

#### 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.

#### LANDSCAPE NOTES:

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.

#### SIDEWALK NOTES:

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.

#### IMPACT FEE ASSESSMENT:

ASSESSMENT AND COLLECTION OF THE CITY OF BOERNE WATER UTILITIES' CAPITAL RECOVERY FEES SHALL BE THE AMOUNT PER LOT AS SET FORTH IN CITY ORDINANCE NO. 2015-03, SECTION 1.10 (5).

#### TAX CERTIFICATE:

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

#### LARGE LEGACY TREE:

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

#### FEMA NOTE

0.67 ACRES OF THE OFFSITE DRAINAGE EASEMENT LIES WITHIN THE BOUNDARY OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AND THE REMAINING PORTION OF REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN IN ACCORDANCE WITH DFIRM PANEL 48289C0415F DATED DECEMBER 17, 2010.

#### SETBACK NOTE:

ALLOWING FOR A TWO HOUSE REPEATING PATTERN STAGGERING IN FIVE FOOT INTERVALS A MAXIMUM OF FIVE FEET FORWARD AND FIVE FEET BACK, MIRRORED ON THE OPPOSITE SIDE OF THE STREET AND SHALL BE IDENTIFIED ON THE PLAT.

#### SURVEYOR NOTES:

- 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.000168.

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 AND ZONING COMMISSION OF THE CITY OF BOERNE.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

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 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. \_\_\_\_\_.

NOTARY PUBLIC BEXAR COUNTY TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

KYLE L. PRESSLER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6528  
KFW SURVEYING, LLC  
14603 HUEBNER RD., BLDG 40  
SAN ANTONIO, TEXAS 78230  
PHONE: 210-979-8444  
FAX: 210-979-8441

STATE OF TEXAS  
COUNTY OF BEXAR

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 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. \_\_\_\_\_.

NOTARY PUBLIC BEXAR COUNTY TEXAS

#### EASEMENT NOTES:

ALL PROPERTIES DESIGNATED AS EASEMENTS SHALL OR MAY BE UTILIZED FOR THE FOLLOWING PURPOSES:

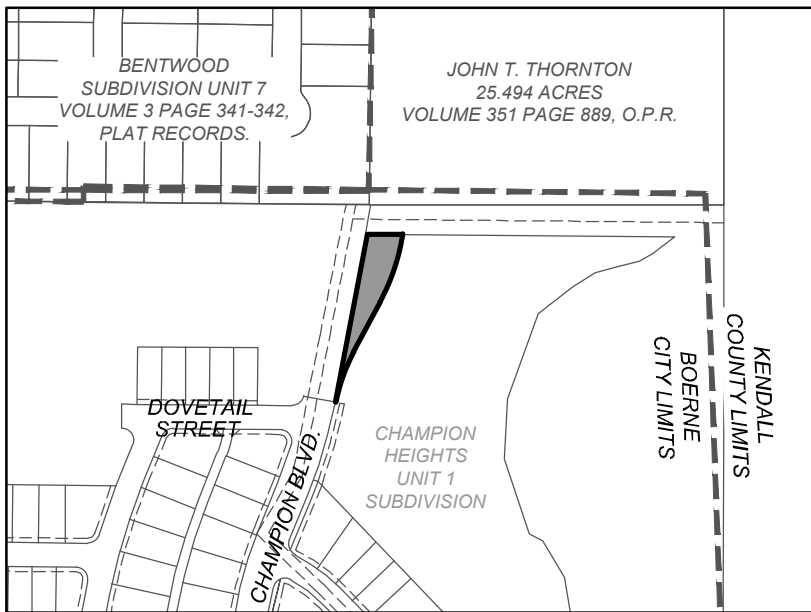
#### DRAINAGE EASEMENT:

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.



### AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION SCALE : 1"= 400'

AREA BEING REPLATTED IS A 0.32 AC. PORTION OF AN OPEN SPACE LOT FROM THE CHAMPION HEIGHTS UNIT 1 SUBDIVISION PLAT PREVIOUSLY RECORDED IN VOLUME 7, PGS. 266-270 OF THE PLAT RECORDS OF KENDALL COUNTY, TEXAS.

