

LOCATION MAP NOT-TO-SCALE

Impact Fee Note

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.

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

Provide number of Lots and Types. Provide acreage of Row. being platted.

FASEMENT NOTES

ALL PROPERTIES DESIGNATED AS EASEMENTS SHALL OR MAY BE UTILIZED FOR THE FOLLOWING PURPOSES:

DRAINAGE FASEMENT 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.
- THE GRANTEE SHALL MAKE COMMERCIALLY 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 AS SUCH A TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY THE CITY COUNCIL OF THE CITY OF

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 SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE INGRESS AND EGRESS OVER PASSABLE AREAS OF THE GRANTOR'S, ADJACENT MITIGATION. LAND, WHEN THE DELINEATED ENTRANCE POINT THAT ABUTS PUBLIC 2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE 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 ELIGIBLE FOR A MAXIMUM TOTAL OF 1 ACCESS POINT(S) ALONG HIGHWAY 46 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 PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE THE UTILITIES WITHIN THE EASEMENT; THE RIGHT TO RELOCATE ALONG THE SAME RIGHT-OF-WAY, LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE GENERAL DIRECTION OF UTILITIES; THE RIGHT TO REMOVE FROM THE EASEMENT DIRECTED BY TXDOT. ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY 4. THE DEVELOPER AND/OR THE FUTURE LANDOWNER IS RESPONSIBLE FOR ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OR PREVENTING ANY ADVERSE IMPACT TO TXDOT HIGHWAY AND DRAINAGE SYSTEM 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 ACCESS MANAGEMENT MANUAL, SAN ANTONIO DISTRICT DRIVEWAY, SIDEWALK, EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMANGE, DESTROY, INJURE, LANDSCAPING, AND DRAINAGE PERMIT PACKAGE, TXDOT ROADWAY DESIGN AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. MANUAL, TXDOT HYDRAULIC MANUAL, TXDOT CONSTRUCTION SPECIFICATIONS, HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR AND TXDOT STANDARD SHEETS WHEN THE SITE DEVELOPS. OTHER IMPROVEMENTS.
- THE CITY SHALL MAKE COMMERCIALLY REASONABLE EFFORTS TO ENSURE LOT SETBACKS ARE DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE RESTORATION IS REASONABLE IN ACCORDANCE WITH THE CITY'S USUAL AND CATEGORY 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 EASMENTS.

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE

REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS (RIVER ROAD), BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1118.10 3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK

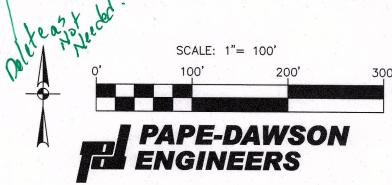
WITHIN THE RIGHT-OF-WAY. A HYDRAULIC REVIEW IS REQUIRED. 5. TXDOT WILL USE THE CURRENT EDITIONS OF THE APPROPRIATE MANUALS WHEN ISSUING PERMITS. TYPICAL MANUALS USED, BUT NOT LIMITED TO ARE: TXDOT

SETBACKS IN CITY LIMITS:

THAT DAMAGE TO THE PROPERTY IN MINIMIZED AND THE CITY WILL AT ALL ENFORCED AT THE TIME OF THE DEVELOPMENT AND ARE BASED ON ZONING/LOT TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE UTILITIES, RESTORE SIZE. UNLESS OTHERWISE IDENTIFIED, THE FRONT SETBACK FOR A PIE SHAPED THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND LOT OF A LOT ON A CURVILINEAR STREET OR CUL-DE-SAC IS MEASURED BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH WHEREVER THE LOT WITH MEETS THE FRONTAGE REQUIREMENTS FOR THE LOT

SUBDIVISION PLAT **COLLECTION AT BOERNE**

BEING A TOTAL OF 27.892 ACRE TRACT OF LAND, INCLUSIVE OF 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,



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

DATE OF PREPARATION: April 04, 2023 REVIEWED CITY OF BOERNE PLANNING DEPARTMENT

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

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 SUBSCRIBE 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

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 DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

STATE OF TEXAS COUNTY OF KENDALL

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__

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, DAY OF _, A.D. <u>20</u>

Pate of Preparation;

Provide a map 5% grade NOTAL

any slopes over no more

to determine that property than 50% of total property exceeds a solo grade as

exceeds a solo grade as

per sec 2.8 k. of the Boline upc.

