

**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**BOERNE CITY HALL**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 North Main Street**  
**Monday, May 1, 2023 – 6:00 p.m.**

EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE: THE PLANNING AND ZONING COMMISSION MAY, AS PERMITTED BY LAW, ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY MATTER LISTED BELOW AS AUTHORIZED BY TEXAS GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY)

1. CALL TO ORDER – 6:00 PM

Pledge of Allegiance to the United States Flag

Pledge of Allegiance to the Texas Flag

(Honor the Texas flag, I pledge allegiance to thee, Texas – one state under God, one and indivisible.)

2. CONFLICTS OF INTEREST

3. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the Planning and Zoning Commission on any issue. The Planning and Zoning Commission may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)

4. CONSENT AGENDA: ALL ITEMS LISTED BELOW WITHIN THE CONSENT AGENDA ARE CONSIDERED ROUTINE BY THE PLANNING AND ZONING COMMISSION AND MAY BE ENACTED WITH ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF ITEMS UNLESS A COMMISSION MEMBER OR CITIZEN SO REQUESTS, IN WHICH EVENT THE ITEM MAY BE MOVED TO THE GENERAL ORDER OF BUSINESS AND CONSIDERED IN ITS NORMAL SEQUENCE.

4.A. [2023-410](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF APRIL 3, 2023.

**Attachments:** [23-0403 Official Meeting Minutes](#)

4.B. [2023-411](#) CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR REGENT PARK UNIT 1, PHASE 5B PRELIMINARY PLAT (KAD NO. 294048). TAKE NECESSARY ACTION.

**Attachments:**    [AIS - 30-Day Time Ext Regent Park U1 Ph 5B Prelim 230501](#)  
[Att 1 - Location Map](#)  
[Att 2 - Aerial Map](#)  
[Att 3 - Regent Park Un 1 Ph 5B Prelim Plat 20230405](#)  
[Att 4 - Regent Park Master Plan Mylar May0117](#)  
[Att 5 - Regent Park Un1Ph5B - 30-Day Extension Request](#)  
[Att 6 - Memo Review 2 Comments Regent Park Un 1 Ph 5B](#)  
[Att 7 - Redlines Regent Park Un 1 Ph 5B 230426](#)

- 4.C.    [2023-412](#)    CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR PRINCIPLE HYUNDAI MAJOR DEVELOPMENT PLAT (KAD NO. 14373). TAKE NECESSARY ACTION.

**Attachments:**    [AIS - 30-Day Time Ext Principle Hyundai MajDevPlat 230501](#)  
[Att 1 - Location Map](#)  
[Att 2 - Aerial Map](#)  
[Att 3 - Plat Principle Hyundai 230406](#)  
[Att 4 - Principle Hyundai - 30 day extension request](#)  
[Att 5 - Memo Review 1 Comments Principle Hyundai](#)  
[Att 6 - Redlines Prinipcle Hyundai 230426](#)

- 4.D.    [2023-413](#)    CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR COLLECTION AT BOERNE MAJOR SUBDIVISION PLAT (KAD NO. 14142). TAKE NECESSARY ACTION.

**Attachments:**    [AIS - 30-Day Time Ext Collection at Boerne MajSubPlat 20230501](#)  
[Att 1 - Location Map](#)  
[Att 2- Aerial Map](#)  
[Att 3-Plat Collection at Boerne 230406](#)  
[Att 4- Plat Collection @ Boerne 30 Day Extension Request](#)  
[Att 5-Memo Review1 Comments Collection at Boerne Major Subdivision I](#)  
[Att-6 Redlines Collection at Boerne 20230426](#)

- 4.E.    [2023-414](#)    CONSIDER CONDITIONAL APPROVAL OF THE FINAL PLAT FOR SHORELINE PARK PHASE 7, 25.95 ACRES, 67 RESIDENTIAL LOTS, 4 OPEN SPACE LOTS, AND 3.45 ACRES OF RIGHT-OF-WAY (KAD NO. 12852 AND 305752) BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.



**Attachments:**    [AIS - Shoreline Park Ph 7 Final Plat 20230421](#)  
                              [Att 1 - Location Map](#)  
                              [Att 2 - Aerial Map](#)  
                              [Att 3- Final Plat Shoreline Park Ph 7](#)  
                              [Att 4 - Approved Master Plan - Dec0417 with corrected Note](#)  
                              [Att 5-Memo Review Comments 1 Shoreline Park Phase 7 Final Plat](#)  
                              [Attn 6- Shoreline Phase 7 Final Plat Redline 20230424](#)

5. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF - No discussion or action may take place

6. ADJOURNMENT

s/s Laura Haning

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Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 28th day of April,  
2023 at 10:00 a.m.

Heather Wood

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Secretary

**NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS**

**The City Hall Complex is wheelchair accessible. Access to the building and special parking is available at the front entrance of the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning and Community Development Department at 830-248-1501.**

Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.



**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**BOERNE CITY HALL**  
**RONALD C. BOWMAN CITY COUNCIL CHAMBERS**  
**447 North Main Street**  
**Monday, April 3, 2023 – 6:00 p.m.**

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF  
APRIL 3, 2023 6:00 P.M.

PRESENT - CHAIRMAN TIM BANNWOLF, VICE CHAIR PATRICK COHOON,  
COMMISSIONER SUSAN FRIAR, COMMISSIONER LUCAS HILER,  
COMMISSIONER BOB CATES, COMMISSIONER TERRY LEMOINE

ABSENT: COMMISSIONER BILL BIRD

STAFF PRESENT: MICK MCKAMIE, LAURA HANING, MIKE RAUTE, HEATHER  
WOOD, SARA SERRA-BENNETT, REBECCA PACINI, CHERYL ROGERS,  
MARTHA BERNAL

RECOGNIZED/REGISTERED GUESTS: ROBERT IMLER, JANICE BUNCH, LYNN  
BELLOW, STACI ALMAGER, DAWN FULGHAM, MARK RAMSOWER, GEORGE  
STASKA, STEPHANIE HANKIS, CARI MEREDITH, JAMES MCKNIGHT

EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE: THE  
PLANNING AND ZONING COMMISSION MAY, AS PERMITTED BY LAW, ADJOURN INTO  
EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY MATTER LISTED BELOW AS  
AUTHORIZED BY TEXAS GOVERNMENT CODE §551.071 (CONSULTATION WITH  
ATTORNEY)

1. CALL TO ORDER – 6:00 PM

Chairman Bannwolf called the Planning and Zoning Commission to order  
at 6:03 p.m.

Pledge of Allegiance to the United States Flag

Pledge of Allegiance to the Texas Flag

(Honor the Texas flag, I pledge allegiance to thee, Texas – one state under God, one and  
indivisible.)

2. CONFLICTS OF INTEREST

3. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the Planning and Zoning Commission on any issue. The Planning and Zoning Commission may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)

Stacy Almager, CEO of Hill Country Family Services, spoke in opposition of item 5.A.

Dawn Fulgham, representative of the Hill Country Animal League, spoke in opposition of item 5.A.

4. CONSENT AGENDA: ALL ITEMS LISTED BELOW WITHIN THE CONSENT AGENDA ARE CONSIDERED ROUTINE BY THE PLANNING AND ZONING COMMISSION AND MAY BE ENACTED WITH ONE MOTION. THERE WILL BE NO SEPARATE DISCUSSION OF ITEMS UNLESS A COMMISSION MEMBER OR CITIZEN SO REQUESTS, IN WHICH EVENT THE ITEM MAY BE MOVED TO THE GENERAL ORDER OF BUSINESS AND CONSIDERED IN ITS NORMAL SEQUENCE.

A MOTION WAS MADE BY COMMISSIONER COHOON, SECONDED BY COMMISSIONER HILER, TO APPROVE THE CONSENT AGENDA AS PRESENTED.

THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 6-** CHAIRMAN BANNWOLF, COMMISSIONER FRIAR, COMMISSIONER COHOON, COMMISSIONER CATES, COMMISSIONER LEMOINE, COMMISSIONER HILER

**NAY: 0**

4.A. [2023-332](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF MARCH 6, 2023.

4.B. [2023-334](#) CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR REGENT PARK UNIT 1, PHASE 5B PRELIMINARY PLAT (KAD NO. 294048). TAKE NECESSARY ACTION.

- 4.C. [2023-335](#) CONSIDER CONDITIONAL APPROVAL FOR CORLEY FARMS UNIT 1 FINAL PLAT, 33.77 ACRES, 15 RESIDENTIAL LOTS, 6 OPEN SPACE LOTS, 2 NON-RESIDENTIAL LOTS, AND 7.85 ACRES OF RIGHT-OF-WAY (KAD NO. 12154, 12162, 12231, 12232, & 307737) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001 B OF THE SUBDIVISION ORDINANCE AND BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.
- 4.D. [2023-336](#) CONSIDER CONDITIONAL APPROVAL FOR CORLEY FARMS UNIT 2 FINAL PLAT, 56.75 ACRES, 225 RESIDENTIAL LOTS, 7 OPEN SPACE LOTS, AND 12.52 ACRES OF RIGHT-OF-WAY (KAD NO. 12154 & 12184) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001 B OF THE SUBDIVISION ORDINANCE AND BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.
- 4.E. [2023-337](#) CONSIDER DISAPPROVAL FOR UPPER CIBOLO MAJOR DEVELOPMENT PLAT, 1.883 ACRES, 1 NON-RESIDENTIAL LOT (KAD NO. 36246) BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.
- 4.F. [2023-338](#) CONSIDER CONDITIONAL APPROVAL FOR THE BIRCH AT SPENCER RANCH PHASE 2 FINAL PLAT, 23.09 ACRES, 72 RESIDENTIAL LOTS, 3 OPEN SPACE LOTS, AND 3.57 ACRES OF PRIVATE RIGHT-OF-WAY (KAD NO. 307605) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001 B OF THE SUBDIVISION ORDINANCE AND BASED ON COMMENTS STATED IN STAFF'S REVIEW MEMO.

5. REGULAR AGENDA:

- 5.A. [2023-339](#) CONSIDER THE PROPOSED SPECIAL USE PERMIT (SUP) FOR A THRIFT STORE (NO OUTSIDE STORAGE/ DONATION BIN) IN A C3-EC (COMMUNITY COMMERCIAL, ENTRANCE CORRIDOR OVERLAY DISTRICT) AT 232 WEST BANDERA ROAD (MOOSEHEAD MANOR LOT PT 11, .701 ACRES, KAD 37919) (GOODWILL/ LORI L. JONES)

- I. STAFF PRESENTATION
- II. PUBLIC HEARING
- III. MAKE RECOMMENDATION

Ms. Sara Serra-Bennett, City Planner II., presented the proposed Special

Use Permit (hereinafter, SUP).

Ms. Janice Bunch, CEO of Goodwill, gave a presentation on their proposal for the thrift shop.

Mr. James McKnight, attorney for Goodwill, spoke regarding mitigation options to address potential concerns of the community. They will have cameras and a risk management team to monitor them when any issue may arise. There will be box trucks that will arrive daily before 8 a.m. to pick up any items that may have been left outside after hours. He further expressed their willingness to address any concerns of the community.

Chairman Bannwolf opened the public hearing at 6:35 p.m.

No comments were received.

Chairman Bannwolf closed the public hearing at 6:36 p.m.

Commission discussion ensued regarding concerns of after hours dumping and what could be done if this occurs. The Commission had questions concerning expiration of the SUP/any conditions if granted, if the SUP is attached to the tenant or the property owner, and if the proposed use is a proper land use in the entrance corridor.

Mr. Mick McKamie, Associate City Attorney, clarified that the proposed SUP is specific to a thrift store and to the property, not tenant. Further, any conditions placed on the SUP would be specific to a thrift store; any future retail use would comply with underlying zoning regulations. The SUP expires when the use is changed.

Ms. Bunch clarified that Goodwill plans to be at this location 7 years.

Mr. McKnight clarified that part of the SUP is site plan specific.

Ms. Laura Haning explained that violators can be cited for dumping if caught.

A MOTION WAS MADE BY COMMISSIONER COHOON, SECONDED BY COMMISSIONER CATES, TO MAKE A RECOMMENDATION TO CITY COUNCIL TO DENY THE PROPOSED SPECIAL USE PERMIT (SUP) FOR A THRIFT STORE (NO OUTSIDE STORAGE/ DONATION BIN) IN A C3- EC (COMMUNITY COMMERCIAL, ENTRANCE CORRIDOR OVERLAY DISTRICT) AT 232 WEST BANDERA ROAD (MOOSEHEAD MANOR LOT PT 11, .701 ACRES, KAD 37919) (GOODWILL/ LORI L. JONES) :

THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 6-** CHAIRMAN BANNWOLF, COMMISSIONER FRIAR, COMMISSIONER COHOON, COMMISSIONER CATES, COMMISSIONER LEMOINE, COMMISSIONER HILER

**NAY: 0**

6. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF - No discussion or action may take place

Chairman Bannwolf recognized Commissioner Cohoon for his recent appointment to the Guadalupe-Blanco River Authority Board of Directors.

7. ADJOURNMENT

Chairman Bannwolf adjourned the Planning and Zoning Commission at 7:00 p.m.

\_\_\_\_\_  
Chairman

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 31st day of March, 2023 at 9:30 a.m.


\_\_\_\_\_  
Secretary



## AGENDA ITEM SUMMARY

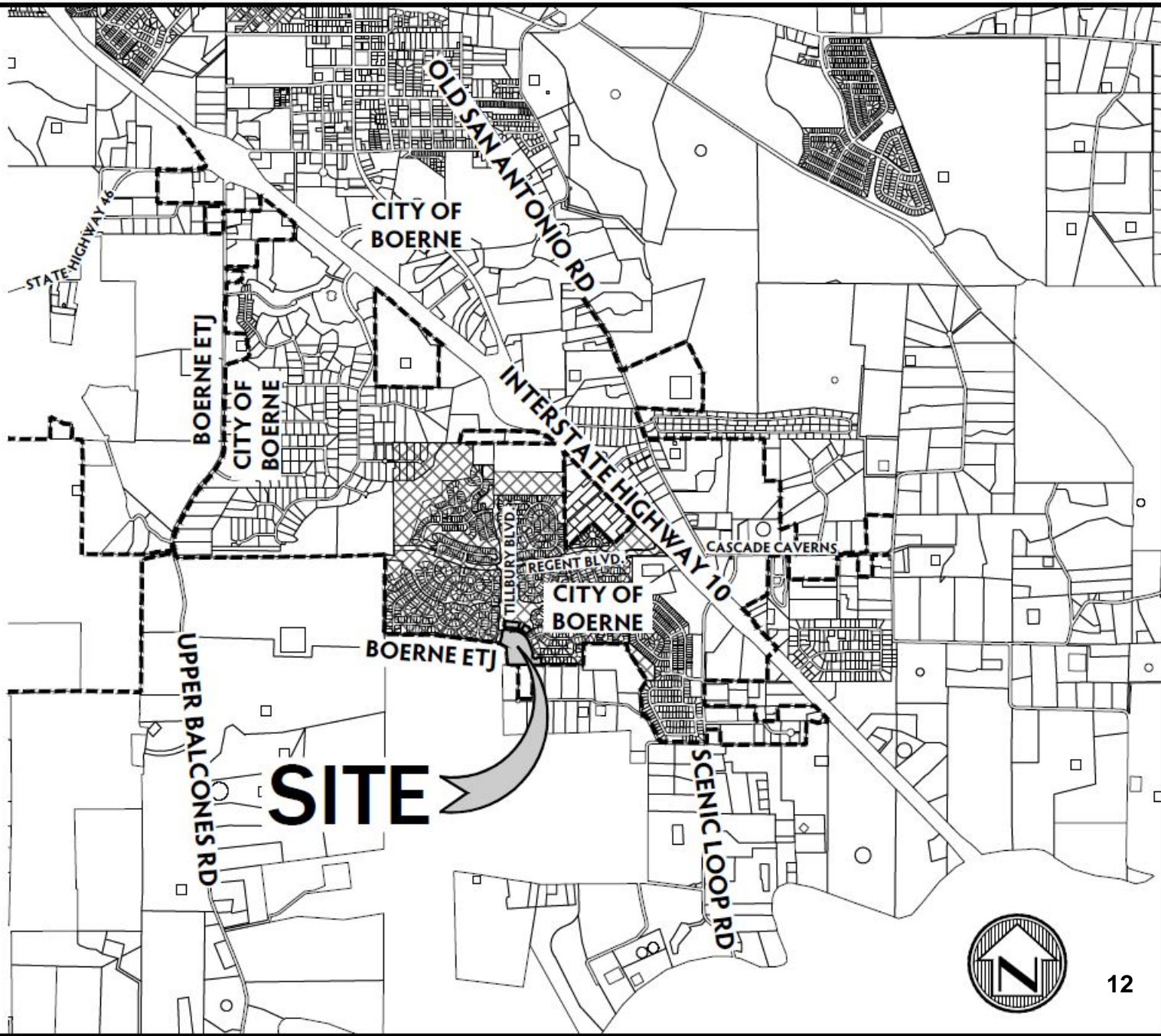
### District Impacted

- ☐ 1 = Wolosin
- ☐ 2 = Woolard
- ☐ 3 = Scott
- ☐ 4 = Boddie
- ☒ 5 = Macaluso
- ☐ All

	<b>AGENDA ITEM SUMMARY</b>										
<b>Agenda Date</b>	May 1, 2023										
<b>Requested Action</b>	CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR REGENT PARK UNIT 1, PHASE 5B PRELIMINARY PLAT (KAD NO. 294048). TAKE NECESSARY ACTION.										
<b>Contact Person</b>	Rebecca Pacini, AICP, Planner III, Planning Department										
<b>Background Information</b>	<p>The applicant requests a 30-day time extension. The plat may be considered at the next Planning &amp; Zoning Commission meeting.</p> <p>This is the preliminary plat for Regent Park Unit 1, Phase 5B. The Preliminary Plat consists of 31 residential lots, 1 open space lot, and 0.945 acres of right-of-way, on 10.883 acres. The plat application was deemed administratively complete on October 14, 2022. A 30-day time extension was granted on November 7, December 5, 2022, January 9, February 6, March 6, and April 3, 2023.</p> <p>The Comprehensive Plan designates the Future Land Use for this property as Neighborhood Residential. The Master Development Plan was amended in May 2017. The property is zoned R2-M (Moderate Density Residential).</p>										
<b>Item Justification</b>	<table border="0"> <tr> <td><input checked="" type="checkbox"/> Legal/Regulatory Obligation</td> <td><input type="checkbox"/> Infrastructure Investment</td> </tr> <tr> <td><input type="checkbox"/> Reduce Costs</td> <td><input checked="" type="checkbox"/> Customer Demand</td> </tr> <tr> <td><input type="checkbox"/> Increase Revenue</td> <td><input type="checkbox"/> Service Enhancement</td> </tr> <tr> <td><input type="checkbox"/> Drive Down Risk</td> <td><input type="checkbox"/> Process Efficiency</td> </tr> <tr> <td><input type="checkbox"/> Master Plan Recom.</td> <td><input type="checkbox"/> Other: _____</td> </tr> </table>	<input checked="" type="checkbox"/> Legal/Regulatory Obligation	<input type="checkbox"/> Infrastructure Investment	<input type="checkbox"/> Reduce Costs	<input checked="" type="checkbox"/> Customer Demand	<input type="checkbox"/> Increase Revenue	<input type="checkbox"/> Service Enhancement	<input type="checkbox"/> Drive Down Risk	<input type="checkbox"/> Process Efficiency	<input type="checkbox"/> Master Plan Recom.	<input type="checkbox"/> Other: _____
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<input type="checkbox"/> Master Plan Recom.	<input type="checkbox"/> Other: _____										
<b>Financial Considerations</b>											
<b>Citizen Input/Board Review</b>											
<b>Legal Review</b>											
<b>Alternative Options</b>											
<b>Supporting Documents</b>	Attached maps, plat, comments memo, and redlines.										

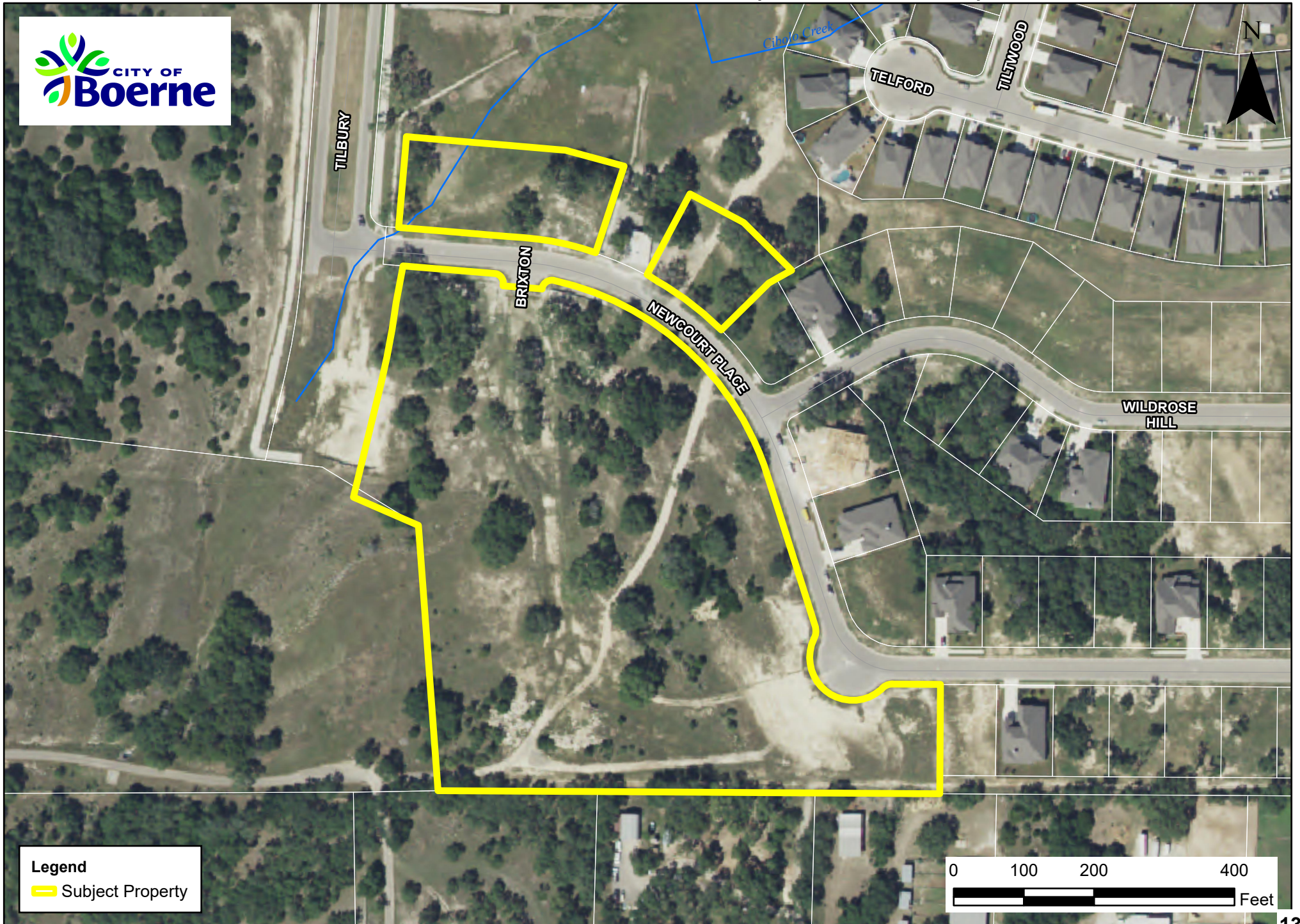








Aerial Map  
REGENT PARK UNIT 1, PHASE 5B (KAD NO. 294048)



Legend  
— Subject Property

0 100 200 400  
Feet



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.

SIDEWALK NOTE:  
FIVE- FEET WIDE (OR LARGER) REINFORCED CONCRETE SIDEWALKS SHALL BE INSTALLED ADJACENT TO ALL PROPERTY LINES OF EVERY LOT FRONTING A STREET AT SUCH TIME AS THAT LOT IS DEVELOPED.

IMPACT FEE ASSESSMENT:  
ASSESSMENT AND COLLECTION OF THE CITY OF BOERNE WATER & WASTEWATER UTILITIES' IMPACT FEES SHALL BE THE AMOUNT PER LOT AS SET FORTH IN THE CITY ORDINANCE #2019-56, SECTION 1.10(5).

LARGE LEGACY TREE:  
THERE ARE FIVE (5) LARGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THE SUBSEQUENT PAGES OF THIS PLAT.

CURVILINEAR STREET SETBACKS:  
ALL STREETS IN REGENT PARK UNIT 1, PHASE 5B ARE CURVILINEAR NETWORK STREETS AND DO NOT REQUIRE BUILDING SETBACK ARTICULATION AS DEFINED IN THE ZONING ORDINANCE.

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.

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 SERVICES 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.

- GENERAL NOTES:
- THIS SUBDIVISION CONTAINS 10.883 TOTAL ACRES WITH 31 RESIDENTIAL LOTS FOR A DENSITY OF 2.848 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, NAD83 (93).
  - UNLESS OTHERWISE NOTED, ALL CORNERS & ANGLE POINTS ARE SET 1/2" IRON RODS WITH A PLASTIC CAP STAMPED "CUDE".
  - THE AREA OF RIGHT-OF-WAY (R.O.W.) IN THIS SUBDIVISION IS 0.945 ACRES.
  - THE AREA OF OPEN SPACE REQUIRED IS 2.177 ACRES (20.00%). THIS SUBDIVISION CONTAINS 2.036 ACRES OF COMMUNITY OPEN SPACE.
  - GARAGE FRONTS THAT FACE THE STREET SHALL BE SET BACK A MINIMUM OF 25 FEET FROM THE PROPERTY LINE.
  - THE APPROXIMATE AREA OF THE SMALLEST LOT ON THIS PLAT IS 0.200 ACRES.

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.

- 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 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.

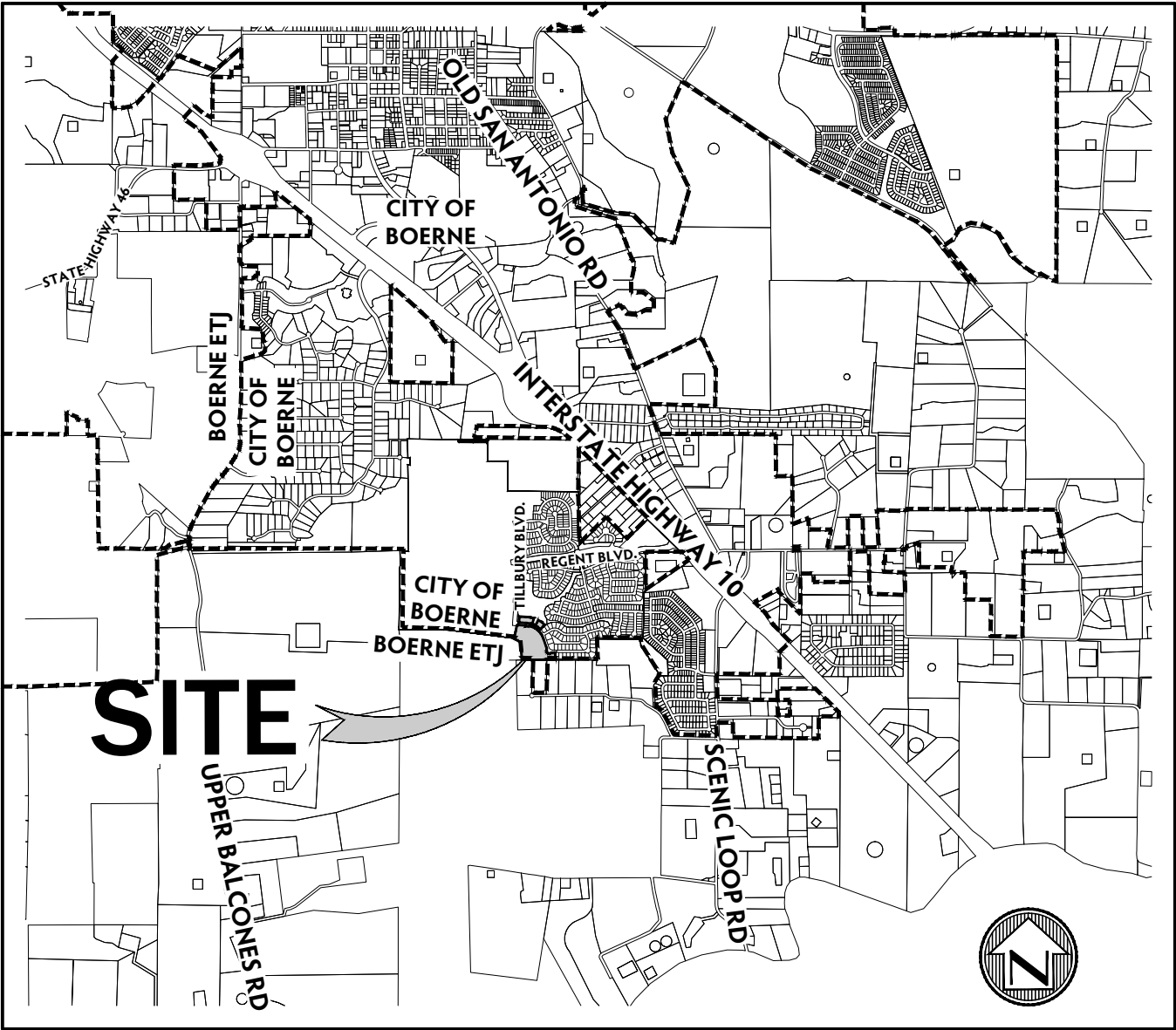
BANDERA ELECTRIC COOPERATIVE NOTES:  
IT IS UNDERSTOOD AND AGREED THAT PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN FEET (10') FRONT LINES 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

# REGENT PARK UNIT 1, PHASE 5B

BEING A 10.883 ACRE TRACT OF LAND OUT OF THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A 124.374 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 17, 2014 TO TENOTEX DEVELOPMENT CO., INC., RECORDED IN VOLUME 1446, PAGES 260-271, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

## 31 NEW RESIDENTIAL LOTS & 1 OPEN SPACE LOT 531 L.F. OF NEW STREET, 0.945 ACRES OF RIGHT-OF-WAY



## LOCATION MAP

STATE OF TEXAS  
COUNTY OF KENDALL

N.T.S.

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. 2022 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. 2022.

\_\_\_\_\_  
COUNTY CLERK  
KENDALL COUNTY, TEXAS

BY: \_\_\_\_\_

DEPUTY

THIS SUBDIVISION PLAT OF \_\_\_\_\_ REGENT PARK UNIT 1, PHASE 5B \_\_\_\_\_ 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., 2022.

BY: \_\_\_\_\_  
CHAIRMAN

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.  
W. PATRICK MURPHY, P.E.

\_\_\_\_\_  
REGISTERED PROFESSIONAL ENGINEER NO. 111597

SWORN TO AND SUBSCRIBED BEFORE ME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022.

STATE OF TEXAS  
COUNTY OF BEXAR

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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.

M.W. CUDE ENGINEERS, L.L.C.  
YURI V. BALMACEA WHELOCK, R.P.L.S.

\_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6815

SWORN TO AND SUBSCRIBED BEFORE ME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022.

STATE OF TEXAS  
COUNTY OF BEXAR

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE OWNER OF THE 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/DEVELOPER  
TENOTEX DEVELOPMENT CO., INC.  
A TEXAS CORPORATION  
10003 NW MILITARY, STE. 2201  
SAN ANTONIO, TX 78231  
PH: (210) 344-9200  
FAX: (210) 344-3137  
CONTACT: ISRAEL FOGIEL

\_\_\_\_\_  
BY: ISRAEL FOGIEL, PRESIDENT

STATE OF TEXAS  
COUNTY OF BEXAR

\_\_\_\_\_  
DULY AUTHORIZED AGENT

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 THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022.