PARKVIEW TERRACE BLOCK 3		
LOT NO.	STREET ADDRESS	ACREAGE
14	222 PARKVIEW TERRACE	0.26
15	220 PARKVIEW TERRACE	0.24
16	218 PARKVIEW TERRACE	0.23
17	216 PARKVIEW TERRACE	0.29

PARKVIEW TERRACE BLOCK 4		
LOT NO.	STREET ADDRESS	ACREAGE
16	223 PARKVIEW TERRACE	0.14
17	221 PARKVIEW TERRACE	0.14
18	219 PARKVIEW TERRACE	0.15
19	217 PARKVIEW TERRACE	0.19
20	215 PARKVIEW TERRACE	0.23
21	213 PARKVIEW TERRACE	0.41
906	199 PARKVIEW TERRACE	0.24
22	211 PARKVIEW TERRACE	0.23
23	209 PARKVIEW TERRACE	0.17
24	207 PARKVIEW TERRACE	0.12 +
25	205 PARKVIEW TERRACE	0.12 +

DOVETAIL STREET BLOCK 6		
LOT NO.	STREET ADDRESS	ACREAGE
10	130 DOVETAIL STREET	0.17
11	128 DOVETAIL STREET	0.18
12	126 DOVETAIL STREET	0.17
13	124 DOVETAIL STREET	0.14
14	122 DOVETAIL STREET	0.14
15	120 DOVETAIL STREET	0.14
16	118 DOVETAIL STREET	0.14
17	116 DOVETAIL STREET	0.19

DESTINY DRIVE BLOCK 9		
LOT NO.	STREET ADDRESS	ACREAGE
1R	117 DESTINY DRIVE	0.30
2	115 DESTINY DRIVE	0.22
3	113 DESTINY DRIVE	0.22
4	111 DESTINY DRIVE	0.22
5	109 DESTINY DRIVE	0.22
6	107 DESTINY DRIVE	0.22
7	105 DESTINY DRIVE	0.22
8	103 DESTINY DRIVE	0.22
9	101 DESTINY DRIVE	0.23
10	99 DESTINY DRIVE	0.25
904	97 DESTINY DRIVE	0.20

DOVETAIL STREET BLOCK 8		
LOT NO.	STREET ADDRESS	ACREAGE
1	103 DOVETAIL STREET	0.22
7	115 DOVETAIL STREET	0.14
8	117 DOVETAIL STREET	0.14
9	119 DOVETAIL STREET	0.14
10	121 DOVETAIL STREET	0.14
11	123 DOVETAIL STREET	0.14
12	125 DOVETAIL STREET	0.14
13	127 DOVETAIL STREET	0.14
14	129 DOVETAIL STREET	0.16
15	131 DOVETAIL STREET	0.15
16	133 DOVETAIL STREET	0.22
17	135 DOVETAIL STREET	0.26

CHAMPION BOULEVARD BLOCK 3		
LOT NO.	STREET ADDRESS	ACREAGE
1	201 CHAMPION BOULEVARD	0.24
2	203 CHAMPION BOULEVARD	0.18

- 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")

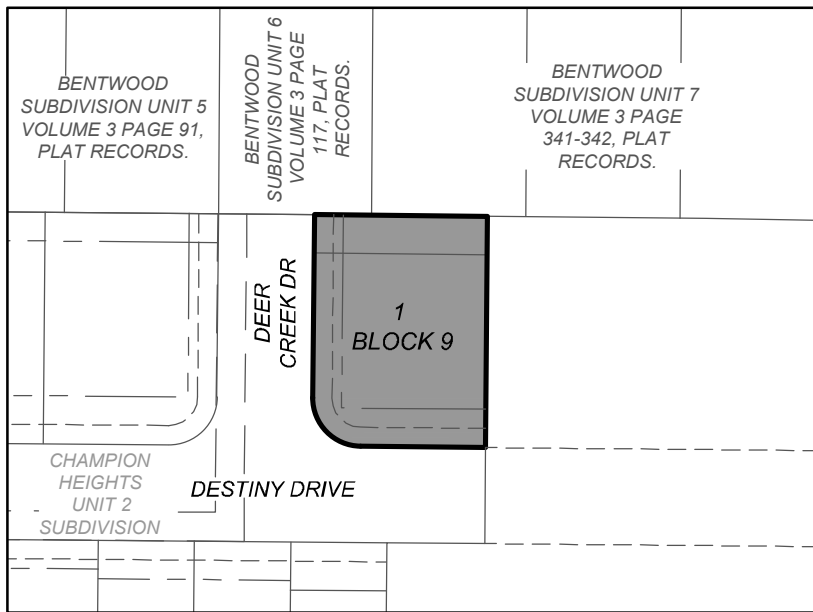
TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER PASSABLE AREAS OF THE GRANTOR'S, ADJACENT LAND, WHEN THE DELINEATED ENTRANCE POINT THAT ABUTS PUBLIC RIGHT-OF-WAY IS OBSTRUCTED AND/OR INACCESSIBLE, EITHER IN WHOLE OR IN PART, IN ORDER TO ACCESS OR LEAVE THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, 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.

