

LOCATION MAP

NOT-TO-SCALE

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.

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. 2019-56 SECTION 1.10 (5).

DETENTION NOTE:

DETENTION SHALL BE PROVIDED FOR EACH LOT UNLESS APPROVED OTHERWISE BY THE COUNTY. PRIOR TO ANY IMPROVEMENTS BEING MADE ON THE LOT, KENDALL COUNTY SHALL REVIEW AND APPROVE DETENTIN FOR THE SITE.

ENGINEER'S NOTE:

1. THE DEVELOPMENT IS NOT LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.
2. DRAINAGE PROTECTION ZONE (DPZ) VARIANCE APPROVED 04/04/2022.
3. TOTAL NUMBER OF LOT(S) CREATED: (1) ONE NON-RESIDENTIAL LOT.

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; THE RIGHT TO ALTER THE EASEMENT, TO PLACE 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 COMMERCIAL 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.

FIRE MARSHAL APPROVAL:

AT TIME OF DEVELOPMENT OF THE LOT, THE OWNER/DEVELOPER SHALL OBTAIN A DEVELOPMENT PERMIT FOR KENDALL COUNTY; SUBMIT A SITE PLAN FOR THE PROPOSED DEVELOPMENT, AND A LETTER OF APPROVAL FROM THE KENDALL COUNTY FIRE MARSHAL.

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 COMMERCIAL 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.

SIDEWALK NOTE:

FIVE-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.

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.

SEPTIC NOTE:

SEWAGE FACILITIES ARE PROVIDED BY A PRIVATE ON-SITE SEWAGE FACILITY CONSTRUCTED ON THE LOT BY THE OWNER OF THEREOF DESIGNED BY A REGISTERED SANITARIAN OR A REGISTERED ENGINEER AND APPROVED UNDER THE RULES OF KENDALL COUNTY, TEXAS AND TCEQ.

TxDOT NOTES:

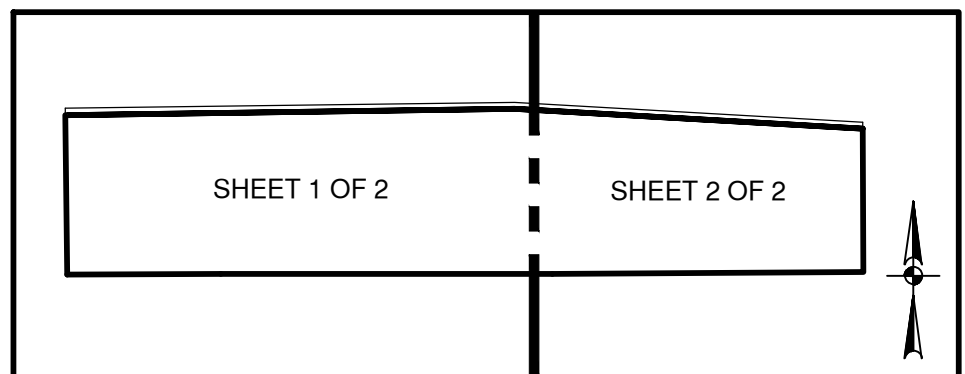
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 0 ACCESS POINT(S) ALONG INTERSTATE HIGHWAY 10 WEST, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 155.80'. ACCESS WILL BE PROVIDED BY ONE (1) ACCESS POINT ON THE ADJACENT STREET OUTSIDE THE PLATTED AREA ALONG DAISY LANE.
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.

MAINTENANCE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF BOERNE OR KENDALL COUNTY.

WELL NOTE:

WATER SERVICE PROVIDED BY OFF-SITE WATER WELL LOCATED ON INFINITI OF BOERNE LOT OPERATED BY OWNER (PWS ID: TX1300075) MEETING THE REQUIREMENTS OF COW CREEK GROUNDWATER CONSERVATION DISTRICT AND TCEQ. THE WELL HAS A 150' RADIUS SANITARY SEWER CONTROL EASEMENT.



