

WATER CONTROL IMPROVEMENT DISTRICT #3A NOTES:

- THIS PLAT SHALL COMPLY WITH THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF BOERNE AND WATER CONTROL IMPROVEMENT DISTRICT #3A DATED NOVEMBER 26, 2019. THIS PLAT HAS BEEN REVIEWED BY BOTH THE DISTRICT AND THE CITY OF BOERNE FOR COMPLIANCE WITH SAID AGREEMENT.
- THIS PLAT SHALL COMPLY WITH THE INTERLOCAL AGREEMENT BETWEEN SAN ANTONIO WATER SYSTEM AND WATER CONTROL IMPROVEMENT DISTRICT #3A DATED AUGUST 8, 2018. THIS PLAT HAS BEEN REVIEWED BY BOTH THE DISTRICT AND SAWS FOR COMPLIANCE WITH SAID AGREEMENT.
- THE DEVELOPER DEDICATED THE STREET AND DRAINAGE IMPROVEMENTS TO WATER CONTROL IMPROVEMENT DISTRICT #3A AND KENDALL COUNTY. UPON COMPLETION AND ACCEPTANCE OF THE INFRASTRUCTURE, WATER CONTROL IMPROVEMENT DISTRICT #3A WILL OWN AND MAINTAIN SAID INFRASTRUCTURES, WHICH ARE LOCATED WITHIN THE LIMITS OF THIS PLAT. KENDALL COUNTY WILL MAINTAIN INFRASTRUCTURE LOCATED ALONG SCENIC LOOP ROAD, CORLEY ROAD & VALLERIE LANE.
- SEWER PAYMENT IN LIEU OF IMPACT FEES HAVE BEEN PAID IN ACCORDANCE WITH THE SCHEDULED PAYMENTS OUTLINES IN SECTION 4.4 OF THE DEVELOPMENT AGREEMENT.
- GAS SERVICE CONNECTION FEES TO THE CITY OF BOERNE HAVE NOT BEEN PAID AT THIS TIME.
- WATER CONTROL IMPROVEMENT DISTRICT #3A WILL BE RESPONSIBLE FOR REVIEW, APPROVAL, IMPLEMENTATION, & ENFORCEMENT OF THE APPLICABLE CITY OF SAN ANTONIO TREE PRESERVATION PLAN IN ACCORDANCE WITH DEVELOPMENT AGREEMENT.
- THE DEVELOPER DEDICATED THE SANITARY SEWER AND WATER MAINS TO WATER CONTROL IMPROVEMENT DISTRICT #3A UPON COMPLETION AND ACCEPTANCE OF THE SYSTEMS. WATER CONTROL IMPROVEMENT DISTRICT #3A WILL OWN AND MAINTAIN SAID SANITARY SEWER AND WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

MISCELLANEOUS NOTES:

- RESIDENTIAL FINISHED FLOORS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
 - LOT SETBACKS ARE DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE ENFORCED AT THE TIME OF DEVELOPMENT. THE USE THAT IS BEING CONSTRUCTED AND THE LOT SIZE SHALL DETERMINE WHICH SETBACK SHALL APPLY.
 - 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.
 - 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.
 - THIS PROPERTY IS SUBJECT TO COMPLIANCE WITH CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE, AS A CATEGORY 2 PROPERTY AS DEFINED BY THE AQUIFER PROTECTION ORDINANCE (ORDINANCE NO. 81491) AND REQUIRED BY THE SAN ANTONIO WATER SYSTEM AND KENDALL COUNTY WATER CONTROL IMPROVEMENT DISTRICT NO. 3 INTERLOCAL AGREEMENT EFFECTIVE AUGUST 8, 2018.
- WCID #3 HAS AN ESTIMATED, BLENDED AND ALLOWABLE IMPERVIOUS COVER OF 504.00 ACRES. THIS PLAT CREATES AN ESTIMATED 24.91 ACRES OF IMPERVIOUS COVER, FOR A TOTAL OF 31.44 ACRES OF IMPERVIOUS COVER WITHIN WCID #3.

HERITAGE TREE NOTE:

HERITAGE LEGACY TREE: THERE ARE 21 HERITAGE LEGACY TREES, AS DEFINED IN SUB SECTION 2.02.002, IDENTIFIED ON THIS PLAT.

SIDEWALK NOTE:

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

TAX CERTIFICATE:

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOCUMENT # _____, KENDALL COUNTY OFFICIAL RECORDS.

