

PLANNING  
05/22/2023  
RECEIVED

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 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 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:

- NONE OF THIS DEVELOPMENT IS LOCATED WITHIN A DRAINAGE BASIN UPSTREAM FROM A CITY WATER SUPPLY.
- WATER SERVICE SHALL BE PROVIDED BY A PRIVATE WATER WELL CONSTRUCTED ON THE LOT BY THE OWNER THEREOF, MEETING THE REQUIREMENTS OF THE COW CREEK GROUNDWATER CONSERVATION DISTRICT AND TCEQ. WELLS SHALL HAVE A 100 FOOT SANITARY CONTROL EASEMENT UNLESS A SMALLER IS PERMITTED BY COW CREEK GROUNDWATER CONSERVATION DISTRICT.
- SEWAGE FACILITIES SHALL BE PROVIDED BY A PRIVATE ON-SITE SEWAGE FACILITY CONSTRUCTED ON THE LOT BY THE OWNER THEREOF DESIGNED BY A REGISTERED SANITARIAN OR A REGISTERED ENGINEER AND APPROVED UNDER THE RULES OF KENDALL COUNTY, TEXAS AND TCEQ.

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.

OPEN SPACE:

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:

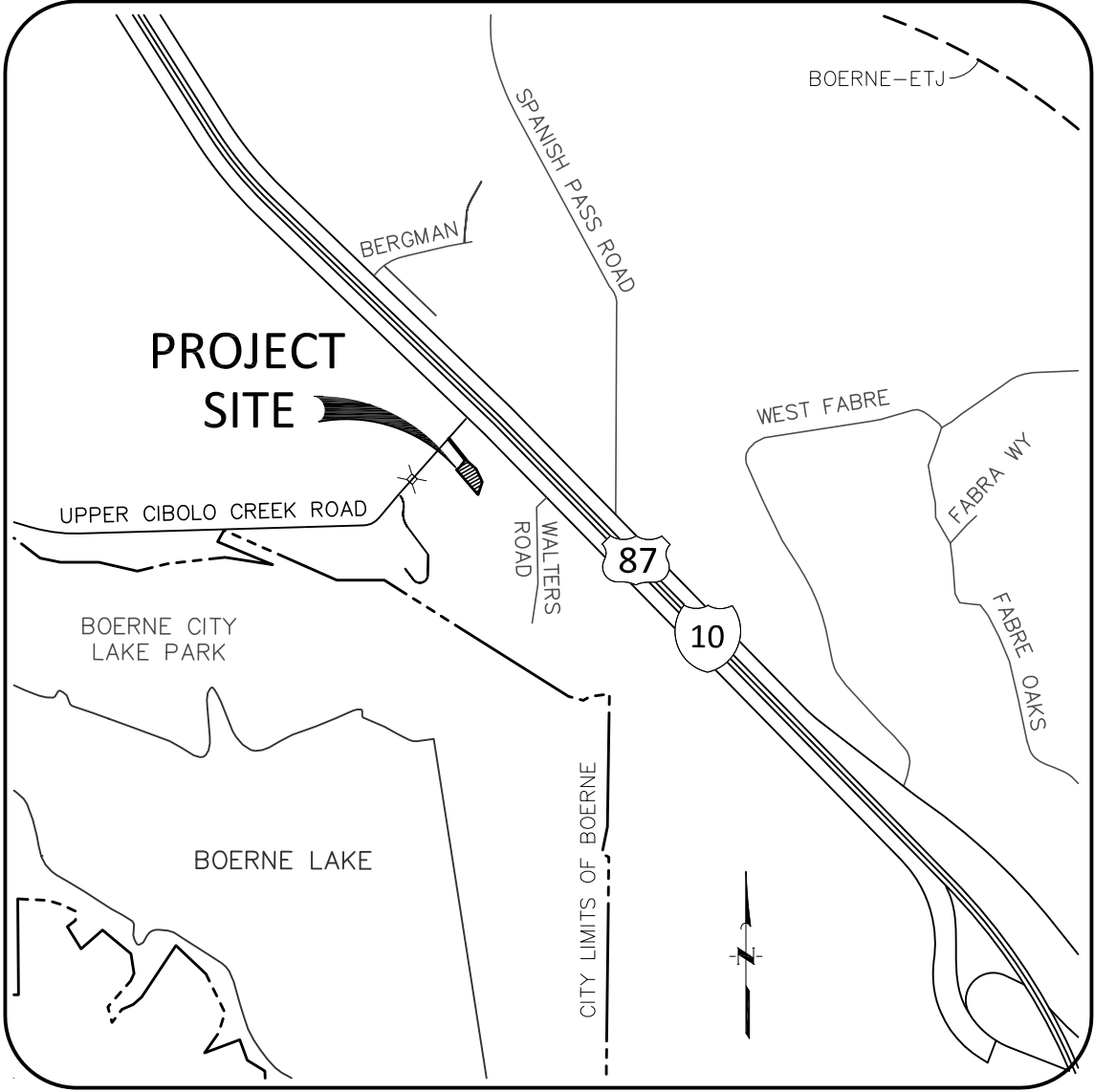
RESIDENTIAL LOTS IN EXCESS OF 12,500 SQUARE FEET SHALL ONLY IRRIGATE THE AREA THAT LIES WITHIN 75 FEET OF THE MAIN RESIDENCE. TURF GRASSES SHALL BE LIMITED TO ZOYSIA, BUFFALO OR BERMUDA GRASSES OR OTHER GRASSES APPROVED BY THE CITY MANAGER OR HIS OR HER DESIGNATED REPRESENTATIVE. (ORD. NO. 2004-20). XERISCAPING IS PERMITTED AS DESCRIBED IN THE CITY OF BOERNE ZONING ORDINANCE, ARTICLE 3, SECTION 3.07.003D.

