

## LOCATION MAP

NOT TO SCALE

THIS PLAT OF SOUTH PLANT AVENUE MODERN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING DEPARTMENT OF THE CITY OF BOERNE, TEXAS AND IS HEREBY APPROVED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_.

BY: CHRISTOPHER A. TURK  
PLANNING AND COMMUNITY  
DEVELOPMENT DIRECTOR

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.

CLINT BELEW, OWNER

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 FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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 \_\_\_\_\_, A.D. 2018.

NOTARY PUBLIC  
KENDALL COUNTY, TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

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.

## FOR REVIEW ONLY

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5578  
JOEL CHRISTIAN JOHNSON, R.P.L.S.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

STATE OF TEXAS  
COUNTY OF KENDALL

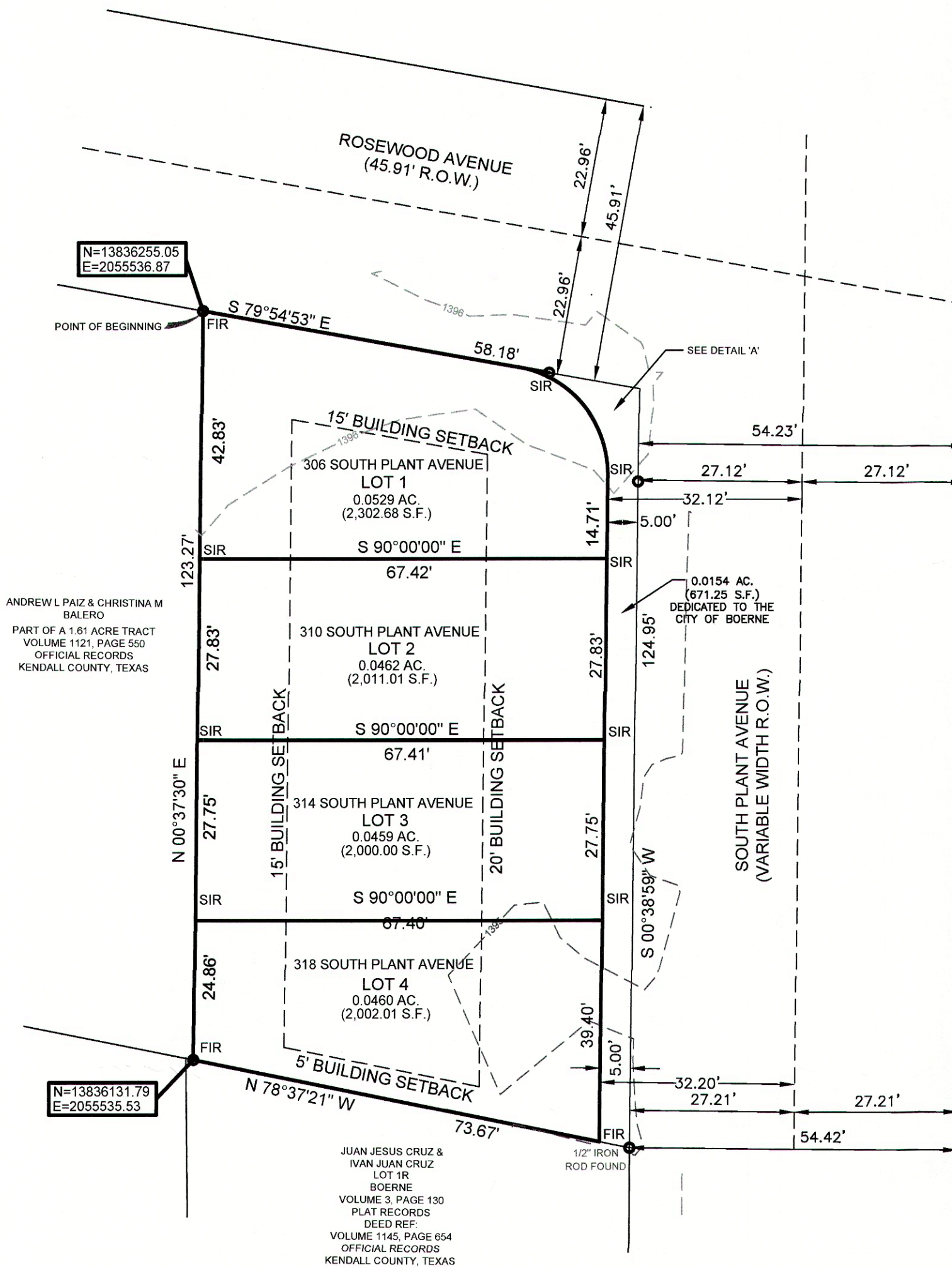
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN THIS PLAT IS TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE.

## FOR REVIEW ONLY

REGISTERED PROFESSIONAL ENGINEER NO. 105199  
JOSE VILLAGOMEZ, P.E.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.



### SIDEWALK NOTES:

FIVE-FOOT WIDE REINFORCED CONCRETE SIDEWALKS SHALL BE INSTALLED ADJACENT TO ALL STREET FRONTAGE PROPERTY LINES OF EACH LOT FRONTING A STREET AT SUCH TIME AS THAT LOT IS DEVELOPED.