#### NOTES:

- NO PART OF THIS SUBDIVISION IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.
- LOTS 904, 905 AND 906 ARE OPEN SPACE LOTS AND ARE DESIGNATED AS PUBLIC UTILITY, WATER, SEWER AND RECYCLED WATER EASEMENTS. LOT 906 IS ALSO DESIGNATED AS A DRAINAGE EASEMENT. THE TOTAL OPEN SPACE ACREAGE IS 0.68 ACRES.
- ALL STREETS ARE DESIGNATED AS NEIGHBORHOOD STREETS.
- 50' STREET ROW IS VESTED IN THE 2010 SUBDIVISION ORDINANCE BY A DEVELOPMENT AGREEMENT DATED 11/09/10.



### AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION SCALE : 1"= 100'

AREA BEING REPLATTED IS LOT 1, BLOCK 9 OF THE CHAMPION HEIGHTS UNIT 2 SUBDIVISION PLAT PREVIOUSLY RECORDED IN VOLUME 8, PAGES 50-51 OF THE PLAT RECORDS OF KENDALL COUNTY, TEXAS.

DESTINY DRIVE BLOCK 8		
LOT NO.	STREET ADDRESS	ACREAGE
30	116 DESTINY DRIVE	0.15
31	114 DESTINY DRIVE	0.15
32	112 DESTINY DRIVE	0.15
33	110 DESTINY DRIVE	0.15
34	108 DESTINY DRIVE	0.15
35	106 DESTINY DRIVE	0.15
36	104 DESTINY DRIVE	0.15
37	102 DESTINY DRIVE	0.15
38	100 DESTINY DRIVE	0.15
39	98 DESTINY DRIVE	0.15
40	96 DESTINY DRIVE	0.15
41	94 DESTINY DRIVE	0.15
42	92 DESTINY DRIVE	0.15
43	90 DESTINY DRIVE	0.19
905	88 DESTINY DRIVE	0.21

#### ACREAGE NOTES:

- THE TOTAL STREET R.O.W. IS 2.50 ACRES.
- SUBDIVISION CONTAINS 80 RESIDENTIAL LOTS AND 3 OPEN SPACE LOTS.
- SUBDIVISION GROSS DENSITY IS 4.23 LOTS/ACRE.
- THE APPROXIMATE PERIMETER OF THE SMALLEST BLOCK IS 542' (BLOCK 3 FRONTING CHAMPION BLVD)
- THE APPROXIMATE PERIMETER OF THE LARGEST BLOCK IS 2,739' (BLOCK 8)

\* SMALLEST LOT SIZE IN UNIT 3

#### SUBDIVISION REPLAT AND PLAT ESTABLISHING CHAMPION HEIGHTS UNIT 3

A 14.20 ACRE TRACT OF LAND, SITUATED IN THE CITY OF BOERNE, TEXAS, OUT OF THE M.I. LEAL SURVEY NO. 180, ABSTRACT 298, KENDALL COUNTY, TEXAS AND BEING A PORTION OF A 66.043 ACRE TRACT OF LAND CONVEYED TO GEHAN HOMES, LTD., OF RECORD IN VOLUME 1305 PAGES 97-115 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.