SHEET 3 OF 3 STATE HIGHWAY NO. 46 (RIVER ROAD)

SHEET 2 OF 3

CITY OF BOERNE PLANNING DEPARTMENT

REVIEWED

SURVEYOR'S NOTES

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED
- 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

REGISTERED PROFESSIONAL LAND SURVEYOR

SHEET 1 OF 3

COUNTY CLERK, KENDALL COUNTY, TEXAS , DEPUTY

COUNTY CLERK OF SAID

BOERNE CITY OF BOERNE KENDALL COUNTY **LOCATION MAP** NOT-TO-SCALE

LEGEND

AC ACRE(S) BLK BLOCK BSL BUILDING SETBACK LINE CATV CABLE TELEVISION CB COUNTY BLOCK VOL VOLUME DED DEDICATION PG PAGE(S)

DOC DOCUMENT NUMBER ETJ EXTRATERRITORIAL JURISDICTION FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) DR DEED RECORDS OF KENDALL COUNTY, TEXAS NOTED OTHERWISE) PR PLAT RECORDS OF KENDALL SET 1/2" IRON ROD (PD) COUNTY, TEXAS

- -1140- — EXISTING CONTOURS ----1140------ PROPOSED CONTOURS EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN, PER FEMA MAP PANEL: 48259C0415F, EFFECTIVE ATLAS 14 100-YR ULTIMATE DEVELOPMENT FLOOD LINE PER 2022

DRAINAGEWAY PROTECTION ZONE CENTERLINE DRAINAGEWAY 100' BUFFER (DPZ-1) DRAINAGEWAY 50' BUFFER (DPZ-2) BOERNE CITY LIMITS & Prop tection Zone

1 LOT 4
HERFF RANCH BUSINESS PARK (VOL 6, PG 232, PR) 10' UTILITY EASEMENT PROCESS

2 VARIABLE WIDTH UTILITY (3) 3 20' UTILITY EASEMENT VARIABLE WIDTH DRAINAGE EASEMENT

5 8.75' STREET EASEMENT 6 75' REAR BUILDING SETBACK

8 19' BUILDING SETBACK

9 20' SIDE BUILDING SETBACK 40' FRONT BUILDING SETBACK

OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF KENDALL COUNTY, TEXAS

ROW RIGHT-OF-WAY

SET 1/2" IRON ROD (PD)-ROW

PAPE-DAWSON FLOOD STUDY

20' SANITARY SEWER AND RECLAIMED WATER EASEMENT (VOL 1251, PG 13, OPR) VARIABLE WIDTH DRAINAGE EASEMENT (VOL 1305, PG 161, OPR) 66' DRAINAGE EASEMENT (VOL 1400, PG 492, OPR)

VARIABLE WIDTH DRAINAGE EASEMENT (VOL 1400, PG 492, OPR) 48' DRAINAGE EASEMENT

(VOL 1378, PG 887, OPR)

7 29' BUILDING SETBACK

(VOL 1050, PG 371, OPR)

REMAINDER

PORTION OF A 72.2 ACRE TRACT

474, LTD.

