): N85°26'06"W ~ 212.63'
- Right Boundary (Lot 1): N72°03'08"W ~ 456.77'
- Bottom Boundary (River Road): N72°28'50"W ~ 717.90'
- Left Boundary (River Road): N73°31'10"E 82.00'
- Internal Easement Boundaries:
 - N10°18'38"E ~ 121.58' (between L4/L5 and L5/L6)
 - S17°00'00"W 130.42' (between L6/L7 and L7/L8)
 - N00°31'17"W 67.78' (between L8/L9 and L9/L10)
 - N7°53'10"E 76.53' (between L10/L11 and L11/L12)
- Other Distances: 39.85', 3.69', 4', 106.10', 91.84', 76.53'

Labels: C5, C11, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16

North Arrow: Located in the bottom right corner, pointing towards the top of the page.

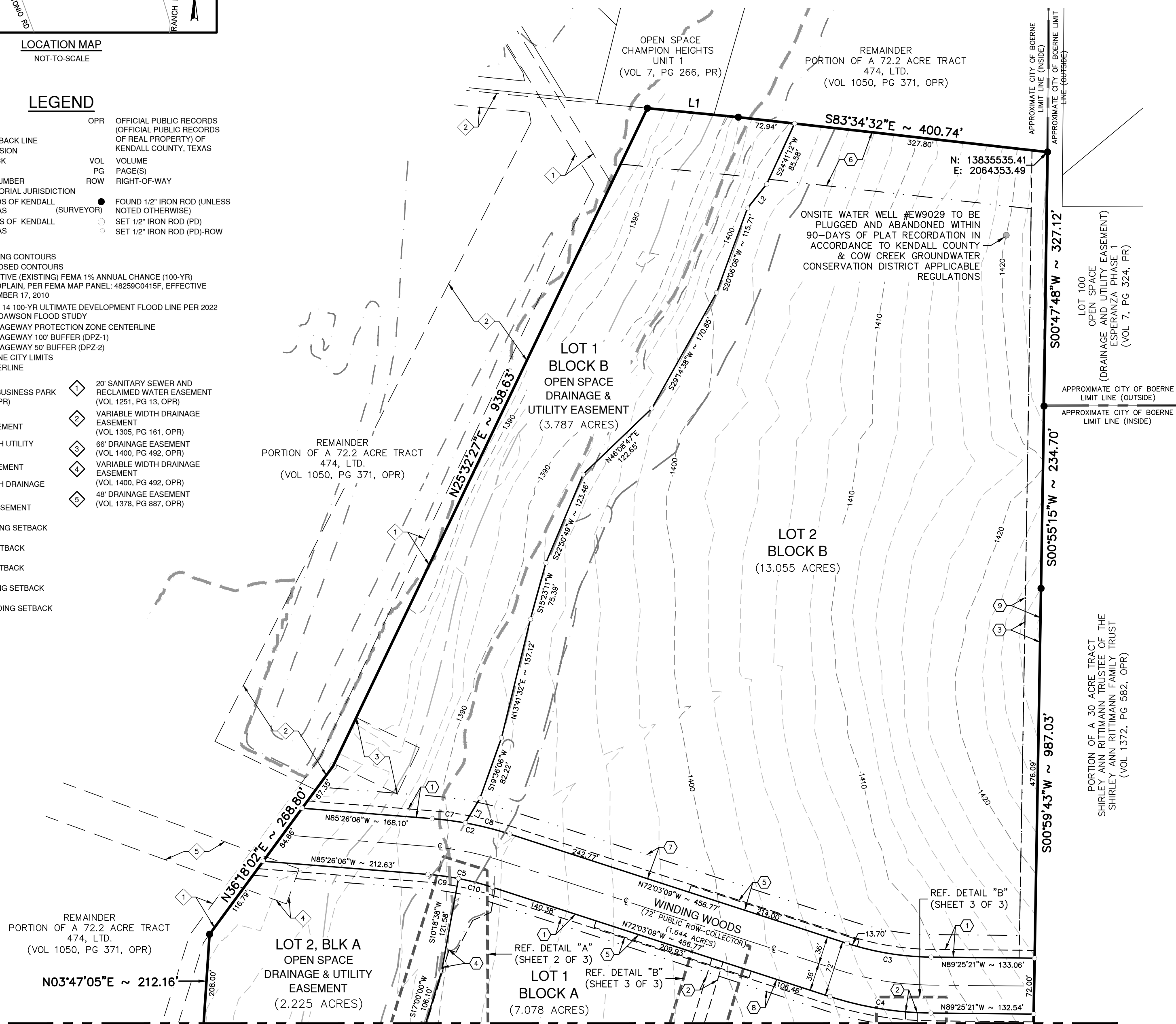
The map shows the City of Boerne, Texas, and its Extended Jurisdiction (ETJ). Key roads include River Rd, E Sh 46, E Main St, S Main St, S Esser Rd, Old San Antonio Rd, IH 10, Menger Springs, Champion Blvd, Hill Rd, Corner Creek, Ammann Road, and Esperanza Blvd. The City Limits (Inside) and City Limits (Outside) are indicated. The City of Boerne and City of Boerne ETJ are labeled. The proposed site is marked with a black dot and labeled 'SITE'. A north arrow is located in the bottom right corner.

