

LOCATION MAP MAPSCO MAP GRID: 412B5

## LEGEND

AC ACRE(S) DPR DEED AND PLAT RECORDS OF KENDALL COUNTY, TEXAS OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS (SURVEYOR) OF REAL PROPERTY) OF KENDALL COUNTY, TEXAS — -1140- — EXISTING CONTOURS

VARIABLE WIDTH UTILITY VARIABLE WIDTH PRIVATE

DRAINAGE EASEMENT VARIABLE WIDTH ACCESS EASEMENT

25' ENTRANCE CORRIDOR LANDSCAPE BUFFER (5) 55' ACCESS EASEMENT

VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT

OWNER: CITY OF BOERNE (VOL 641, PG 365, DR) OWNER: CITY OF BOERNE (VOL 1538, PGS 708-712 DR)

(VOL 83, PG 192 DR)

VOLUME

ROW RIGHT-OF-WAY

25' ENTRANCE CORRIDOR

LANDSCAPE BUFFER

(VOL 5, PG 381 DR)

(VOL 641, PG 359 OPR)

(VOL 641, PG 365 OPR)

ACCESS EASEMENT

REMAINING PORTION OF 25'

EASEMENT

● FOUND 1/2" IRON ROD

(UNLESS NOTED OTHERWISE)

SET 1/2" IRON ROD (PD)

REMAINING PORTION OF ELECTRIC

40' DRAINAGE CHANNEL EASEMENT

VAR WID VARIABLE WIDTH

PG PAGE(S)

ILL PROPERTIES DESIGNATED AS EASEMENTS SHALL OR MAY BE UTILIZED FOR THE

DRAINAGE EASEMENT DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DRAINAGE EASEMENTS.
DEVICES (THE "DRAINAGE SYSTEM"). TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS

TAY CEPTIFICATE-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
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
IDENTIFIED, THE FRONT SETBACK FOR A PIE SHAPED LOT OR A LOT ON A CURVILINEAR STREET WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, OR CUL-DE-SAC IS MEASU ADJACENT PROPERTY, AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR FOR THE LOT CATEGORY. ARRANT 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.

2. THE GRANTEE SHALL MAKE COMMERCIALLY 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 AS SUCH A TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY THE CITY COUNCIL OF THE CITY OF BOERNE,

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 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

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 COMMERCIALLY 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 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 CITY'S USUAL AND

PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE. 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED

FROM THE NGS COOPERATIVE CORS NETWORK. DIMENSIONS SHOWN ARE SURFACE. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS COUNTY OF BEXAR

REBECCAANN CARROLL

DAVID A. CASA

CENSE NO.

HEREBY CERTIFY THAT 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

AI AA LICENSED PROFESSIONAL ENGINEER

SUSPINO AND SUBSCRIBED BEFORE THIS THE 13 DAY OF

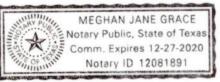
STATE OF TEXAS COUNTY OF BEXAR

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

WORN TO AND SUBSCRIBED BEFORE ME THIS THE 9 DAY OF

LINE #	BEARING	LENGTH
L1	S29'38'31"W	74.82
L2	N89'57'12"E	47.24
L3	S0'02'48"E	3.00'
L4	N89'57'32"E	45.37
L5	N0°02'48"W	21.65
L6	N89'57'32"E	0.53'
L7	N89'57'12"E	8.81
L8	N74'13'17"W	45.53
L9	S89"14"35"W	138.01
L10	S77'05'52"W	58.94
L11	N8914'35"E	174.80
L12	S89"14"35"W	42.29
L13	S45'45'14"W	38.66
L14	N0'02'30"W	15.00
L15	N89'14'35"E	177.95
L16	S74'13'17"E	40.48
L17	N0°02'28"W	142.64
L18	N89'57'32"E	10.18
L19	S89'14'35"W	189.80
L20	N0'02'28"W	25.00
L21	S0'02'06"W	127.21

LINE TABLE



MENT: DOUBLE SWING GATES WITH A MINIMUM CLEAR OPENING OF 12

VIDE 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

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

AT SUCH TIME AS A LOT IS DEVELOPED, A 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.

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).

