

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, bed, 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 courses, 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 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.
- 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.

Utility easement:

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 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 (and/or district) 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 customary practices.

Plat Notes

Fence Notes:

- Gates across easement: double swing gates with a minimum clear opening of twelve (12) feet wide 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 Note:

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 note:

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. 2019-56, Section 1.10 (5)

Tax Certificate Note:

Tax Certificate Affidavit filed this date in Volume _____, Page _____, Kendall County Official Records.

Heritage Legacy Tree Note:

There are thirteen (13) heritage legacy trees, as defined in Subsection 2.02.002, identified on this plat.

Building 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:

Total open space provided shall be 5% of all building footprints and areas of impervious surface dedicated to vehicle access and parking on each lot.

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 3.07.003D.

Drainage Basin Note:

The subject tract is not upstream from a City water supply lake.

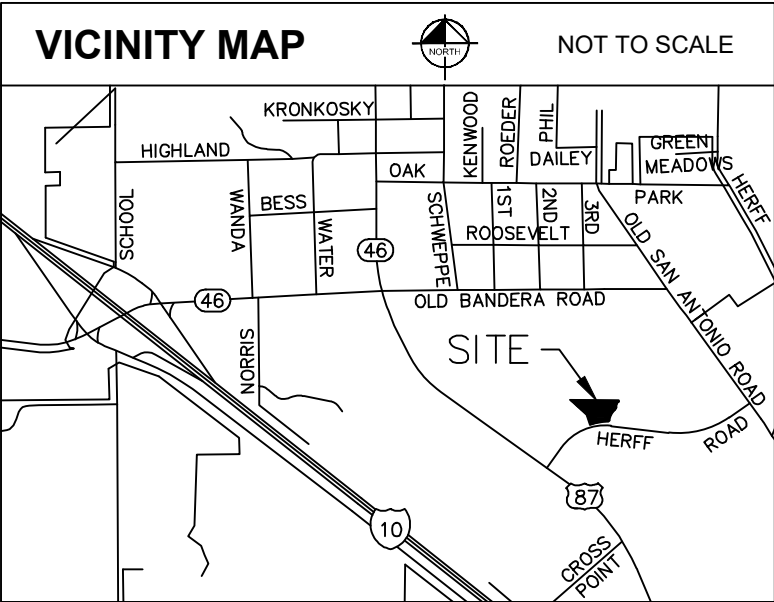
Approval of the Planning and Zoning Commission:

The plat of The Commons at Menger Creek, Unit 4B Lot 2B, Block A 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 _____, 20____.

By: _____
Chair

By: _____
Secretary



Owner's Acknowledgement:

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.

Boerne Commond Ltd.
1010 W. Martin Luther king. Boulevard
Austin, Texas 78701

By: _____

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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 20____.

Notary Public, State of Texas

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. 20__ at _____ M, and duly recorded the _____

day of _____, A.D. 20__ at _____ M in the records of _____ of said county, in Book Volume _____ on Page(s) _____.

In testimony whereof, witness my hand and seal of office this ____ day of _____, A.D. 20____.

County Clerk, Kendall County, Texas

By: _____
Deputy

Surveyors notes:

- Property corners are monumented with 1/2" iron rod with a plastic cap stamped "KHA", unless noted otherwise.
- The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, South Central Zone (FIPS 4204) (NAD'83), as determined by the Global Positioning System (GPS) post processing. The unit of linear measurement is U.S. Survey Feet.
- This drawing shows contour lines based upon a field survey conducted by survey personnel. The contour interval is 2 feet. All elevations shown hereon are tied to the North American Vertical Datum of 1988 (NAVD '88) based on GPS post processing.

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.

John G. Mosier
Registered Professional Land Surveyor #6330

Sworn to and subscribed before me this the ____ day of _____, 20____.

Notary Public
State of Texas

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.

Chelsy L. Houy, P.E. #107400
Licensd Professional Engineer

Sworn to and subscribed before me this the ____ day of _____, 20____.