REMAINDER
PORTION OF A 72.2 ACRE TRACT
474, LTD.
(VOL 1050, PG 371, OPR) LOT 2, BLK A

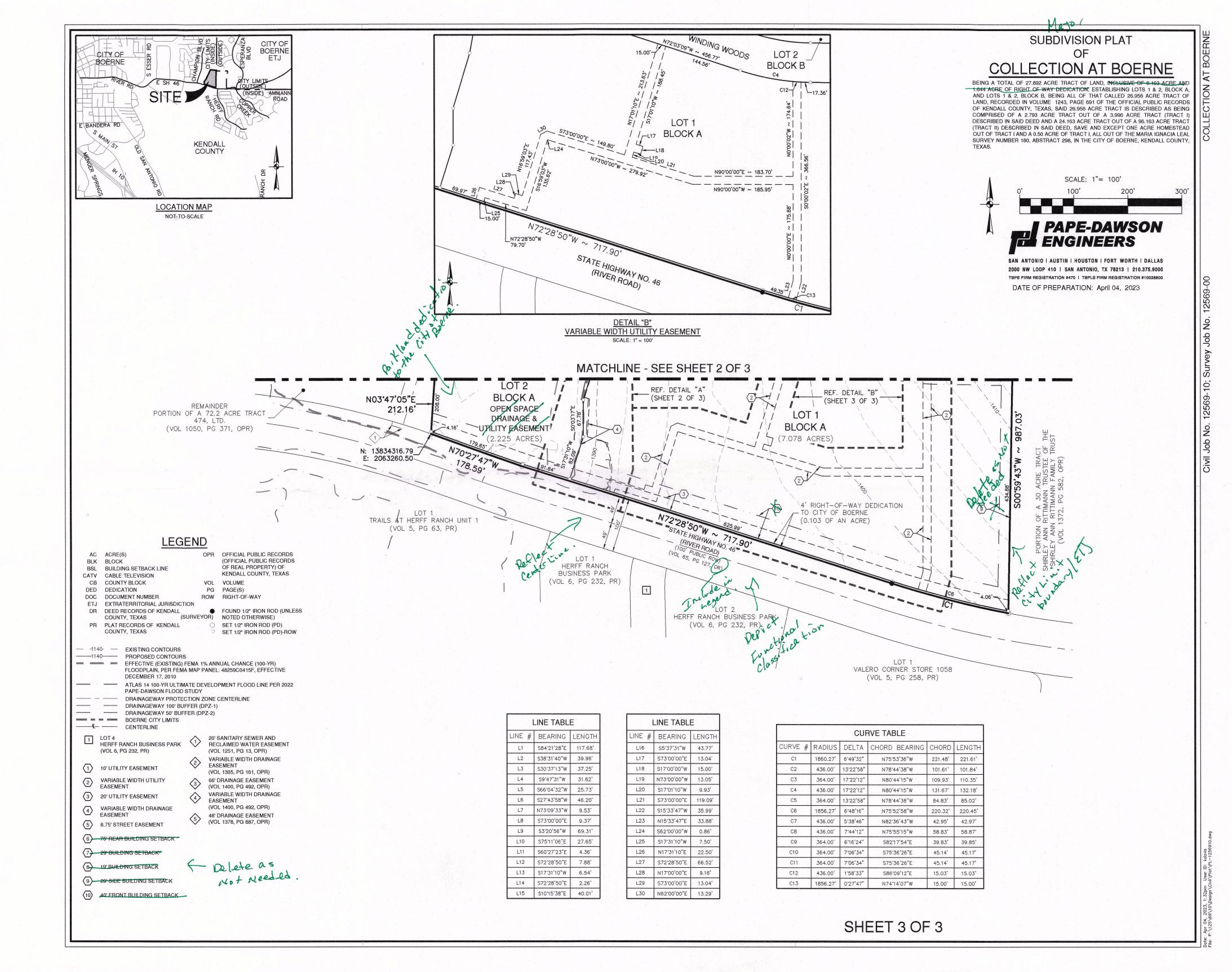