3.00,00.5

FOR DEVELOPMENTS DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER AND/OR LANDOWNER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR PRESENT AND/OR FUTURE

THE DEVELOPER AND/OR THE FUTURE LANDOWNER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO TXDOT HIGHWAY AND DRAINAGE SYSTEM WITHIN IN THE RIGHT-OF-WAY. A HYDRAULIC REVIEW IS REQUIRED.

MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT(S) ALONG IH-10 FRONTAGE BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE

IF SIDEWALKS ARE REQUIRED BY TXDOT OR THE APPROPRIATE CITY ORDINANCE THE LOCATION, THE DESIGN, AND SPECIFICATIONS SHALL ADHERE TO TXDOT REQUIREMENTS WHEN PERMITTED IN TXDOT RIGHT-OF-WAY. A TDLR INSPECTION REPORT WILL BE REQUIRED IF THE SIDEWALK IS IN TXDOT ROW.

TXDOT WILL USE THE CURRENT EDITIONS OF THE APPROPRIATE MANUALS WHEN ISSUING PERMITS, TYPICAL MANUALS USED, BUT NOT LIMITED TO ARE: TXDOT ACCESS MANAGEMENT MANUAL, SAN ANTONIO DISTRICT DRIVEWAY, SIDEWALK, LANDSCAPING, AND DRAINAGE PERMIT PACKAGE, TXDOT ROADWAY DESIGN MANUAL, TXDOT HYDRAULIC MANUAL, TXDOT CONSTRUCTION SPECIFICATIONS, AND TXDOT STANDARD SHEETS WHEN THE SITE DEVELOPS.

PEN SPACE NOTE RINTS AND AREAS OF IMPERVIOUS SURFACE DEDICATED TO VEHICLE ACCESS AND PARKING

THERE ARE NO HERITAGE TREES, AS IDENTIFIED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.

31490

IH-10

LOT 2

(1.519 AC)

R50.00

Δ89°52'08"

CH70.63

L78.43

CDS89'36'09"E-

THE SMALLEST LOT ESTABLISHED BY THIS PLAT IS 0.721 AC. GROSS DENSITY NOTE

THE AVERAGE DENSITY FOR THIS PLAT IS 0.80 LOTS/ACRE.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



OF

PAPE-DAWSON

**ENGINEERS** 

SAN ANTONIO I AUSTIN I HOUSTON I FORT WORTH I DALLAS

2000 NW LOOP 410 I SAN ANTONIO, TX 78213 I 210.375.9000

STATE OF TEXAS COUNTY OF BEXAR

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. BRAZOS DE SANTOS PARTNERS, LTD 430 SOUTH SANTA ROSA SAN ANTONIO, TX 78207 (210) 225-4461

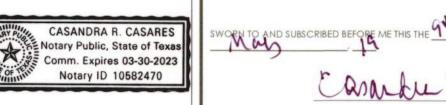
STATE OF TEXAS COUNTY OF BEXAR

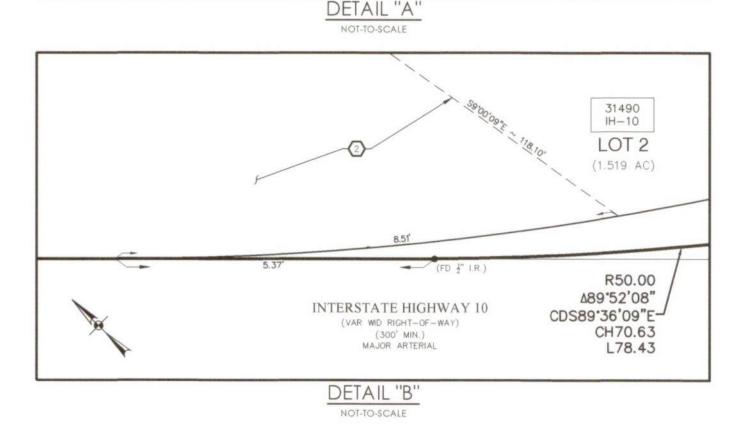
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREN TED.

