

LOCATION MAP
NOT-TO-SCALE

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 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.

OBSTRUCTIONS OF DRAINAGE:

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

PROJECT SUMMARY TABLE

TOTAL MULTI-FAMILY RESIDENTIAL LOTS	(2) 20.083 ACRES
TOTAL OPEN SPACE LOTS	(2) 6.062 ACRES
ROW ACREAGE	1.747 ACRES
TOTAL ACREAGE	27.892 ACRES

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 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 THOSE VARIANCES GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____
20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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.

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 PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____
20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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.

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 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.

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.

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.

FIRE ACCESS NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF BOERNE FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF BOERNE PLANNING DEPARTMENT, CITY OF BOERNE ENGINEERING & MOBILITY DEPARTMENT AND THE BOERNE FIRE DEPARTMENT FIRE MARSHAL.

TxDOT NOTES:

1. 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.

2. 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.

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, 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.

TEMPORARY PRIVATE INGRESS / EGRESS EASEMENT:

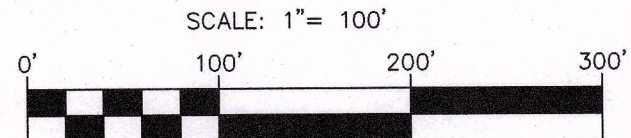
TEMPORARY PRIVATE INGRESS AND EGRESS EASEMENT FOR THE EXCLUSIVE BENEFIT OF LOT 2 BLOCK B. SAID EASEMENT SHALL TERMINATE UPON THE EXTENSION OF WINDING WOODS TO CHAMPION BLVD. OR HEREF RANCH BLVD.

REFERENCE SHEET 3 OF 3 FOR
CURVE AND LINE TABLES

OK

MAJOR SUBDIVISION PLAT OF COLLECTION AT BOERNE

BEING A TOTAL OF 27.892 ACRE TRACT OF LAND, 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
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: May 18, 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 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
7600 BROADWAY, SUITE 300
SAN ANTONIO, TEXAS 78209

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 BEXAR

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 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 _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

APPROVAL OF THE PLANNING AND ZONING COMMISSION

THIS PLAT OF COLLECTION AT BOERNE 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 _____, A.D. 20____.

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. 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

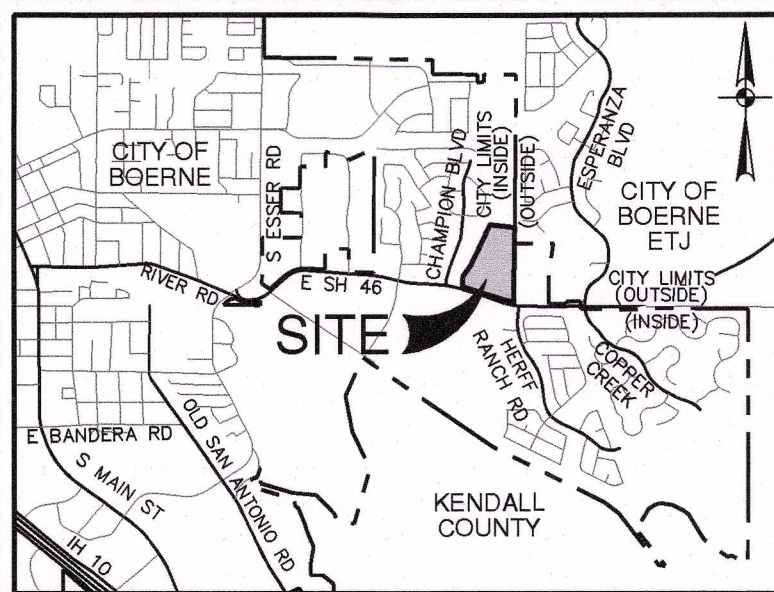
HAND AND OFFICIAL SEAL OF OFFICE,

THIS ____ DAY OF _____, A.D. 20____.

COUNTY CLERK, KENDALL COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 1 OF 3



LOCATION MAP
NOT-TO-SCALE

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	OR	OFFICIAL RECORDS
DED	DEDICATION	VOL	VOLUME
DOC	DOCUMENT NUMBER	PG	PAGE(S)
ETJ	EXTRATERRITORIAL JURISDICTION	ROW	RIGHT-OF-WAY
DR	DEED RECORDS OF KENDALL COUNTY, TEXAS		FOUND 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
---	LIMITS OF THE DRAFT 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN IN THE MODEL PREPARED BY SAN ANTONIO RIVER AUTHORITY AND SUBMITTED TO FEMA
---	DRAINAGEWAY PROTECTION ZONE CENTERLINE
---	DRAINAGEWAY 100' PROTECTION ZONE (DPZ-1)
---	DRAINAGEWAY 50' PROTECTION ZONE (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 (0.457 OF AN ACRE) | 2 | VARIABLE WIDTH DRAINAGE EASEMENT (VOL 1305, PG 161, OPR) |
| 2 | VARIABLE WIDTH UTILITY EASEMENT (0.460 OF AN ACRE) | 3 | 66' DRAINAGE EASEMENT (VOL 1400, PG 492, OPR) |
| 3 | 20' UTILITY EASEMENT (0.513 OF AN ACRE) | 4 | VARIABLE WIDTH DRAINAGE EASEMENT (VOL 1400, PG 492, OPR) |
| 4 | VARIABLE WIDTH DRAINAGE EASEMENT (0.166 OF AN ACRE) | 5 | 48' DRAINAGE EASEMENT (VOL 1378, PG 887, OPR) |
| 5 | 8.75' STREET EASEMENT (0.088 OF AN ACRE) | | |
| 6 | TEMPORARY PRIVATE INGRESS/EGRESS EASEMENT (0.485 OF AN ACRE) | | |
| 7 | 20'x25' DRAINAGE EASEMENT (500 SQUARE FEET) | | |

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

N03°47'05"E ~ 212.16'

LOT 2, BLK A
PARKLAND
DEDICATION TO THE
CITY OF BOERNE
(2.275 ACRES)

LOT 1
BLOCK A
(7.028 ACRES)

REF. DETAIL "A"
(SHEET 2 OF 3)

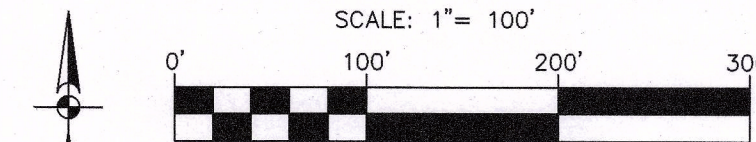
REF. DETAILS
"B" AND "C"
(SHEET 3 OF 3)

MATCHLINE - SEE SHEET 3 OF 3

REFERENCE SHEET 3 OF 3 FOR
CURVE AND LINE TABLES

MAJOR SUBDIVISION PLAT OF COLLECTION AT BOERNE

BEING A TOTAL OF 27.892 ACRE TRACT OF LAND, 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 98.163 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.