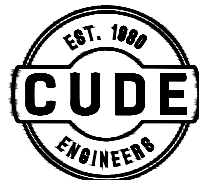
\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PLANNING

04/05/2023

RECEIVED

CONTACT: W. PATRICK MURPHY, P.E. PROJECT # 02133.240



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  
TBPELS REGISTERED  
TBP# 455 - TBP# 10048500

DATE: AUGUST 2022

1 OF 2

LINE TABLE		
LINE	BEARING	LENGTH
L1	S85°29'26"E	2.79'
L2	N85°29'26"W	159.68'
L3	N04°30'34"E	2.63'
L4	S85°29'26"E	54.00'
L5	N18°07'41"W	232.10'
L6	S89°59'05"W	68.61'
L7	N59°08'50"W	159.94'
L8	N04°30'34"E	130.00'
L9	S75°14'28"E	86.36'
L10	N17°52'19"E	130.54'
L11	S85°29'26"E	178.83'
L12	N27°37'20"E	130.00'
L13	S62°22'40"E	86.85'
L14	S45°29'28"E	97.34'
L15	N60°24'18"E	38.20'
L16	N44°27'13"E	93.18'
L17	S04°30'34"W	18.00'
L18	S25°11'06"E	65.84'
L19	S18°50'34"W	24.37'
L20	S16°43'04"E	59.81'
L21	N16°43'04"W	67.32'
L22	N34°01'40"W	30.69'
L23	N10°13'28"E	68.20'
L24	N04°30'34"E	37.45'

LINE TABLE		
LINE	BEARING	LENGTH
L25	N00°53'59"W	48.64'
L26	N53°53'20"E	14.72'
L27	N81°06'40"W	80.59'
L28	N58°36'40"W	69.71'
L29	N25°14'48"E	26.19'
L30	N25°14'48"E	23.93'
L31	S04°37'45"E	68.07'
L32	S07°16'01"W	48.51'
L33	S04°37'45"E	74.43'
L34	S12°59'14"E	62.83'


CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	1057.00'	06°18'20"	58.22'	116.33'	116.27'	N10°09'23"E
C2	23.00'	07°30'21"	22.02'	35.13'	31.81'	N50°45'24"E
C3	13.00'	90°00'00"	13.00'	20.42'	18.38'	N40°29'26"W
C4	13.00'	96°39'22"	14.61'	21.93'	19.42'	S52°50'15"W
C5	403.00'	60°42'23"	236.00'	426.99'	407.30'	N48°28'52"W
C6	24.00'	44°14'22"	9.76'	18.53'	18.07'	N03°59'30"E
C7	61.00'	160°21'58"	352.53'	170.73'	120.21'	N54°04'18"W
C8	24.00'	44°14'22"	9.76'	18.53'	18.07'	S67°51'54"W
C9	457.00'	03°21'45"	53.53'	106.58'	106.34'	N78°48'33"W
C10	457.00'	16°49'53"	67.61'	134.25'	133.77'	N53°57'44"W
C11	16.00'	29°41'40"	4.24'	8.29'	8.20'	S10°20'16"E
C12	60.00'	24°37'29"	13.10'	25.79'	25.59'	S12°52'21"E
C13	60.00'	09°24'11"	10.26'	20.32'	20.22'	S09°08'28"W
C14	16.00'	35°33'38"	5.13'	9.93'	9.77'	S01°03'45"W
C15	177.00'	12°05'19"	18.74'	37.34'	37.28'	S10°40'24"E
C16	23.00'	57°46'09"	12.69'	23.19'	22.22'	S33°30'49"E
C17	52.00'	274°38'20"	47.95'	249.25'	70.50'	S74°55'17"W
C18	23.00'	36°52'12"	7.67'	14.80'	14.55'	N13°48'21"E
C19	123.00'	12°05'19"	13.02'	25.95'	25.90'	N10°40'24"W
C20	25.00'	17°18'37"	3.81'	7.55'	7.52'	N25°22'22"W
C21	46.79'	26°26'57"	11.00'	21.60'	21.41'	N20°48'12"W
C22	51.79'	17°48'11"	8.11'	16.09'	16.03'	N01°19'22"E
C23	25.00'	5°42'54"	1.25'	2.49'	2.49'	N07°22'01"E

POINT	DIAMETER	CIRCUMFERENCE & TYPE
6126	42"	132" TC OAK
7905	36"	113" TC CEDAR ELM
7940	38"	119" TC OAK
7991	36"	113" TC OAK
8507	38"	119" TC OAK

## A PRELIMINARY PLAT ESTABLISHING REGENT PARK UNIT 1, PHASE 5B

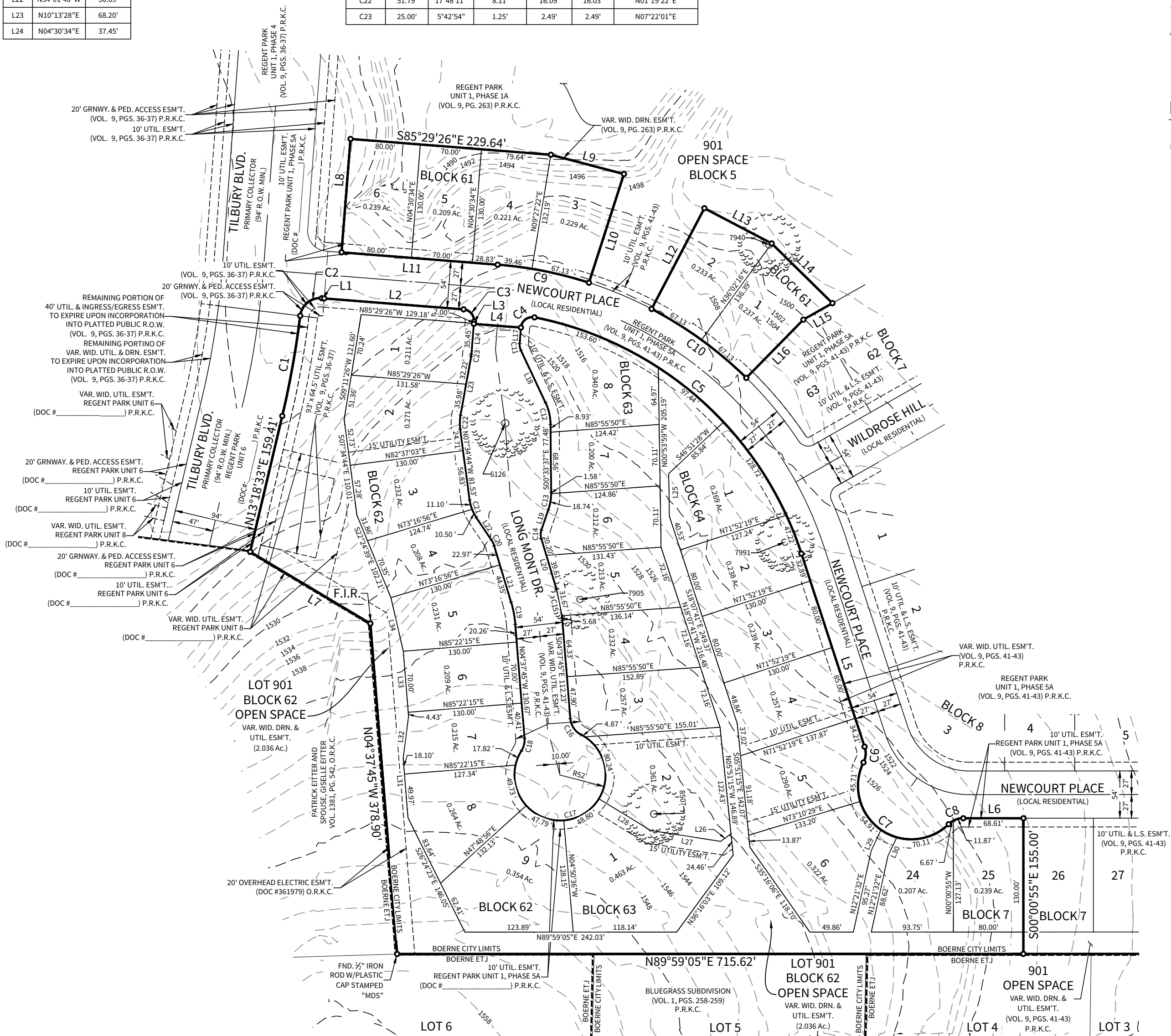
BEING A 10.883 ACRE TRACT OF LAND OUT OF THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A 124.374 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 17, 2014 TO TENOTEX DEVELOPMENT CO., INC., RECORDED IN VOLUME 1446, PAGES 260-271, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

### LEGEND

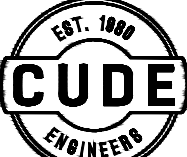
AC.	= ACRES
BLVD.	= BOULEVARD
CL	= CURVE NUMBER
DRN.	= DRAINAGE
ESMT.	= EASEMENT
F.I.R.	= FOUND 1/2" IRON ROD
GRNWY.	= GREENWAY
L1	= LINE NUMBER
L.F.	= LINEAR FOOT
L.S.	= LANDSCAPE
NAD	= NORTH AMERICAN DATUM
NAVD	= NORTH AMERICAN VERTICAL DATUM
NO.	= NUMBER
N.T.A.	= NOT TO SCALE
OCL	= OUTSIDE CITY LIMITS
O.R.K.C.	= OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS
PED.	= PEDESTRIAN
PG.	= PAGE
PGS.	= PAGES
P.R.K.C.	= PLAT RECORDS OF KENDALL COUNTY, TEXAS
R	= RADIUS
R.O.W.	= RIGHT-OF-WAY
T.C.	= TRUNK CIRCUMFERENCE
UTIL.	= UTILITY
VAR.	= VARIABLE
VOL.	= VOLUME
WID.	= WIDTH
---	= STREET CENTERLINE
- - ELEV. - -	= EXISTING GROUND MAJOR CONTOUR
- - - ELEV. - - -	= EXISTING GROUND MINOR CONTOUR
----	= BOERNE CITY LIMITS
	= LARGE LEGACY TREE

### BLOCK SIZE NOTE:

THE AVERAGE EXTERIOR PERIMETER OF THE BLOCKS ARE 1,357 L.F.



CONTACT: W. PATRICK MURPHY, P.E. PROJECT # 02133.240

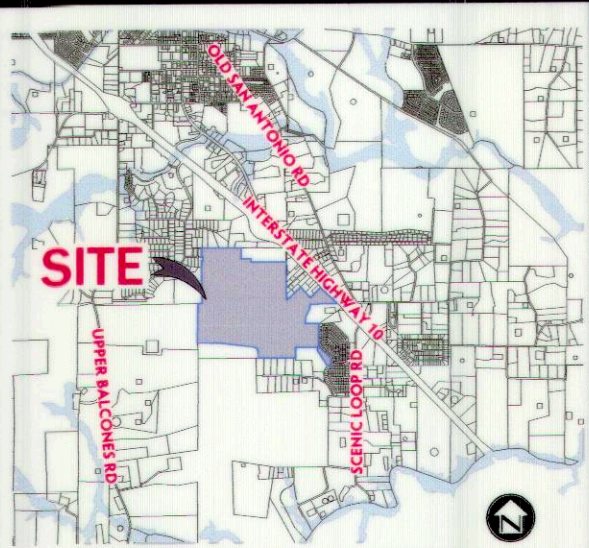


CUDE ENGINEERS, L.L.C.  
4122 POND HILL RD. • SUITE 101  
SAN ANTONIO, TEXAS 78231  
TEL 210.681.2951 • FAX 210.523.7112  
WWW.CUDEENGINEERS.COM  
TBPES REGISTERED  
TBPES #455 - TBPES #10048500

DATE: AUGUST 2022

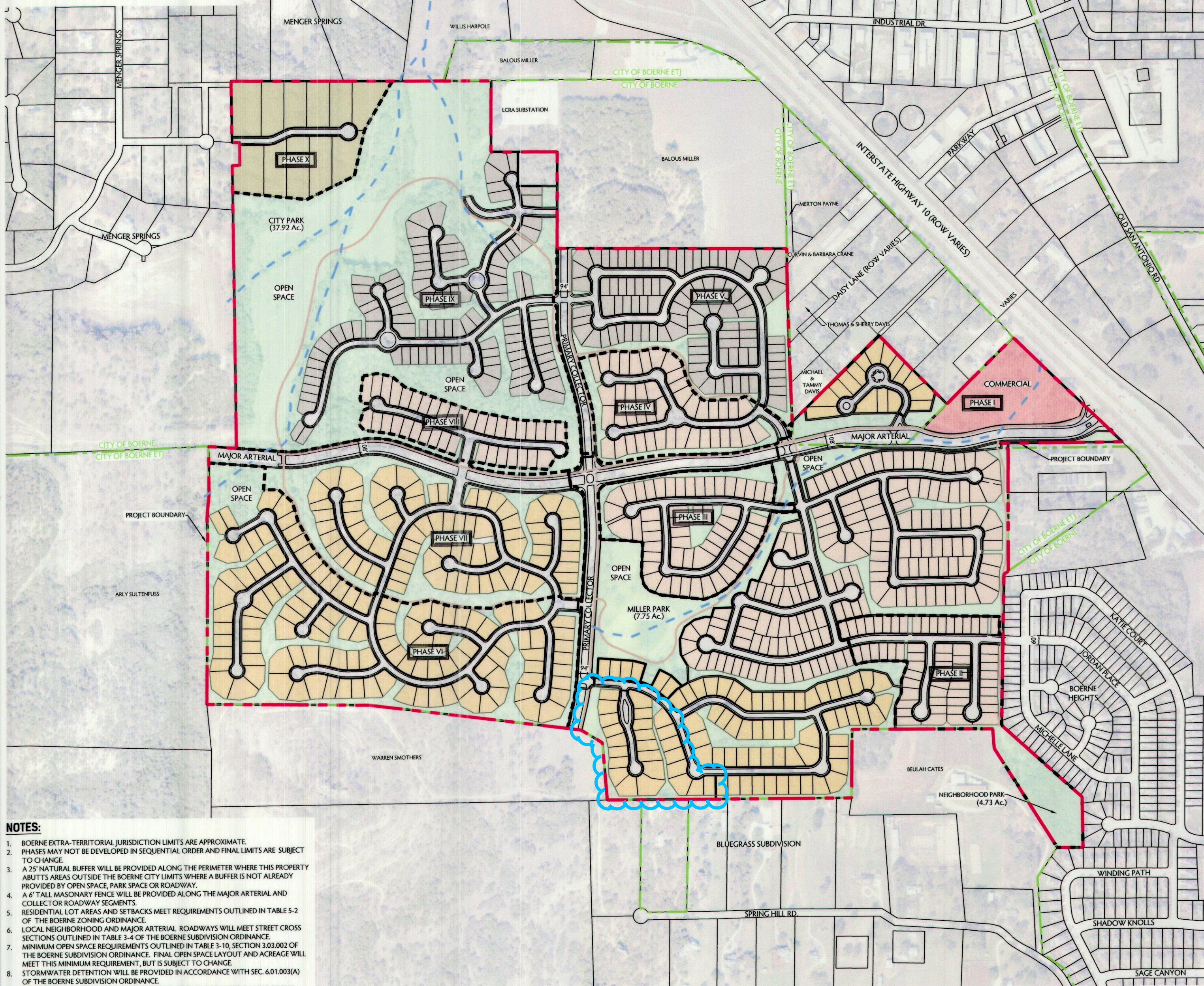
2 OF 2





LOCATION MAP

N.T.S.



NOTES:

1. BOERNE EXTRA-TERRITORIAL JURISDICTION LIMITS ARE APPROXIMATE.
2. PHASES MAY NOT BE DEVELOPED IN SEQUENTIAL ORDER AND FINAL LIMITS ARE SUBJECT TO CHANGE.
3. A 25' NATURAL BUFFER WILL BE PROVIDED ALONG THE PERIMETER WHERE THIS PROPERTY ABUTS AREAS OUTSIDE THE BOERNE CITY LIMITS WHERE A BUFFER IS NOT ALREADY PROVIDED BY OPEN SPACE, PARK SPACE OR ROADWAY.
4. A 6' TALL MASONRY FENCE WILL BE PROVIDED ALONG THE MAJOR ARTERIAL AND COLLECTOR ROADWAY SEGMENTS.
5. RESIDENTIAL LOT AREAS AND SETBACKS MEET REQUIREMENTS OUTLINED IN TABLE 5-2 OF THE BOERNE ZONING ORDINANCE.
6. LOCAL NEIGHBORHOOD AND MAJOR ARTERIAL ROADWAYS WILL MEET STREET CROSS SECTIONS OUTLINED IN TABLE 3-4 OF THE BOERNE SUBDIVISION ORDINANCE.
7. MINIMUM OPEN SPACE REQUIREMENTS OUTLINED IN TABLE 3-10, SECTION 3.03.002 OF THE BOERNE SUBDIVISION ORDINANCE. FINAL OPEN SPACE LAYOUT AND ACREAGE WILL MEET THIS MINIMUM REQUIREMENT, BUT IS SUBJECT TO CHANGE.
8. STORMWATER DETENTION WILL BE PROVIDED IN ACCORDANCE WITH SEC. 6.01.003(A) OF THE BOERNE SUBDIVISION ORDINANCE.
9. ALL NECESSARY EASEMENTS WILL BE PROVIDED AS OUTLINED IN SEC. 3.04.005 OF THE BOERNE SUBDIVISION ORDINANCE.
10. DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL FIRE CODE, LATEST EDITION, THEREOF.

NOTE: THIS MASTER PLANNED COMMUNITY SUPERSEDES THE PREVIOUSLY APPROVED MASTER PLANNED COMMUNITY DATED 04/07/2014.

DEVELOPER:

TENOTEX DEVELOPMENT CO., INC.  
CONTACT PERSON: ISRAEL FOGIEL  
10003 N.W. MILITARY HWY., SUITE 2201  
SAN ANTONIO, TX 78231  
TEL: (210) 344-9200  
FAX: (210) 344-3137

CIVIL ENGINEER:

M.W. CUDE ENGINEERS, L.L.C.  
CONTACT PERSON: CHRISTOPHER R. DICE, P.E.  
4122 POND HILL ROAD, SUITE 101  
SAN ANTONIO, TX 78231  
TEL: (210) 681-2951  
FAX: (210) 523-7112  
WWW.CUDEENGINEERS.COM  
INFO@MWCUDE.COM

LEGAL DESCRIPTION:

BEING 419.96 ACRES OF LAND SITUATED IN THE SAMUEL HEWES SURVEY NO. 186, ABSTRACT NO. 247, THE J.M. MCCULLOCK & CO. SURVEY NO. 185, ABSTRACT NO. 346, THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, AND THE JOHN SMALL SURVEY NO. 183, ABSTRACT NO. 441, CITY OF BOERNE, KENDALL COUNTY, TEXAS, BEING ALL OF A 3.755 ACRE TRACT OF LAND AS RECORDED IN VOLUME 771, PAGES 123-127, PART OF A 200 ACRE TRACT OF LAND AS RECORDED IN VOLUME 693, PAGES 52-57, PART OF A 274.884 ACRE TRACT OF LAND AS RECORDED IN VOLUME 765, PAGES 667-673, BEING ALL OF A CALLED 9.927 ACRE TRACT OF LAND AS RECORDED IN VOLUME 236, PAGE 714, AND BEING 9.938 ACRES OUT OF A CALLED 21.391 ACRE TRACT OF LAND AS RECORDED IN VOLUME 1131, PAGE 262, ALL OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

PRO-RATED LAND USE AND DENSITY TABLE

UNIT	LAND USE	GROSS Ac.	DWELLINGS	DU/Ac.
I	SINGLE FAMILY & COMMERCIAL	126.06	264	2.09
II	SINGLE FAMILY	18.63	60	3.22
III	SINGLE FAMILY	17.15	53	3.09
IV	SINGLE FAMILY	14.93	47	3.15
V	SINGLE FAMILY	30.80	119	3.86
VI	SINGLE FAMILY	54.04	128	2.37
VII	SINGLE FAMILY	40.84	85	2.08
VIII	SINGLE FAMILY	10.20	40	3.92
IX	SINGLE FAMILY	92.48	139	1.50
X	SINGLE FAMILY	14.83	15	1.01
TOTAL		419.96	950	2.26

PRO-RATED DEVELOPMENT SUMMARY

PHASE	45'/50' LOTS	55'/65' LOTS	70'/80' LOTS	1 ACRE LOTS	TOTAL
I	0	159	105	0	264
II	0	60	0	0	60
III	0	53	0	0	53
IV	0	47	0	0	47
V	119	0	0	0	119
VI	0	0	128	0	128
VII	0	0	85	0	85
VIII	0	40	0	0	40
IX	139	0	0	0	139
X	0	0	0	15	15
TOTAL	258	359	318	15	950

LAND USE AREA (ACRES)

LAND USE	AREA (ACRES)
CITY PARK	37.92
MILLER PARK	7.75
NEIGHBORHOOD PARK	4.73
OPEN SPACE	54.90
TOTAL OPEN SPACE AREA	105.30

NOTE: MINIMUM REQUIRED OPEN SPACE = 83.99 ACRES PER TABLE 3-10, SECTION 3.03.002 OF BOERNE SUBDIVISION ORDINANCE. FINAL OPEN SPACE LAYOUT AND ACREAGE WILL MEET THIS MINIMUM REQUIREMENT, BUT IS SUBJECT TO CHANGE.

FUNCTIONAL CLASSIFICATION	STREET DESIGN TYPE	MINIMUM ROW
LOCAL (< 2,000 VPD)	NEIGHBORHOOD (> 65 FEET)	54 FEET
LOCAL (< 2,000 VPD)	NEIGHBORHOOD (< 65 FEET)	60 FEET
COLLECTOR (> 10,000 VPD)	PRIMARY	94 FEET
ARTERIAL (< 54,000 VPD)	MAJOR	108 FEET

LEGEND:

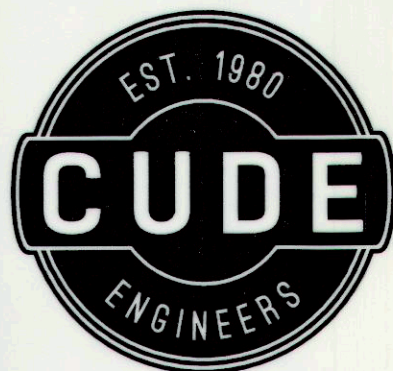
PROJECT BOUNDARY	BOERNE CITY LIMITS	STREAM CORRIDOR	PHASE LIMITS	PROPOSED STREET PAVEMENT	PROPOSED TRAIL	45'/50' SINGLE FAMILY RESIDENTIAL LOTS	55'/65' SINGLE FAMILY RESIDENTIAL LOTS	70'/80' SINGLE FAMILY RESIDENTIAL LOTS	1 ACRE SINGLE FAMILY RESIDENTIAL LOTS	COMMERCIAL	OPEN SPACE
------------------	--------------------	-----------------	--------------	--------------------------	----------------	--	--	--	---------------------------------------	------------	------------

THIS MASTER PLANNED COMMUNITY OF THE MILLER TRACT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 1<sup>ST</sup> DAY OF MAY, 2017

BY: *Christopher R. Dice*  
CHAIRMAN

BY: *David G. Carr*  
SECRETARY



CUDEENGINEERS.COM

4122 Pond Hill Road, Suite 101

San Antonio, Texas 78231

P:(210) 681.2951 F: (210) 523.7112

MILLER TRACT  
(ALSO KNOWN AS REGENT PARK)

MASTER PLANNED COMMUNITY

DATE

4/21/2017

PROJECT NO.

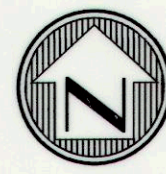
02133.080

DRAWN BY

MBS/SMR

CHECKED BY

BAS/JAM



SCALE: 1"=500'

CUDE ENGINEERS

TBPE No. 455

M1

1 OF 1



**From:** [Patrick Murphy, P.E.](#)  
**To:** [Rebecca Pacini](#)  
**Cc:** [Ariel Morin](#); [Sarah Wood](#); [Bo Wisehart](#)  
**Subject:** RE: COMMENTS: Regent Park Unit 1 Phase 5B Preliminary Plat  
**Date:** Wednesday, April 26, 2023 11:53:26 AM  
**Attachments:** [image001.png](#)

---

Let's do one more time extension so we can get the updated slopes map in and reviewed. Hopefully this can be the last one. I would like to formally request the time extension.

Regards,

**PATRICK MURPHY, PE, CFM | Associate**

Cude Engineers | P: (210) 681-2951 x 107

C: (210) 542-2141 | [cudeengineers.com](http://cudeengineers.com)



# Memo

To: W. Patrick Murphy, PE, CFM, Cude Engineers

From: Rebecca Pacini, AICP, Planner III

Date: April 26, 2023

Re: Review Comments – Regent Park Unit 1, Phase 5B Preliminary Plat

---

**The above referenced application is found to be Technically Incompliant for the following reasons listed below:**

**Planning Comments:**

- a. Per Subdivision Ordinance, Article 2, Section 2, 2.02.002 H, identify the location, right-of-way width, name and description of all existing or recorded streets, alleys, or other transportation features or similar reservations which are within or adjacent to the subdivision. Label functional class and ROW width on adjacent streets.
- b. Per Subdivision Ordinance, Article 2, Section 2, 2.02.002 M, provide a number to identify each lot and each block. Update the lot and block numbering, see redline.
- c. Per Subdivision Ordinance, Article 2, Section 2, 2.02.002 N, identify the centerline of watercourses, streams, creeks and existing drainage structures within and adjacent to the subdivision. Stream setbacks need to be shown on final plat and recommend showing on the preliminary plat.
- d. Per Subdivision Ordinance, Article 2, Section 2, 2.02.002 Q, identify locations, dimensions and purposes of all recorded and proposed easements. See redline, missing volume and page.
- e. Request but not required to Identify steep slopes on the plat.
- f. Slope Map – not compliant, may not disturb more than 15% of slopes greater than 25% slope per Zoning Ordinance 3.05.003 C.(3). Revise and resubmit the Slope Map.



**Development Services & Utilities Comments:**

- a. See attached redline comments on the plat and the Overall Utility Plan –  
ok for preliminary plat

**Fire Department Comments:**

- a. No comments



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.

SIDEWALK NOTE:  
FIVE-FOOT WIDE (OR LARGER) REINFORCED CONCRETE SIDEWALKS SHALL BE INSTALLED ADJACENT TO ALL PROPERTY LINES OF EVERY LOT FRONTING A STREET AT SUCH TIME AS THAT LOT IS DEVELOPED.

IMPACT FEE ASSESSMENT:  
ASSESSMENT AND COLLECTION OF THE CITY OF BOERNE WATER & WASTEWATER UTILITIES' IMPACT FEES SHALL BE THE AMOUNT PER LOT AS SET FORTH IN THE CITY ORDINANCE #2019-56, SECTION 1.10(5).

LARGE LEGACY TREE:  
THERE ARE FIVE (5) LARGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THE SUBSEQUENT PAGES OF THIS PLAT.

CURVILINEAR STREET SETBACKS:  
ALL STREETS IN REGENT PARK UNIT 1, PHASE 5B ARE CURVILINEAR NETWORK STREETS AND DO NOT REQUIRE BUILDING SETBACK ARTICULATION AS DEFINED IN THE ZONING ORDINANCE.

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.

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 SERVICES 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.

GENERAL NOTES:  
1. THIS SUBDIVISION CONTAINS 10.883 TOTAL ACRES WITH 31 RESIDENTIAL LOTS FOR A DENSITY OF 2.848 RESIDENTIAL LOTS PER ACRE.  
2. NO PART OF THIS SUBDIVISION PLAT IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.  
3. THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).  
4. UNLESS OTHERWISE NOTED, ALL CORNERS & ANGLE POINTS ARE SET 1/2" IRON RODS WITH A PLASTIC CAP STAMPED "CUDE".  
5. THE AREA OF RIGHT-OF-WAY (R.O.W.) IN THIS SUBDIVISION IS 0.945 ACRES.  
6. THE AREA OF OPEN SPACE REQUIRED IS 2.177 ACRES (20.00%). THIS SUBDIVISION CONTAINS 2.036 ACRES OF COMMUNITY OPEN SPACE.  
7. GARAGE FRONTS THAT FACE THE STREET SHALL BE SET BACK A MINIMUM OF 25 FEET FROM THE PROPERTY LINE.  
8. THE APPROXIMATE AREA OF THE SMALLEST LOT ON THIS PLAT IS 0.200 ACRES.

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.

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 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

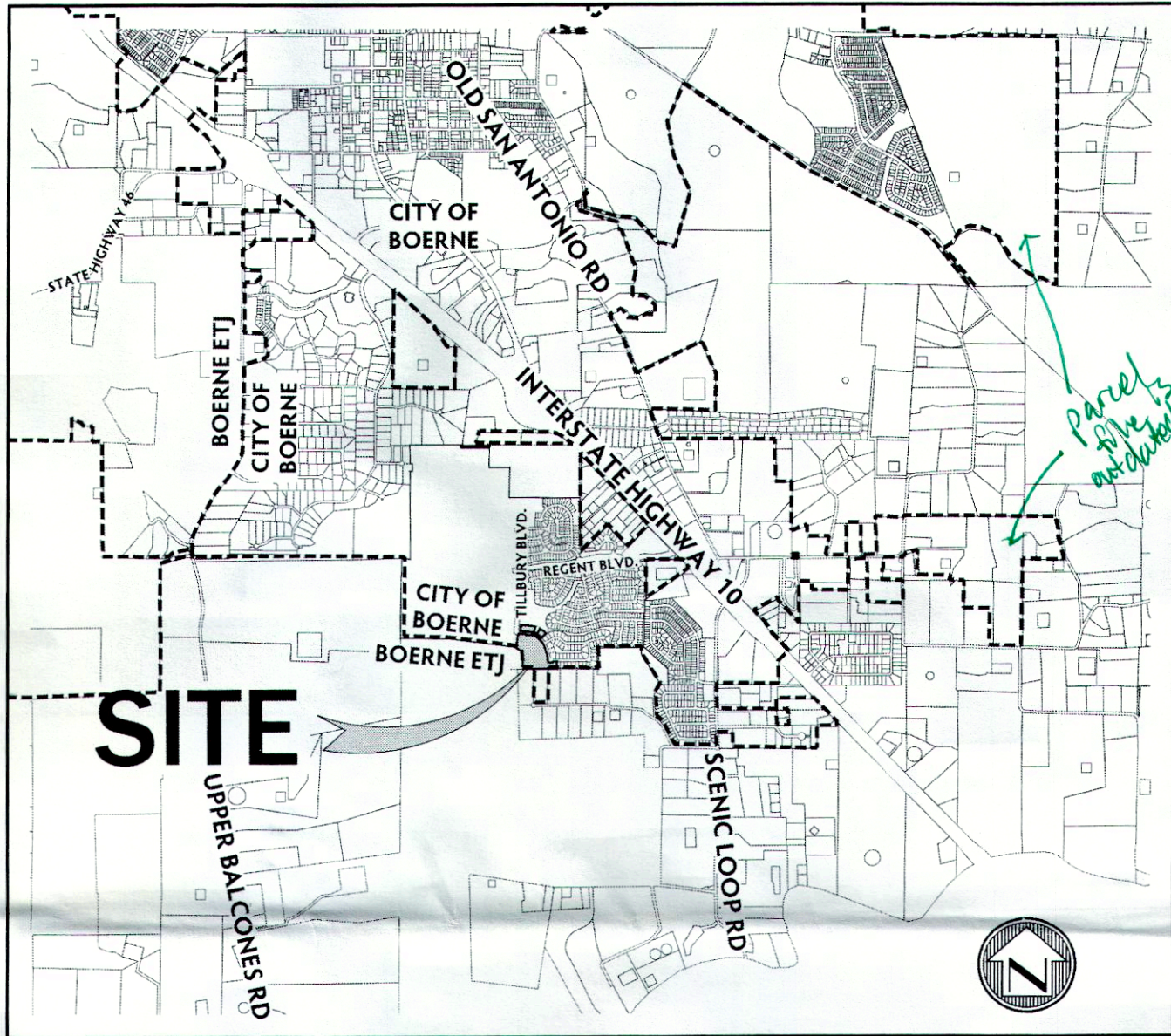
# REGENT PARK UNIT 1, PHASE 5B

BEING A 10.883 ACRE TRACT OF LAND OUT OF THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A 124.374 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 17, 2014 TO TENOTEX DEVELOPMENT CO., INC., RECORDED IN VOLUME 1446, PAGES 260-271, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

REVIEWED  
CITY OF BOERNE  
PLANNING DEPARTMENT

31 NEW RESIDENTIAL LOTS & 1 OPEN SPACE LOT  
531 L.F. OF NEW STREET, 0.945 ACRES OF RIGHT-OF-WAY

Revised 2/20/2023 AP



## LOCATION MAP

STATE OF TEXAS  
COUNTY OF KENDALL

N.T.S.

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. 2022 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. 2022.

COUNTY CLERK  
KENDALL COUNTY, TEXAS

BY: \_\_\_\_\_

DEPUTY

THIS SUBDIVISION PLAT OF REGENT PARK UNIT 1, PHASE 5B 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., 2022.

BY: \_\_\_\_\_  
CHAIRMAN

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.  
W. PATRICK MURPHY, P.E.

REGISTERED PROFESSIONAL ENGINEER NO. 111597

SWORN TO AND SUBSCRIBED BEFORE ME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022.

STATE OF TEXAS  
COUNTY OF BEXAR

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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.

