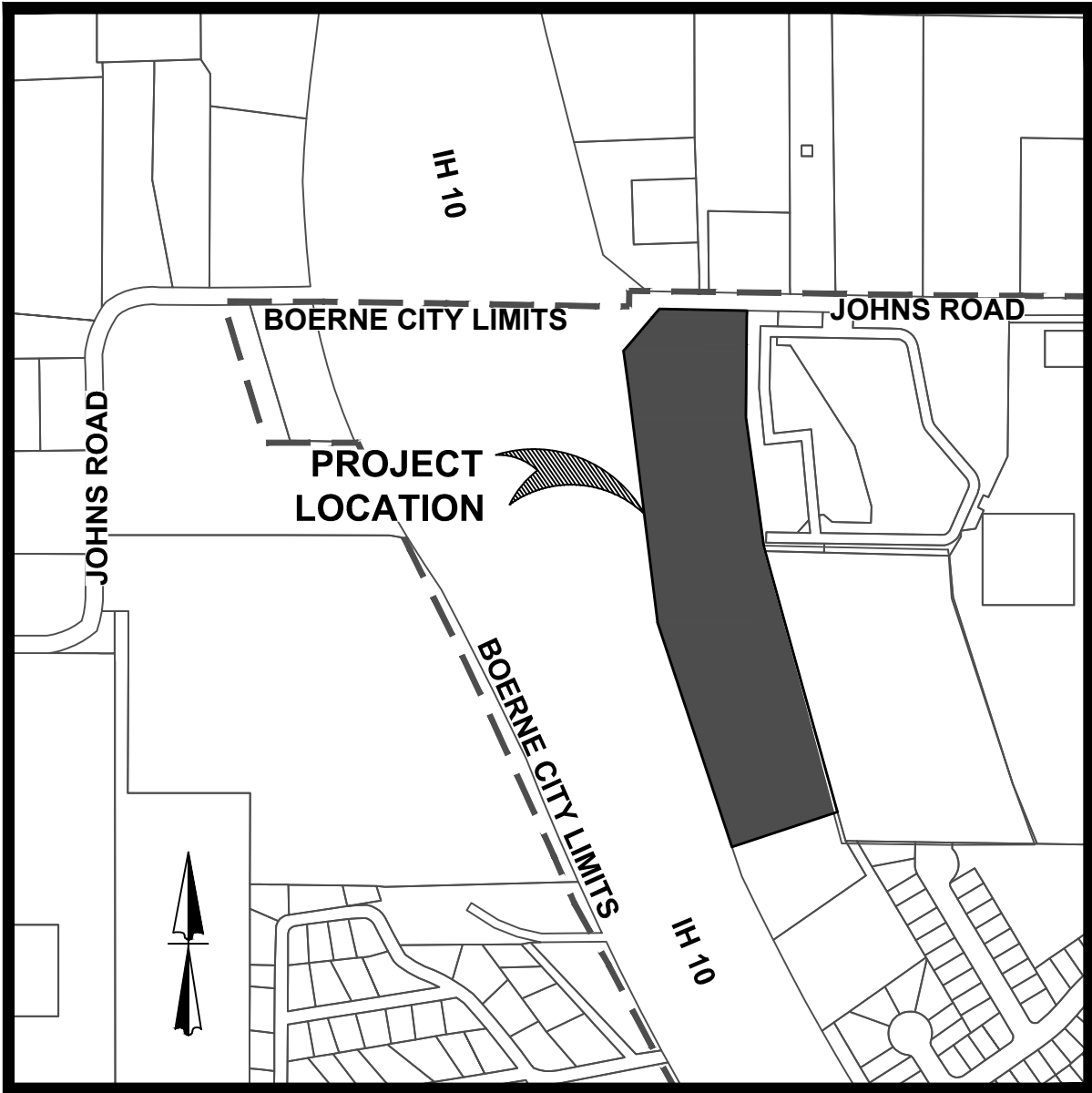


JOHN'S CROSSING SUBDIVISION

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 SHALL 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