MEGHAN JANE GRACE Notary Public, State of Texas Comm. Expires 12-27-2020 Notary ID 12081891

GIVEN UNDER MY HANDA

CONSIDERED BY T		A TO A TO A SERVICE OF THE SERVICE		
	EBY APPROVED BY SUCH CO			
DATED THIS	DAY OF	, A.D	. 20	
	BY:		SMI	
			CH	AIRMAN
	nv.			
	BY:			
	BY:		SEC	CRETARY
STATE OF TEXAS	вт:		SEC	CRETARY
			SEC	CRETARY
COUNTY OF KEND	ALL			
COUNTY OF KEND	ALL	, COUNTY CLERK	OF KENDALL	COUNTY,
COUNTY OF KEND I, DO HEREBY CERTIF	ALL EY THAT THIS PLAT WAS FILED I	, COUNTY CLERK FOR RECORD IN A	OF KENDALL (	COUNTY,
COUNTY OF KEND  I,  DO HEREBY CERTIF	ALL FY THAT THIS PLAT WAS FILED I	, COUNTY CLERK FOR RECORD IN A	OF KENDALL ( AY OFFICE, ON	COUNTY,
COUNTY OF KEND  I,  DO HEREBY CERTIF  DAY O  AND DULY RECOR	ALL  Y THAT THIS PLAT WAS FILED I  F DAY OF	, COUNTY CLERK FOR RECORD IN A	OF KENDALL (  //Y OFFICE, ON  AT, A.D. 20	COUNTY, I THEM.
COUNTY OF KEND  I,  DO HEREBY CERTIF  DAY OF MAND DULY RECORN  AND DULY RECORN  AT, M. I	ALL  TY THAT THIS PLAT WAS FILED IF  TO THE DAY OF  N THE RECORDS OF	, COUNTY CLERK FOR RECORD IN A	OF KENDALL ( AY OFFICE, ON AT, A.D. 20	COUNTY, THE .M.
COUNTY OF KEND  I,	TY THAT THIS PLAT WAS FILED IN THE RECORDS OF	, COUNTY CLERK FOR RECORD IN A , A.D. <u>20</u> ON PAGE	OF KENDALL ( AY OFFICE, ON AT, A.D. 20	COUNTY, THE .M.
COUNTY OF KEND  I,	ALL  TY THAT THIS PLAT WAS FILED IF  TO THE DAY OF  N THE RECORDS OF	ON PAGE	OF KENDALL ON AT, A.D. 20	COUNTY, THE .M.





DETAIL "B'

INTERSTATE HIGHWAY 10

(VAR WID RIGHT-OF-WAY)

(300' MIN.)

MAJOR ARTERIAL

SEE THIS SHEET

N44"14'46"W 235.96'

SHEET 1 OF 2

COUNTY CLERK, KENDALL COUNTY, TEXAS

STATE OF TEXAS COUNTY OF BEXAR

R50.00

CH64.86

L70.58

R50.00

CH70.71 L78.54

R50.00

Δ4'01'58"

CD3.52

FD 1" I.R.)

R682.46

-CHN15'49'05"E

Δ90'00'00" -CDS45\*02'28"E

N: 13822732.03

E: 2062574.65

VARIABLE WIDTH ROW DEDICATION

1

24.69'-

TO THE CITY OF BOERNE

(0.111 AC)

CASCADE CAVERNS RD

VAR WID RIGHT-OF-WAY)

MAJOR ARTERIAL

N89°57'32"E 339.30'

N89'57'32"E ~ 322.88

1401

21.45' ROW DEDICATION

TO THE CITY OF BOERNE

(0.163 AC)

Δ80°52'40"

-CDN44°26'12"W

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.

BRAZOS DE SANTOS PARTNERS, LTD 430 SOUTH SANTA ROSA SAN ANTONIO, TX 78207 (210) 225-4461

STATE OF TEXAS COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JIM GUY EGBERT 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 STATES GIVEN UNDER MY HAND AND SEALOF OFFICE THE DOCTOR

MEGHAN JANE GRACE Notary Public, State of Texas Comm. Expires 12-27-2020 Notary ID 12081891

> THIS PLAT OF BDSP - SCENIC LOOP RD 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.

\_\_, A.D. <u>20</u>\_\_\_. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_

SECRETARY

STATE OF TEXAS COUNTY OF KENDALL

\_\_ COUNTY CLERK OF KENDALL COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

AND DULY RECORD THE \_\_\_\_\_ DAY OF \_\_\_\_ .M. IN THE RECORDS OF

COUNTY, IN BOOK/VOLUME \_\_\_\_\_ ON PAGE \_\_\_ WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,

COUNTY CLERK, KENDALL COUNTY, TEXAS

OR DEVELOPMENTS DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER AND/OR LANDOWNER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR PRESENT AND/OR FUTURE THE DEVELOPER AND/OR THE FUTURE LANDOWNER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO TXDOT HIGHWAY AND DRAINAGE SYSTEM WITHIN IN THE RIGHT-OF-WAY, A HYDRAULIC REVIEW IS REQUIRED. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE

REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE (1) ACCESS POINT(S) ALONG IH-10 FRONTAGE BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 235,96'.

