

STATE OF TEXAS
COUNTY OF KENDALL

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

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

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 FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

NAME OF OWNER AND ADDRESS

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING 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 _____, _____.

NOTARY PUBLIC
KENDALL COUNTY, TEXAS.

FINAL PLAT ESTABLISHING FREYSTADT SUBDIVISION

BEING 1.546 ACRES OF LAND IN THE JOHN SMALL SURVEY NO. 183 ABSTRACT 441, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 1.548 ACRES OF LAND CONVEYED TO CINAR INTERIORS, INC., A TEXAS CORPORATION AS DESCRIBED IN VOLUME 1541, PAGES 730-733, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, KENDALL COUNTY, TEXAS.

OWNER:
VISTING ANGELS
124 E. BANDERA ROAD #406
BOERNE, TEXAS 78006
PH: (830) 331-8496
CONTACT: JON MILLER
OWNER/DIRECTOR
EMAIL: jonmiller8@gmail.com

SURVEYOR:
DONNIE BOERNER SURVEYING CO. L.P.
228 HOLIDAY ROAD
COMFORT, TEXAS 78013
REGISTRATION #5207 FIRM NO. 10193963
PH: (830) 377-2492
CONTACT: DONNIE BOERNER, R.P.L.S.
EMAIL: donnie@boernersurveying.com

CIVIL ENGINEER:
CIVIL ENGINEERING CONSULTANTS
11550 IH 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230-1037
REGISTRATION #F-2214
PH: (210) 641-9999
CONTACT: PAUL MATHIS, P.E.
EMAIL: pmathis@cectexos.com
REGISTRATION #F-2214



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 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 OR MAY REASONBLY 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.

1. THE GRANTOR SPECIFICALLY RESERVES THE RIGHT TO USE ALL OR 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.
2. 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.
3. 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 EASEMENTS

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.

1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR THE 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.
2. THE CITY SHALL MAKE COMMERCIALY 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.

OPEN SPACE

INSTALLATION OF POTABLE WATER AND WASTEWATER SERVICES TO OPEN SPACE LOTS MAY BE PERFORMED BY THE DEVELOPER, AT HIS/HER OPTION, AS PART OF THE OVERALL INFRASTRUCTURE DESIGN/CONSTRUCTION PROCESSES BASED UPON THE NEED FOR THOSE SERVICES ON INDIVIDUAL LOTS. IF POTABLE WATER OR WASTEWATER SERVICE ARE NOT INITIALLY INSTALLED BUT ARE DESIRED SUBSEQUENT TO THE SUBDIVISION INFRASTRUCTURE DEVELOPMENT, THE SERVICE APPLICANT SHALL BE FINANCIALLY RESPONSIBLE FOR THE ENTIRETY OF THE DESIGN AND INSTALLATION COSTS FOR THESE SERVICES. IN SOME INSTANCES, THIS WORK MAY ALSO INCLUDE THE EXTENSION OF UTILITY MAINS TO PROPERLY LOCATE THE DESIRED UTILITY SERVICES.

PLAT NOTES

SETBACK NOTES:

SETBACKS IN THE CITY LIMITS: LOT SETBACKS ARE DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE ENFORCED AT THE TIME OF DEVELOPMENT AND 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.

OBSTRUCTION OF DRAINAGE: ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED 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 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, ARTICL 3, SECTION 3.07.003D..

SIDEWALK NOTES:

AT SUCH TIME AS A LOT IS DEVELOPED, A FIVE-FOOT WIDE (SUBSTITUTE LARGER WHERE REQUIRED) 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 DOCUMENT _____, KENDALL COUNTY OFFICIAL RECORDS.

HERITAGE LEGACY TREE:

