

LOCATION MAP
NOT TO SCALE

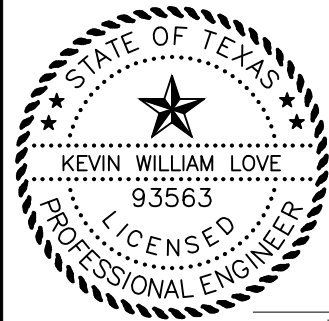
Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	189.19'	N0° 18' 39"E	L14	5.11'	S45° 33' 39"W
L2	70.00'	S89° 31' 02"E	L15	93.44'	N89° 43' 50"W
L3	70.00'	S89° 31' 02"E	L16	5.58'	N44° 26' 21"W
L4	159.00'	S89° 31' 02"E	L17	100.99'	N89° 31' 02"W
L5	128.15'	S89° 31' 02"E	L18	39.06'	N89° 43' 50"W
L6	70.00'	S89° 31' 02"E	L19	33.70'	N89° 43' 50"W
L7	80.19'	S89° 31' 02"E	L20	184.28'	N39° 14' 04"W
L8	187.04'	S0° 19' 41"W	L21	61.09'	N58° 39' 19"W
L9	577.34'	S89° 31' 02"E	L22	14.78'	N0° 16' 10"E
L10	6.67'	S89° 31' 02"E	L23	26.00'	S89° 31' 02"E
L11	18.60'	N89° 31' 02"W	L24	50.86'	N58° 39' 19"W
L12	39.72'	S39° 14' 04"E	L25	210.16'	N39° 14' 04"W
L13	30.56'	S0° 16' 10"W			

NOTES:

1. 6 RESIDENTIAL LOTS.
2. 0.034 ACRE RIGHT-OF-WAY DEDICATED.
3. APPROXIMATE AREA OF THE SMALLEST LOT IS 0.301 ACRES LOT 5.
4. NO PART OF THIS SUBDIVISION PLAT IS LOCATED UPSTREAM FROM THE CITY WATER SUPPLY LAKE.
5. GROSS DENSITY EQUALS 0.416 UNITS PER ACRE.
6. THE BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPSA2014) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

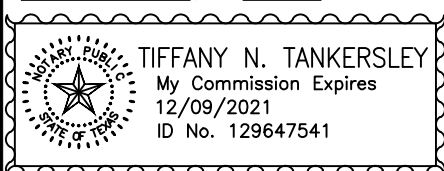
STATE OF TEXAS
COUNTY OF BEXAR

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.



LICENSED PROFESSIONAL ENGINEER NO. 93563

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



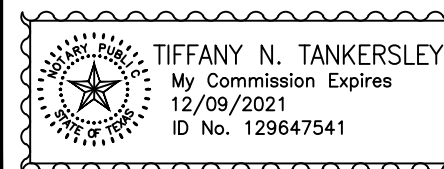
STATE OF TEXAS
COUNTY OF BEXAR

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.



REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4724

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



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

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.

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 STRUCTURE SHALL BE PROVIDED TO ALLOW THE UN HINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.

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 BERMAUDA 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.

SIDEWALK NOTES:

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

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 CITY ORDINANCE NO. 2019-56, SECTION 1.10(5).

TAX CERTIFICATE:

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

HERITAGE LEGACY TREE:

THERE ARE 11 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.

