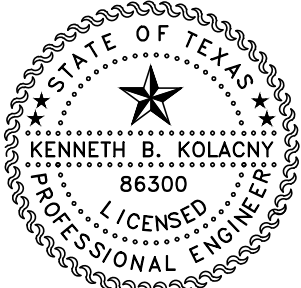


STATE OF TEXAS
COUNTY OF KENDALL

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.



KENNETH B. KOLACNY
LICENSED PROFESSIONAL ENGINEER #86300
MATKIN HOOVER ENGINEERING

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

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.



KYLE PRESSLER
REGISTERED PROFESSIONAL LAND SURVEYOR #6528
MATKIN HOOVER LAND SURVEYING

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____,

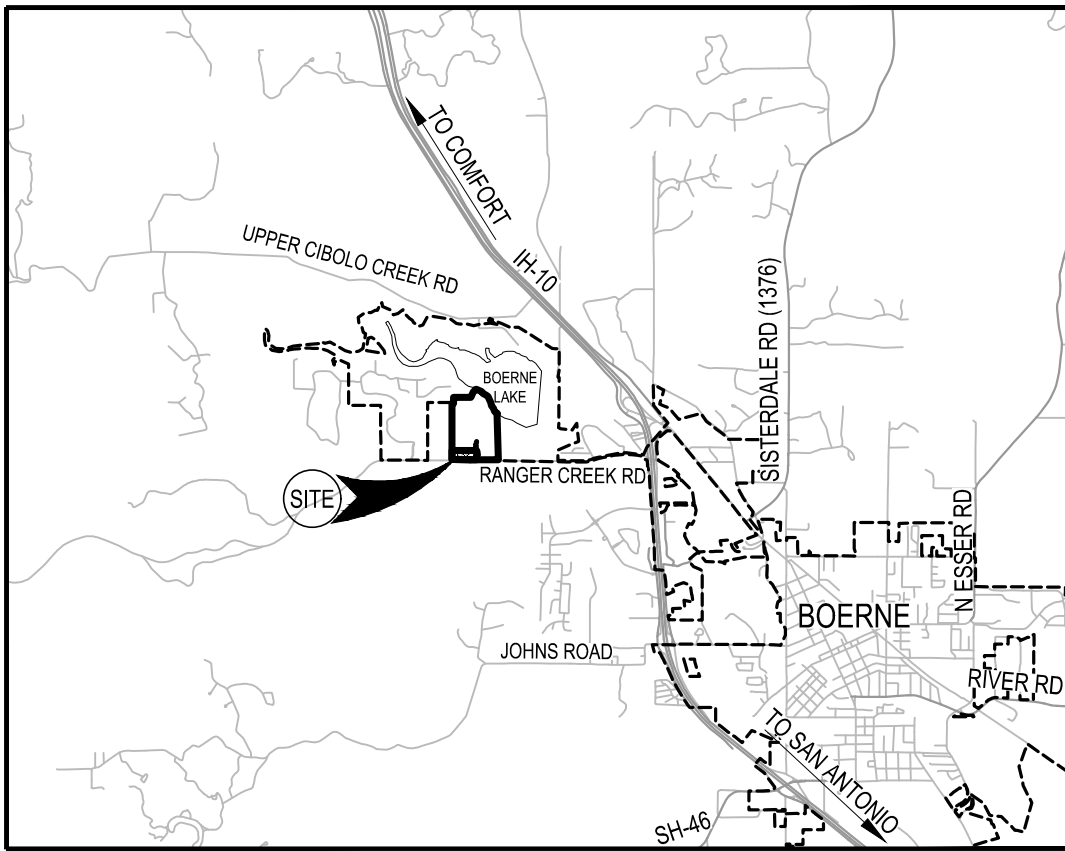
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

STATE OF TEXAS
COUNTY OF KENDALL

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

A FINAL PLAT ESTABLISHING SHORELINE PARK, PHASE 2

A 8.05 ACRE TRACT OF LAND, LOCATED IN THE NICHOLAS FLORES SURVEY NO. 174, ABSTRACT 166, KENDALL COUNTY, TEXAS AND OUT OF A 23.315 ACRE TRACT OF LAND, AS DESCRIBED IN VOLUME 1646, PAGE 789 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.