M.W. CUDE ENGINEERS, L.L.C.  
YURI V. BALMACEA WHELOCK, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6815

SWORN TO AND SUBSCRIBED BEFORE ME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022.

STATE OF TEXAS  
COUNTY OF BEXAR

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE OWNER OF THE 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/DEVELOPER  
TENOTEX DEVELOPMENT CO., INC.  
A TEXAS CORPORATION  
10003 NW MILITARY, STE. 2201  
SAN ANTONIO, TX 78231  
PH: (210) 344-9200  
FAX: (210) 344-3137  
CONTACT: ISRAEL FOGIEL

BY: ISRAEL FOGIEL, PRESIDENT

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 THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022.

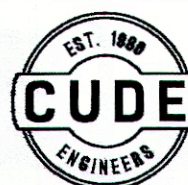
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

REVIEWED  
CITY OF BOERNE  
PLANNING DEPARTMENT  
APR 01 2023

Signature  
No Comment

RECEIVED  
APR 05 2023  
AM  
PLANNING

CONTACT: W. PATRICK MURPHY, P.E. PROJECT # 02133.240



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  
TBPELS REGISTERED  
TBPE #455 - TBPELS #10048500

DATE: AUGUST 2022

1 OF 2

Clouded companion document  
did not cloud all changes  
- on future submittals  
cloud all changes on  
highlight/clouded companion




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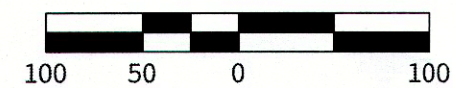
= ACRES  
 BLVD. = BOULEVARD  
 C1 = CURVE NUMBER  
 DRN. = DRAINAGE  
 ESM.T. = EASEMENT  
 F.I.R. = FOUND 1/2" IRON ROD  
 GRWWY. = GREENWAY  
 L1 = LINE NUMBER  
 L.F. = LINEAR FOOT  
 L = LANDSCAPE  
 NAD = NORTH AMERICAN DATUM  
 NAVD = NORTH AMERICAN VERTICAL DATUM  
 N = NUMBER  
 N.O. = NOT TO SCALE  
 OCL = OUTSIDE CITY LIMITS  
 O.R.K.C. = OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS  
 PER = PEDESTRIAN  
 PGS. = PAGE  
 P.R.K.C. = PLAT RECORDS OF KENDALL COUNTY, TEXAS  
 R = RADIUS  
 R.O.W. = RIGHT-OF-WAY  
 T.C. = TRUNK ARC CIRCUMFERENCE  
 UTIL. = UTILITY  
 VAR. = VARIABLE  
 VOL. = VOLUME  
 W.D. = WIDTH  
 \_\_\_\_\_ = STREET CENTERLINE  
 - - - ELEV. = - - - EXISTING HORIZONTAL MAJOR CONTOUR  
 - - - ELEV. = - - - EXISTING HORIZONTAL MINOR CONTOUR  
 - - - - - = BOERNE CITY LIMITS  
 (O) = LARGE LEGACY TREE

THE AVERAGE EXTERIOR PERIMETER OF THE  
BLOCKS ARE 1,357 L.F.

THE AVERAGE EXTERIOR PERIMETER OF THE  
BLOCKS ARE 1,357 L.F.

 = LARGE LEGACY TREE

SCALE: 1"=100'

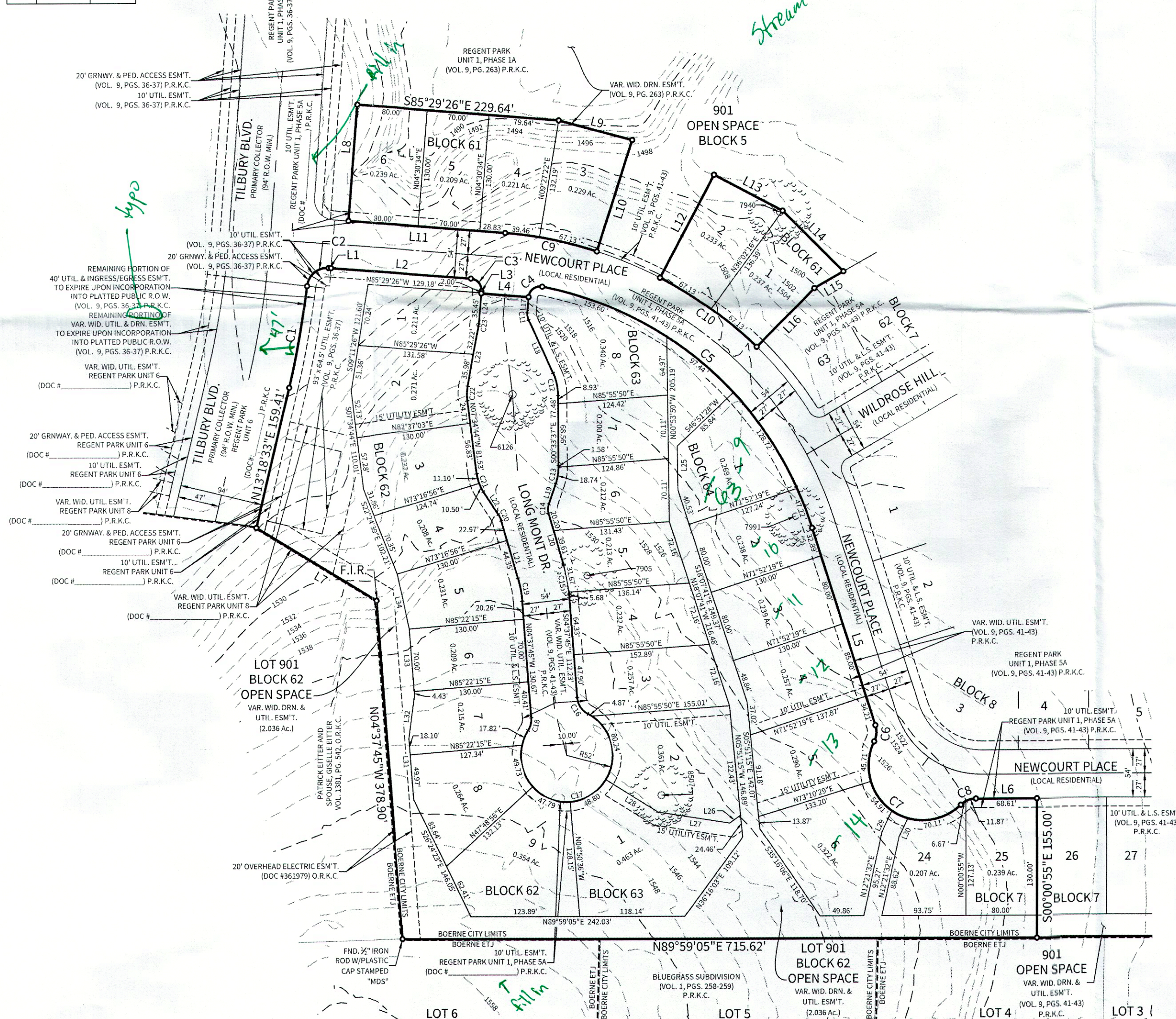


LINE TABLE		
LINE	BEARING	LENGTH
L1	S85°29'26" E	2.79
L2	N88°07'26" W	159.68
L3	N04°30'34" E	2.63
L4	S85°29'26" E	54.00
L5	N189°01'41" W	232.10
L6	S59°59'05" W	68.61
L7	N59°08'50" W	159.94
L8	N04°30'34" E	130.00
L9	S75°14'28" E	86.36
L10	N17°52'19" E	130.54
L11	S85°29'26" E	178.83
L12	N27°37'20" E	130.00
L13	S62°22'40" E	86.85
L14	S45°29'28" E	97.34
L15	N60°24'18" E	38.20
L16	N44°27'13" E	93.18
L17	S04°30'34" W	18.00
L18	S29°11'06" E	65.84
L19	S18°50'34" W	24.37
L20	S16°43'04" E	59.81
L21	N16°43'04" E	67.32
L22	N34°01'40" W	30.69
L23	N10°13'28" E	68.20
L24	N04°30'34" E	37.45

LINE TABLE		
LINE	BEARING	LENGTH
L25	N00°53'59"W	48.64'
L26	N53°53'20"E	14.72'
L27	N81°06'40"W	80.59'
L28	N58°36'40"W	69.71'
L29	N25°14'48"E	26.19'
L30	N25°14'48"E	23.93'
L31	S04°37'45"E	68.07'
L32	S07°16'01"W	48.51'
L33	S04°37'45"E	74.43'
L34	S12°59'14"E	62.83'

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	1057.00'	06°18'20"	58.22'	116.33'	116.27'	N10°09'23"E
C2	23.00'	07°30'21"	22.02'	35.13'	31.81'	N50°45'24"E
C3	13.00'	90°00'00"	13.00'	20.42'	18.38'	N40°29'26"W
C4	13.00'	96°39'22"	14.61'	21.93'	19.42'	S52°50'15"W
C5	403.00'	60°42'23"	236.00'	426.99'	407.30'	N48°28'52"E
C6	24.00'	44°14'22"	9.76'	18.53'	18.07'	N03°59'30"E
C7	61.00'	160°21'58"	352.53'	170.73'	120.21'	N50°04'18"W
C8	24.00'	44°14'22"	9.76'	18.53'	18.07'	S67°51'54"W
C9	457.00'	03°21'45"	53.53'	106.58'	106.34'	N78°48'33"W
C10	457.00'	16°49'53"	67.61'	134.25'	133.77'	N53°57'44"W
C11	16.00'	29°41'40"	4.24'	8.29'	8.20'	S10°20'16"E
C12	60.00'	24°37'29"	13.10'	25.79'	25.59'	S12°52'21"E
C13	60.00'	09°24'11"	10.26'	20.32'	20.22'	S09°08'28"W
C14	16.00'	35°33'38"	5.13'	9.93'	9.77'	S01°03'45"W
C15	177.00'	12°09'19"	18.74'	37.34'	37.28'	S10°40'24"E
C16	23.00'	57°46'09"	12.69'	23.19'	22.22'	S33°30'49"E
C17	52.00'	27°43'28"00"	47.95'	24.25'	20.50'	S74°55'17"W
C18	23.00'	36°52'12"	7.67'	14.80'	14.55'	N13°48'21"E
C19	123.00'	12°05'19"	13.02'	25.95'	25.90'	N10°40'24"W
C20	25.00'	17°18'37"	3.81'	7.55'	7.52'	N25°22'42"W
C21	46.79'	26°26'57"	11.00'	21.60'	21.41'	N20°48'12"W
C22	51.79'	17°48'11"	8.11'	16.09'	16.03'	N01°19'22"E
C23	25.00'	5°42'54"	1.25'	2.49'	2.49'	N07°22'01"E

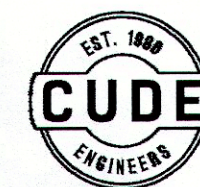
POINT	DIAMETER	CIRCUMFERENCE & TYPE
6126	42"	132" TC OAK
7905	36"	113" TC CEDAR ELM
7940	38"	119" TC OAK
7991	36"	113" TC OAK
8507	38"	119" TC OAK



**CONTACT:** W. PATRICK MURPHY, P.E.

PROJECT # 02133.240

DATE: AUGUST 2022



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2 OF 2



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IMPACT FEE ASSESSMENT:  
ASSESSMENT AND COLLECTION OF THE CITY OF BOERNE WATER & WASTEWATER UTILITIES' IMPACT FEES SHALL BE THE AMOUNT PER LOT AS SET FORTH IN THE CITY ORDINANCE #2019-56, SECTION 1.10(5).

LARGE LEGACY TREE:  
THERE ARE FIVE (5) LARGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THE SUBSEQUENT PAGES OF THIS PLAT.

CURVILINEAR STREET SETBACKS:  
ALL STREETS IN REGENT PARK UNIT 1, PHASE 5B ARE CURVILINEAR NETWORK STREETS AND DO NOT REQUIRE BUILDING SETBACK ARTICULATION AS DEFINED IN THE ZONING ORDINANCE.

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.

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 SERVICES 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.

- GENERAL NOTES:
- THIS SUBDIVISION CONTAINS 10.883 TOTAL ACRES WITH 31 RESIDENTIAL LOTS FOR A DENSITY OF 2.848 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, NAD83 (93).
  - UNLESS OTHERWISE NOTED, ALL CORNERS & ANGLE POINTS ARE SET 1/2" IRON RODS WITH A PLASTIC CAP STAMPED "CUDE".
  - THE AREA OF RIGHT-OF-WAY (R.O.W.) IN THIS SUBDIVISION IS 0.945 ACRES.
  - THE AREA OF OPEN SPACE REQUIRED IS 2.177 ACRES (20.00%). THIS SUBDIVISION CONTAINS 2.036 ACRES OF COMMUNITY OPEN SPACE.
  - GARAGE FRONTS THAT FACE THE STREET SHALL BE SET BACK A MINIMUM OF 25 FEET FROM THE PROPERTY LINE.
  - THE APPROXIMATE AREA OF THE SMALLEST LOT ON THIS PLAT IS 0.200 ACRES.

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.

- 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 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.

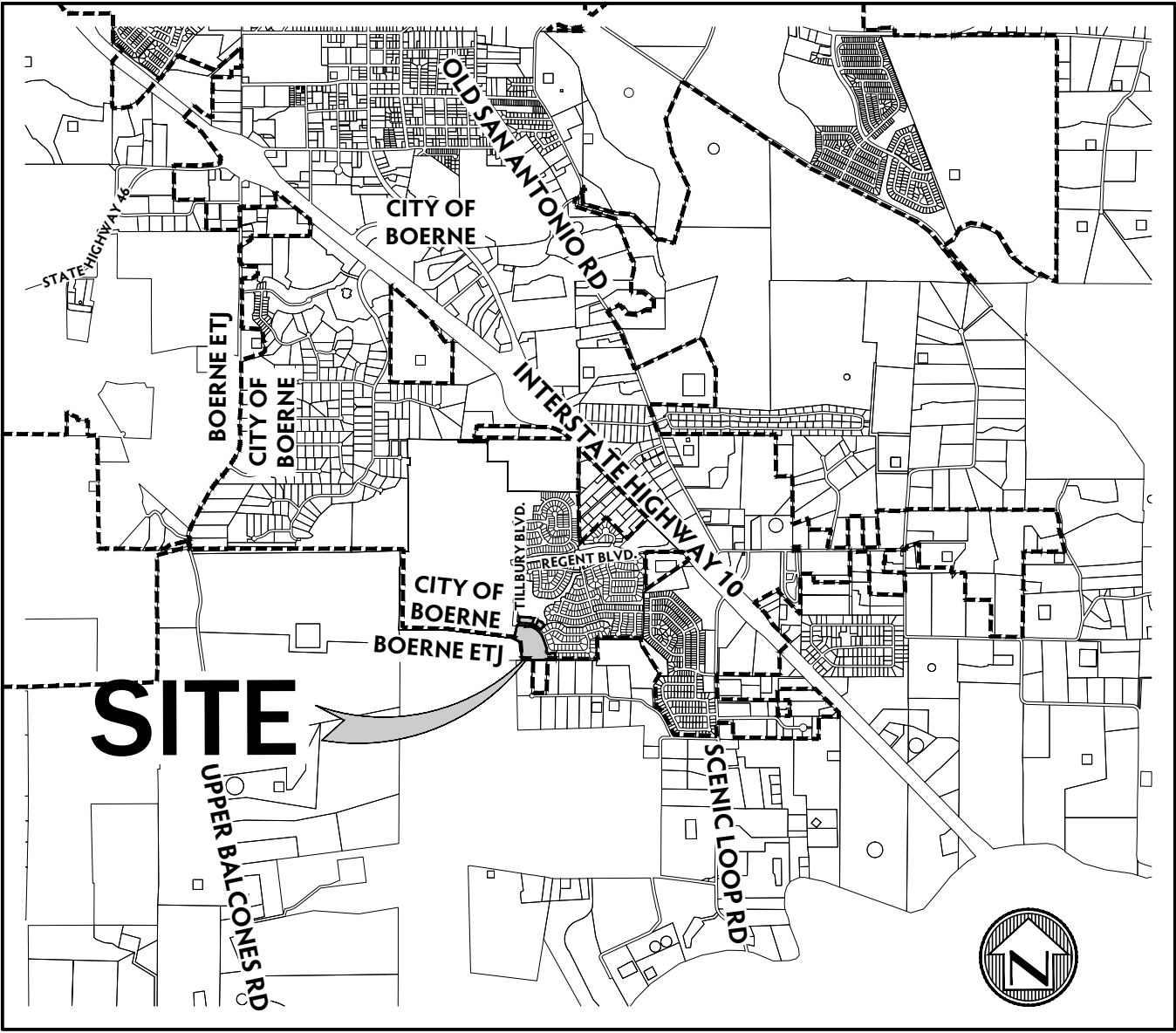
BANDERA ELECTRIC COOPERATIVE NOTES:  
IT IS UNDERSTOOD AND AGREED THAT PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN FEET (10') FRONT LINES 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

# REGENT PARK UNIT 1, PHASE 5B

BEING A 10.883 ACRE TRACT OF LAND OUT OF THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A 124.374 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN DATED DECEMBER 17, 2014 TO TENOTEX DEVELOPMENT CO., INC., RECORDED IN VOLUME 1446, PAGES 260-271, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

## 31 NEW RESIDENTIAL LOTS & 1 OPEN SPACE LOT 531 L.F. OF NEW STREET, 0.945 ACRES OF RIGHT-OF-WAY



## LOCATION MAP

STATE OF TEXAS  
COUNTY OF KENDALL

N.T.S.

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. 2022 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. 2022.

\_\_\_\_\_  
COUNTY CLERK  
KENDALL COUNTY, TEXAS

BY: \_\_\_\_\_

DEPUTY

THIS SUBDIVISION PLAT OF \_\_\_\_\_ REGENT PARK UNIT 1, PHASE 5B \_\_\_\_\_ 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., 2022.

BY: \_\_\_\_\_  
CHAIRMAN

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.  
W. PATRICK MURPHY, P.E.

\_\_\_\_\_  
REGISTERED PROFESSIONAL ENGINEER NO. 111597

SWORN TO AND SUBSCRIBED BEFORE ME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022.

STATE OF TEXAS  
COUNTY OF BEXAR

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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.

M.W. CUDE ENGINEERS, L.L.C.  
YURI V. BALMACEA WHELOCK, R.P.L.S.

\_\_\_\_\_  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6815

SWORN TO AND SUBSCRIBED BEFORE ME, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE 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/DEVELOPER  
TENOTEX DEVELOPMENT CO., INC.  
A TEXAS CORPORATION  
10003 NW MILITARY, STE. 2201  
SAN ANTONIO, TX 78231  
PH: (210) 344-9200  
FAX: (210) 344-3137  
CONTACT: ISRAEL FOGIEL

\_\_\_\_\_  
BY: ISRAEL FOGIEL, PRESIDENT

\_\_\_\_\_  
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 THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2022.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

**REVIEWED**  
**CITY OF BOERNE**  
**Development Services**

*Melissa Eckert*

*04/25/2023*

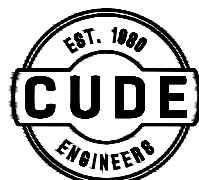
**OK FOR PRELIMINARY PLAT**  
\*address comments prior to submission of infrastructure plans

**PLANNING**

**04/05/2023**

**RECEIVED**

CONTACT: W. PATRICK MURPHY, P.E. PROJECT # 02133.240



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  
TBPELS REGISTERED  
TBP# 455 - TBP# 10048500

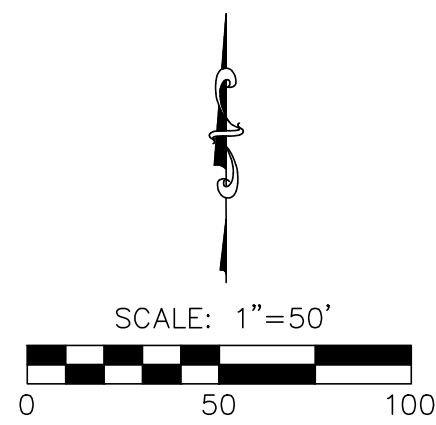
DATE: AUGUST 2022

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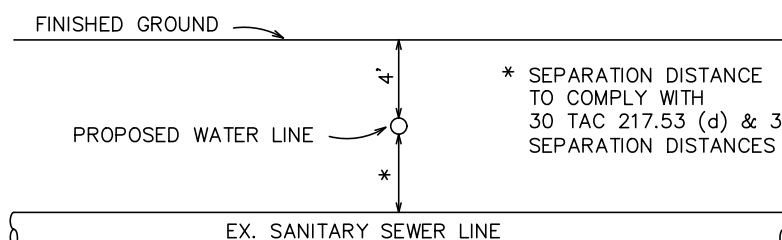
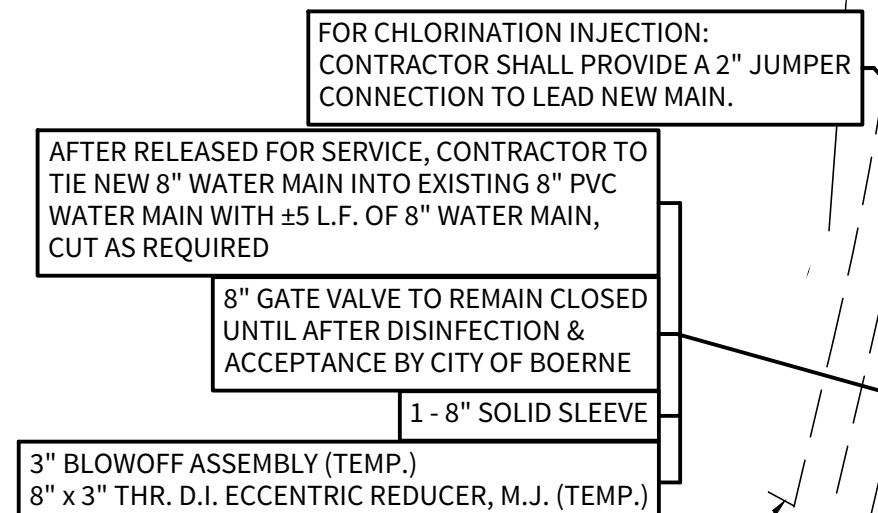
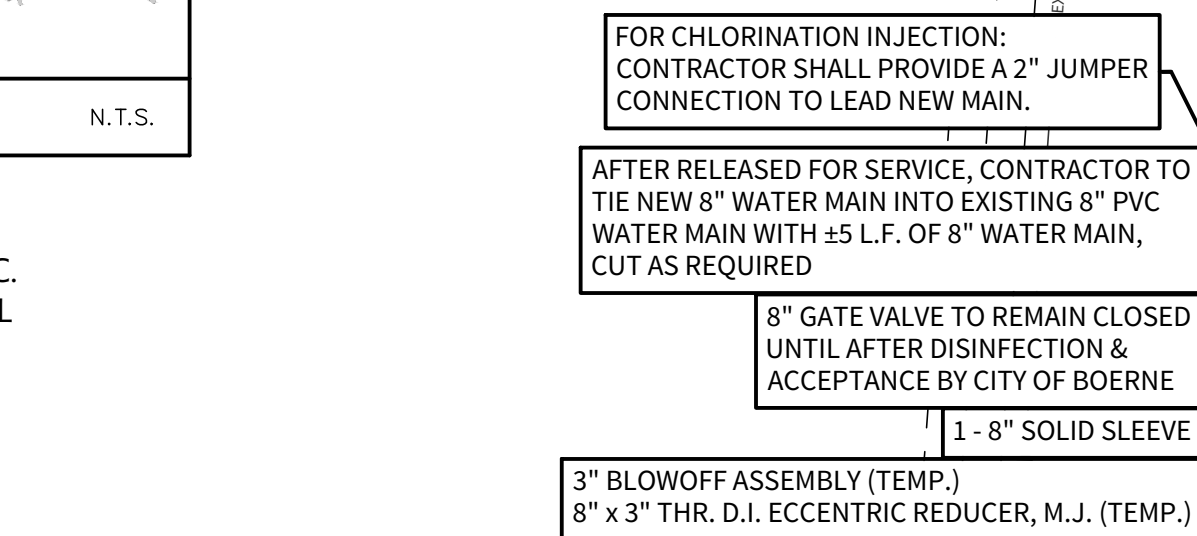




LOCATION MAP N.T.S.

**DEVELOPER:**

TENOTEX DEVELOPMENT CO., INC.  
CONTACT PERSON: ISRAEL FOGIEL  
10003 NW MILITARY, STE. 2201  
SAN ANTONIO, TX 78231  
TEL: (210) 344-9200  
FAX: (210) 344-3137



DETAIL "A"

**CAUTION!!**

EXISTING UTILITIES ARE WITHIN THE LIMITS OF CONSTRUCTION. CONTRACTORS SHALL EXERCISE EXTRA CARE IN DIGGING ANY TRENCH FOR PROPOSED UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE, VERIFY THE EXACT LOCATION & IDENTIFY AREA OF CONFLICTS WITH EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER IF CONFLICT IS FOUND.

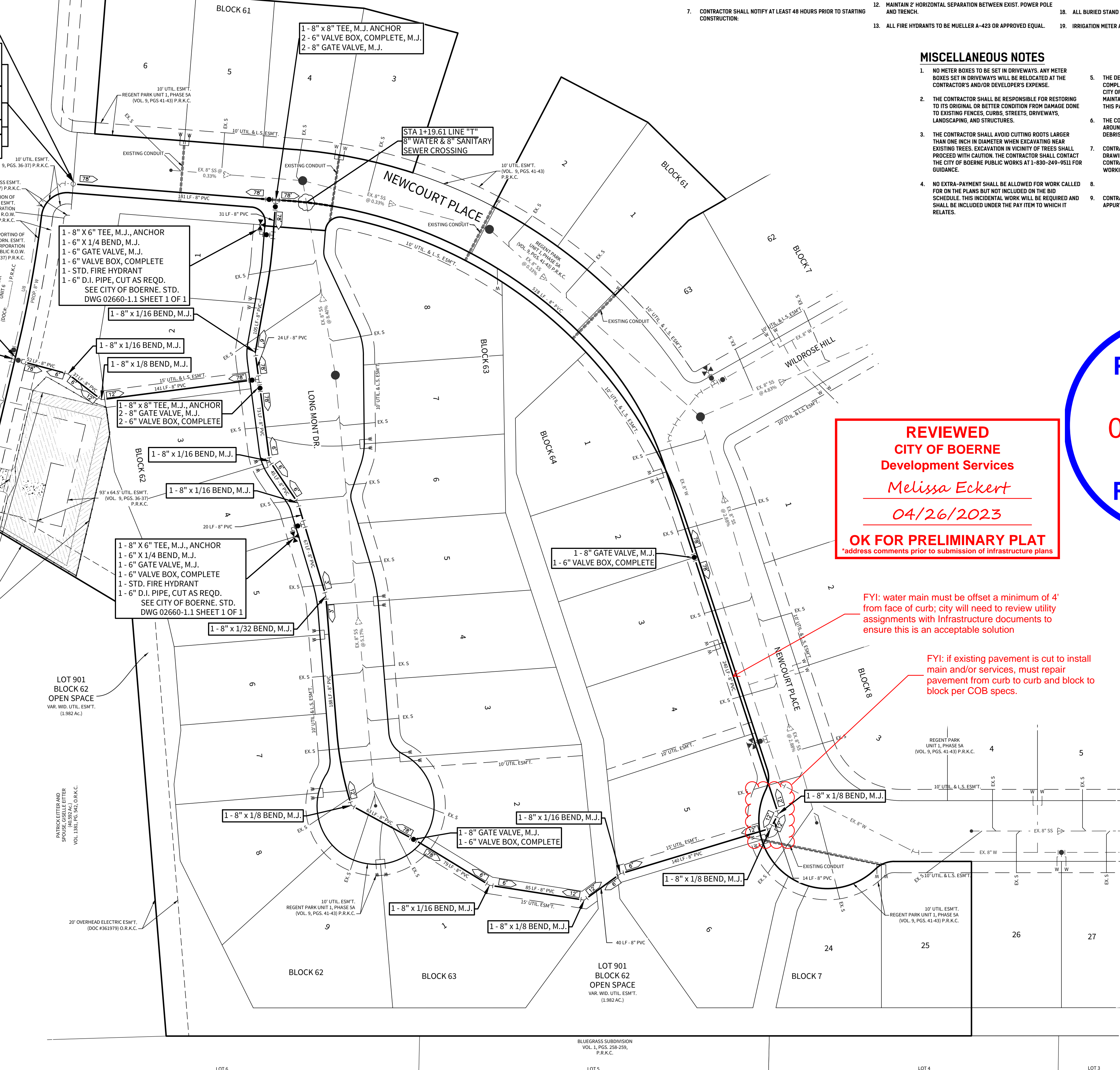
**NOTE:**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING 95% COMPACTION ON ALL TRENCH BACKFILL, PAYING FOR THE TESTS TO BE PERFORMED BY A THIRD PARTY. COMPACTION TEST WILL BE DONE AT ONE LOCATION POINT RANDOMLY SELECTED OR AS INDICATED BY THE CITY OF BOERNE INSPECTOR/TEST ADMINISTER, PER EACH 12-INCH LOOSE LIFT PER 400 LINEAR FEET AT A MINIMUM. THIS PROJECT WILL NOT BE ACCEPTED AND FINALIZED BY CITY OF BOERNE WITHOUT THIS REQUIREMENT BEING MET AND VERIFIED BY PROVIDING ALL NECESSARY DOCUMENTED TEST RESULTS.

## TRENCH EXCAVATION SAFETY PROTECTION

Contractor and/or Contractor's independently retained employee or structural design/geotechnical/safety/equipment consultant, if any, shall review these plans and available geotechnical information and the anticipated installation site(s) within the project work area in order to implement Contractor's trench excavation safety and shoring systems, programs and/or procedures for the project as described in the contract documents. Contractor shall implement these systems, programs and/or procedures shall provide for adequate trench excavation safety protection that comply with as a minimum, OSHA standards for trench excavations. Specifically, Contractor and/or Contractor's independently retained employee or structural design/geotechnical/safety/equipment consultant shall comply with OSHA standards governing the present and activities of individuals working in and around trench excavation.

