

LOCATION MAP
NOT-TO-SCALE
ABBREVIATIONS

| | | |
|-------------|-------|--|
| AAA-BB-CC | ----- | VOL AAA, PG BB-CC KENDALL COUNTY DEED & PLAT RECORDS |
| DOCH 349856 | - | DOCUMENT #349856, KENDALL COUNTY DEED & PLAT RECORDS |
| OPR | ----- | KENDALL COUNTY OFFICIAL PUBLIC RECORDS |
| DPR | ----- | KENDALL COUNTY DEED AND PLAT RECORDS |
| BSL | ----- | BUILDING SETBACK LINE |
| ESMT | ----- | EASEMENT |
| DE | ----- | DRAINAGE EASEMENT |
| CL | ----- | CENTER LINE |
| Ac | ----- | ACRE |
| VOL | ----- | VOLUME |
| PG | ----- | PAGE |
| XXXX | ----- | LOT ACREAGE |
| | ----- | HERITAGE TREE |
| | ----- | STEEP SLOPE AREA |

SETBACKS IN 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 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 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, ARTICLE 3, SECTION 3.07.003D.

SIDEWALK NOTES:

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.

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 DOCH _____, KENDALL COUNTY OFFICIAL RECORDS.

HERITAGE LEGACY TREE:

THERE ARE 50 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.

PRIVATE STREETS AND OPEN SPACE:

LOT 999, BLOCK 99 ARE PRIVATE STREETS DEDICATED AS DRAINAGE AND UTILITY EASEMENTS. LOT 901, BLOCK 8, LOT 901, BLOCK 10, LOT 901, BLOCK 11, AND LOTS 901 & 902, BLOCK 12 ARE DESIGNATED AS OPEN SPACE. LOT 901, BLOCK 8, AND LOT 901, BLOCK 11 ARE DESIGNATED AS PRIVATE DRAINAGE EASEMENTS.

THE RANCHES AT CREEKSIDE PROPERTY OWNERS ASSOCIATION, AND THEIR SUCCESSORS OR ASSIGNEES WILL OWN AND PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, AND OPEN SPACE.

LOT AREA NOTE:

THE SMALLEST LOT IS LOT 902, BLOCK 10 WITH AN AREA OF 0.011 ACRES.

ZONING NOTE:

LOTS 10-11, BLOCK 12, AND LOTS 1-6, BLOCK 13 ARE ZONED RE-1. THE REMAINING LOTS ARE ZONED R-2.

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 PUBLIC 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 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.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS

THE _____ DAY OF _____, _____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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.

1. 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.

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.