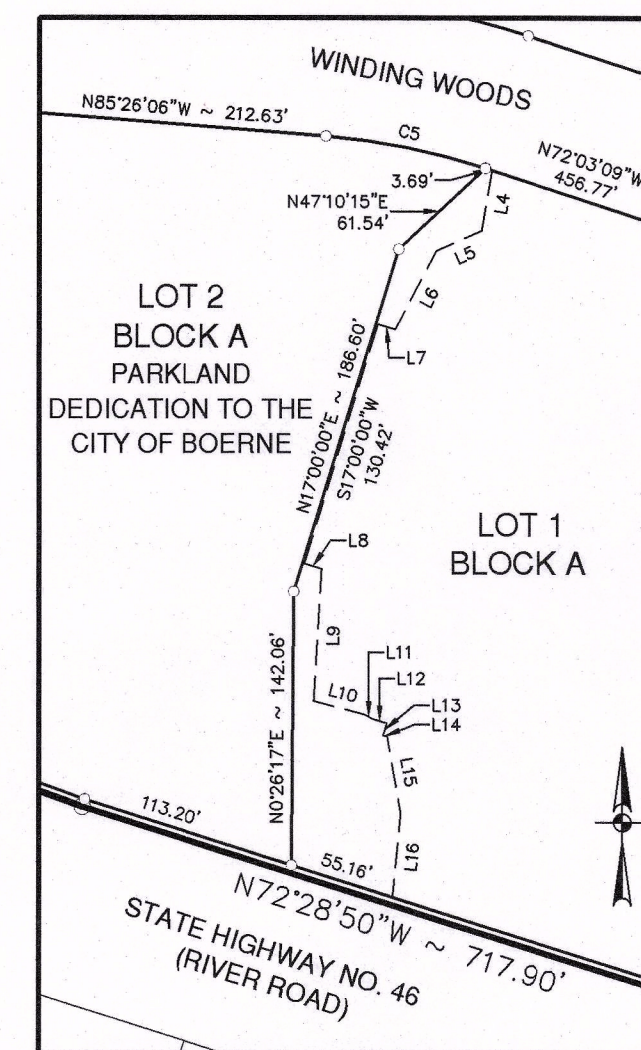


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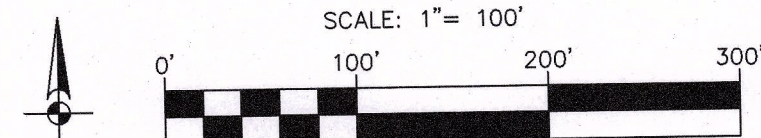
DATE OF PREPARATION: May 18, 2023



DETAIL "A"
VARIABLE WIDTH DRAINAGE EASEMENT
SCALE: 1" = 100'

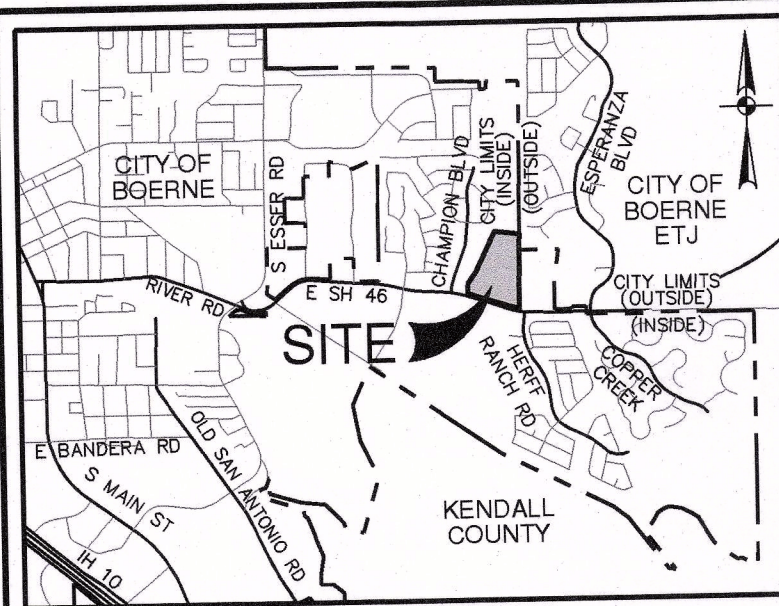
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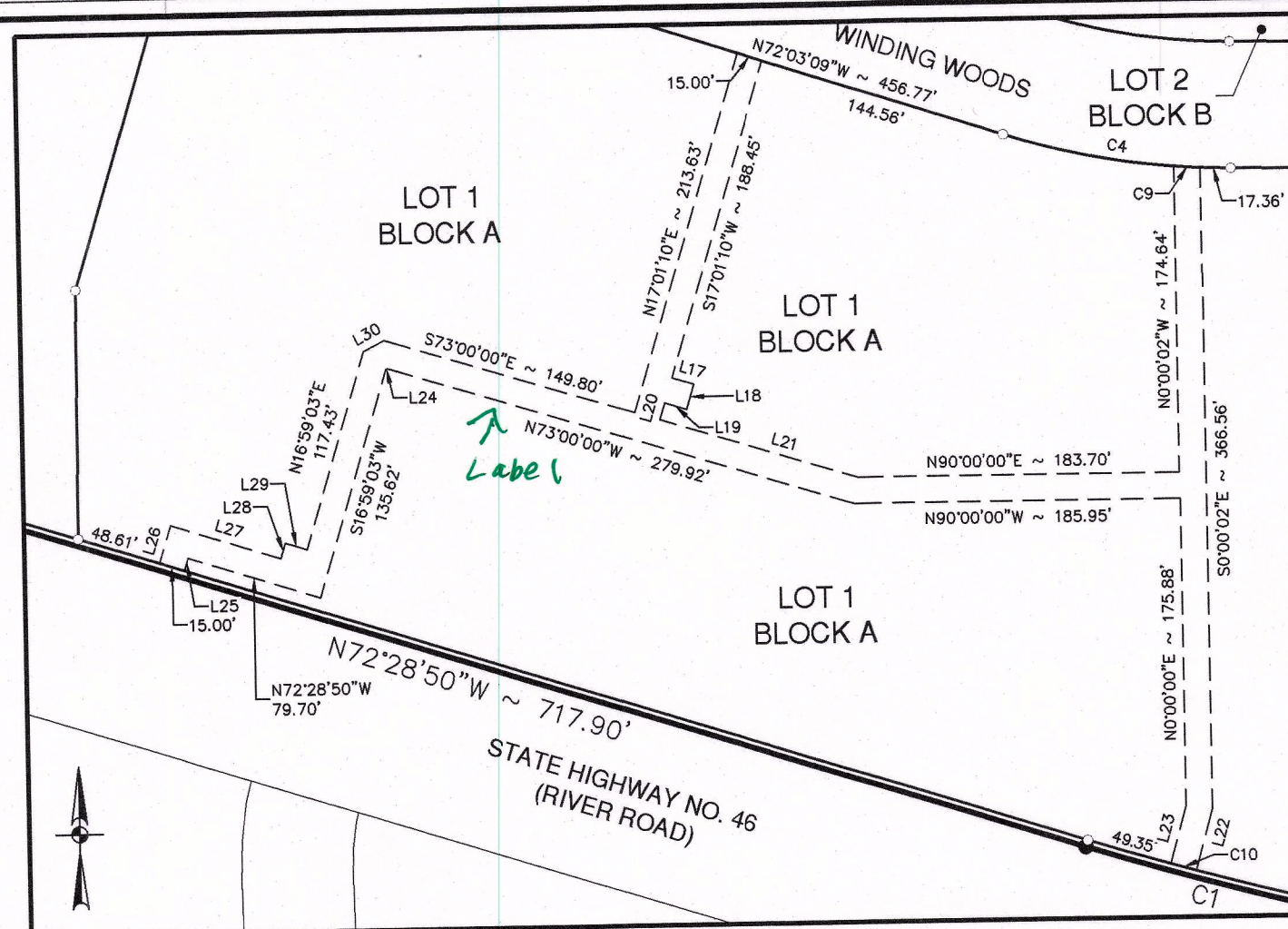


