

GENERAL NOTES

1. THE AREA OF THE SMALLEST LOT IN THIS SUBDIVISION IS 0.058 ACRES.
2. THIS SUBDIVISION CONTAINS 1.992 TOTAL ACRES WITH 17 RESIDENTIAL LOTS FOR A GROSS DENSITY OF 8.53 LOTS PER ACRE
3. NO PART OF THIS SUBDIVISION IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.
4. BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83(93), US SURVEY FEET.
5. UNLESS OTHERWISE NOTED, ALL CORNERS AND ANGLES ARE SET 1/2" IRON RODS WITH PLASTIC CAP STAMPED "MMES RPLS 6490".
6. ALL DISTANCES HEREON ARE SURFACE. THE GRID TO SURFACE CONVERSION FACTOR IS 1.00017 (1.00017*GRID=SURFACE).
7. THE TOPOGRAPHIC INFORMATION IS BASED ON VERTICAL DATUM NAVD 88.
8. THE AREA OF OPEN SPACE IS 0.410 ACRES.
9. THE COTTAGES ON OAK PARK SUBDIVISION IS LOCATED WITHIN THE 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, 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 PURPOSES 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, 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 CHANGES 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 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 PURPOSES 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.

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. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
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 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 GRANTEE'S USUAL AND CUSTOMARY PRACTICES.

PLAT NOTES

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 NOTE
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 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 ALONG OAK PARK DRIVE.

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. 2017-13, SECTION 1.10(5).

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

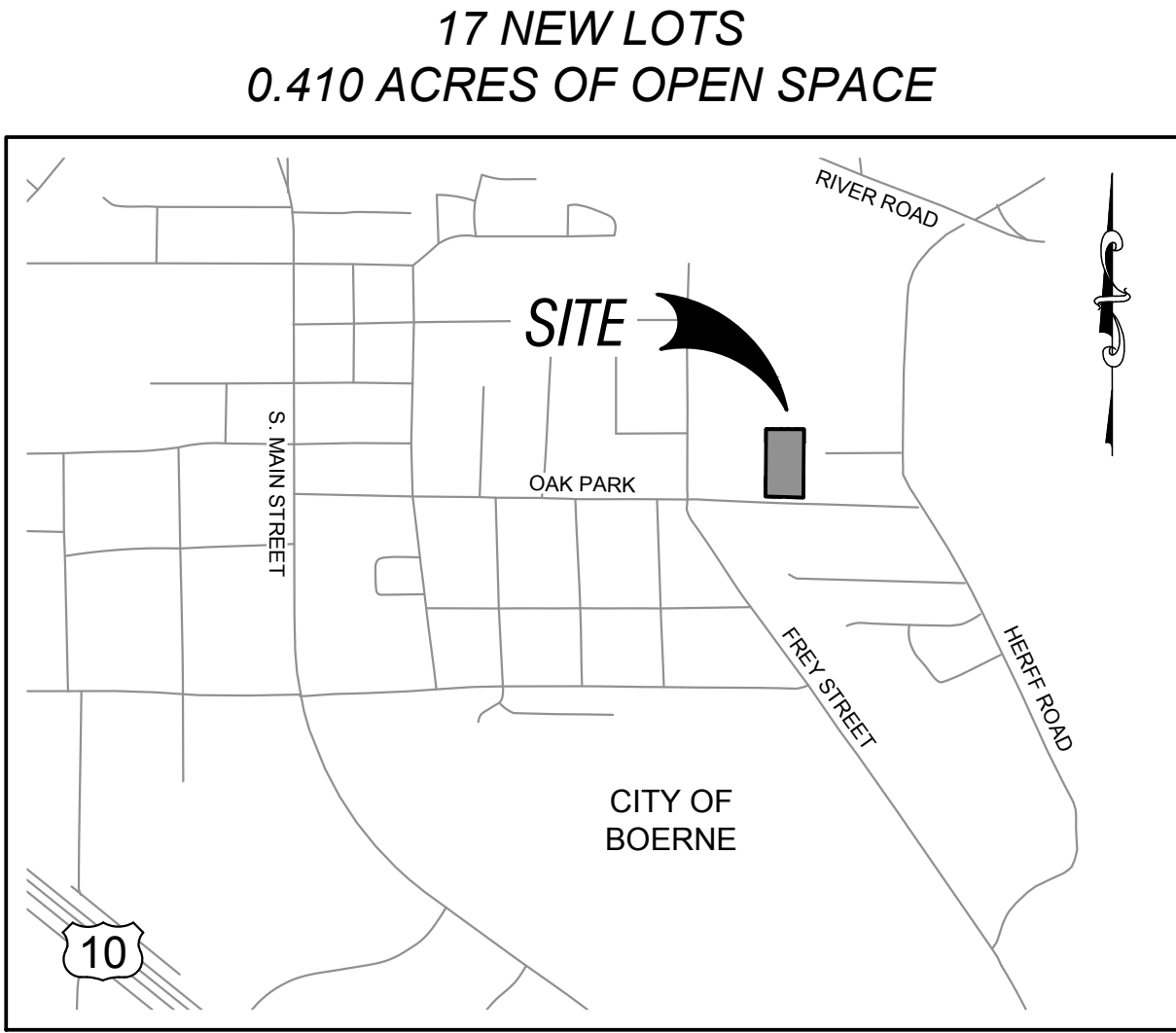
LARGE LEGACY TREE
THERE IS 1 HERITAGE LEGACY TREE, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.