#### OWNER/DEVELOPER:

GEHAN HOMES, LTD.  
9601 MCALLISTER FREEWAY,  
SUITE 600  
SAN ANTONIO, TX 78216

**KFW**  
**ENGINEERS + SURVEYING**  
3421 Paeanos Pkwy, Suite 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

STATE OF TEXAS

COUNTY OF BEXAR

THE 0.32 AC. AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON CHAMPION HEIGHTS UNIT 1 SUBDIVISION PLAT, WHICH IS RECORDED IN VOLUME 7, PAGES 266-270, OF THE PLAT RECORDS OF KENDALL COUNTY. THE LOT 1, BLOCK 9 BEING REPLATTED WAS PREVIOUSLY PLATTED ON CHAMPION HEIGHTS UNIT 2 SUBDIVISION PLAT, WHICH IS RECORDED IN VOLUME 8, PAGES 50-51, OF THE PLAT RECORDS OF KENDALL COUNTY, TEXAS.

I (WE) THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

GEHAN HOMES, LTD.  
9601 MCALLISTER FREEWAY, SUITE 600  
SAN ANTONIO, TX 78216

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

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: GEHAN HOMES, LTD.  
A TEXAS LIMITED PARTNERSHIP  
BY: GEHAN HOMES I, INC.  
A TEXAS CORPORATION, GENERAL PARTNER  
DEREK BAKER, SAN ANTONIO DIVISION PRESIDENT  
9601 MCALLISTER FREEWAY, SUITE 600  
SAN ANTONIO, TX 78216

STATE OF TEXAS  
COUNTY OF BEXAR

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 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. \_\_\_\_\_.

NOTARY PUBLIC BEXAR COUNTY TEXAS

APPROVAL OF THE PLANNING AND ZONING COMMISSION:

THIS PLAT OF CHAMPION HEIGHTS UNIT 3 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 ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_, AT M. IN THE PLAT RECORDS OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_, ON PAGE \_\_\_\_\_, IN TESTIMONY WHEREOF, WITNESS BY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_.

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

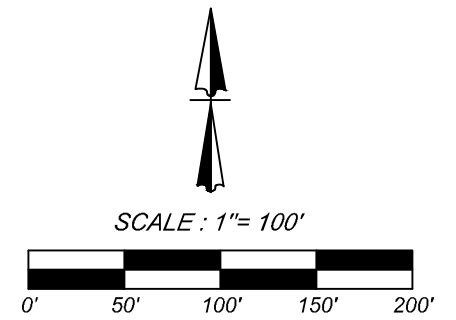
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# LEGEND

- F.I.R. = FOUND 1/2" IRON ROD
- S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- S.I.R. = SET 1/2" IRON ROD WITH CAP STAMPED "KFW EASEMENT"
- R.O.W. = RIGHT-OF-WAY (DEDICATED TO THE CITY OF BOERNE)
- O.P.R. = OFFICIAL PUBLIC RECORDS
- FLOOD PLAIN
- CITY LIMITS LINE

## SUBDIVISION REPLAT AND PLAT ESTABLISHING CHAMPION HEIGHTS UNIT 3

A 14.20 ACRE TRACT OF LAND, SITUATED IN THE CITY OF BOERNE, TEXAS, OUT OF THE M.I. LEAL SURVEY NO. 180, ABSTRACT 298, KENDALL COUNTY, TEXAS AND BEING A PORTION OF A 66.043 ACRE TRACT OF LAND CONVEYED TO GEHAN HOMES, LTD., OF RECORD IN VOLUME 1305 PAGES 97-115 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.

