

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, BED, 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 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 COURSES, 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 AT SUCH A TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY THE CITY OF 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.

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 (AND/OR DISTRICT) 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.

PLAT NOTES:

FENCE NOTES:

1. 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.
2. 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. 2019-56, 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 ZERO 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 OF 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:

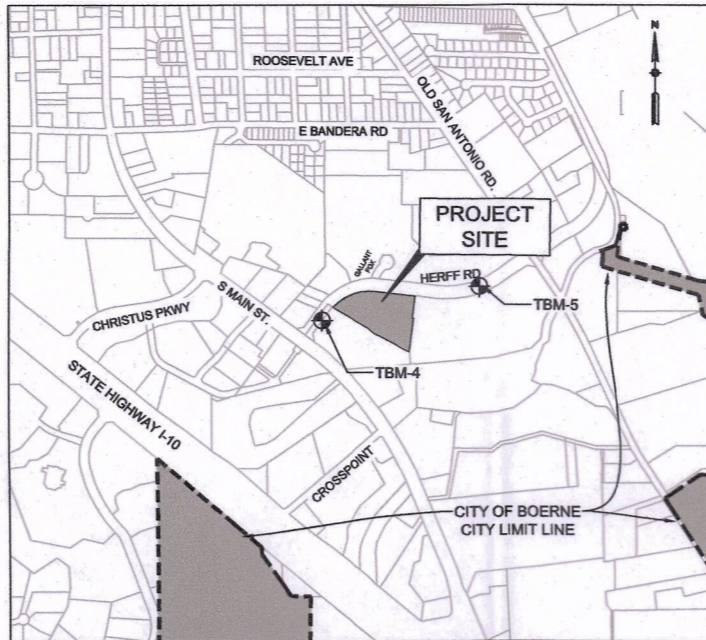
THE SUBJECT AREA IS NOT UPSTREAM FROM A CITY WATER SUPPLY LAKE.

TEMPORARY TURN-AROUND NOTE:

CROSS-HATCHED AREA IN A TEMPORARY EASEMENT FOR TURN-AROUND PURPOSED UNTIL THE STREET IS EXTENDED TO THE EAST ON A RECORDED PLAT.

LOT SUMMARY:

TOTAL R.O.W.: 0.38 ACRES
PARKLAND DEDICATION: 1.18 ACRES
NO. OF LOTS: 3 NON-RESIDENTIAL & 1 OPEN SPACE
TOTAL ACREAGE: 3.49 ACRES
SMALLEST LOT: 0.35-AC
PERIMETER BLOCK LENGTH: BLOCK D ± 1,904 LF, BLOCK E ± 2,212 LF



LOCATION MAP

NOT TO SCALE

OWNER'S 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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:
BOERNE COMMONS, LTD
1010 W. MLK, JR. BLVD
AUSTIN, TEXAS 78701
CONTACT: WILLIAM S. WALTERS

DULY AUTHORIZED AGENT:

STATE OF TEXAS
COUNTY OF KENDALL

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 THE 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 _____, 2022.

NOTARY PUBLIC,
KENDALL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

I, _____ COUNTY CLERK OF KENDALL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 2022 AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 2022 AT _____ M. IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. , 2022.

COUNTY CLERK, KENDALL COUNTY, TEXAS

BY: _____, DEPUTY

SURVEYOR'S NOTES:

1. ALL HORIZONTAL DATA IS HELD TO TEXAS STATE PLANE COORDINATE SYSTEM OF 1983(2011) (EPOCH 2010), SOUTH CENTRAL ZONE (4204) U.S. SURVEY FOOT.
2. ALL VERTICAL DATA IS HELD TO NAVD88 GEOID 18.
3. ALL DISTANCES ARE SURFACE DISTANCE. GRID VALUES CAN BE OBTAINED BY DIVIDING BY A SCALE FACTOR OF 1.00013. ALL DISTANCE UNITS ARE U.S. SURVEY FEET.

STATE OF TEXAS
COUNTY OF BEJAR

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.

REGISTERED PROFESSIONAL LAND SURVEYOR
GORDON ANDERSON, R.P.L.S. #6617
TBPLS FIRM NO. 10194533

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

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEJAR

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 SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BOERNE.

TORRY LAYNE HURT, P.E., C.F.M.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 91844

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

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

APPROVAL OF THE PLANNING AND ZONING COMMISSION:

THIS PLAT OF THE COMMONS AT MENDER CREEK UNIT 7 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY:

DATED THIS _____ DAY OF _____, 20____.