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ENGINEERS**

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TBPB FIRM REGISTRATION #479 | TBPB FIRM REGISTRATION #10028600
DATE OF PREPARATION: May 18, 2023



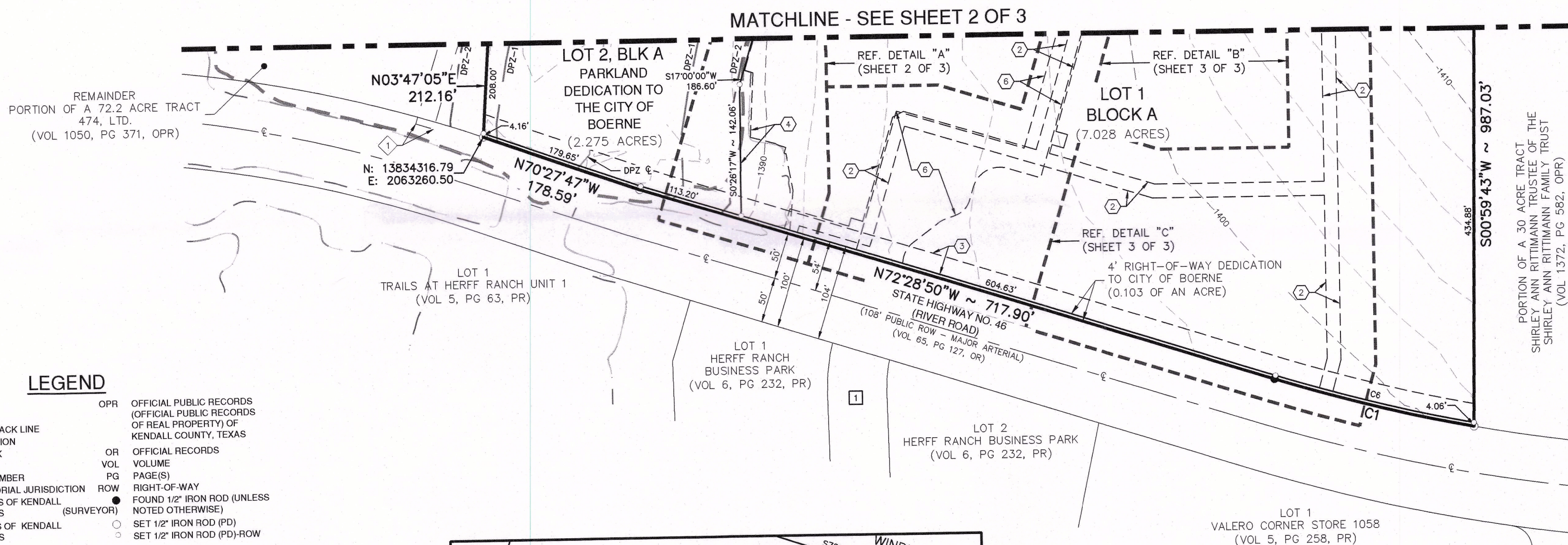
LOCATION MAP
NOT-TO-SCALE



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

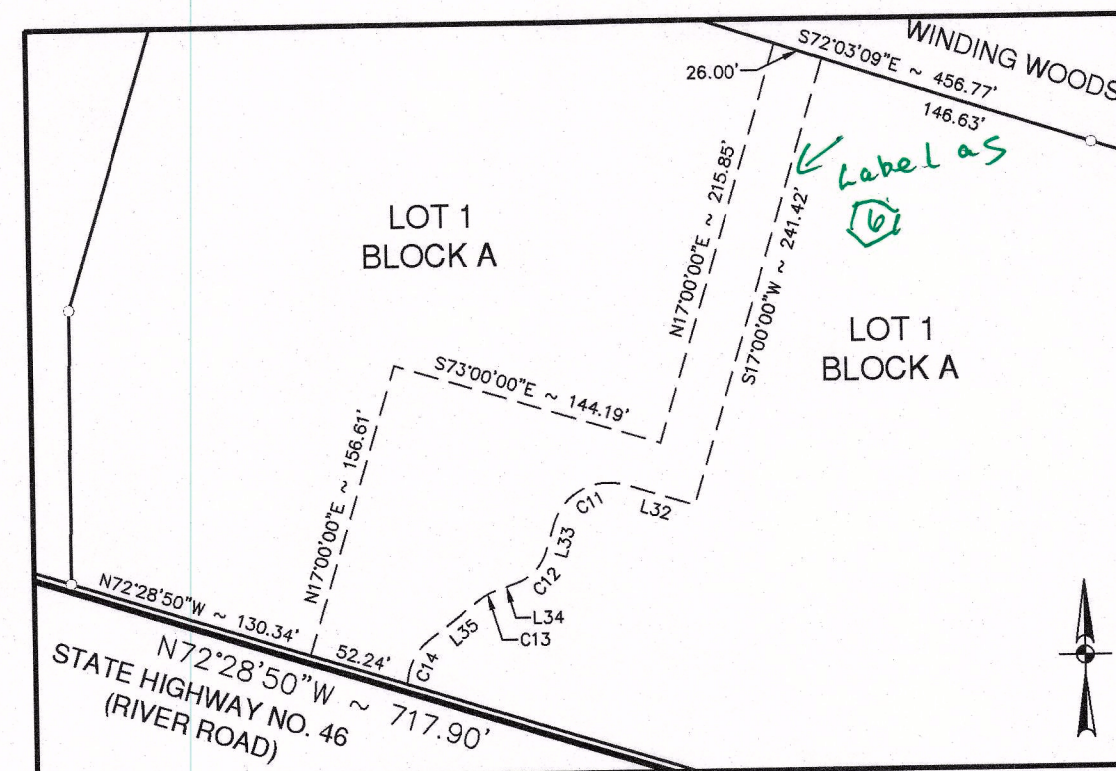
LINE TABLE		
LINE #	BEARING	LENGTH
L1	S84°21'28"E	117.68'
L2	S38°31'40"W	39.96'
L3	S30°37'13"W	37.25'
L4	S9°47'31"W	31.62'
L5	S66°04'32"W	25.73'
L6	S27°43'58"W	46.20'
L7	N73°09'33"W	9.53'
L8	S73°00'00"E	9.37'
L9	S3°20'56"W	69.31'
L10	S75°11'06"E	27.65'
L11	S60°27'23"E	4.36'
L12	S72°28'50"E	7.88'
L13	S17°31'10"W	6.54'
L14	S72°28'50"E	2.26'
L15	S10°15'38"E	40.01'
L16	S5°37'31"W	43.77'
L17	S73°00'00"E	13.04'
L18	S17°00'00"W	15.00'

