

# Transmittal



<b>To:</b> City of Boerne Planning and Community Development Department	<b>From:</b> Gretchen H. Sellard
<b>Attn:</b> Sara Serra-Bennett	<b>Date:</b> 12/09/2019
<b>Address:</b> 402 E. Blanco, Boerne, Texas 78006	<b>cc:</b> file
<b>Re:</b> John's Crossing Subdivision – Preliminary Plat Approval Time Extension	<b>KFW Job #:</b> 419-02-02
<input checked="" type="checkbox"/> For Review & Comment <input type="checkbox"/> For Your Records <input type="checkbox"/> Preliminary <input type="checkbox"/> Please Respond	
<p><b>Comments:</b></p> <p>Please find enclosed the following for the above referenced preliminary plat approval time extension.</p> <ol style="list-style-type: none"><li>1. (1) Original Variance Application</li><li>2. (1) Original Variance Request Letter</li><li>3. (1) Check for \$200.00 / Check No. 1084</li><li>4. (1) Copy of Variance Application and Letter</li><li>5. (1) Copy of Preliminary Plat</li><li>6. (1) Digital File</li></ol> <p>Thank you,</p> <p><b>Gretchen Heldenfels Sellard</b> <b>Project Coordinator</b> KFW Engineers &amp; Surveying 3421 Paesanos Parkway, Suite 200 San Antonio, TX 78231 O: (210) 979-8444 ext. 130 <a href="mailto:gsellard@kfwengineers.com">gsellard@kfwengineers.com</a> TBPE Firm #9513 / TBPLS Firm #101223-00</p>	



December 06, 2019

City of Boerne  
Planning & Community Development Department  
Sara Serra-Bennett, Planner II  
402 E. Blanco Road  
Boerne, TX 78006

RE: Preliminary Plat Time Extension for John's Crossing Subdivision Replat

Ms. Serra-Bennett;

The preliminary plat for the John's Crossing Subdivision was approved by the City of Boerne, at the February 4, 2019, Planning and Zoning Commission meeting. The intent of this letter is to request a one year time extension for the preliminary plat approval.

The developer has experienced several delays on this project as a result of a variance request submitted by the buyer for lot 7. Consequently, the developer has not been able to move forward with the project.

Therefore, we respectfully request that the City of Boerne support the developer's plat time extension request.

Thank you,

A handwritten signature in blue ink, appearing to read 'J. Link', written over the printed name of Jason Link.

Jason Link, P.E.  
Senior Project Manager

N:\419\02\01\PDF\Agency Submittals\City of Boerne - Plat Time Extension - Prelim Plat\John's Rd Crossing Plat  
Time Extension Request Letter.docx

**CITY OF BOERNE  
PLANNING AND ZONING COMMISSION**

**VARIANCE APPLICATION**

**APPLICANT:** KFW Engineers **PHONE NO.** 210-979-8444

**PROPERTY ADDRESS:** Southeast Corner of John's Rd. and IH-10

**LOT:** 3, 4, 5, 6, & 7 **BLOCK:**                      **SUBDIVISION:** John's Crossing Subdivision

**OWNER:** SEC IH10/JOHNS ROAD, LTD. **PHONE NO.** 210-366-3500  
(If different from Applicant)

**MAILING ADDRESS FOR NOTIFICATION OF PENDING COMMISSION MEETING:**

Owner is giving KFW Engineers authority to represent him/her at the  
hearing. (Applicant)

  
(Owner's Signature)

12/16/19  
(Date)

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1. **Applicant is making a request from the Boerne Subdivision Ordinance**  
**(Article & Section No. Section 07. Variances)**

**Check one:** ☒ **Variance** ( ) **Appeal** ( ) **Special Exception**

2. **Describe request:**

The Preliminary Plat for the John's Road Crossing Subdivision was approved at the City of Boerne,  
February 4, 2019, Planning and Zoning Commission. The developer is requesting a 1 year extension  
on the Preliminary Plat approval.

