

UTILITY EASEMENT:
UTILITIES, INCLUDING WITHOUT LIMITATION, SEWER, WATER, RECLAIMED WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINE, 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 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 COMMERCIAL 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 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.

- NOTES:
- UNLESS NOTED OTHERWISE, ALL LOT CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH ORANGE PLASTIC CAPS MARKED "M500 RPLS 4612" SET AFTER COMPLETION OF CONSTRUCTION. INTERNAL CONTROL MONUMENTS FOR THE SUBDIVISION ARE MAG NAILS SET AT ALL POSSIBLE STREET CENTERLINE POINTS OF INTERSECTION AND CURVATURE - AS INDICATED BY -
 - BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (2011 ADJUSTMENT) ESTABLISHED BY GPS UTILIZING PUBLISHED CONTROL POINTS IN THE AREA.
 - ALL DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR (SURFACE TO GRID) IS 0.9998307.
 - THE PROPERTY OWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS WILL OWN AND PROVIDE MAINTENANCE FOR ALL OPEN SPACE AREAS.
 - CONTOURS SHOWN HEREON ARE PROVIDED BY GEODETIX, INC.
 - NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN A DRAINAGE BASIN WHICH IS UPSTREAM FROM A CITY WATER SUPPLY LAKE.
 - GREENWAYS ARE NOT PART OF OPEN SPACE LOTS.

RESIDENTIAL LOT ACREAGE:	13.224
ROW ACREAGE:	2.313
OPEN SPACE ACREAGE:	0.816
GREENWAY & EASEMENT ACREAGE:	0.219
GROSS ACREAGE:	16.572

SIDEWALK NOTES:
AT SUCH TIME AS A LOT IS DEVELOPED, FIVE-FOOT WIDE REINFORCED CONCRETE SIDEWALKS SHALL BE INSTALLED ADJACENT TO ALL PROPERTY LINES OF EACH LOT WHERE THE LOT ABUTS PUBLIC OR PRIVATE STREET.

SETBACK NOTES:
THE BUILDING SETBACKS AS SHOWN ON PLAT ARE MINIMUM SETBACKS. HOMEOWNER SHALL ADHERE TO THE HOME OWNERS ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS DETAILED SETBACK EXHIBIT ANY DEVIATION CITY SETBACKS SHALL BE APPROVED BY BOTH THE CITY PLANNING DEPARTMENT AND THE HOMEOWNERS ASSOCIATION PRIOR TO A BUILDING PERMIT.

GARAGE FRONTS THAT FACE THE STREET SHALL BE SETBACK A MINIMUM OF 25 FEET FROM THE PROPERTY LINE.

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

STREET DESIGN NOTES:
NEIGHBORHOOD LOCAL STREETS BASED ON THE FUNCTIONAL CLASSIFICATION AND DESIGN TYPE OF ALL PROPOSED STREETS BASED ON THE PROPOSED TRANSPORTATION NETWORK PLAN.

IMPACT FEE ASSESSMENT:
ASSESSMENT AND COLLECTION OF THE CITY OF BOERNE WATER AND WASTEWATER UTILITIES' IMPACT FEES SHALL BE THE AMOUNT PER LOT AS SET FORTH IN CITY ORDINANCE NO. 2015-03, SECTION 1.10 (3).

LARGE LEGACY TREE:
THERE ARE 0 LARGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.

PRIVATE STREETS / OPEN SPACE NOTE:
THE RANCHES AT CREEKSIDE LOT OWNERS, THEIR SUCCESSORS OR ASSIGNS, WILL OWN AND PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, AND OPEN SPACE.

LOT 999 & LOT 998, BLOCK 99 ARE PRIVATE STREETS DEDICATED AS DRAINAGE AND UTILITY EASEMENTS.

FENCE NOTES:
GATE ACROSS EASEMENT: DOUBLE SWING GATES WITH A MINIMUM CLEAR OPENING OF 12 FEET WIDE SHALL BE INSTALLED WHEREVER FENCES CROSS UTILITY AND DRAINAGE EASEMENT.

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 OR HER DESIGNATED REPRESENTATIVE. (ORD. NO. 2004-20). XERISCAPING IS PERMITTED AS DESCRIBED IN THE CITY OF BOERNE ZONING ORDINANCE ARTICLE 3, SECTION 3.07.0030.