GENERAL NOTES:

- THIS SUBDIVISION CONTAINS 56.868 TOTAL ACRES WITH 225 RESIDENTIAL LOTS FOR A DENSITY OF 3.96 RESIDENTIAL LOTS PER ACRE.
- NO PART OF THIS SUBDIVISION PLAT IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.
- THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD83 (93).
- UNLESS OTHERWISE NOTED, ALL CORNERS & ANGLE POINTS ARE SET 1/2" IRON PINS WITH A PLASTIC CAP STAMPED "CDE II".
- THE TOPOGRAPHICAL INFORMATION IS BASED ON VERTICAL DATUM NAVD 88.
- THE AREA OF RIGHT-OF-WAY (ROW) IN THIS SUBDIVISION IS 12.52 ACRES.
- THE AREA OF OPEN SPACE REQUIRED FOR THE CORLEY FARMS IS 36.76 ACRES (20.00%). THIS SUBDIVISION PLAT CONTAINS 11.46 ACRES OF COMMUNITY OPEN SPACE.
- THE AREA OF THE SMALLEST LOT IS 0.138 ACRES (LOT 2, BLOCK 1 & LOT 2, 3, BLOCK 3).
- THE PERIMETER OF BLOCK 13 IS 5.67 ACRES, BEING THE LARGEST RESIDENTIAL BLOCK. THE PERIMETER OF BLOCK 10 IS 0.33 ACRES, BEING THE SMALLEST RESIDENTIAL BLOCK. SEE SHEET 3 FOR PERIMETER OF ALL BLOCKS.

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 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:

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 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.

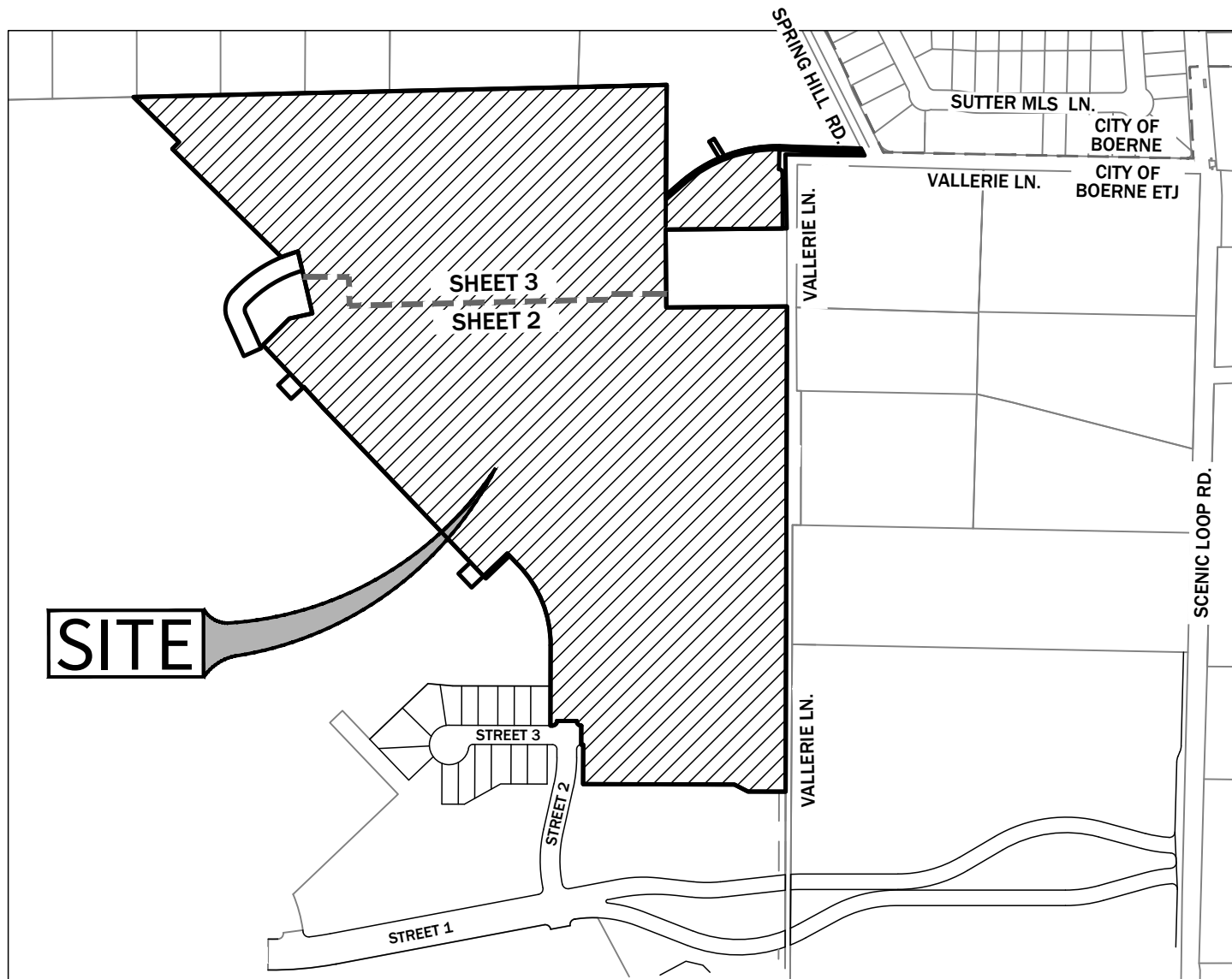
BANDERA ELECTRIC COOPERATIVE NOTES:

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.

A PRELIMINARY PLAT ESTABLISHING CORLEY FARMS UNIT 2

56.868 ACRES OF LAND LOCATED IN THE ANTONIO CRUZ SURVEY, NUMBER 170, ABSTRACT NUMBER 97, KENDALL COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 139.687 ACRES OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P., AS DESCRIBED IN DOCUMENT NUMBER 350992, AND ALSO BEING A PORTION OF THAT CERTAIN 40.451 ACRES OF LAND CONVEYED TO BOERNEBAK, LLC, AS DESCRIBED IN VOLUME 1617, PAGE 546, AND ALSO BEING A PORTION OF A REMAINDER 199.856 ACRE TRACT CONVEYED TO BOERNEBAK II, LLC AS DESCRIBED IN DOCUMENT NUMBER 307737, ALL IN THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

225 RESIDENTIAL LOTS (31.22 Ac.) / 8 OPEN SPACE LOTS (11.46 Ac.)
9,338 L.F. OF NEW STREET (12.52 Ac.)



LOCATION MAP/ INDEX MAP

1" = 500'

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 THIS _____ DAY

OF _____ A.D. 2021 AT _____ M. IN THE PLAT RECORDS OF

SAID COUNTY IN _____.

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN _____

KENDALL COUNTY OFFICIAL RECORDS. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL

SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 2021.

COUNTY CLERK
KENDALL COUNTY, TEXAS

BY: _____ DEPUTY

THIS PLAT OF _____ CORLEY FARMS UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

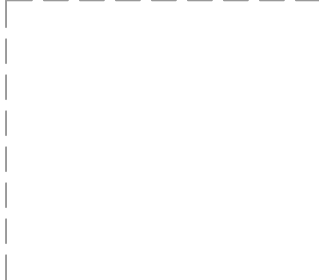
DATED THIS _____ DAY OF _____, A.D., 2021.

BY: _____ CHAIR

BY: _____ SECRETARY

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 & ZONING COMMISSION OF THE CITY OF BOERNE.



M.W. CUDE ENGINEERS, L.L.C.
DAVID D. CUPIT II, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 122076

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE _____ DAY OF _____, A.D., 2021.

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 FROM THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.



M.W. CUDE ENGINEERS, L.L.C.
YURI V. BALMACEA WHEELOCK, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6815

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE _____ DAY OF _____, A.D., 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF _____

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.

OWNER:
PULTE HOMES OF TEXAS, LP
BY PULTE NEVADA | L.L.C.
A DELAWARE LIMITED LIABILITY COMPANY
1718 DRY CREEK WAY, STE. 120
SAN ANTONIO, TX 78259

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF _____

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/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., 2021.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF _____

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.

OWNER:
BOERNEBAK, LLC & BOERNEBAK II, LLC
207 ROOSEVELT AVE.
SAN ANTONIO, TX 78210

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF _____

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/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

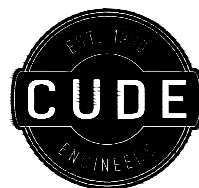
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, A.D., 2021.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CONTACT: DAVID D. CUPIT II, P.E.

