



LOCATION MAP
MAPSCO MAP GRID: 41285
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	VOL	VOLUME
DPR	DEED AND PLAT RECORDS OF KENDALL COUNTY, TEXAS	PG	PAGE(S)
OPR	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF KENDALL COUNTY, TEXAS	ROW	RIGHT-OF-WAY
		VAR WID	VARIABLE WIDTH
			FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
			SET 1/2" IRON ROD (PD)
-1140-	EXISTING CONTOURS		
1	VARIABLE WIDTH UTILITY EASEMENT	1	25' ENTRANCE CORRIDOR LANDSCAPE BUFFER (VOL. 5, PG. 381 DR)
2	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT	2	REMAINING PORTION OF ELECTRIC EASEMENT (VOL. 641, PG. 359 OPR)
3	VARIABLE WIDTH ACCESS EASEMENT	3	REMAINING PORTION OF 25' ACCESS EASEMENT (VOL. 641, PG. 365 OPR)
4	25' ENTRANCE CORRIDOR LANDSCAPE BUFFER	4	40' DRAINAGE CHANNEL EASEMENT (VOL. 83, PG. 192 DR)
5	55' ACCESS EASEMENT	1	OWNER: CITY OF BOERNE (VOL. 641, PG. 365, DR)
6	VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT	2	OWNER: CITY OF BOERNE (VOL. 1538, PGS. 708-712 DR)

SURVEYOR'S NOTES:

- 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 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

I 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.

BS
LISCENSED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 13 DAY OF May 2019

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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.

DAVID A. CASANOVA
REGISTERED PROFESSIONAL LAND SURVEYOR

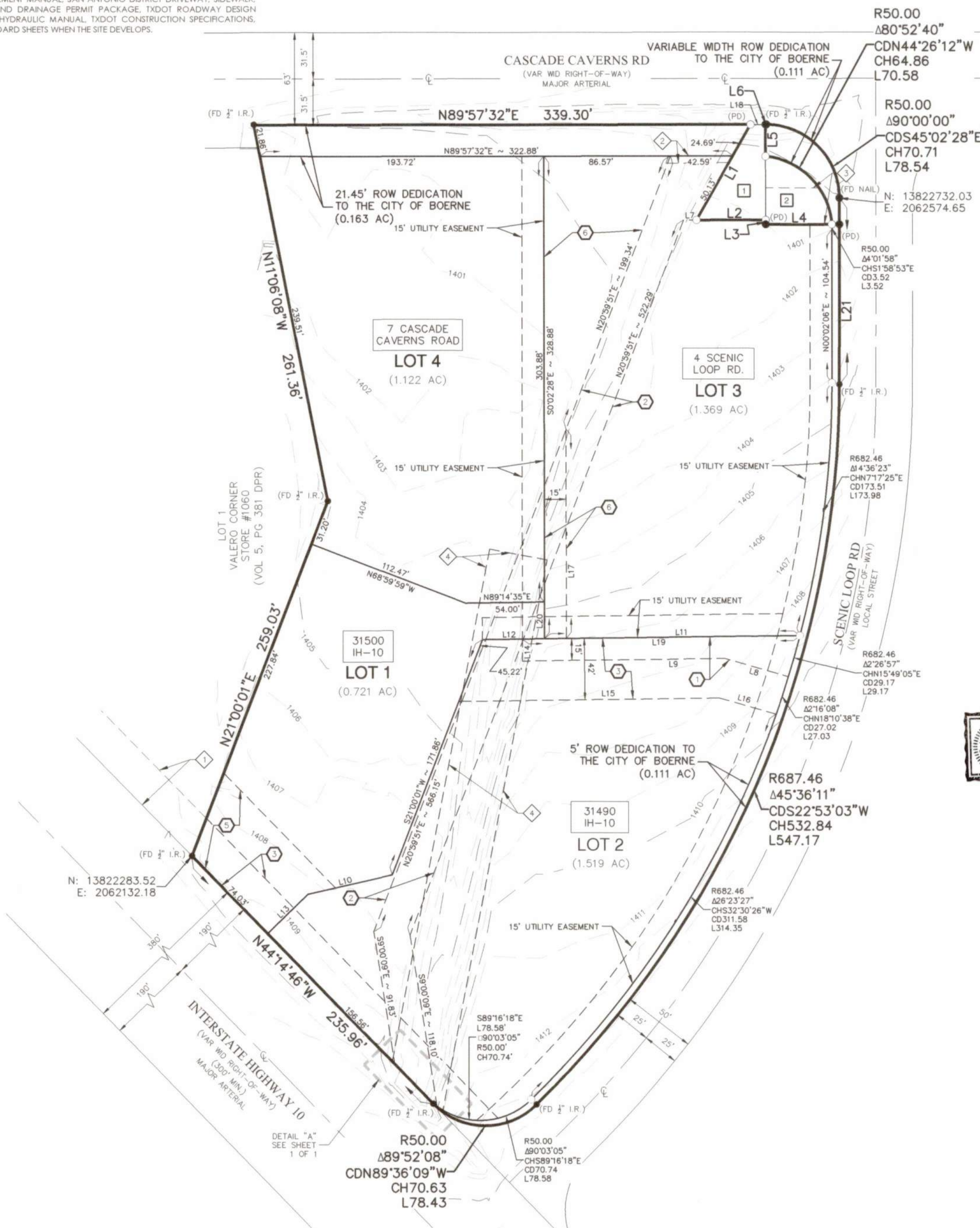
SWORN TO AND SUBSCRIBED BEFORE ME THIS 9th DAY OF May 19