BY: _____
CHAIR

BY: _____
SECRETARY



SUBDIVISION PLAT
OF
COMMONS OF MENDER
CREEK UNIT 7

BEING 5.05 ACRES OUT OF A 21.465 TRACT OF LAND LOCATED IN THE JOHN SMALL SURVEY NO. 183, ABSTRACT NO. 441, CITY OF BOERNE, KENDALL COUNTY TEXAS; BEING A PORTION OF A CALLED 21.465 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN INSTRUMENT TO THE BOERNE COMMONS, LTD. RECORDED IN VOLUME 1614, PAGE 971 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.

LJA Engineering, Inc.

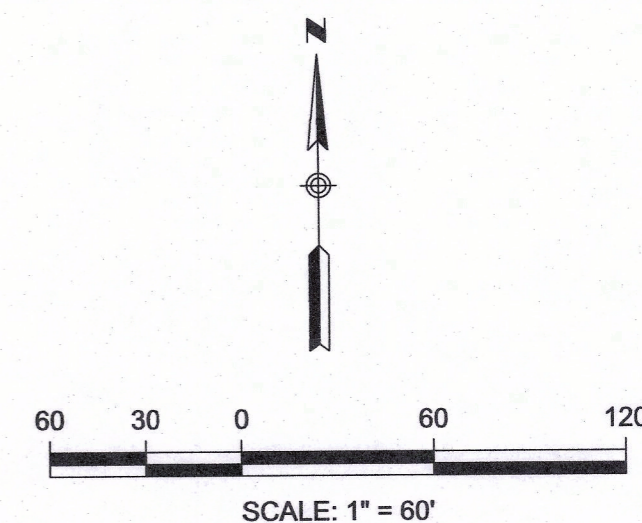
9830 Colonnade Blvd.,
Suite 300
San Antonio, Texas 78230

Phone 210.503.2700
Fax 210.503.2749
FRN - F-1386

LJA Surveying, Inc.

9830 Colonnade Blvd.,
Suite 300
San Antonio, Texas 78230

Phone 512.439.4700
T.B.P.L.S. Firm No. 10194382



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 5/8" IRON ROD SET WITH LJA SURVEYING CAP
- 740 --- EXISTING CONTOURS
- CLOMR FLOODPLAIN LIMITS
- BASE FLOOR ELEVATIONS
- FLOODPLAIN CENTERLINE
- EFF. 100 YR FLOODPLAIN LIMITS
- PROJECT BOUNDARY
- EASEMENT DEDICATED BY THIS PLAT
- EXISTING EASEMENT
- RIGHT OF WAY DEDICATED BY THIS PLAT
- EXISTING RIGHT OF WAY
- LOT LINE DEDICATED BY THIS PLAT
- EXISTING LOT LINE
- CENTER LINE
- 15% TO 25% SLOPES
- KCOPR KENDALL COUNTY OFFICIAL PUBLIC RECORDS
- DPR DEED AND PLAT RECORDS OF KENDALL COUNTY, TEXAS
- DRKCT DEED RECORDS OF KENDALL COUNTY, TEXAS
- R.O.W. VOL. RIGHT-OF-WAY VOLUME
- PG. PAGE
- ESMT EASEMENT
- ℄ CENTERLINE
- TBM SAME AS ADJACENT
- ELEV TEMPORARY BENCHMARK
- BFE ELEVATION
- BFE BASE FLOOR ELEVATION

- (A) 10' UTILITY ESMT
- (B) 15' UTILITY ESMT
- (C) 26' INGRESS/EGRESS ESMT
- (D) VARIABLE-WIDTH DRAINAGE ESMT
- (E) 50' STREAM SETBACK ZONE 1
- (F) 50' STREAM SETBACK ZONE 2
- (G) 15' UTILITY ESMT (OFF-LOT)
- (H) 25' DRAINAGE ESMT DOC # 348697