| CURVE TABLE | | | | | |
|-------------|----------|------------|--------------|---------------|-------------|
| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
| C1 | 707.00' | 83.21' | 83.16' | S 72°37'49" E | 6°44'35" |
| C2 | 793.00' | 186.96' | 186.52' | S 69°14'50" E | 13°30'29" |
| C3 | 897.00' | 211.48' | 210.99' | N 69°14'50" W | 13°30'29" |
| C4 | 603.00' | 126.04' | 125.81' | N 70°00'48" W | 11°58'34" |
| C5 | 565.00' | 408.31' | 399.48' | N 54°21'34" E | 41°24'21" |
| C6 | 635.00' | 165.35' | 164.88' | N 67°36'10" E | 14°55'10" |
| C7 | 365.00' | 135.68' | 134.90' | N 70°47'31" E | 21°17'53" |
| C8 | 835.00' | 180.55' | 222.45' | N 75°14'48" E | 12°23'21" |
| C9 | 763.00' | 117.17' | 134.94' | S 73°27'08" W | 8°47'55" |
| C10 | 437.00' | 162.44' | 161.51' | S 70°47'31" W | 21°17'53" |
| C11 | 563.00' | 255.98' | 253.78' | S 73°10'07" W | 26°03'04" |
| C12 | 421.00' | 450.75' | 429.53' | S 55°31'18" W | 61°20'41" |
| C13 | 230.00' | 88.00' | 87.46' | N 23°50'07" W | 21°55'18" |
| C14 | 20.00' | 4.42' | 4.41' | N 83°22'23" E | 12°38'59" |
| C15 | 25.00' | 39.43' | 35.47' | N 45°07'03" W | 90°22'09" |
| C16 | 803.00' | 189.31' | 188.88' | N 69°14'50" W | 13°30'29" |
| C17 | 850.00' | 200.40' | 199.93' | S 69°14'50" E | 13°30'29" |
| C18 | 697.00' | 161.75' | 161.39' | N 69°21'11" W | 13°17'47" |
| C19 | 650.00' | 327.21' | 323.77' | S 61°34'48" E | 28°50'34" |
| C20 | 697.00' | 34.34' | 34.34' | N 48°34'12" W | 2°49'23" |
| C21 | 697.00' | 154.78' | 154.46' | S 56°20'36" E | 12°43'24" |
| C22 | 707.00' | 54.63' | 54.61' | S 49°22'19" E | 4°25'37" |
| C23 | 707.00' | 100.66' | 100.57' | S 65°10'46" E | 8°09'26" |
| C24 | 25.00' | 36.49' | 33.34' | S 75°28'33" W | 83°38'20" |
| C25 | 25.00' | 36.49' | 33.34' | N 08°09'45" W | 83°38'17" |
| C26 | 37.00' | 17.28' | 17.13' | N 47°02'14" E | 26°45'42" |
| C27 | 150.00' | 161.67' | 153.96' | N 64°31'59" E | 61°45'12" |
| C28 | 160.00' | 172.45' | 164.22' | S 64°31'59" W | 61°45'12" |
| C29 | 20.00' | 44.17' | 35.72' | S 56°19'00" E | 126°31'49" |
| C30 | 230.00' | 79.57' | 79.18' | S 02°57'47" E | 19°49'23" |
| C31 | 200.00' | 98.73' | 97.73' | S 01°16'04" W | 28°17'03" |
| C32 | 170.00' | 70.45' | 69.95' | N 01°00'07" W | 23°44'41" |
| C33 | 20.00' | 29.51' | 26.90' | N 53°08'24" E | 84°32'22" |
| C34 | 20.00' | 27.93' | 25.71' | S 55°24'35" W | 80°00'00" |
| C35 | 20.00' | 36.19' | 31.45' | N 36°25'59" W | 103°41'08" |
| C36 | 170.00' | 6.01' | 6.01' | N 89°17'20" W | 2°01'34" |
| C37 | 200.00' | 19.94' | 19.93' | S 87°26'46" E | 5°42'43" |
| C38 | 230.00' | 22.93' | 22.92' | S 87°26'46" E | 5°42'43" |
| C39 | 25.00' | 39.11' | 35.24' | S 44°52'57" W | 89°37'51" |
| C40 | 20.00' | 14.45' | 14.14' | S 69°35'50" E | 41°24'35" |
| C41 | 55.00' | 86.04' | 77.53' | N 44°52'57" E | 89°37'51" |
| C42 | 60.00' | 180.59' | 119.74' | N 44°52'57" E | 172°27'00" |
| C43 | 20.00' | 14.45' | 14.14' | N 20°38'15" W | 41°24'35" |
| C44 | 20.00' | 14.45' | 14.14' | N 20°46'19" E | 41°24'35" |
| C45 | 55.00' | 86.75' | 78.03' | N 45°07'03" W | 90°22'09" |
| C46 | 60.00' | 181.36' | 119.79' | N 45°07'03" W | 173°11'18" |
| C47 | 20.00' | 10.04' | 9.93' | S 62°40'06" W | 28°45'35" |
| C48 | 20.00' | 26.36' | 24.49' | S 58°42'32" E | 75°31'21" |
| C49 | 60.00' | 188.44' | 120.00' | S 06°29'40" E | 179°57'03" |
| C50 | 60.00' | 79.14' | 73.52' | N 58°44'00" W | 75°34'17" |
| C51 | 763.00' | 47.81' | 55.10' | S 79°38'46" W | 3°35'25" |
| C52 | 603.00' | 11.63' | 11.63' | S 47°42'39" E | 106°17' |
| C53 | 380.00' | 58.41' | 58.35' | S 29°15'10" W | 8°48'25" |
| C54 | 601.00' | 434.33' | 424.94' | N 54°21'34" E | 41°24'22" |
| C55 | 599.00' | 155.98' | 155.54' | N 67°36'10" E | 14°55'10" |
| C56 | 401.00' | 149.06' | 148.20' | N 70°47'31" E | 21°17'53" |
| C57 | 799.00' | 172.77' | 172.43' | N 75°14'48" E | 12°23'20" |
| C58 | 170.00' | 65.04' | 64.65' | N 23°50'07" W | 21°55'18" |
| C59 | 20.00' | 17.91' | 17.32' | N 64°38'35" W | 51°19'04" |
| C60 | 20.00' | 17.91' | 17.32' | N 64°02'21" E | 51°19'04" |
| C61 | 60.00' | 116.57' | 99.08' | S 85°57'39" E | 111°19'04" |
| C62 | 603.00' | 347.69' | 342.89' | N 58°32'39" E | 33°02'11" |
| C63 | 60.00' | 62.83' | 60.00' | S 00°18'07" E | 60°00'00" |
| C64 | 383.00' | 398.75' | 380.99' | S 56°22'05" W | 59°39'08" |
| C65 | 60.00' | 116.57' | 99.08' | S 85°21'25" W | 111°19'04" |
| C66 | 530.00' | 145.34' | 144.88' | S 82°26'46" E | 15°42'43" |
| C67 | 470.00' | 128.88' | 128.48' | S 82°26'46" E | 15°42'43" |
| C68 | 20.00' | 31.42' | 28.28' | N 60°24'35" E | 90°00'00" |
| C69 | 20.00' | 31.42' | 28.28' | N 29°35'25" W | 90°00'00" |
| C70 | 1070.00' | 98.09' | 98.05' | N 18°02'09" E | 51°5'08" |

