

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 0.061 ACRES.

2. THIS SUBDIVISION CONTAINS 5.551 TOTAL ACRES WITH 37 LOTS FOR A GROSS DENSITY OF 0.150 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 59 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.

8. THE TOPOGRAPHICAL INFORMATION IS BASED ON VERTICAL DATUM NAVD 88.

9. THERE IS A TOTAL OF 1.150 ACRES OF RIGHT OF WAY (ROW) IN THIS SUBDIVISION DEDICATED TO THE CITY OF BOERNE.

10. THE SUBDIVISION CONTAINS 3 OPEN SPACE LOTS.

11. THE AREA OF OPEN SPACE IS 1.403 AC.

12. CHAPARRAL HILL TOWNHOMES 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 2017-13, SECTION 1.10(5).

SETBACKS IN CITY LIMITS:
LOT SETBACKS ARE DETERMINED BY THE CITY PF 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

CURVILINEAR STREET SETBACKS:
ALL STREETS IN OVERLOOK AT BOERNE ARE CURVILINEAR NETWORK STREETS AND DO NOT REQUIRE SETBACK ARTICULATION AS DEFINED IN THE ZONING ORDINANCE.

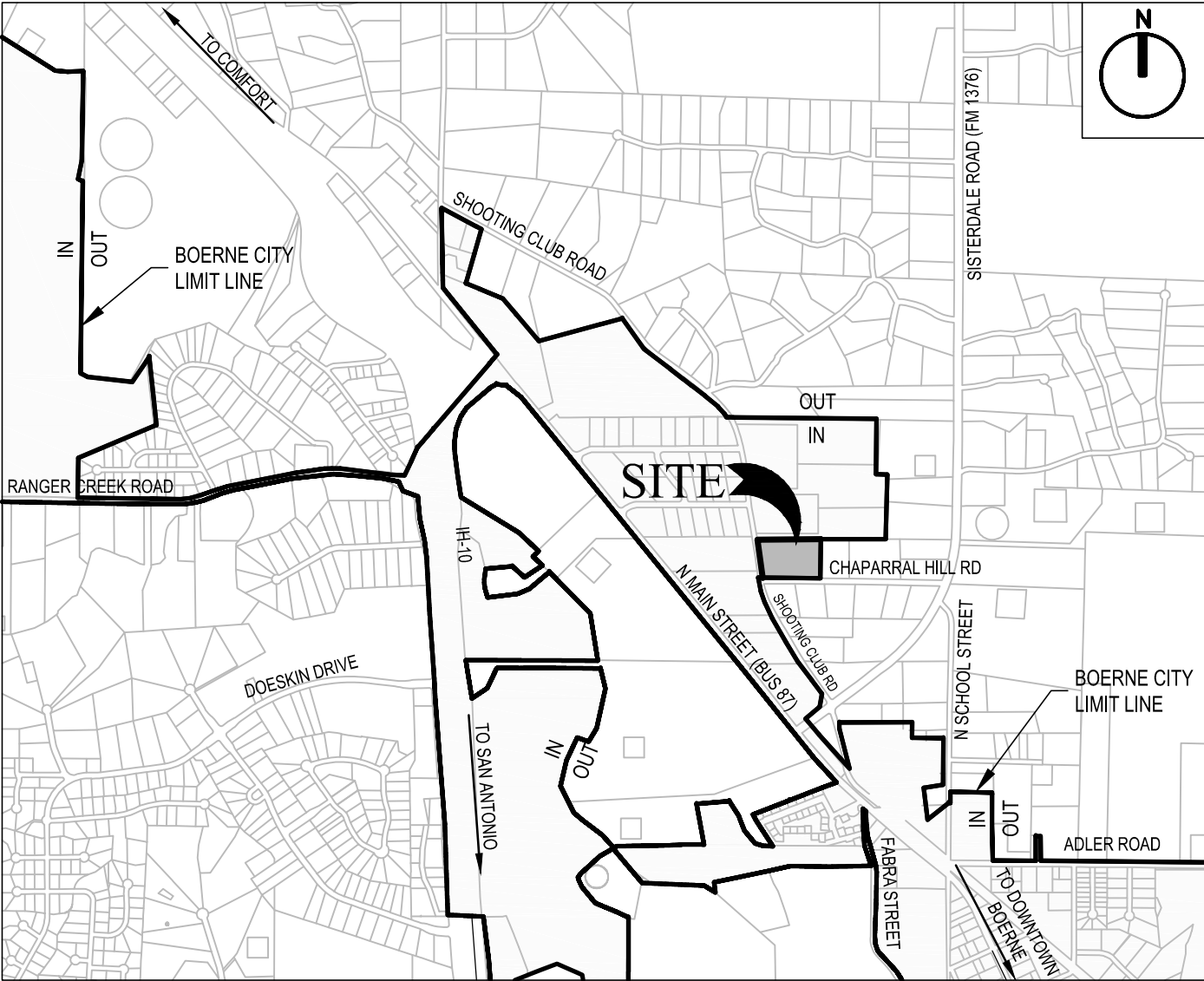
A PRELIMINARY PLAT ESTABLISHING OVERLOOK AT BOERNE