LINE TABLE		
LINE #	BEARING	LENGTH
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'
L31	S47°10'15"W	61.54'
L32	N73°00'00"W	37.19'
L33	S17°00'00"W	14.51'
L34	S71°00'00"W	11.44'
L35	S52°42'52"W	34.01'



LEGEND

- | | | | |
|--------|-------------------------------------------------------------------------------------------------------------------------------------|-----|---------------------------------------------------------------------------------------------|
| AC | ACRE(S) | OPR | OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF KENDALL COUNTY, TEXAS |
| BLK | BLOCK | OR | OFFICIAL RECORDS |
| BSL | BUILDING SETBACK LINE | VOL | VOLUME |
| CATV | CABLE TELEVISION | PG | PAGE(S) |
| CB | COUNTY BLOCK | ROW | RIGHT-OF-WAY |
| DED | DEDICATION | ● | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |
| DOC | DOCUMENT NUMBER | ○ | SET 1/2" IRON ROD (PD) |
| ETJ | EXTRATERRITORIAL JURISDICTION | ○ | SET 1/2" IRON ROD (PD)-ROW |
| DR | DEED RECORDS OF KENDALL COUNTY, TEXAS (SURVEYOR) | | |
| PR | PLAT RECORDS OF KENDALL COUNTY, TEXAS | | |
| -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 | | |
| - - - | LIMITS OF THE DRAFT 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN IN THE MODEL PREPARED BY SAN ANTONIO RIVER AUTHORITY AND SUBMITTED TO FEMA | | |
| - - - | DRAINAGEWAY PROTECTION ZONE CENTERLINE | | |
| - - - | DRAINAGEWAY 100' PROTECTION ZONE (DPZ-1) | | |
| - - - | DRAINAGEWAY 50' PROTECTION ZONE (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) |
| 2 | 10' UTILITY EASEMENT (0.457 OF AN ACRE) | 2 | VARIABLE WIDTH DRAINAGE EASEMENT (VOL 1305, PG 161, OPR) |
| 3 | VARIABLE WIDTH UTILITY EASEMENT (0.460 OF AN ACRE) | 3 | 66' DRAINAGE EASEMENT (VOL 1400, PG 492, OPR) |
| 4 | 20' UTILITY EASEMENT (0.513 OF AN ACRE) | 4 | VARIABLE WIDTH DRAINAGE EASEMENT (VOL 1400, PG 492, OPR) |
| 5 | VARIABLE WIDTH DRAINAGE EASEMENT (0.166 OF AN ACRE) | 5 | 48' DRAINAGE EASEMENT (VOL 1378, PG 887, OPR) |
| 6 | 8.75' STREET EASEMENT (0.088 OF AN ACRE) | | |
| 7 | TEMPORARY PRIVATE INGRESS/EGRESS EASEMENT (0.485 OF AN ACRE) | | |
| 8 | 20'x25' DRAINAGE EASEMENT (500 SQUARE FEET) | | |














DETAIL "C"
TEMPORARY PRIVATE INGRESS/EGRESS EASEMENT
SCALE: 1" = 100'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1880.27'	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	436.00'	1°58'33"	S86°09'12"E	15.03'	15.03'
C10	1856.27'	0°27'47"	N74°14'07"W	15.00'	15.00'
C11	30.00'	90°00'00"	S62°00'00"W	42.43'	47.12'
C12	25.00'	54°00'00"	S44°00'00"W	22.70'	23.56'
C13	30.00'	18°17'08"	S61°51'26"W	9.53'	9.57'
C14	30.00'	50°40'52"	S27°22'27"W	25.68'	26.54'

RECEIVED



- | | |
|---------------------------------------------------------------------------------------|-----------------------------------------------------|
|  | DEVELOPMENT BOUNDARY |
|  | PROPOSED LOT LINE |
|  | EXISTING EASEMENTS |
|  | FEMA 100 YEAR FLOODPLAIN |
|  | DRAINAGE PROTECTION ZONE 1 |
|  | DRAINAGE PROTECTION ZONE 2 |
|  | PARKLAND DEDICATION OF
OPEN SPACE AREA |
|  | PUBLIC SIDEWALKS |
|  | FUTURE TRAIL
(ALIGNMENT SUBJECT TO FINAL DESIGN) |

PARKLAND DEDICATION CALCULATIONS			
<i>Required Parkland Dedication:</i>			
Multi-Family Proposed		214 dwelling units	
1 acre of Parkland Dedication per Multi-Family Units Required		50 per City of Boerne UDC	
Parkland Dedication Required for Development		4.280 acres	
Lot 1 Block B Parkland/Open Space (Brown's Creek)		1.894 acres	(50% Credit ~ 3.787 acres)
Lot 2 Block A Parkland/Open Space (Brown's Creek)		2.275 acres	(100% Credit ~ 2.275 acres)
Parkland Dedication by Land Provided by Owner		4.169 acres	
Parkland Dedication by FILO Required by Owner		0.11 acres	
Property Market Value ~ Parkland Dedication		\$197,239.69 per acre	(per Kendall County Appraisal District)
Parkland Dedication by FILO Provided by Owner		\$ 21,992.23 acres	
<i>Required Parkland Improvements Fee:</i>			
Parkland Dedication Required for Development		4.28 acres	
Parkland Improvements required per acre		\$ 50,000.00 per City of Boerne UDC	
Parkland Improvements Required for Development		\$214,000.00 acres	
Parkland Improvements by Development Provided by Owner		TBD	
Parkland Improvements by FILO Provided by Owner		TBD	
Total Parkland Improvements by Owner		\$214,000.00	