LOCATION MAP - BOERNE, TEXAS
NOT TO SCALE

LANDSCAPE NOTE:

RESIDENTIAL LOTS IN EXCESS OF 12,500 SQ FT 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.

FENCE NOTES:

GATES ACROSS EASEMENT: DOUBLE SWING GATES WITH A MINIMUM CLEAR OPENING OF 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.

TAX CERTIFICATE:

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

SIDEWALK NOTE:

AT SUCH TIME AS A LOT IS DEVELOPED, A FIVE-FOOT WIDE REINFORCED CONCRETE SIDEWALK SHALL BE INSTALLED ADJACENT TO ALL PROPERTY LINES OF EACH LOT WHERE THE LOT ABUTS PUBLIC OR PRIVATE STREET.

SETBACKS IN THE CITY LIMITS:

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 LOT ON A CURVILINEAR STREET OR CUL-DE-SAC IS MEASURED WHEREVER THE LOT WIDTH MEETS FRONTAGE REQUIREMENTS FOR THE LOT CATEGORY.

GRID STREET SETBACKS:

LOTS ON GRID NETWORK STREETS HAVE VARYING SETBACKS AS DEFINED IN THE ZONING ORDINANCE.

AVERAGE BLOCK LENGTH:

AVERAGE PERIMETER BLOCK SIZE FOR THE SUBDIVISION IS 1022 FT.

PROJECT SUMMARY TABLE

	PHASE 2
TOTAL RESIDENTIAL LOTS:	37
TOTAL OPEN SPACE LOTS:	4
TOTAL ACREAGE:	8.05 AC
AVERAGE LOTS/ACRE	4.59
LINEAR FEET OF STREET:	1,095 LF
OPEN SPACE:	0.98 AC
ROW ACREAGE:	1.48 AC

IMPERVIOUS COVER CALCULATION

DESCRIPTION	IMPERVIOUS COVER
STREETS & SIDEWALK	1.14 AC
HOUSES	2.38 AC
DRIVEWAYS	0.34 AC
CONC. RIP-RAP / DRAINS	0.07 AC
TOTAL	3.93 AC
% IMPERVIOUS	48.7%

GENERAL NOTES:

- THE AREA OF THE SMALLEST LOT IN THIS SUBDIVISION IS 0.14 ACRES.
- THIS SUBDIVISION CONTAINS 8.05 TOTAL ACRES WITH 37 BUILDABLE LOTS AND 4 OPEN SPACE LOTS FOR A GROSS DENSITY OF 4.59 LOTS PER ACRE.
- NO PART OF THIS PHASE OF THIS SUBDIVISION IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.
- BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, US SURVEY FOOT, GRID.
- UNLESS OTHERWISE NOTED, ALL CORNERS AND ANGLES ARE SET 1/2" REBAR WITH RED "MATKIN HOOVER ENG. & SURVEY" PLASTIC CAPS.
- THERE ARE NO HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.
- THE TOPOGRAPHICAL INFORMATION IS BASED ON VERTICAL DATUM NAVD 88.
- ALL STREETS WITHIN THIS SUBDIVISION WILL BE DEDICATED TO THE CITY OF BOERNE FOR OWNERSHIP AND MAINTENANCE.
- THE SUBDIVISION CONTAINS 4 OPEN SPACE LOTS.
- THE AREA OF OPEN SPACE IS 0.64 AC.
- SHORELINE PARK PHASE 2 IS LOCATED WITHIN CITY OF BOERNE CITY LIMITS.
- LOTS 904, 905, 906, AND 907 ARE DEDICATED AS OPEN SPACE AREA, AS WELL AS UTILITY AND DRAINAGE EASEMENT.

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, BEDS, 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 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 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 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 A TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY CITY COUNCIL OF 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 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 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 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 SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THE DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY 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 CITY'S USUAL AND CUSTOMARY PRACTICES.
- PROPERTY OWNER SHALL NOT MAKE ANY IMPROVEMENTS IN THE UTILITY/ELECTRIC EASEMENTS THAT CONFLICTS WITH THE NATIONAL ELECTRIC SAFETY CODE (NESC). THE UTILITY IS NOT RESPONSIBLE FOR REMOVAL OF ANY IMPROVEMENTS IN CONFLICT WITH THE NES.