## JOINT RESTRAINT NOTE:

CONTRACTOR SHALL INSTALL RETAINER GLANDS AT ALL FITTINGS AND PROVIDE JOINT RESTRAINING HARNESSES OR FIELD LOCK GASKETS AT ALL JOINTS WITHIN THE LENGTH SHOW. CONTRACTOR SHALL INSURE THAT ALL TEES, BENDS, VALVES, ETC. HAVE A MINIMUM OF 5 FT OF PIPE WITH NO JOINTS ON EACH SIDE OF THE FITTING, JOINT RESTRAINTS AND



## BOERNE WATER GENERAL NOTES

- |    |   |     |   |
|----|---|-----|---|
| 1. | ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL CONFORM TO APPLICABLE CITY OF BOERNE CONSTRUCTION SPECIFICATIONS.               | A)  | CITY OF BOERNE PUBLIC WORKS (1-800-249-9511)  |
| 2. | MACHINE CHLORINATION BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE UNLESS OTHERWISE INDICATED.  | 8.  | ALL GARBAGE OR SPILL MATERIAL FROM THIS WORK SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR, AT HIS EXPENSE.  |
| 3. | ALL PIPE SHALL BE P.V.C. C-900, DR14 CLASS 200, UNLESS OTHERWISE NOTED.   | 9.  | FINAL CONNECTION TO THE EXISTING WATER MAIN SHALL NOT BE REMOVED UNTIL WATER MAIN HAS BEEN PRESSURE TESTED, CHLORINATED AND THE CITY OF BOERNE RELEASES THE MAIN FOR TIE-IN AND USE.  |
| 4. | ALL MAINS SHALL BE HYDROSTATICALLY TESTED BY THE CONTRACTOR, AS PROVIDED FOR IN THE C.D. SPECS. FOR P.V.C. CONSTRUCTION.  | 10. | WHEN SEWER LINES ARE INSTALLED IN THE VICINITY OF PROPOSED FUTURE WATER MAINS, SUCH INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE TEXAS NATURAL RESOURCE CONSERVATION "RULES AND REGULATIONS FOR PUBLIC WATER SYSTEMS" (1988 OR ANY REVISIONS THERETO). |
| 5. | THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH ALL THE FINAL MEASUREMENTS.  | 11. | THROUGH BLOCKING MUST BLOCK AGAINST NATURAL GROUND NOT TRENCH BACKFILL.   |
| 6. | THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UNDERGROUND UTILITIES AND DRAINAGE STRUCTURES WHERE SHOWN ON THE PLANS OR NOT. CALL 1-800-DIG-TESS FOR LOCATES. | 12. | MAINTAIN 2' HORIZONTAL SEPARATION BETWEEN EXIST. POWER POLE AND TRENCH.   |
| 7. | CONTRACTOR SHALL NOTIFY AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION:   | 13. | ALL FIRE HYDRANTS TO BE MUELLER A-423 OR APPROVED EQUAL.  |

### MISCELLANEOUS NOTES

1. NO METER BOXES TO BE SET IN DRIVEWAYS. ANY METER BOXES SET IN DRIVEWAYS WILL BE RELOCATED AT THE CONTRACTOR'S AND/OR DEVELOPER'S EXPENSE.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ORIGINAL CONDITION ANY DRIVEWAY OR DRIVEWAY ADJACENT TO EXISTING FENCES, CURBS, STREETS, DRIVEWAYS, LANDSCAPING, AND STRUCTURES.
3. THE CONTRACTOR SHALL AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATING NEAR EXISTING TREES. EXCAVATING SHALL BE LIMITED TO THE MINIMUM REQUIRED TO COMPLY WITH THE CITY OF BOEING. THE CONTRACTOR SHALL PROCEED WITH CAUTION. THE CONTRACTOR SHALL NOTIFY THE CITY OF BOEING PUBLIC WORKS AT 1-800-249-9511 FOR GUIDANCE.
4. NO EXTRA-PAYMENTS SHALL BE ALLOWED FOR WORK CALLED FOR ON THE PLANS BUT NOT INCLUDED ON THE BID SCHEDULE. THIS INCIDENTAL WORK WILL BE REQUIRED AND SHALL BE INCLUDED UNDER THE PAY ITEM TO WHICH IT RELATES.
5. THE DEVELOPER DEDICATES THE WATER MAIN UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE CITY OF BOEING. THE CITY OF BOEING WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION (AS APPLICABLE).
6. THE CONTRACTOR WILL KEEP THE AREA ON TOP OF AND AROUND THE WATER METER BOX FREE OF ALL OBJECTS AND DEBRIS.
7. CONTRACTOR SHALL FURNISH A SET OF "AS-BUILT" DRAWINGS TO THE ENGINEER AT THE TIME OF FINAL INSPECTION. CONTRACTOR SHALL GIVE ENGINEER AT LEAST TWO WORKING DAYS NOTICE OF FINAL INSPECTION.
8. \_\_\_\_\_ DENOTES JOIN RESTRAINT LENGTH AND DIRECTION
9. CONTRACTOR SHALL SET ALL OFFSITE WATER MAIN APPURTENANCES TO FINAL PROPOSED GRADE.

**REVIEWED**  
**CITY OF BOERNE**  
**Development Services**

Melissa Eckert

04/26/2023

**OK FOR PRELIMINARY PLAT**  
\*address comments prior to submission of infrastructure plans

FYI: water main must be offset a minimum of 4' from face of curb; city will need to review utility assignments with Infrastructure documents to ensure this is an acceptable solution

FYI: if existing pavement is cut to install main and/or services, must repair pavement from curb to curb and block to block per COB specs.

# PLANNING

04/05/2023

RECEIVED





OPEN SPACE DESIGNATION	AREA (ACRES)	TYPICAL SERVICE AREA
COMMUNITY PARK & STREAM CORRIDOR	36.07	1 MILE RADIUS (TOTAL PROJECT)
NEIGHBORHOOD PARK & STREAM CORRIDOR	12.94	1 MILE RADIUS (TOTAL PROJECT)
NEIGHBORHOOD PARK	4.73	1/2 MILE RADIUS
NATURAL AREA OPEN SPACE	75.12	N/A
<b>TOTAL OPEN SPACE AREA</b>	<b>128.86</b>	

NOTE 2: MINIMUM REQUIRED OPEN SPACE = 83.20 ACRES PER TABLE 3-10, SECTION 3.03.002 OF BOERNE SUBDIVISION ORDINANCE. FINAL OPEN SPACE LAYOUT AND ACREAGE WILL MEET THIS MINIMUM REQUIREMENT, BUT IS SUBJECT TO CHANGE.

TENOTEX DEVELOPMENT CO.  
10003 NW MILITARY DRIVE, SUITE 2201  
SAN ANTONIO, TX 78231  
TEL: (210) 344-9200  
FAX: (210) 344-3137

M.W. CUDE ENGINEERS, L.L.C.  
CONTACT PERSON: W. PATRICK MURPHY, P.E.  
4122 POND HILL ROAD, SUITE 101  
SAN ANTONIO, TX 78231  
TEL: (210) 681-2951  
FAX: (210) 523-7112  
WWW.CUDEENGINEERS.COM  
INFO@MWCUDE.COM



4122 Pond Hill Road, Suite 101  
San Antonio, Texas 78231  
P:(210) 681.2951 F: (210) 523.7112

**MILLER TRACT  
(ALSO KNOWN AS REGENT PARK)**

TRANSPORTATION NETWORK PLAN  
& OPEN SPACE SYSTEM PLAN

1. THE OVERALL TRAIL NETWORK SYSTEM PROPOSED PROVIDES THREE TYPES OF TRAILS:

- PROVIDED ALONG THE MAJOR ARTERIAL AND PRIMARY COLLECTOR.
- PROPOSED 12' WIDE CONCRETE PATH MEANDERING ALONG, IN AND OUT OF THE RIGHT OF WAY AND ADJACENT 20' GREENWAY EASEMENT.
- TRAIL IS INTENDED TO BE CONSTRUCTED ON ONE SIDE OF THE RIGHT OF WAY IN LIEU OF PROVIDING 5' TYPICAL SIDEWALKS ON BOTH SIDES OF THE ROAD.

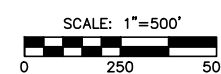
- PROVIDED BETWEEN LOTS TO ALLOW ACCESS TO OTHER TRAILS AND OPEN SPACES.
- TRAIL ROUTING WILL ACCOMMODATE TREES AND NATURAL VEGETATION WHERE POSSIBLE.
- PROPOSED 6' WIDE TRAIL WILL BE CONSTRUCTED WITH CRUSHED GRANITE AND/OR SIMILAR PRODUCT.

- PROVIDED IN AREAS LOCATED WITHIN STREAM SETBACK ZONE 2.
- PROPOSED 5' WIDE TRAIL WILL BE BUILT TO A PRIMITIVE STANDARD WHERE EXISTING GRADE MATERIAL WILL BE SUPPLEMENTED WITH ADDITIONAL GRAVEL AND/OR BASE MATERIAL AS NEEDED TO PROVIDE A DEFINED TRAIL.

2. SECTION 3.03.004 OF THE BOERNE SUBDIVISION REGULATIONS WAS USED AS A GUIDE FOR TRAIL CLASSIFICATIONS, LOCATION, CONNECTIVITY AND DESIGN CRITERIA.

RECEIVED

CHECKED BY  
WPM



PLAT NO.  
N/A

## M2

1 OF 1

Figure 1: Typical cross-section of a road with a median. The diagram shows a cross-section of a road with a central median. On the left side, there is a 20' Greenway (Soft Shoulder) and a 12' Concrete Shoulder. A 12' Pavement section is shown with a 2' Edge Line. A 12' Greenway (Soft Shoulder) is also indicated. On the right side, there is a 12' Pavement section with a 2' Edge Line, a 12' Greenway (Soft Shoulder), and a 20' Greenway (Soft Shoulder). The median is labeled '12' PAVEMENT' and '12' GREENWAY (SOFT SHOULDER)'. The road is labeled 'ROAD' and 'ROADWAY'. The diagram also shows 'SIDEWALK AND BIKEWAY' and 'SIDEWALK'.

TYPICAL "MAJOR ARTERIAL" STREET CROSS-SECTION

NOTE: SIDEWALK WILL MEANDER IN AND OUT OF 10' PARKWAY AND 20' GREENWAY EASEMENT.

Figure 1: Typical cross-section of a 20' Greenway. The diagram shows a symmetrical layout with a central 20' wide 'BIOWASH VARIATION (BIOWASH)' area. On either side of this central area are '20' GREENWAY (EAST / WEST)' sections. Each greenway section includes a 'BIOWASH' area, a 'BIOWASH VARIATION (BIOWASH)' area, and a 'BIOWASH VARIATION (BIOWASH)' area. The greenway sections are separated by a 'BIOWASH VARIATION (BIOWASH)' area. The diagram also shows a 'BIOWASH VARIATION (BIOWASH)' area on the far left and right. The diagram is labeled 'Figure 1: Typical cross-section of a 20' Greenway'.

TYPICAL "PRIMARY COLLECTOR" STREET CROSS-SECTION

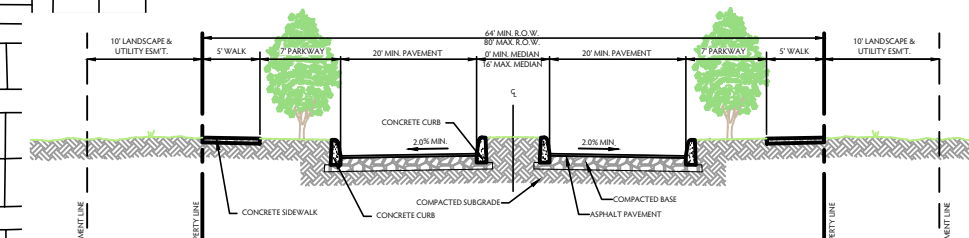
NOTE: SIDEWALK WILL MEANDER IN AND OUT OF 10' PARKWAY AND 20' GREENWAY EASEMENT

TYPICAL "LOCAL NEIGHBORHOOD" STREET CROSS-SECTION

LOT WIDTHS GREATER THAN OR EQUAL TO 65 FEET

TYPICAL "LOCAL NEIGHBORHOOD" STREET CROSS-SECTION

LOT WIDTHS LESS THAN 65 FEET




TYPICAL "LOCAL RESIDENTIAL" WITH MEDIAN STREET CROSS-SECTION  
LOT WIDTHS LESS THAN 65 FEET

LOT WIDTHS LESS THAN 65 FEET

REPRODUCTION OF THE ORIGINAL SIGNED AND SEALED PLAN AND/OR ELECTRONIC MEDIA MAY HAVE BEEN INADVERTENTLY ALTERED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE SCALE OF THE DOCUMENT AND CONTACTING CUDE ENGINEERS TO VERIFY DISCREPANCIES PRIOR TO CONSTRUCTION.



	<div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; float: right; margin-top: 10px;"> <p style="margin: 0;"><b>District Impacted</b></p> <p><input type="checkbox"/> 1 = Wolosin</p> <p><input type="checkbox"/> 2 = Woolard</p> <p><input type="checkbox"/> 3 = Scott</p> <p><input type="checkbox"/> 4 = Boddie</p> <p><input type="checkbox"/> 5 = Macaluso</p> <p><input type="checkbox"/> All</p> </div>
<b>Agenda Date</b>	May 1, 2023
<b>Requested Action</b>	CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR PRINCIPLE HYUNDAI MAJOR DEVELOPMENT PLAT (KAD NO. 14373). TAKE NECESSARY ACTION.
<b>Contact Person</b>	Rebecca Pacini, AICP, Planner III, Planning and Community Development Department
<b>Background Information</b>	<p>The applicant requests a 30-day time extension. The plat may be considered at the next Planning &amp; Zoning Commission meeting.</p> <p>This is the major development plat for Principle Hyundai a 3.916 acres parcel. The property is located at 1, 3, and 7 Daisy Lane.</p> <p>The City's Future Land Use Plan designates this property as Auto-Oriented Commercial. The thoroughfare plan designates IH-10 as an Standard Arterial. Daisy Lane is a Standard Local Street that requires additional right-of-way. The right-of-way will be dedicated to the County prior to plat recordation since it is located in the extraterritorial jurisdiction (ETJ).</p> <p>Previously approved platting steps include the Land Study and the Infrastructure Documents Letter of Certification (LOC). The development was granted a variance to the drainageway protection zone requirements under UDC Section 8.2(A) on April 4, 2022.</p> <p>The plat does not meet all the requirements of the Unified Development Code as stated in the staff review memo.</p>
<b>Item Justification</b>	<div style="display: flex; flex-wrap: wrap;"> <div style="width: 50%;"> <p><input checked="" type="checkbox"/> Legal/Regulatory Obligation</p> <p><input type="checkbox"/> Reduce Costs</p> <p><input type="checkbox"/> Increase Revenue</p> <p><input type="checkbox"/> Drive Down Risk</p> <p><input type="checkbox"/> Master Plan</p> </div> <div style="width: 50%;"> <p><input type="checkbox"/> Infrastructure Investment</p> <p><input checked="" type="checkbox"/> Customer Demand</p> <p><input type="checkbox"/> Service Enhancement</p> <p><input type="checkbox"/> Process Efficiency</p> <p><input type="checkbox"/> Other:</p> </div> </div> <p style="text-align: center;">Recommendation</p>
<b>Financial Considerations</b>	



<b>Citizen Input/Board Review</b>	
<b>Legal Review</b>	
<b>Alternative Options</b>	
<b>Supporting Documents</b>	Attached maps, plat, and comments memo.

INDUSTRIAL DR

I-10 FRONTAGE RD

PARKWAY

KENDALL  
COUNTY

CITY OF  
BOERNE ETJ

**SITE**

DAISY LN

I-10 FRONTAGE RD

OLD SAN ANTONIO RD

REGENT BLVD

CASCADE  
CAVERNS

CITY OF  
BOERNE

SCENIC  
LOOP RD





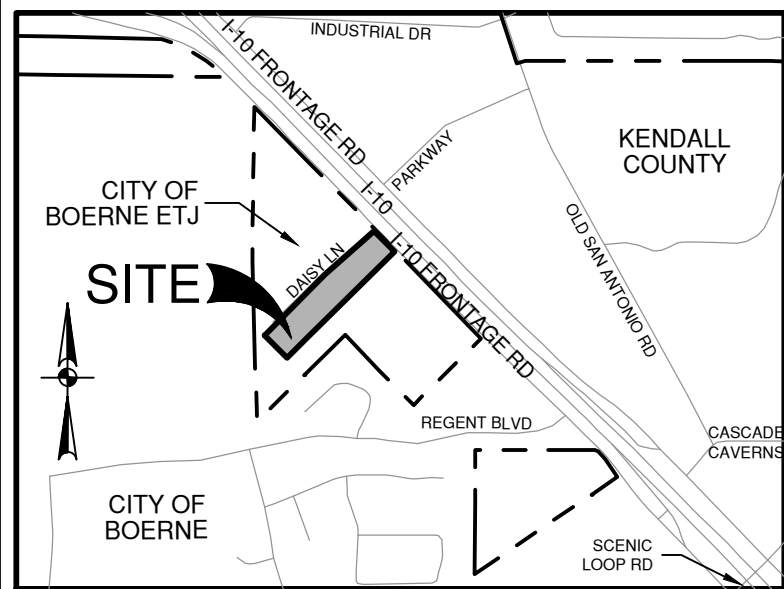
Aerial Map  
PRINCIPLE HYUNDAI (KAD NO. 17373, 17378, & 17388)



Legend  
Subject Property  
Thoroughfare Plan  
Major Arterial

0 50 100 200  
Feet





### LOCATION MAP

NOT-TO-SCALE

#### 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.

#### OPEN SPACE:

5% OF ALL AREAS OF IMPERVIOUS SURFACE HAS BEEN DEDICATED TO OPEN SPACE. REQUIREMENTS AS DEFINED BY THE CITY OF BOERNE SUBDIVISION ORDINANCE NO. 2007-56, ARTICLE 3, SECTION 3.

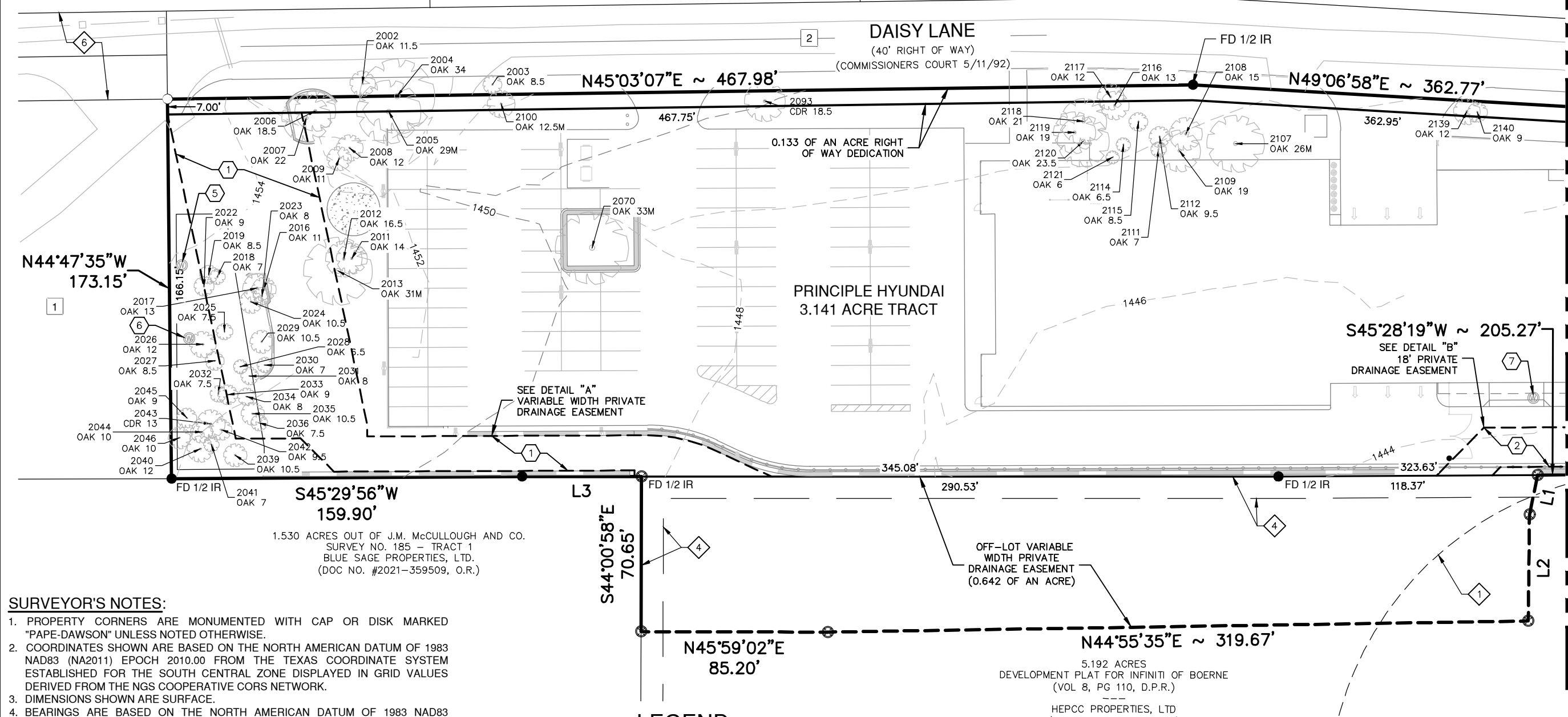
#### CAPITAL RECOVERY FEE ASSESSMENT NOTE:

ASSESSMENT AND COLLECTION OF THE CITY OF BOERNE WATER AND WASTEWATER UTILITIES' CAPITAL RECOVERY FEES SHALL BE COLLECTED IF AT SUCH TIME THIS PROPERTY IS ANNEXED BY THE CITY. ALL FEES WILL BE BASED UPON RATES SET FORTH IN CITY ORDINANCE NO. 2015-03 SECTION 1.10 (5).

1.05 ACRES OUT OF J.M. McCULLOUGH AND CO. SURVEY NO. 185  
THOMAS G. JR. & SHERRY L. DAVIS  
(VOL. 119, PG. 828-831, O.R.)

0.726 OF AN ACRE OUT OF J.M. McCULLOUGH AND CO. SURVEY NO. 185  
HEPCC PROPERTIES II, LTD.  
(DOC. #2021-361042, O.R.)

1.992 ACRES  
ABIGAIL CAMILLA GUENTHER 1975 TRUST  
VOL. 1482, PG. 571, O.R.)



#### SURVEYOR'S NOTES:

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE COPS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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 UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF BOERNE PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: **PAPE-DAWSON ENGINEERS, INC.**

REGISTERED PROFESSIONAL LAND SURVEYOR

#### 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 DESIGNATED 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.

- 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 THE 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 APPURTENANCES THERETO ("THE "UTILITIES") TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER PASSABLE AREAS OF THE GRANTOR'S, ADJACENT LAND, WHEN THE DESIGNATED 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 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 IN 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.

#### SIDEWALK NOTE:

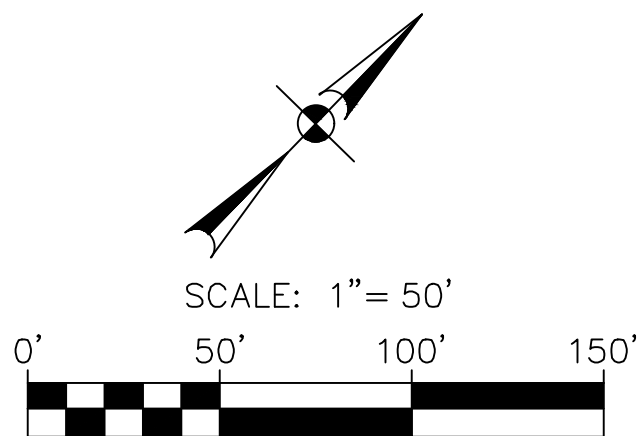
SIX-FOOT WIDE REINFORCED CONCRETE SIDEWALKS SHALL BE INSTALLED ADJACENT TO ALL STREET FRONTAGE PROPERTY LINES OF EACH LOT FRONTING A STREET AT SUCH TIME AS THAT LOT IS DEVELOPED.

#### SETBACKS IN CITY LIMITS:

LOT SETBACKS ARE DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE ENFORCED AT THE TIME OF THE DEVELOPMENT AND ARE BASED ON ZONING/LOT SIZE, UNLESS OTHERWISE IDENTIFIED, THE FRONT SETBACK FOR A PIE SHAPED LOT OF A LOT ON A CURVILINEAR STREET OR CUL-DE-SAC IS MEASURED WHEREVER THE LOT WITH MEETS THE FRONTAGE REQUIREMENTS FOR THE LOT CATEGORY.

#### TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 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 TOTAL OF 0 ACCESS POINT(S) ALONG INTERSTATE HIGHWAY 10 WEST, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 155.80' ACCESS WILL BE PROVIDED BY ONE (1) ACCESS POINT ON THE ADJACENT STREET OUTSIDE THE PLATTED AREA ALONG DAISY LANE.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.
- THE DEVELOPER AND/OR THE 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.
- TxDOT WILL USE THE CURRENT EDITIONS OF THE APPROPRIATE MANUALS WHEN ISSUING PERMITS. TYPICAL MANUALS 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 THE SITE DEVELOPS.



PLANNING

04/06/2023

RECEIVED

MATCHLINE - SHEET 2 OF 2

### LEGEND

AC ACRE(S)  
BLK BLOCK  
BSL BUILDING SETBACK LINE  
CATV CABLE TELEVISION  
CB COUNTY BLOCK  
DED DEDICATION  
DOC DOCUMENT NUMBER  
ELEC ELECTRIC  
ESMT EASEMENT  
ETJ EXTRATERRITORIAL JURISDICTION  
FFE FINISHED FLOOR ELEVATION

VOL VOLUME  
PG PAGE(S)  
PR PRIVATE  
ROW RIGHT-OF-WAY  
SD STORM DRAINAGE  
SS SANITARY SEWER  
● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)  
○ SET 1/2" IRON ROD (PD)  
○ SET 1/2" IRON ROD (PD)-ROW  
○ FOUND TxDOT MONUMENTATION  
○ WATER WELL

15' RADIUS SANITARY CONTROL EASEMENT (VOL. 8, PG 110, DPR)  
15' UTILITY EASEMENT (VOL. 8, PG 110, DPR)  
10' UTILITY EASEMENT (VOL. 8, PG 110, DPR)  
10' BUILDING SETBACK LINE (VOL. 8, PG 110, DPR)  
50' BUILDING SETBACK LINE (VOL. 8, PG 110, DPR)  
40' INGRESS/EGRESS EASEMENT (VOL. 119, PG 852-855, OR)

ONSITE WATER WELL #EW9056 TO BE PLUGGED AND ABANDONED WITHIN 90-DAYS OF PLAT RECORDATION IN ACCORDANCE TO KENDALL COUNTY & COW CREEK GROUNDWATER CONSERVATION DISTRICT APPLICABLE REGULATIONS

ONSITE WATER WELL #EW9054 TO BE PLUGGED AND ABANDONED WITHIN 90-DAYS OF PLAT RECORDATION IN ACCORDANCE TO KENDALL COUNTY & COW CREEK GROUNDWATER CONSERVATION DISTRICT APPLICABLE REGULATIONS

ONSITE WATER WELL #EW9057 TO BE PLUGGED AND ABANDONED WITHIN 90-DAYS OF PLAT RECORDATION IN ACCORDANCE TO KENDALL COUNTY & COW CREEK GROUNDWATER CONSERVATION DISTRICT APPLICABLE REGULATIONS

ONSITE WATER WELL #EW9055 TO BE PLUGGED AND ABANDONED WITHIN 90-DAYS OF PLAT RECORDATION IN ACCORDANCE TO KENDALL COUNTY & COW CREEK GROUNDWATER CONSERVATION DISTRICT APPLICABLE REGULATIONS

-1140- EXISTING CONTOURS  
-C- CENTERLINE  
-S- SETBACK LINE

1 0.732 OF AN ACRE OUT OF J.M. McCULLOUGH AND CO. SURVEY NO. 185  
MALLORY M & KYLE W MARTINEZ  
(VOL. 1641, PG 73, OR)

2 REMAINDER 5 ACRE TRACT & 4 ACRE TRACT  
CLIFF LEWIS & KATHERINE L HOLMGREN, INDIVIDUALLY AND D/B/A BOERNE RANCH DEVELOPMENT  
(VOL. 96, PG 233, OR)

1 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF KENDALL COUNTY (0.279 OF AN ACRE)  
2 18' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF KENDALL COUNTY (0.104 OF AN ACRE)  
3 30' LANDSCAPE BUFFER  
4 10' UTILITY EASEMENT

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

REFERENCE SHEET 2 OF 2 FOR CURVE AND LINE TABLES

SHEET 1 OF 2

## MAJOR DEVELOPMENT PLAT FOR PRINCIPLE HYUNDAI

BEING A TOTAL OF 3.916 ACRE TRACT OF LAND, INCLUSIVE OF 0.133 OF AN ACRE RIGHT OF WAY DEDICATION, COMPRISED OF A 0.581 OF AN ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2021-362219, A 1.272 ACRE AND 1.415 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2021-355745 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, AND INCLUDING A 0.642 OF AN ACRE OFF-LOT EASEMENT LOCATED ON THE 5.192 ACRE TRACT OF THE DEVELOPMENT PLAT FOR INFINITI OF BOERNE, RECORDED IN VOLUME 8, PAGE 110 OF THE DEED AND PLAT RECORDS OF KENDALL COUNTY, TEXAS, OUT OF THE J.M. McCULLOUGH AND CO. SURVEY NUMBER 185, IN THE CITY OF BOERNE ETJ, KENDALL COUNTY, TEXAS.

**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: April 5, 2023

OWNER ACKNOWLEDGEMENT  
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, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: MARK SMITH  
HEPCC PROPERTIES, LTD.  
153 TREELINE PARK, SUITE 200  
SAN ANTONIO, TEXAS 78209

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **MARK SMITH** KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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, BEXAR COUNTY, TEXAS

OWNER ACKNOWLEDGEMENT  
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, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: MARK SMITH  
HEPCC PROPERTIES II, LTD.  
153 TREELINE PARK, SUITE 200  
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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF **PRINCIPLE HYUNDAI** HAS BEEN SUBMITTED TO THE CITY OF BOERNE, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_, A.D. 20\_\_.

BY: \_\_\_\_\_  
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

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. 20\_\_ 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. 20\_\_  
\_\_\_\_\_  
COUNTY CLERK, KENDALL COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

PRINCIPLE HYUNDAI

Civil Job No. 12380-00; Survey Job No. 12380-00

Date: Apr 5, 2023, 2:39 PM -- User: B. Hovind  
File: P:\12380-00\Survey\Civil\Hyundai\12380-00.dwg

MAJOR DEVELOPMENT PLAT  
FOR  
PRINCIPLE HYUNDAI

BEING A TOTAL OF 3.916 ACRE TRACT OF LAND, INCLUSIVE OF 0.133 OF AN ACRE RIGHT OF WAY DEDICATION, COMPRISED OF A 0.581 OF AN ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2021-362219, A 1.272 ACRE AND 1.415 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2021-355745 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, AND INCLUDING A 0.642 OF AN ACRE OFF-LOT EASEMENT LOCATED ON THE 5.192 ACRE TRACT OF THE DEVELOPMENT PLAT FOR INFINITI OF BOERNE, RECORDED IN VOLUME 8, PAGE 110 OF THE DEED AND PLAT RECORDS OF KENDALL COUNTY, TEXAS, OUT OF THE J.M. MCCOLLOUGH AND CO. SURVEY NUMBER 185, IN THE CITY OF BOERNE ETJ, KENDALL COUNTY, TEXAS.