OPEN SPACE

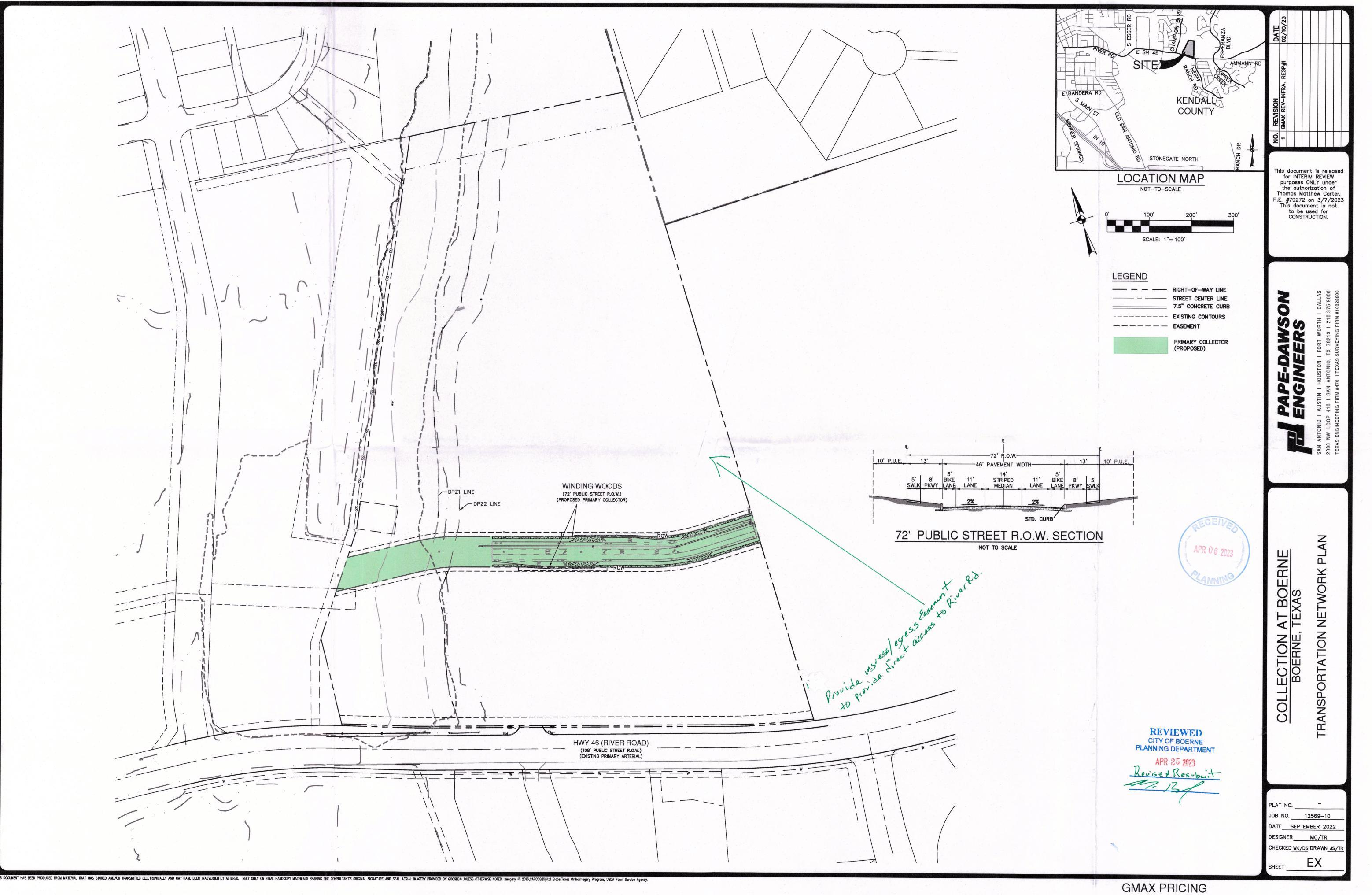
DRAINAGE & UTILITY

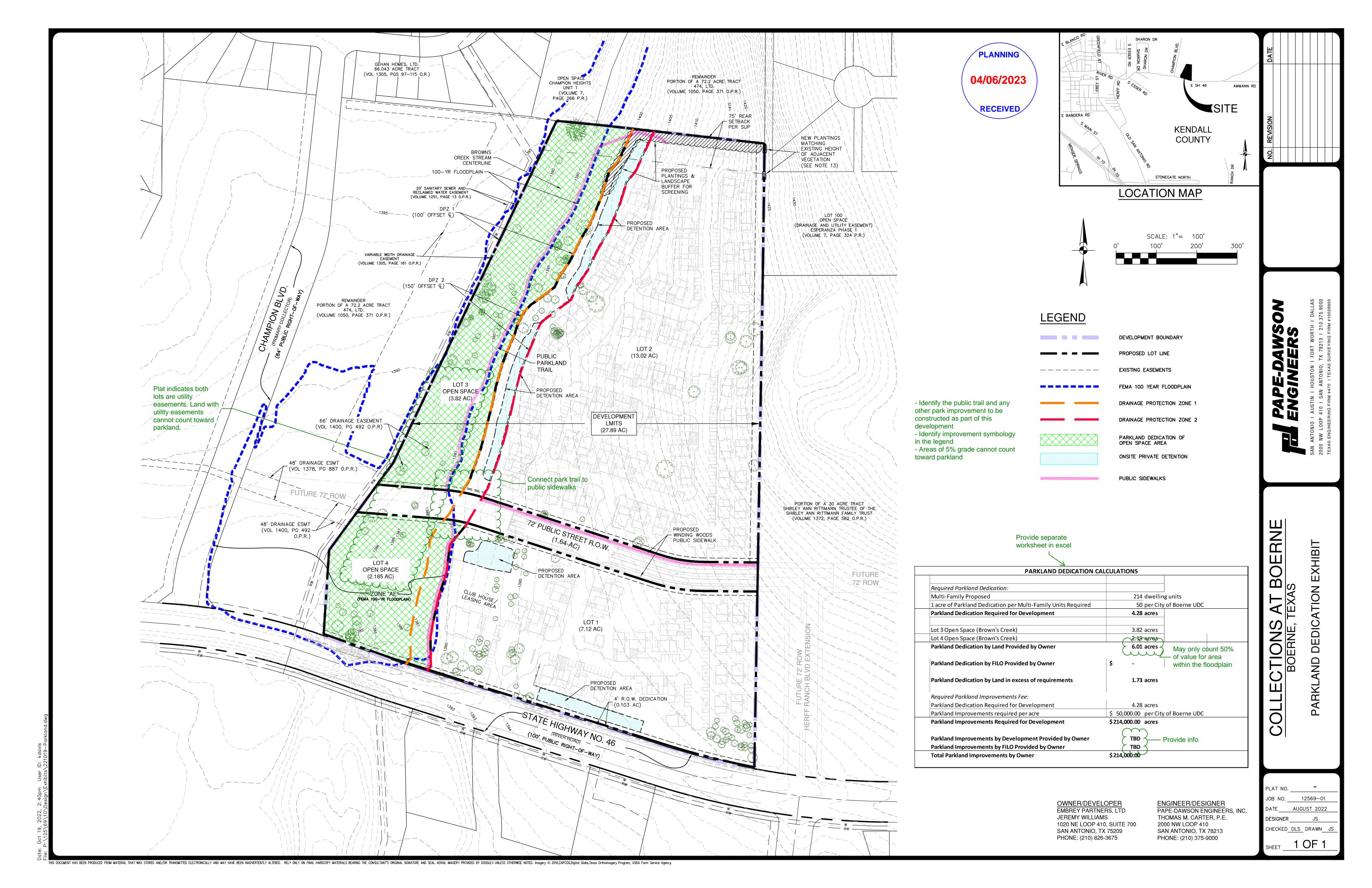
