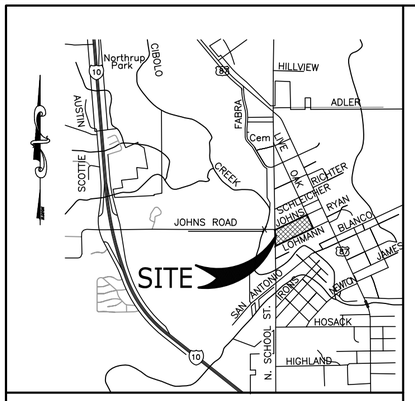


LOCATION MAP N.T.S.

KEYNOTES - EXISTING

1. BOERNE INDEPENDENT SCHOOL DISTRICT NO. 15
   8.0 ACRE DEED
   (VOLUME 58, PAGE 157) DEED RECORDS OF KENDALL COUNTY, TEXAS.
2. EXISTING PERMANENT EASEMENT FOR UTILITIES
   (VOLUME 266, PAGE 71) OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.
3. EXISTING PERMANENT EASEMENT FOR UTILITIES
   (VOLUME 285, PAGE 845) OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

KEYNOTES - PROPOSED

1. VARIABLE WIDE R.O.W DEDICATION TO THE CITY OF BOERNE (0.18 ACRES).
2. VARIABLE WIDTH PUBLIC IMPROVEMENT AND UTILITY EASEMENT.
3. 15' WIDE PUBLIC DRAINAGE EASEMENT.
4. VARIABLE WIDTH DRAINAGE EASEMENT AND NATURAL AREA OPEN SPACE (0.35 ACRES).

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	064°48'54"	23.00'	26.02'	N33°05'58"E	24.65'
C2	090°00'00"	13.00'	20.42'	S69°29'35"E	18.38'
C3	089°57'54"	13.00'	20.41'	S20°29'22"W	18.38'

DEVELOPMENT PLAT ESTABLISHING

BOERNE ISD ADMINISTRATION BUILDING

BEING A 7.50 ACRE TRACT OF LAND, WHICH INCLUDES A 0.18 ACRE DEDICATION TO THE CITY OF BOERNE, OUT OF THE M. I. LEAL SURVEY NO. 180, ABSTRACT NO. 298, IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 8.0 ACRE TRACT OF LAND AS CONVEYED TO BOERNE INDEPENDENT SCHOOL DISTRICT NO. 15 BY INSTRUMENT RECORDED IN VOLUME 58, PAGE 157, DEED RECORDS OF KENDALL COUNTY, TEXAS.

SCALE: 1"=100'

0 100 200

MTR
• Engineers
• Surveyors
• Planners

Moy Tarin Ramirez Engineers, LLC
FIRM TBPE NO. F-5297 & TBPLS NO. 10131500
12770 CIMARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5085