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2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800  
DATE OF PREPARATION: April 5, 2023

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N32°36'44"W	18.40'
L2	N43°29'55"W	48.53'
L3	S45°50'13"W	54.55'
L4	N44°09'47"W	2.84'
L5	N89°23'27"W	21.54'
L6	S45°36'33"W	29.50'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	70.50'	025°00'00"	N58°06'33"E	30.52'	30.76'

LEGEND

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	PR	PRIVATE
CATV	CABLE TELEVISION	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	SD	STORM DRAINAGE
DED	DEDICATION	SS	SANITARY SEWER
DOC	DOCUMENT NUMBER	●	FOUND 1/2" IRON ROD
ELEC	ELECTRIC	(SURVEYOR)	(UNLESS NOTED OTHERWISE)
ESMT	EASEMENT	○	SET 1/2" IRON ROD (PD)
ETJ	EXTRATERRITORIAL JURISDICTION	○	SET 1/2" IRON ROD (PD)-ROW
FFE	FINISHED FLOOR ELEVATION	(TYPE I, II OR III)	FOUND TxDOT MONUMENTATION

---	1140'	---	EXISTING CONTOURS
---		---	CENTERLINE
---		---	SETBACK LINE

- 1 0.732 OF AN ACRE OUT OF J.M. McCULLOUGH AND CO. SURVEY NO. 185 MALLORY M & KYLE W MARTINEZ (VOL 1641, PG 73, OR)

2 0.133 OF AN ACRE RIGHT OF WAY DEDICATION

3 150' RADIUS SANITARY CONTROL EASEMENT (VOL 8, PG 110, DPR)

4 15' UTILITY EASEMENT (VOL 8, PG 110, DPR)

5 10' UTILITY EASEMENT (VOL 8, PG 110, DPR)

6 10' BUILDING SETBACK LINE (VOL 8, PG 110, DPR)

7 50' BUILDING SETBACK LINE (VOL 8, PG 110, DPR)

8 40' INGRESS/EGRESS EASEMENT (VOL 119, PG 852-855, OR)

9 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF KENDALL COUNTY (0.279 OF AN ACRE)

10 18' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF KENDALL COUNTY (0.104 OF AN ACRE)

11 30' LANDSCAPE BUFFER

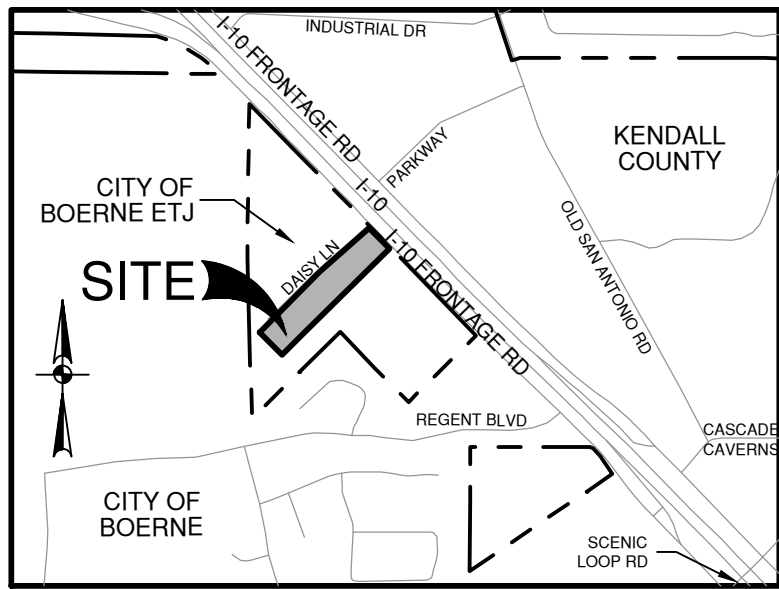
12 10' UTILITY EASEMENT

13 ONSITE WATER WELL #EW9056 TO BE PLUGGED AND ABANDONED WITHIN 90-DAYS OF PLAT RECORDATION IN ACCORDANCE TO KENDALL COUNTY & COW CREEK GROUNDWATER CONSERVATION DISTRICT APPLICABLE REGULATIONS
- 2 REMAINDER 5 ACRE TRACT & 4 ACRE TRACT CLIFF LEWIS & KATHERINE L. HOLMGREEN, INDIVIDUALLY AND D/B/A BOERNE RANCH DEVELOPMENT (VOL 96, PG 233, OR)

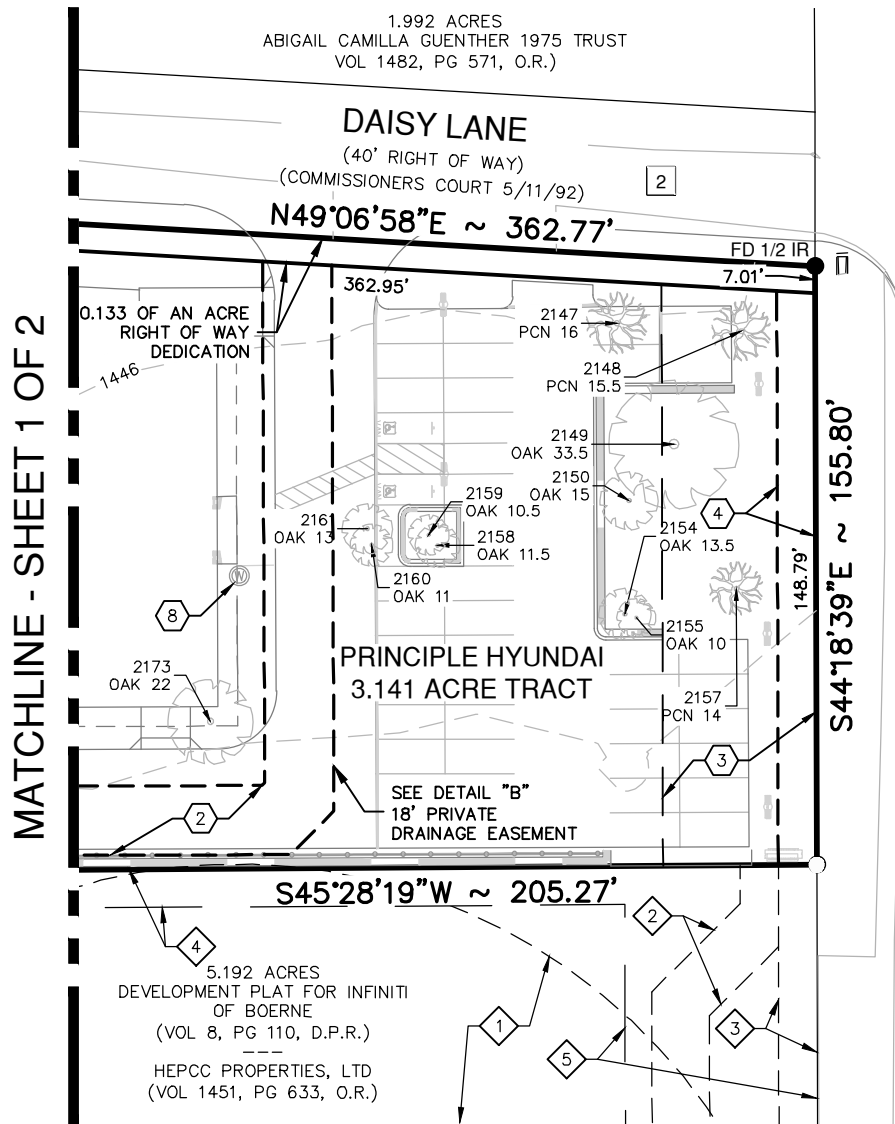
3 ONSITE WATER WELL #EW9057 TO BE PLUGGED AND ABANDONED WITHIN 90-DAYS OF PLAT RECORDATION IN ACCORDANCE TO KENDALL COUNTY & COW CREEK GROUNDWATER CONSERVATION DISTRICT APPLICABLE REGULATIONS

4 ONSITE WATER WELL #EW9055 TO BE PLUGGED AND ABANDONED WITHIN 90-DAYS OF PLAT RECORDATION IN ACCORDANCE TO KENDALL COUNTY & COW CREEK GROUNDWATER CONSERVATION DISTRICT APPLICABLE REGULATIONS

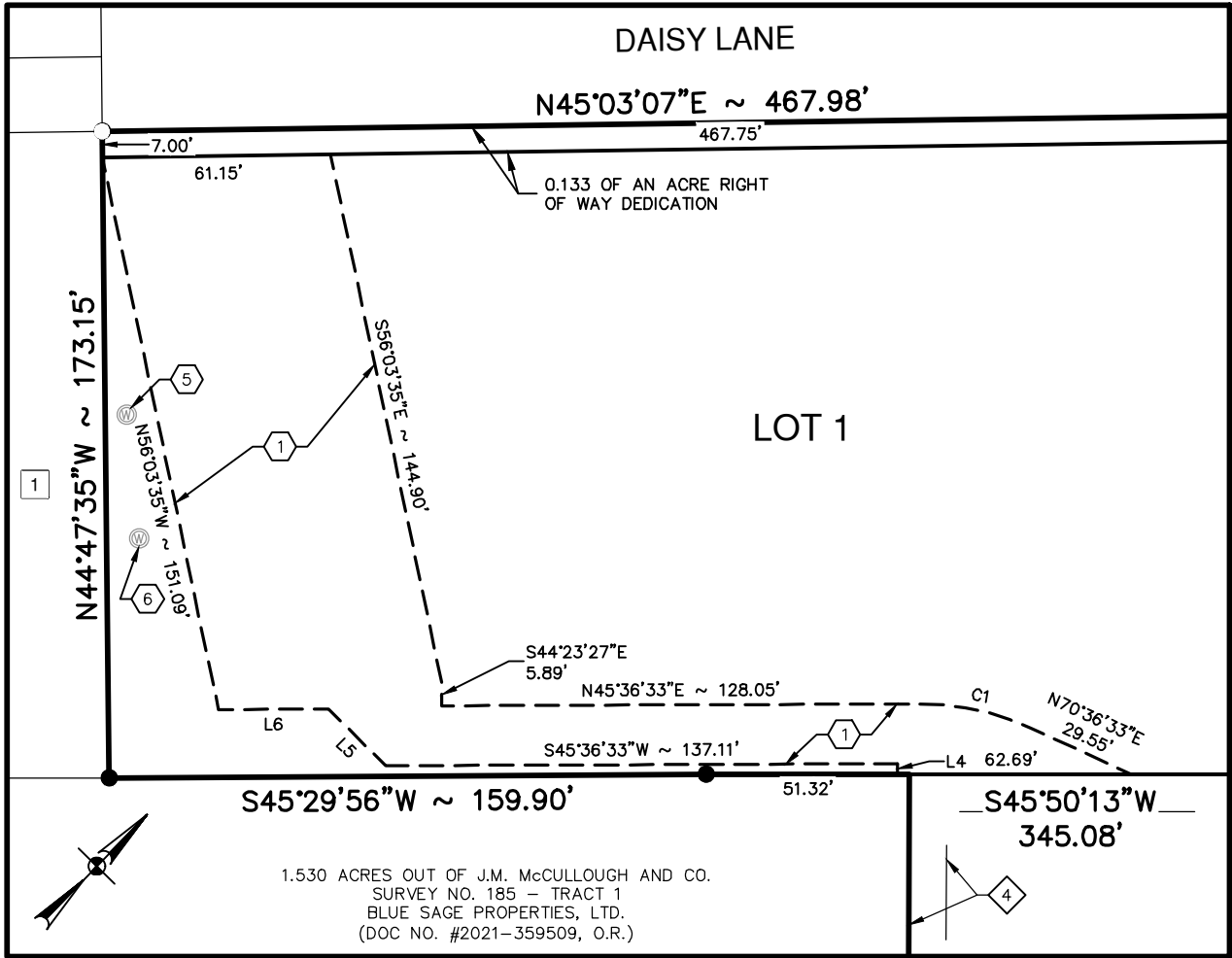
5 ONSITE WATER WELL #EW9054 TO BE PLUGGED AND ABANDONED WITHIN 90-DAYS OF PLAT RECORDATION IN ACCORDANCE TO KENDALL COUNTY & COW CREEK GROUNDWATER CONSERVATION DISTRICT APPLICABLE REGULATIONS



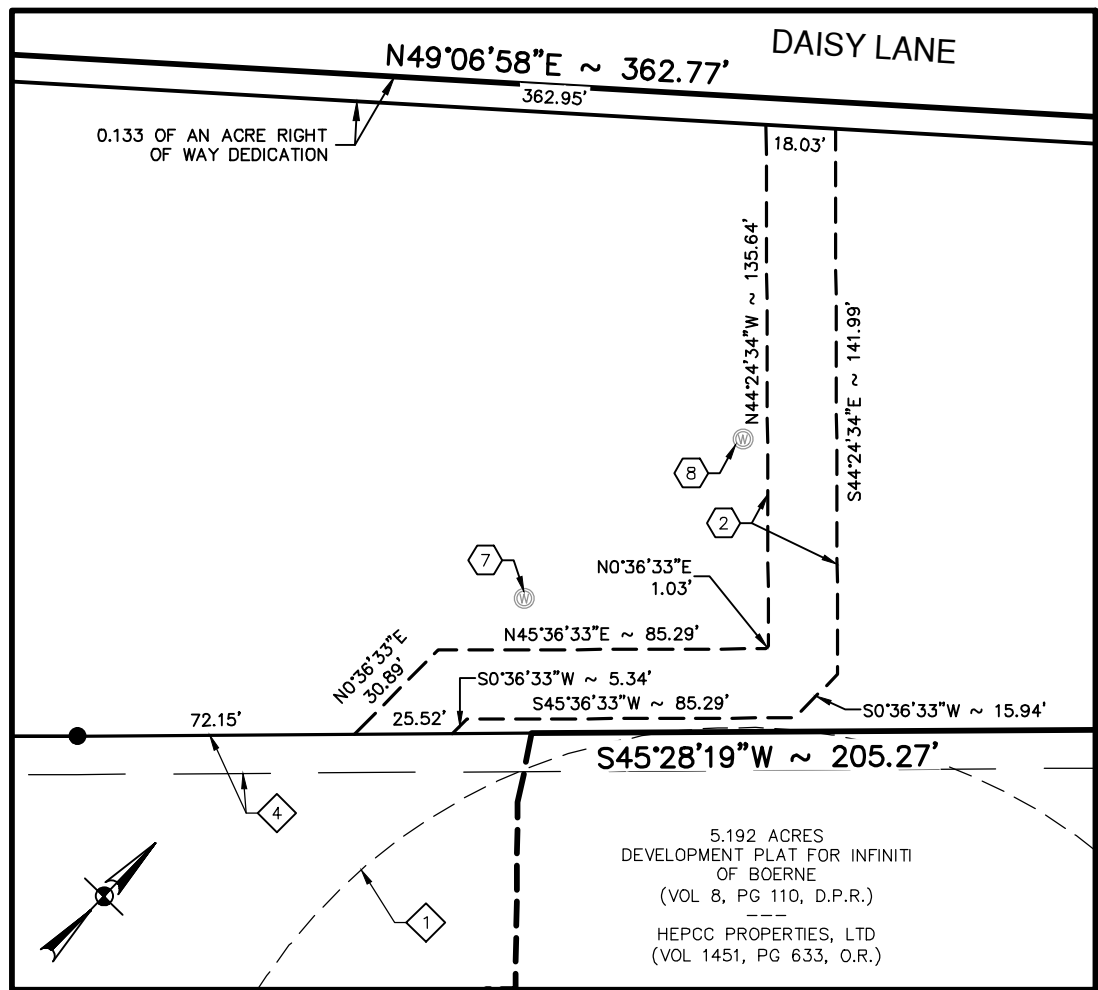
LOCATION MAP  
NOT-TO-SCALE



INTERSTATE HIGHWAY 10 WEST  
(RIGHT OF WAY VARIES - 300' MIN)  
(VOL 87, PG 31, OR)



DETAIL "A"  
VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT  
SCALE: 1" = 50'



DETAIL "B"  
18' PRIVATE DRAINAGE EASEMENT  
SCALE: 1" = 50'



**From:** [Taylor Dawson @PD](#)  
**To:** [Rebecca Pacini](#)  
**Cc:** [David Sharpe @PD](#); [Matthew Cushman @PD](#)  
**Subject:** RE: Principle Hyundai  
**Date:** Tuesday, April 25, 2023 3:47:45 PM  
**Attachments:** [image001.png](#)

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Rebecca,

Yes let's do the time extension please. Do you need us to submit anything or will this email suffice?

And 1:30 on Monday would be great, let's plan on that.

**Taylor Dawson, P.E. | Senior Vice President**  
**Pape-Dawson Engineers, Inc.**  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

2000 NW Loop 410, San Antonio, TX 78213  
**P:** 210.375.9000 | **E:** TaylorDawson@pape-dawson.com

**San Antonio | Austin | Houston | Fort Worth | Dallas | New Braunfels | Corpus Christi**

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# Memo

To: Taylor Dawson, PE, Pape-Dawson Engineers

From: Rebecca Pacini, AICP, Planner III

Date: April 26, 2023

Re: Review Comments – Principle Hyundai Major Development Plat

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**The above referenced application is found to be Technically Incompliant for the following reasons listed below:**

**Planning Comments:**

- a. See attached redline comments on the Major Development Plat and Plat Technical Review Checklist – revise and resubmit as indicated in the checklist.
- b. Below are the plat notes to be updated:
  1. Setbacks in the ETJ: 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.
  2. For the OSSF, use the following note: "Sewage facilities are provided by a private on-site sewage facility constructed on the lot by the owner thereof designed by a registered sanitarian or a registered engineer and approved under the rules of Kendall County, Texas and TCEQ."
  3. For well, use the following note: "Water service provided by private on-site water well meeting the requirements of Cow Creek Groundwater Conservation District and TCEQ. Wells shall have a 100' radius sanitary control easement unless a smaller easement is permitted by the Cow Creek Groundwater Conservation District."
  4. Fire Marshall Approval: At time of development of the lot, the owner/developer shall obtain a development permit for Kendall

County; submit a site plan for the proposed development, and a letter of approval from the Kendall County Fire Marshall.

5. Detention shall be provided for each lot unless approved otherwise by the County. Prior to any improvements being made on the lot, Kendall County shall review and approve detention for the site.

6. Owner Acknowledgement:

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

\_\_\_\_\_  
Address

\_\_\_\_\_  
Duly Authorized Agent

7. P&Z approval block:

Approval of the Planning and Zoning Commission

This plat of [Name] 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 \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Chair

By: \_\_\_\_\_

Secretary

8. Engineer's certificate:

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.

\_\_\_\_\_  
Registered Professional  
Engineer

Sworn to and subscribed before me this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the  
State of Texas



9. Surveyor's certificate:

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 Public Surveyor

Sworn to and subscribed before me this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the  
State of Texas

10. Provide a note as to whether any part of the subdivision is located within a drainage basin which is upstream from a City water supply lake; if this is not applicable, state that, "The development is not located upstream from a City water supply lake."

**Development Services & Utilities Comments:**

- a. See attached redline comments on the plat – revise and resubmit

**City of Boerne Fire Department Comments:**

- a. No comments

**Kendall County Comments:**

- a. Kendall County needs to approve the infrastructure documents prior to plat approval
- b. ROW dedication needs to be accepted by commissioners court and recording information shown on the plat
- c. Add a note regarding source of water and sewer/septic which should include PWS number and reference to adjacent lot.
- d. Drainage easement is not for the benefit of Kendall County. A note should be added to the plat that the owner is responsible for maintenance of the drainage easement. Who is grantor and grantee
- e. If the adjacent detention pond is being used to provide detention there needs to be approval/agreement for shared detention
- f. Show proposed septic location

**Kendall County Fire Marshal Comments:**

- a. Where the lanes are 26ft in width, a fire lane is only required on the inner curb closest to the building. Where the lanes are less than 26ft both inner and outer curb must be fire lanes.

- b. Fire suppression water storage I will/can go over the specific requirements once they begin the project. The site is fine, but certain connections will be required. The fire protection plan show "in accordance with IFC 2009. I wanted to clarify for understanding that Kendall County has adopted the IFC 2021 standards.

# Checklist Plat Technical Review



Planning Department  
447 N. Main St.  
Boerne, TX 78006  
830-248-1501  
[planning@boerne-tx.us](mailto:planning@boerne-tx.us)  
[www.boerne-tx.gov](http://www.boerne-tx.gov)



<b>Plat Name:</b>	Principle Hyundai
<b>File No:</b>	
<b>Administrative Completeness Date:</b>	April 6 2023

N/A	Technical Compliance		UDC 2.6.A.11.a.
	Yes	No	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	i. A completed plat application form Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ii. Payment of application fees Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	iii. Certificate of agent or power of attorney if the application is made by someone other than the owner Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	iv. Five eighteen inch (18") by twenty-four inch (24") printed plat paper copies Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	v. Digital copy of all plat submittal items Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	vi. Digital map file either .dwg or .shp file type or other digital file format approved by the Planning Director Comment: Resend with correct georeference
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	vii. Addressing plan including street number, building number, suite or unit number, and street name for each lot being platted Comment: OK as noted
N/A	Yes	No	UDC 2.6.A.11.b.i. Development Information
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(a) Title block on each page of the plat Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(b) Location map indicating the location of the area being platted and relation to well known streets and thoroughfares Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(c) Total acreage Comment: Doesn't match land study
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(d) Total number of lots and type of lot being platted Comment:
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	(e) Total acreage of right-of-way being platted Comment: ROW to be dedicated by separate instrument - not by plat
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(f) Total acreage of parkland or open space being dedicated to the City Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(g) Name and address of owner of record Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(h) The location of the City limit lines and the outer border of the City's ETJ if either traverse the platted area or are contiguous to the plat boundary Comment:
N/A	Yes	No	UDC 2.6.A.11.b.ii. Survey Information
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(a) Legal description of the boundaries of the plat area Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(b) Property survey prepared by a professional land surveyor with two points identified by State Plane Coordinates, the basis of bearings used and a north point Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(c) Limits of the area being platted in heavy lines Comment:

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(d) Date of preparation Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(e) Graphic and written scale of the drawing Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(f) Basis of bearing used and north arrow Comment: <i>Duplicated?</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(g) Name and property lines of adjacent additions or subdivisions or the name of the owners of record and recording information for adjacent parcels of unplatted land, including parcels on each side of an adjoining road, creek, easement or the like Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(h) Location, arrangement, and dimensions of all proposed lots Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(i) Acreage of each lot Comment:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(j) Lot and block numbers, as assigned by the applicant and approved by the City of Boerne Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(k) Sufficient data to determine readily and reproduce accurately on the ground, or to ascertain by physical inspection of the property, the location, bearing and length of every street and alley line, lot line, building line and easement, as well as every boundary line of reserved or dedication areas. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle, and arc length Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(l) All monuments erected and corners established in the field shall be identified noting the material of which the monuments, corners and other points are made. Lot corners need not be shown Comment:
N/A	Yes	No	<b>UDC 2.6.A.11.b.iii. Streets and Easements</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(a) Adjacent existing streets indicating the street name, functional classification, right-of-way width, dimension across the right-of-way, and dimension to the centerline of the right-of-way before and after any right-of-way dedication Comment:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(b) Proposed streets within the plat boundary indicating the name, functional classification, right-of-way width, dimension across the right-of-way, and dimension to the centerline of the right-of-way Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(c) Location, dimension, and purpose of all existing easements and easements to be established by plat Comment:
N/A	Yes	No	<b>UDC 2.6.A.11.b.iv. Natural Features</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(a) Centerline of watercourses, creeks and existing drainage structures within and adjacent to the development Comment:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(b) Pertinent drainage data and the limits of areas subject to flooding shall be shown, delineating the 25-year and the 100- year flood limits if applicable Comment:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(c) Minimum slab elevations shown on each lot that fall within the 100 year flood plain Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(d) Centerline and width of any drainageway protection zones Comment: <i>Note variance</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(e) A note as to whether any part of the development is located within a drainage basin which is upstream from a City water supply lake, and if so, a map at a convenient scale showing the location of the entire development in relation to the drainage basin Comment:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(f) If the development is located within a drainage basin which is upstream from a City water supply lake, calculations showing the maximum allowable area covered by impervious surfaces in the area of the subdivision Comment:

N/A	Yes	No	UDC 2.6.A.11.b.v. Certifications
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(a) Owner's certification to dedicate to the City of all streets, easements, alleys, parks, playgrounds or other dedicated public uses, signed and acknowledged before a notary public Comment: <i>wrong signature block - update</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(b) Surveyor's certificate and seal Comment: <i>use correct form</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(c) Engineer's certificate and seal, if applicable Comment: <i>use correct form</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(d) Applicable approval certification block Comment: <i>use correct form</i>
N/A	Yes	No	UDC 2.6.A.11.b.vi. Notes
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(a) Applicable notes required under this chapter or by the City or other reviewing agency Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(b) Note any approved Plat Waivers, Administrative Exceptions or Zoning Variances Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	(c) If the plat is more than one sheet, provide an index sheet Comment:
N/A	Yes	No	Minor Development Plats UDC 2.6.F.1.b. Plat Application Submittal Requirements
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	i. Each existing or proposed building, structure, or improvement or proposed modification of the external configuration of the building, structure, or improvement involving a change of the building, structure, or improvement Comment: <i>Label improvements + use legend for shading</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ii.(a) existing easements Comment:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ii.(b) burial grounds Comment:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ii.(c) railroad rights of way Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ii.(d) rivers, lakes, and other watercourses Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ii.(e) oil and gas lines, wells and pad sites Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	ii.(f) any other easement or constraining use that influences the development of the proposed subdivision Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	iii.(a). Letters of Certification (LOCs) from Utility providers (water, sanitary sewer, electric) other than the City of Boerne Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	iii.(b) Letters of Certification (LOCs) from Kendall County if County right-of-way is affected or on-site sewage facility (OSSF) is to be utilized on the site; Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	iii.(c) Letters of Certification (LOCs) from Cow Creek Ground Water Conservation District, if utilizing a well on the site; and Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	iii.(d) Letters of Certification (LOCs) from Any pertinent state or local agency including the Texas Department of Transportation (TxDOT), if applicable. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	iv. Any other information staff requires, as identified at the pre-application conference. Comment:
N/A	Yes	No	UDC 2.6.F.2. Minor Subdivision Plats
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b.i.(a). Letters of Certification (LOCs) from Utility providers (water, sanitary sewer, electric) other than the City of Boerne Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b.i.(b) Letters of Certification (LOCs) from Kendall County if County right-of-way is affected or on-site sewage facility (OSSF) is to be utilized on the site; Comment:



<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b.i.(c) Letters of Certification (LOCs) from Cow Creek Ground Water Conservation District, if utilizing a well on the site; and Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b.i.(d) Letters of Certification (LOCs) from Any pertinent state or local agency including the Texas Department of Transportation (TxDOT), if applicable. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	c.ii. The proposed plat conforms to the City's Comprehensive Master Plan and adopted plans. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	c. iii. The proposed plat conforms to the standards and provisions of the Unified Development Code. Comment:
N/A	Yes	No	<b>UDC 2.6.F.3. Major Subdivision Plats</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b.ii.(a). Letters of Certification (LOCs) from Utility providers (water, sanitary sewer, electric) other than the City of Boerne Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b.ii.(b) Letters of Certification (LOCs) from Kendall County if County right-of-way is affected or on-site sewage facility (OSSF) is to be utilized on the site; Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b.ii.(c) Letters of Certification (LOCs) from Cow Creek Ground Water Conservation District, if utilizing a well on the site; and Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b.ii.(d) Letters of Certification (LOCs) from any pertinent state or local agency including the Texas Department of Transportation (TxDOT), if applicable. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b.v. The Major Subdivision Plat shall substantially conform to the approved Master Development Plan. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d.i.(a) Tax certificates, indicating that all taxes on the land being subdivided have been paid to the current year for the proposed subdivision Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d.i.(b) Notation of any restrictions or conditions that were imposed as a contingency of Subdivision Plat approval Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d.ii.(a) Parkland Dedication - The applicant shall identify parks and trails, demonstrating consistency with the allocations included in the Subdivision Plat submittal. The location, dimensions, type and area of all parcels of land set aside for parks and open space, or for public spaces for uses of the residents of the proposed development, shall be identified. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d.ii.(b) Traffic Mitigation - The applicant shall demonstrate mitigation of traffic impacts identified in the Traffic Impact Analysis and approved as part of the Subdivision Plat submittal. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d.ii.(c) Tree Preservation - The applicant shall demonstrate employment of preservation measures identified in the Tree Preservation Plan as approved as part of the Subdivision Plat submittal. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d.ii.(d) Stormwater Management - The applicant shall demonstrate execution of any and all measures for stormwater management identified in the Stormwater Management Plan submitted and approved as part of the Subdivision Plat Submittal. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d.iii. Plan Tabulation - Any modifications to the plan tabulation presented in the Major Subdivision Plat shall be noted in this section of the subdivision plat application, according to those same categories addressed in the Major Subdivision Plat Application. If no modifications are present, a page shall be included indicated that the final counts are equal to the preliminary counts. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d.iv. Any approved Plat Waivers, Administrative Exceptions or Zoning Variances must be submitted with the Major Subdivision Plat application. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	e.i. The subdivision plat complies with the approved Master Development Plan Comment:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	e. ii. The proposed subdivision conforms to all relevant requirements of the Unified Development Code and variances have been requested for any nonconformance. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	e.iii. In no way does the subdivision plat create a violation of any applicable regulations of the City or of state or federal law. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	e.iv. The vehicular and pedestrian system is consistent with adopted transportation plans, including the Master Thoroughfare Plan and the street layout standards set forth in the Unified Development Code Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	e.v. The proposed subdivision will not have detrimental impacts on the safety or exercise of permitted uses on adjacent properties. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	e.vi. The subdivision name and numbering on all subdivision plats shall be consistent with the approved Master Development Plan. Block numbers shall run consecutively throughout the entire subdivision, even though such subdivision may be finally approved in sections. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	e.vii. Any land located within 100 year local or FEMA floodplain, as shown on the currently adopted flood boundary and floodway maps of the flood insurance study, is determined to be suitable for its intended use, and the proposed subdivision adequately mitigates the risks of flooding, inadequate drainage, soil and rock formations with severe limitations for development, severe erosion potential, or any other floodplain-related risks to the health, safety, or welfare of the future residents of the proposed subdivision in a manner consistent with The Unified Development Code Comment:
N/A	Yes	No	<b>UDC 2.6.F.4. Major Development Plats</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	b.iv.(a). Letters of Certification (LOCs) from Utility providers (water, sanitary sewer, electric) other than the City of Boerne Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	b.iv.(b) Letters of Certification (LOCs) from Kendall County if County right-of-way is affected or on-site sewage facility (OSSF) is to be utilized on the site; Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	b.iv.(c) Letters of Certification (LOCs) from Cow Creek Ground Water Conservation District, if utilizing a well on the site; and Comment: <i>Wells to be plugged - How water served?</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	b.iv.(d) Letters of Certification (LOCs) from Any pertinent state or local agency including the Texas Department of Transportation (TxDOT), if applicable. Comment:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d.v. Illumination plan (a) If in the city limits, a Illumination Plan shall be submitted with the plat. (b) If in the ETJ and if required by the County, a County approved Illumination Plan shall be submitted with the plat. Comment: <i>not required</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d.vi. Parkland Dedication - A Parkland Dedication Plan, if applicable, including the location and proposed area of all public or common open spaces, including a table of requirements based on the proposed development and typical service areas for each Type. Comment:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d.vii. Tree Preservation (a) Identify on the plat the location and species of all Protected trees. (b) A tree survey for all property subject to the application that documents the presence of all Protected Trees. Comment: <i>Reviewed with land study</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d.viii. Drainage - A minimum of two (2) copies of the drainage study per City standards. Comment: <i>Reviewed with Infrastructure Doc LOC</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d.ix. Steep Slopes - If a steep slope is present on the site, provide a Slope Map. If no steep slope is present, the applicant may provide a letter stating there is no steep slope on the property. Comment: <i>Reviewed with land study</i>

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	d.x. Fire Protection – (a) If in the city limits, a Fire Protection Plan shall be submitted with the plat. (b) If in the ETJ, a County approved Fire Protection Plan shall be submitted with the plat. Comment: See comments in review memo
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	e.ii.(a) Each existing or proposed building, structure, or improvement or proposed modification of the external configuration of the building, structure, or improvement involving a change of the building, structure, or improvement Comment: Not labeled or identified
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	e.ii.(b) Two-foot contour interval surveys tied to City Control Monuments or USGS Benchmarks. Where conditions exist that make the use of two-foot contours impractical, alternate intervals may be used upon approval of the City Manager or his designee. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	e.ii.(c) If applicable, areas identified as steep slope with a slope of 15% or greater Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	f. Applicable Notes required under this Chapter or by the City including by not limited to impervious cover note, traffic impact note, and overlay district note. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	f.i. The proposed development conforms to all standards and requirements of the Unified Development Code and variances have been requested for any nonconformance. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	f.ii. In no way does the development plat create a violation of any applicable regulations of the City or of state or federal law. Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	f.iii. The vehicular and pedestrian system is consistent with adopted transportation plans, including the Master Thoroughfare Plan and the street layout standards set forth in The Unified Development Code Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	f.iv. The proposed development will not have detrimental impacts on the safety or exercise of permitted uses on adjacent properties. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	f.v. All required securities and guarantees have been paid, and all applicable agreements with the City have been executed. Comment:
N/A	Yes	No	UDC 2.6.H.1. Amending Plats
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a.iii. The owners of both impacted lots jointly file the application for plat amendment Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a.v. No recorded covenant or restriction is removed Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a.vi. The amendment does not have materially adverse effects on the property rights of owners of other parcels within the plat in question Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a.vii.(a) Amendment does not create a new lot Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a.vii.(b) Amendment does not changes the uses that are permitted in the plat Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a.vii.(c) Amendment does not increase the number of dwelling units Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a.vii.(d) Amendment does not increase the total square footage of non-residential building area, including all expressions of commercial and industrial uses Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a.vii.(e) Amendment does not increase the demand for public utilities Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a.vii.(f) Amendment does not decrease the total area of parks and open spaces Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a.vii.(g) Amendment does not increase the volume or velocity of stormwater runoff from the development Comment:



<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d. The amending plat shall include an "as platted" diagram and an "as amended" diagram to show how the plat was recorded and what amendments are taking affect in the amending plat. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	d.iv. The amendment does not alter the density, design, boundaries, street types, public facilities or right of way assignments of the previously approved plat. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	f.i. If the plat being amended has been previously recorded, the amending plat shall be clearly marked as follows: This plat amends the plat previously recorded in the plat records of Kendall County, Document Number _____. Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	f.iii. If the plat being amended has not been previously recorded, the approved plat shall be annotated with the following statement: "This plat includes amendments approved by the Planning Director." Comment:
N/A	Yes	No	Other Miscellaneous
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Addressing plan including street number, building number, suite or unit number, and street name for each lot being platted UDC 2.6.A11.a.vii. Comment: <i>OK as noted</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Consistent with the Comprehensive Master Plan UDC 1.7 Comment:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Compliance with zoning classification UDC 2.5.A.2.a. Comment:
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Approved subdivision name UDC 2.6.A.5. Comment:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plat application complies with the approved Master Development Plan UDC 2.6.D.1.e. Comment:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parkland dedication UDC 2.8.B. Comment:
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other: UDC 7.6.A.1. General requirements for water service Comment: <i>Need to show well, sanitary control easement, + well note</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other: UDC 7.6.C.1.d. on-site sewage facilities shall be installed on each lot; <i>Need to show septic spray field + add septic notes</i>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other: UDC 2.1.3.2.a.iii. Other application requirements identified by staff at the pre-application meeting; <i>GAR + TCEQ info for site are not this property</i>

## Determination of Technical Compliance

☐ Compliant ☐ Incompliant

If revisions are required, please submit the following:

- ☒ Plat, 5 copies
- ☐ Addressing plan and table
- ☒ Digital map file
- ☐ Digital files

- ☐ Utility provider LOC
- ☐ Kendall County LOC
- ☐ TxDOT LOC
- ☒ Cow Creek Ground Water Conservation District LOC

- ☐ Other LOC: \_\_\_\_\_
- ☒ Highlighted/Clouded copies
- ☒ Other: *GAR Report + TCEQ report*
- ☒ Fire Protection Plan

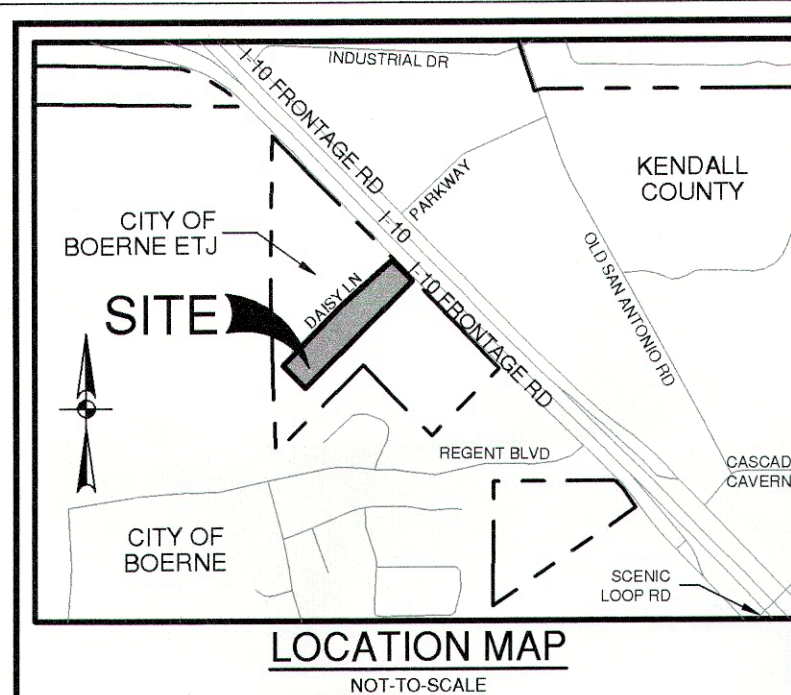
Reviewer:

*Rebecca Pacini*

Date of Review:

*4/24/2023*





**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.

**OPEN SPACE:**  
5% OF ALL AREAS OF IMPERVIOUS SURFACE HAS BEEN DEDICATED TO OPEN SPACE REQUIREMENTS AS DEFINED BY THE CITY OF BOERNE SUBDIVISION ORDINANCE NO. 2007-36, ARTICLE 3, SECTION 3.

