

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 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 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.
- 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.

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.

- 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 commercially 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:

- 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.

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. 2017-13, 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 are forty-five (45) heritage legacy trees, 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 or 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.

General Note

Lot Area Information

Total Platted Acreage = 10.054 acre  
Total Lots = 1 open space / parkland  
= 1 commercial lot  
Lot 1 = 7.349 acre  
Lot 900 = 2.705 acre

Acreage and Density:

Total Open Space = 2.705 acres  
Total Lot = 10.054 acres  
Gross Density = 3.717 acres

State of Texas  
County of \_\_\_\_\_

Owner's Acknowledgement:

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.

Boerne Commons Ltd.  
1010 W. Martin Luther King, Jr. Boulevard  
Austin, Texas 78701

By: \_\_\_\_\_

State of Texas  
County of \_\_\_\_\_

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 he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas

State of Texas  
County of Kendall

I, \_\_\_\_\_ County Clerk of said county, do

hereby certify that this plat was filed for record in my office, on the

\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_ at \_\_\_\_ M, and duly recorded the \_\_\_\_\_

day of \_\_\_\_\_, A.D. 20\_\_ at \_\_\_\_ M in the records of \_\_\_\_\_ of said county, in Book Volume \_\_\_\_\_ on Page \_\_\_\_\_.

In testimony whereof, witness my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

County Clerk, Kendall County, Texas

By: \_\_\_\_\_  
Deputy

Surveyors notes:

- Property corners are monumented with 1/2" iron rod with a plastic cap stamped "KHA", unless noted otherwise.
- The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, South Central Zone (FIPS 4204) (NAD'83), as determined by the Global Positioning System (GPS). All distances shown hereon are on the GRID. The unit of linear measurement is 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.

Abel P. Stendahl  
Registered Professional Land Surveyor #6754

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 he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas

State of Texas  
County of Bexar

I hereby certify that proper engineering consideration has been given in 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 these variances granted by the Planning and Zoning Commission of the City of Boerne.

Jeffrey Carroll, P.E. #93625  
Licensed Professional Engineer

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 he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas

Approval of the Planning and Zoning Commission:

This plat of **ROERS BLUFFVIEW MULTI-FAMILY SUBDIVISION PLAT** 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 \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Secretary

## BLUFFVIEW MULTI-FAMILY SUBDIVISION PLAT

BEING PORTION OF A CALLED 10.02 ACRES IN  
VOL.1373, PG.340 AND VOL.1373, PG.337 OPRKC  
"ROERS BOERNE APARTMENTS OWNER, LLC, A  
MINNESOTA LIMITED LIABILITY COMPANY"  
CREATED IN MEETS AND BOUNDS OF CALLED  
10.022 ACRE VOL.104, PG.825 DRKC

# Kimley»Horn

10101 Reunion Pl, Suite 400  
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166  
www.kimley-horn.com

Scale

1" = 100'