EASEMENT N03°47'05"E ~ 212.16

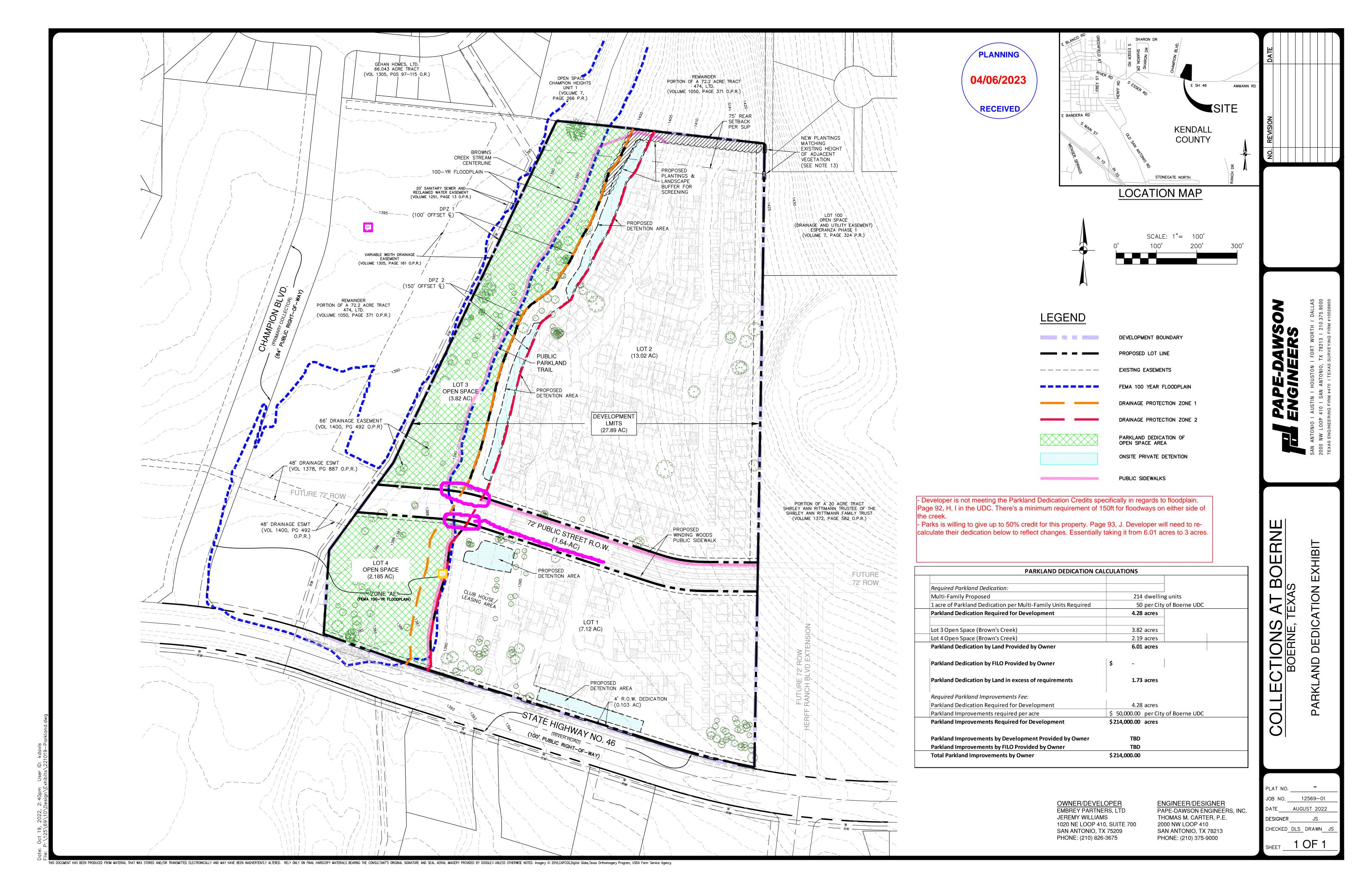
(2.225 ACRES) (7.078 ACRES) MATCHLINE - SEE SHEET 3 OF 3