3. **Applicant hereby requests this case be reviewed by the Planning and Zoning Commission for a decision. I do hereby certify that the above statements are true and correct.**

  
(Applicant's Signature)

Jason Link, P.E.  
KFW Engineers  
Senior Project Manager

12/9/2019  
(Date)

**CITY OF BOERNE  
PLANNING & ZONING COMMISSION**

**ZONING VARIANCE WORKSHEET**

**Commission's Power to Grant Variances.**

The Planning and Zoning Commission may grant a variance from the requirements of this ordinance when, in the Commission's judgment, the application of a subdivision standard to a particular property or project meets the required findings of section 2.06.002 of the Subdivision Ordinance.

**Procedures for Variances.**

The subdivider shall submit to the City Manager a written application for each variance which is requested, 14 days prior to the meeting at which the variance is to be considered, along with the appropriate filing fee established by City Council. The Planning and Zoning Commission shall not consider any action on the variance request until this fee has been paid. The findings of the Commission, together with the specific facts upon which such findings are based, shall be incorporated into the minutes of the Commission meeting at which the variance is granted.

In order to make a finding of hardship and to grant a variance, the Planning and Zoning Commission must determine that all of the following conditions are met. State how your request meets these conditions.

**Findings Required for Variances.**

A variance to the standards in the subdivision ordinance may be granted where the Planning and Zoning Commission finds that the following conditions exist:

- A. Are there unusual topographic or other physical conditions of the land or surrounding area, and these conditions are not typical to other lands in the area.

Reference the enclosed plat extension variance request letter.

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- B. Is the condition beyond the control of the subdivider and is not due to the convenience or needs of a specific application or development proposal.

Reference the enclosed plat extension variance request letter.

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- C. Is the deviation minimal from the required standard necessary to allow a more appropriate design.

Reference the enclosed plat extension variance request letter.

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- D. Will the variance alter, negate or negatively impact the ability to meet any specific standard contained in the City of Boerne Zoning Ordinance.  
No. Reference the enclosed plat extension variance request letter.
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- E. Demonstrate that the required standard is inapplicable to the specific site, so that the proposed plat equally or better meet all of the following:
1. The goals and policies of the Master Plan;
  2. The purposes of these regulations; and
  3. The intent of the standards.

No. Reference the enclosed plat extension variance request letter.

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- F. Will the variance have an adverse affect on existing adjacent landowners, potential future landowners in and adjacent to the subdivision, existing or potential development within any area of impact of the proposed subdivision.

No. Reference the enclosed plat extension variance request letter.

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- G. Will the variance negatively impact efficient development of the land and surrounding areas based on sound planning principles and the goals and policies of the Master Plan.

No. Reference the enclosed plat extension variance request letter.

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- H. Will the variance adversely impact the general health, safety and welfare of the public.

No. Reference the enclosed plat extension variance request letter.