Drawn by

TGC

Checked by

JGM

Date

2/7/2023

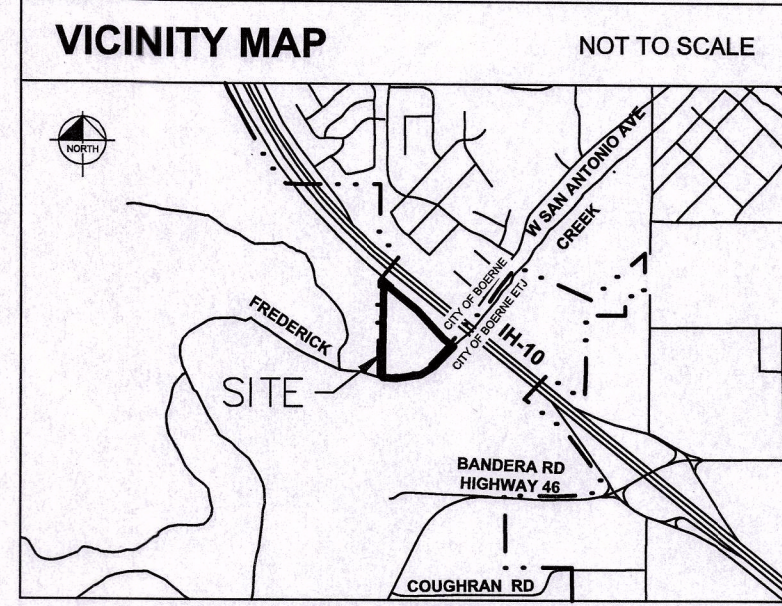
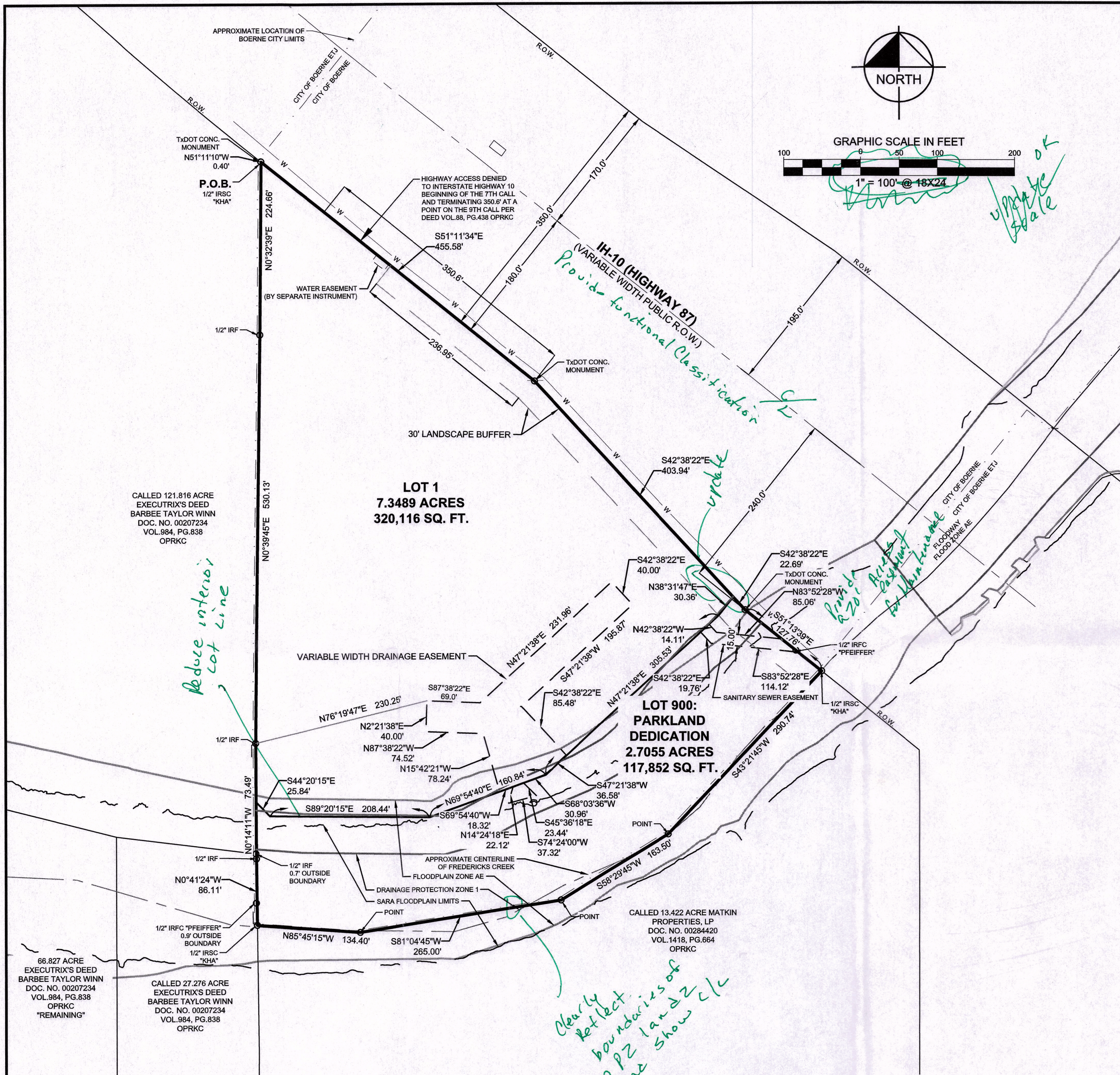
Project No.

069290301

Sheet No.