OWNER
BOERNE INDEPENDENT SCHOOL DISTRICT
123 W. JOHNS ROAD
BOERNE, TEXAS 78006
TEL: (830) 357-2071

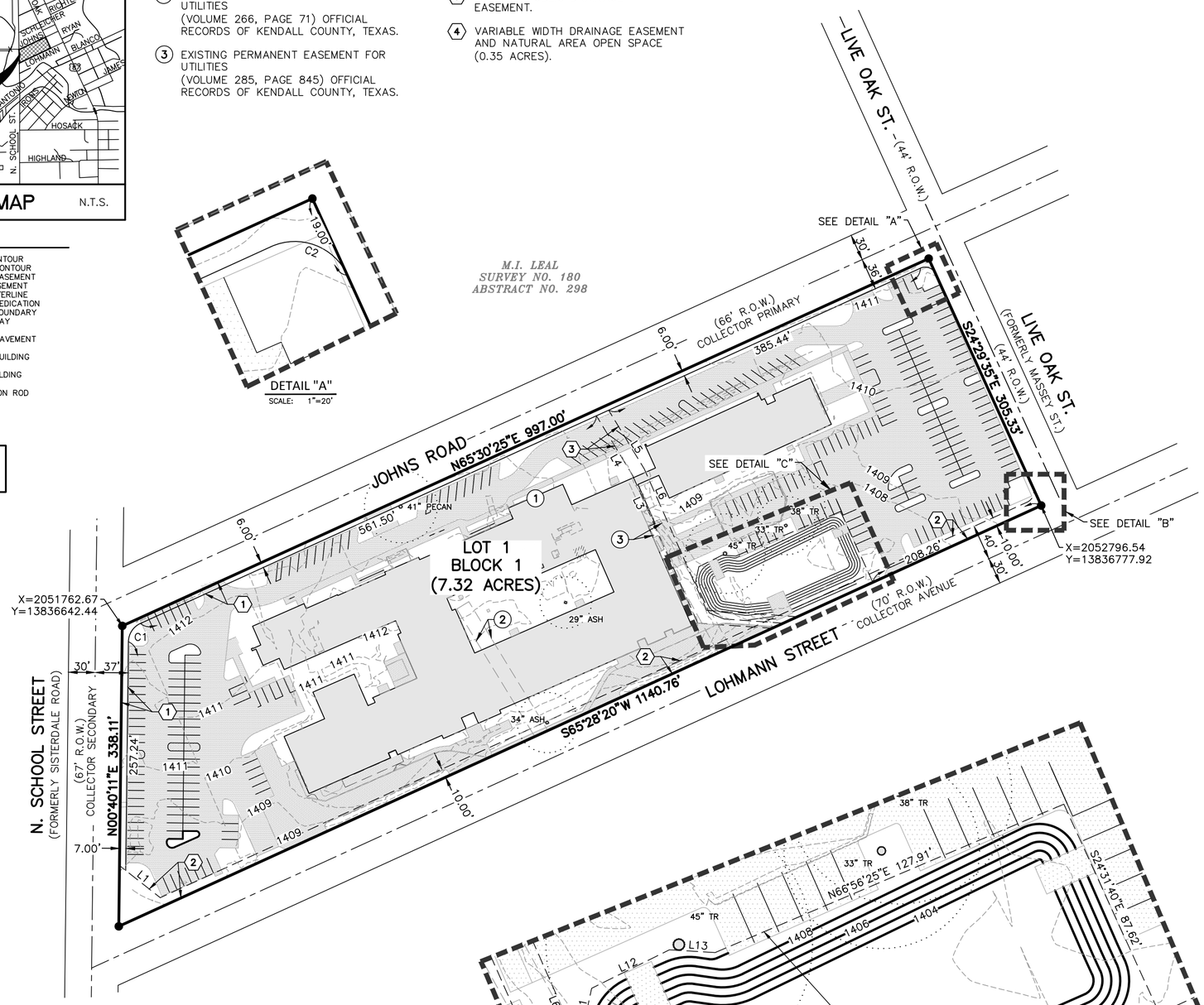
PROPERTY ADDRESS
BOERNE ISD ADMINISTRATION BUILDING
235 JOHNS ROAD
BOERNE, TEXAS 78006