ENGINEER/DESIGNER
PAPE-DAWSON ENGINEERS, INC.
THOMAS M. CARTER, P.E.
2000 NW LOOP 410
SAN ANTONIO, TX 78213
PHONE: (210) 375-9000

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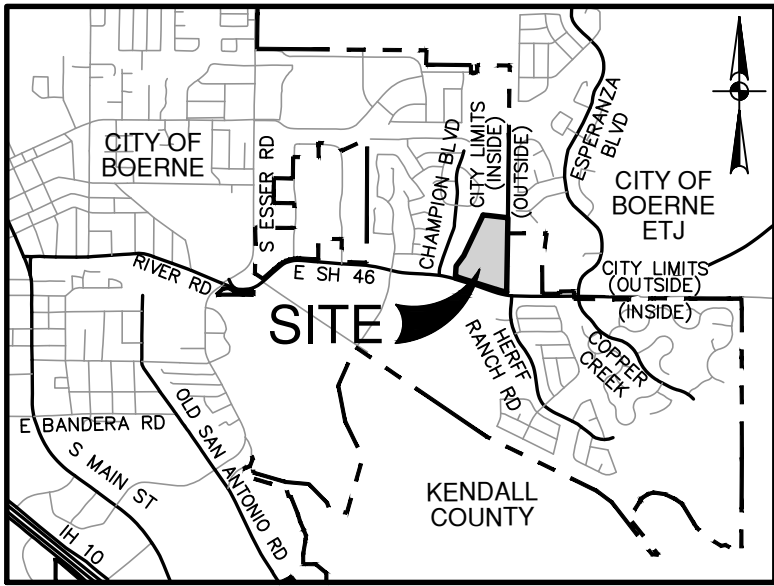
**PAPE-DAWSON
ENGINEERS**

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

COLLECTIONS AT BOERNE
BOERNE, TEXAS

PARKLAND DEDICATION EXHIBIT

PLAT NO. _____
 JOB NO. 12569-01
 DATE AUGUST 2022
 DESIGNER JS
 CHECKED DLS DRAWN JS
 SHEET 1 OF 1



LOCATION MAP
NOT-TO-SCALE

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 ORDINANCE NO. ~~2015-08~~ 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.

OBSTRUCTIONS OF DRAINAGE:

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

PROJECT SUMMARY TABLE

TOTAL MULTI-FAMILY RESIDENTIAL LOTS	(2) 20.083 ACRES
TOTAL OPEN SPACE LOTS	(2) 6.062 ACRES
ROW ACREAGE	1.747 ACRES
TOTAL ACREAGE	27.892 ACRES

2019-56

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 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 THOSE VARIANCES GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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.

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 PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 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.

FIRE ACCESS NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF BOERNE FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF BOERNE PLANNING DEPARTMENT, CITY OF BOERNE ENGINEERING & MOBILITY DEPARTMENT AND THE BOERNE FIRE DEPARTMENT FIRE MARSHAL.

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'.
- 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.

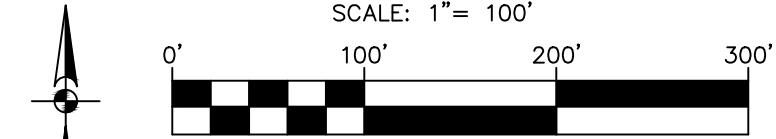
TEMPORARY PRIVATE INGRESS / EGRESS EASEMENT:

TEMPORARY PRIVATE INGRESS AND EGRESS EASEMENT FOR THE EXCLUSIVE BENEFIT OF LOT 2 BLOCK B, SAID EASEMENT SHALL TERMINATE UPON THE EXTENSION OF WINDING WOODS TO CHAMPION BLVD. OR HERFF RANCH BLVD.

REFERENCE SHEET 3 OF 3 FOR
CURVE AND LINE TABLES

**MAJOR SUBDIVISION PLAT
OF
COLLECTION AT BOERNE**

BEING A TOTAL OF 27.892 ACRE TRACT OF LAND, 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
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: May 18, 2023

Esperanza
Blvd?

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 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
7600 BROADWAY, SUITE 900
SAN ANTONIO, TEXAS 78209

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 BEXAR

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 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 _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

APPROVAL OF THE PLANNING AND ZONING COMMISSION

THIS PLAT OF COLLECTION AT BOERNE 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 _____, A.D. 20____.

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. 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

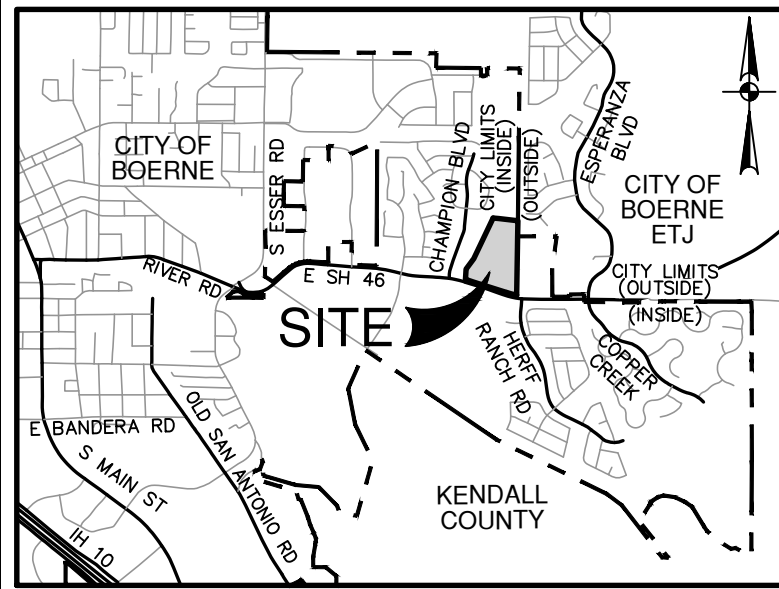
PLANNING
05/22/2023
RECEIVED

**REVIEWED
CITY OF BOERNE
Development Services**
Cheryl J. Rogen
6/1/2023
REVISE & RESUBMIT

SHEET 3 OF 3

SHEET 2 OF 3

STATE HIGHWAY NO. 46
(RIVER ROAD)