SUBDIVISION PLAT OF COMMONS AT MENDER CREEK UNIT 7

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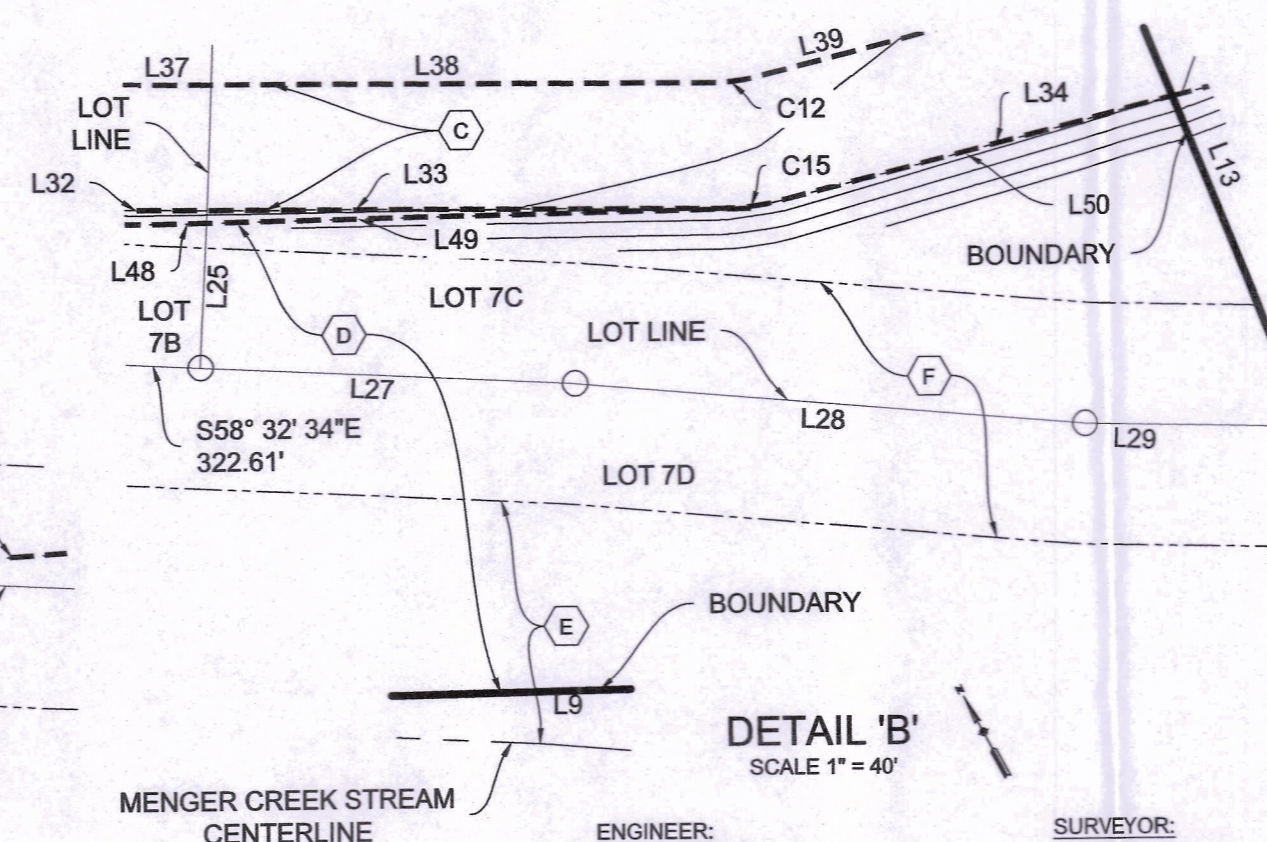
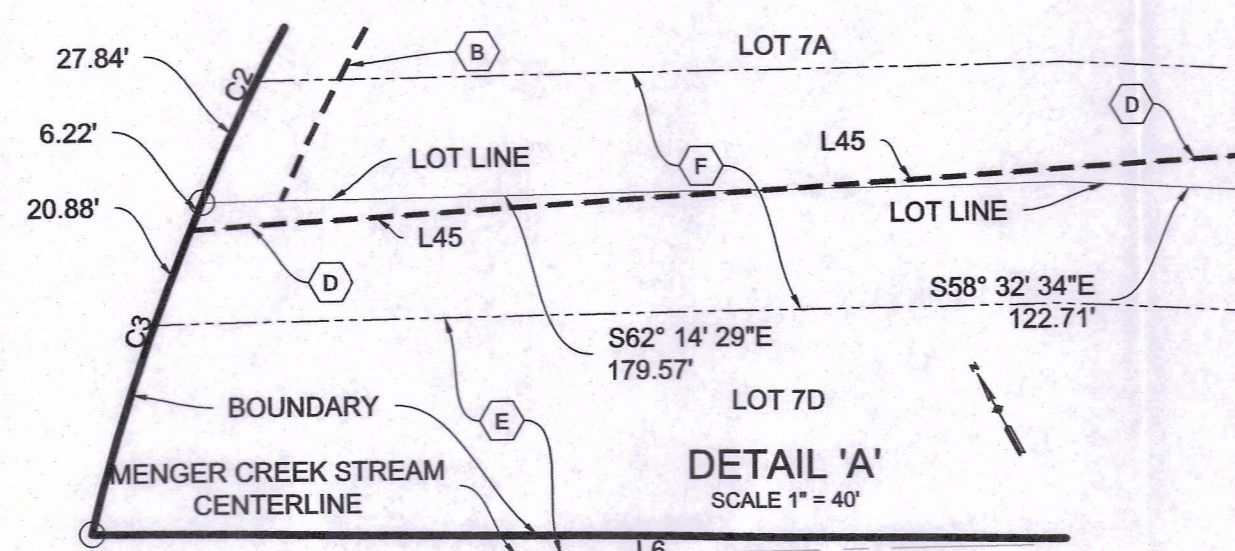
SHEET 2 OF 2