BANDERA ELECTRIC COOPERATIVE NOTES:

IT IS UNDERSTOOD AND AGREED THAT PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN FEET (10') FRONT LINES OF ALL LOTS AND/OR TRACTS AND IN THE STREETS, ALLEYS, BOULEVARDS, LANES AND ROADS OF THE SUBDIVISION, AND TEN FEET (10') ALONG THE OUTER BOUNDARIES OF ALL STREETS, ALLEYS, BOULEVARDS, LANES AND ROADS WHERE SUBDIVISION LINES OR LOTS OF INDIVIDUAL TRACTS ARE DEEDED TO THE CENTERLINE OF THE ROADWAY. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION OR MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT OF INGRESS TO AND EGRESS FROM THE RIGHT OF WAY AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY FACILITIES. THE EASEMENT RIGHTS HEREIN RESERVED INCLUDE THE PRIVILEGE OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITHIN SAID EASEMENT AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER PORTIONS OF SAID LOTS AND/OR TRACTS NOT WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS AND/OR TRACTS OF THIS SUBDIVISION.

OWNER/DEVELOPER:

KB HOMELONESTAR INC.
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TX 78229



P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0999
TEXAS REGISTERED ENGINEERING FIRM F-004512

ENGINEERING
& SURVEYING

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

DATE : SEPTEMBER 2020

JOB NO. 2615.05

SHEET 1 OF 03

THIS SUBDIVISION PLAT OF SHORELINE PARK, PHASE 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS AND IS HEREBY APPROVED BY SUCH.

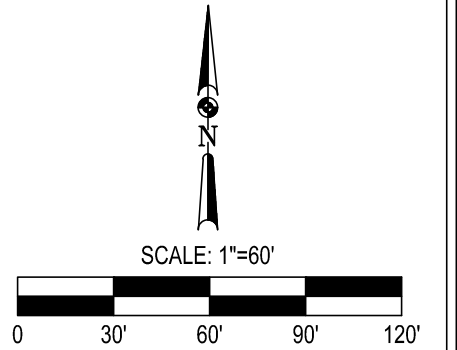
DATED THIS ____ DAY OF _____, A.D., 202__.

BY : _____
CHAIRMAN

BY : _____
SECRETARY

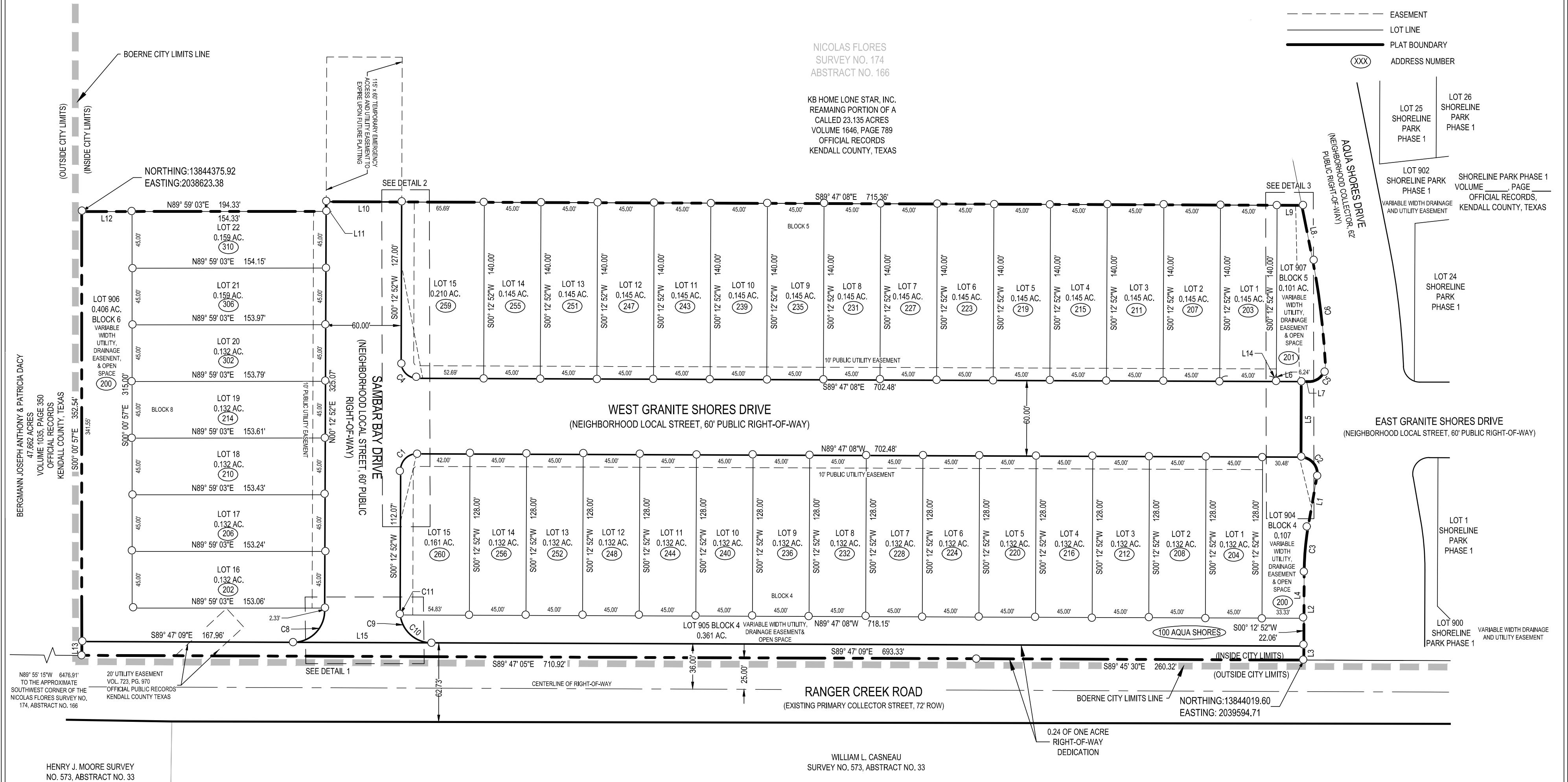
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SHORELINE PARK, PHASE 2