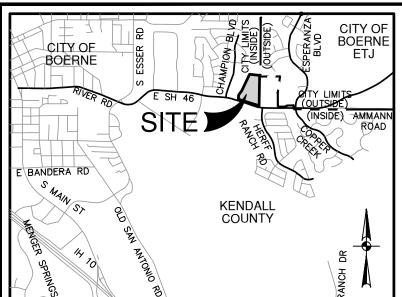
SHEET 2 OF 3











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:

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

PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED

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

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS LOTS AND DRAINAGE LAYOUT. TO THE

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STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND

LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

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LICENSED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL LAND SURVEYOR

'PAPE-DAWSON" UNLESS NOTED OTHERWISE.

DIMENSIONS SHOWN ARE SURFACE.

FOR THE SOUTH CENTRAL ZONE.

CITY OF BOERNE PLANNING COMMISSION.

STATE OF TEXAS COUNTY OF BEXAR

STATE OF TEXAS COUNTY OF BEXAR

PAPE-DAWSON ENGINEERS, INC.

FINAL SURVEY DOCUMENT

DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.

EASEMENT NOTES

ALL PROPERTIES DESIGNATED AS EASEMENTS SHALL OR MAY BE UTILIZED FOR THE

IMPACT FEE ASSESSMENT:

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

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 NGRESS 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 TH 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

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> 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. 4. 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.

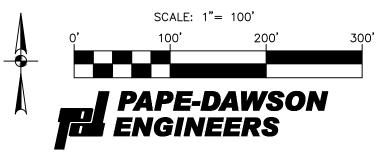
> 5. TXDOT WILL USE THE CURRENT EDITIONS OF THE APPROPRIATE MANUALS WHEN ISSUING PERMITS. TYPICAL MANUALS USED, BUT NOT LIMITED TO ARE: TxDOT ACCESS MANAGEMENT MANUAL, SAN ANTONIO DISTRICT DRIVEWAY, SIDEWALK LANDSCAPING, AND DRAINAGE PERMIT PACKAGE, TXDOT ROADWAY DESIGN MANUAL, TXDOT HYDRAULIC MANUAL, TXDOT CONSTRUCTION SPECIFICATIONS,

SETBACKS IN CITY LIMITS:

THE CITY SHALL MAKE COMMERCIALLY REASONABLE EFFORTS TO ENSURE LOT SETBACKS ARE DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE THAT DAMAGE TO THE PROPERTY IN MINIMIZED AND THE CITY WILL AT ALL ENFORCED AT THE TIME OF THE DEVELOPMENT AND ARE BASED ON ZONING/LOT SIZE. UNLESS OTHERWISE IDENTIFIED, THE FRONT SETBACK FOR A PIE SHAPED THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND LOT OF A LOT ON A CURVILINEAR STREET OR CUL-DE-SAC IS MEASURED BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH WHEREVER THE LOT WITH MEETS THE FRONTAGE REQUIREMENTS FOR THE LOT