LEGEND

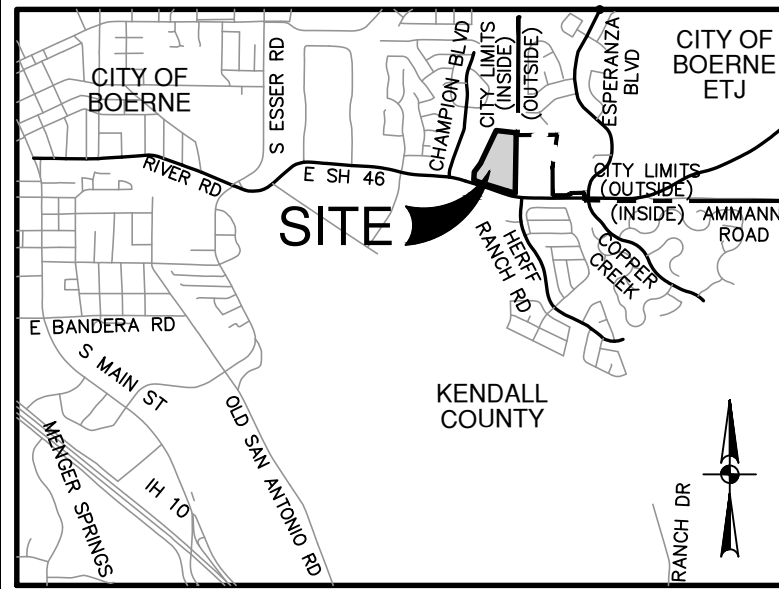
AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS
BLK	BLOCK		(OFFICIAL PUBLIC RECORDS
BSL	BUILDING SETBACK LINE		OF REAL PROPERTY) OF
CATV	CABLE TELEVISION		KENDALL COUNTY, TEXAS
CB	COUNTY BLOCK	VOL	VOLUME
DED	DEDICATION	PG	PAGE(S)
DOC	DOCUMENT NUMBER	ROW	RIGHT-OF-WAY
ETJ	EXTRATERRITORIAL JURISDICTION		
DR	DEED RECORDS OF KENDALL COUNTY, TEXAS	● (SURVEYOR)	FOUND 1 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
PR	PLAT RECORDS OF KENDALL COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
		○	SET 1/2" IRON ROD (PD)-ROW

- - - - - EXISTING CONTOURS
 - - - - - PROPOSED CONTOURS
 - - - - - EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR)
 FLOODPLAIN, PER FEMA MAP PANEL: 48259C0415F, EFFECTIVE
 DECEMBER 17, 2010
 - - - - - ATLAS 14 100-YR ULTIMATE DEVELOPMENT FLOOD LINE PER 2022
 PAPE-DAWSON FLOOD STUDY
 - - - - - DRAINAGEWAY PROTECTION ZONE CENTERLINE
 - - - - - DRAINAGEWAY 100' BUFFER (DPZ-1)
 - - - - - DRAINAGEWAY 50' BUFFER (DPZ-2)
 - - - - - BOERNE CITY LIMITS
 - - - - - CENTERLINE