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

LOT SETBACKS
LOT SETBACKS ARE DETERMINED BY BY THE CITY OF 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 ON A CURVILINEAR STREET OR CUL-DE-SAC IS MEASURED WHEREVER THE LOT WIDTH MEETS FRONTAGE REQUIREMENTS FOR THE LOT CATEGORY.

PRELIMINARY PLAT ESTABLISHING
COTTAGES ON
OAK PARK

1.992 ACRES OF LAND LYING IN THE JOHN SMALL SURVEY NO. 183, ABSTRACT 441, KENDALL COUNTY, TEXAS, SAME BEING A TRACT OF LAND DESCRIBED AS 1.992 ACRES AND RECORDED IN VOLUME 646, PAGE 412, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF KENDALL
LOCATION MAP
N.T.S

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 _____,
AT _____, ___, 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 _____, _____.

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 _____, _____.

COUNTY CLERK, KENDALL COUNTY, TEXAS

BY: _____
DEPUTY

THIS SUBDIVISION PLAT OF THE COTTAGES ON OAK PARK 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.

PAUL L. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6490

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE __ DAY OF _____, _____.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

LAND SURVEYOR

STATE OF TEXAS
COUNTY OF KENDALL

I HEREBY CERTIFY THAT ALL 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.

M. TYLER MEALS
PROFESSIONAL ENGINEER NO. 113102

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE __ DAY OF _____, _____.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

ENGINEER

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
GREENWAY COTTAGES BUILDERS, LLC
37535 IH-10 WEST, UNIT C
BOERNE, TX 78006

STATE OF TEXAS
COUNTY OF KENDALL

BEFORE ME, THE ABOVE 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/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 IN AND FOR THE
STATE OF TEXAS

OWNER

SHEET 01 of 02

MM

MEALS★MYERS

ENGINEERING & SURVEYING LLC

1711 HADBURY LANE, SAN ANTONIO, TX 78248
PHONE: (210) 740-2483 | (830) 931-1269
TBPE No. F-18576 | TBPLS No. 101942291
OCTOBER 2017 | MMES JOB #17006

LEGEND

- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
B.S.L. — BUILDING SETBACK LINE
C1 — CURVE NUMBER
L1 — LINE NUMBER
ESMT — EASEMENT
P.U.E. — PUBLIC UTILITY EASEMENT
R.O.W. — RIGHT-OF-WAY
DRN. — DRAINAGE
P.R.K.C. — PLAT RECORDS OF KENDALL COUNTY, TEXAS
O.R.K.C. — OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS
— RIGHT-OF-WAY LINE
— PROPERTY LINE
— LOT LINE
— EASEMENT LINE
— BUILDING SETBACK LINE
— ADJOINING PROPERTY LINE
— ADJOINING PROPERTY LOT LINE
— EXISTING MAJOR CONTOUR
— EXISTING MINOR CONTOUR
— OPEN SPACE AREA
— PARKING AREA
— EXISTING LARGE LEGACY TREE