HERITAGE LEGACY TREE:

THERE ARE NO HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.

SETBACKS IN THE ETJ:

LOT SETBACKS ARE DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE ENFORCED AT THE TIME OF DEVELOPMENT. THE USE THAT IS BEING CONSTRUCTED AND THE LOT SIZE SHALL DETERMINE WHICH SETBACK SHALL APPLY.



LOCATION MAP

NOT TO SCALE

STATE OF TEXAS  
COUNTY OF KENDALL

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH 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.

SEAN BEAN  
BHJ HOLDING, LLC, A TEXAS LIMITED LIABILITY COMPANY  
8414 TRIPLE CROWN,  
BOERNE, TEXAS, 78066  
210-764-7652

STATE OF TEXAS  
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SEAN BEAN FOR BHJ HOLDINGS, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND

AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2023.

STATE OF TEXAS NOTARY PUBLIC

APPROVAL OF THE PLANNING AND ZONING COMMISSION:

THIS DEVELOPMENT 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 \_\_\_\_\_ A.D. 2023.

BY: CHAIR

BY: SECRETARY

DONNIE BOERNER SURVEYING COMPANY  
228 HOLIDAY ROAD  
COMFORT, TEXAS 78013  
PH: 830-377-2492

FIRM NO. 10193963



CIVIL TECH, PLLC.

ENGINEERS, CONSULTANTS, LAND PLANNERS

Firm No. 13711  
P.O. BOX 2203

(210) 365-5029  
BOERNE, TEXAS 78006

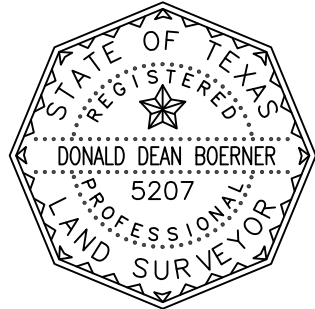
DEVELOPMENT PLAT ESTABLISHING

UPPER CIBOLO PLAT

BEING A 1.879 ACRE TRACT OF LAND OUT OF THE NICOLAS FLORES SURVEY NO. 174, ABSTRACT NO. 166, KENDALL COUNTY, TEXAS. BEING THAT CERTAIN 1.883 ACRE TRACT CONVEYED TO BHJ HOLDING, LLC, A TEXAS LIMITED LIABILITY COMPANY BY DEED RECORDED IN VOLUME 1686, PAGES 531-536, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS, SAVE AND EXCEPT A 8' R.O.W. DEDICATION. 0.004 ACRES TO KENDALL COUNTY DOC NO. \_\_\_\_\_ OFFICIAL RECORDS, KENADLL COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF KENDALL

I HEREBY CERTIFY THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.



REGISTERED PROFESSIONAL LAND SURVEYOR #5207  
DONALD DEAN BOERNER  
DONNIE BOERNER SURVEYING COMPANY L.P.  
228 HOLIDAY ROAD  
COMFORT, TEXAS 78013

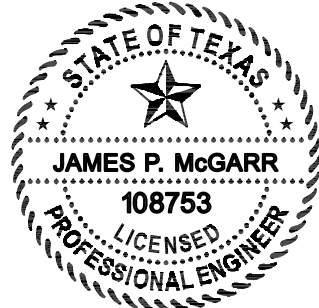
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DONALD DEAN BOERNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2023.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF KENDALL

I HEREBY CERTIFY THAT RECOGNIZED ENGINEERING PRACTICES AND STANDARDS WERE USED PREPARATION OF THIS FINAL PLAT AND IN THE DESIGN IN THE OF SITE IMPROVEMENT STRUCTURES AND WAS ACCOMPLISHED UNDER MY DIRECT SUPERVISION.