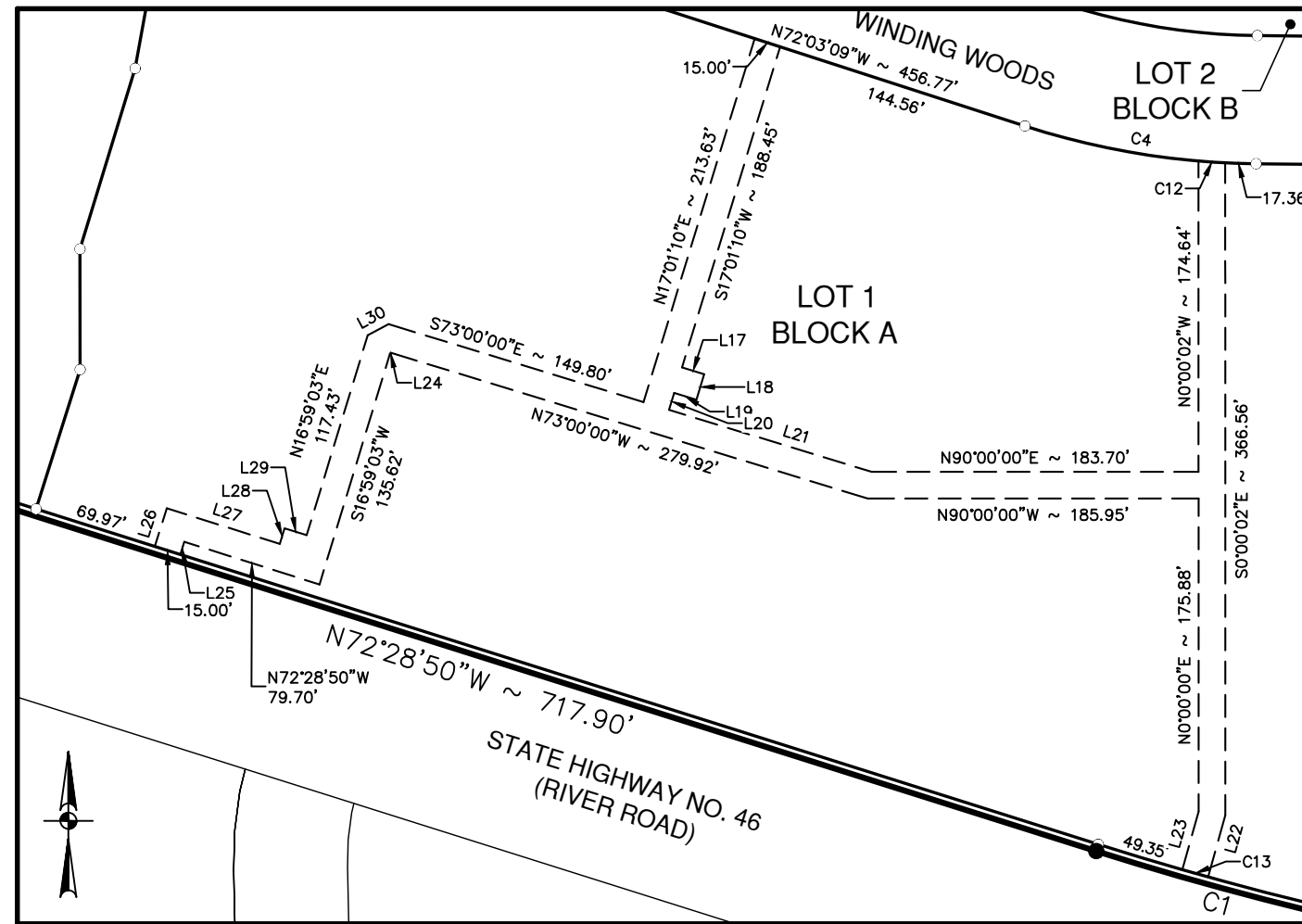
- | | | | |
|----|---|---|--|
| 1 | LOT 4
HERFF RANCH BUSINESS PARK
(VOL 6, PG 232, PR) | 1 | 20' SANITARY SEWER AND
RECLAIMED WATER EASEMENT
(VOL 1251, PG 13, OPR) |
| 1 | 10' UTILITY EASEMENT | 2 | VARIABLE WIDTH DRAINAGE
EASEMENT
(VOL 1305, PG 161, OPR) |
| 2 | VARIABLE WIDTH UTILITY
EASEMENT | 3 | 66' DRAINAGE EASEMENT
(VOL 1400, PG 492, OPR) |
| 3 | 20' UTILITY EASEMENT | 4 | VARIABLE WIDTH DRAINAGE
EASEMENT
(VOL 1400, PG 492, OPR) |
| 4 | VARIABLE WIDTH DRAINAGE
EASEMENT | 5 | 48' DRAINAGE EASEMENT
(VOL 1378, PG 887, OPR) |
| 5 | 8.75' STREET EASEMENT | | |
| 6 | 75' REAR BUILDING SETBACK | | |
| 7 | 29' BUILDING SETBACK | | |
| 8 | 19' BUILDING SETBACK | | |
| 9 | 20' SIDE BUILDING SETBACK | | |
| 10 | 40' FRONT BUILDING SETBACK | | |