INDEX MAP

SCALE: 1"= 200'

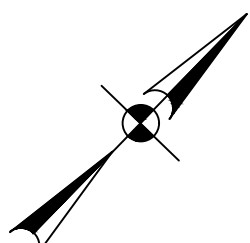
MAJOR DEVELOPMENT PLAT FOR PRINCIPLE HYUNDAI

A TOTAL OF 3.141 ACRES OF LAND COMPRISING OF A 0.581 ACRE TRACT CONVEYED UNTO HEPCC PROPERTIES II, LTD. BY DEED RECORDED IN DOCUMENT NO. 2021-362219, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS; A 1.272 ACRE TRACT AND A 1.415 ACRE TRACT CONVEYED UNTO THE SAME BY DEED RECORDED IN DOCUMENT NO. 2021-355745, SAID OFFICIAL RECORDS; SAVE AND EXCEPT A 0.133 ACRE TRACT CONVEYED UNTO THE COUNTY OF KENDALL BY DEED RECORDED IN 2023-379899, SAID OFFICIAL RECORDS, OUT OF THE JAMES M. MCCULLOCK & CO. SURVEY NO. 185, ABSTRACT 346, KENDALL COUNTY, TEXAS.

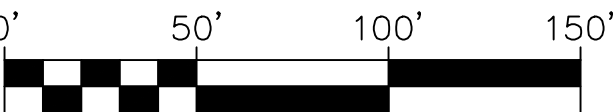


SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028900

DATE OF PREPARATION: May 22, 2023



SCALE: 1"= 50'



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: HEPCC PROPERTIES II, LTD.
153 TREELINE PARK
SAN ANTONIO, TEXAS 78213
BY: PRINCIPLE AUTO GROUP, LLC
ITS GENERAL PARTNER
BY: MARK L. SMITH, MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARK SMITH 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. 20 ____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

APPROVAL OF THE PLANNING AND ZONING COMMISSION

THIS PLAT OF PRINCIPLE HYUNDAI 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

PLANNING

05/22/2023

RECEIVED

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) 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.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

LEGEND

DOC	DOCUMENT NUMBER	PG	PAGE(S)
ETJ	EXTRATERRITORIAL JURISDICTION	ROW	RIGHT-OF-WAY
DPZ	DRAINAGEWAY PROTECTION ZONE	SF	SQUARE FEET
VOL	VOLUME		
---	EXISTING CONTOURS		
---	CENTERLINE		
---	SETBACK LINE		
---	PROPOSED EASEMENT		
---	EXISTING EASEMENT		
---	EXISTING EASEMENT		
---	LANDSCAPE WALL		
---	RETAINING WALL		
---	PERIMETER FENCE		
---	CURB		
---	SEPTIC SPRAY FIELD		
---	BOERNE CITY LIMIT		
---	DPZ 35' (DPZ-1)		
---	DPZ 20' (DPZ-2)		
---	PARKING STRIPE		
---	30' LANDSCAPE BUFFER (SCENIC INTERSTATE CORRIDOR OVERLAY DISTRICT)		
---	EXISTING CONTOURS		
---	CENTERLINE		
---	SETBACK LINE		
---	PROPOSED EASEMENT		
---	EXISTING EASEMENT		
---	LANDSCAPE WALL		
---	RETAINING WALL		
---	PERIMETER FENCE		
---	CURB		
---	SEPTIC SPRAY FIELD		
---	BOERNE CITY LIMIT		
---	DPZ 35' (DPZ-1)		
---	DPZ 20' (DPZ-2)		
---	PARKING STRIPE		
---	30' LANDSCAPE BUFFER (SCENIC INTERSTATE CORRIDOR OVERLAY DISTRICT)		
---	EXISTING CONTOURS		
---	CENTERLINE		
---	SETBACK LINE		
---	PROPOSED EASEMENT		
---	EXISTING EASEMENT		
---	LANDSCAPE WALL		
---	RETAINING WALL		
---	PERIMETER FENCE		
---	CURB		
---	SEPTIC SPRAY FIELD		
---	BOERNE CITY LIMIT		
---	DPZ 35' (DPZ-1)		
---	DPZ 20' (DPZ-2)		
---	PARKING STRIPE		
---	30' LANDSCAPE BUFFER (SCENIC INTERSTATE CORRIDOR OVERLAY DISTRICT)		