LOCATION MAP
NOT-TO-SCALE

LEGEND

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

---	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
---		LIMITS OF THE DRAFT 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN IN THE MODEL PREPARED BY SAN ANTONIO RIVER AUTHORITY AND SUBMITTED TO FEMA
---		DRAINAGEWAY PROTECTION ZONE CENTERLINE
---		DRAINAGEWAY 100' PROTECTION ZONE (DPZ-1)
---		DRAINAGEWAY 50' PROTECTION ZONE (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 (0.457 OF AN ACRE)	2	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 1305, PG 161, OPR)
2	VARIABLE WIDTH UTILITY EASEMENT (0.460 OF AN ACRE)	3	66' DRAINAGE EASEMENT (VOL 1400, PG 492, OPR)
3	20' UTILITY EASEMENT (0.513 OF AN ACRE)	4	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 1400, PG 492, OPR)
4	VARIABLE WIDTH DRAINAGE EASEMENT (0.166 OF AN ACRE)	5	48' DRAINAGE EASEMENT (VOL 1378, PG 887, OPR)
5	8.75' STREET EASEMENT (0.088 OF AN ACRE)		
6	TEMPORARY PRIVATE INGRESS/EGRESS EASEMENT (0.485 OF AN ACRE)		
7	20'x25' DRAINAGE EASEMENT (500 SQUARE FEET)		

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

N03°47'05"E ~ 212.16'

LOT 2, BLK A
PARKLAND
DEDICATION TO THE
CITY OF BOERNE
(2.275 ACRES)

LOT 1
BLOCK A
(7.028 ACRES)

REF. DETAIL "A"
(SHEET 2 OF 3)

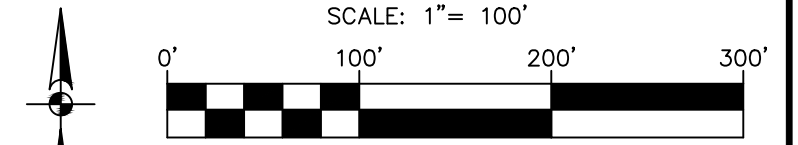
REF. DETAILS
"B" AND "C"
(SHEET 3 OF 3)

MATCHLINE - SEE SHEET 3 OF 3

REFERENCE SHEET 3 OF 3 FOR
CURVE AND LINE TABLES

MAJOR SUBDIVISION PLAT OF COLLECTION AT BOERNE

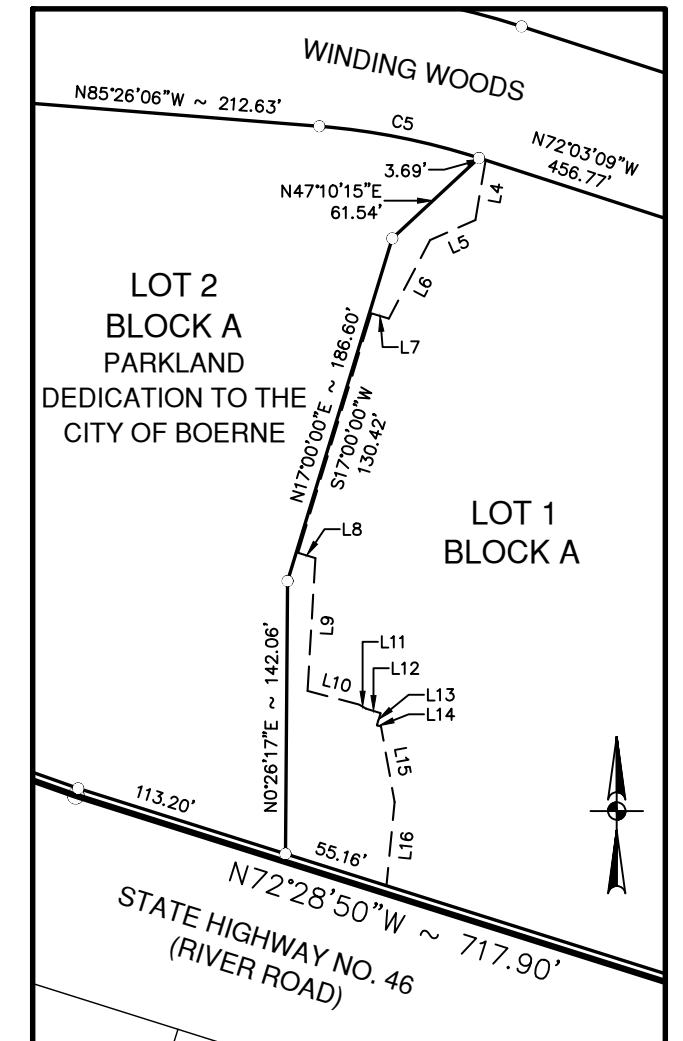
BEING A TOTAL OF 27.892 ACRE TRACT OF LAND, ESTABLISHING LOTS 1 & 2, BLOCK A, AND LOTS 1 & 2, BLOCK B, BEING ALL OF THAT CALLED 26.956 ACRE TRACT OF LAND, RECORDED IN VOLUME 1243, PAGE 691 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS, SAID 26.956 ACRE TRACT IS DESCRIBED AS BEING COMPRISED 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.



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DATE OF PREPARATION: May 18, 2023



DETAIL "A"
VARIABLE WIDTH DRAINAGE EASEMENT
SCALE: 1" = 100'

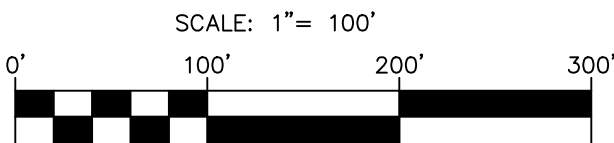
Depict SARA linetype in a
different way, it's difficult
to follow as it blends in
with the contours

What are these linetypes representing? Is
this supposed to be the SARA floodplain?
Does not appear to match the SARA
floodplain boundaries

Ensure drainage easement
encompasses SARA floodplain, is
this the SARA floodplain line?