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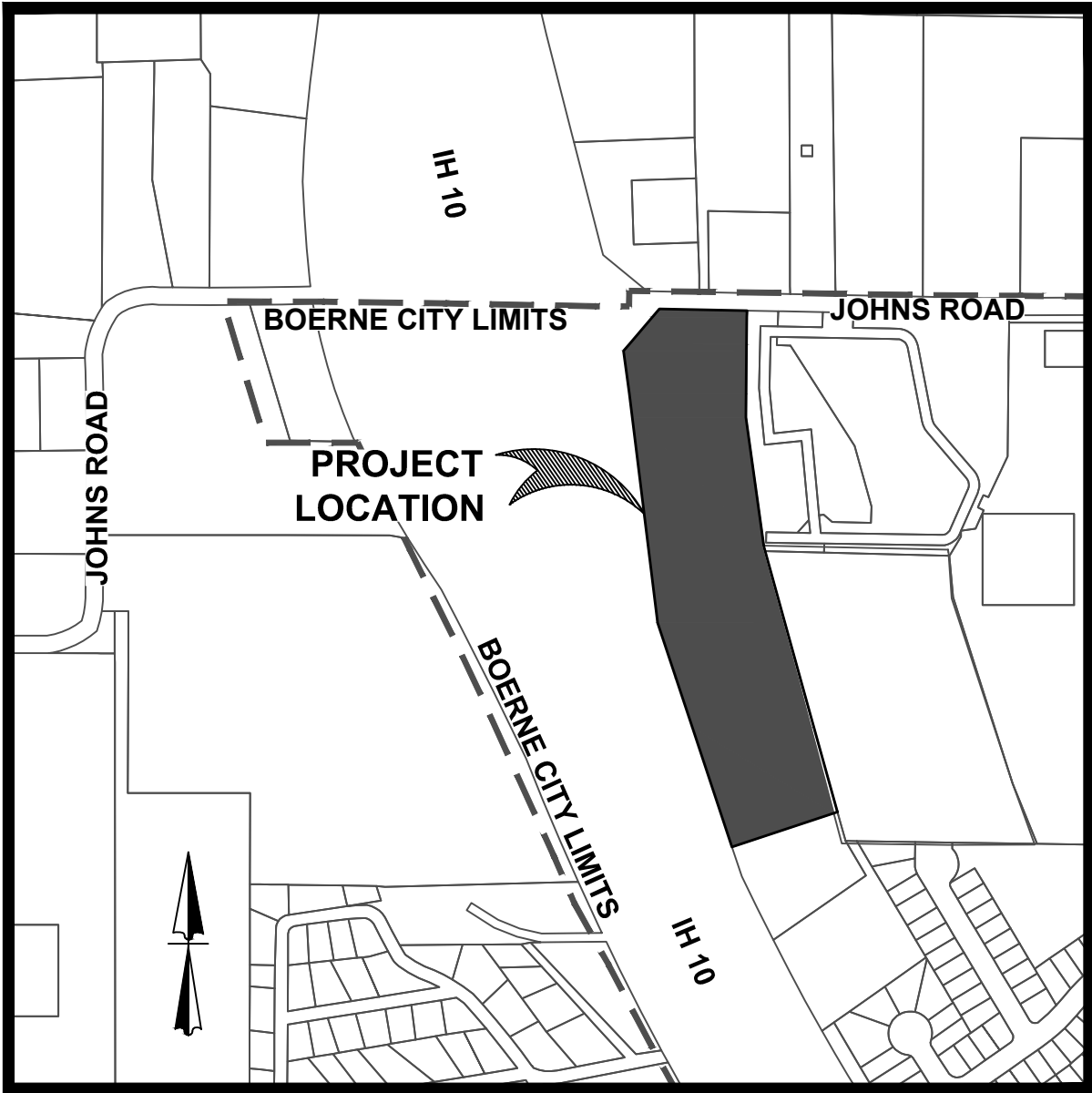
Each subdivision standard for which a variance is requested shall be specifically identified as a Note on the final plat.

### **Conditions.**

In granting approval of a subdivision with a variance, the Planning Commission may prescribe conditions to secure the objectives and interest of the City, and to enforce the purpose and intent of these regulations. In granting a variance, the Commission shall prescribe only conditions that it deems necessary to or desirable in the public interest.

JOHN'S CROSSING SUBDIVISION

SUBDIVISION OF LOT 2B - CREATING LOTS 3, 4, 5, 6, 7  
A 7.35 ACRE TRACT OF LAND, SITUATED IN THE CITY OF BOERNE,  
OUT OF THE ANTON LOCKMAR SURVEY NO. 178, ABSTRACT 311,  
KENDALL COUNTY, TEXAS AND BEING ALL OF LOT 2B OF THE  
JOHN'S CROSSING SUBDIVISION REVISION OF LOT 2, CREATING  
LOTS 2A AND 2B, SUBDIVISION PLAT (ADMINISTRATIVELY  
APPROVED) OF RECORD IN VOLUME 8 PAGES 213-215 OF THE  
DEED AND PLAT RECORDS OF KENDALL COUNTY, TEXAS.



LOCATION MAP  
NOT TO SCALE

THIS PLAT OF JOHN'S CROSSING SUBDIVISION - CREATING LOTS 3, 4, 5, 6 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 \_\_\_\_\_, \_\_\_\_.