PROJECT # 03481.005



CUDE ENGINEERS, L.L.C.
4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951 • FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE FIRM #455
TBPELS FIRM # 10048500

DATE:
JUNE 2021

1 OF 3


56.868 ACRES OF LAND LOCATED IN THE ANTONIO CRUZ SURVEY, NUMBER 170, ABSTRACT NUMBER 97, KENDALL COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 139.687 ACRES OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P., AS DESCRIBED IN DOCUMENT NUMBER 350992, AND ALSO BEING A PORTION OF THAT CERTAIN 40.451 ACRES OF LAND CONVEYED TO BOERNEBAK, LLC, AS DESCRIBED IN VOLUME 1617, PAGE 546, AND ALSO BEING A PORTION OF A REMAINDER 199.856 ACRE TRACT CONVEYED TO BOERNEBAK II, LLC AS DESCRIBED IN DOCUMENT NUMBER 307773, ALL IN THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

Ac. = ACRES
B.S.L. = BUILDING SETBACK LINE
C1 = CURVE NUMBER
D.R.K.C. = DEED RECORDS OF KENDALL COUNTY
DRN. = DRAINAGE
ESMT. = EASEMENT
E.G.T.CA. = ELECTRICAL, GAS, TELEPHONE, CABLE
EX. = EXISTING
LI. = LINE NUMBER
L.S. = LANDSCAPE
NO. = NUMBER
N.T.S. = NOT TO SCALE
O.R.K.C. = OFFICIAL RECORDS OF KENDALL COUNTY
P.R.K.C. = PLAT RECORDS OF KENDALL COUNTY
PG. = PAGE
PGS. = PAGES
PROP. = PROPOSED
R.O.W. = RIGHT-OF-WAY
UTIL. = UTILITY
VAR. = VARIABLE
VOL. = VOLUME
WAT. = WATER
WID. = WIDTH
===== = RIGHT OF WAY
----- = EXISTING RIGHT OF WAY
----- = BOUNDARY LINE
----- = BOUNDARY EASEMENT LINE
----- = STREET CENTERLINE
----- = CREEK CENTERLINE
----- = EXISTING PROPERTY LINE
----- = EXISTING GROUND MINOR CONTOUR
1/2" IRON ROD WITH RED PLASTIC CAP
STAMPED "CUDE" UNLESS OTHERWISE NOTED

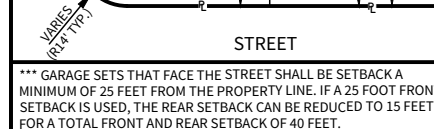
= HERITAGE TREE

1	VARIABLE WIDTH DRN. & UTILITY EASEMENT	8	VARIABLE WIDTH RIGHT OF WAY DEDICATION EASEMENT TO KENDALL COUNTY (0.154 Ac.)
2	12" SANITARY SEWER EASEMENT	9	16" SANITARY SEWER EASEMENT
3	OFF-LOT 10' UTILITY EASEMENT	10	VARIABLE WIDTH RIGHT OF WAY DEDICATION EASEMENT TO KENDALL COUNTY (0.138 Ac.)
4	10' UTILITY EASEMENT	11	OFF-LOT 17" DRAINAGE EASEMENT
5	16" SANITARY SEWER EASEMENT (CORLEY FARMS UNIT 1 DOC # _____, O.R.K.C.)	12	OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT TO EXPIRE UPON PLATTING OF RIGHT OF WAY (0.538 Ac.)
6	20" UTILITY EASEMENT (CORLEY FARMS UNIT 1 DOC # _____, O.R.K.C.)	13	OFF-LOT 58" x 50' DRAINAGE, GRADING, UTILITY, WATER, & SANITARY SEWER EASEMENT TO EXPIRE UPON PLATTING OF RIGHT OF WAY (0.067 Ac.)
7	OFF-LOT 10' UTILITY EASEMENT	14	OFF-LOT 58" x 50' DRAINAGE, GRADING, UTILITY, WATER, & SANITARY SEWER EASEMENT TO EXPIRE UPON PLATTING OF RIGHT OF WAY (0.067 Ac.)



