

**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.

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

**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 (5).

**LARGE HERITAGE TREE:**  
THERE ARE 02 LARGE HERITAGE 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.**

**TOTAL OPEN SPACE = 0.816 AC, INCLUDES LOT 911, BLOCK 3; LOT 912, BLOCK 2; LOT 913, BLOCK 1**

**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 ZOISIA, 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.

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_,

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 \_\_\_\_\_ DAY OF \_\_\_\_\_,

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

**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 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 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:**

1. UNLESS NOTED OTHERWISE, ALL LOT CORNERS ARE MONUMENTED WITH 1/2" IRON RODS WITH ORANGE PLASTIC CAPS STAMPED "WESTWOOD" 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 ———

2. BEARINGS SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (2011 ADJUSTMENT) UTILIZING RTK NET STN SWEL-g9414.

3. DIMENSIONS SHOWN HEREON ARE SURFACE.

4. THE PROPERTY OWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS WILL OWN AND PROVIDE MAINTENANCE FOR ALL OPEN SPACE AREAS.

5. CONTOURS SHOWN HEREON ARE PROVIDED BY GEODETIX, INC.

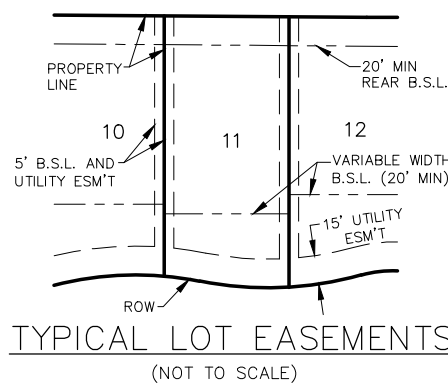
6. NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN A DRAINAGE BASIN WHICH IS UPSTREAM FROM A CITY WATER SUPPLY LAKE.

7. GREENWAYS ARE NOT PART OF OPEN SPACE LOTS.

RESIDENTIAL LOT ACREAGE: 13.212  
ROW ACREAGE: 2.313  
OPEN SPACE ACREAGE: 0.832  
OFFSITE & EASEMENT ACREAGE: 2.859  
GROSS ACREAGE: 19.216

LINE TABLE		
LINE	LENGTH	DIRECTION
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'	S8°33'32"E
L8	145.55'	S60°08'35"W
L9	54.00'	N80°38'55"E
L10	25.55'	N15°45'38"E
L11	28.24'	N6°00'00"W
L12	54.00'	N51°24'48"E
L13	10.03'	S4°51'03"E
L14	112.67'	S1°59'45"E
L15	56.00'	N5°49'57"W
L16	41.26'	N74°22'50"E
L17	10.08'	N16°38'35"W
L18	15.00'	N5°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	70.00'	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'	N8°33'32"W
L28	20.00'	N74°22'50"E
L29	15.09'	S15°37'10"E
L30	20.00'	N11°00'55"W
L31	41.44'	N63°02'20"W
L32	112.67'	S1°59'45"E
L33	62.78'	N27°30'24"E
L34	55.61'	N62°29'36"W
L35	63.60'	N27°21'37"E
L36	63.63'	N27°21'37"E
L37	43.60'	N62°29'36"W
L38	20.00'	N20°04'23"E
L39	119.02'	N62°29'36"W
L40	52.00'	N27°30'24"E
L41	119.02'	N62°29'36"W
L42	20.00'	S20°04'23"W
L43	163.57'	N62°29'36"W
L44	20.00'	N27°30'24"E
L45	24.55'	S62°29'36"E
L46	52.00'	N27°30'24"E
L47	24.55'	S62°29'36"E
L48	20.00'	N27°30'24"E
L49	24.55'	S62°29'36"E
L50	62.78'	N27°30'24"E
L51	71.73'	N73°39'32"W
L52	72.60'	N70°03'53"W
L53	59.63'	S50°54'45"W