1 OF 2





LEGEND	
IRSC	5/8" IRON ROD W/ "KHA" CAP SET
IRF	IRON ROD FOUND
DRKC	DEED RECORDS OF KENDALL COUNTY
OPRKC	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	FENCE
	SLOPE AREA 15% OR GREATER

**BLUFFVIEW MULTI-FAMILY SUBDIVISION PLAT**  
BEING PORTION OF A CALLED 10.02 ACRES IN VOL.1373, PG.340 AND VOL.1373, PG.337 OPRKC "ROERS BOERNE APARTMENTS OWNER, LLC, A MINNESOTA LIMITED LIABILITY COMPANY" CREATED IN MEETS AND BOUNDS OF CALLED 10.022 ACRE VOL.104, PG.825 DRKC

**Kimley»Horn**

10101 Reunion Pl, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

No.	DATE	REVISION DESCRIPTION
1		

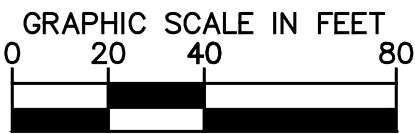
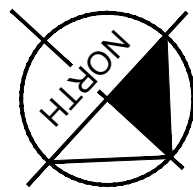
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	TGC	JGM	2/7/2023	069290301	2 OF 2



Drawing name: K:\304A Civil\069290301-Roers Berens\304A\DrawSheets\C-REC-069290301.dwg FIRE PROTECTION SITE PLAN Apr 26, 2023 5:12pm by Scott Williams  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

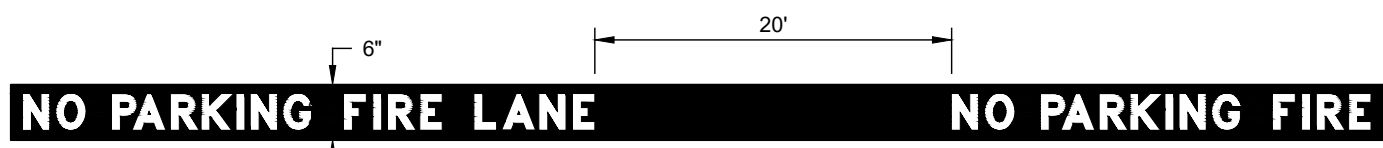
BENCHMARK LIST
DATUM IS NAVD '88 BASED ON GPS OBSERVATIONS.
BM # 100 - MAG NAIL SET IN ASPHALT OF IH-10 (HIGHWAY 87) 700+ FEET NORTHWEST OF 10 ACRE SURVEYED TRACT ELEVATION = 1437.615'
BM #101 MAG NAIL SET IN PAVEMENT NEAR THE CENTER OF SPENCER ROAD AND SOUTH OF THE SOUTHEAST CORNER OF THE 2.9 ACRE WILSON SHIRLEY JOHNSON TRACT ELEVATION = 1530.034'

**CAUTION!!**  
EXISTING UNDERGROUND UTILITIES IN THE AREA CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.



LEGEND	
	FIRE LANE
	FIRE TRUCK HOSE LAY TO HYDRANT
	HOSE LAY (PULLING BY HAND)
	EXISTING FIRE HYDRANT
	PROPOSED WATER HYDRANT

NOTES	
1.	ALL FIRE WATER LINES SHALL BE PVC C900, DR-14 OR APPROVED EQUAL.
2.	FIRE LANE MARKINGS SHALL BE A MINIMUM OF 26'



FIRE LANE STRIPING SHALL BE 6" RED STRIPES WITH 4" INCH WHITE LETTERS READING "NO PARKING FIRE LANE". STRIPING SHALL BE PLACED FROM THE TOP OF THE SEAM OF THE CURB TO A POINT EVEN WITH THE DRIVING SURFACE OR AS SPECIFIED BY LOCAL REQUIREMENTS.

FIRE LANE MARKING  
N.T.S.