1. 0.732 OF AN ACRE OUT OF J.M. McCULLOUGH AND CO. SURVEY NO. 185 MALLORY M & KYLE W MARTINEZ (VOL 1641, PG 73, OR)
2. 15' RADIUS SANITARY CONTROL EASEMENT (PWS TX1300075) (VOL 8, PG 110, DPR)
3. 15' UTILITY EASEMENT (VOL 8, PG 110, DPR)
4. 10' UTILITY EASEMENT (VOL 8, PG 110, DPR)
5. 10' BUILDING SETBACK LINE (VOL 8, PG 110, DPR)
6. 50' BUILDING SETBACK LINE (VOL 8, PG 110, DPR)
7. 40' INGRESS/EGRESS EASEMENT (VOL 119, PG 852-855, OR)
8. VARIABLE WIDTH DRAINAGE EASEMENT (DOC #2023-380190, OR)
9. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.282 OF AN ACRE)
10. 18' PRIVATE DRAINAGE EASEMENT (0.104 OF AN ACRE)

1. 20' UTILITY EASEMENT
2. ONSITE WATER WELL #EW9056 TO BE PLUGGED AND ABANDONED WITHIN 90-DAYS OF PLAT RECORDATION IN ACCORDANCE TO KENDALL COUNTY & COW CREEK GROUNDWATER CONSERVATION DISTRICT APPLICABLE REGULATIONS
3. ONSITE WATER WELL #EW9057 TO BE PLUGGED AND ABANDONED WITHIN 90-DAYS OF PLAT RECORDATION IN ACCORDANCE TO KENDALL COUNTY & COW CREEK GROUNDWATER CONSERVATION DISTRICT APPLICABLE REGULATIONS
4. ONSITE WATER WELL #EW9055 TO BE PLUGGED AND ABANDONED WITHIN 90-DAYS OF PLAT RECORDATION IN ACCORDANCE TO KENDALL COUNTY & COW CREEK GROUNDWATER CONSERVATION DISTRICT APPLICABLE REGULATIONS

1. ONSITE WATER WELL #EW9054 TO BE PLUGGED AND ABANDONED WITHIN 90-DAYS OF PLAT RECORDATION IN ACCORDANCE TO KENDALL COUNTY & COW CREEK GROUNDWATER CONSERVATION DISTRICT APPLICABLE REGULATIONS
2. 30' LANDSCAPE BUFFER (SCENIC INTERSTATE CORRIDOR OVERLAY DISTRICT)

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

REFERENCE SHEET 2 OF 2 FOR CURVE AND LINE TABLES

SHEET 1 OF 2

MAJOR DEVELOPMENT PLAT FOR PRINCIPLE HYUNDAI

A TOTAL OF 3.141 ACRES OF LAND COMPRISING OF A 0.581 ACRE TRACT CONVEYED UNTO HEPCC PROPERTIES II, LTD. BY DEED RECORDED IN DOCUMENT NO. 2021-362219, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS; A 1.272 ACRE TRACT AND A 1.415 ACRE TRACT CONVEYED UNTO THE SAME BY DEED RECORDED IN DOCUMENT NO. 2021-355745, SAID OFFICIAL RECORDS; SAVE AND EXCEPT A 0.133 ACRE TRACT CONVEYED UNTO THE COUNTY OF KENDALL BY DEED RECORDED IN 2023-379899, SAID OFFICIAL RECORDS, OUT OF THE JAMES M. MCCULLOCK & CO. SURVEY NO. 185, ABSTRACT 346, KENDALL COUNTY, TEXAS.



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DATE OF PREPARATION: May 22, 2023

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S89°23'27"E	19.64'
L2	S89°23'27"E	27.29'
L3	N89°23'27"W	3.19'
L4	N89°23'27"W	14.38'

- DOC

ETJ

DPZ

VOL

DOCUMENT NUMBER

EXTRATERRITORIAL JURISDICTION

DRAINAGEWAY PROTECTION ZONE

VOLUME

PG

RIGHT-OF-WAY

SF

(SURVEYOR)

PAGE(S)

RIGHT-OF-WAY

SQUARE FEET

FOUND 1/2" IRON ROD

(UNLESS NOTED OTHERWISE)

SET 1/2" IRON ROD (PD)

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

FOUND TxDOT MONUMENTATION

WATER WELL

LIGHT POLE

FIRE STORAGE TANK PAD

BOLLARD

GATE

DUMPSTER

ELECTRIC TRANSFORMER

PYLON SIGN

DRIVEWAY LOCATION

PERVIOUS AREAS

30' LANDSCAPE BUFFER (SCENIC INTERSTATE CORRIDOR OVERLAY DISTRICT)
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MAJOR DEVELOPMENT PLAT FOR PRINCIPLE HYUNDAI