SHEET 2 OF 3



LOCATION MAP
NOT-TO-SCALE



DETAIL "B"
VARIABLE WIDTH UTILITY EASEMENT
SCALE: 1" = 100'

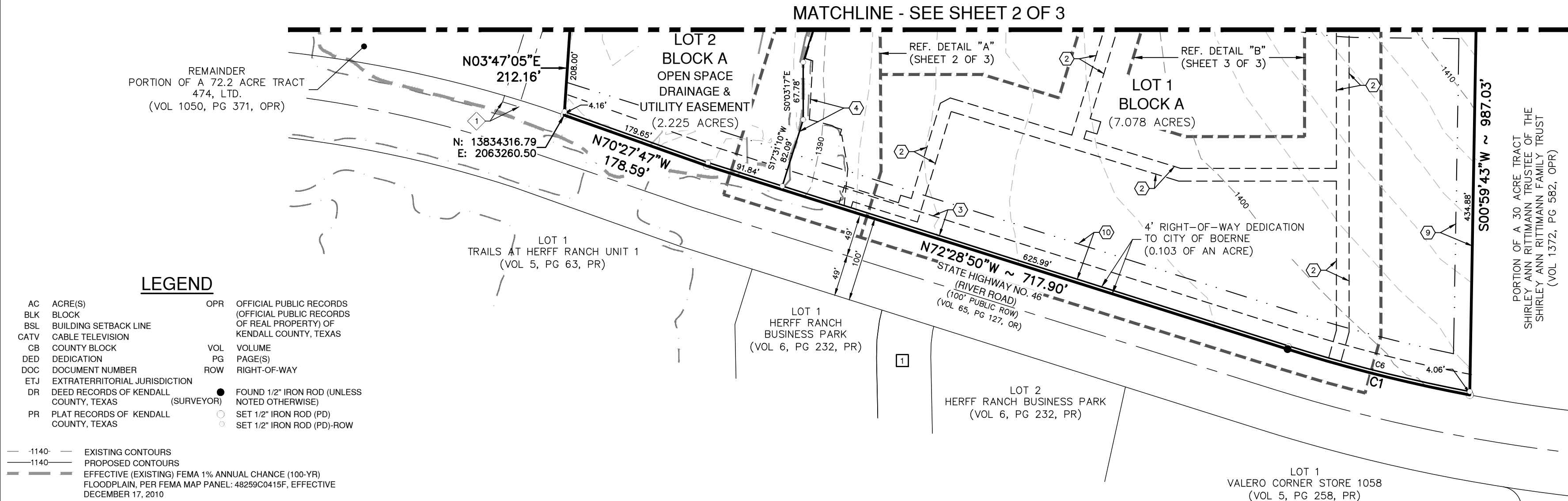
SUBDIVISION PLAT
OF
COLLECTION AT BOERNE

BEING A TOTAL OF 27.892 ACRE TRACT OF LAND, INCLUSIVE OF 0.103 ACRE AND 1.644 ACRE OF RIGHT OF WAY DEDICATION, ESTABLISHING LOTS 1 & 2, BLOCK A, AND LOTS 1 & 2, BLOCK B, BEING ALL OF THAT CALLED 26.956 ACRE TRACT OF LAND, RECORDED IN VOLUME 1243, PAGE 691 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS, SAID 26.956 ACRE TRACT IS DESCRIBED AS BEING COMPRISED OF A 2.793 ACRE TRACT OUT OF A 3.996 ACRE TRACT (TRACT I) DESCRIBED IN SAID DEED AND A 24.163 ACRE TRACT OUT OF A 96.163 ACRE TRACT (TRACT II) DESCRIBED IN SAID DEED, SAVE AND EXCEPT ONE ACRE HOMESTEAD OUT OF TRACT I AND A 0.50 ACRE OF TRACT I, ALL OUT OF THE MARIA IGNAZIA LEAL SURVEY NUMBER 180, ABSTRACT 298, IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS.