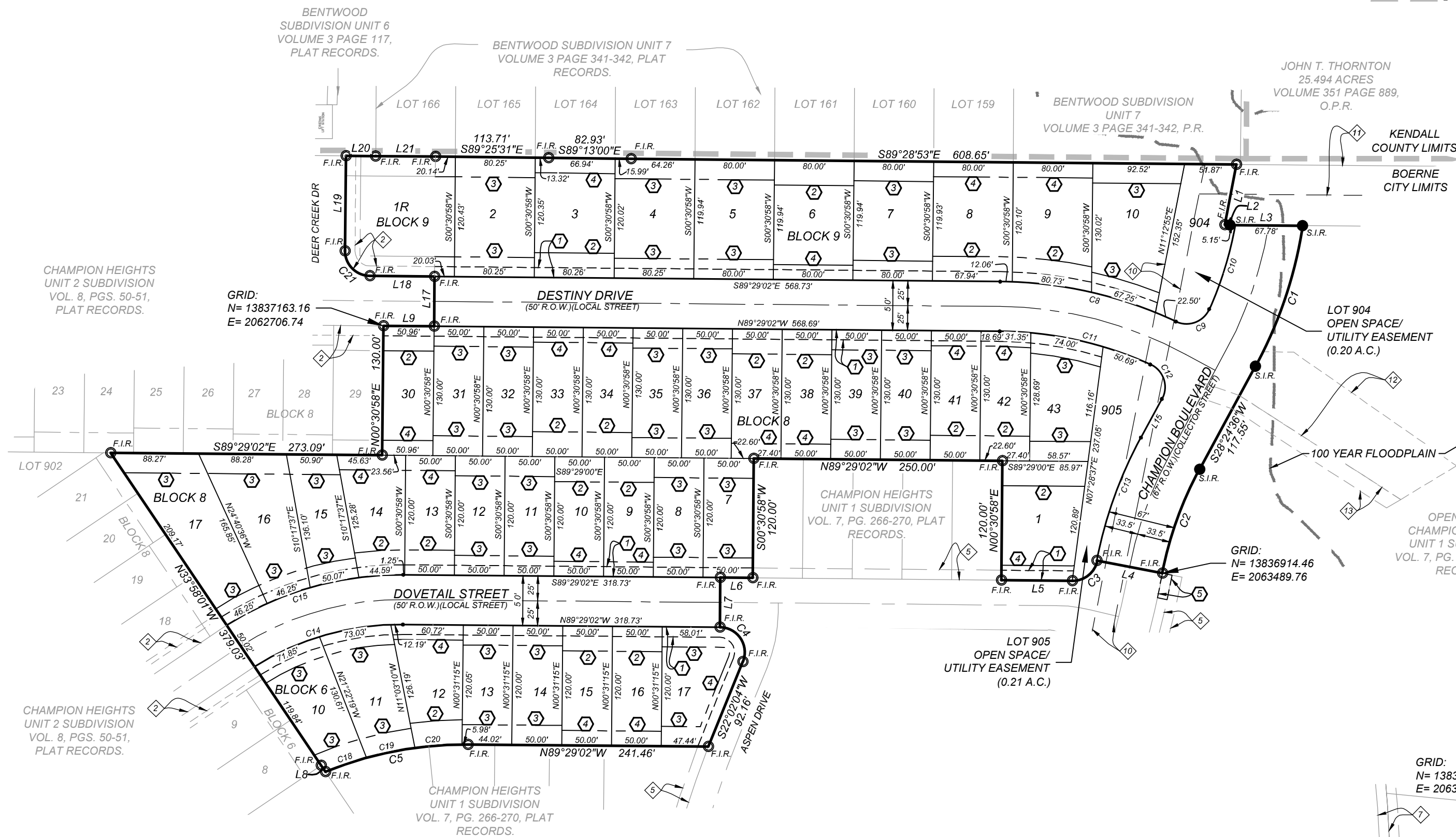


OWNER/DEVELOPER:  
GEHAN HOMES, LTD.  
9601 MCALLISTER FREEWAY,  
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TBPE Firm #: 9513 • TBPLS Firm #: 10122300