A TOTAL OF 3.141 ACRES OF LAND COMPRISING OF A 0.581 ACRE TRACT CONVEYED UNTO HEPCC PROPERTIES II, LTD. BY DEED RECORDED IN DOCUMENT NO. 2021-362219, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS; A 1.272 ACRE TRACT AND A 1.415 ACRE TRACT CONVEYED UNTO THE SAME BY DEED RECORDED IN DOCUMENT NO. 2021-355745, SAID OFFICIAL RECORDS; SAVE AND EXCEPT A 0.133 ACRE TRACT CONVEYED UNTO THE COUNTY OF KENDALL BY DEED RECORDED IN 2023-379899, SAID OFFICIAL RECORDS, OUT OF THE JAMES M. MCCULLOCK & CO. SURVEY NO. 185, ABSTRACT 346, KENDALL COUNTY, TEXAS.

**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
DATE OF PREPARATION: May 22, 2023

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S89°23'27"E	19.64'
L2	S89°23'27"E	27.29'
L3	N89°23'27"W	3.19'
L4	N89°23'27"W	14.38'

LEGEND

DOC	DOCUMENT NUMBER	PG	PAGE(S)
ETJ	EXTRATERRITORIAL JURISDICTION	ROW	RIGHT-OF-WAY
DPZ	DRAINAGEWAY PROTECTION ZONE	SF	SQUARE FEET
VOL	VOLUME	(SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
			SET 1/2" IRON ROD (PD)
			SET 1/2" IRON ROD (PD)-ROW
			FOUND TxDOT MONUMENTATION
			WATER WELL
			LIGHT POLE
			FIRE STORAGE TANK PAD
			BOLLARD
			GATE
			DUMPSTER
			ELECTRIC TRANSFORMER
			DRIVEWAY LOCATION
			PERVIOUS AREAS
			30' LANDSCAPE BUFFER (SCENIC INTERSTATE CORRIDOR OVERLAY DISTRICT)

- 1 0.732 OF AN ACRE OUT OF J.M. McCULLOUGH AND CO. SURVEY NO. 185, MALLORY M & KYLE W MARTINEZ (VOL 1641, PG 73, OR)
- 2 15' UTILITY EASEMENT (VOL 8, PG 110, DPR)
- 3 10' UTILITY EASEMENT (VOL 8, PG 110, DPR)
- 4 10' BUILDING SETBACK LINE (VOL 8, PG 110, DPR)
- 5 50' BUILDING SETBACK LINE (VOL 8, PG 110, DPR)
- 6 40' INGRESS/EGRESS EASEMENT (VOL 119, PG 852-855, OR)
- 7 VARIABLE WIDTH DRAINAGE EASEMENT (DOC #2023-380190, OR)
- 8 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.282 OF AN ACRE)
- 9 18' PRIVATE DRAINAGE EASEMENT (0.104 OF AN ACRE)
- 10 20' UTILITY EASEMENT
- 11 ONSITE WATER WELL #EW9056 TO BE PLUGGED AND ABANDONED WITHIN 90-DAYS OF PLAT RECORDATION IN ACCORDANCE TO KENDALL COUNTY & COW CREEK GROUNDWATER CONSERVATION DISTRICT APPLICABLE REGULATIONS
- 12 ONSITE WATER WELL #EW9057 TO BE PLUGGED AND ABANDONED WITHIN 90-DAYS OF PLAT RECORDATION IN ACCORDANCE TO KENDALL COUNTY & COW CREEK GROUNDWATER CONSERVATION DISTRICT APPLICABLE REGULATIONS
- 13 ONSITE WATER WELL #EW9055 TO BE PLUGGED AND ABANDONED WITHIN 90-DAYS OF PLAT RECORDATION IN ACCORDANCE TO KENDALL COUNTY & COW CREEK GROUNDWATER CONSERVATION DISTRICT APPLICABLE REGULATIONS
- 14 ONSITE WATER WELL #EW9054 TO BE PLUGGED AND ABANDONED WITHIN 90-DAYS OF PLAT RECORDATION IN ACCORDANCE TO KENDALL COUNTY & COW CREEK GROUNDWATER CONSERVATION DISTRICT APPLICABLE REGULATIONS
- 15 30' LANDSCAPE BUFFER (SCENIC INTERSTATE CORRIDOR OVERLAY DISTRICT)

