

- NOTES:
- 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.
 - 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 RTK NET STATION SW61-91014.
 - ALL DIMENSIONS SHOWN ARE SURFACE.
 - 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.

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:
PRIMARY COLLECTOR/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 0 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, BLOCK 99 ARE PRIVATE STREETS DEDICATED AS DRAINAGE AND UTILITY EASEMENTS.
TOTAL OPEN SPACE = 0.527 AC, INCLUDING LOT 914, 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 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 100, BLOCK 1 WITH AN AREA OF 0.164 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 _____, 2018.

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 _____, 2018.

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.

- 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.
- 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.
- 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.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	77.62'	635.00'	7°00'13"	S71°33'38"W	77.57'
C2	64.62'	228.00'	16°14'20"	S76°02'53"W	64.40'
C3	13.42'	100.00'	7°41'15"	S23°39'46"W	13.41'
C4	23.56'	15.00'	90°00'00"	N17°29'36"W	21.21'
C5	90.40'	947.00'	5°28'09"	S59°45'31"E	90.36'
C6	79.04'	843.00'	5°22'20"	S59°48'26"E	79.01'
C7	211.48'	897.00'	13°30'29"	S69°14'50"E	210.99'
C8	126.04'	603.00'	11°58'33"	N70°00'48"W	125.81'
C9	408.31'	565.00'	41°24'22"	N54°21'34"E	399.48'
C10	14.69'	100.00'	8°24'54"	S15°36'42"W	14.67'
C11	53.28'	108.00'	28°16'02"	N25°32'16"E	52.74'
C12	17.29'	199.00'	4°58'36"	N42°09'35"E	17.28'
C13	287.92'	352.00'	46°51'54"	N68°04'50"E	279.96'
C14	29.23'	228.00'	7°20'44"	S87°50'25"W	29.21'
C15	22.05'	172.00'	7°20'44"	S87°50'25"W	22.04'
C16	299.95'	408.00'	42°07'19"	N70°27'08"E	293.24'
C17	26.54'	20.00'	76°01'18"	S87°24'07"W	24.63'
C18	48.68'	228.00'	12°14'01"	S60°42'15"E	48.59'
C19	133.40'	472.00'	16°11'36"	N58°43'27"W	132.96'
C20	85.91'	378.00'	13°01'21"	S57°08'20"E	85.73'
C21	49.43'	30.00'	94°24'06"	N16°26'57"W	44.02'
C22	75.26'	222.00'	19°25'27"	N40°27'49"E	74.90'
C23	321.33'	672.00'	27°23'50"	N63°52'28"E	318.28'
C24	19.51'	20.00'	55°53'36"	S74°28'49"E	18.75'

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")

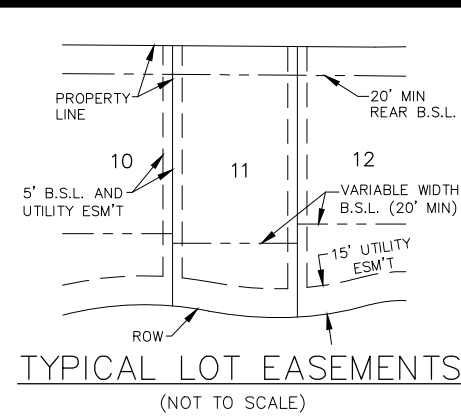
TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER PASSABLE AREAS OF THE GRANTOR'S ADJACENT LAND, WHEN THE DELINEATED ENTRANCE POINT THAT ABUTS PUBLIC RIGHT-OF-WAY IS OBSTRUCTED AND/OR INACCESSIBLE, EITHER IN WHOLE OR IN PART, IN ORDER TO ACCESS OR LEAVE THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, 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.

- 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.
- 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.

