

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.

TAX CERTIFICATE:  
TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, KENDALL COUNTY OFFICIAL RECORDS.

SIDEWALK NOTE:  
AT SUCH TIME AS A LOT IS DEVELOPED, A FIVE-FOOT WIDE REINFORCED CONCRETE SIDEWALK SHALL BE INSTALLED ADJACENT TO ALL PROPERTY LINES OF EACH LOT WHERE THE LOT ABUTS PUBLIC OR PRIVATE STREET.  
LANDSCAPE NOTE:  
RESIDENTIAL LOTS IN EXCESS OF 12,500 SQ FT 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.

- GENERAL NOTES:
1. THE AREA OF THE SMALLEST LOT IN THIS SUBDIVISION IS 0.19 ACRES.
  2. THIS SUBDIVISION CONTAINS 28.712 TOTAL ACRES WITH 52 LOTS FOR A GROSS DENSITY OF 0.552 LOTS PER ACRE.
  3. NO PART OF THIS SUBDIVISION IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.
  4. BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, US SURVEY FOOT, GRID.
  5. UNLESS OTHERWISE NOTED, ALL CORNERS AND ANGLES ARE SET 1/2" REBAR WITH RED "MATKIN HOOVER ENG. & SURVEY" PLASTIC CAPS.
  7. THERE ARE NO LARGE LEGACY TREES WITHIN THIS SUBDIVISION.
  8. THE TOPOGRAPHICAL INFORMATION IS BASED ON VERTICAL DATUM NAVD 88.
  9. THE AREA OF RIGHT OF WAY (ROW) IN THIS SUBDIVISION IS 3.532 AC DEDICATED TO THE CITY OF BOERNE.
  10. THE SUBDIVISION CONTAINS THREE OPEN SPACE LOTS.
  11. THE AREA OF OPEN SPACE IS 6.334 AC.
  12. DURANGO RESERVE PHASE 1 IS LOCATED WITHIN CITY OF BOERNE CITY LIMITS.

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 THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE THEREOF; 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 AT SUCH A TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY CITY COUNCIL OF THE CITY OF BOERNE, TEXAS.

UTILITY EASEMENT (U.E.):  
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 THE ADJACENT LAND TO OR FROM 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 THEREOF; 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 SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THE DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE 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 CITY'S USUAL AND CUSTOMARY PRACTICES.

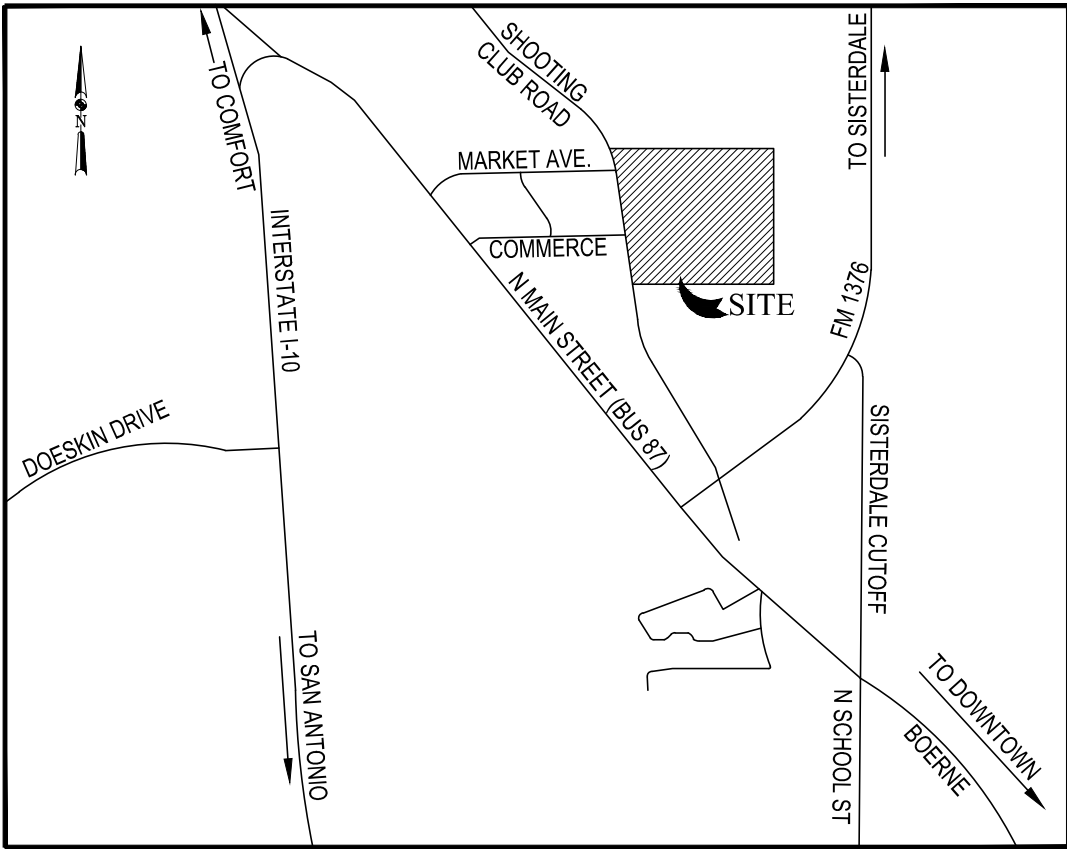
IMPACT FEE ASSESSMENT:  
ASSESSMENT AND COLLECTION OF THE CITY OF BOERNE WATER AND WASTEWATER UTILITIES IMPACT FEES SHALL BE THE AMOUNT AS SET FORTH IN CITY ORDINANCE 2015-03, SECTION 1.10(5).