**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 ADJUTS 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.

- 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 COMMERCIAL 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 AS SUCH A TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS.

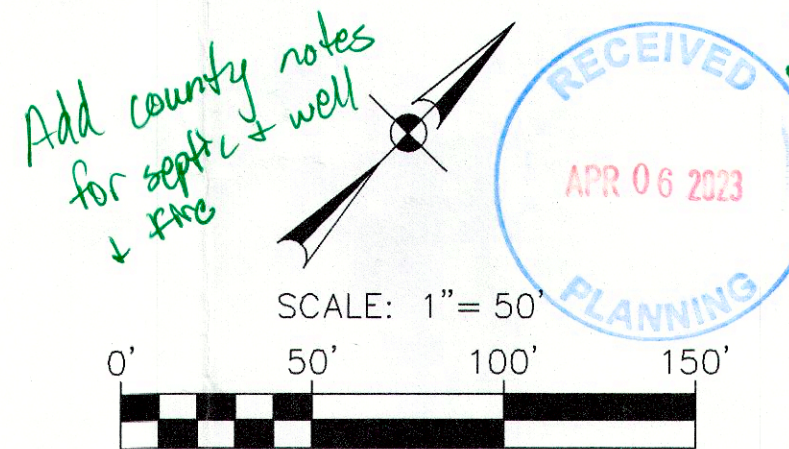
**UTILITY EASEMENT:**  
UTILITIES, INCLUDING WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR APPURTENANCES THERE TO ("THE UTILITIES") TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER PASSABLE AREAS OF THE GRANTOR'S ADJACENT LAND, WHEN THE DELINEATED ENTRANCE POINT THAT ADJUTS 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 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 OF 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 COMMERCIAL 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.

**SIDEWALK NOTE:**  
SIX-FOOT WIDE REINFORCED CONCRETE SIDEWALKS SHALL BE INSTALLED ADJACENT TO ALL STREET FRONTAGE PROPERTY LINES OF EACH LOT FRONTING A STREET AT SUCH TIME AS THAT LOT IS DEVELOPED.

**SETBACKS IN CITY LIMITS:**  
LOT SETBACKS ARE DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE ENFORCED AT THE TIME OF THE DEVELOPMENT AND ARE BASED ON ZONING LOT SIZE. UNLESS OTHERWISE IDENTIFIED, THE FRONT SETBACK FOR A PIE SHARED LOT OF A LOT OF A CURVILINEAR STREET OR CUL-DE-SAC IS MEASURED WHEREVER THE LOT WITH MEETS THE FRONTAGE REQUIREMENTS FOR THE LOT CATEGORY.

**TxDOT NOTES:**  
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.  
2. 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 TOTAL OF 0 ACCESS POINT(S) ALONG INTERSTATE HIGHWAY 10 WEST, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 155.80'. ACCESS WILL BE PROVIDED BY ONE (1) ACCESS POINT ON THE ADJACENT STREET OUTSIDE THE PLATTED AREA ALONG DAISY LANE.  
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.  
4. THE DEVELOPER AND/OR THE 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.  
5. TxDOT WILL USE THE CURRENT EDITIONS OF THE APPROPRIATE MANUALS WHEN ISSUING PERMITS. TYPICAL MANUALS 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 THE SITE DEVELOPS.



# MAJOR DEVELOPMENT PLAT FOR PRINCIPLE HYUNDAI

BEING A TOTAL OF 5.192 ACRES TRACT OF LAND, INCLUDING 0.5192 OF AN ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2021-362219, A 1.272 ACRE AND 1.415 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2021-355745 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, AND INCLUDING A 0.642 OF AN ACRE OFF LOT EASEMENT LOCATED ON THE 5.192 ACRE TRACT OF THE DEVELOPMENT PLAT FOR INFINITY OF BOERNE, RECORDED IN VOLUME 8, PAGE 110 OF THE DEED AND PLAT RECORDS OF KENDALL COUNTY, TEXAS, OUT OF THE J.M. MCCULLOUGH AND CO. SURVEY NUMBER 185, IN THE CITY OF BOERNE ETJ, KENDALL COUNTY, TEXAS.

**PAPE-DAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #1028800

DATE OF PREPARATION: April 4, 2023

OWNER ACKNOWLEDGEMENT  
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, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: MARK SMITH  
HEPCO PROPERTIES, LTD.  
153 TREELINE PARK, SUITE 200  
SAN ANTONIO, TEXAS 78209

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARK SMITH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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, BEXAR COUNTY, TEXAS

OWNER ACKNOWLEDGEMENT  
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, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: MARK SMITH  
HEPCO PROPERTIES II, LTD.  
153 TREELINE PARK, SUITE 200  
SAN ANTONIO, TEXAS 78209

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARK SMITH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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, BEXAR COUNTY, TEXAS

THIS PLAT OF PRINCIPLE HYUNDAI HAS BEEN SUBMITTED TO THE CITY OF BOERNE, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

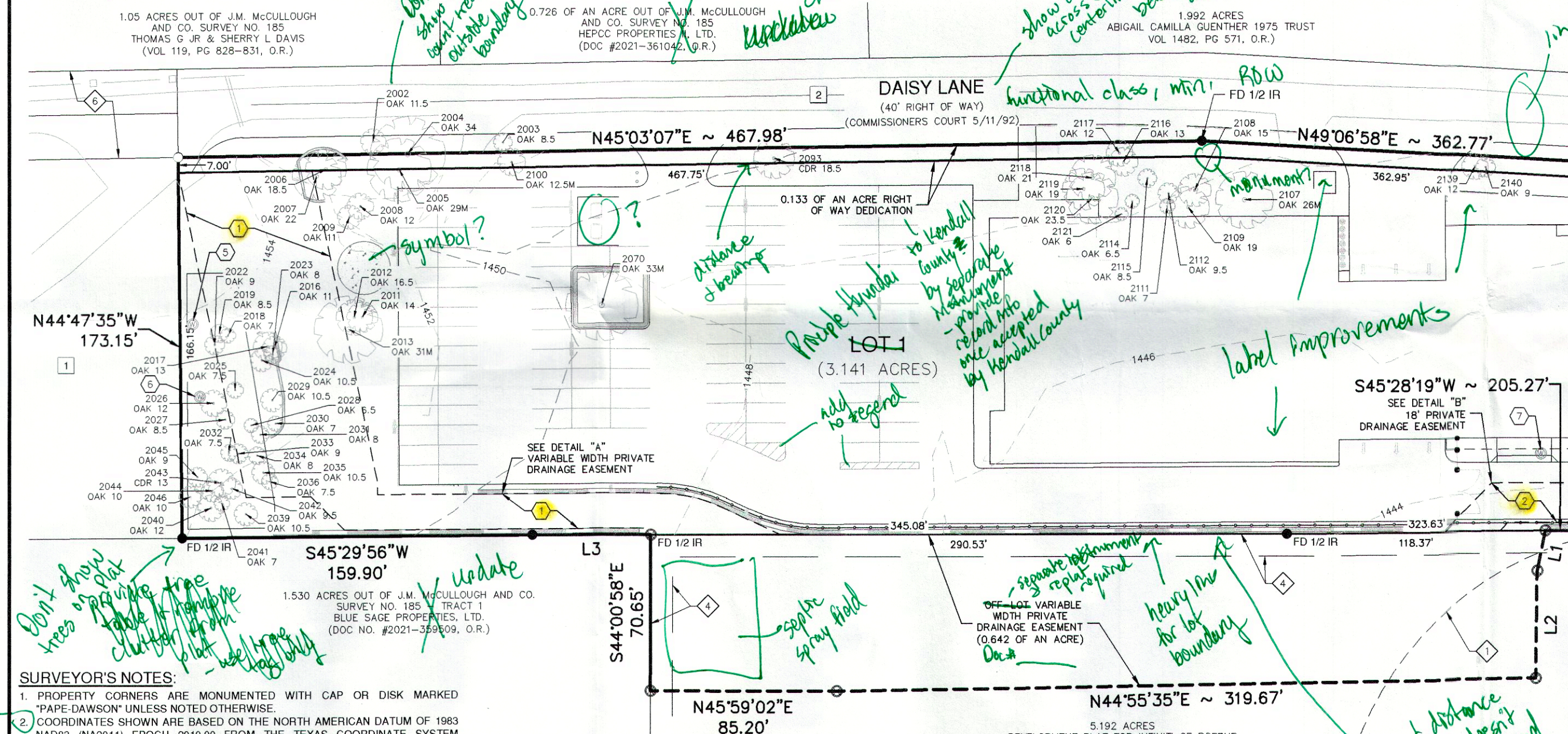
BY: DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

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. 20\_\_\_\_ 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. 20\_\_\_\_.

COUNTY CLERK, KENDALL COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY



**SURVEYOR'S NOTES:**  
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.  
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.  
3. DIMENSIONS SHOWN ARE SURFACE.  
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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 UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF BOERNE PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	PR	PRIVATE
CATV	CABLE TELEVISION	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	SD	STORM DRAINAGE
DED	DEDICATION	SS	SANITARY SEWER
DOC	DOCUMENT NUMBER		FOUND 1/2" IRON ROD (PD)
ELEC	ELECTRIC		SET 1/2" IRON ROD (PD)-ROW
ESMT	EASEMENT		FOUND TxDOT
ETJ	EXTRATERRITORIAL JURISDICTION		MONUMENTATION
FFE	FINISHED FLOOR ELEVATION		WATER WELL
			(TYPE I OR II OR III)

- 0.732 OF AN ACRE OUT OF J.M. MCCULLOUGH AND CO. SURVEY NO. 185 TRACT 1, MALLORY M & KYLE W MARTINEZ (VOL 1641, PG 73, OR)
- REMAINDER 5 ACRE TRACT & 4 ACRE TRACT CLIFF LEWIS & KATHERINE L HOLMGREN, INDIVIDUALLY AND D/B/A BOERNE RANCH DEVELOPMENT (VOL 96, PG 233, OR)

- 150' RADIUS SANITARY CONTROL EASEMENT (VOL 8, PG 110, DPR)
- 15' UTILITY EASEMENT (VOL 8, PG 110, DPR)
- 10' UTILITY EASEMENT (VOL 8, PG 110, DPR)
- 10' BUILDING SETBACK LINE (VOL 8, PG 110, DPR)
- 50' BUILDING SETBACK LINE (VOL 8, PG 110, DPR)
- 40' INGRESS/EGRESS EASEMENT (VOL 119, PG 852-855, OR)
- ONSITE WATER WELL #EW TO BE PLUGGED AND ABANDONED WITHIN 90-DAYS OF PLAT RECORDATION IN ACCORDANCE TO KENDALL COUNTY & COW CREEK GROUNDWATER CONSERVATION DISTRICT APPLICABLE REGULATIONS
- ONSITE WATER WELL #EW TO BE PLUGGED AND ABANDONED WITHIN 90-DAYS OF PLAT RECORDATION IN ACCORDANCE TO KENDALL COUNTY & COW CREEK GROUNDWATER CONSERVATION DISTRICT APPLICABLE REGULATIONS
- ONSITE WATER WELL #EW TO BE PLUGGED AND ABANDONED WITHIN 90-DAYS OF PLAT RECORDATION IN ACCORDANCE TO KENDALL COUNTY & COW CREEK GROUNDWATER CONSERVATION DISTRICT APPLICABLE REGULATIONS
- ONSITE WATER WELL #EW TO BE PLUGGED AND ABANDONED WITHIN 90-DAYS OF PLAT RECORDATION IN ACCORDANCE TO KENDALL COUNTY & COW CREEK GROUNDWATER CONSERVATION DISTRICT APPLICABLE REGULATIONS

- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF KENDALL COUNTY (0.279 OF AN ACRE)
- 18' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF KENDALL COUNTY (0.104 OF AN ACRE)
- 30' LANDSCAPE BUFFER
- 10' UTILITY EASEMENT

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

REFERENCE SHEET 2 OF 2 FOR ALL PLAT NOTES AND CURVE & LINE TABLES

SHEET 1 OF 2



# MAJOR DEVELOPMENT PLAT FOR PRINCIPLE HYUNDAI

BEING A TOTAL OF 3.916 ACRE TRACT OF LAND, INCLUSIVE OF 0.133 OF AN ACRE RIGHT OF WAY DEDICATION, ESTABLISHING LOT 1, COMPRISED OF A 0.581 OF AN ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2021-362219, A 1.272 ACRE AND 1.415 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2021-355745 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, AND INCLUDING A 0.642 OF AN ACRE OFF-LOT EASEMENT LOCATED ON THE 5.192 ACRE TRACT OF THE DEVELOPMENT PLAT FOR INFINITY OF BOERNE, RECORDED IN VOLUME 8, PAGE 110 OF THE DEED AND PLAT RECORDS OF KENDALL COUNTY, TEXAS, OUT OF THE J.M. McCOLLOUGH AND CO. SURVEY NUMBER 185, IN THE CITY OF BOERNE ETJ, KENDALL COUNTY, TEXAS.



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800  
DATE OF PREPARATION: April 4, 2023

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N32°36'44"W	18.40'
L2	N43°29'55"W	48.53'
L3	S45°50'13"W	54.55'
L4	N44°09'47"W	2.84'
L5	N89°23'27"W	21.54'
L6	S45°36'33"W	29.50'

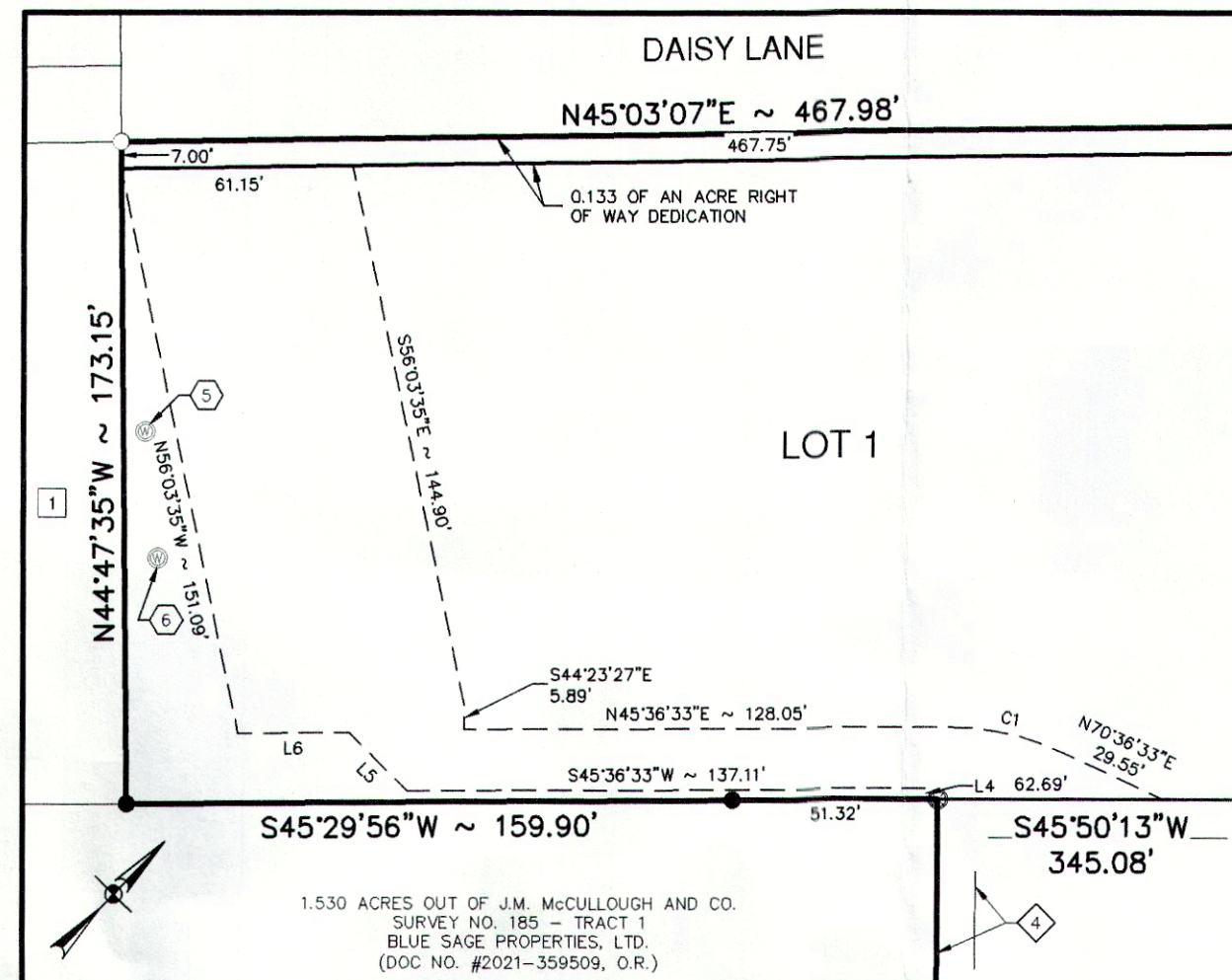
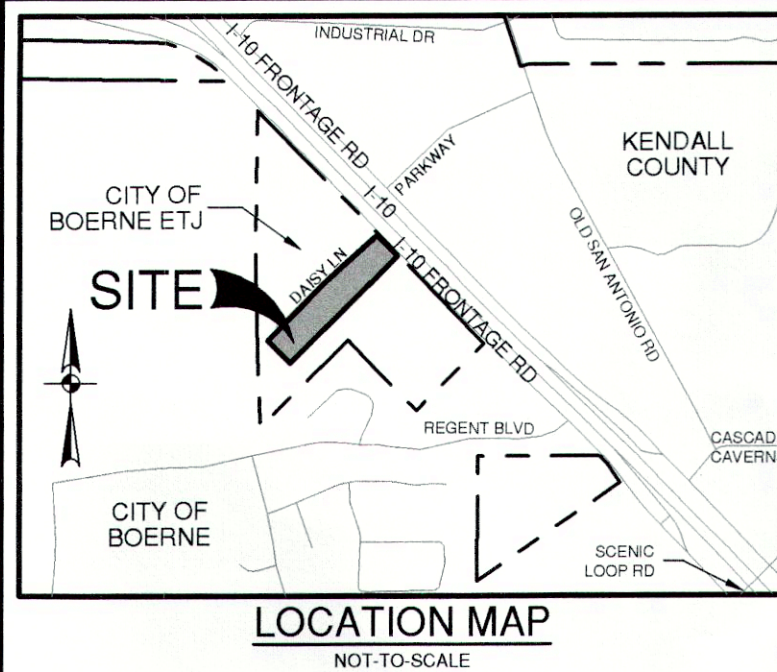
CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	70.50'	025°00'00"	N58°06'33"E	30.52'	30.76'

## LEGEND

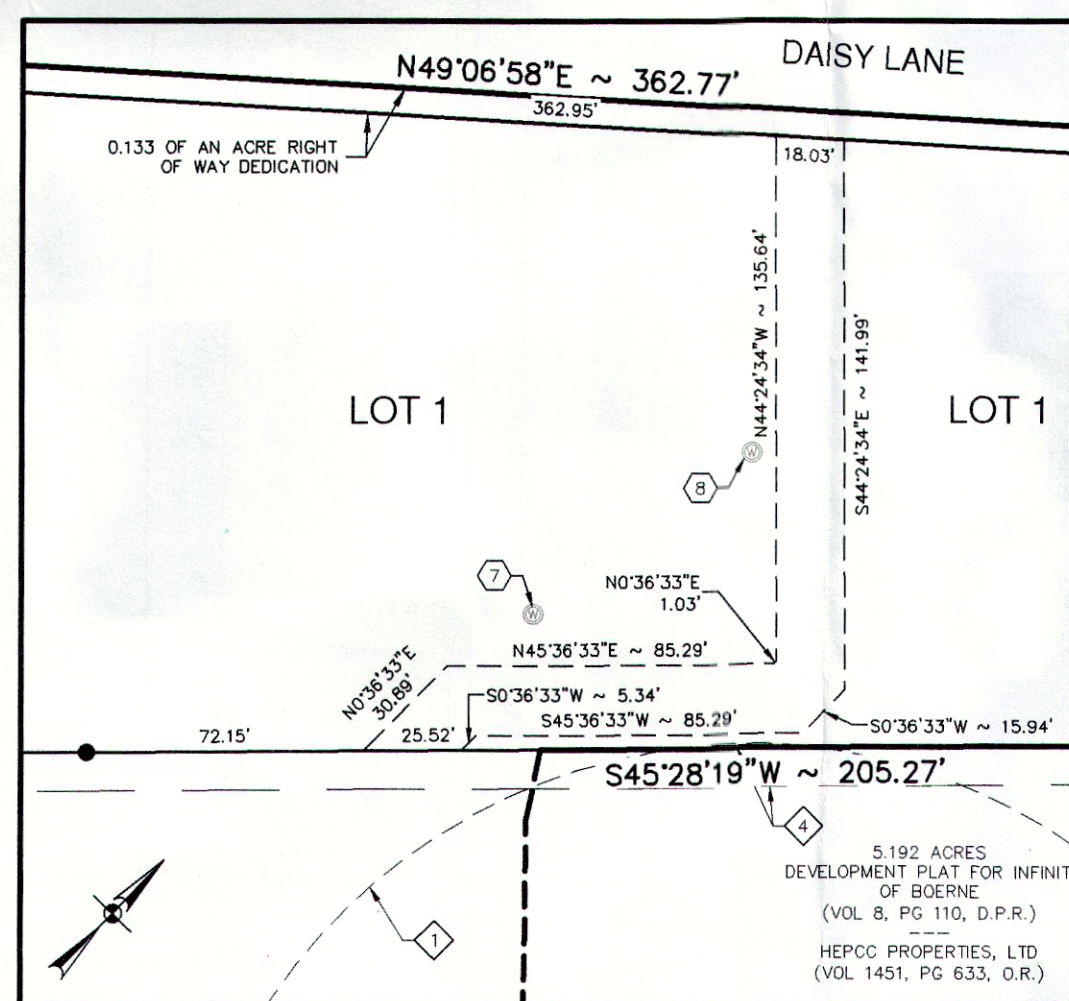
AC	ACRE(S)	VOL	VOLUME
BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	PR	PRIVATE
CATV	CABLE TELEVISION	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	SD	STORM DRAINAGE
DED	DEDICATION	SS	SANITARY SEWER
DOC	DOCUMENT NUMBER		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
ELEC	ELECTRIC	(SURVEYOR)	SET 1/2" IRON ROD (PD)
ESMT	EASEMENT		SET 1/2" IRON ROD (PD)-ROW
ETJ	EXTRATERRITORIAL JURISDICTION		FOUND TxDOT
FFE	FINISHED FLOOR ELEVATION	(TYPE I, II OR III)	MONUMENTATION

- 1 0.732 OF AN ACRE OUT OF J.M. McCOLLOUGH AND CO. SURVEY NO. 185 MALLORY M & KYLE W MARTINEZ (VOL 1641, PG 73, OR)
- 2 REMAINDER 5 ACRE TRACT & 4 ACRE TRACT CLIFF LEWIS % KATHERINE L HOLMGREN, INDIVIDUALLY AND D/B/A BOERNE RANCH DEVELOPMENT (VOL 98, PG 893, OR)
- 3 150' RADIUS SANITARY CONTROL EASEMENT (VOL 8, PG 110, DPR)
- 4 15' UTILITY EASEMENT (VOL 8, PG 110, DPR)
- 5 10' UTILITY EASEMENT (VOL 8, PG 110, DPR)
- 6 10' BUILDING SETBACK LINE (VOL 8, PG 110, DPR)
- 7 50' BUILDING SETBACK LINE (VOL 8, PG 110, DPR)
- 8 40' INGRESS/EGRESS EASEMENT (VOL 119, PG 852-855, OR)
- 9 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF KENDALL COUNTY (0.279 OF AN ACRE)
- 10 18' PRIVATE DRAINAGE EASEMENT FOR THE BENEFIT OF KENDALL COUNTY (0.104 OF AN ACRE)
- 11 30' LANDSCAPE BUFFER
- 12 10' UTILITY EASEMENT
- 13 ONSITE WATER WELL #EW TO BE PLUGGED AND ABANDONED WITHIN 90-DAYS OF PLAT RECDATION IN ACCORDANCE TO KENDALL COUNTY & COW CREEK GROUNDWATER CONSERVATION DISTRICT APPLICABLE REGULATIONS
- 14 ONSITE WATER WELL #EW TO BE PLUGGED AND ABANDONED WITHIN 90-DAYS OF PLAT RECDATION IN ACCORDANCE TO KENDALL COUNTY & COW CREEK GROUNDWATER CONSERVATION DISTRICT APPLICABLE REGULATIONS
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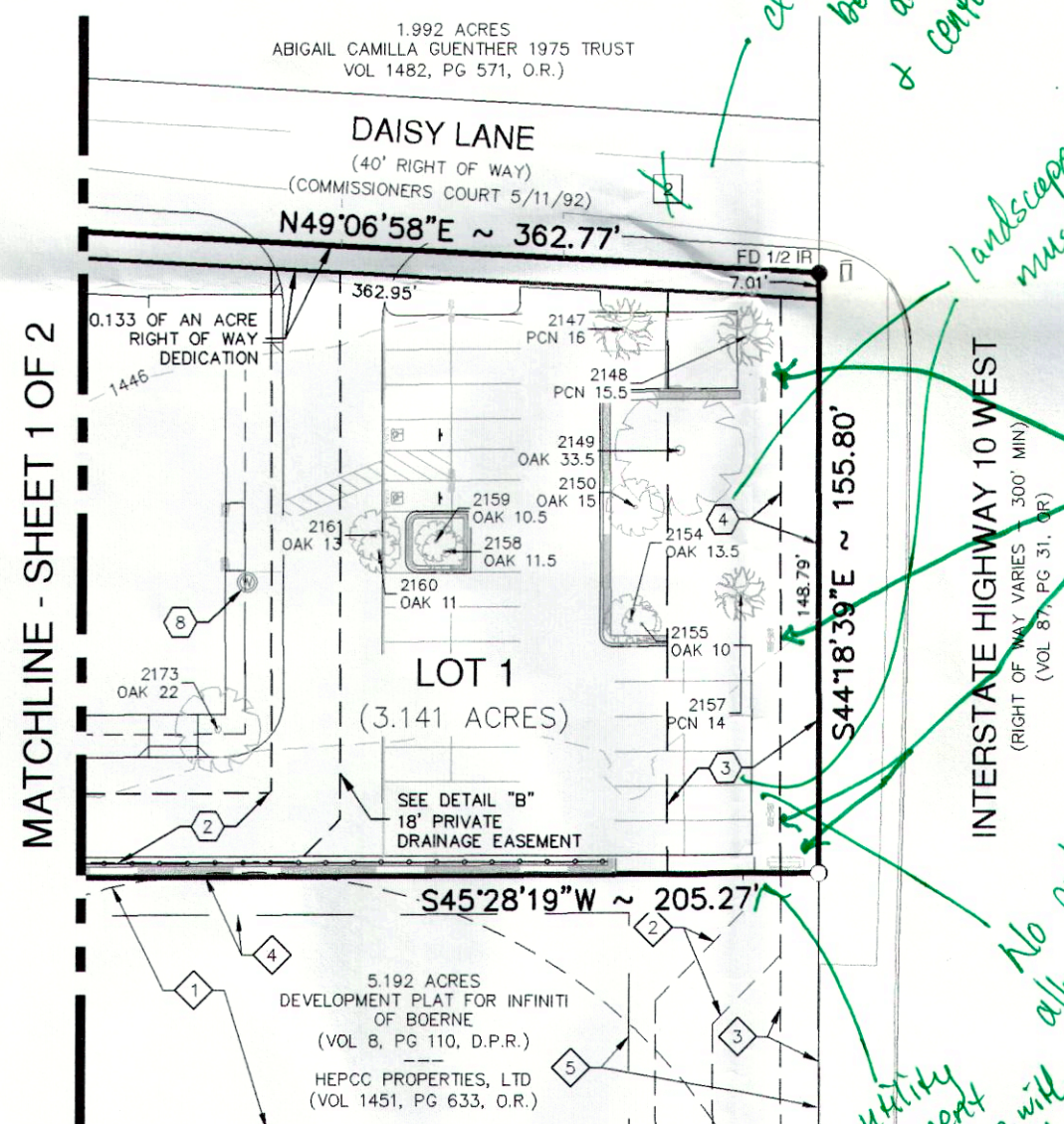
Can wells be plugged prior to plat recordation? Don't show future stake on plat. Only show as it is when platted



DETAIL "A"  
VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT  
SCALE: 1" = 50'



DETAIL "B"  
18' PRIVATE DRAINAGE EASEMENT  
SCALE: 1" = 50'



show dimension before & after dedication & centerline

landscape easement must be outside of other easements uor 3.17 F.I.C.

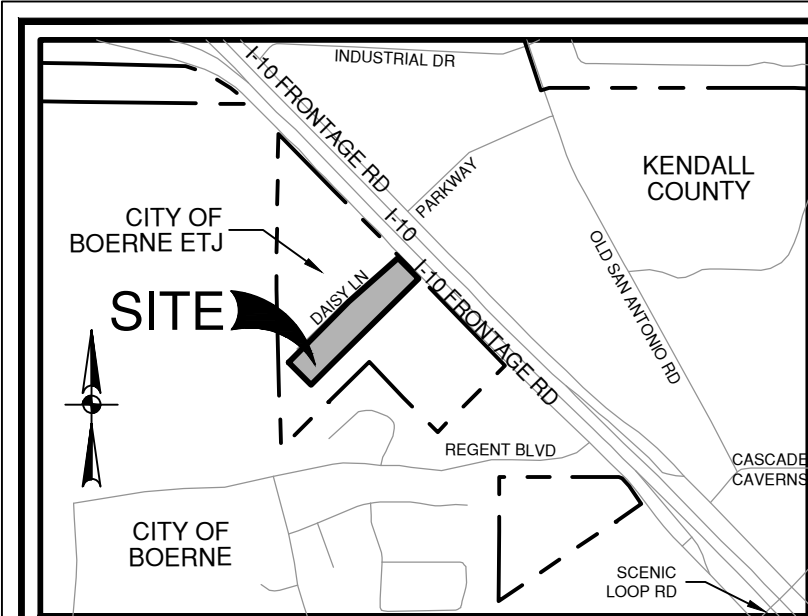
Identify improvements

No parking allowed in landscape easement

utility easement to match up with Infinity easement

City limits line





LOCATION MAP

NOT-TO-SCALE

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.