REGISTERED PROFESSIONAL ENGINEER # 108753  
JAMES P. MCGARR  
CIVIL TECH, PLLC.  
P.O. BOX 13711  
BOERNE, TEXAS 78006

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES MCGARR KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY 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., 2023.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

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. 2023 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. 2023

COUNTY CLERK  
KENDALL COUNTY, TEXAS

BY: \_\_\_\_\_  
DEPUTY

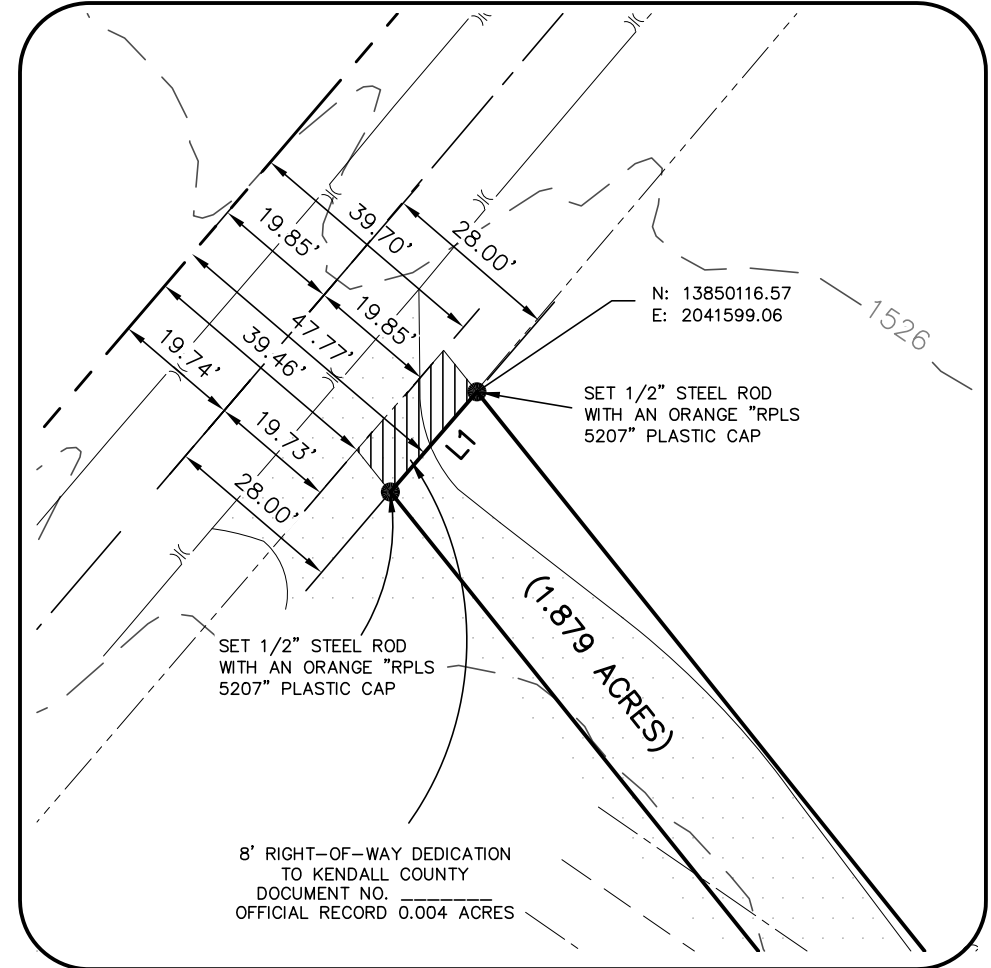
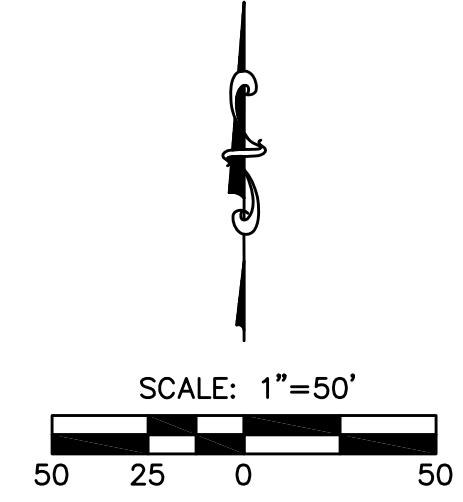
SOFRAN PROPERTIES, LLC, DOING BUSINESS  
AS SOFRAN PROPERTIES, LLC - UCC-SERIES  
VOLUME 1738, PAGE 105-109  
6.105 ACRES - OFFICIAL RECORDS