BEING A 5.511 ACRE TRACT OF LAND LOCATED IN THE NEWTON & TAYLOR SURVEY NO. 181, ABSTRACT NO. 361, KENDALL COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN CALLED 5.505 ACRE TRACT RECORDED IN VOLUME 1261, PAGE 737, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

37 NEW LOTS / 3 OPEN SPACE LOTS

1.075 ACRE OF R.O.W.

1.403 ACRE OF TOTAL COMMON AREA



LOCATION MAP - BOERNE, TEXAS

NOT TO SCALE

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., 20____, 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., 20____, 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., 20____.

COUNTY CLERK, KENDALL COUNTY, TEXAS

BY: _____ DEPUTY

THIS SUBDIVISION PLAT OF OVERLOOK AT BOERNE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH.

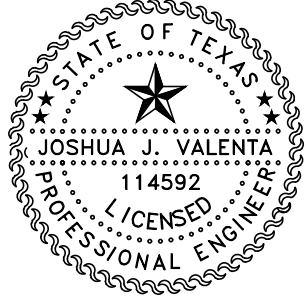
DATED THIS _____ DAY OF _____, A.D., 201____.

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 REGULATION, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION.



JOSHUA J. VALENTA
LICENSED PROFESSIONAL ENGINEER #114592
MATKIN HOOVER ENGINEERING & SURVEYING

ENGINEER

STATE OF TEXAS
COUNTY OF KENDALL

I HEREBY CERTIFY THAT THIS 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 PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR #6528
MATKIN HOOVER ENGINEERING & SURVEYING

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 IS 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: _____
JIM COOK
PO BOX 528
JOHNSON CITY, TX 78636

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 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 KENDALL COUNTY, TEXAS

OWNER

PROJECT SUMMARY TABLE

	TOTAL
LOTS:	37
OPEN SPACE:	1.403 AC (25.49%)
ROW ACREAGE:	1.075 AC
RESIDENTIAL ACREAGE:	2.942 AC
ROW DEDICATION ACREAGE:	1.150 AC
TOTAL ACREAGE:	5.511 AC
LINEAR FEET OF STREET:	767 LF
LOTS/ACRE:	6.713 LOTS
AVERAGE LOT SIZE:	0.079 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: JUNE, 2017