### 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 2014-38, SECTION 1.10(5).

### NOTES:

- THE SMALLEST LOT IS LOT 3, APPROXIMATELY 2,009 S.F.
- NO PART OF THE SUBDIVISION IS LOCATED WITHIN A DRAINAGE BASIN WHICH IS UPSTREAM FROM A CITY WATER SUPPLY LAKE.
- THERE ARE NO LARGE LEGACY TREES LOCATED ON THE SUBJECT SUBDIVISION.
- THE INSTALLATION OF DOUBLE SWING GATES IS REQUIRED ACROSS ALL UTILITY EASEMENTS.

### SURVEY NOTES:

- 3/8\"/>

R.O.W.	RIGHT OF WAY
ESM'T	EASEMENT
N.V.A.E.	NON-VEHICULAR ACCESS ESM'T
B.S.L.	BUILDING SETBACK LINE
(####/####)	(VOLUME/PAGE)
TEL	TELEPHONE
CA-TV	CABLE TELEVISION
FIR	1/2\"/>
SIR	1/2\"/>

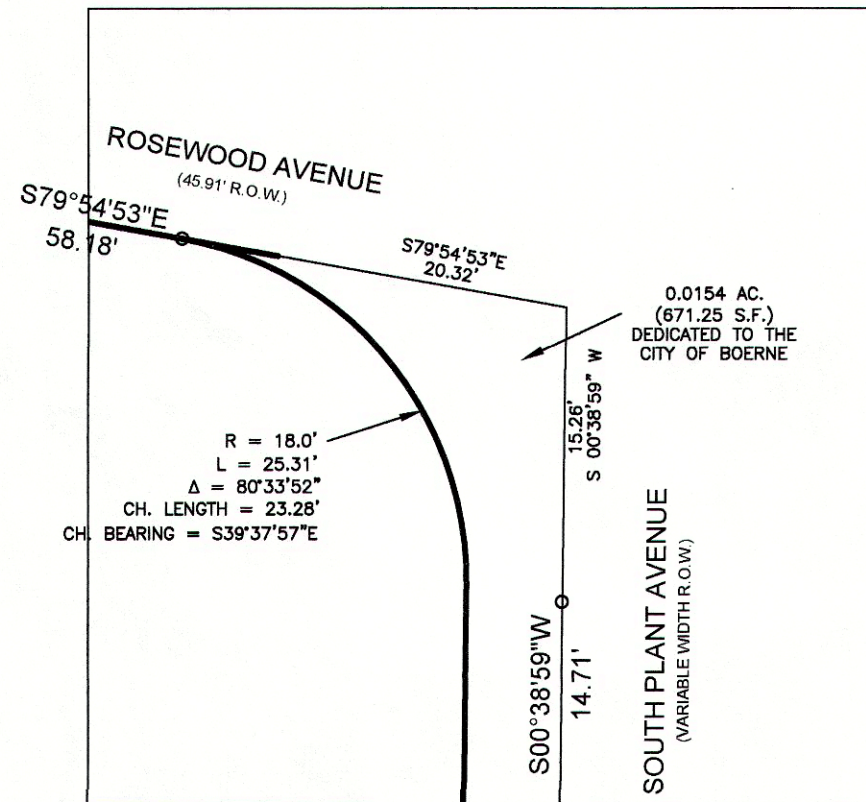
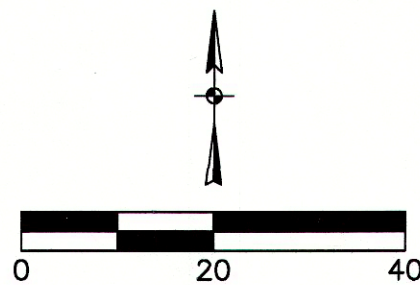
—————	PROPERTY LINE
—————	ADJACENT PROPERTY LINE
—————	BUILDING SETBACK LINE
—————	EASEMENT LINE
—————	EXISTING MINOR CONTOUR
—————	EXISTING MAJOR CONTOURS

## SUBDIVISION PLAT

### SOUTH PLANT AVENUE MODERN

DENSITY - 4 LOTS/0.2063 ACRES

LEGAL DESCRIPTION: ABSTRACT 298, SURVEY 180  
M 1 LEAL, OUTLOT 48, ACRES 0.21



DETAIL 'A'  
SCALE: 1"=10'

STATE OF TEXAS  
COUNTY OF KENDALL

I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOLLOWING INSTRUMENT OF WRITING WITH IS 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 VOLUME \_\_\_\_\_ ON PAGE(S) \_\_\_\_\_. IN TESTIMONY WHEREOF, WITNESS BY HAND AND OFFICIAL SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

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

COUNTY CLERK  
KENDALL COUNTY, TEXAS

DEPUTY



CLINT BELEW LAND OWNER  
1927 CROSSGATE PARK  
SAN ANTONIO, TEXAS (210)373-5363

VILLAGOMEZ ENGINEERING COMPANY ENGINEER  
9510 TIOPA, SUITE 202  
SAN ANTONIO, TEXAS 78230 (210)724-0816  
CONTACT: JOSE VILLAGOMEZ

MACINA, BOSE, COPELAND AND ASSOCIATES, INC. SURVEYOR  
1035 CENTRAL PARKWAY NORTH  
SAN ANTONIO, TEXAS 78232 (210)545-1122  
CONTACT: JOEL JOHNSON

## VILLAGOMEZ ENGINEERING CO.

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NO. F13698  
VEC JOB NO 14-021