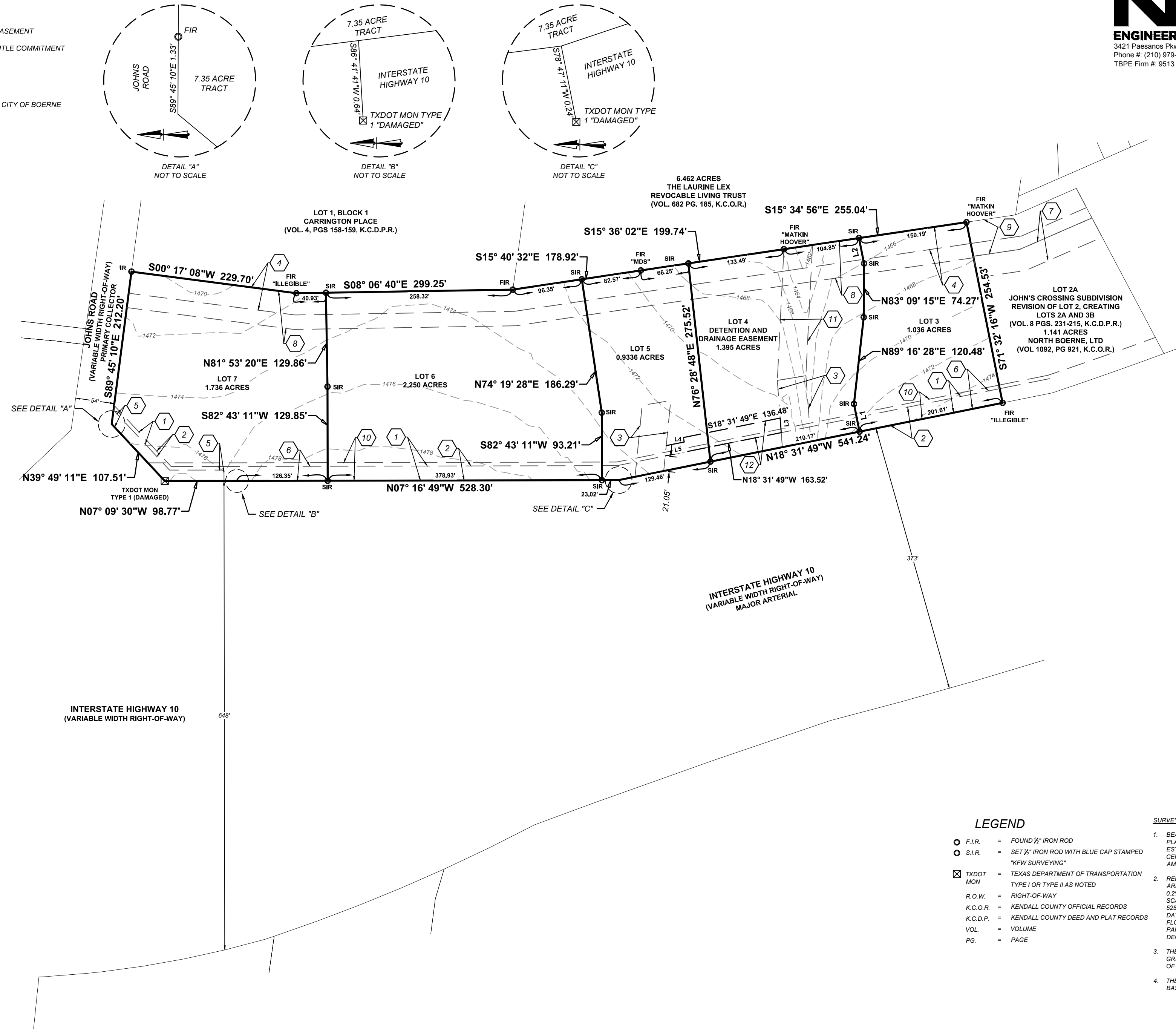
PAGE 1 OF 2

| | |
|----|---|
| 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 7/8" 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 SC44 OF THE FEMA FLOOD MAP 400 OF 525. COUNTY MAP NO. 4839SC400DF, DATED DECEMBER 17, 2010 AND FEMA FLOOD MAP 415 OF 525, DATED MAP NO. 48259C0415F, 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 NAVD88 (GEOID12A).