## KEY NOTES

- |   |  |
|---|--|
| 1' UTILITY EASEMENT   | 10' UTILITY EASEMENT CHAMPION HEIGHTS UNIT 1A PLAT                                     |
| 25' BUILDING SET BACK LINE  | 1' SIDEWALK EASEMENT (VOL. 7, PG. 266-270)   |
| 20' BUILDING SET BACK LINE  | 8' VARIABLE DRAINAGE EASEMENT (VOL. 1378, PG. 871-875)                                 |
| 15' BUILDING SET BACK LINE  | 9' VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 1378, PG. 871-875)                           |
| 10'x25' UTILITY EASEMENT  | 10' 20' SANITARY SEWER, WATER AND RECLAIMED WATER EASEMENT (VOL. 1251, PG. 13, O.P.R.) |
| 20' SANITARY SEWER, WATER AND RECLAIMED WATER EASEMENT (VOL. 1251, PG. 13 O.P.R.) | 10' 30' SANITARY SEWER WATER AND RECYCLED WATER EASEMENT (VOL. 1251, PG. 13, O.P.R.)   |
| 10' UTILITY EASEMENT (VOL. 8, PGS. 50-51)   | 12' VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 8, PGS. 50-51)                              |
| VARIABLE DRAINAGE EASEMENT (VOL. 7, PG. 266-270)                                  | 13' 15' DRAINAGE EASEMENT  |
| 15' UTILITY EASEMENT (VOL. 7, PG. 266-270)  |  |
| 10' UTILITY EASEMENT (VOL. 7, PG. 266-270)  |  |



CHAMPION HEIGHTS  
UNIT 2 SUBDIVISION  
VOL. 8, PGS. 50-51,  
PLAT RECORDS.

CHAMPION HEIGHTS  
UNIT 1 SUBDIVISION  
VOL. 7, PG. 266-270, PLAT  
RECORDS.

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING
C1	149.81'	433.50'	75.66'	19°48'04"	149.07' S16°30'35"W
C2	111.49'	366.50'	56.18'	17°25'46"	111.06' S19°41'43"W
C3	34.71'	25.00'	20.81'	79°33'14"	31.99' S50°44'07"W
C4	48.76'	25.00'	36.88'	111°44'08"	41.39' S33°36'46"E
C5	146.95'	370.00'	74.46'	22°45'23"	145.99' S79°08'15"W
C6	10.07'	225.00'	5.04'	2°33'52"	10.07' S85°41'08"E
C7	16.09'	25.00'	8.33'	36°52'00"	15.81' N65°58'10"W
C8	182.55'	425.00'	92.70'	24°36'35"	181.15' S77°10'44"E
C9	39.78'	25.00'	25.52'	91°10'38"	35.72' N69°32'14"E
C10	88.66'	366.50'	44.55'	13°51'40"	88.45' N17°01'05"E
C11	156.03'	375.00'	79.16'	23°50'23"	154.91' N77°33'50"W
C12	41.04'	25.00'	26.83'	94°03'15"	36.58' N18°37'01"W
C13	131.90'	433.50'	66.47'	17°26'02"	131.40' N19°41'35"E
C14	157.06'	275.00'	80.74'	32°43'26"	154.94' S74°09'15"W
C15	187.16'	325.00'	96.25'	32°59'41"	184.58' N74°01'07"E
C16	245.91'	175.00'	148.18'	80°30'49"	226.17' N54°06'52"E
C17	310.92'	225.00'	186.06'	79°10'34"	286.77' S53°26'45"W
C18	43.77'	370.00'	21.91'	6°46'40"	43.74' S71°08'54"W
C19	49.43'	370.00'	24.75'	7°39'17"	49.39' S78°21'52"W
C20	47.78'	370.00'	23.92'	7°23'53"	47.74' S85°53'27"W
C21	39.25'	25.00'	24.98'	89°57'04"	35.34' N44°30'30"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	61.95'	S10°57'13"W
L2	5.08'	S89°29'02"E
L3	72.93'	S89°24'19"E
L4	67.00'	N79°02'44"W
L5	71.32'	N89°29'02"W
L6	32.52'	N89°29'02"W
L7	50.00'	S0°30'58"W
L8	7.73'	N33°58'24"W
L9	50.96'	S89°29'02"E
L10	50.21'	N1°37'58"W
L11	89.04'	S84°24'15"E
L12	117.78'	N84°24'15"W
L13	140.00'	S5°35'45"W
L14	51.11'	S64°09'11"E
L15	43.98'	N28°24'36"E
L16	10.99'	N10°34'00"W
L17	50.00'	N0°28'02"E
L18	65.02'	N89°29'02"W
L19	95.55'	S0°28'02"W
L20	29.85'	S89°28'58"E
L21	60.15'	S89°24'26"E