SCALE: 1" = 100'

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028900
DATE OF PREPARATION: April 04, 2023



LEGEND

AC ACRE(S)
BLK BLOCK
BSL BUILDING SETBACK LINE
CATV CABLE TELEVISION
CB COUNTY BLOCK
DED DEDICATION
DOC DOCUMENT NUMBER
ETJ EXTRATERRITORIAL JURISDICTION
DR DEED RECORDS OF KENDALL COUNTY, TEXAS
PR PLAT RECORDS OF KENDALL COUNTY, TEXAS

OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF KENDALL COUNTY, TEXAS
VOL VOLUME
PG PAGE(S)
ROW RIGHT-OF-WAY

● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○ SET 1/2" IRON ROD (PD)
○ SET 1/2" IRON ROD (PD)-ROW

— -1140 — EXISTING CONTOURS
— -1140 — PROPOSED CONTOURS
— — EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN, PER FEMA MAP PANEL: 48259C0415F, EFFECTIVE DECEMBER 17, 2010
— — ATLAS 14 100-YR ULTIMATE DEVELOPMENT FLOOD LINE PER 2022 PAPE-DAWSON FLOOD STUDY
— — DRAINAGEWAY PROTECTION ZONE CENTERLINE
— — DRAINAGEWAY 100' BUFFER (DPZ-1)
— — DRAINAGEWAY 50' BUFFER (DPZ-2)
— — BOERNE CITY LIMITS CENTERLINE

1 LOT 4 HERFF RANCH BUSINESS PARK (VOL 6, PG 232, PR)
2 10' UTILITY EASEMENT
3 VARIABLE WIDTH UTILITY EASEMENT
4 20' UTILITY EASEMENT
5 VARIABLE WIDTH DRAINAGE EASEMENT
6 48' DRAINAGE EASEMENT
7 8.75' STREET EASEMENT
8 75' REAR BUILDING SETBACK
9 29' BUILDING SETBACK
10 19' BUILDING SETBACK
11 20' SIDE BUILDING SETBACK
12 40' FRONT BUILDING SETBACK

1 20' SANITARY SEWER AND RECLAIMED WATER EASEMENT (VOL 1251, PG 13, OPR)
2 VARIABLE WIDTH DRAINAGE EASEMENT (VOL 1305, PG 161, OPR)
3 66' DRAINAGE EASEMENT (VOL 1400, PG 492, OPR)
4 VARIABLE WIDTH DRAINAGE EASEMENT (VOL 1400, PG 492, OPR)
5 48' DRAINAGE EASEMENT (VOL 1378, PG 887, OPR)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S84°21'28"E	117.68'
L2	S38°31'40"W	39.96'
L3	S30°37'13"W	37.25'
L4	S9°47'31"W	31.62'
L5	S66°04'32"W	25.73'
L6	S27°43'58"W	46.20'
L7	N73°09'33"W	9.53'
L8	S73°00'00"E	9.37'
L9	S3°20'56"W	69.31'
L10	S75°11'06"E	27.65'
L11	S60°27'23"E	4.36'
L12	S72°28'50"E	7.88'
L13	S17°31'10"W	6.54'
L14	S72°28'50"E	2.26'
L15	S10°15'38"E	40.01'

LINE TABLE		
LINE #	BEARING	LENGTH
L16	S5°37'31"W	43.77'
L17	S73°00'00"E	13.04'
L18	S17°00'00"W	15.00'
L19	N73°00'00"W	13.05'
L20	S17°01'10"W	9.93'
L21	S73°00'00"E	119.09'
L22	S15°33'47"W	35.99'
L23	N15°33'47"E	33.88'
L24	S62°00'00"W	0.86'
L25	S17°31'10"W	7.50'
L26	N17°31'10"E	22.50'
L27	S72°28'50"E	66.52'
L28	N17°00'00"E	9.16'
L29	S73°00'00"E	13.04'
L30	N62°00'00"E	13.29'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1860.27'	6°49'32"	N75°53'36"W	221.48'	221.61'
C2	436.00'	13°22'58"	N78°44'38"W	101.61'	101.84'
C3	364.00'	17°22'12"	N80°44'15"W	109.93'	110.35'
C4	436.00'	17°22'12"	N80°44'15"W	131.67'	132.18'
C5	364.00'	13°22'58"	N78°44'38"W	84.83'	85.02'
C6	1856.27'	6°48'16"	N75°52'58"W	220.32'	220.45'
C7	436.00'	5°38'46"	N82°36'43"W	42.95'	42.97'
C8	436.00'	7°44'12"	N75°55'15"W	58.83'	58.87'
C9	364.00'	6°16'24"	S82°17'54"E	39.83'	39.85'
C10	364.00'	7°06'34"	S75°36'26"E	45.14'	45.17'
C11	364.00'	7°06'34"	S75°36'26"E	45.14'	45.17'
C12	436.00'	1°58'33"	S86°09'12"E	15.03'	15.03'
C13	1856.27'	0°27'47"	N74°14'07"W	15.00'	15.00'