JOB NO. 2836.00

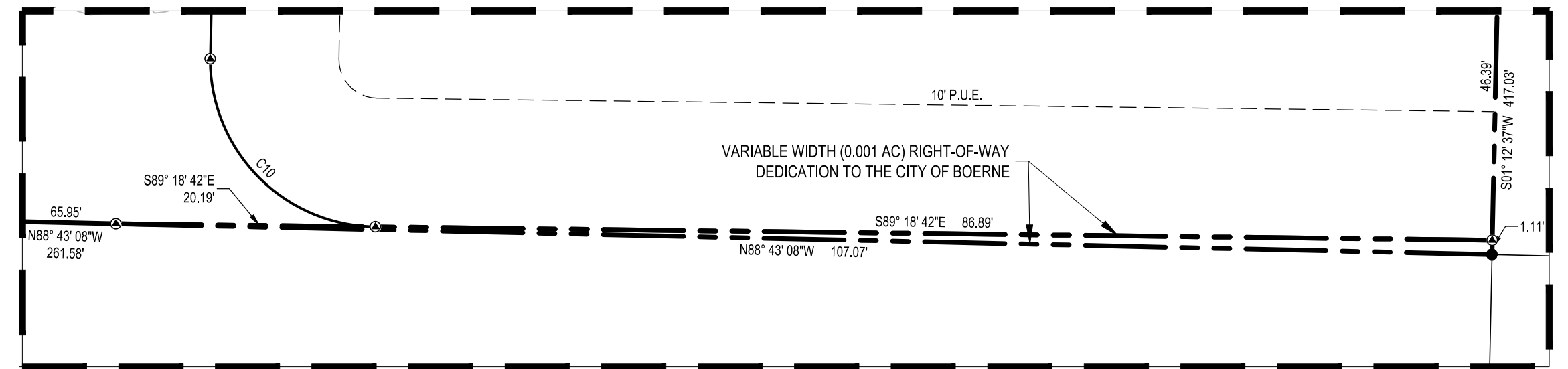
SHEET 1 OF 2

A PRELIMINARY PLAT ESTABLISHING **OVERLOOK AT BOERNE**

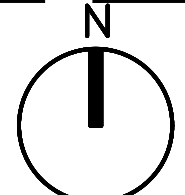
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RIGHT OF WAY NOTE:
THE AREA OF RIGHT OF WAY (ROW) IN THIS SUBDIVISION IS 1.150 AC DEDICATED TO THE CITY OF BOERNE.

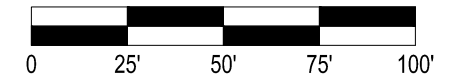
NOTE:
EXISTING PROPERTY IS UNPLATTED.



DETAIL "A"
SCALE: 1"=10'



SCALE: 1"=50'