Line #	Direction	Length
L1	S83° 27' 34.00"E	11.39
L2	N6° 32' 26.00"E	178.06
L3	N83° 27' 34.00"W	139.26
L4	N83° 27' 34.00"W	162.47
L5	S83° 27' 34.09"E	41.97
L6	S60° 35' 57.49"E	375.05
L7	S49° 42' 35.00"E	75.82
L8	S67° 45' 01.00"E	52.85
L9	S62° 32' 51.00"E	154.67
L10	S57° 52' 06.00"E	61.77
L11	S66° 10' 10.00"E	60.34
L12	N6° 32' 26.00"E	55.57
L13	N6° 32' 26.00"E	251.41
L14	N83° 27' 34.00"W	171.57
L15	N83° 27' 34.00"W	139.26
L16	N83° 27' 34.00"W	199.78
L17	S88° 02' 09.80"W	115.11
L18	S83° 27' 34.00"E	131.78
L19	S83° 27' 34.00"E	233.29
L20	S83° 27' 34.00"E	200.89

Line #	Direction	Length
L21	N88° 02' 09.80"E	116.97
L22	N6° 32' 26.00"E	90.01
L23	N42° 12' 06.49"E	47.48
L24	N6° 32' 26.00"E	132.84
L25	N31° 27' 26.19"E	74.91
L26	N31° 27' 26.14"E	101.01
L27	S58° 32' 33.81"E	78.24
L28	S56° 27' 49.93"E	106.96
L29	S60° 26' 06.43"E	47.41
L30	S31° 27' 29.47"W	74.76
L31	S58° 32' 33.81"E	53.27
L32	S61° 05' 18.49"E	146.78
L33	S61° 05' 18.49"E	107.10
L34	S75° 29' 57.02"E	85.52
L35	S75° 29' 57.02"E	80.65
L36	S31° 27' 26.19"W	18.78
L37	S61° 05' 18.49"E	137.48
L38	S61° 05' 18.49"E	104.68
L39	S75° 29' 57.02"E	80.62
L40	N83° 27' 34.00"W	14.44

Curve #	I	Rad	Arc	Tan	Chord Bearing	Chord
C1	9°05'18"	449.85'	71.36'	35.75'	S88° 00' 10"E	71.28
C2	36°32'06"	450.06'	286.98'	148.56'	N70° 24' 28"E	282.14
C3	9°12'55"	450.06'	72.39'	36.27'	N47° 31' 57"E	72.31
C4	87°36'02"	25.00'	38.22'	23.97'	N48° 08' 34"W	34.61
C5	14°26'03"	173.00'	43.58'	21.91'	S11° 33' 34"E	43.47
C6	41°47'04"	13.00'	9.48'	4.96'	N2° 06' 56"E	9.27
C7	281°37'58"	65.00'	319.50'	52.98'	N62° 11' 29"E	82.14
C8	69°44'52"	13.00'	15.83'	9.06'	S43° 45' 04"E	14.87
C9	0°55'59"	103.00'	1.68'	0.84'	S8° 24' 38"E	1.68
C10	104°29'05"	15.00'	27.35'	19.37'	S44° 17' 54"W	23.72
C11	92°32'45"	35.00'	56.53'	36.59'	S14° 48' 56"E	50.58
C12	14°24'39"	35.00'	8.80'	4.42'	S68° 17' 38"E	8.78
C13	82°33'52"	35.00'	50.44'	30.73'	S63° 13' 07"W	46.18
C14	262°34'03"	50.00'	229.13'	56.95'	N26° 46' 48"W	75.15
C15	14°24'39"	51.00'	12.83'	6.45'	S68° 17' 38"E	12.79

Line #	Direction	Length
L41	S83° 37' 08.80"W	8.35
L42	S6° 22' 51.20"E	15.00
L43	N83° 37' 08.80"E	6.65
L44	S83° 27' 34.00"E	16.50
L45	S64° 54' 32.05"E	271.45
L46	S64° 09' 53.37"E	34.45
L47	S64° 09' 53.37"E	17.47
L48	S62° 25' 03.64"E	182.93
L49	S62° 25' 03.64"E	113.70
L50	S75° 29' 57.02"E	91.97



ENGINEER:
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SAN ANTONIO, TEXAS 78230
CONTACT: TORRY HURT, PE, CFM
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9830 COLONNADE BLVD., SUITE 300
SAN ANTONIO, TEXAS 78230
CONTACT: GORDON ANDERSON
PHONE # (512) 439-4700

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3rd Review

CJR	CJR
MM	MGM
JC	✓

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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 (AND/OR DISTRICT) 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.