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2 OF 3



**TYPICAL LOT
BUILDING SETBACKS**
NOT TO SCALE

KEYNOTES

- 1

VARIABLE WIDTH DRN. & UTILITY EASEMENT
- 2

12" SANITARY SEWER EASEMENT
- 3

OFF-LOT 10' UTILITY EASEMENT
- 4

10' UTILITY EASEMENT
- 5

16" SANITARY SEWER EASEMENT
(CORLEY FARMS UNIT 1)
(DOC # _____, O.R.K.C.)
- 6

20" UTILITY EASEMENT
(CORLEY FARMS UNIT 1)
(DOC # _____, O.R.K.C.)
- 7

OFF-LOT 10' UTILITY EASEMENT
- 8

VARIABLE WIDTH RIGHT OF WAY DEDICATION
EASEMENT TO KENDALL COUNTY (0.154 AC.)
- 9

16" SANITARY SEWER EASEMENT
- 10

VARIABLE WIDTH RIGHT OF WAY DEDICATION
EASEMENT TO KENDALL COUNTY (0.138 AC.)
- 11

OFF-LOT 17' DRAINAGE EASEMENT
- 12

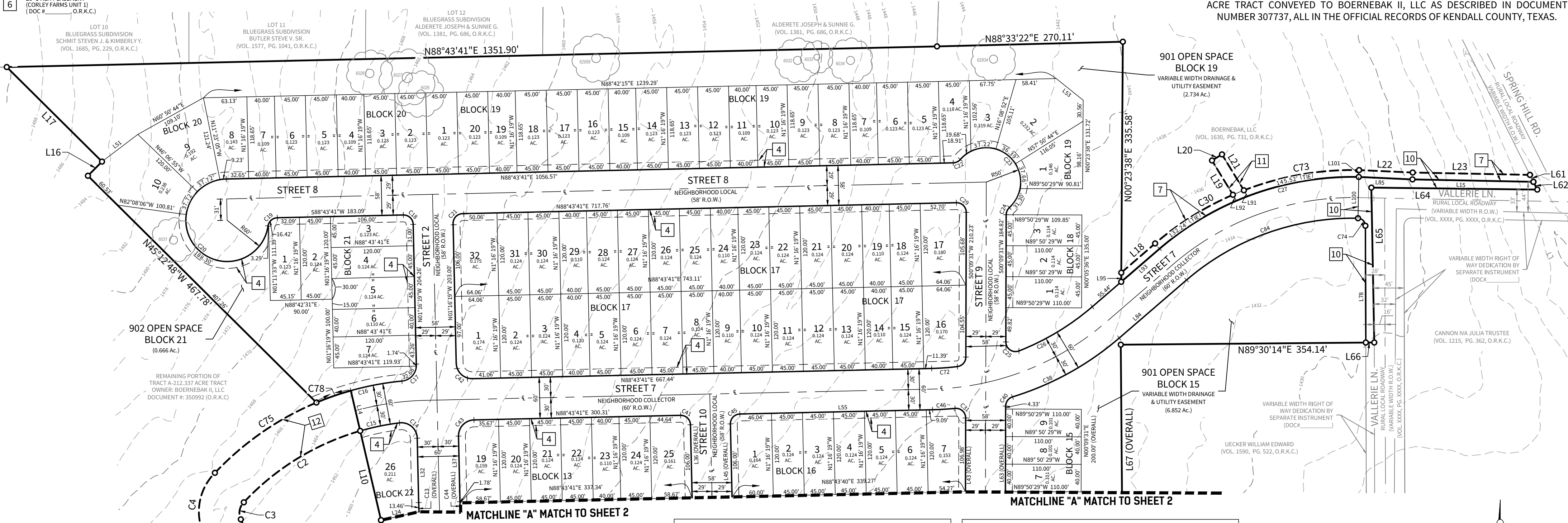
OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT TO
EXPIRE UPON PLATTING OF RIGHT OF WAY (0.538 AC.)
- 13

OFF-LOT 58' x 50' DRAINAGE, GRADING, UTILITY, WATER,
& SANITARY SEWER EASEMENT TO EXPIRE UPON
PLATTING OF RIGHT OF WAY (0.067 AC.)
- 14

OFF-LOT 58' x 50' DRAINAGE, GRADING, UTILITY, WATER,
& SANITARY SEWER EASEMENT TO EXPIRE UPON
PLATTING OF RIGHT OF WAY (0.067 AC.)