BY: \_\_\_\_\_  
CHAIR

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

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 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.
- INTERSECTION AND/OR DRIVEWAY ACCESS TO THE STATE HIGHWAY, INCLUDING QUANTITY AND LOCATIONS OF DRIVEWAYS, WILL BE REGULATED AS DIRECTED BY THE CURRENT EDITION OF THE TXDOT ACCESS MANAGEMENT MANUAL. IH-10 FRONTAGE ACCESS TO LOT 2A SHALL BE SHARED ACCESS FROM LOT 3. LOTS 3, 4, 5, 6 AND 7 MAY BE ALLOWED TO HAVE THREE (3) DRIVEWAY ACCESS POINTS.
- 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.
- TXDOT WILL USE THE CURRENT EDITIONS OF THE APPROPRIATE MANUALS WHEN ISSUING PERMITS. TYPICAL MANUAL 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 SITE DEVELOPS.
- 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 THREE(3) ACCESS POINT(S) ALONG IH10 W FRONTAGE RD BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1168.31'.

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

FENCE NOTES:  
GATES ACROSS EASEMENT; DOUBLE SWING GATES 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 DRAINAGE EASEMENTS.

SIDEWALK NOTES:  
A FIVE-FOOT WIDE REINFORCED CONCRETE SIDEWALK (INCLUDING  
CURB RAMPS) SHALL BE INSTALLED ADJACENT TO ALL PROPERTY LINES  
OF EACH LOT WHERE THE LOT ABUTS PUBLIC OR PRIVATE STREET AT  
SUCH TIME AS THAT LOT IS DEVELOPED.

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

DRAINAGE EASEMENT:  
DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT  
LIMITATION, WALLS, BED, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND  
OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM").

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT  
LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING,  
RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING,  
REPAIRING, AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE  
THE SIZE THEREOF; 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 OBSTRUCTION, 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 GRANTOR 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 TIME AS THE SAID PLAN AND POLICY ARE  
ENACTED BY CITY COUNCIL TO THE CITY OF BOERNE, TEXAS.

UTILITY EASEMENT (U.E.):  
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 THE ADJACENT  
LAND TO OR FROM THE EASEMENT FOR THE PROPOSE OF CONSTRUCTION,  
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 THEREOF;  
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 OBSTRUCTION, 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 UTILITY SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO  
ENSURE THE DAMAGE TO THE PROPERTY IS MINIMIZED AND THE UTILITY  
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 UTILITY'S USUAL AND CUSTOMARY PRACTICES.

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 THE CITY ORDINANCE NO. 2017-13, SECTION 1.10(5).

SETBACK NOTE:  
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.

OPEN SPACE NOTE:  
5% OF ALL BUILDING FOOTPRINTS AND AREAS OF IMPERVIOUS SURFACE  
DEDICATED TO VEHICLE ACCESS AND PARKING.

KFW

ENGINEERS + SURVEYING

3421 Paesanos Pkwy., Ste. 200, San Antonio, TX 78231  
Phone #: (210) 979-8444 • Fax #: (210) 979-8441  
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

OWNER/DEVELOPER:  
SEC IH 10 / JOHNS ROAD, LTD.  
70 N.E. LOOP 410, SUITE 450  
SAN ANTONIO, TEXAS 78216

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.

BENJAMIN D. BUNKER  
REGISTERED PROFESSIONAL ENGINEER NO. 108512  
KFW ENGINEERS  
BBUNKER@KFWENGINEERS.COM  
3421 PAESANOS PKWY, SUITE 200  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

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

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.

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
KFW SURVEYING, LLC  
TSEIDEL@KFWENGINEERS.COM  
3421 PAESANOS PKWY, SUITE 101  
SAN ANTONIO, TEXAS 78231  
PHONE: 210-979-8444  
FAX: 210-979-8441

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

NOTARY PUBLIC IN AND FOR THE  
STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF KENDALL

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY  
AUTHORIZED AGENT, DEDICATED 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:  
GP SEC IH 10 / JOHNS ROAD ONE, L.C.  
A TEXAS LIMITED LIABILITY COMPANY  
70 NE LOOP 410, SUITE 450  
SAN ANTONIO, TX. 78216

OWNER: GP SEC IH 10/  
JOHNS ROAD ONE, L.C.