LOT AREA NOTE:
THE SMALLEST LOT IS LOT 66, BLOCK 1 WITH AN AREA OF 0.142 ACRES.

STATE OF TEXAS ?
COUNTY OF BEXAR ?
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.

REGISTERED PROFESSIONAL LAND SURVEYOR
SWORN TO AND SUBSCRIBED BEFORE ME THIS
THE _____ DAY OF _____, 2017.

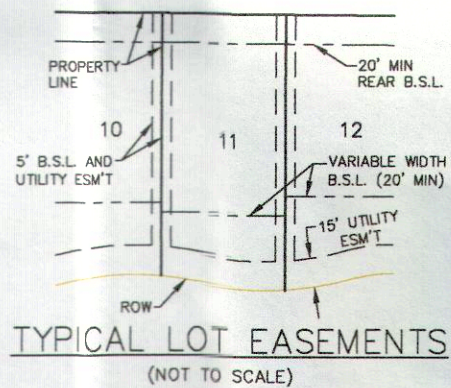
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

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

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

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.

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 COMMERCIAL 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.

LINE	LENGTH	BEARING
L1	47.13'	N78°58'15"E
L2	56.67'	S50°59'54"E
L3	15.39'	S11°00'55"E
L4	53.56'	N78°59'05"E
L5	108.47'	S15°55'38"E
L6	37.31'	S37°14'47"E
L7	93.28'	S08°33'32"E
L8	145.55'	S80°08'35"W
L9	54.00'	N80°38'55"E
L10	25.55'	N15°45'38"E
L11	28.24'	N06°00'00"W
L12	54.00'	N51°24'48"E
L13	10.03'	S04°51'03"E
L14	112.67'	S01°59'45"E
L15	56.00'	N05°49'57"W
L16	41.26'	N74°22'50"E
L17	10.08'	N16°38'35"W
L18	15.00'	N05°49'57"W
L19	102.45'	N20°56'52"W
L20	19.94'	S69°03'08"W
L21	44.94'	N69°03'08"E
L22	4471.12'	N20°56'52"W
L23	44.94'	S69°03'08"W
L24	78.09'	S11°00'55"E
L25	35.11'	S78°59'05"W
L26	75.02'	S15°37'10"E
L27	19.44'	N08°33'32"W
L28	20.00'	N74°22'50"E
L29	15.09'	N15°37'10"W
L30	20.00'	N11°00'55"W
L31	41.44'	N63°02'20"W
L32	112.67'	S01°59'45"E
L33	134.78'	N27°30'24"E
L34	119.02'	N62°29'36"W
L35	20.02'	S19°41'55"W
L36	163.57'	N62°29'36"W
L37	20.00'	N27°30'24"E
L38	24.55'	N62°29'36"W
L39	134.78'	N27°30'24"E