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.

1. 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.

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.

GENERAL NOTES:

- ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2" DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
- THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.
- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178.
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).
- NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN A DRAINAGE BASIN WHICH IS UPSTREAM FROM A CITY WATER SUPPLY LAKE.

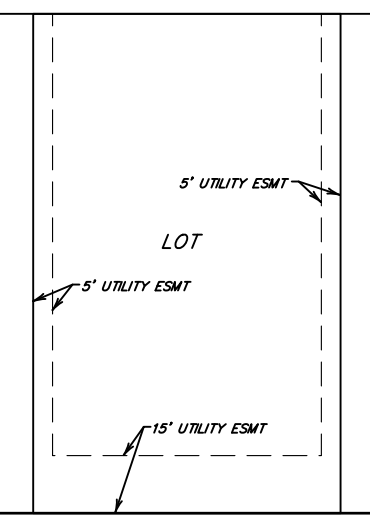
| CURVE TABLE | | | | | |
|-------------|----------|------------|--------------|---------------|-------------|
| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
| C71 | 1130.00' | 103.59' | 103.55' | S 18°02'09" W | 5°15'08" |
| C72 | 20.00' | 33.64' | 29.81' | S 27°31'32" E | 96°22'30" |
| C73 | 1530.00' | 70.62' | 70.61' | N 77°02'07" W | 2°38'41" |
| C74 | 1470.00' | 67.85' | 67.84' | S 77°02'07" E | 2°38'41" |
| C75 | 230.00' | 125.19' | 123.65' | S 86°02'59" W | 31°11'08" |
| C76 | 170.00' | 92.53' | 91.39' | N 86°02'59" E | 31°11'08" |
| C77 | 320.00' | 45.84' | 45.80' | S 74°33'40" W | 8°12'30" |
| C78 | 380.00' | 57.36' | 57.31' | N 74°46'54" E | 8°38'57" |