OPEN SPACE:

5% OF ALL AREAS OF IMPERVIOUS SURFACE HAS BEEN DEDICATED TO OPEN SPACE. REQUIREMENTS AS DEFINED BY THE CITY OF BOERNE SUBDIVISION ORDINANCE NO. 2007-56, ARTICLE 3, SECTION 3.

CAPITAL RECOVERY FEE ASSESSMENT NOTE:

ASSESSMENT AND COLLECTION OF THE CITY OF BOERNE WATER AND WASTEWATER UTILITIES' CAPITAL RECOVERY FEES SHALL BE COLLECTED IF AT SUCH TIME THIS PROPERTY IS ANNEXED BY THE CITY. ALL FEES WILL BE BASED UPON RATES SET FORTH IN CITY ORDINANCE NO. 2015-03 SECTION 1.10 (5).

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 DESIGNATED 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.

- 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 EASEMENT, RESTORE THE PROPERTY TO THE CONDITION IN WHICH SUCH WORK WAS UNDERTAKEN TO THE REASONABLE IN ACCORDANCE WITH THE PRACTICES.
- THE GRANTEE SHALL MAKE NECESSARY TO CONFORM WITH THE CITY OF BOERNE AT A TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY THE 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 APPURTENANCES THERETO ("THE "UTILITIES") TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER PASSABLE AREAS OF THE GRANTOR'S, ADJACENT LAND, WHEN THE DESIGNATED 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 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 IN 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.

SIDEWALK NOTE:

SIX-FOOT WIDE REINFORCED CONCRETE SIDEWALKS SHALL BE INSTALLED ADJACENT TO ALL STREET FRONTAGE PROPERTY LINES OF EACH LOT FRONTING A STREET AT SUCH TIME AS THAT LOT IS DEVELOPED.

SETBACKS IN CITY LIMITS:

LOT SETBACKS ARE DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE ENFORCED AT THE TIME OF THE DEVELOPMENT AND ARE BASED ON ZONING/LOT SIZE, UNLESS OTHERWISE IDENTIFIED, THE FRONT SETBACK FOR A PIE SHAPED LOT OF A LOT ON A CURVILINEAR STREET OR CUL-DE-SAC IS MEASURED WHEREVER THE LOT WITH MEETS THE FRONTAGE REQUIREMENT CATEGORY.

TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 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 TOTAL OF 0 ACCESS POINT(S) ALONG INTERSTATE HIGHWAY 10 WEST, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 155.80'. ACCESS WILL BE PROVIDED BY ONE (1) ACCESS POINT ON THE ADJACENT STREET OUTSIDE THE PLATTED AREA ALONG DAISY LANE.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.
- THE DEVELOPER AND/OR THE 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.
- TxDOT WILL USE THE CURRENT EDITIONS OF THE APPROPRIATE MANUALS WHEN ISSUING PERMITS. TYPICAL MANUALS 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 THE SITE DEVELOPS.

1st Review

CJR | CJR  
MM | MGM  
JC | JC

SCALE: 1" = 50'

Use note for setbacks in the ETJ

Remove street layer and show CL of ROW (do not show the CL of the street)

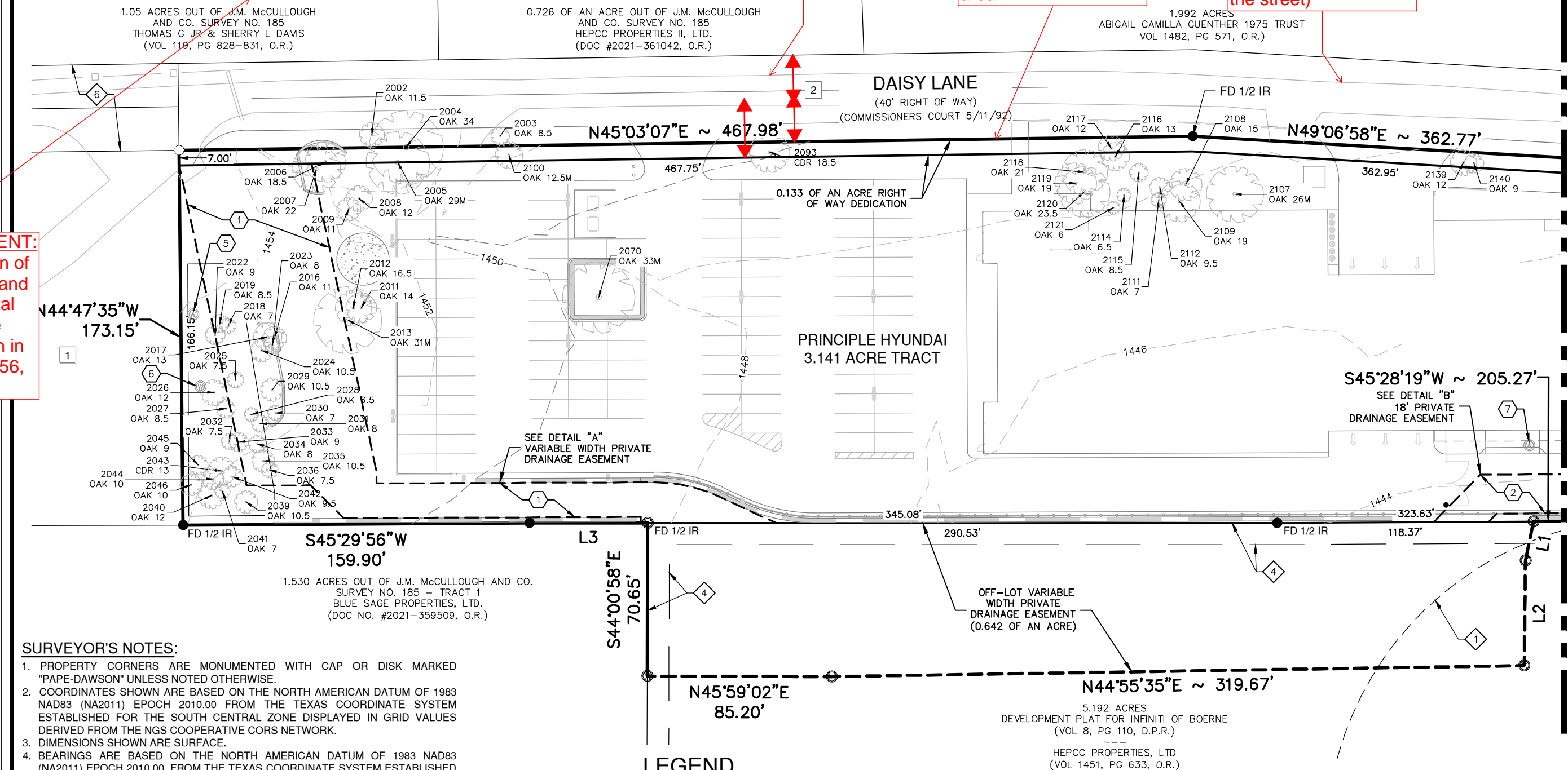
Unbold dedication area

PLANNING

04/06/2023

RECEIVED

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).



LEGEND

- |      |                               |                     |  |   |   |   |   |
|------|-------------------------------|---------------------|--|---|---|---|---|
| AC   | ACRE(S)                       | VOL                 | VOLUME                                       | 1 | 150' RADIUS SANITARY CONTROL EASEMENT (VOL. 8, PG 110, DPR) | 5 | ONSITE WATER WELL #EW9056 TO BE PLUGGED AND ABANDONED WITHIN 90-DAYS OF PLAT RECORDATION IN ACCORDANCE TO KENDALL COUNTY & COW CREEK GROUNDWATER CONSERVATION DISTRICT APPLICABLE REGULATIONS |
| BLK  | BLOCK                         | PG                  | PAGE(S)                                      | 2 | 15' UTILITY EASEMENT (VOL. 8, PG 110, DPR)                  | 6 | ONSITE WATER WELL #EW9057 TO BE PLUGGED AND ABANDONED WITHIN 90-DAYS OF PLAT RECORDATION IN ACCORDANCE TO KENDALL COUNTY & COW CREEK GROUNDWATER CONSERVATION DISTRICT APPLICABLE REGULATIONS |
| BSL  | BUILDING SETBACK LINE         | PR                  | PRIVATE                                      | 3 | 10' UTILITY EASEMENT (VOL. 8, PG 110, DPR)                  | 7 | ONSITE WATER WELL #EW9055 TO BE PLUGGED AND ABANDONED WITHIN 90-DAYS OF PLAT RECORDATION IN ACCORDANCE TO KENDALL COUNTY & COW CREEK GROUNDWATER CONSERVATION DISTRICT APPLICABLE REGULATIONS |
| CATV | CABLE TELEVISION              | ROW                 | RIGHT-OF-WAY                                 | 4 | 10' BUILDING SETBACK LINE (VOL. 8, PG 110, DPR)             |   |   |
| CB   | COUNTY BLOCK                  | SD                  | STORM DRAINAGE                               | 5 | 50' BUILDING SETBACK LINE (VOL. 8, PG 110, DPR)             |   |   |
| DED  | DEDICATION                    | SS                  | SANITARY SEWER                               | 6 | 40' INGRESS/EGRESS EASEMENT (VOL. 119, PG 852-855, OR)      |   |   |
| DOC  | DOCUMENT NUMBER               | ●                   | FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE) |   |   |   |   |
| ELEC | ELECTRIC                      | ○                   | SET 1/2" IRON ROD (PD)                       |   |   |   |   |
| ESMT | EASEMENT                      | ○                   | SET 1/2" IRON ROD (PD)-ROW                   |   |   |   |   |
| ETJ  | EXTRATERRITORIAL JURISDICTION | ○                   | FOUND TxDOT MONUMENTATION                    |   |   |   |   |
| FFE  | FINISHED FLOOR ELEVATION      | ⊗                   | WATER WELL                                   |   |   |   |   |
|      |                               | (SURVEYOR)          |  |   |   |   |   |
|      |                               | (TYPE I, II OR III) |  |   |   |   |   |
- 
- |     |        |                   |
|-----|--------|-------------------|
| --- | -1140- | EXISTING CONTOURS |
| --- | ---    | CENTERLINE        |
| --- | ---    | SETBACK LINE      |
- 
- |   |  |   |   |
|---|--|---|---|
| 1 | 0.732 OF AN ACRE OUT OF J.M. McCULLOUGH AND CO. SURVEY NO. 185 - TRACT 1 BLUE SAGE PROPERTIES, LTD. (DOC NO. #2021-359509, O.R.) | 2 | REMAINDER 5 ACRE TRACT & 4 ACRE TRACT CLIFF LEWIS & KATHERINE L HOLMGREN, INDIVIDUALLY AND D/B/A BOERNE RANCH DEVELOPMENT (VOL. 96, PG 233, OR) |
|---|--|---|---|

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 UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF BOERNE PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

MAJOR DEVELOPMENT PLAT  
FOR  
PRINCIPLE HYUNDAI

BEING A TOTAL OF 3.916 ACRE TRACT OF LAND, INCLUSIVE OF 0.133 OF AN ACRE RIGHT OF WAY DEDICATION, COMPRISED OF A 0.581 OF AN ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2021-362219, A 1.272 ACRE AND 1.415 ACRE TRACT OF LAND RECORDED IN DOCUMENT NUMBER 2021-355745 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, AND INCLUDING A 0.642 OF AN ACRE OFF-LOT EASEMENT LOCATED ON THE 5.192 ACRE TRACT OF THE DEVELOPMENT PLAT FOR INFINITI OF BOERNE, RECORDED IN VOLUME 8, PAGE 110 OF THE DEED AND PLAT RECORDS OF KENDALL COUNTY, TEXAS, OUT OF THE J.M. McCULLOUGH AND CO. SURVEY NUMBER 185, IN THE CITY OF BOERNE ETJ, KENDALL COUNTY, TEXAS.

PAPE-DAWSON  
ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000

TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DATE OF PREPARATION: April 5, 2023

OWNER ACKNOWLEDGEMENT  
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, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: MARK SMITH  
HEPCC PROPERTIES, LTD.  
153 TREELINE PARK, SUITE 200  
SAN ANTONIO, TEXAS 78209

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARK SMITH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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, BEXAR COUNTY, TEXAS

OWNER ACKNOWLEDGEMENT  
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, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: MARK SMITH  
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153 TREELINE PARK, SUITE 200  
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STATE OF TEXAS  
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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF PRINCIPLE HYUNDAI HAS BEEN SUBMITTED TO THE CITY OF BOERNE, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_, A.D. 20\_\_.

BY: DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

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. 20\_\_ 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. 20\_\_.

COUNTY CLERK, KENDALL COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

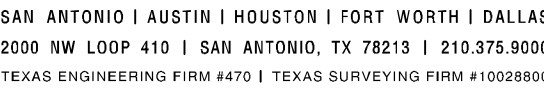
PLAT NOTES APPLY TO  
EVERY PAGE OF THIS  
MULTIPLE PAGE PLAT

REFERENCE SHEET 2 OF 2  
FOR CURVE AND LINE  
TABLES

SHEET 1 OF 2



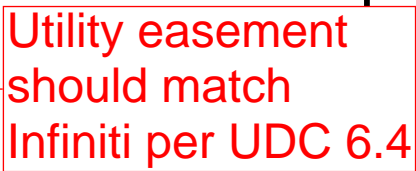
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CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	70.50'	025°00'00"	N58°06'33"E	30.52'	30.76'

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BLK	BLOCK	PG	PAGE(S)
BSL	BUILDING SETBACK LINE	PR	PRIVATE
CATV	CABLE TELEVISION	ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK	SD	STORM DRAINAGE
DED	DEDICATION	SS	SANITARY SEWER
DCC	DOCUMENT NUMBER		FOUND 1/2" IRON ROD
ELEC	ELECTRIC	(SURVEYOR)	(UNLESS NOTED OTHERWISE)
ESMT	EASEMENT		SET 1/2" IRON ROD (PD)
ETJ	EXTRATERRITORIAL JURISDICTION		SET 1/2" IRON ROD (PD)-(ROW)
FFE	FINISHED FLOOR ELEVATION	(TYPE I <input checked="" type="checkbox"/> II or III)	FOUND TxDOT MONUMENTATION

- 20' req'd







ENVIRONMENTAL CONSULTANTS

Sound Science. Creative Solutions.

San Antonio Office  
4949 N. Loop 1604, Suite 235  
San Antonio, TX 78249  
www.swca.com

April 5, 2023

Matthew Cushman  
Pape-Dawson Engineers, Inc.  
2000 NW Loop 410  
San Antonio, Texas 78213

REVIEWED  
CITY OF BOERNE  
PLANNING DEPARTMENT

04/26/2023

Revise & resubmit  
RP

Item submitted is not for  
this property

PLANNING

04/06/2023

RECEIVED

**Re: Principal Hyundai Boerne Water Well Evaluation / SWCA Project No. 78277-000-SAN**

Dear Mr. Cushman:

This letter presents the results of a pumping test and water quality analysis of the public supply well at the Principal Hyundai Boerne automobile dealership located at 32275 I-10 in Boerne, Texas.

## GENERAL WATER WELL INFORMATION

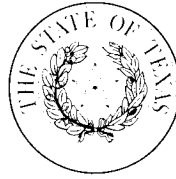
SWCA researched Texas Water Development Board on-line records and found a State of Texas Well Report (#443407) for the on-site water well (TWDB 2023) (Attachment 1). The well was drilled to a total depth of 490 feet and is screened at a depth interval of 261 to 481 feet. Based on the depth of the well and published geologic maps (Collins 1994), the well is completed in the Middle Trinity Aquifer. The static depth to water measured prior to starting the pumping test was 255 feet below the top of casing.

TCEQ authorized construction of the subject well in a letter dated December 9, 2015, addressed to Bury, Inc. regarding Infiniti of Boerne – Public Water System ID No. 1300075. SWCA does not know if the State of Texas Well Report or any other well construction data was provided to TCEQ after the well was constructed.

## PUMPING TEST

### Methods

On February 23, 2023, SWCA coordinated with TR Pump and Well Service to make alterations to the on-site water well that is used to supply water to the automobile dealership. TR Pump and Well Service installed an electric water level indicator and adjusted the pressure settings of the pressure tank to trigger the submersible pump to run constantly, thereby providing water flow to the facility and discharging excess water to outside the well house enclosure. In this manner, a consistent pumping rate was maintained, and drawdown of the water level could be measured. The pumping test was intended to be run for a total of 36 hours; however, the lower pressure supplied to the facility caused the toilets to not flush correctly. Therefore, the pumping test was terminated after it was observed that water level had stabilized for a period of four hours. TCEQ regulations (§290.41(c)(3)(G)) allow for pumping tests to be reduced in duration for large yield wells to reduce waste, if the well drawdown rate is consistent. In addition, TCEQ regulations related to groundwater availability certifications for platting (§230.8(c)(6)) allow for reducing pumping test durations when a straight-line trend on a plot of water level versus the logarithm of time pumped is observed.



## TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

*Protecting Texas by Reducing and Preventing Pollution*

December 9, 2015

Mr. William Causey Jr., P.E.  
Bury, Inc.  
922 Isom Road  
San Antonio, TX 78216

REVIEWED  
CITY OF BOERNE  
PLANNING DEPARTMENT

04/26/2023

Revise & resubmit  
RP



Item submitted is not for  
this property

Re: Infiniti of Boerne - Public Water System ID No. 1300075  
Proposed Well No. 2 , Pressure Tank, and Gas Chlorination System  
Engineer Contact Telephone: (210) 525-9090  
Plan Review Log No. P-10132015-063  
Kendall County, Texas

CN605001320; RN108866989

Dear Mr. Causey:

On October 13, 2015, the Texas Commission on Environmental Quality (TCEQ) received planning material with your letter dated October 13, 2015 for the proposed well. Based on our review, the project generally meets the minimum requirements of Title 30 Texas Administrative Code (TAC) Chapter 290 – Rules and Regulations for Public Water Systems and is **conditionally approved for construction** if the project plans and specifications meet the following requirement(s):

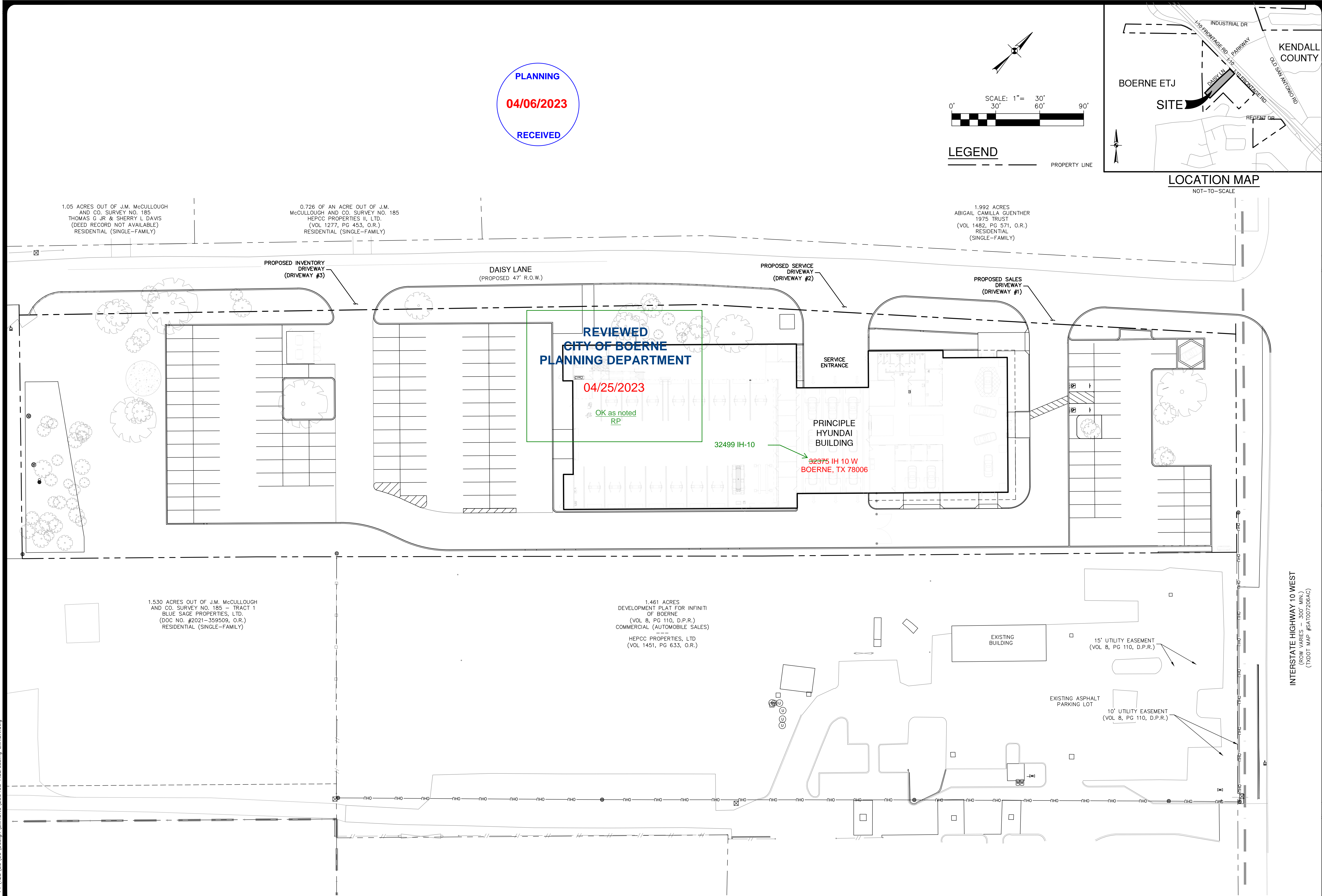
1. A TDLR Plugging Report Form (a004WWD) must be completed and submitted for the existing well. Complete it, sign it, and submit the original to:

TDLR  
Water Well Driller/Pump Installer Program  
PO Box 12157  
Austin, TX 78711

Please provide a copy of the completed form in the well completion package for the existing well.

2. A copy of the recorded deed and map demonstrating that the public water system owns all of or a portion of real property within 150 feet of the well shall be obtained, in accordance with 30 TAC §290.42(c)(1)(F)(iv)(I)-(II). For any real property within 150 feet of the well not owned by the public water system, a sanitary control easement or sanitary control easements as filed at the county courthouse (bearing the county clerk's stamp) shall be obtained, as described in 30 TAC §290.41(c)(1)(F). Please provide a copy of the recorded deed and a map showing all land owned by the public water system within 150 feet of the well, and required sanitary control easements for any property within 150 feet of the well not owned by the public water system with your well completion materials.

Date: Apr 05, 2023, 10:33am User ID: mcushman  
File: P:\123\80\00\Design\Exhibits\_230405 Addressing Exhibit.dwg



THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE EARTH. IMAGERY © 2016, CAPCOG, Digital Globe, Texas Orthomography Program, USDA Farm Service Agency.

**PAPE-DAWSON**  
**ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #4170 | TEXAS SURVEYING FIRM #10028800

**PRINCIPLE HYUNDAI**  
**BOERNE, TEXAS**

PLAT NO. -  
JOB NO. 12380-00  
DATE APRIL 2023  
DESIGNER MC  
CHECKED MC DRAWN KRS  
SHEET 1 OF 1

NO.	REVISION	DATE

Lot	Block	Number	Street
		32499	IH 10 W

Unit	Plat
	Principle Hyundai Major Development Plat





## AGENDA ITEM SUMMARY

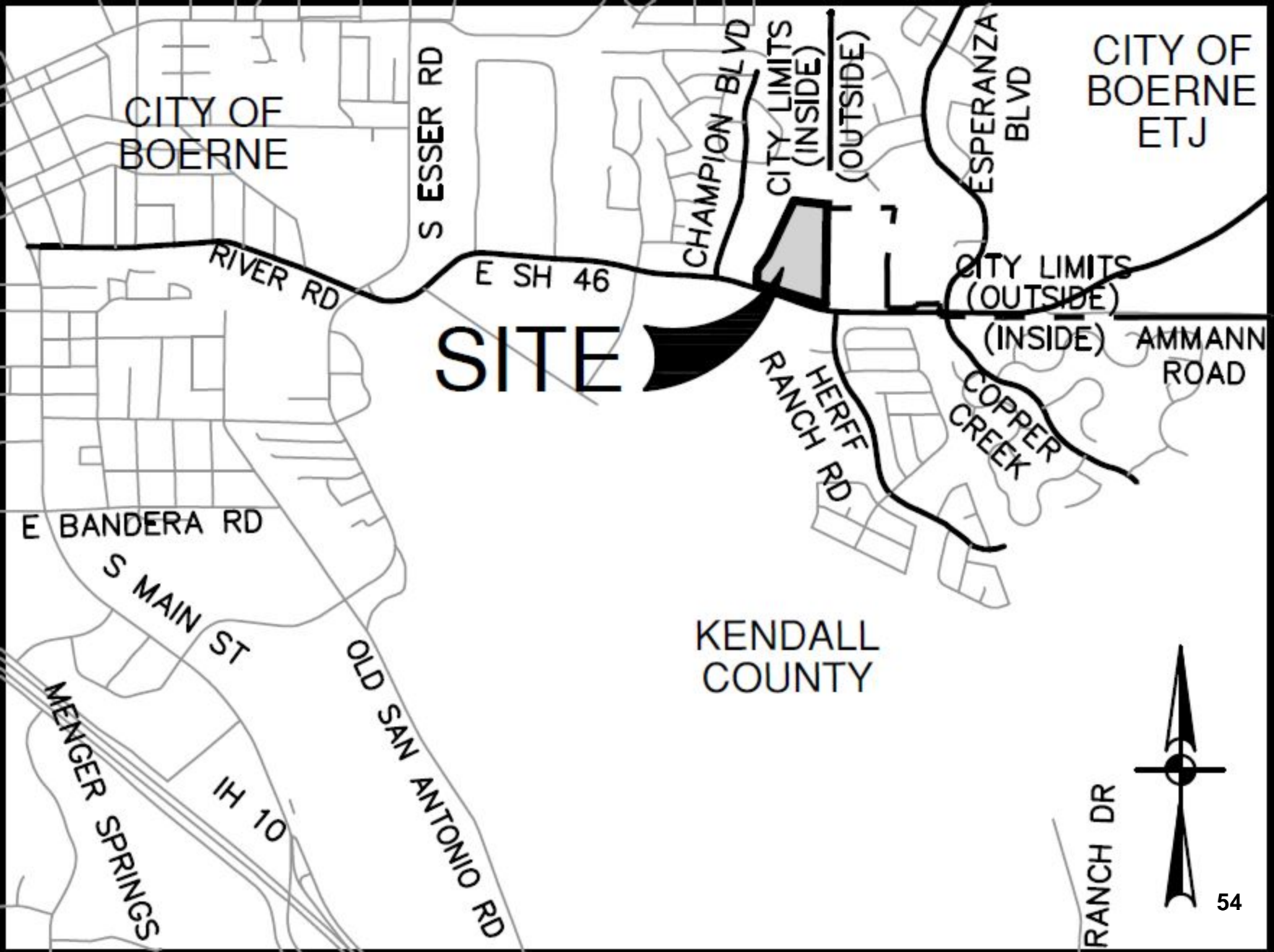
### District Impacted

- ☐ 1 = Wolosin
- ☒ 2 = Woolard
- ☐ 3 = Scott
- ☐ 4 = Boddie
- ☐ 5 = Macaluso
- ☐ All

<b>Agenda Date</b>	May 1, 2023
<b>Requested Action</b>	CONSIDER A REQUEST FOR A 30-DAY TIME EXTENSION FOR COLLECTION AT BOERNE MAJOR SUBDIVISION PLAT (KAD NO. 14142). TAKE NECESSARY ACTION.
<b>Contact Person</b>	Martha E. Bernal, Planner II, Planning Department
<b>Background Information</b>	<p>The applicant requests a 30-day time extension. The plat may be considered at the next Planning &amp; Zoning Commission meeting.</p> <p>This is the major subdivision plat for Collection at Boerne a 27.982 acres parcel. The property is located at 1670 River Road.</p> <p>The City's Future Land Use Plan designates this property as Neighborhood Commercial and Transitional Residential. The thoroughfare plan designates State Hwy. 46 (River Road) as a Standard Arterial.</p> <p>Previously approved platting steps include the Land Study and the Infrastructure Documents Letter of Certification (LOC).</p> <p>The plat does not meet all the requirements of the Unified Development Code as stated in the staff review memo.</p>
<b>Item Justification</b>	<div> <div> <input checked="" type="checkbox"/> Legal/Regulatory Obligation           <input type="checkbox"/> Reduce Costs           <input type="checkbox"/> Increase Revenue           <input type="checkbox"/> Drive Down Risk           <input type="checkbox"/> Master Plan         </div> <div> <input type="checkbox"/> Infrastructure Investment           <input checked="" type="checkbox"/> Customer Demand           <input type="checkbox"/> Service Enhancement           <input type="checkbox"/> Process Efficiency           <input type="checkbox"/> Other:         </div> </div> <p>Recommendation</p>
<b>Financial Considerations</b>	
<b>Citizen Input/Board Review</b>	
<b>Legal Review</b>	

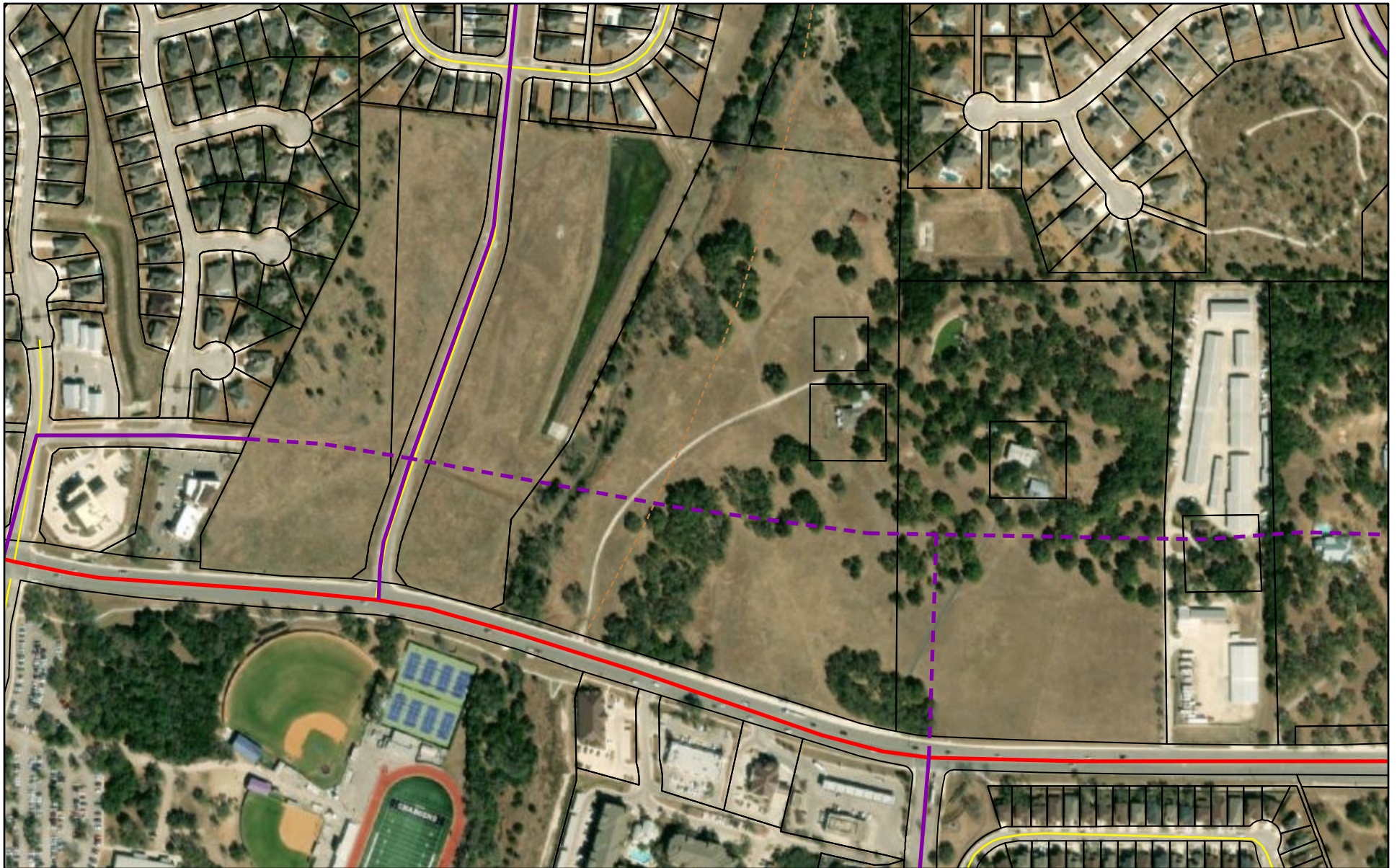
<b>Alternative Options</b>	
<b>Supporting Documents</b>	Attached maps, plat, and comments memo.