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	46.28'	427.00'	6°12'38"	S35°28'53"E	46.26'
C2	67.18'	243.00'	15°50'20"	S76°14'53"W	66.96'
C3	87.73'	635.00'	7°54'57"	S64°06'03"W	87.66'
C4	135.68'	365.00'	21°17'53"	S70°47'31"W	134.90'
C5	180.55'	835.00'	12°23'20"	S75°14'48"W	180.20'
C6	23.73'	323.00'	4°12'36"	S10°10'45"E	23.73'
C7	72.65'	179.00'	23°15'12"	S24°10'50"E	72.15'
C8	42.54'	97.00'	25°07'40"	S48°22'16"E	42.20'
C9	185.16'	180.00'	58°56'22"	N31°27'55"W	177.11'
C10	611.50'	172.00'	203°41'56"	N76°09'17"E	336.67'
C11	437.18'	228.00'	109°51'44"	S29°14'11"W	373.22'
C12	329.80'	172.00'	109°51'44"	S29°14'11"W	281.55'
C13	810.59'	228.00'	203°41'56"	N76°09'17"E	446.28'
C14	127.56'	124.00'	58°56'22"	N31°27'55"W	122.01'
C15	67.10'	153.00'	25°07'40"	S48°22'16"E	66.56'
C16	98.51'	235.00'	24°01'01"	S23°47'56"E	97.79'
C17	86.49'	427.00'	11°36'21"	S44°23'22"E	86.35'
C18	89.25'	645.00'	7°55'42"	S64°06'26"W	89.18'
C19	301.52'	60.00'	287°56'02"	N37°13'58"E	70.59'
C20	19.98'	20.00'	57°13'41"	S78°07'13"E	19.16'
C21	71.09'	373.00'	10°55'10"	S44°02'47"E	70.98'
C22	35.33'	75.00'	26°59'31"	N04°56'13"E	35.01'
C23	131.96'	355.00'	21°17'53"	N70°47'31"E	131.20'
C24	88.80'	765.00'	6°39'03"	N72°22'40"E	88.75'
C25	158.36'	56.00'	162°01'38"	N74°49'08"W	110.63'
C26	4.71'	10.00'	26°59'31"	N04°56'13"E	4.67'
C27	135.24'	845.00'	9°10'11"	S73°38'13"W	135.09'
C28	20.12'	845.00'	1°21'52"	S80°45'32"W	20.12'
C29	17.94'	20.00'	51°23'32"	N24°29'47"W	17.34'
C30	65.13'	765.00'	4°52'40"	S78°08'31"W	65.11'
C32	226.55'	389.00'	33°22'09"	N63°11'28"E	223.37'
C33	86.52'	410.00'	12°05'26"	N52°33'06"E	86.36'
C34	43.95'	81.00'	31°05'25"	N43°03'06"E	43.42'
C35	638.91'	875.00'	41°50'10"	N41°34'31"W	624.81'
C36	624.93'	625.00'	57°17'22"	N49°18'07"W	599.22'
C37	108.41'	775.00'	8°00'54"	N73°56'21"W	108.32'
C38	105.74'	755.00'	8°01'29"	N73°56'03"W	105.66'
C39	644.93'	645.00'	57°17'22"	N49°18'07"W	618.40'
C40	624.30'	855.00'	41°50'10"	N41°34'31"W	610.52'
C41	54.81'	101.00'	31°05'25"	N43°03'06"E	54.14'
C42	82.30'	390.00'	12°05'26"	N52°33'06"E	82.14'
C43	248.72'	409.00'	34°50'33"	N63°55'40"E	244.90'
C44	112.22'	56.00'	114°49'07"	N86°45'30"E	94.36'
C45	22.63'	56.00'	23°09'14"	N17°46'19"E	22.48'
C46	293.22'	56.00'	300°00'00"	N05°49'57"W	56.00'

- LEGEND
- EXISTING CONTOUR
 - PROPOSED CONTOUR
 - AC ACRE
 - VS VARIABLE WIDTH
 - B.S.L. BUILDING SETBACK LINE
 - DRN DRAINAGE
 - SAN SEW SANITARY SEWER
 - ROW RIGHT OF WAY
 - R RADIUS
 - CL CENTERLINE
 - ESM'T EASEMENT
| PR | PLAT RECORDS |
| OR | OFFICIAL RECORDS |
| VOL | VOLUME |
| PG | PAGE |
| NTS | NOT TO SCALE |
| WNE | VEHICLE NON-ACCESS EASEMENT |
| LOT ADDRESS | LOT ADDRESS |
| LOT ACREAGE | LOT ACREAGE |
| FOUND 1/2" IRON ROD ALONG PERMETER BOUNDARY | FOUND 1/2" IRON ROD ALONG PERMETER BOUNDARY |
| SET 1/2" IRON ROD UNLESS OTHERWISE NOTED | SET 1/2" IRON ROD UNLESS OTHERWISE NOTED |
| LEGACY TREE | LEGACY TREE |

PRELIMINARY
SUBDIVISION PLAT
ESTABLISHING

THE RANCHES AT CREEKSIDE UNIT 4A

BEING 18.345 ACRES OUT OF THE GEORGE W. ADAMS SURVEY NO. 188, ABSTRACT 15 AND THE JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363, KENDALL COUNTY, TEXAS, SAID 57.070 ACRE TRACT OF LAND ALSO BEING A PORTION OF THAT CERTAIN 306.76 ACRE TRACT OF LAND RECORDED IN VOLUME 1344, PAGES 833-839, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS.

SINGLE FAMILY
56 RESIDENTIAL LOTS
3 OPEN SPACE LOTS
DENSITY: 3.22 LOTS/ACRE



SCALE: 1" = 100'

COURSEN-KOEHLER

ENGINEERING & ASSOCIATES

a division of **Westwood**

1718 Dry Creek Way, Suite 110 • San Antonio, Texas 78259

Tel: 210.265.8300 • Fax: 210.855.5530

TBPE Firm No. F-11756 • TBPLS Firm No. 10194064

www.westwoodps.com

STATE OF TEXAS ?
COUNTY OF BEXAR ?