GRID STREET SETBACK NOTE:  
LOTS ON GRID NETWORK STREETS HAVE VARYING SETBACKS AS DEFINED IN THE ZONING ORDINANCE.

# A PRELIMINARY PLAT ESTABLISHING DURANGO RESERVE, PHASE I

LOTS 1, 2, 3, 4, AND 5, DURANGO SUBDIVISION, ACCORDING TO PLAT RECORDED IN VOLUME 6,  
PAGE 149, PLAT RECORDS, KENDALL COUNTY, TEXAS.

52 NEW LOTS / 3 OPEN SPACE LOTS  
3.532 ACRE OF R.O.W.  
6.334 ACRE OF TOTAL COMMON AREA



LOCATION MAP  
N.T.S.

STATE OF TEXAS  
COUNTY OF KENDALL

I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY

CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION  
WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_,

A.D., 201\_\_\_\_, AT \_\_\_\_\_, \_\_\_\_\_ M., IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK

VOLUME \_\_\_\_\_, ON PAGE \_\_\_\_\_. IN TESTIMONY WHEREOF, WITNESS BY HAND AND OFFICIAL

SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 201\_\_\_\_.

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_, KENDALL COUNTY

OFFICIAL RECORDS. IN TESTIMONY WHEREOF, WITNESS BY HAND AND OFFICIAL SEAL OF OFFICE,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 201\_\_\_\_.

\_\_\_\_\_  
COUNTY CLERK, KENDALL COUNTY, TEXAS

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

THIS SUBDIVISION PLAT OF DURANGO RESERVE, PHASE I HAS BEEN  
SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION  
OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH

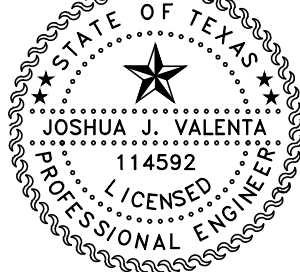
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 201\_\_\_\_.

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

STATE OF TEXAS  
COUNTY OF KENDALL

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 AND ZONING COMMISSION OF THE CITY OF BOERNE.



JOSHUA J. VALENTA  
REGISTERED PROFESSIONAL ENGINEER NO. 114592

SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF KENDALL

ENGINEER

I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.



JEFF BOERNER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4939

SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

LAND SURVEYOR

STATE OF TEXAS  
COUNTY OF KENDALL

THE OWNER OF THE LAND IDENTIFIED BY ABSTRACTS NUMBERS RECORDED IN THE VOLUME AND PAGE NUMBERS SHOWN ON THIS PLAT, AND WHOSE NAME ISQS Z E SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM ACTUAL SURVEYS ON THE GROUND AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAIN EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: \_\_\_\_\_  
WILLIAM E. CANAVAN, JR.  
OWNER OF 39.10 ACRE TRACT  
P.O. BOX 217  
COMFORT, TX 78013

STATE OF TEXAS  
COUNTY OF KENDALL

BEFORE ME, THE ABOVE AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ & \_\_\_\_\_, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE 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., 201\_\_\_\_.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

OWNER

## PROJECT SUMMARY TABLE

	PHASE 1	PHASE 2	TOTAL
60' FRONTAGE LOTS:	0	18	18
80' FRONTAGE LOTS:	38	23	61
100' FRONTAGE LOTS:	9	0	9
OPEN SPACE:	6.362 AC (22.17%)	0.398 AC (3.82%)	6.760 AC (17.28%)
ROW ACREAGE:	3.532 AC	2.284 AC	5.816 AC
RESIDENTIAL ACREAGE:	15.102 AC	7.710 AC	22.812 AC
PRIVATE ACREAGE:	3.699 AC	-	3.699 AC
TOTAL ACREAGE:	28.695 AC	10.392 AC	39.087 AC
LINEAR FEET OF STREET:	2389 LF	1417 LF	3806 LF
LOTS/ACRE:	1.637 LOTS	3.945 LOTS	2.251 LOTS
AVERAGE LOT SIZE:	0.321 AC	0.188 AC	0.259 AC

**MATKIN HOOVER**

P.O. BOX 54  
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFFICE: 830.249.0600 FAX: 830.249.0099  
TEXAS PE BOARD #P-004512

ENGINEERING  
& SURVEYING

CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

DATE: JANUARY, 2017

JOB NO. 2774.01

SHEET 1 OF 3