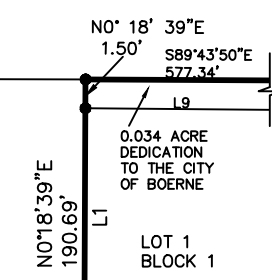
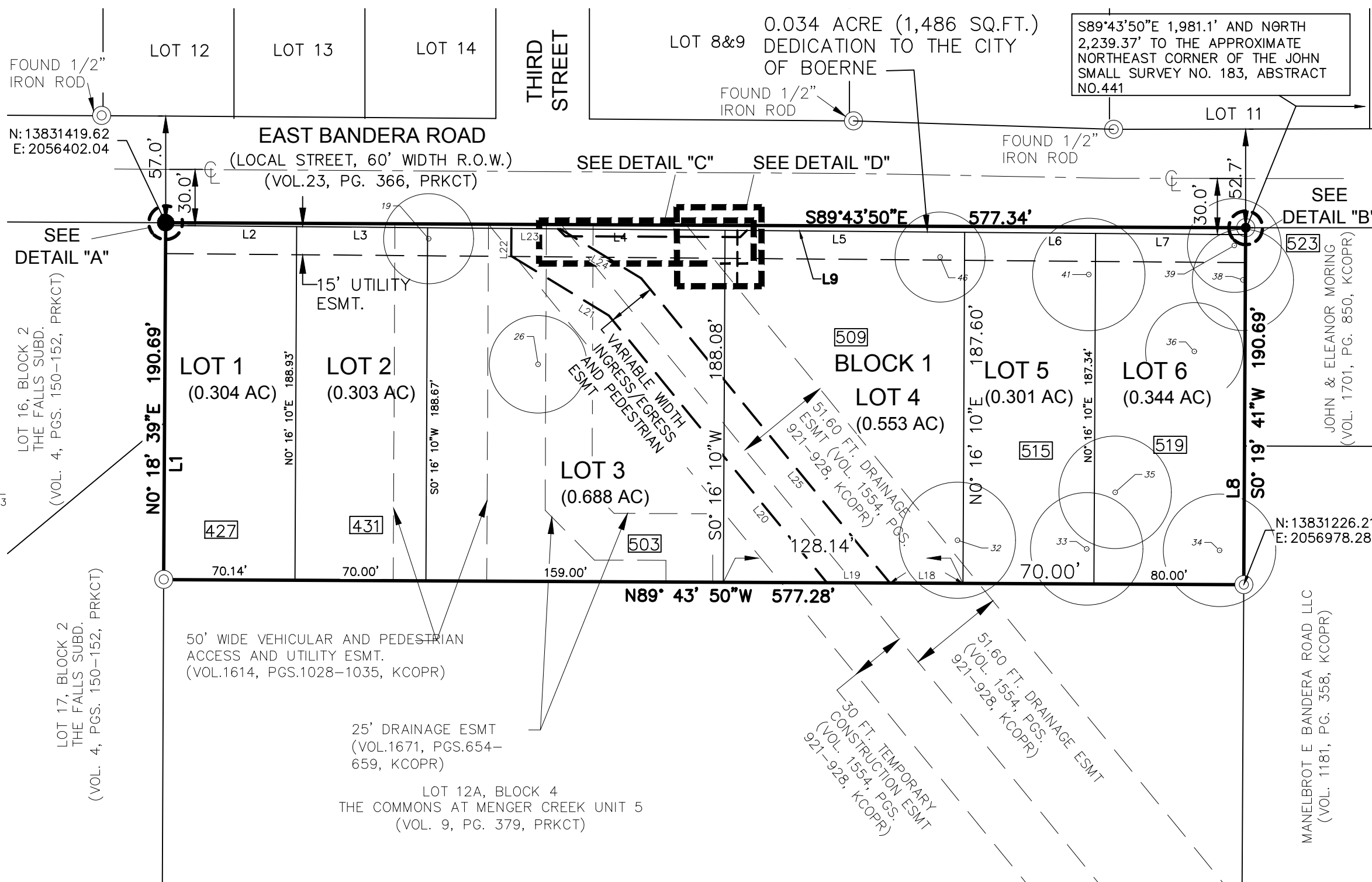
GRID STREET SETBACKS:

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

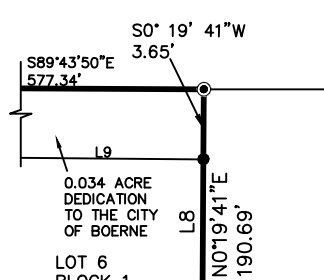
Tree Inventory Worksheet		
Tag #	Species	*Heritage Legacy Trees TC > 75'
19	Oak	75.40
26	Oak	75.40
32	Oak	97.39
33	Oak	128.81
34	Oak	150.80
35	Oak	119.38
36	Oak	81.68
38	Oak	84.82
39	Oak	78.54
41	Oak	100.53
46	Oak	75.40
Total		1067.95