Notary Public
State of Texas

DEVELOPMENT PLAT OF
LOT 2B, BLOCK A
THE COMMONS AT MENDER CREEK,
UNIT 4B
ONE LOT

BEING 1.658 ACRES LOCATED IN
THE JOHN SMALL SURVEY NO. 183, ABSTRACT NO. 441
CITY OF BOERNE, KENDALL COUNTY, TEXAS.
BEING A PORTION OF TRACT 1 IN VOL. 1614, PG. 971 OF THE
OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
JOHN SMALL SURVEY NO. 183, ABSTRACT NO. 441
CITY OF BOERNE, KENDALL COUNTY, TEXAS

ENGINEER:
Kimley-Horn and Associates, Inc.
601 NW Loop 410, Suite 350
San Antonio, Texas 78216
TBPE #928

SURVEYOR:
Kimley-Horn and Associates, Inc.
601 NW Loop 410, Suite 350
San Antonio, Texas 78216
TBPLS #10193973

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	APS	JGM	FEB. 2020	068699100	1 OF 2

Surveyors notes:

- Property corners are monumented with 1/2" iron rod with a plastic cap stamped "KHA", unless noted otherwise.
- The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, South Central Zone (FIPS 4204) (NAD'83), as determined by the Global Positioning System (GPS) post processing. The unit of linear measurement is U.S. Survey Feet.
- This drawing shows contour lines based upon a field survey conducted by survey personnel. The contour interval is 2 feet. All elevations shown hereon are tied to the North American Vertical Datum of 1988 (NAVD '88) based on GPS post processing.
- An existing cross access easement for all northern commercial tracts has been described in instrument recorded in Vol. 1614, and Pg. 978-1010 Official Public Record of Kendall County, Texas.

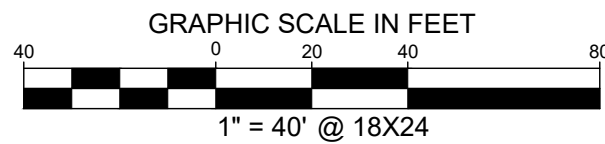
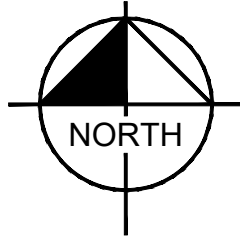
LEGEND

1/2" IRF 1/2" IRON ROD FOUND
IRSC 1/2" IRON ROD W/ "KHA" CAP SET
IRFC 1/2" IRON ROD FOUND W/ CAP
P.O.B. POINT OF BEGINNING
T.B.M. TEMPORARY BENCH MARK
XXX ADDRESS
E ELEVATION BENCHMARK
XF "X" CUT IN CONCRETE FOUND
EXISTING SLOPES GREATER THAN 15%

BENCH MARK LIST

TBM #101 - MAG NAIL SET IN ASPHALT ON THE SOUTHWEST SIDE OF OLD SAN ANTONIO ROAD LOCATED 58'± NORTHEAST OF A 35" LIVE OAK AND 59'± EAST OF A 25" LIVE OAK
ELEVATION =1386.01'