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

TXDOT NOTES:

- 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 NOISE MITIGATION.
- THE DEVELOPER AND/OR THE FUTURE LANDOWNER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO TXDOT HIGHWAY AND DRAINAGE SYSTEM WITHIN 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.
- 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.



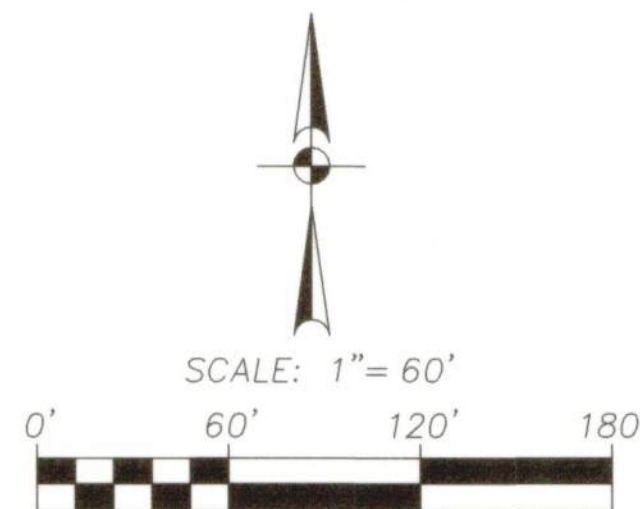
SUBDIVISION PLAT OF BDSP - SCENIC LOOP RD

A 5.006 ACRE TRACT OF LAND ESTABLISHING A TOTAL OF FOUR LOTS BEING LOTS 1-4, BEING ALL OF THE REMAINING PORTION OF A 2.58 ACRE TRACT AND ALL OF THAT 2.51 ACRE TRACT IN DEED RECORDED VOLUME 1264, PAGE 52 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS, OUT OF THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT 97 IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS.

**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: May 08, 2019



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.

OWNER/DEVELOPER: JIM GUY EGBERT
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 STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, A.D. 2019



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.

DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS
COUNTY OF KENDALL

I, COUNTY CLERK OF KENDALL COUNTY,

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

DAY OF A.D. 20 AT

AND DULY RECORD THE DAY OF A.D. 20

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