LEGEND

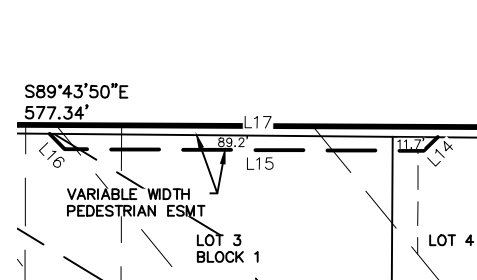
AC.	ACRE(S)
ESMT	EASEMENT
KCOPR	OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS
PG	PAGE(S)
PRKCT	PLAT RECORDS KENDALL COUNTY, TEXAS
ROW	RIGHT-OF-WAY
VOL.	VOLUME
---	CENTER LINE
---	EXISTING CONTOUR
⊙	FOUND 5/8" IRON ROD
⊙	FOUND 1/2" IRON ROD
●	1/2" IRON PINS SET WITH RED CAP MARKED "ATWELL 4724"
###	PROPERTY ADDRESS



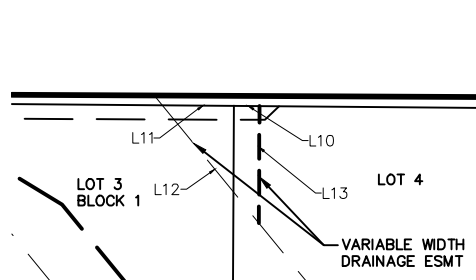
DETAIL "A"
SCALE: 1"=10'



DETAIL "B"
SCALE: 1"=10'



DETAIL "C"
SCALE: 1"=50'



DETAIL "D"
SCALE: 1"=50'

FINAL PLAT E BANDERA RESIDENTIAL

A 2.493 ACRE TRACT OF LAND INCLUSIVE OF 0.034 ACRE RIGHT OF WAY DEDICATION TO THE CITY OF BOERNE, ESTABLISHING LOTS 1-6, BLOCK 1 OF THE E BANDERA RESIDENTIAL SUBDIVISION, SITUATED IN THE CITY OF BOERNE, TEXAS, OUT OF THE JOHN SMALL SURVEY NO. 183, ABSTRACT 441, KENDALL COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN APPROXIMATELY 59.3 ACRE TRACT DESCRIBED IN INSTRUMENT TO TODD CALDER IN VOLUME 1524, PAGE 576 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.



SCALE: 1"=60'
30 15 0 60

Klove ENGINEERING
Site Development Engineering Services
Firm No. 11042
22610 US Highway 281 N., Ste. 204, San Antonio, Texas 78258
www.kloveengineering.com (210) 485-5683

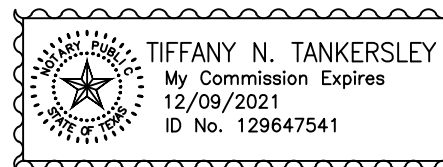
STATE OF TEXAS
COUNTY OF BEXAR

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.

BRAD WELLS
MENGIER DEVELOPMENT LLC
PO BOX 2520
BOERNE, TX 78006

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **BRAD WELLS**, 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 THIS ____ DAY OF _____, A.D. 20__.



NOTARY PUBLIC
COUNTY, TEXAS

THIS PLAT OF E BANDERA RESIDENTIAL 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: _____
CHAIR

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF KENDALL

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH THIS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, A.D. 2021 AT ____ M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____.

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOCUMENT NO. _____ KENDALL COUNTY OFFICIAL RECORDS. IN TESTIMONY, WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL OF OFFICE THIS ____ DAY OF _____, A.D. 20__.

COUNTY CLERK, KENDALL COUNTY, TEXAS

BY: _____
DEPUTY