1512 South Flores Street  
San Antonio, TX 78204  
P. 210.227.2612 / F. 210.227.9457

INTERIOR DESIGNER

--  
--  
--

DEVELOPER

ROERS COMPANIES

Logan Schmidt  
Senior Development Associate  
P. 608-604-2163

CIVIL ENGINEER

KIMLEY-HORN

TBPE FIRM NO. 928  
10101 Reunion Place, Suite 400  
San Antonio, TX 78216  
P. 210-541-9166

LANDSCAPE ARCHITECT

MP STUDIO

Cecilia Garcia-Hours  
Principal  
P. 210-314-5582

STRUCTURAL ENGINEER

--  
--  
--

MEP ENGINEERS

RAYMOND ENGINEERING

Bill Patterson  
32938 Tamina Rd., Ste. 101  
Magnolia, TX 77354  
P. (281)-440-7211

PROJECT NAME

BLUFF VIEW  
MULTI-FAMILY

FOR  
REVIEW  
ONLY

PROJECT NUMBER: 069290301

DRAWN BY: --

APPROVED BY: --

PERMIT DATE: ---

BID DATE:

CONSTRUCTION DATE:

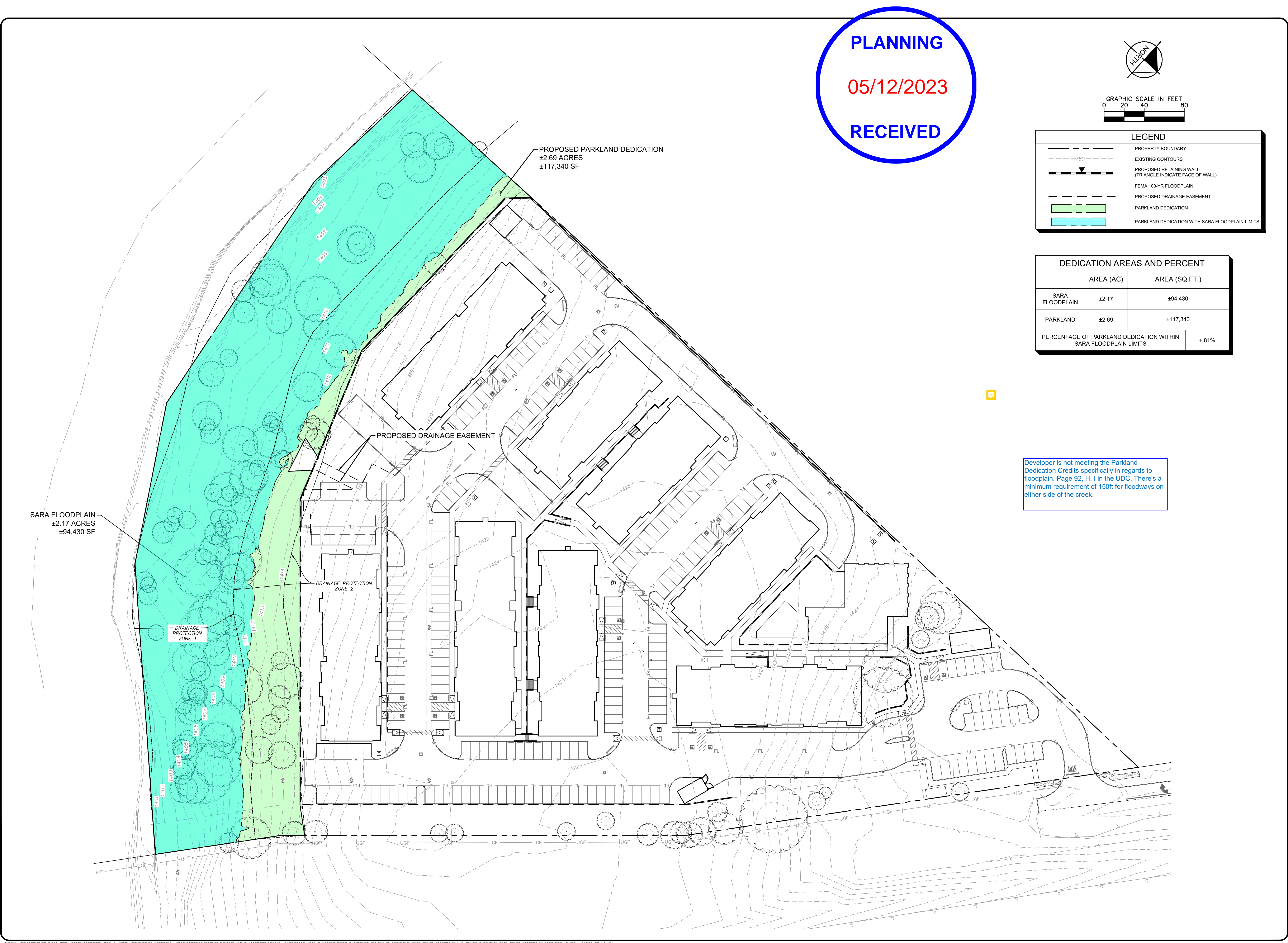
SHEET TITLE

FIRE  
PROTECTION  
SITE PLAN

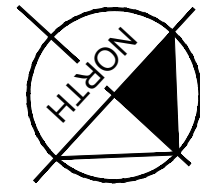
C3.4



K:\SNA\_Civil\069290301-Roers Boerne\CAD\Exhibits\Parkland Dedication Exhibit.dwg OVERALL SITE PLAN Feb 02, 2023 3:48pm by Aurora Garza



PLANNING  
05/12/2023  
RECEIVED



GRAPHIC SCALE IN FEET  
0 20 40 80

LEGEND	
	PROPERTY BOUNDARY
	EXISTING CONTOURS
	PROPOSED RETAINING WALL (TRIANGLE INDICATE FACE OF WALL)
	FEMA 100-YR FLOODPLAIN
	PROPOSED DRAINAGE EASEMENT
	PARKLAND DEDICATION
	PARKLAND DEDICATION WITH SARA FLOODPLAIN LIMITS

DEDICATION AREAS AND PERCENT		
	AREA (AC)	AREA (SQ FT.)
SARA FLOODPLAIN	±2.17	±94,430
PARKLAND	±2.69	±117,340
PERCENTAGE OF PARKLAND DEDICATION WITHIN SARA FLOODPLAIN LIMITS		± 81%

KIMLEY-HORN AND ASSOCIATES, INC.  
10101 REUNION PLACE, SUITE 400, SAN ANTONIO, TX 78216  
PHONE: 210-541-9166 FAX: 210-541-1569  
WWW.KIMLEY-HORN.COM TBP# FIRM NO. 928

PARKLAND DEDICATION EXHIBIT

BLUFF VIEW  
MULTI-FAMILY

JOB NO.: 069290301

SCALE: 1" = 40'

DATE: 2/2/2023

ROERS COMPANIES



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The subject area is not upstream from a City water supply lake.

General Note

Lot Area Information  
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= 1 commercial lot  