| TREE LIST | | TREE LIST | |
|-----------|-----------------|-----------|-----------------|
| POINT # | DESCRIPTION | POINT # | DESCRIPTION |
| 970 | OAK 107 DT - DH | 6147 | OAK 75 DT - DH |
| 6029 | OAK 75 | 6148 | OAK 110 DT - DH |
| 6030 | OAK 75 | 6149 | OAK 116 DT - DH |
| 6031 | OAK 94 | 6150 | OAK 75 |
| 6032 | OAK 85 | 6151 | OAK 163 |
| 6033 | OAK 82 | 6152 | OAK 75 |
| 6034 | OAK 75 | 6153 | OAK 75 DT - DH |
| 6036 | OAK 82 | 6154 | OAK 79 DT - DH |
| 6037 | OAK 75 | 6155 | OAK 82 DT - DH |
| 6038 | OAK 101 | 6156 | OAK 75 |
| 6043 | OAK 79 | 6157 | OAK 75 |
| 6078 | 6078 | 6158 | OAK 75 |
| 6079 | OAK 110 DT | 6159 | OAK 75 |
| 6080 | OAK 82 DT - DH | 6160 | OAK 85 |
| 6088 | OAK 75 | 6161 | OAK 119 |
| 6089 | OAK 85 | 6162 | OAK 85 DT - DH |
| 6090 | OAK 75 | 6165 | OAK 79 DT - DH |
| 6091 | OAK 91 | 6102 | OAK 85 DT |
| 6092 | OAK 88 | 6177 | OAK 91 |
| 6093 | OAK 75 | 6179 | OAK 88 |
| 6094 | OAK 75 | 6169 | OAK 135 |
| 6095 | OAK 75 | 6190 | OAK 82 |
| 6140 | OAK 91 - DH | 6193 | OAK 82 |
| 6141 | OAK 97 - DH | 6140 | OAK 85 |
| 6142 | OAK 85 - DH | 6141 | OAK 85 |
| | | 6142 | OAK 85 |

* DT: DOUBLE TRUNK
* DH: DECLINING HEALTH

BLOCK SIZES:

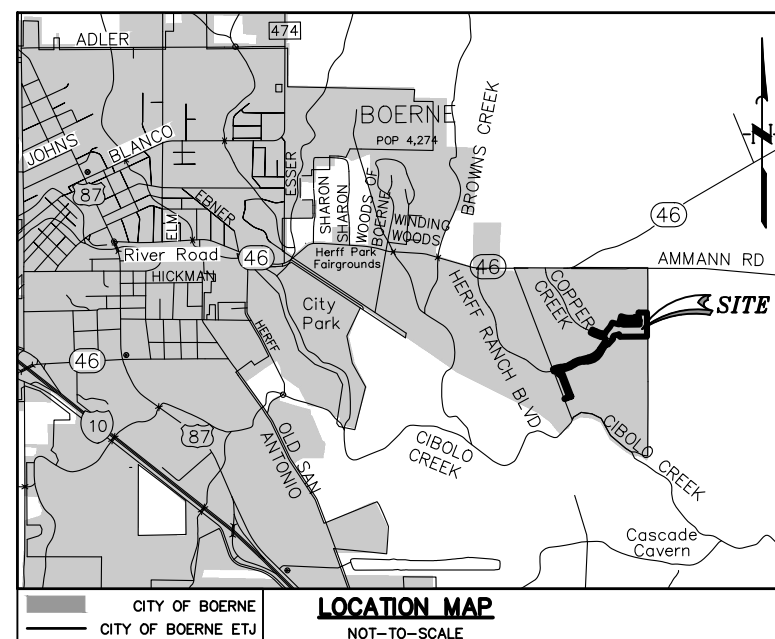
BLOCK 8 PERIMETER = 140 FT
BLOCK 9 PERIMETER = 921 FT
BLOCK 12 PERIMETER = 618 FT
BLOCK 13 PERIMETER = 352 FT



TYPICAL LOT EASEMENTS
NTS

PRELIMINARY SUBDIVISION PLAT ESTABLISHING RANCHES AT CREEKSIDE UNIT 2A

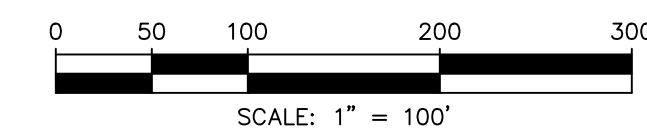
BEING A TOTAL OF 19.428 ACRES OF LAND CONTAINING PORTIONS OF THE GEORGE W. ADAMS SURVEY NO. 188, ABSTRACT NO. 5, AND THE C. JUAN ORTIZ SURVEY NO.