MAJOR SUBDIVISION PLAT
OF
COLLECTION AT BOERNE

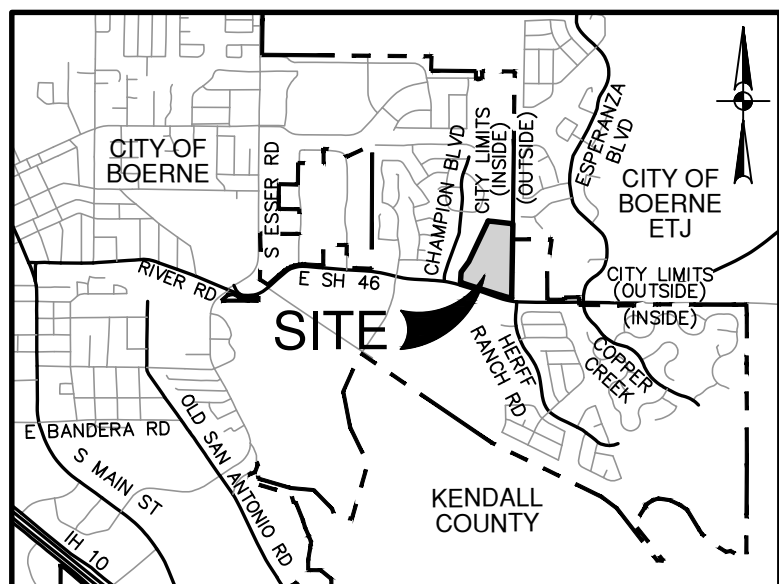
BEING A TOTAL OF 27.892 ACRE TRACT OF LAND, ESTABLISHING LOTS 1 & 2, BLOCK A, AND LOTS 1 & 2, BLOCK B, BEING ALL OF THAT CALLED 26.956 ACRE TRACT OF LAND, RECORDED IN VOLUME 1243, PAGE 691 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS, SAID 26.956 ACRE TRACT IS DESCRIBED AS BEING COMPRISED 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.