(1512.5' = 1.0 FOOT ABOVE THE BASE FLOOD ELEVATION  
CALCULATED FOR THE ADJACENT PROPERTY LOCATION IN DRAFT 1%  
ANNUAL CHANCE FLOODPLAIN AS SHOWN IN THE MODEL PREPARED  
BY SAN ANTONIO RIVER AUTHORITY AND SUBMITTED TO FEMA  
\*CHAPTER 8.1, SECTION D, (1,J):

# DEVELOPMENT PLAT ESTABLISHING UPPER CIBOLO PLAT

## LEGEND

- PROPOSED BOUNDARY/PROPERTY LINE
- CENTERLINE
- EXISTING ADJACENT PROPERTY LINE
- EASEMENT LINE
- EXISTING CONTOURS
- BASE FLOOD ELEVATION
- OVER HEAD UTILITIES
- POWER POLE
- WIRE FENCE
- ASPHALT PAVEMENT
- MONUMENT CORNER



## INSET 1

SCALE: 1"=30'

## LINE DATA

LINE	BEARING	DISTANCE
L1	N 41°09'59" E	20.63'
L2	N 46°57'08" W	12.53'
L3	N 55°22'35" E	49.59'
L4	N 37°40'45" E	123.05'

## IMPERVIOUS COVERAGE

BEFORE	AFTER
35774 SQFT	62750 SQFT
43.6% OF LOT	76.5% OF LOT

## IMPERVIOUS COVERAGE NOTES:

- ALL CALCULATIONS ARE APPROXIMATE
- "BEFORE" AREAS ARE CALCULATED FROM FIELD LOCATED IMPROVEMENTS SHOWN ON SURVEY DATED 04-10-2019
- "AFTER" AREAS ARE CALCULATED FROM IMPROVEMENTS SHOWN ON THIS PLAT

\*THE GENERAL PROVISIONS OF THE UNIFIED  
DEVELOPMENT CODE OF THE CITY OF BOERNE,  
CHAPTER 8.1, SECTION D, (1,J):  
For all construction (residential and non-residential) and  
substantial improvements within, where allowed, or within 100'  
of the 1% percent annual chance (100-year) local or FEMA  
floodplain limits, the lowest floor (including basements), shall  
be elevated as follows:

BASIS OF STUDY	MINIMUM BUILDING SLAB ELEVATION
ATLAS 14 RAINFALL	1.0 FOOT ABOVE THE BASE FLOOD ELEVATION
RAINFALL OTHER THAN ATLAS 14 EVALUATION	2.0 FOOT ABOVE THE BASE FLOOD ELEVATION

## NOTES:

- ADDRESS: 3 UPPER CIBOLO CREEK ROAD
- BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, THE SOUTH CENTRAL.
- ONLY APPARENT UTILITIES WERE LOCATED. NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE, SIZE, DEPTH, CONDITION OR LOCATION OF ANY UNDERGROUND UTILITY. FOR INFORMATION REGARDING UNDERGROUND UTILITIES PLEASE CONTACT THE APPROPRIATE AGENCY.
- FENCES NEAR THE BOUNDARY LINE MEANDER AND ARE NOT NECESSARILY ON THE BOUNDARY LINE.
- ADJOINING PROPERTY INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY.
- 2 FOOT AERIAL CONTOURS SHOWN WERE OBTAINED FROM STATE LIDAR DATABASE
- VARIANCE FOR SETBACKS WAS APPROVED ON \_\_\_\_\_
- OVERLAY DISTRICT - SCENIC INTERSTATE CORRIDOR, MEDIUM ELEVATION

DONNIE BOERNER SURVEYING COMPANY  
228 HOLIDAY ROAD  
COMFORT, TEXAS 78013  
PH: 830-377-2492

FIRM NO. 10193963



CIVIL TECH, PLLC.  
ENGINEERS, CONSULTANTS, LAND PLANNERS  
Firm No. 13711 (210) 365-5029  
P.O. BOX 2203 BOERNE, TEXAS 78006