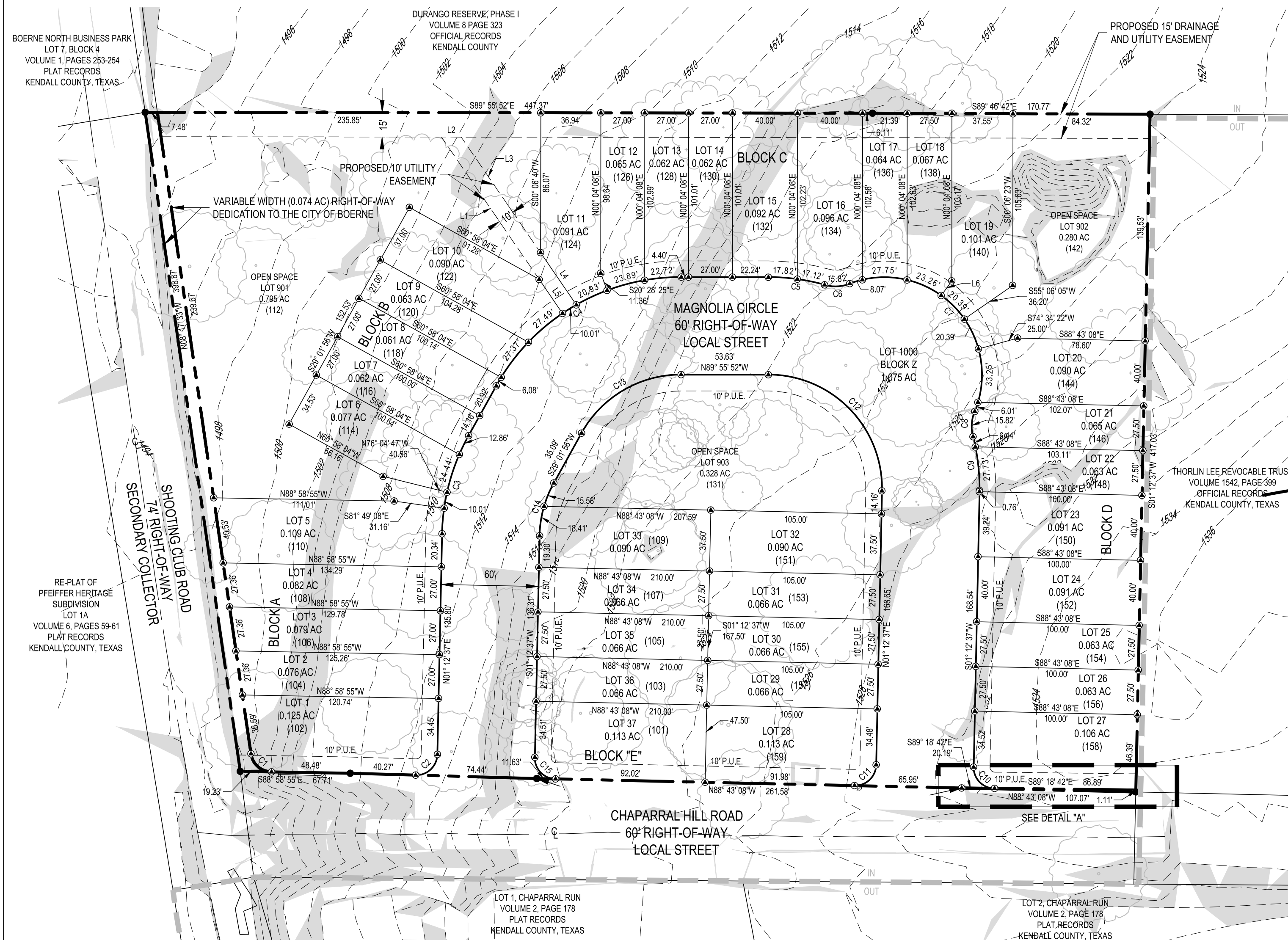


LEGEND

- SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER ENG. & SURVEY" PLASTIC CAP
- PROPERTY LINE
- BUILDING SETBACK LINE (BSL)
- EASEMENT LINE
- EXISTING CENTER LINE
- CITY OF BOERNE CITY LIMITS LINE
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- SLOPES GREATER THAN 15%
- ADDRESS NUMBER
- (XXX)
- EXISTING LEGACY TREE
- EXISTING HERITAGE LEGACY TREE

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	106.21'	N34° 26' 58"W
L2	12.14'	S89° 55' 52"E
L3	86.25'	N34° 26' 58"W
L4	38.94'	S34° 26' 58"E
L5	25.42'	S34° 26' 58"E
L6	11.10'	S35° 37' 49"W

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING
C1	13.00'	18.31'	80°41'22"	S48° 38' 14"E
C2	13.00'	20.51'	90°23'29"	N46° 24' 21"E
C3	130.00'	63.13'	27°49'20"	N15° 07' 17"E
C4	130.00'	138.49'	61°02'11"	N59° 33' 02"E
C5	130.00'	34.94'	15°23'54"	S82° 13' 56"E
C6	25.00'	15.82'	36°14'58"	N87° 20' 32"E
C7	60.00'	139.11'	132°50'37"	S44° 21' 38"E
C8	25.00'	15.82'	36°14'58"	S03° 56' 12"W
C9	130.00'	34.94'	15°23'54"	S06° 29' 29"E
C10	13.00'	20.54'	90°31'18"	S44° 03' 02"E
C11	13.00'	20.44'	90°04'16"	N46° 14' 45"E
C12	70.00'	111.35'	91°08'29"	N44° 21' 38"W
C13	70.00'	74.57'	61°02'11"	S59° 33' 02"W
C14	70.00'	33.99'	27°49'20"	S15° 07' 17"W
C15	13.00'	20.40'	89°55'29"	S43° 45' 08"E



JUNE 2017

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