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LEGEND

- V.W.D.E. VARIABLE WIDTH DRAINAGE EASEMENT
V.W.U.E. VARIABLE WIDTH UTILITY EASEMENT
○ SET 1/2" IRON ROD WITH A RED "MATKIN-HOOVER
ENG. & SURVEY" PLASTIC CAP
• EASEMENT GEOMETRY POINT
--- EASEMENT
--- LOT LINE
--- PLAT BOUNDARY
(XXX) ADDRESS NUMBER



MATKINHOOVER
ENGINEERING
& SURVEYING
P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0699
TELEPHONE: 830.249.0600
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CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

SHEET 2 OF 3

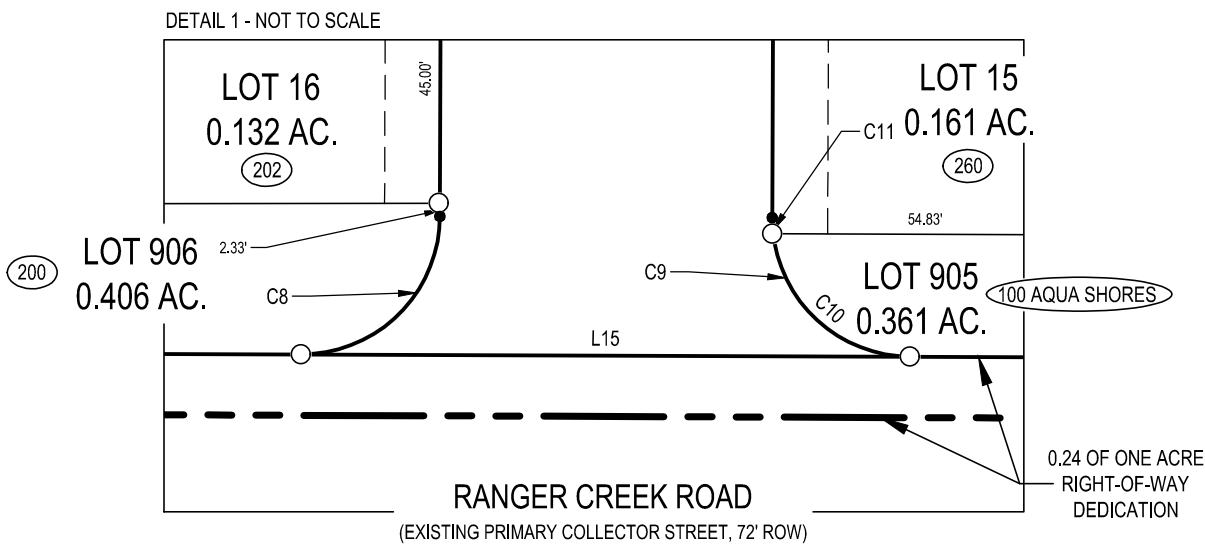
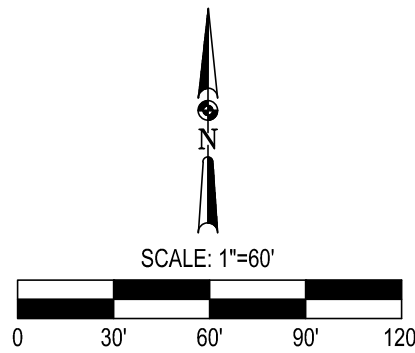
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JOB NO. 14-4133
SHEET 2 OF 3