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. 2019-56, 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 ZERO 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 OF 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:

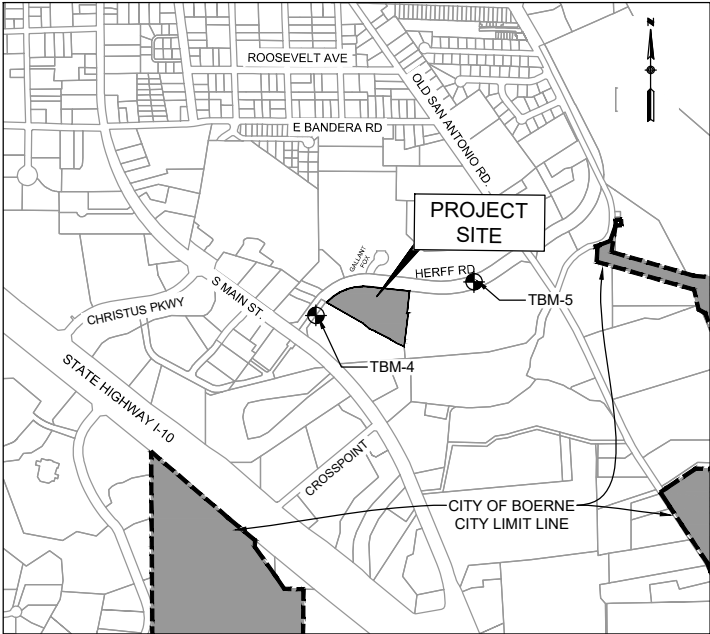
THE SUBJECT AREA IS NOT UPSTREAM FROM A CITY WATER SUPPLY LAKE.

TEMPORARY TURN-AROUND NOTE:

CROSS-HATHED AREA IN A TEMPORARY EASEMENT FOR TURN-AROUND PURPOSED UNTIL THE STREET IS EXTENDED TO THE EAST ON A RECORDED PLAT.

LOT SUMMARY:

TOTAL R.O.W.: 0.38 ACRES
PARKLAND DEDICATION: 1.18 ACRES
NO. OF LOTS: 3 NON-RESIDENTIAL & 1 OPEN SPACE
TOTAL ACREAGE: 3.49 ACRES
SMALLEST LOT: 0.95-AC.
PERIMETER BLOCK LENGTH: BLOCK D ± 1,904 LF, BLOCK E ± 2,212 LF



LOCATION MAP

NOT TO SCALE

OWNER'S 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, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:
BOERNE COMMONS, LTD
1010 W. MLK, JR. BLVD
AUSTIN, TEXAS 78701
CONTACT: WILLIAM S. WALTERS

DULY AUTHORIZED AGENT:

STATE OF TEXAS
COUNTY OF KENDALL

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 THE 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 _____, 2022.

NOTARY PUBLIC,
KENDALL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

I, _____ COUNTY CLERK OF KENDALL COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF _____ A.D. 2022 ____ AT ____ M. AND DULY RECORDED THE ____ DAY OF _____ A.D. 2022 ____ AT ____ M. IN THE RECORDS OF ____ AND ____ OF SAID COUNTY, IN BOOK VOLUME ____ ON PAGE ____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF _____ A.D., 2022.

COUNTY CLERK, KENDALL COUNTY, TEXAS

BY: _____, DEPUTY

SURVEYOR NOTES:

- ALL HORIZONTAL DATA IS HELD TO TEXAS STATE PLANE COORDINATE SYSTEM OF 1983(2011) (EPOCH 2010), SOUTH CENTRAL ZONE (4204). U.S. SURVEY FOOT.
- ALL VERTICAL DATA IS HELD TO NAVD88 GEOID 18.
- ALL DISTANCES ARE SURFACE DISTANCE. GRID VALUES CAN BE OBTAINED BY DIVIDING BY A SCALE FACTOR OF 1.00013. ALL DISTANCE UNITS ARE 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.

REGISTERED PROFESSIONAL LAND SURVEYOR
GORDON ANDERSON, R.P.L.S. #6617
TBPLS FIRM NO. 10194533

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

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

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 SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BOERNE.

TORRY LAYNE HURT, P.E., C.F.M.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 91844

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

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

APPROVAL OF THE PLANNING AND ZONING COMMISSION:

THIS PLAT OF THE COMMONS AT MENDER CREEK UNIT 7 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY.

DATED THIS ____ DAY OF _____, 20____.

BY: _____
CHAIR

BY: _____
SECRETARY

SUBDIVISION PLAT
OF
COMMONS OF MENDER
CREEK UNIT 7

BEING 5.05 ACRES OUT OF A 21.465 TRACT OF LAND LOCATED IN THE JOHN SMALL SURVEY NO. 183, ABSTRACT NO. 441, CITY OF BOERNE, KENDALL COUNTY TEXAS; BEING A PORTION OF A CALLED 21.465 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN INSTRUMENT TO THE BOERNE COMMONS, LTD. RECORDED IN VOLUME 1614, PAGE 971 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.