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: GREEN LAND VENTURES DBA
THE RANCHES AT CREEKSIDE
916 E BLANCO, SUITE 100
BOERNE, TEXAS 78006

DEVELOPER - DANA GREEN

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 SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS ?
COUNTY OF KENDALL ?

THIS PLAT OF THE RANCHES AT CREEKSIDE UNIT 4A PRELIMINARY SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF BOERNE, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20 _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS ?
COUNTY OF KENDALL ?

I, _____, COUNTY CLERK OF SAID COUNTY,

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

_____ DAY OF _____, A.D. _____, AT _____ M AND DULY RECORDED THE

_____ DAY OF _____, A.D. _____, AT _____ M IN THE RECORDS OF

_____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

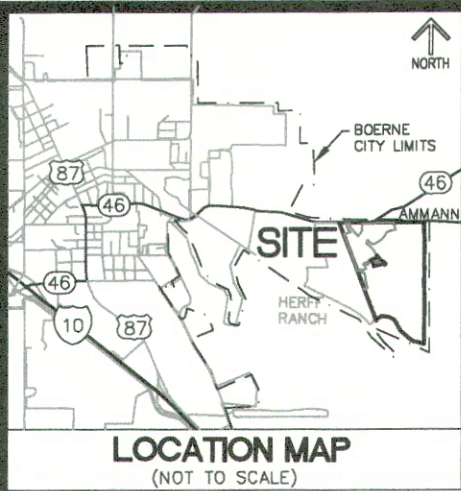
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS

_____ DAY OF _____, A.D. 20 _____

COUNTY CLERK, KENDALL COUNTY, TEXAS

BY: _____, DEPUTY

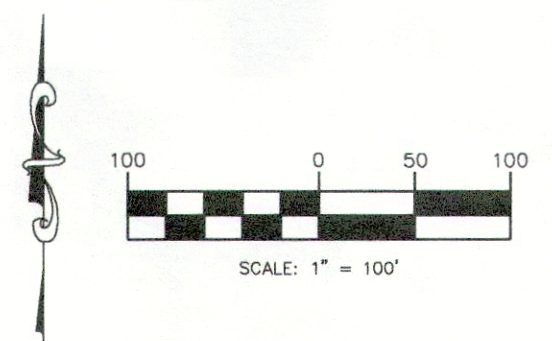
SHEET 1 OF 2



PRELIMINARY SUBDIVISION PLAT ESTABLISHING THE RANCHES AT CREEKSIDE UNIT 4A

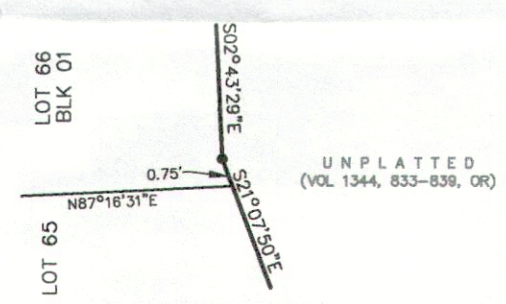
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DETAIL "1"
N.T.S.

- LEGEND
- 1225— EXISTING CONTOUR
 - - -1225- PROPOSED CONTOUR
 - AC ACRES
 - VM VARIABLE WIDTH
 - BSL BUILDING SETBACK LINE
 - DRN DRAINAGE
 - SAN SEW SANITARY SEWER
 - ROW RIGHT OF WAY
 - R RADIUS
 - CL CENTERLINE
 - ESMT EASEMENT
 - PR PLAT RECORDS
 - OR OFFICIAL RECORDS
 - VOL VOLUME
 - PG PAGE
 - NOT TO SCALE
 - NTS VEHICLE NON-ACCESS EASEMENT
 - LOT ADDRESS
 - LOT ACREAGE
 - FOUND 1/2" IRON ROD ALONG PERIMETER BOUNDARY
 - SET 1/2" IRON ROD UNLESS OTHERWISE NOTED
 - LEGACY TREE



Date: Dec 11, 2017, 4:13pm User: ID: YWJ
File: Y:\Greenland Ventures\The Ranches at Creekside\Unit 4A\Drawings\14006.00 PLAT - UNIT 4A.dwg