SUBDIVISION PLAT OF **COLLECTION AT BOERNE**

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



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

DATE OF PREPARATION: April 04, 2023



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MGM

RECEIVE

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

PLANNING

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

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

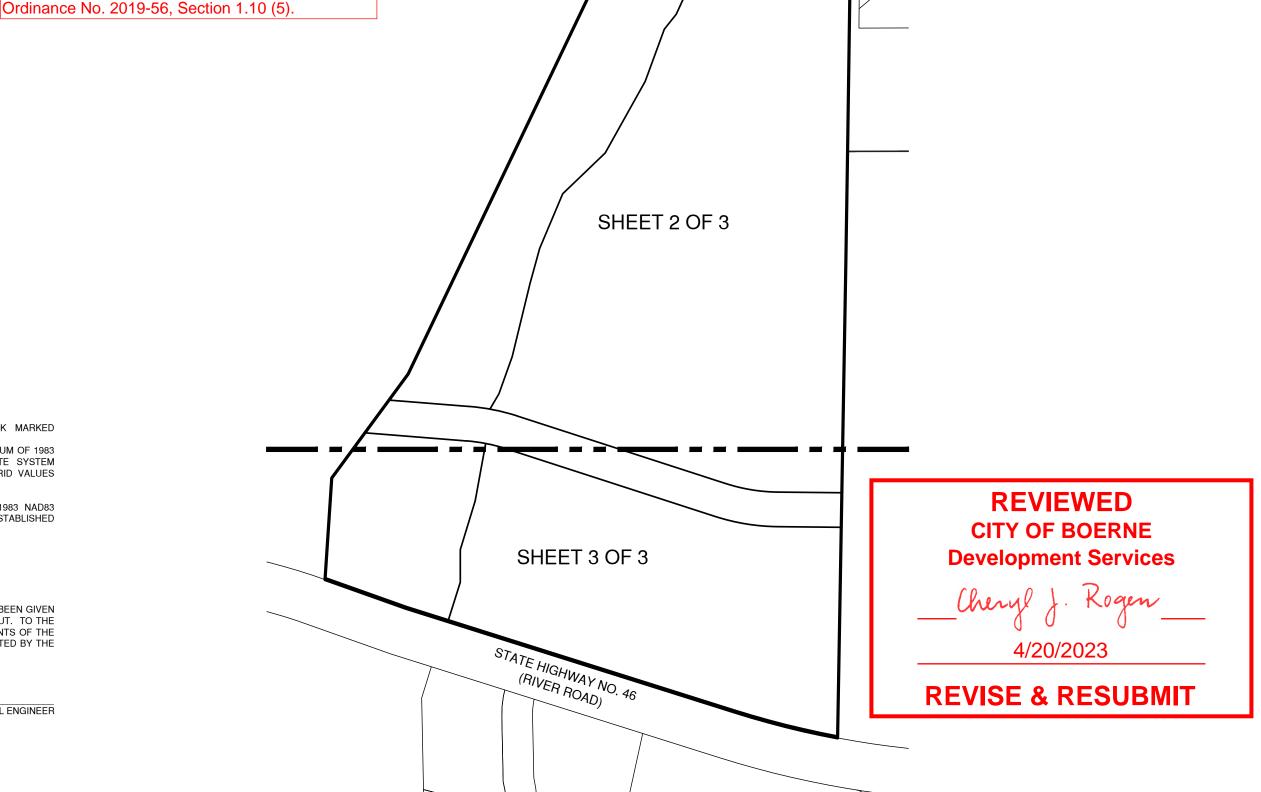
THIS PLAT OF <u>COLLECTION AT BOERNE</u> HAS BEEN SUBMITTED TO THE CITY OF BOERNE, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

> DAY OF DATED THIS , A.D. 20___

> > DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

STATE OF TEXAS COUNTY OF KENDALL

, 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___ 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, __ DAY OF__ ___, A.D. <u>20</u>___ COUNTY CLERK, KENDALL COUNTY, TEXAS

SHEET 1 OF 3

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Civil Job No. 12569-10; Survey Job No. 12569-00