LJA Engineering, Inc.

9830 Colonnade Blvd., Phone 210.503.2700
Suite 300 Fax 210.503.2749
San Antonio, Texas 78230 FRN - F-1386

LJA Surveying, Inc.

9830 Colonnade Blvd., Phone 512.439.4700
Suite 300 T.B.P.L.S. Firm No. 10194382
San Antonio, Texas 78230

REVIEWED
CITY OF BOERNE
Development Services

Cheryl J. Rogan
6/1/2023

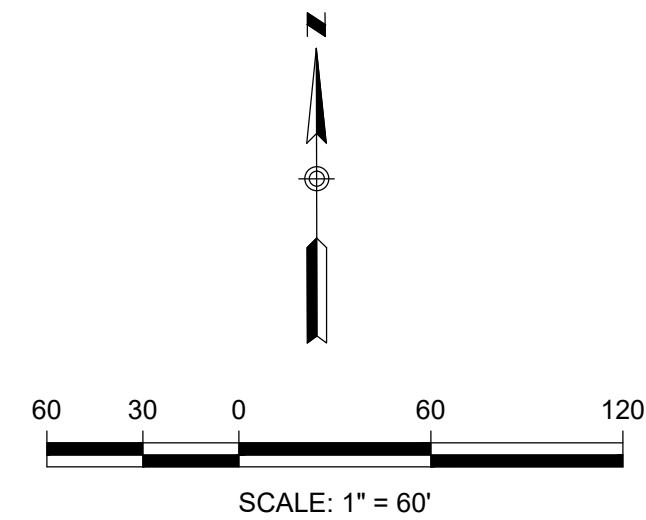
SEE COMMENTS

ENGINEER:
LJA ENGINEERING, INC.
9830 COLONNADE BLVD., SUITE 300
SAN ANTONIO, TEXAS 78230
CONTACT: TORRY HURT, PE, CFM
PHONE # (210) 503-2700
FAX # (210) 503-2749

SURVEYOR:
LJA SURVEYING
9830 COLONNADE BLVD., SUITE 300
SAN ANTONIO, TEXAS 78230
CONTACT: GORDON ANDERSON
PHONE # (512) 439-4700

Add curve information/dimensions for this easement line so drawing is reproducible since the easement changes from a 15' to 10' easement and is not a simple offset

Fix labels



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 5/8" IRON ROD SET WITH LJA SURVEYING CAP
- 740 EXISTING CONTOURS
- CLOMR FLOODPLAIN LIMITS
- BASE FLOOR ELEVATIONS
- FLOODPLAIN CENTERLINE
- EFF. 100 YR FLOODPLAIN LIMITS
- PROJECT BOUNDARY
- EASEMENT DEDICATED BY THIS PLAT
- EXISTING EASEMENT
- RIGHT OF WAY DEDICATED BY THIS PLAT
- EXISTING RIGHT OF WAY
- LOT LINE DEDICATED BY THIS PLAT
- EXISTING LOT LINE
- CENTER LINE
- 15% TO 25% SLOPES
- KCOPR
- DPR
- DRKCT
- R.O.W. VOL.
- PG.
- ESMT
- ESMT
- CENTERLINE
- SAME AS ADJACENT
- TBM
- ELEV
- BFE
- 10' UTILITY ESMT
- 15' UTILITY ESMT
- 26' INGRESS/EGRESS ESMT
- VARIABLE-WIDTH DRAINAGE ESMT
- 50' STREAM SETBACK ZONE 1
- 50' STREAM SETBACK ZONE 2
- 15' UTILITY ESMT (OFF-LOT)
- 25' DRAINAGE ESMT DOC # 348697

SUBDIVISION PLAT OF COMMONS AT MENDER CREEK UNIT 7

BEING 5.05 ACRES OUT OF A 21.465 TRACT OF LAND LOCATED IN THE JOHN SMALL SURVEY NO. 183, ABSTRACT NO. 441, CITY OF BOERNE, KENDALL COUNTY TEXAS, BEING A PORTION OF A CALLED 21.465 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN INSTRUMENT TO THE BOERNE COMMONS, LTD. RECORDED IN VOLUME 1614, PAGE 971 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.