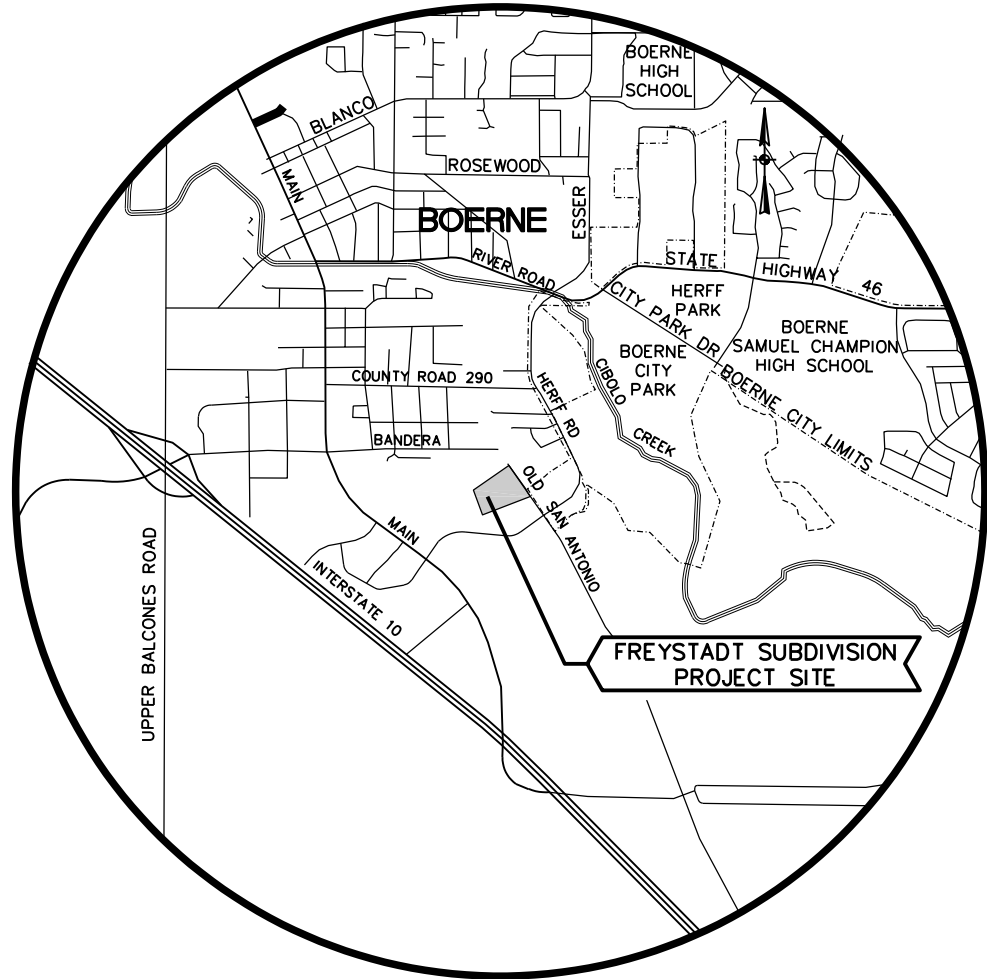
THERE ARE 9 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THE PLAT.

GRID STREET SETBACKS

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

PLAT SUMMARY:

TWO (2) NON-RESIDENTIAL LOTS



LOCATION MAP

NOT TO SCALE

NOTES:

1. 1.546 TOTAL ACRES WITH 2 LOTS.
LOT 1 (0.275 ACRES)
LOT 2 (1.233 ACRES)
6 FOOT R.O.W. DEDICATION (0.038 ACRES)
2. NO PART OF THIS SUBDIVISION IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.
3. 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.

SURVEY NOTES:

1. BASIS OF BEARING SHOWN HEREON IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD'83.

SMALLEST LOT:

BEING LOT 1 AND CONSISTING OF 0.275 ACRES.

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 the ____ day of

_____ A.D. 202__ 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, witness my hand and official seal

of office, this ____ day of _____ A.D. 202__.

County Clerk
Kendall County, Texas

By: _____
Deputy

APPROVAL OF THE PLANNING AND ZONING COMMISSION:

FREYSTADT SUBDIVISION FINAL PLAT _____ 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., 2020.