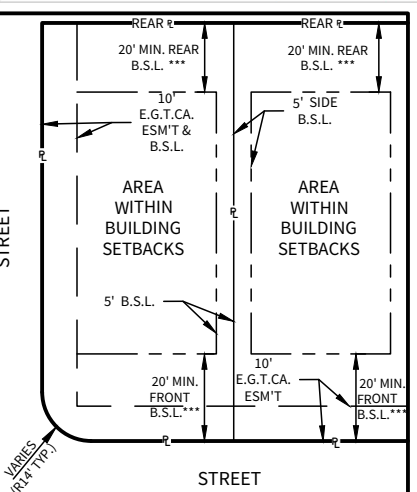
A PRELIMINARY PLAT ESTABLISHING
CORLEY FARMS UNIT 2

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HERITAGE TREE TABLE			
TREE POINT	SPECIES	Diameter	CIRCUMFERENCE
6031	OAK	26.00 "	81.68 "
6028	OAK	27.00 "	84.82 "
6027	OAK	33.00 "	103.67 "
6026	OAK	27.00 "	84.82 "
62959	OAK	28.00 "	87.96 "
6032	OAK	26.00 "	81.68 "
6033	OAK	26.00 "	81.68 "
6034	OAK	26.00 "	81.68 "
62834	OAK	26.00 "	81.68 "
64031	OAK	24.00 "	75.40 "
64032	OAK	25.00 "	78.54 "
62939	OAK	26.00 "	81.68 "
62896	HB	27.00 "	84.82 "
6037	OAK	26.00 "	81.68 "
6038	OAK	26.00 "	81.68 "
6039	ELM	27.00 "	84.82 "
5008	OAK	32.00 "	100.53 "
5014	OAK	29.00 "	91.11 "
5013	OAK	25.00 "	78.54 "
5012	OAK	31.00 "	97.39 "
5011	OAK	29.00 "	91.11 "

NOTE:
TREE CIRCUMFERENCE = 2π x (DIAMETER/2)



TYPICAL LOT
BUILDING SETBACKS
NOT TO SCALE

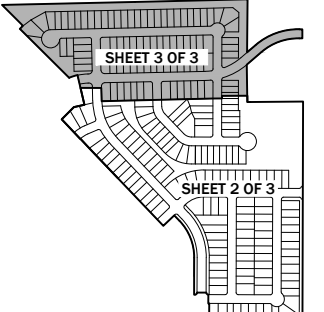
LINE TABLE		
LINE	BEARING	LENGTH
L1	S43°38'38"E	40.62'
L2	S46°21'22"W	100.00'
L3	S43°38'38"E	68.00'
L4	S42°29'32"E	86.06'
L5	N47°13'23"E	2.87'
L6	S43°15'29"E	57.89'
L7	S43°15'29"E	120.29'
L8	S44°55'37"W	113.81'
L9	S77°25'24"W	71.37'
L10	S13°06'54"E	133.36'
L11	S24°12'08"E	120.12'
L12	N65°47'52"E	58.00'
L13	N24°12'08"W	117.95'
L14	N13°06'54"W	60.07'
L15	S88°51'11"E	175.74'
L16	S44°47'12"W	29.00'
L17	S45°12'48"E	195.00'
L18	S49°13'59"W	64.94'
L19	S31°21'50"E	58.35'
L20	S58°38'10"W	17.00'
L21	N31°21'50"W	61.09'
L22	N87°23'01"W	77.92'
L23	N88°51'11"W	170.37'
L24	S77°25'24"W	56.55'
L25	N43°38'38"W	36.62'
L26	S46°21'22"W	106.00'
L28	S66°55'32"W	72.96'
L29	N66°55'32"E	72.97'
L32	N01°16'19"W	93.48'
L34	S89°50'29"E	100.05'

LINE TABLE		
LINE	BEARING	LENGTH
L35	N89°53'01"W	11.95'
L36	S01°17'29"E	152.04'
L37	N01°16'19"W	95.22'
L38	N89°50'29"W	626.54'
L39	S89°50'29"E	112.00'
L40	S46°21'22"W	13.40'
L41	S43°38'38"E	36.62'
L42	S89°50'29"E	212.00'
L43	N00°09'31"E	346.58'
L44	S89°50'29"E	127.17'
L45	S01°17'29"E	152.01'
L46	N43°38'38"W	50.62'
L47	N00°06'59"E	4.93'
L48	N00°06'59"E	86.00'
L49	N00°11'07"W	559.95'
L50	S01°17'29"E	46.07'
L51	S52°47'42"W	65.41'
L53	N51°14'03"W	50.35'
L54	S46°21'22"W	13.40'
L55	S88°43'41"W	280.13'
L57	N89°50'29"W	97.65'
L58	N21°44'33"W	48.50'
L59	N13°25'06"W	46.29'
L60	N27°07'07"W	45.00'
L61	N26°32'00"W	11.29'
L62	S26°32'00"E	12.61'
L63	N00°09'31"E	365.33'
L64	N89°19'05"W	241.10'
L65	S01°05'00"W	225.07'
L66	S89°30'14"W	12.30'