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	46.28'	427.00'	61°2'38"	S35° 28' 53"E
C2	67.18'	243.00'	15°50'20"	S76° 14' 53"W
C3	87.73'	635.00'	7°54'57"	S64° 06' 03"W
C4	135.68'	365.00'	21°17'53"	N70° 47' 31"E
C5	180.55'	835.00'	12°23'20"	S75° 14' 48"W
C6	23.73'	323.00'	4°12'36"	N10° 10' 45"W
C7	72.65'	179.00'	23°15'12"	S24° 10' 50"E
C8	42.54'	97.00'	25°07'40"	S48° 22' 16"E
C9	185.16'	180.00'	58°56'22"	N31° 27' 55"W
C10	611.50'	172.00'	203°41'56"	N76° 09' 17"E
C11	437.18'	228.00'	109°51'44"	S29° 14' 11"W
C12	329.80'	172.00'	109°51'44"	S29° 14' 11"W
C13	810.59'	228.00'	203°41'56"	N76° 09' 17"E
C14	127.56'	124.00'	58°56'22"	N31° 27' 55"W
C15	67.10'	153.00'	25°07'40"	S48° 22' 16"E
C16	98.51'	235.00'	24°01'01"	S23° 47' 56"E
C17	86.49'	427.00'	11°36'21"	S44° 23' 22"E
C18	89.25'	645.00'	7°55'42"	S64° 06' 26"W
C19	301.52'	60.00'	287°56'02"	N37° 13' 58"E
C20	19.98'	20.00'	57°13'41"	S78° 07' 13"E
C21	71.09'	373.00'	10°55'10"	S44° 02' 47"E
C22	35.33'	75.00'	26°59'31"	N4° 56' 13"E
C23	131.96'	355.00'	21°17'53"	N70° 47' 31"E
C24	88.80'	765.00'	6°39'03"	S72° 22' 40"W
C25	126.95'	56.00'	129°53'14"	N89° 06' 40"E
C26	4.71'	10.00'	26°59'31"	N4° 56' 13"E
C27	135.24'	845.00'	9°10'11"	S73° 38' 13"W
C28	20.12'	845.00'	12°1'52"	S80° 45' 32"W
C29	17.94'	20.00'	51°23'32"	N24° 29' 47"W
C30	65.13'	765.00'	4°52'40"	S78° 08' 31"W
C31	5.22'	234.00'	1°16'39"	S8° 42' 46"E
C32	11.22'	56.00'	11°28'38"	S0° 27' 22"W
C33	226.55'	389.00'	33°22'09"	N63° 11' 28"E
C34	86.52'	410.00'	12°05'26"	S52° 33' 06"W
C35	43.95'	81.00'	31°05'25"	N43° 03' 06"E
C36	21.09'	75.00'	16°06'43"	S19° 27' 36"W
C37	66.42'	133.02'	28°36'35"	N25° 42' 39"E
C38	32.24'	251.09'	7°21'23"	N43° 42' 58"E
C39	216.05'	377.00'	32°50'06"	N63° 08' 03"E
C40	20.20'	56.00'	20°39'46"	N15° 36' 50"W
C41	206.51'	357.00'	33°08'39"	N63° 16' 11"E
C42	29.79'	231.09'	7°23'08"	N43° 43' 51"E
C43	56.44'	113.02'	28°36'35"	N25° 42' 39"E
C44	26.69'	95.00'	16°05'41"	S19° 27' 06"W
C45	691.48'	947.00'	41°50'10"	S41° 34' 31"E
C46	552.94'	553.00'	57°17'22"	N49° 18' 07"W
C47	118.55'	847.00'	8°01'11"	S73° 56' 12"E
C48	115.76'	827.00'	8°01'11"	S73° 56' 12"E
C49	572.94'	573.00'	57°17'22"	N49° 18' 07"W
C50	676.87'	927.00'	41°50'10"	S41° 34' 31"E
C51	638.91'	875.00'	41°50'10"	S41° 34' 31"E
C52	624.93'	625.00'	57°17'22"	N49° 18' 07"W
C53	108.48'	775.00'	8°01'11"	S73° 56' 12"E
C54	105.68'	755.00'	8°01'11"	S73° 56' 12"E
C55	644.93'	645.00'	57°17'22"	N49° 18' 07"W
C56	624.30'	855.00'	41°50'10"	S41° 34' 31"E
C57	54.81'	101.00'	31°05'25"	N43° 03' 06"E
C58	82.30'	390.00'	12°05'26"	S52° 33' 06"W
C59	248.72'	409.00'	34°50'33"	N63° 55' 40"E
C60	22.63'	56.00'	23°09'14"	S17° 46' 19"W
C61	112.22'	56.00'	114°49'06"	S86° 45' 30"W