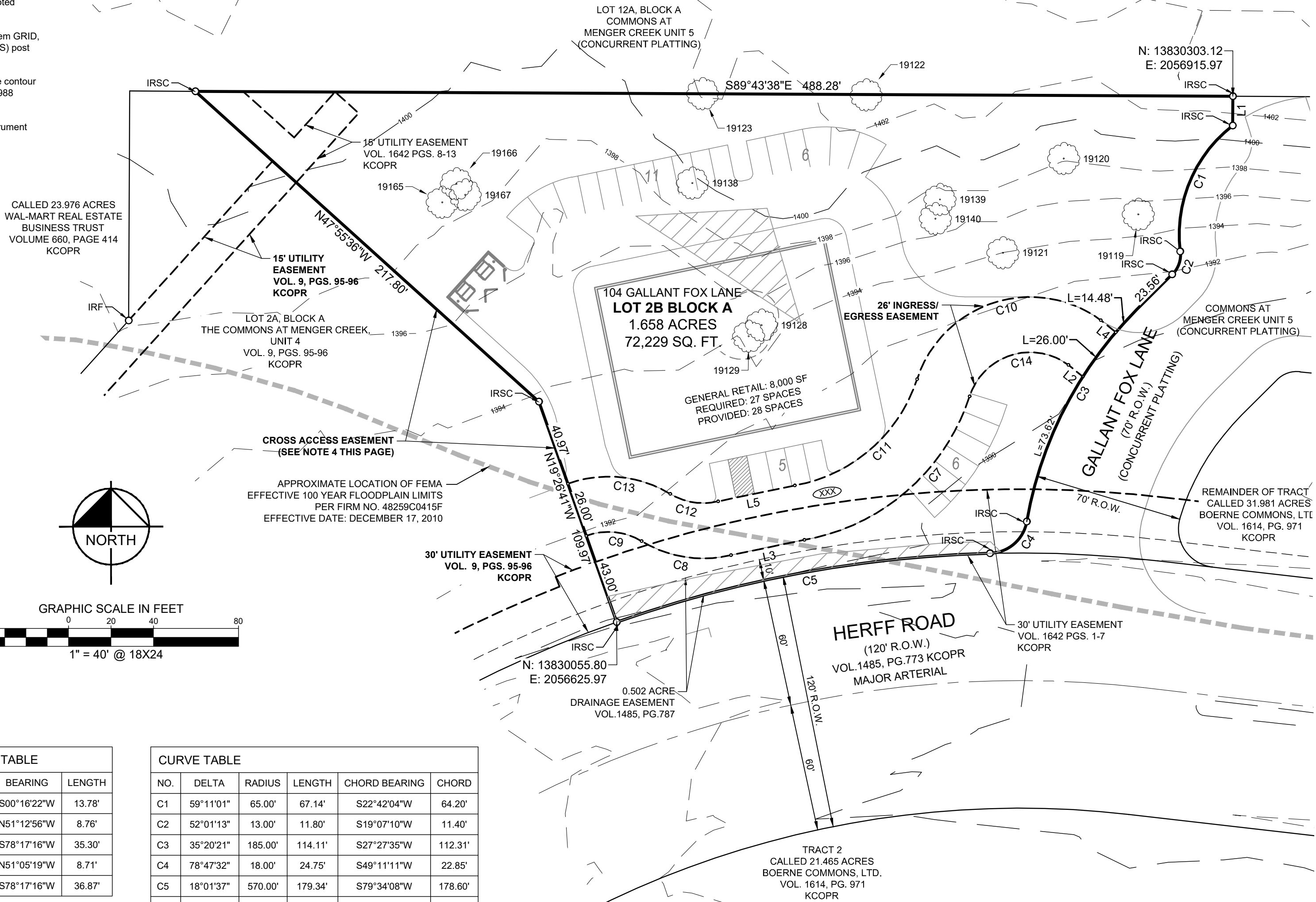
TBM #102 - MAG NAIL SET IN ASPHALT LOCATED 67'± FROM THE NORTHEASTERLY CORNER OF LOT 1, BLOCK A, FRANKLIN PARK
ELEVATION =1393.57'



TREE TABLE	
NO.	DESCRIPTION
19119	91" LIVE OAK
19120	126" LIVE OAK
19121	132" LIVE OAK
19122	129" LIVE OAK
19123	145" LIVE OAK
19128	75" LIVE OAK
19129	91" LIVE OAK
19138	88" LIVE OAK
19139	113" LIVE OAK
19140	138" LIVE OAK
19165	82" LIVE OAK
19166	85" LIVE OAK
19167	94" LIVE OAK

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°16'22"W	13.78'
L2	N51°12'56"W	8.76'
L3	S78°17'16"W	35.30'
L4	N51°05'19"W	8.71'
L5	S78°17'16"W	36.87'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	59°11'01"	65.00'	67.14'	S22°42'04"W	64.20'
C2	52°01'13"	13.00'	11.80'	S19°07'10"W	11.40'
C3	35°20'21"	185.00'	114.11'	S27°27'35"W	112.31'
C4	78°47'32"	18.00'	24.75'	S49°11'11"W	22.85'
C5	18°01'37"	570.00'	179.34'	S79°34'08"W	178.60'
C7	61°59'07"	100.00'	108.18'	S49°01'27"W	102.99'
C8	44°41'18"	56.00'	43.68'	N81°05'49"W	42.58'
C9	51°38'49"	30.00'	27.04'	N84°34'34"W	26.14'
C10	108°41'11"	56.00'	106.23'	S72°22'29"W	91.00'
C11	61°59'07"	74.00'	80.06'	S49°01'27"W	76.21'
C12	44°41'18"	30.00'	23.40'	N81°05'49"W	22.81'
C13	51°12'12"	56.00'	50.05'	N84°21'16"W	48.40'
C14	108°41'11"	30.00'	56.91'	S72°22'29"W	48.75'



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