OPEN SPACE
AREA CALCULATION

- LOT 1 — OPEN AREA ACREAGE = 0.011, (50% = 0.006)
LOT 2 — OPEN AREA ACREAGE = 0.011, (50% = 0.006)
LOT 3 — OPEN AREA ACREAGE = 0.011, (50% = 0.006)
LOT 4 — OPEN AREA ACREAGE = 0.011, (50% = 0.006)
LOT 5 — OPEN AREA ACREAGE = 0.011, (50% = 0.006)
LOT 6 — OPEN AREA ACREAGE = 0.011, (50% = 0.006)
LOT 7 — OPEN AREA ACREAGE = 0.011, (50% = 0.006)
LOT 8 — OPEN AREA ACREAGE = 0.011, (50% = 0.006)
LOT 9 — OPEN AREA ACREAGE = 0.010, (50% = 0.005)
LOT 10 — OPEN AREA ACREAGE = 0.010, (50% = 0.005)
LOT 11 — OPEN AREA ACREAGE = 0.010, (50% = 0.005)
LOT 12 — OPEN AREA ACREAGE = 0.010, (50% = 0.005)
LOT 13 — OPEN AREA ACREAGE = 0.010, (50% = 0.005)
LOT 14 — OPEN AREA ACREAGE = 0.010, (50% = 0.005)
LOT 15 — OPEN AREA ACREAGE = 0.010, (50% = 0.005)
LOT 16 — OPEN AREA ACREAGE = 0.010, (50% = 0.005)
LOT 17 — OPEN AREA ACREAGE = 0.010, (50% = 0.005)
LOT 100 — OPEN AREA ACREAGE = 0.063
LOT 101 — OPEN AREA ACREAGE = 0.080
LOT 102 — OPEN AREA ACREAGE = 0.098
LOT 103 — OPEN AREA ACREAGE = 0.082
LOT 104 — OPEN AREA ACREAGE = 0.000
TOTAL OPEN SPACE AREA = 0.410 ACRES