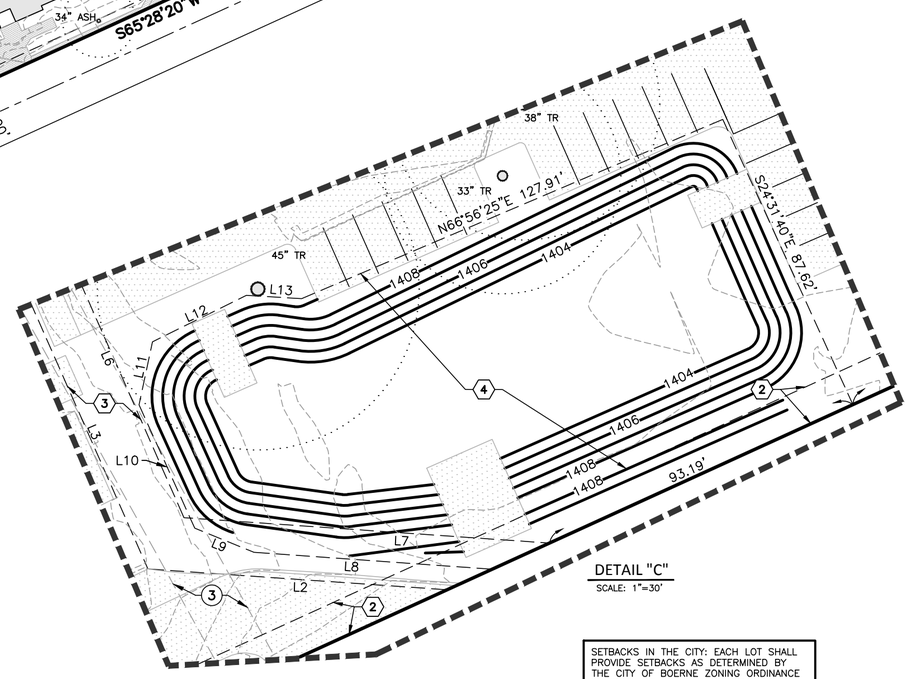
LEGEND

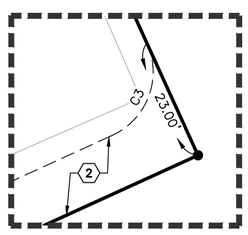
- 1451 — EXISTING CONTOUR
- 1451 — PROPOSED CONTOUR
- PROPOSED EASEMENT
- EXISTING EASEMENT
- STREET CENTERLINE
- PROPOSED DEDICATION
- PROPERTY BOUNDARY
- R.O.W. — RIGHT-OF-WAY
- PROPOSED PAVEMENT
- PROPOSED BUILDING
- EXISTING BUILDING
- SET 1/2" IRON ROD

NOTE:
ALL NOTES SHOWN ON SHEET 1 OF 2 APPLY TO SHEET 2 OF 2.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	58.36	N51° 45' 36"W
L2	83.84	N86° 01' 20"W
L3	182.04	N23° 47' 14"W
L4	78.08	N31° 15' 28"W
L5	77.28	S31° 15' 28"E
L6	173.97	S23° 47' 14"E
L7	102.41	S86° 01' 20"E
L8	66.76	N85° 55' 59"W
L9	17.87	N67° 51' 16"W
L10	37.82	N24° 17' 52"W
L11	18.00	N12° 02' 39"E
L12	29.27	N63° 40' 15"E
L13	15.47	S86° 34' 58"E







DETAIL "B"
SCALE: 1"=20'

SETBACKS IN THE CITY: EACH LOT SHALL PROVIDE SETBACKS AS DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE IN FORCE AT THE TIME OF DEVELOPMENT.

STATE OF TEXAS
COUNTY OF KENDALL
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:
BOERNE INDEPENDENT SCHOOL DISTRICT
123 W. JOHNS ROAD
BOERNE, TEXAS 78006

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 FORGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 _____ , _____.

_____
NOTARY PUBLIC
KENDALL COUNTY, TEXAS.

APPROVAL OF THE PLANNING AND ZONING COMMISSION

THIS PLAT OF BOERNE ISD ADMINISTRATION BUILDING 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 _____, _____.

BY: _____
CHAIR

BY: _____
SECRETARY

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

MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH SUITE 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

_____
STEPHANIE L. JAMES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5950

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS THE _____ DAY OF _____ A.D., 2017.

_____
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF KENDALL
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN 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.

MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PHONE:(210)698-5051

_____
ROLANDO RAMIREZ, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 87870

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS THE _____ DAY OF _____ A.D., 2017.

_____
NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF KENDALL
I, DARLENE HERRIN, 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 MY HAND AND OFFICIAL SEAL

OF OFFICE, THIS _____ DAY OF _____, A.D. 20___.

_____
COUNTY CLERK
KENDALL COUNTY, TEXAS

BY _____, DEPUTY

R:\BOERNE ISD\OLD FABRA ES - NEW ADMIN PROJECT\DRAWINGS\15128_00_SUBDIVISION PLAT.DWG