VARIABLE WIDTH CLEAR VISION NOTE:
NO OBJECTS TALLER THAN THREE (3) FEET, INCLUDING
PLANTINGS WITH POTENTIAL TO GROW TALLER THAN
THREE (3) FEET ARE ALLOWED WITHIN THE EASEMENT.

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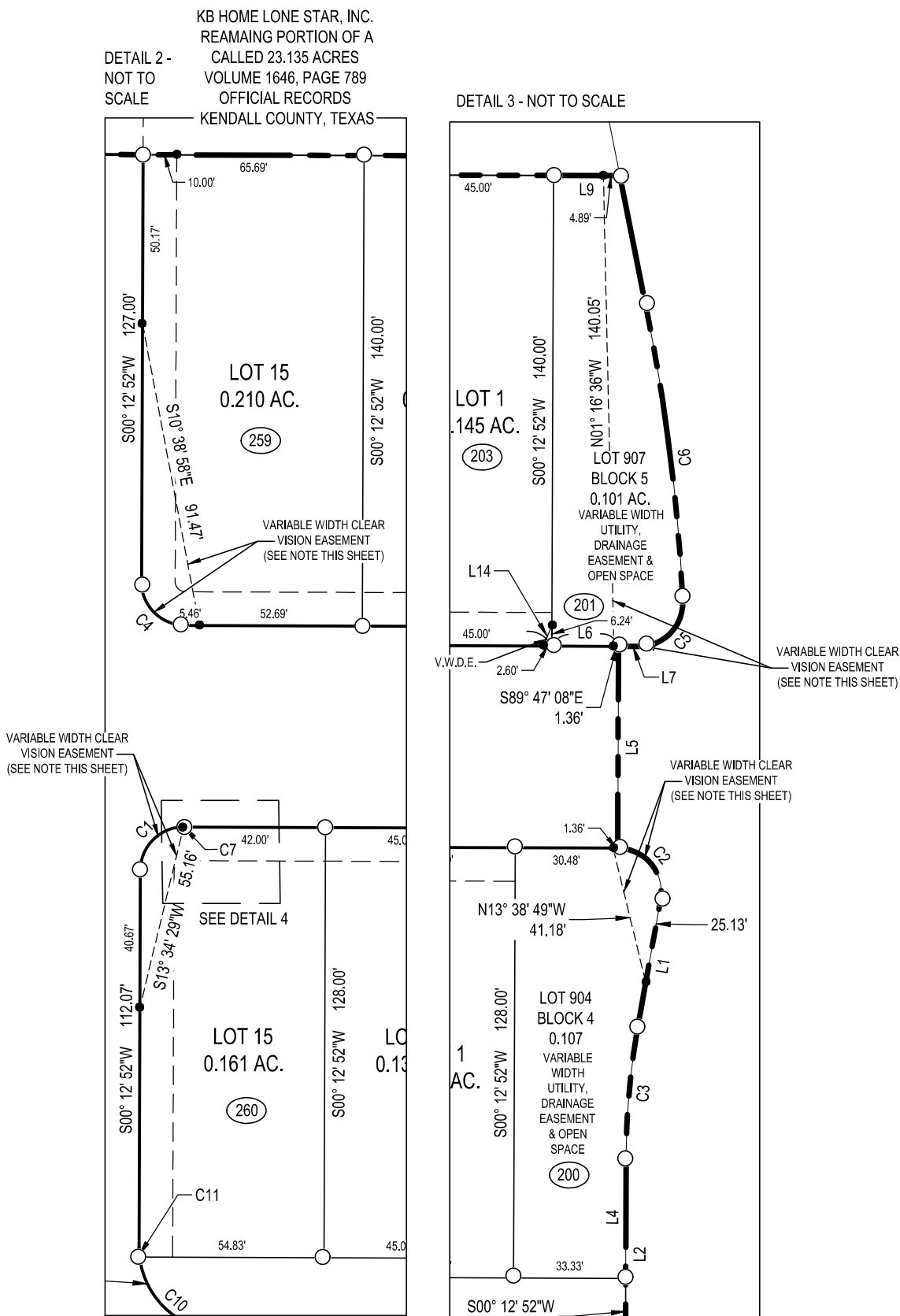
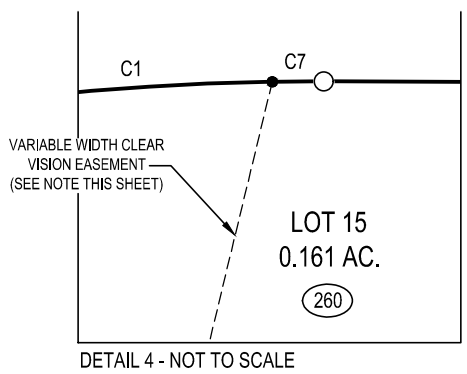
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ENG. & SURVEY" PLASTIC CAP
● EASEMENT GEOMETRY POINT
--- EASEMENT
--- LOT LINE
--- PLAT BOUNDARY
XXX ADDRESS NUMBER