PRELIMINARY PLAT ESTABLISHING
**COTTAGES ON
OAK PARK**

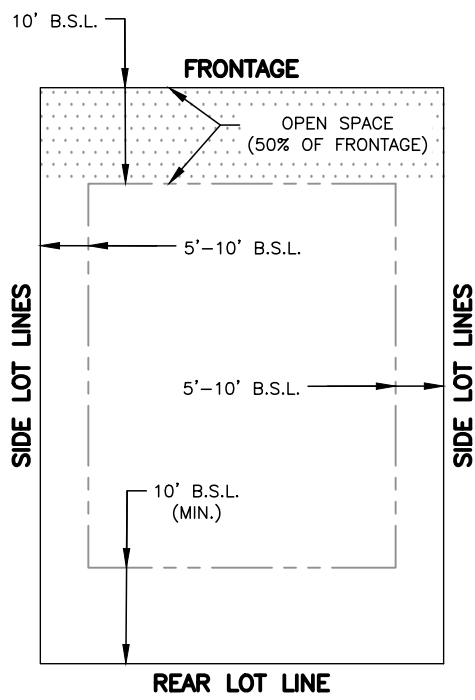
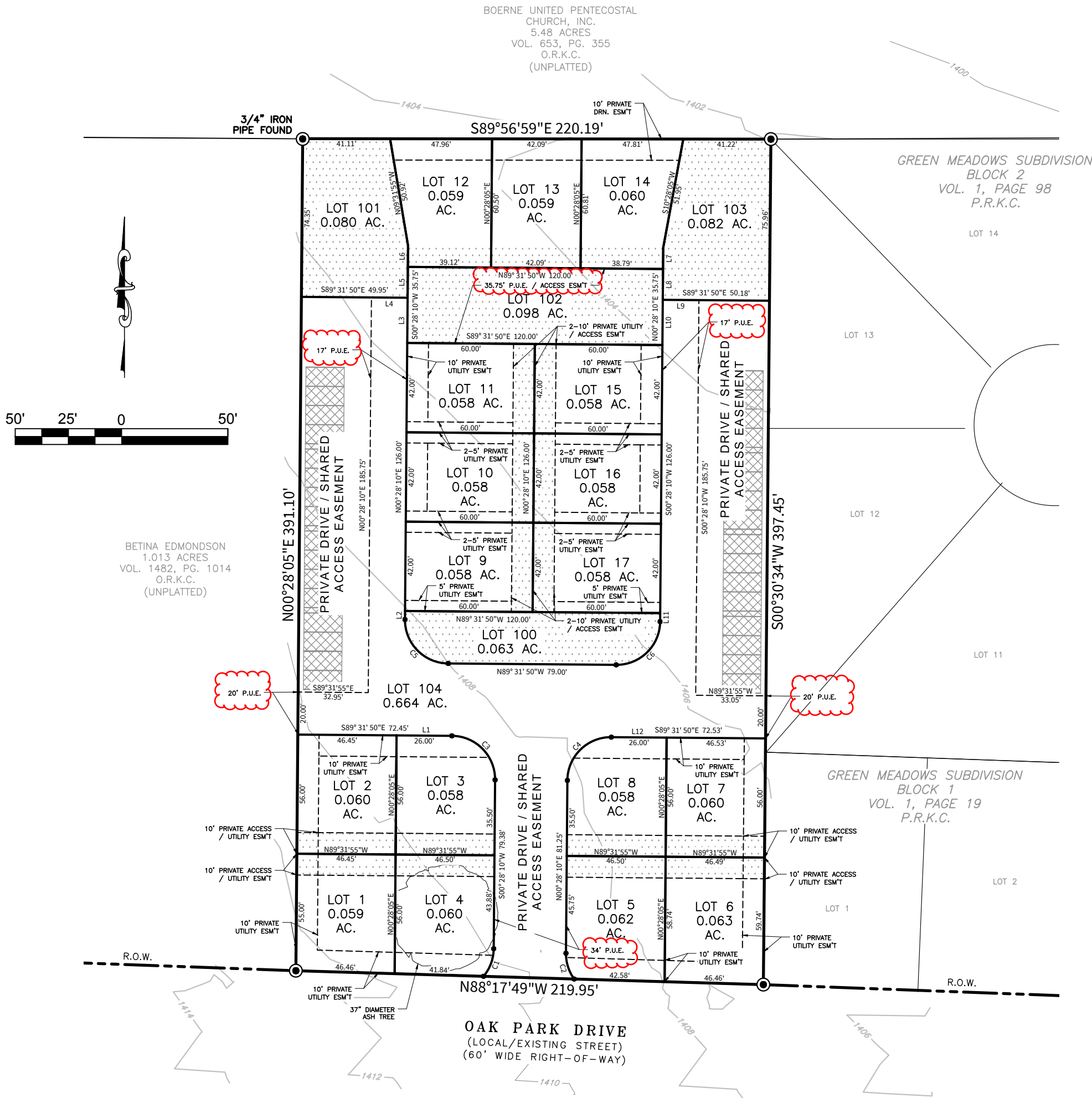
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CURVE TABLE

CURVE NO.	DELTA	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	39°26'19"	14.11'	20.50'	S20°11'15"W	13.83'
C2	36°03'54"	12.90'	20.50'	N17°33'56"W	12.69'
C3	89°59'47"	32.20'	20.50'	S44°32'02"E	28.99'
C4	90°00'00"	32.20'	20.50'	N45°28'05"E	28.99'
C5	90°00'00"	32.20'	20.50'	N44°31'55"W	28.99'
C6	90°00'00"	32.20'	20.50'	S45°28'05"W	28.99'

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S89°31'55"E	72.45'
L2	N00°28'05"E	4.00'
L3	N00°28'05"E	21.25'
L4	N89°31'55"W	17.00'
L5	N00°28'08"E	14.50'
L6	N00°28'01"E	10.00'
L7	S00°28'05"W	10.00'
L8	S00°28'05"W	14.50'
L9	N89°31'55"W	17.00'
L10	S00°28'05"W	21.25'
L11	S00°28'05"W	4.00'
L12	S89°31'55"E	72.53'



TYPICAL LOT LAYOUT

NOTES

1. LOTS 100-104 ARE HEREIN DEDICATED TO THE COTTAGES ON OAK PARK HOME OWNER'S ASSOCIATION.
2. LOTS 100-104 AND ALL AREAS IDENTIFIED AS OPEN SPACE SHALL BE MAINTAINED BY THE COTTAGES ON OAK PARK HOME OWNER'S ASSOCIATION.