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CONTACT: TERRY HURT, P.E., CFM
PHONE # (210) 503-2700
FAX # (210) 503-2749

SURVEYOR:

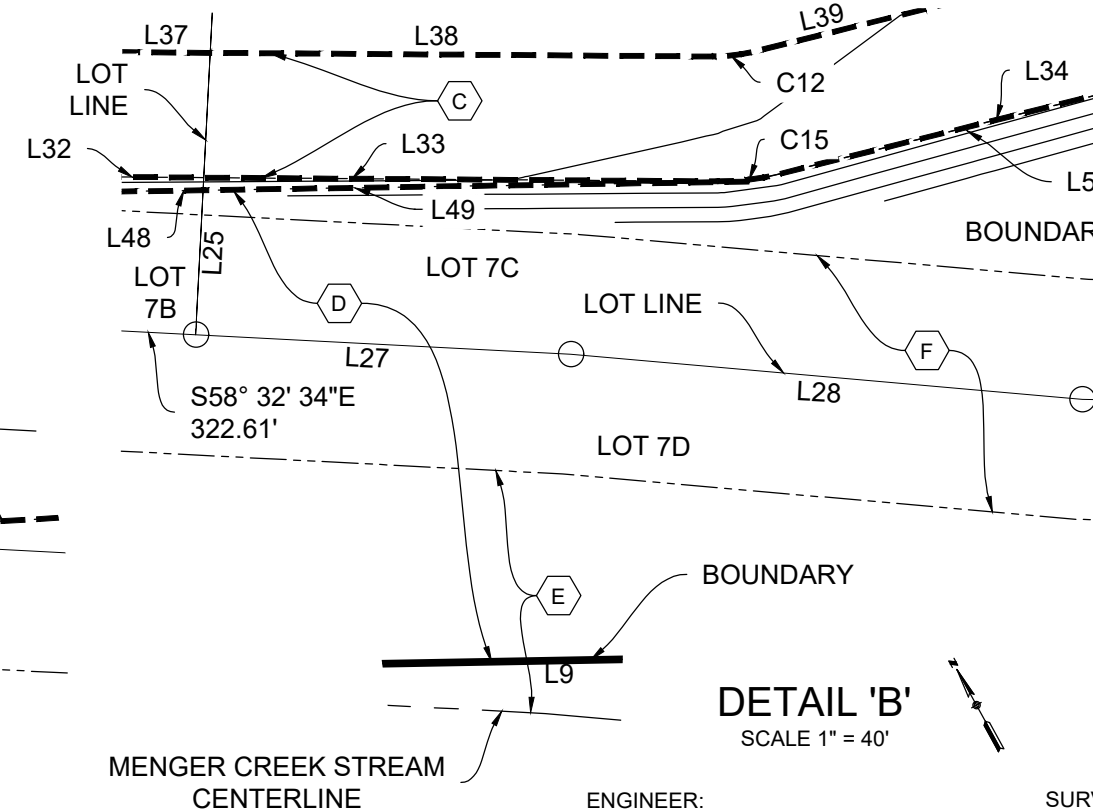
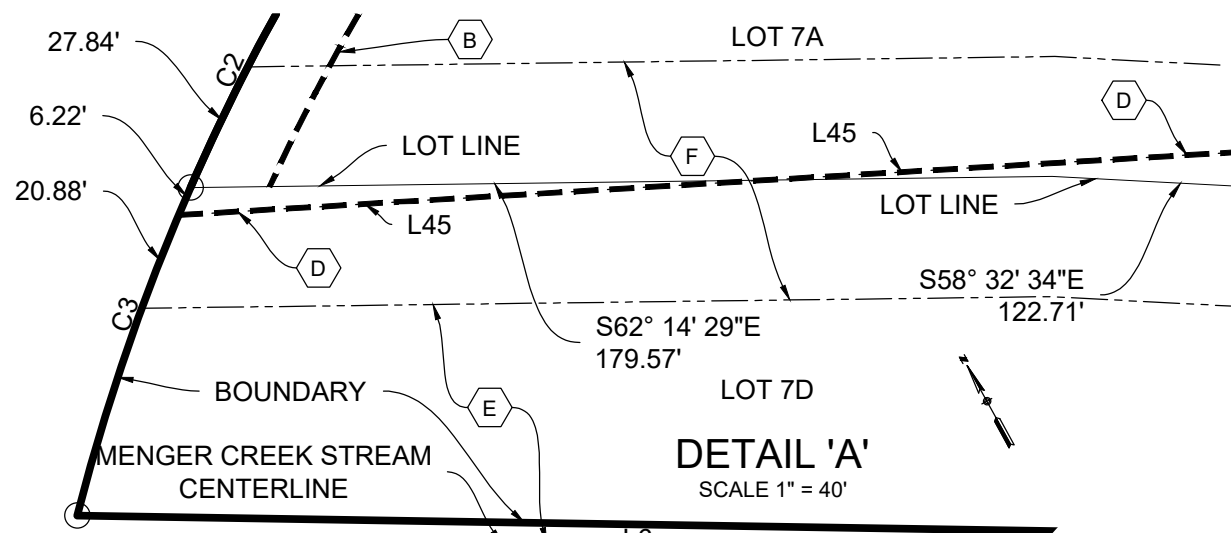
LJA SURVEYING
9830 COLONNADA BLVD., SUITE 300
SAN ANTONIO, TEXAS 78230
CONTACT: GORDON ANDERSON
PHONE # (512) 439-4700