IF SIDEWALKS ARE REQUIRED BY TXDOT OR THE APPROPRIATE CITY ORDINANCE THE LOCATION, THE DESIGN, AND SPECIFICATIONS SHALL ADHERE TO TXDOT REQUIREMENTS WHEN PERMITTED IN TXDOT RIGHT-OF-WAY. A TDLR INSPECTION REPORT WILL BE REQUIRED IF THE SIDEWALK IS IN TXDOT ROW.

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(FD 2" I.R.)

LOCATION MAP MAPSCO MAP GRID: 412B5 NOT-TO-SCALE

## **LEGEND**

AC ACRE(S) DPR DEED AND PLAT RECORDS OF KENDALL COUNTY, TEXAS OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF KENDALL COUNTY, TEXAS

ROW RIGHT-OF-WAY VAR WID VARIABLE WIDTH ● FOUND 1/2" IRON ROD (SURVEYOR) (UNLESS NOTED OTHERWISE) SET 1/2" IRON ROD (PD)

CASCADE CAVERNS RD

-1140- EXISTING CONTOURS

VARIABLE WIDTH UTILITY VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT 3 VARIABLE WIDTH

ACCESS EASEMENT 4) 25' ENTRANCE CORRIDOR LANDSCAPE BUFFER

55 ACCESS EASEMENT 6 VARIABLE WIDTH PUBLIC

DRAINAGE EASEMENT

25' ENTRANCE CORRIDOR LANDSCAPE BUFFER (VOL 5, PG 381 DR) REMAINING PORTION OF ELECTRIC

PG PAGE(S)

EASEMENT (VOL 641, PG 359 OPR) REMAINING PORTION OF 25' ACCESS EASEMENT

(VOL 641, PG 365 OPR) 40' DRAINAGE CHANNEL EASEMENT (VOL 83, PG 192 DR)

OWNER: CITY OF BOERNE (VOL 641, PG 365, DR)

OWNER: CITY OF BOERNE (VOL 1538, PGS 708-712 DR)

FROM THE NGS COOPERATIVE CORS NETWORK.

BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED

STATE OF TEXAS

REBECCAANN CARROLL

92666 Oc. (Cense)

TE OF

DAVID A. CASANOVA 4251

MEGHAN JANE GRACE

Notary Public, State of Comm. Expires 12-27-2020 Notary ID 12081891

HEREBY CERTIFY THAT 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.

STATE OF TEXAS

COUNTY OF BEXAR

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

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 9th DAY OF

LAS AM LE PUBLIC IN AND FOR THE

STATE OF TEXAS.

CASANDRA R. CASARES Notary Public, State of Texas Comm. Expires 03-30-2023 Notary ID 10582470

7 CASCADE CAVERNS ROAD 4 SCENIC LOT 4 LOOP RD. (1.122 AC) LOT 3 (1.369 AC) 15' UTILITY EASEMENT 4 15' UTILITY EASEMENT -Δ14'36'23 (FD 2" I.F 15' UTILITY EASEMENT 54.00 31500 IH-10 LOT 1 43 45.221 (0.721 AC) R682.46 Δ2"16'08" -CHN18\*10'38"E CD27.02 5' ROW DEDICATION TO THE CITY OF BOERNE (0.111 AC) R687.46 Δ45°36'11" -CDS22°53'03"W 31490 IH-10 CH532.84 L547.17 (1.519 AC) N: 13822283.52 E: 2062132.18 R682.46 Δ26'23'27" -CHS32'30'26"W/ CD311.58 L314.35 15' UTILITY EASEMENT

S89"16'18"E

□90'03'05"

Δ90'03'05"

CHS89'16'18"E

L78.58'

R50.00'

R50.00

∆89°52'08"

CH70.63

L78.43

CDN89'36'09"W-

PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED

DIMENSIONS SHOWN ARE SURFACE. FOR THE SOUTH CENTRAL ZONE

COUNTY OF BEXAR

SHEET 2 OF 2

CHAIRMAN