LINE TABLE		
LINE	BEARING	LENGTH
L67	S00°28'34"E	237.03'
L70	S89°50'29"E	114.29'
L71	N62°56'58"W	46.76'
L72	S00°08'48"W	120.00'
L73	S89°50'29"E	5.97'
L74	S00°09'31"W	58.00'
L75	S89°50'29"E	60.00'
L76	N89°50'29"W	6.00'
L78	N00°11'07"W	169.67'
L84	N49°13'59"E	129.13'
L85	S87°23'09"E	78.05'
L86	N43°38'38"W	58.00'
L87	S46°21'22"W	50.00'
L88	N46°21'22"E	50.00'
L89	N00°09'31"E	253.17'
L90	S46°21'22"W	29.85'
L91	N31°21'50"W	10.17'
L92	N31°21'50"W	10.10'
L93	N49°13'59"E	129.13'
L94	S43°38'38"W	68.00'
L95	S00°23'38"W	13.28'
L98	N00°09'31"E	139.55'
L99	S43°38'38"W	10.00'
L100	N01°05'50"E	60.00'
L101	S02°36'51"W	10.00'

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	350.00'	43°48'06"	140.70'	267.57'	261.10'	S21°44'35"E
C2	370.00'	31°14'10"	103.43'	201.71'	199.23'	N58°19'46"E
C3	22.00'	66°54'49"	14.54'	25.69'	24.26'	N09°15'16"E
C4	80.00'	67°03'12"	53.00'	93.62'	88.37'	S09°19'27"W
C5	370.00'	43°48'09"	148.75'	282.86'	276.03'	N21°44'33"W
C6	14.00'	90°00'00"	14.00'	21.99'	19.80'	N88°38'38"W
C7	14.00'	90°00'00"	14.00'	21.99'	19.80'	N01°21'22"E
C8	430.00'	15°00'39"	56.65'	112.66'	112.33'	N36°07'41"W
C9	14.00'	84°27'05"	12.71'	20.64'	18.82'	N70°50'53"W
C10	171.00'	20°11'02"	30.43'	60.24'	59.93'	S56°50'01"W
C11	229.00'	20°11'03"	40.76'	80.67'	80.25'	N56°50'01"E
C12	14.00'	84°25'58"	12.70'	20.63'	18.81'	N24°42'33"E
C13	430.00'	16°14'07"	61.33'	121.84'	121.44'	N09°23'22"W
C14	23.00'	95°40'27"	25.43'	38.44'	34.12'	N49°08'52"W
C15	370.00'	9°01'43"	29.21'	58.24'	58.24'	S78°27'43"W
C16	430.00'	10°05'40"	37.98'	75.76'	75.66'	N79°24'18"E
C17	23.00'	85°43'27"	21.34'	34.41'	31.29'	N41°35'24"E
C18	14.00'	90°00'00"	14.00'	21.99'	19.80'	N46°16'19"W
C19	14.00'	80°40'03"	11.89'	19.71'	18.12'	S48°23'40"W
C20	60.00'	260°39'27"	70.68'	272.96'	91.48'	S41°36'39"E
C21	14.00'	90°00'00"	14.00'	21.99'	19.80'	N43°43'41"E
C22	14.00'	47°47'17"	6.20'	11.68'	11.34'	N64°50'03"E
C23	50.00'	187°00'24"	816.72'	163.19'	99.81'	S45°33'24"E
C24	14.00'	47°47'17"	6.20'	11.68'	11.34'	S24°03'10"W
C25	14.00'	111°34'22"	20.59'	27.26'	23.15'	S55°37'40"E
C26	370.00'	19°21'10"	63.09'	124.97'	124.38'	N58°54'34"E
C27	430.00'	41°54'50"	164.69'	314.56'	307.59'	N70°11'24"E
C29	14.00'	91°25'50"	14.35'	22.34'	20.04'	S45°33'24"E
C30	440.00'	17°25'54"	67.45'	133.87'	133.35'	S57°56'56"W
C31	14.00'	95°48'12"	15.50'	23.41'	20.78'	N47°44'35"W
C32	14.00'	90°00'00"	14.00'	21.99'	19.80'	N44°50'29"W
C33	60.00'	292°23'26"	40.17'	306.19'	66.76'	N00°06'17"E
C34	10.00'	55°30'04"	5.26'	9.69'	9.31'	S61°27'01"E
C35	14.00'	90°00'00"	14.00'	21.99'	19.80'	N45°09'31"E
C36	129.00'	46°11'51"	55.02'	104.01'	101.22'	S66°44'33"E
C37	71.00'	46°11'51"	30.28'	57.25'	55.71'	S66°44'33"E
C38	430.00'	23°46'46"	90.53'	178.46'	177.18'	N61°07'22"E
C39	129.00'	42°21'09"	49.97'	95.36'	93.20'	S22°28'03"E
C40	14.00'	72°51'14"	10.33'	17.80'	16.63'	N36°35'08"E