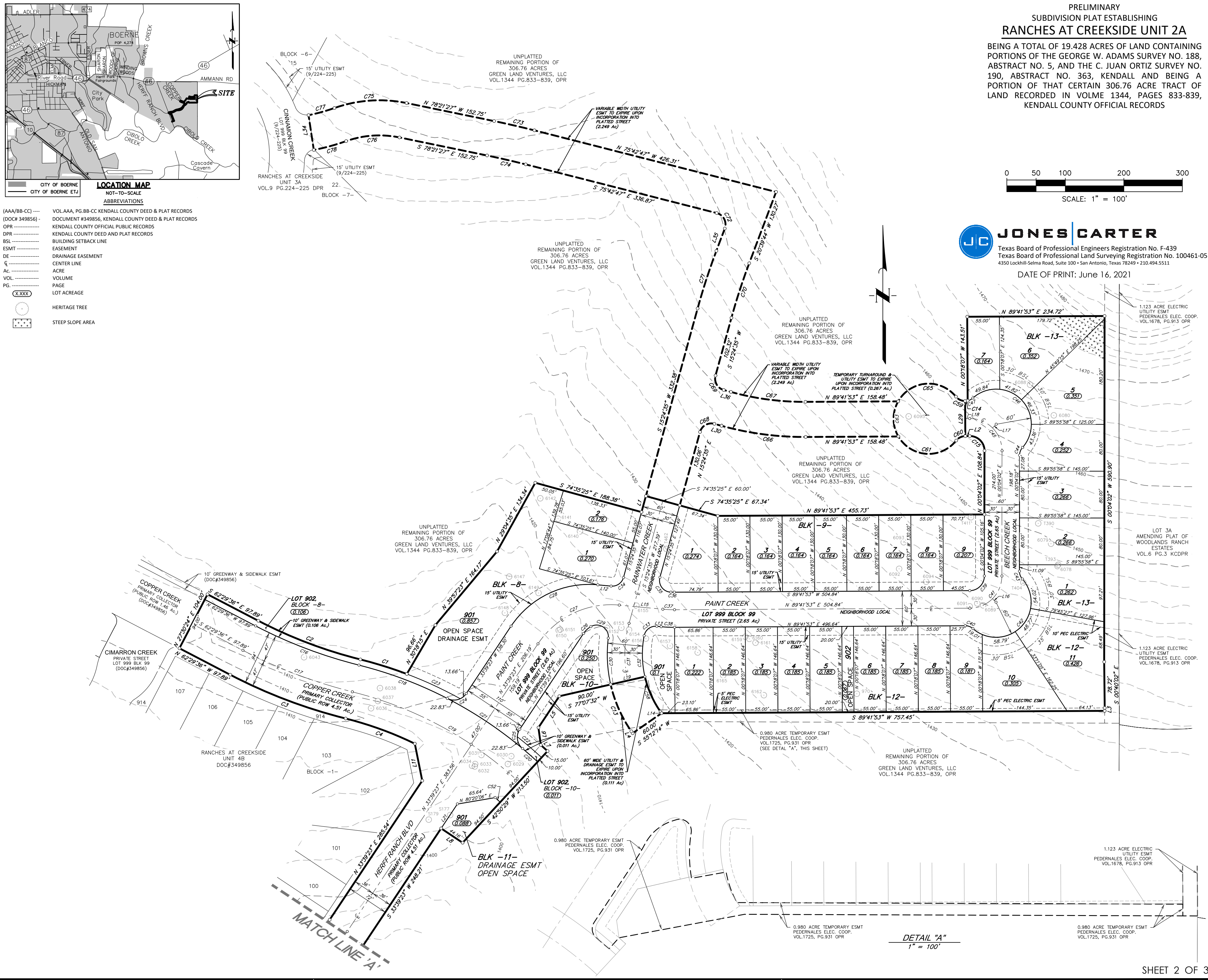
- NOT-TO-SCALE ABBREVIATIONS**
- (AAA/BB-CC) --- VOL AAA, PG BB-CC KENDALL COUNTY DEED & PLAT RECORDS
 - (DOCR 349856) - DOCUMENT #349856, KENDALL COUNTY DEED & PLAT RECORDS
 - OPR --- KENDALL COUNTY OFFICIAL PUBLIC RECORDS
 - DPR --- KENDALL COUNTY DEED AND PLAT RECORDS
 - BSL --- BUILDING SETBACK LINE
 - ESMT --- EASEMENT
 - DE --- DRAINAGE EASEMENT
 - CL --- CENTER LINE
 - Ac --- ACRE
 - VOL --- VOLUME
 - PG --- PAGE
 - (XXX) --- LOT ACREAGE
 - HERITAGE TREE
 - STEEP SLOPE AREA