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	13.00'	20.42'	90°00'00"	S45° 12' 52"W	18.38'
C2	13.00'	22.66'	99°51'38"	S39° 51' 20"E	19.90'
C3	220.00'	37.86'	9°51'38"	S05° 08' 40"W	37.81'
C4	13.00'	20.42'	90°00'00"	S44° 47' 08"E	18.38'
C5	13.07'	20.10'	88°06'00"	N41° 27' 10"E	18.18'
C6	583.43'	84.60'	8°18'30"	N06° 59' 25"W	84.53'
C7	13.00'	0.25'	1°07'16"	S89° 39' 14"W	0.25'
C8	25.00'	39.27'	89°59'59"	N45° 12' 52"E	35.36'
C9	25.00'	39.27'	90°00'01"	N44° 47' 08"W	35.36'
C10	25.00'	36.33'	83°15'35"	N48° 09' 22"W	33.22'
C11	25.00'	2.94'	6°44'27"	N03° 09' 21"W	2.94'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S10° 04' 28"W	39.18'
L2	S00° 12' 52"W	58.55'
L3	S00° 12' 52"W	11.13'
L4	N00° 12' 52"E	36.50'
L5	S00° 12' 52"W	60.00'
L6	N89° 47' 08"W	19.79'
L7	S89° 47' 08"E	7.12'
L9	S89° 47' 08"E	19.67'
L10	N89° 47' 08"W	60.00'
L11	S00° 12' 52"W	7.74'
L12	N89° 59' 03"E	40.00'
L13	S00° 00' 57"E	10.99'
L14	N22° 48' 23"E	6.76'
L15	S89° 47' 09"E	110.00'

WEST GRANITE SHORES DRIVE
(NEIGHBORHOOD LOCAL STREET, 60' PUBLIC RIGHT-OF-WAY)



MATKINHOOVER
HEADQUARTERS
8 SPENCER ROAD, SUITE 300
BOERNE, TEXAS 78009
OFFICE: 830.249.0600 FAX: 830.249.0699
1800 SHELL ROAD, SUITE 3
JOSEPH & PATRICIA BERGMANN
47.662 ACRES
VOLUME 1035, PAGE 350
OFFICIAL RECORDS
KENDALL COUNTY, TEXAS
ENGINEERING
& SURVEYING
ED SURVEYING FIRM F-10194347
CIVIL ENGINE FIRM F-10164400
ENGINEERING FIRM F-004512
SURVEYORS LAND PLANNERS
LANDSCAPERS CONSULTANTS

SHEET 3 OF 3

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JOB NO. 14-4133
SHEET 3 OF 3

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