By: _____
CHAIR

By: _____
SECRETARY

DOC # _____

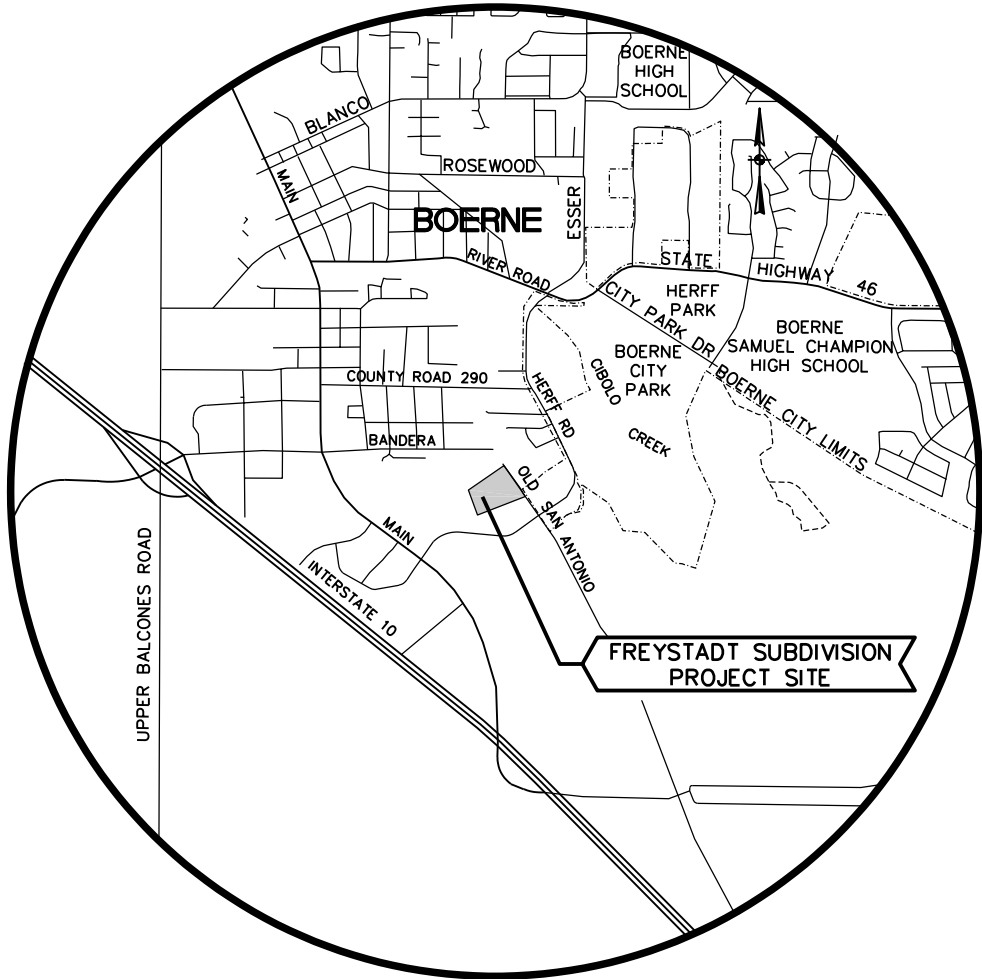
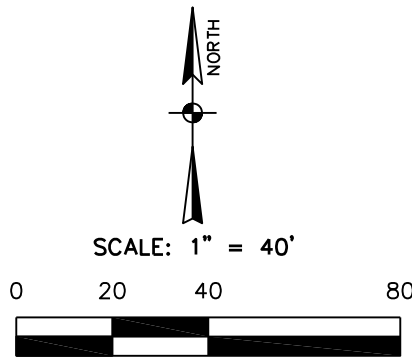
FINAL PLAT

JUNE 2020

SHEET 1 OF 2

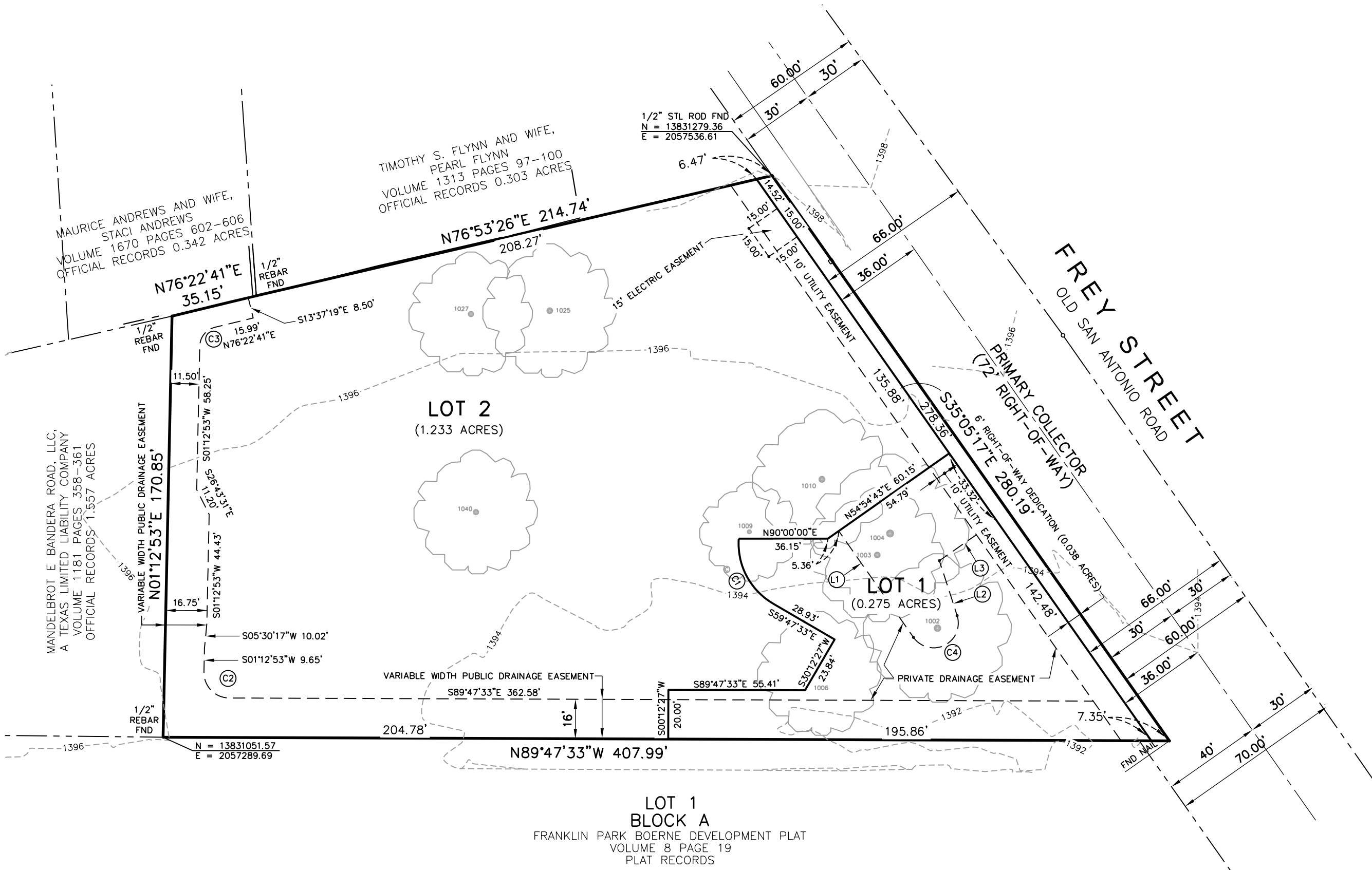
CURVE TABLE						
NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	63°58'20"	28.12'	17.49'	31.39'	S27°48'23"E	29.79'
C2	91°00'26"	10.26'	10.44'	16.30'	N44°17'20"W	14.65'
C3	75°09'48"	8.00'	6.16'	10.49'	N38°47'47"E	9.76'
C4	162°47'51"	10.00'	66.11'	28.41'	N63°30'48"E	19.78'