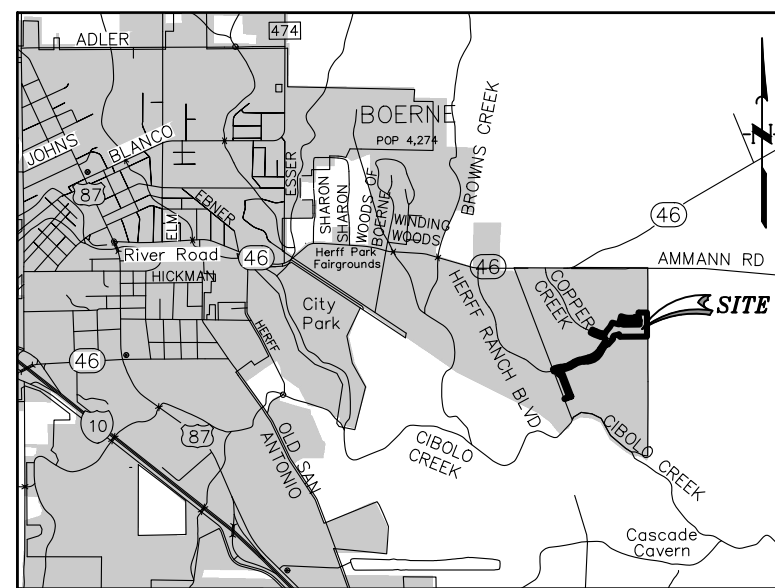
PRELIMINARY
SUBDIVISION PLAT ESTABLISHING
RANCHES AT CREEKSIDE UNIT 2A

BEING A TOTAL OF 19.428 ACRES OF LAND CONTAINING PORTIONS OF THE GEORGE W. ADAMS SURVEY NO. 188, ABSTRACT NO. 5, AND THE C. JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363, KENDALL AND BEING A PORTION OF THAT CERTAIN 306.76 ACRE TRACT OF LAND RECORDED IN VOLUME 1344, PAGES 833-839, KENDALL COUNTY OFFICIAL RECORDS