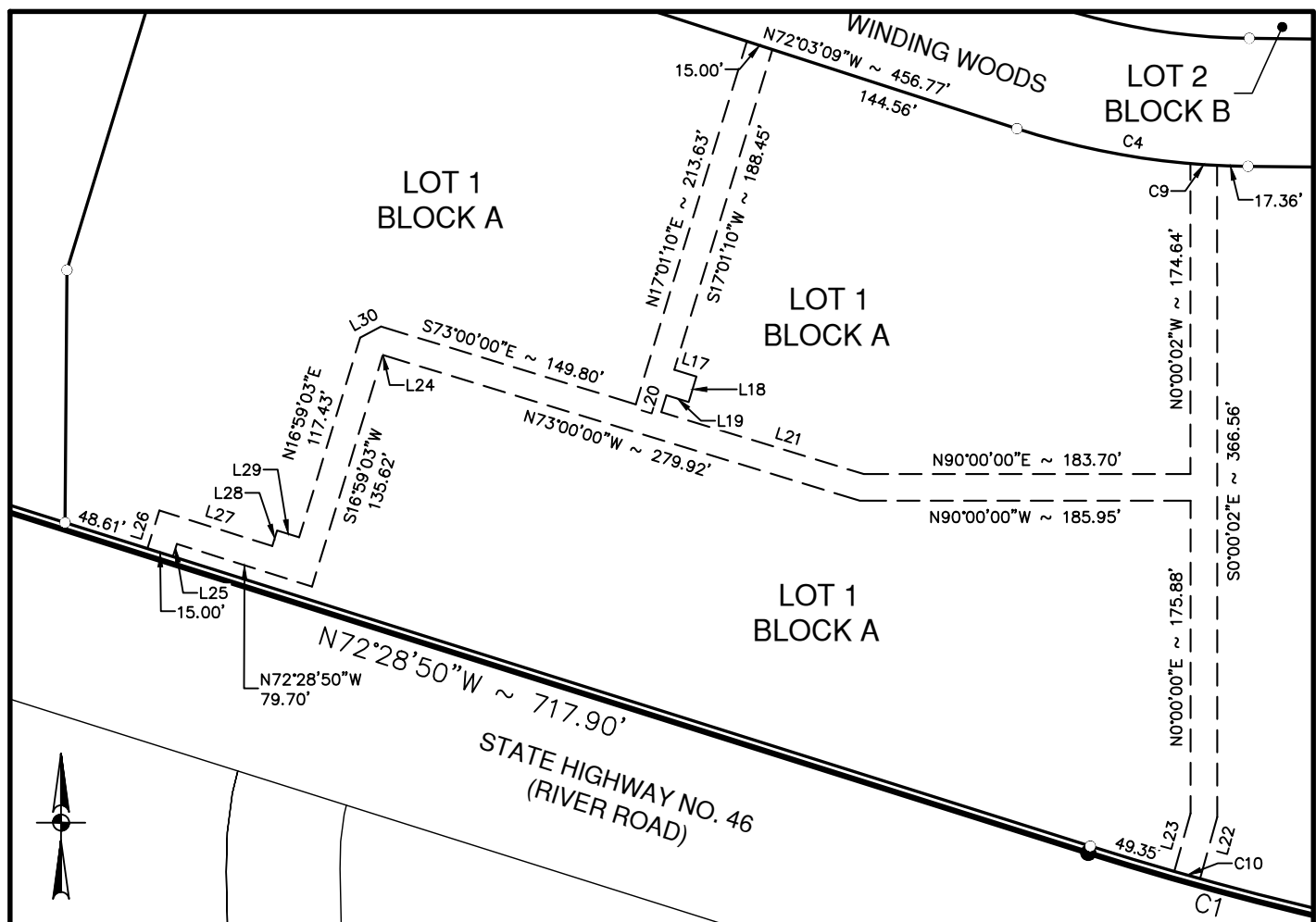
**PAPE-DAWSON
ENGINEERS**

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

DATE OF PREPARATION: May 18, 2023



LOCATION MAP
NOT-TO-SCALE

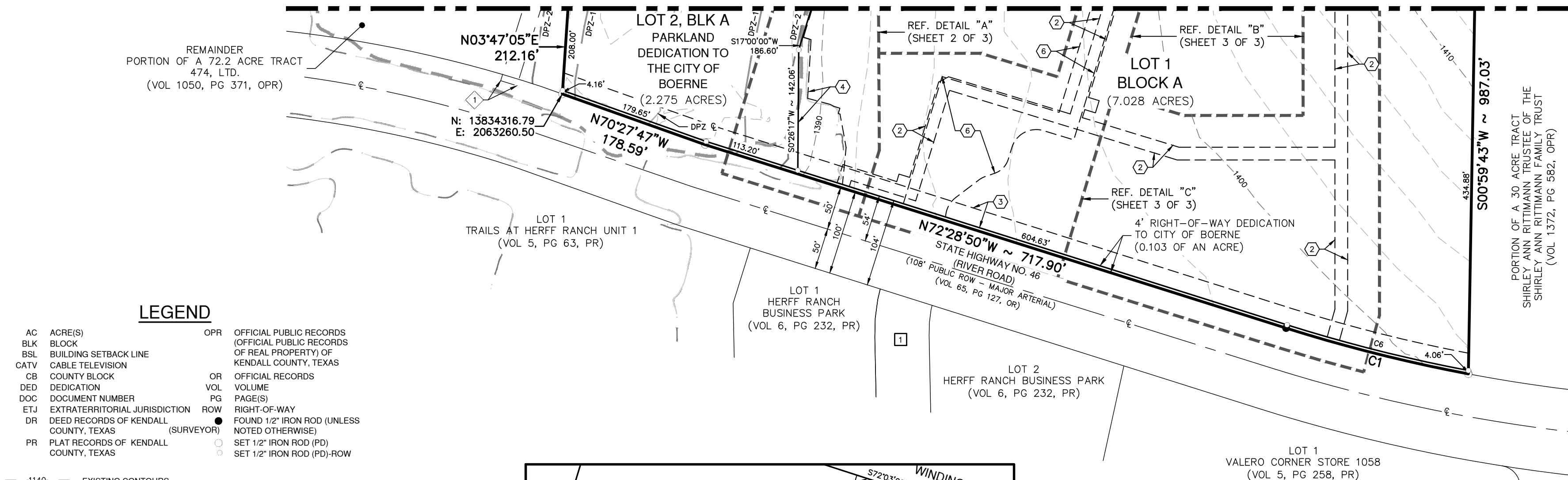


DETAIL "B"
VARIABLE WIDTH UTILITY EASEMENT
SCALE: 1" = 100'

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'
L16	S5°37'31"W	43.77'
L17	S73°00'00"E	13.04'
L18	S17°00'00"W	15.00'

LINE TABLE		
LINE #	BEARING	LENGTH
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'
L31	S47°10'15"W	61.54'
L32	N73°00'00"W	37.19'
L33	S17°00'00"W	14.51'
L34	S71°00'00"W	11.44'
L35	S52°42'52"W	34.01'

MATCHLINE - SEE SHEET 2 OF 3

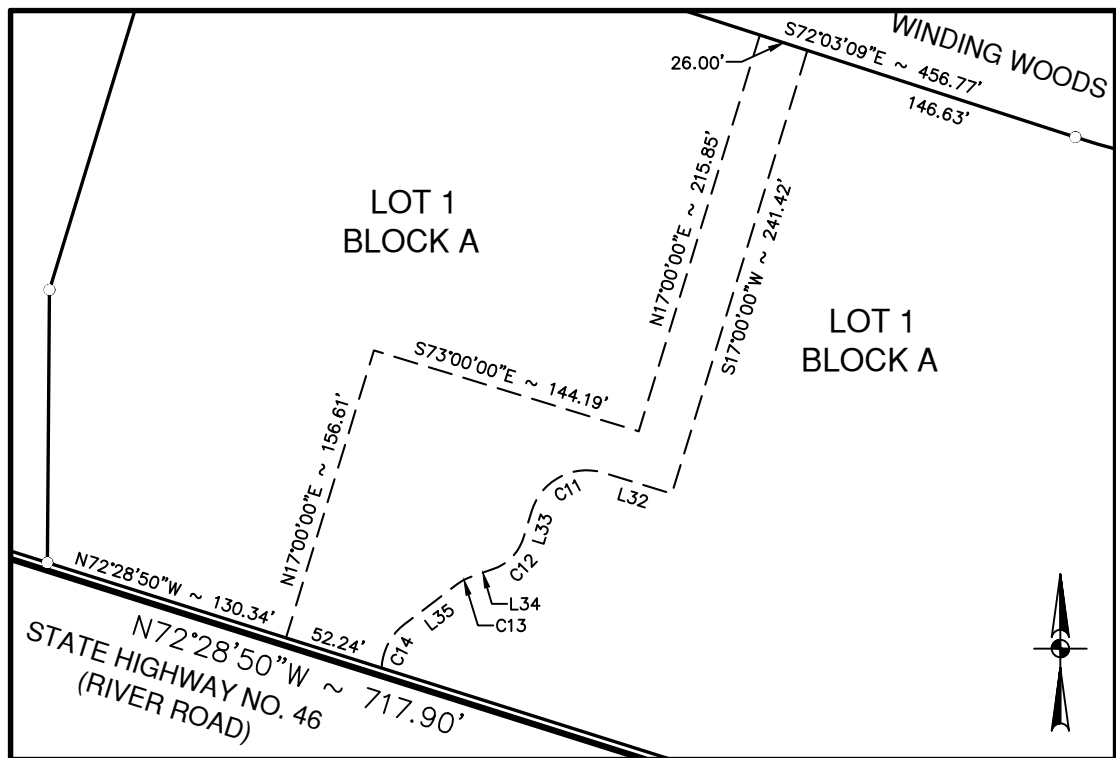


LEGEND

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

— 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
— — —	LIMITS OF THE DRAFT 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN IN THE MODEL PREPARED BY SAN ANTONIO RIVER AUTHORITY AND SUBMITTED TO FEMA
— — —	DRAINAGEWAY PROTECTION ZONE CENTERLINE
— — —	DRAINAGEWAY 100' PROTECTION ZONE (DPZ-1)
— — —	DRAINAGEWAY 50' PROTECTION ZONE (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)
2	10' UTILITY EASEMENT (0.457 OF AN ACRE)	2	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 1305, PG 161, OPR)
3	VARIABLE WIDTH UTILITY EASEMENT (0.460 OF AN ACRE)	3	66' DRAINAGE EASEMENT (VOL 1400, PG 492, OPR)
4	20' UTILITY EASEMENT (0.513 OF AN ACRE)	4	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 1400, PG 492, OPR)
5	VARIABLE WIDTH DRAINAGE EASEMENT (0.166 OF AN ACRE)	5	48' DRAINAGE EASEMENT (VOL 1378, PG 887, OPR)
6	8.75' STREET EASEMENT (0.088 OF AN ACRE)		
7	TEMPORARY PRIVATE INGRESS/EGRESS EASEMENT (0.485 OF AN ACRE)		
8	20'x25' DRAINAGE EASEMENT (500 SQUARE FEET)		



DETAIL "C"
TEMPORARY PRIVATE INGRESS/EGRESS EASEMENT
SCALE: 1" = 100'

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	436.00'	1°58'33"	S86°09'12"E	15.03'	15.03'
C10	1856.27'	0°27'47"	N74°14'07"W	15.00'	15.00'
C11	30.00'	90°00'00"	S62°00'00"W	42.43'	47.12'
C12	25.00'	54°00'00"	S44°00'00"W	22.70'	23.56'
C13	30.00'	181°7'08"	S61°51'26"W	9.53'	9.57'
C14	30.00'	50°40'52"	S27°22'27"W	25.68'	26.54'