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Acreage and Density:  
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State of Texas  
County of \_\_\_\_\_

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1010 W. Martin Luther King, Jr. Boulevard  
Austin, Texas 78701

By: \_\_\_\_\_

State of Texas  
County of \_\_\_\_\_

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Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas

State of Texas  
County of Kendall

I, \_\_\_\_\_ County Clerk of said county, do

hereby certify that this plat was filed for record in my office, on the

\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_ at \_\_\_\_ M, and duly recorded the \_\_\_\_

day of \_\_\_\_\_, A.D. 20\_\_ at \_\_\_\_ M in the records of \_\_\_\_\_ of said county, in Book Volume \_\_\_\_\_ on Page \_\_\_\_\_.

In testimony whereof, witness my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

County Clerk, Kendall County, Texas

By: \_\_\_\_\_  
Deputy

Surveyors notes:

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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.

Abel P. Stendahl  
Registered Professional Land Surveyor #6754

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Notary Public, State of Texas

State of Texas  
County of Bexar

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Jeffrey Carroll, P.E. #93625  
Licensed Professional Engineer

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Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas

Approval of the Planning and Zoning Commission:

This plat of ROERS BLUFFVIEW MULTI-FAMILY SUBDIVISION PLAT 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 \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_  
Chair

By: \_\_\_\_\_  
Secretary

REVIEWED  
CITY OF BOERNE  
Development Services

\_\_\_\_ Cheryl J. Rogen \_\_\_\_  
6/1/2023

REVISE & RESUBMIT

BLUFFVIEW MULTI-FAMILY  
SUBDIVISION PLAT

BEING PORTION OF A CALLED 10.02 ACRES IN  
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1" = 100'	TGC	JGM	2/7/2023	069290301	1 OF 2