Parcel Line Table		
Line #	Direction	Length
L1	S83° 27' 34.00"E	11.39
L2	N6° 32' 26.00"E	178.06
L3	N83° 27' 34.00"W	139.26
L4	N83° 27' 34.00"W	162.47
L5	S83° 27' 34.09"E	41.97
L6	S60° 35' 57.49"E	375.05
L7	S49° 42' 35.00"E	75.82
L8	S67° 45' 01.00"E	52.85
L9	S62° 32' 51.00"E	154.67
L10	S57° 52' 06.00"E	61.77
L11	S66° 10' 10.00"E	60.34
L12	N6° 32' 26.00"E	55.57
L13	N6° 32' 26.00"E	251.41
L14	N83° 27' 34.00"W	171.57
L15	N83° 27' 34.00"W	139.26
L16	N83° 27' 34.00"W	199.78
L17	S88° 02' 09.80"W	115.11
L18	S83° 27' 34.00"E	131.78
L19	S83° 27' 34.00"E	233.29
L20	S83° 27' 34.00"E	200.89

Parcel Line Table		
Line #	Direction	Length
L21	N88° 02' 09.80"E	116.97
L22	N6° 32' 26.00"E	90.01
L23	N42° 12' 06.49"E	47.48
L24	N6° 32' 26.00"E	132.84
L25	N31° 27' 26.19"E	74.91
L26	N31° 27' 26.14"E	101.01
L27	S58° 32' 33.81"E	78.24
L28	S56° 27' 49.93"E	106.96
L29	S60° 26' 06.43"E	47.41
L30	S31° 27' 29.47"W	74.76
L31	S58° 32' 33.81"E	53.27
L32	S61° 05' 18.49"E	146.78
L33	S61° 05' 18.49"E	107.10
L34	S75° 29' 57.02"E	85.52
L35	S75° 29' 57.02"E	80.65
L36	S31° 27' 26.19"W	18.78
L37	S61° 05' 18.49"E	137.48
L38	S61° 05' 18.49"E	104.68
L39	S75° 29' 57.02"E	80.62
L40	N83° 27' 34.00"W	14.44

CURVE TABLE						
Curve #	I	Rad	Arc	Tan	Chord Bearing	Chord
C1	9°05'18"	449.85'	71.36'	35.75'	S88° 00' 10"E	71.28
C2	36°32'06"	450.06'	286.98'	148.56'	N70° 24' 28"E	282.14
C3	9°12'55"	450.06'	72.39'	36.27'	N47° 31' 57"E	72.31
C4	87°36'02"	25.00'	38.22'	23.97'	N48° 08' 34"W	34.61
C5	14°26'03"	173.00'	43.58'	21.91'	S11° 33' 34"E	43.47
C6	41°47'04"	13.00'	9.48'	4.96'	N2° 06' 56"E	9.27
C7	281°37'58"	65.00'	319.50'	52.98'	N62° 11' 29"E	82.14
C8	69°44'52"	13.00'	15.83'	9.06'	S43° 45' 04"E	14.87
C9	0°55'59"	103.00'	1.68'	0.84'	S8° 24' 38"E	1.68
C10	104°29'05"	15.00'	27.35'	19.37'	S44° 17' 54"W	23.72
C11	92°32'45"	35.00'	56.53'	36.59'	S14° 48' 56"E	50.58
C12	14°24'39"	35.00'	8.80'	4.42'	S68° 17' 38"E	8.78
C13	82°33'52"	35.00'	50.44'	30.73'	S63° 13' 07"W	46.18
C14	262°34'03"	50.00'	229.13'	56.95'	N26° 46' 48"W	75.15
C15	14°24'39"	51.00'	12.83'	6.45'	S68° 17' 38"E	12.79

Parcel Line Table		
Line #	Direction	Length
L41	S83° 37' 08.80"W	8.35
L42	S6° 22' 51.20"E	15.00
L43	N83° 37' 08.80"E	6.85
L44	S83° 27' 34.00"E	16.50
L45	S64° 54' 32.05"E	271.45
L46	S64° 09' 53.37"E	34.45
L47	S64° 09' 53.37"E	17.47
L48	S62° 25' 03.64"E	182.93
L49	S62° 25' 03.64"E	113.70
L50	S75° 29' 57.02"E	91.97



Clarify if the BFEs are from FEMA or the CLOMR