LINE TABLE		
LINE	LENGTH	BEARING
L1	52.74'	S35°05'17"E
L2	23.42'	N17°53'08"W
L3	28.30'	N54°54'43"E



LOCATION MAP
NOT TO SCALE

- LEGEND:
- LOT LINE
 - EASEMENT AS NOTED
 - CENTERLINE OF RIGHT-OF-WAY
 - EXISTING CONTOURS



FINAL PLAT ESTABLISHING
FREYSTADT SUBDIVISION

BEING 1.546 ACRES OF LAND IN THE JOHN SMALL SURVEY NO. 183 ABSTRACT 441, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN 1.548 ACRES OF LAND CONVEYED TO CINAR INTERIORS, INC., A TEXAS CORPORATION AS DESCRIBED IN VOLUME 1541, PAGES 730-733, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, KENDALL COUNTY, TEXAS.

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EMAIL: jonmiller8@gmail.com

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CIVIL ENGINEERING CONSULTANTS
11550 IH 10 WEST, SUITE 395
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SURVEYOR:
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228 HOLIDAY ROAD
COMFORT, TEXAS 78013
REGISTRATION #5207 FIRM NO. 10193963
PH: (830) 377-2492
CONTACT: DONNIE BOERNER, R.P.L.S.
EMAIL: donnie@boernersurveying.com

TREE TABULATION TABLE:

NUMBER	DIAMETER	CIRCUMFERENCE	SPECIES	LEGACY TREE	STANDARD TREE	HERITAGE TREE	REMAIN	REMOVE
1002	44"	138"	LIVE OAK	YES	NO	YES	YES	-
1003	27"	85"	LIVE OAK	YES	NO	YES	YES	-
1004	32"	100"	LIVE OAK	YES	NO	YES	YES	-
1006	25"	79"	LIVE OAK	YES	NO	YES	YES	-
1010	28"	88"	LIVE OAK	YES	NO	YES	YES	-
1011	29"	91"	LIVE OAK	YES	NO	YES	YES	-
1025	27"	85"	LIVE OAK	YES	NO	YES	YES	-
1027	25"	79"	POST OAK	YES	NO	YES	YES	-
1040	25"	79"	POST OAK	YES	NO	YES	YES	-

DOC # _____

FINAL PLAT

JUNE 2020

SHEET 2 OF 2



DON DURDEN, INC
d.b.a. CIVIL ENGINEERING CONSULTANTS
11550 IH 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230-1037
TEL: (210) 641-9999
FAX: (210) 641-6440
REGISTRATION #F-2214