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C41	14.00'	89°58'50"	14.00'	21.99'	19.80'	S46°16'54"E
C42	23.00'	90°00'00"	23.00'	36.13'	32.53'	N46°16'19"W
C43	23.00'	90°00'00"	23.00'	36.13'	32.53'	N43°43'41"E
C44	370.00'	42°22'18"	143.41'	273.63'	267.43'	N22°27'28"W
C45	14.00'	90°01'10"	14.00'	22.00'	19.80'	S43°43'06"W
C46	430.00'	42°22'3"	16.42'	32.82'	32.81'	N86°32'30"E
C47	14.00'	89°58'56"	13.99'	21.98'	19.79'	S44°51'45"E
C48	71.00'	42°21'09"	27.51'	52.48'	51.30'	S22°28'03"E
C49	14.00'	90°00'00"	14.00'	21.99'	19.80'	N45°09'31"E
C50	14.00'	47°47'17"	6.20'	11.68'	11.34'	N23°44'07"W
C51	50.00'	185°34'34"	1026.71'	161.95'	99.88'	N45°09'31"E
C52	14.00'	47°47'17"	6.20'	11.68'	11.34'	S65°56'50"E
C53	14.00'	90°00'00"	14.00'	21.99'	19.80'	N45°09'31"E
C54	14.00'	90°00'00"	14.00'	21.99'	19.80'	N44°50'29"W
C55	14.00'	90°00'00"	14.00'	21.99'	19.80'	S45°09'31"W
C56	14.00'	90°00'00"	14.00'	21.99'	19.80'	N44°50'29"W
C57	14.00'	90°00'00"	14.00'	21.99'	19.80'	N45°09'31"E
C58	14.00'	90°00'00"	14.00'	21.99'	19.80'	S44°50'29"E
C59	171.00'	43°48'09"	68.75'	130.73'	127.57'	S68°15'27"W
C60	14.00'	90°00'00"	14.00'	21.99'	19.80'	S01°21'22"W
C61	430.00'	43°48'09"	172.87'	328.73'	320.79'	S21°44'33"E
C62	450.00'	43°48'09"	180.91'	344.02'	335.71'	N21°44'33"W
C63	345.00'	43°48'09"	138.70'	263.75'	257.38'	S68°15'27"W
C64	249.00'	46°11'51"	106.20'	200.77'	195.37'	N66°44'33"W
C65	249.00'	42°21'09"	96.46'	184.06'	179.90'	S22°28'03"E
C66	250.00'	33°54'46"	76.22'	147.97'	145.82'	S26°54'15"E
C67	14.00'	90°02'32"	14.01'	22.00'	19.81'	S45°08'15"W
C68	14.00'	90°00'00"	14.00'	21.99'	19.80'	N88°38'38"W
C69	229.00'	43°48'09"	92.06'	175.07'	170.84'	S68°15'27"W
C71	10.00'	56°07'20"	5.33'	9.80'	9.41'	S62°43'26"W
C72	370.00'	5°48'52"	18.79'	37.55'	37.53'	S85°49'15"W
C73	440.00'	22°16'24"	86.62'	171.05'	169.97'	S80°02'37"W
C74	11.00'	88°39'35"	10.75'	17.02'	15.37'	N44°30'54"W
C75	430.00'	24°27'16"	93.18'	183.53'	182.14'	S55°04'41"W
C76	14.00'	90°00'00"	14.00'	21.99'	19.80'	N45°09'31"E
C77	14.00'	90°00'00"	14.00'	21.99'	19.80'	S44°50'29"E
C78	430.00'	7°03'09"	26.50'	52.93'	52.89'	N70°49'54"E
C84	370.00'	41°55'20"	141.74'	270.72'	264.72'	N70°11'39"E



INDEX MAP
N.T.S.

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PROJECT # 03481.005

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DATE:
JUNE 2021

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