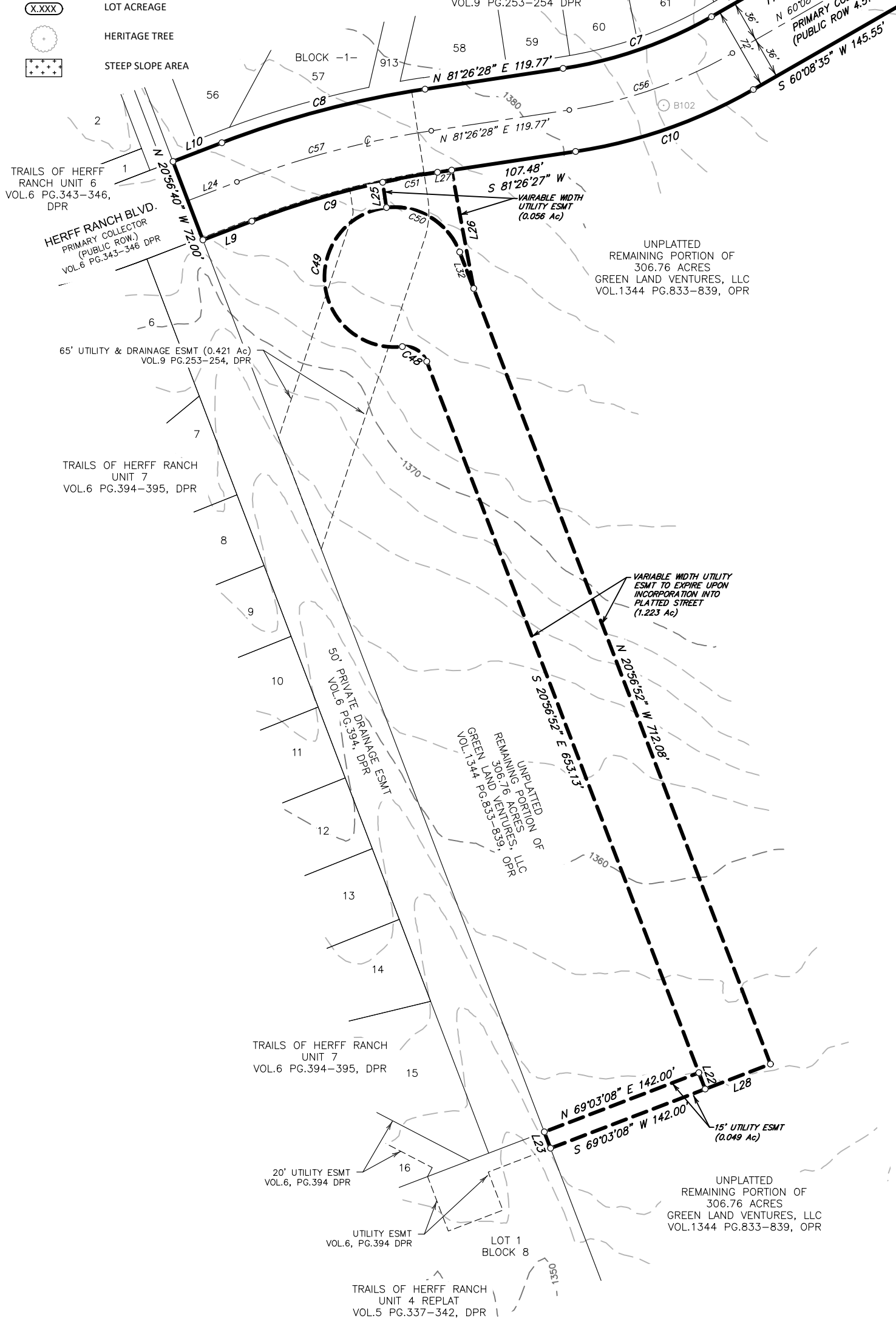
JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511
DATE OF PRINT: June 16, 2021





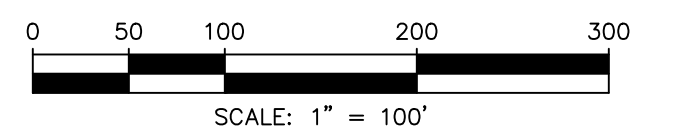
LOCATION MAP
NOT-TO-SCALE

- ABBREVIATIONS
- (AAA/BB-CC) --- VOL AAA, PG BB-CC KENDALL COUNTY DEED & PLAT RECORDS
(DOC# 349856) - DOCUMENT #349856, KENDALL COUNTY DEED & PLAT RECORDS
OPR --- KENDALL COUNTY OFFICIAL PUBLIC RECORDS
DPR --- KENDALL COUNTY DEED AND PLAT RECORDS
BSL --- BUILDING SETBACK LINE
ESMT --- EASEMENT
DE --- DRAINAGE EASEMENT
CL --- CENTER LINE
Ac --- ACRE
VOL --- VOLUME
PG --- PAGE
PG --- LOT ACREAGE
- HERITAGE TREE
STEEP SLOPE AREA



MATCH LINE 'A'

PRELIMINARY
SUBDIVISION PLAT ESTABLISHING
RANCHES AT CREEKSIDE UNIT 2A
BEING A TOTAL OF 19.428 ACRES OF LAND CONTAINING
PORTIONS OF THE GEORGE W. ADAMS SURVEY NO. 188,
ABSTRACT NO. 5, AND THE C. JUAN ORTIZ SURVEY NO.
190, ABSTRACT NO. 363, KENDALL AND BEING A
PORTION OF THAT CERTAIN 306.76 ACRE TRACT OF
LAND RECORDED IN VOLUME 1344, PAGES 833-839,
KENDALL COUNTY OFFICIAL RECORDS



JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511
DATE OF PRINT: June 16, 2021