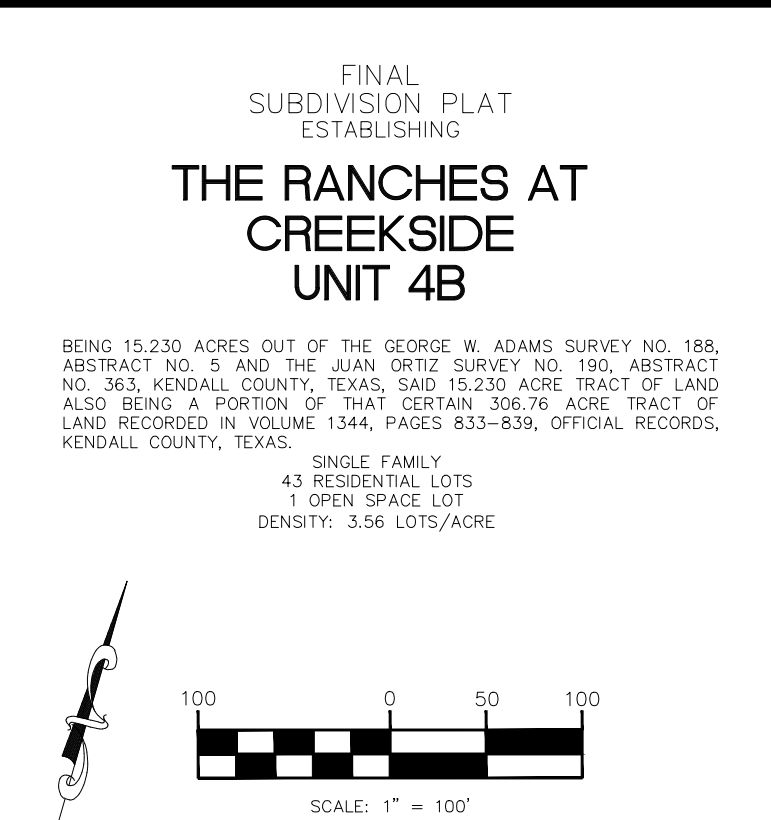
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C25	299.68'	60.00'	286°10'12"	S09°37'08"E	72.08'
C26	17.68'	20.00'	50°38'15"	S52°36'54"W	17.11'
C27	352.69'	728.00'	27°45'28"	N64°03'17"E	349.25'
C28	100.31'	278.00'	20°40'24"	N39°50'21"E	99.76'
C29	13.24'	20.00'	37°56'17"	S48°28'18"W	13.00'
C30	185.72'	60.00'	177°21'07"	N21°14'07"W	119.97'
C31	16.94'	20.00'	48°32'04"	S85°38'39"E	16.44'
C32	60.41'	322.00'	10°44'58"	S56°00'08"E	60.32'
C33	149.23'	528.00'	16°11'36"	N58°43'27"W	148.73'
C34	42.79'	20.00'	122°34'54"	S04°17'07"E	35.08'
C35	51.49'	100.00'	29°29'56"	N42°15'22"E	50.92'
C36	23.56'	15.00'	90°00'00"	S72°30'24"W	21.21'
C37	215.01'	912.00'	13°30'29"	S69°14'50"E	214.52'
C38	115.51'	588.00'	11°15'20"	N70°22'25"W	115.32'
C39	401.08'	555.00'	41°24'22"	N54°21'34"E	392.41'
C40	84.88'	645.00'	7°32'23"	S71°50'29"W	84.82'
C41	147.12'	565.00'	14°55'10"	S67°36'10"W	146.71'
C42	53.50'	122.00'	25°07'40"	S48°22'16"E	53.08'
C43	161.70'	435.00'	21°17'53"	N70°47'31"E	160.77'
C44	11.48'	765.00'	0°51'36"	S81°00'39"W	11.48'
C45	11.48'	835.00'	0°47'17"	S81°02'49"W	11.48'
C46	135.68'	365.00'	21°17'53"	N70°47'31"E	134.90'
C47	87.73'	635.00'	7°54'57"	S64°06'03"W	87.66'
C48	3.74'	172.00'	1°14'41"	S66°11'54"E	3.74'

LINE TABLE		
LINE	LENGTH	BEARING
L1	37.31'	N37°14'47"W
L2	56.00'	N05°49'57"W
L3	48.62'	N27°30'24"E
L4	23.57'	N62°29'36"W
L5	48.62'	S27°30'24"W
L6	20.00'	S24°14'06"E
L7	59.76'	S37°58'12"E
L8	70.00'	S14°56'15"E
L9	23.53'	S75°03'45"W
L10	145.55'	S60°08'35"W
L11	119.77'	S81°26'28"W
L12	70.09'	N08°33'32"W
L13	119.77'	N81°26'28"E
L14	145.55'	N60°08'35"E
L15	23.53'	S75°03'45"W
L16	112.67'	S01°59'45"E
L17	14.10'	N14°51'48"W
L18	20.08'	N80°38'55"E
L19	15.94'	N14°51'48"W
L20	112.67'	S01°59'45"E
L21	20.00'	N33°14'37"E
L22	20.00'	N20°04'23"E
L23	54.00'	S33°14'37"W
L24	20.00'	N33°14'37"E
L25	20.00'	N20°04'23"E

LINE TABLE		
LINE	LENGTH	BEARING
L26	10.05'	N38°37'10"E
L27	10.00'	N27°30'24"E
L28	20.00'	N27°30'24"E
L29	54.00'	N27°30'24"E
L30	20.00'	N27°30'24"E
L31	14.81'	N62°29'36"W
L32	20.00'	N27°30'24"E
L33	14.81'	S62°29'36"E
L34	10.00'	N62°29'36"W
L35	20.00'	S27°30'24"W
L36	10.00'	S62°29'36"E
L37	130.00'	S62°29'36"E
L38	241.15'	S75°03'45"W
L39	174.39'	N21°07'50"W
L40	123.51'	N02°43'29"W
L41	132.32'	N26°57'40"E
L42	108.47'	N15°55'38"W
L43	146.81'	N15°37'10"W
L44	360.42'	N74°22'50"E
L45	92.58'	S62°29'36"E
L46	153.57'	S62°29'36"E
L47	285.54'	S33°39'23"W
L48	83.08'	S62°29'36"E
L49	64.50'	S11°20'37"E
L50	57.87'	S11°20'37"E



RESIDENTIAL LOT ACREAGE: 9.091
ROW ACREAGE: 2.682
OPEN SPACE ACREAGE: 0.927
GREENWAY & OFFSITE EASEMENT ACREAGE: 2.930
GROSS ACREAGE: 15.230



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 UTILITY 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 4B SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND 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