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE ABOVE 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 THEY  
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN EXPRESSED  
AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF KENDALL

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

COUNTY CLERK, KENDALL COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

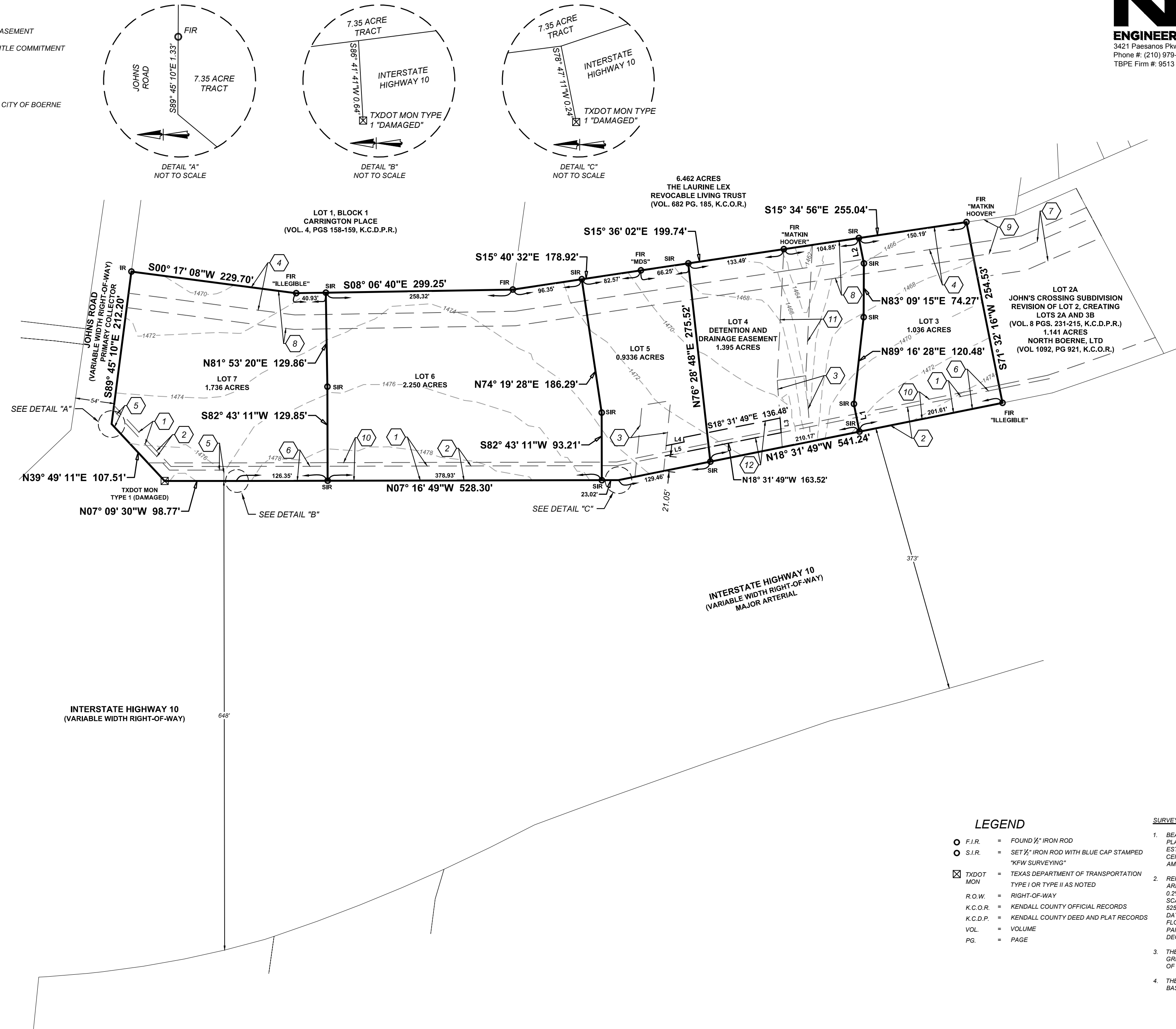
PAGE 1 OF 2

1	VARIABLE WIDTH UTILITY EASEMENT (VOL. 752 PG. 1 K.C.O.R.)
2	PERMANENT UTILITY EASEMENT (VOL. 785 PG. 812 K.C.O.R.)
3	CHANNEL EASEMENT (VOL. 86 PG. 560 DEED RECORDS)
4	30' AMENDED & MODIFIED CROSS-ACCESS EASEMENT (VOL. 954 PG. 373 K.C.O.R.) *TRACT 2 AS SHOWN ON REFERENCED TITLE COMMITMENT
5	15' WIDE UTILITY EASEMENT (VOL. 481 PG. 884 K.C.O.R.)
6	20' WIDE PUBLIC UTILITY EASEMENT (VOL. 5 PGS. 30-31 K.C.D.P.R.)
7	30' WIDE TEMPORARY CONSTRUCTION EASEMENT (VOL. 1533 PG. 600 K.C.O.R.) *TRACT 4 AS SHOWN ON REFERENCED TITLE COMMITMENT
8	50' UTILITY EASEMENT (VOL. 8 PGS. 213-215 K.C.D.P.R.)
9	VARIABLE WIDTH UTILITY EASEMENT (VOL. 8 PGS. 213-215 K.C.D.P.R.)
10	25' ENTRANCE CORRIDOR SETBACK PER CITY OF BOERNE (VOL. 8 PGS. 213-215 K.C.D.P.R.)
11	40' WIDE DRAINAGE EASEMENT (VOL. 8 PGS. 213-215 K.C.D.P.R.)
12	VARIABLE WIDTH TxDOT CHANNEL EASEMENT