**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 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.

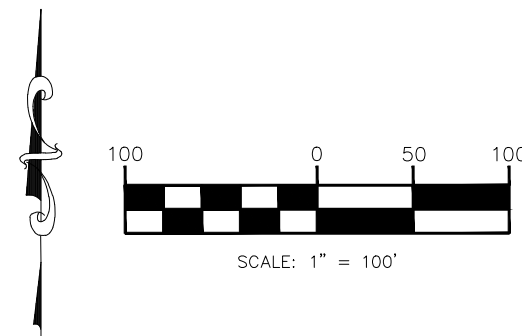
3. THE GRANTEE SHALL MAKE NECESSARY MODIFICATIONS AND IMPROVEMENTS TO CONFORM WITH THE CITY OF BOERNE DRAINAGE POLICY AND PLAN AT SUCH A TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY CITY COUNCIL OF THE CITY OF BOERNE, TEXAS.

FINAL  
SUBDIVISION PLAT  
ESTABLISHING

## THE RANCHES AT CREEKSIDE UNIT 4A

BEING 19.216 ACRES OUT OF THE GEORGE W. ADAMS SURVEY NO. 188, ABSTRACT NO. 5 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



## 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 \_\_\_\_\_, 2018.

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS §  
COUNTY OF KENDALL §

THIS PLAT OF \_\_\_\_\_ THE RANCHES AT CREEKSIDE UNIT 4A 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

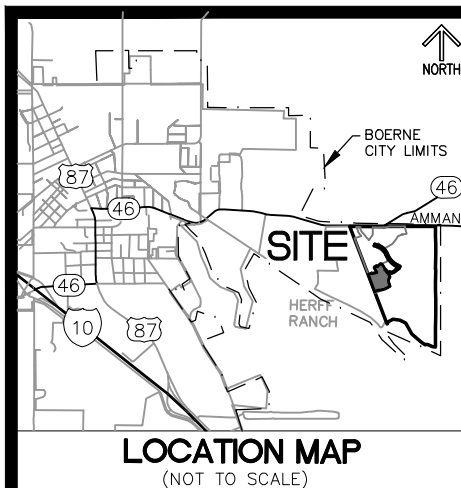
BY: \_\_\_\_\_  
SECRETARY

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



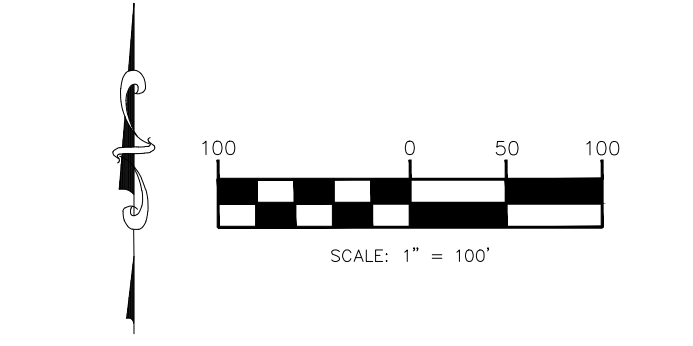
- LEGEND
- EXISTING CONTOUR
  - PROPOSED CONTOUR
  - ACRES
  - VARIABLE WIDTH
  - BUILDING SETBACK LINE
  - DRAINAGE
  - SANITARY SEWER
  - RIGHT OF WAY
  - RADIUS
  - CENTERLINE
  - EASEMENT
  - PLAT RECORDS
  - OFFICIAL RECORDS
  - VOLUME
  - PAGE
  - NOT TO SCALE
  - VEHICLE NON-ACCESS EASEMENT
  - LOT ADDRESS
  - LOT ACREAGE
  - SET 1/2" IRON ROD ALONG PERIMETER BOUNDARY
  - FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
  - LEGACY TREE

FINAL  
SUBDIVISION PLAT  
ESTABLISHING

**THE RANCHES AT  
CREEKSIDE  
UNIT 4A**

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