**SUBDIVISION OF LOT 2B - CREATING LOTS 3, 4, 5, 6, 7  
A 7.35 ACRE TRACT OF LAND, SITUATED IN THE CITY OF BOERNE,  
OUT OF THE ANTON LOCKMAR SURVEY NO. 178, ABSTRACT 311,  
KENDALL COUNTY, TEXAS AND BEING ALL OF LOT 2B OF THE  
JOHN'S CROSSING SUBDIVISION REVISION OF LOT 2, CREATING  
LOTS 2A AND 2B, SUBDIVISION PLAT (ADMINISTRATIVELY  
APPROVED) OF RECORD IN VOLUME 8 PAGES 213-215 OF THE  
DEED AND PLAT RECORDS OF KENDALL COUNTY, TEXAS.**



Line Table		
LINE #	LENGTH	DIRECTION
L1	39.07'	S71° 28' 11"W
L2	35.75'	S71° 32' 16"W
L3	20.15'	N78° 34' 00"E
L4	6.25'	S71° 28' 11"W
L5	25.32'	S18° 31' 49"E



- ☐ F.I.R. = FOUND 1/2" IRON ROD
- ☐ S.I.R. = SET 1/2" IRON ROD WITH BLUE CAP STAMPED  
"KFW SURVEYING"
- ☒ TXDOT  
MON = TEXAS DEPARTMENT OF TRANSPORTATION  
TYPE I OR TYPE II AS NOTED
- ☐ R.O.W. = RIGHT-OF-WAY
- ☐ K.C.O.R. = KENDALL COUNTY OFFICIAL RECORDS
- ☐ K.C.D.P. = KENDALL COUNTY DEED AND PLAT RECORDS
- ☐ VOL. = VOLUME
- ☐ PG. = PAGE

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 400 OF 525, COMMUNITY 2010, AND FEMA FLOOD MAP 415 OF 525, COMMUNITY 2010. AND FEMA FLOOD MAP 42590C415F, DATED DECEMBER 17, 2010.
3. THE COORDINATES SHOWN HEREON ARE GRID WITH A COMBINED SCALE FACTOR OF 1.00017.
4. THE ELEVATIONS FOR THIS SURVEY ARE BASED ON NAVD83 (GEOID12A).