# Aerial Map Collection at Boerne (KAD 14142)



4/26/2023

2023 Thoroughfare Plan

Trail (Conceptual)

Arterial (Existing)

Collector (Existing)

Collector (If Developed)

COB Maintained Streets

2022 Parcels

World Imagery

Low Resolution 15m Imagery

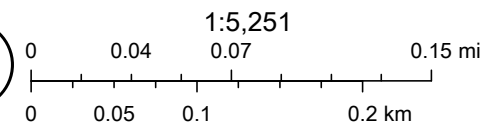
High Resolution 60cm Imagery

High Resolution 30cm Imagery

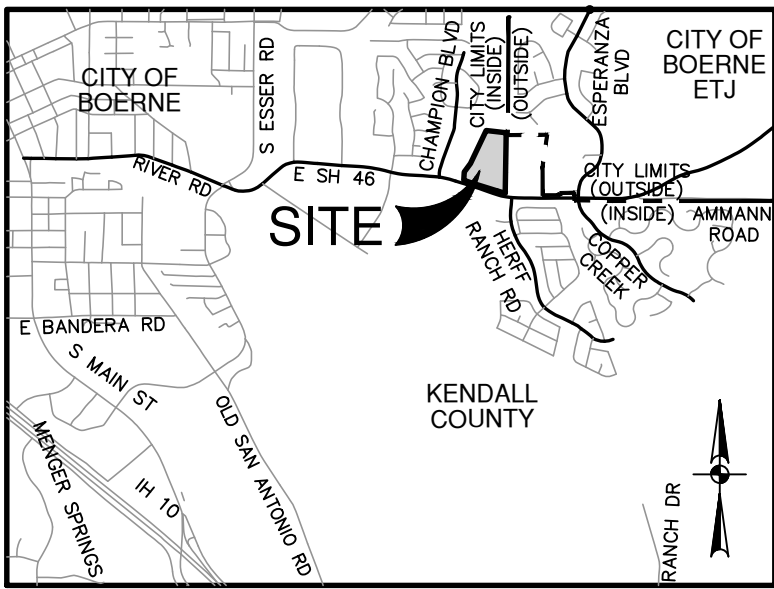
Citations



Maxar







LOCATION MAP  
NOT-TO-SCALE

**CAPITAL RECOVERY FEE ASSESSMENT NOTE:**

ASSESSMENT AND COLLECTION OF THE CITY OF BOERNE WATER AND WASTEWATER UTILITIES' CAPITAL RECOVERY FEES SHALL BE COLLECTED IF AT SUCH TIME THIS PROPERTY IS ANNEXED BY THE CITY. ALL FEES WILL BE BASED UPON RATES SET FORTH IN CITY ORDINANCE NO. 2015-03 SECTION 1.10 (5).

**SIDEWALK NOTE:**

SIX-FOOT WIDE REINFORCED CONCRETE SIDEWALKS SHALL BE INSTALLED ADJACENT TO ALL STREET FRONTAGE PROPERTY LINES OF EACH LOT FRONTING A STREET AT SUCH TIME AS THAT LOT IS DEVELOPED.

**OPEN SPACE:**

5% OF ALL AREAS OF IMPERVIOUS SURFACE HAS BEEN DEDICATED TO OPEN SPACE REQUIREMENTS AS DEFINED BY THE CITY OF BOERNE SUDIVISION ORDINANCE NO. 2007-56, ARTICLE 3, SECTION 3.

**OBSTRUCTIONS OF DRAINAGE:**

ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.

**SURVEYOR'S NOTES:**

- PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
- DIMENSIONS SHOWN ARE SURFACE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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 UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF BOERNE PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR

**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 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 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 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 AS SUCH A TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY THE 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 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 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.

**GATES ACROSS EASEMENT:**

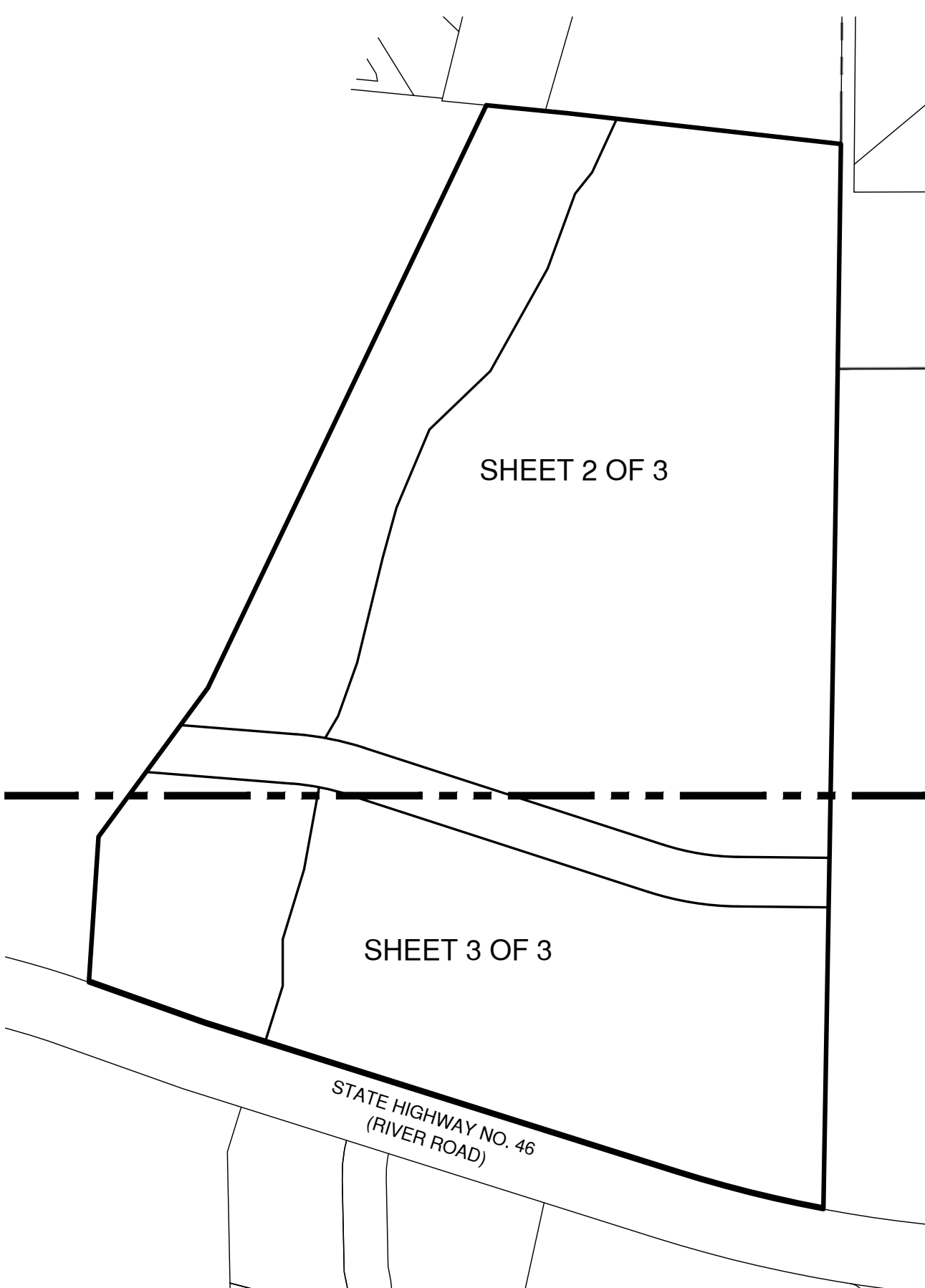
DOUBLE SWING GATES WITH A MINIMUM CLEAR OPENING OF 12 FEET WIDE SHALL BE INSTALLED WHEREVER FENCES CROSS UTILITY AND DRAINAGE EASEMENTS.

**TxDOT NOTES:**

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 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 TOTAL OF 1 ACCESS POINT(S) ALONG HIGHWAY 46 (RIVER ROAD), BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1118.10'. 3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.
- THE DEVELOPER AND/OR THE 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.
- TxDOT WILL USE THE CURRENT EDITIONS OF THE APPROPRIATE MANUALS WHEN ISSUING PERMITS. TYPICAL MANUALS 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 THE SITE DEVELOPS.

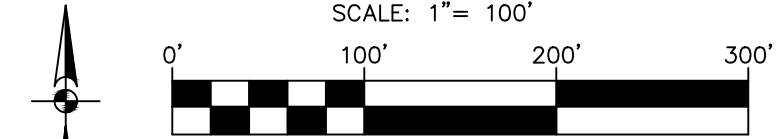
**SETBACKS IN CITY LIMITS:**

LOT SETBACKS ARE DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE ENFORCED AT THE TIME OF THE DEVELOPMENT AND ARE BASED ON ZONING LOT SIZE. UNLESS OTHERWISE IDENTIFIED, THE FRONT SETBACK FOR A PIE SHAPED LOT OF A LOT ON A CURVILINEAR STREET OR CUL-DE-SAC IS MEASURED WHEREVER THE LOT WITH MEETS THE FRONTAGE REQUIREMENTS FOR THE LOT CATEGORY.



SUBDIVISION PLAT  
OF  
COLLECTION AT BOERNE

BEING A TOTAL OF 27.892 ACRE TRACT OF LAND, INCLUSIVE OF 0.103 ACRE AND 1.644 ACRE OF RIGHT OF WAY DEDICATION, ESTABLISHING LOTS 1 & 2, BLOCK A, AND LOTS 1 & 2, BLOCK B, BEING ALL OF THAT CALLED 26.956 ACRE TRACT OF LAND, RECORDED IN VOLUME 1243, PAGE 691 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS, SAID 26.956 ACRE TRACT IS DESCRIBED AS BEING COMPRISED OF A 2.793 ACRE TRACT OUT OF A 3.996 ACRE TRACT (TRACT I) DESCRIBED IN SAID DEED AND A 24.163 ACRE TRACT OUT OF A 96.163 ACRE TRACT (TRACT II) DESCRIBED IN SAID DEED, SAVE AND EXCEPT ONE ACRE HOMESTEAD OUT OF TRACT I AND A 0.50 ACRE OF TRACT I, ALL OUT OF THE MARIA/IGNACIA LEAL SURVEY NUMBER 180, ABSTRACT 298, IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS.



**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: April 04, 2023



OWNER ACKNOWLEDGEMENT  
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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: RIVER ROAD BOERNE-TX BTR, LP,  
A TEXAS LIMITED PARTNERSHIP

BY: RIVER ROAD BOERNE BTR GP, LLC,  
A TEXAS LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

BY: SARA HANBACK, VICE PRESIDENT OF FINANCE

STATE OF TEXAS  
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SARA HANBACK KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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, BEXAR COUNTY, TEXAS

THIS PLAT OF COLLECTION AT BOERNE HAS BEEN SUBMITTED TO THE CITY OF BOERNE, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

BY: \_\_\_\_\_  
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

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. 20\_\_\_\_ 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. 20\_\_\_\_.

COUNTY CLERK, KENDALL COUNTY, TEXAS

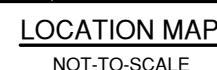
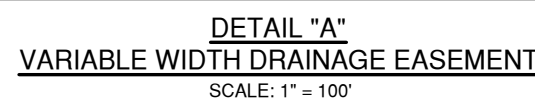
BY: \_\_\_\_\_, DEPUTY

SHEET 1 OF 3

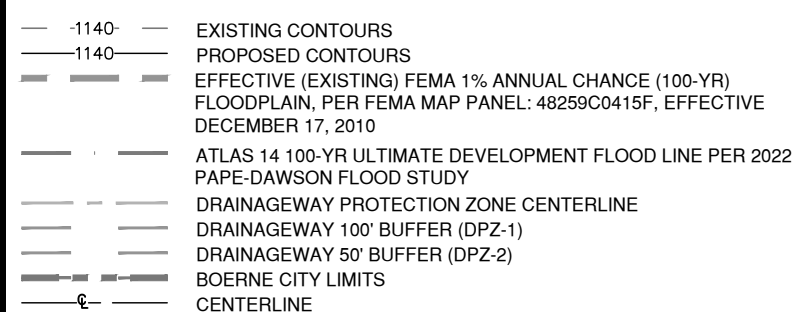
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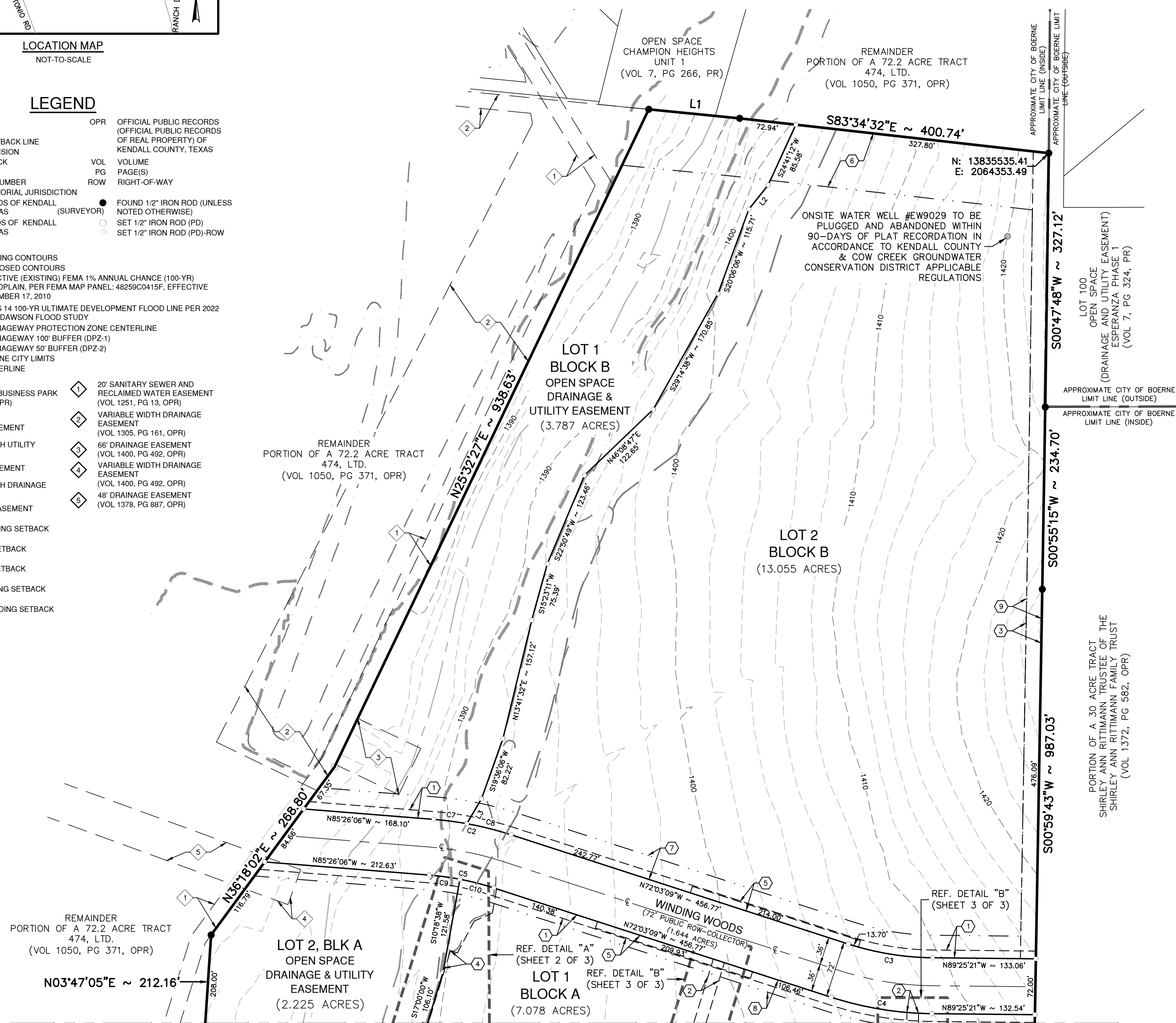
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: April 04, 2023



AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS
BLK	BLOCK		(OFFICIAL PUBLIC RECORDS
BSL	BUILDING SETBACK LINE		OF REAL PROPERTY) OF
CATV	CABLE TELEVISION		KENDALL COUNTY, TEXAS
CB	COUNTY BLOCK	VOL	VOLUME
DED	DEDICATION	PG	PAGE(S)
DOC	DOCUMENT NUMBER	ROW	RIGHT-OF-WAY
ETJ	EXTRATERRITORIAL JURISDICTION		
DR	DEED RECORDS OF KENDALL COUNTY, TEXAS	● (SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
PR	PLAT RECORDS OF KENDALL COUNTY, TEXAS	○	SET 1/2" IRON ROD (PD)
		○	SET 1/2" IRON ROD (PD)-ROW



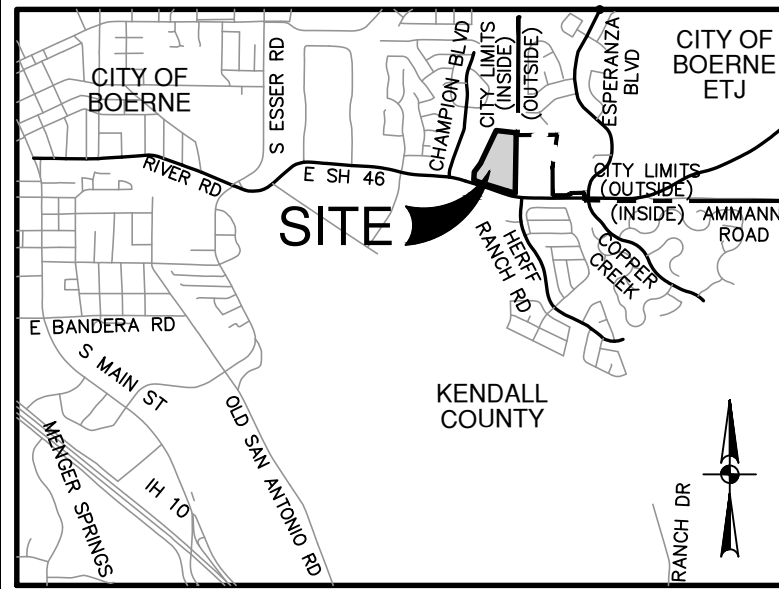
- |    |   |   |  |
|----|---|---|--|
| 1  | LOT 4<br>HERFF RANCH BUSINESS PARK<br>(VOL 6, PG 232, PR) | 1 | 20' SANITARY SEWER AND<br>RECLAIMED WATER EASEMENT<br>(VOL 1251, PG 13, OPR) |
| 1  | 10' UTILITY EASEMENT                                      | 2 | VARIABLE WIDTH DRAINAGE<br>EASEMENT<br>(VOL 1305, PG 161, OPR)               |
| 2  | VARIABLE WIDTH UTILITY<br>EASEMENT                        | 3 | 66' DRAINAGE EASEMENT<br>(VOL 1400, PG 492, OPR)                             |
| 3  | 20' UTILITY EASEMENT                                      | 4 | VARIABLE WIDTH DRAINAGE<br>EASEMENT<br>(VOL 1400, PG 492, OPR)               |
| 4  | VARIABLE WIDTH DRAINAGE<br>EASEMENT                       | 5 | 48' DRAINAGE EASEMENT<br>(VOL 1378, PG 887, OPR)                             |
| 5  | 8.75' STREET EASEMENT                                     |   |  |
| 6  | 75' REAR BUILDING SETBACK                                 |   |  |
| 7  | 29' BUILDING SETBACK                                      |   |  |
| 8  | 19' BUILDING SETBACK                                      |   |  |
| 9  | 20' SIDE BUILDING SETBACK                                 |   |  |
| 10 | 40' FRONT BUILDING SETBACK                                |   |  |



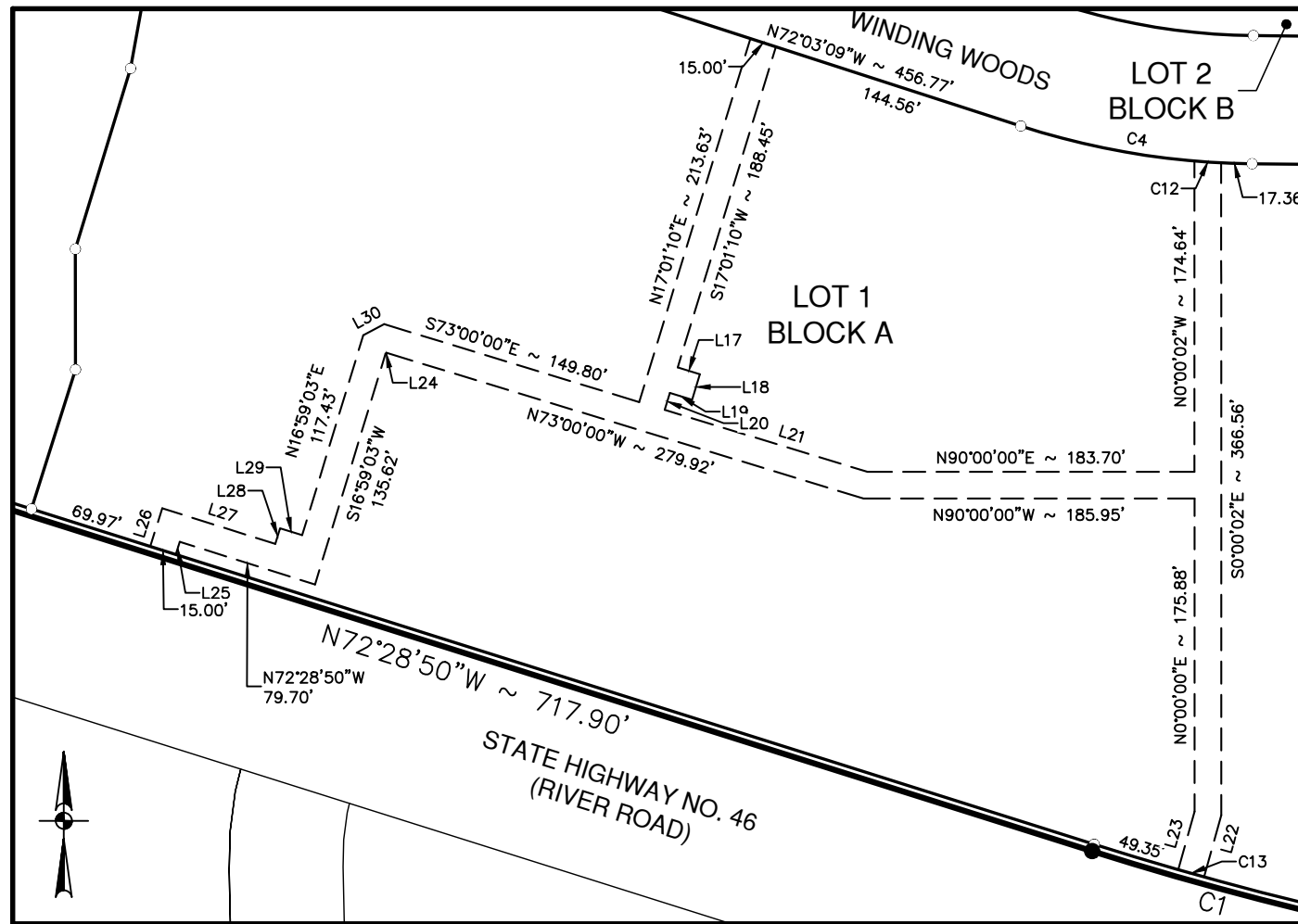
MATCHLINE - SEE SHEET 3 OF 3

SHEET 2 OF 3





LOCATION MAP  
NOT-TO-SCALE



DETAIL "B"  
VARIABLE WIDTH UTILITY EASEMENT  
SCALE: 1" = 100'

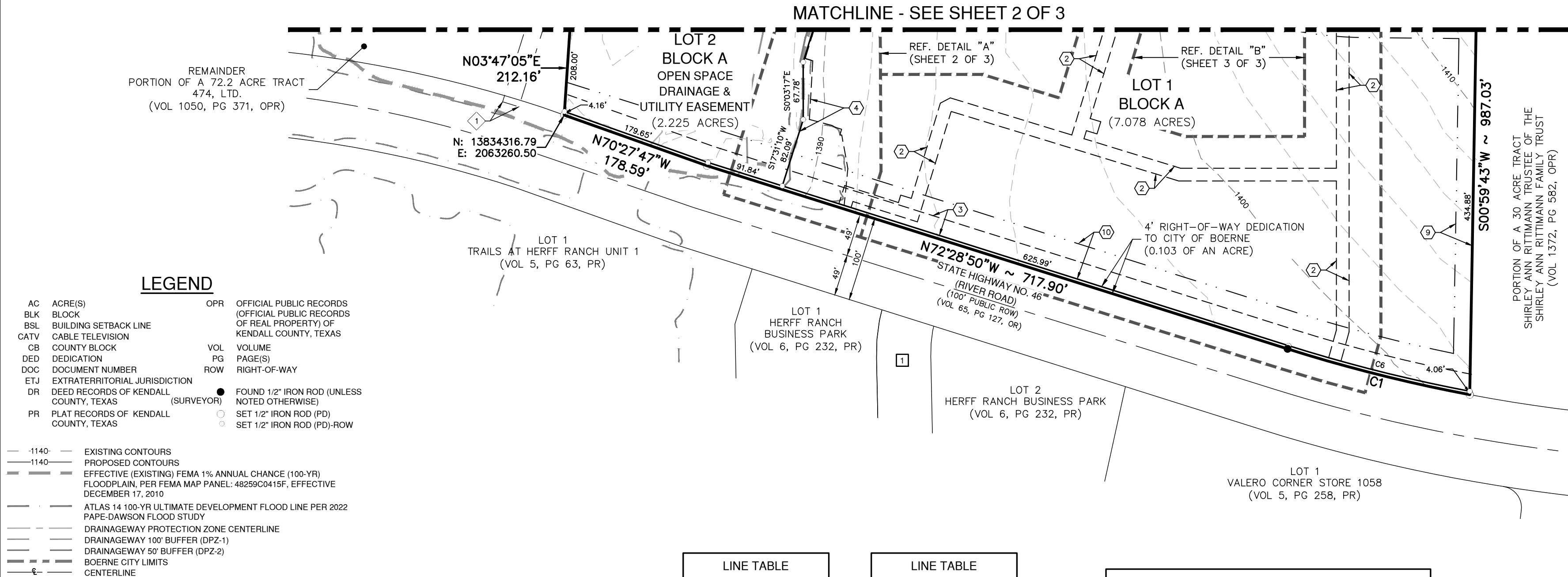
SUBDIVISION PLAT  
OF  
COLLECTION AT BOERNE

BEING A TOTAL OF 27.892 ACRE TRACT OF LAND, INCLUSIVE OF 0.103 ACRE AND 1.644 ACRE OF RIGHT OF WAY DEDICATION, ESTABLISHING LOTS 1 & 2, BLOCK A, AND LOTS 1 & 2, BLOCK B, BEING ALL OF THAT CALLED 26.956 ACRE TRACT OF LAND, RECORDED IN VOLUME 1243, PAGE 691 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS, SAID 26.956 ACRE TRACT IS DESCRIBED AS BEING COMPRISED OF A 2.793 ACRE TRACT OUT OF A 3.996 ACRE TRACT (TRACT I) DESCRIBED IN SAID DEED AND A 24.163 ACRE TRACT OUT OF A 96.163 ACRE TRACT (TRACT II) DESCRIBED IN SAID DEED, SAVE AND EXCEPT ONE ACRE HOMESTEAD OUT OF TRACT I AND A 0.50 ACRE OF TRACT I, ALL OUT OF THE MARIA IGNAZIA LEAL SURVEY NUMBER 180, ABSTRACT 298, IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS.

SCALE: 1" = 100'

**PAPE-DAWSON ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028900  
DATE OF PREPARATION: April 04, 2023



- LEGEND**
- AC ACRE(S)  
BLK BLOCK  
BSL BUILDING SETBACK LINE  
CATV CABLE TELEVISION  
CB COUNTY BLOCK  
DED DEDICATION  
DOC DOCUMENT NUMBER  
ETJ EXTRATERRITORIAL JURISDICTION  
DR DEED RECORDS OF KENDALL COUNTY, TEXAS  
PR PLAT RECORDS OF KENDALL COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF KENDALL COUNTY, TEXAS  
VOL VOLUME  
PG PAGE(S)  
ROW RIGHT-OF-WAY
- FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)  
○ SET 1/2" IRON ROD (PD)  
○ SET 1/2" IRON ROD (PD)-ROW
- -1140— EXISTING CONTOURS  
— -1140— PROPOSED CONTOURS  
— — EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN, PER FEMA MAP PANEL: 48259C0415F, EFFECTIVE DECEMBER 17, 2010  
— — ATLAS 14 100-YR ULTIMATE DEVELOPMENT FLOOD LINE PER 2022 PAPE-DAWSON FLOOD STUDY  
— — DRAINAGEWAY PROTECTION ZONE CENTERLINE  
— — DRAINAGEWAY 100' BUFFER (DPZ-1)  
— — DRAINAGEWAY 50' BUFFER (DPZ-2)  
— — BOERNE CITY LIMITS CENTERLINE
- 1 LOT 4 HERFF RANCH BUSINESS PARK (VOL 6, PG 232, PR)  
1 10' UTILITY EASEMENT  
2 VARIABLE WIDTH UTILITY EASEMENT  
3 20' UTILITY EASEMENT  
4 VARIABLE WIDTH DRAINAGE EASEMENT  
5 8.75' STREET EASEMENT  
6 75' REAR BUILDING SETBACK  
7 29' BUILDING SETBACK  
8 19' BUILDING SETBACK  
9 20' SIDE BUILDING SETBACK  
10 40' FRONT BUILDING SETBACK
- 1 20' SANITARY SEWER AND RECLAIMED WATER EASEMENT (VOL 1251, PG 13, OPR)  
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3 66' DRAINAGE EASEMENT (VOL 1400, PG 492, OPR)  
4 VARIABLE WIDTH DRAINAGE EASEMENT (VOL 1400, PG 492, OPR)  
5 48' DRAINAGE EASEMENT (VOL 1378, PG 887, OPR)

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S84°21'28"E	117.68'
L2	S38°31'40"W	39.96'
L3	S30°37'13"W	37.25'
L4	S9°47'31"W	31.62'
L5	S66°04'32"W	25.73'
L6	S27°43'58"W	46.20'
L7	N73°09'33"W	9.53'
L8	S73°00'00"E	9.37'
L9	S3°20'56"W	69.31'
L10	S75°11'06"E	27.65'
L11	S60°27'23"E	4.36'
L12	S72°28'50"E	7.88'
L13	S17°31'10"W	6.54'
L14	S72°28'50"E	2.26'
L15	S10°15'38"E	40.01'

LINE TABLE		
LINE #	BEARING	LENGTH
L16	S53°37'31"W	43.77'
L17	S73°00'00"E	13.04'
L18	S17°00'00"W	15.00'
L19	N73°00'00"W	13.05'
L20	S17°01'10"W	9.93'
L21	S73°00'00"E	119.09'
L22	S15°33'47"W	35.99'
L23	N15°33'47"E	33.88'
L24	S62°00'00"W	0.86'
L25	S17°31'10"W	7.50'
L26	N17°31'10"E	22.50'
L27	S72°28'50"E	66.52'
L28	N17°00'00"E	9.16'
L29	S73°00'00"E	13.04'
L30	N62°00'00"E	13.29'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1860.27'	6°49'32"	N75°53'36"W	221.48'	221.61'
C2	436.00'	13°22'58"	N78°44'38"W	101.61'	101.84'
C3	364.00'	17°22'12"	N80°44'15"W	109.93'	110.35'
C4	436.00'	17°22'12"	N80°44'15"W	131.67'	132.18'
C5	364.00'	13°22'58"	N78°44'38"W	84.83'	85.02'
C6	1856.27'	6°48'16"	N75°52'58"W	220.32'	220.45'
C7	436.00'	5°38'46"	N82°36'43"W	42.95'	42.97'
C8	436.00'	7°44'12"	N75°55'15"W	58.83'	58.87'
C9	364.00'	6°16'24"	S82°17'54"E	39.83'	39.85'
C10	364.00'	7°06'34"	S75°36'26"E	45.14'	45.17'
C11	364.00'	7°06'34"	S75°36'26"E	45.14'	45.17'
C12	436.00'	1°58'33"	S86°09'12"E	15.03'	15.03'
C13	1856.27'	0°27'47"	N74°14'07"W	15.00'	15.00'

**From:** [Omar Rivera](#)  
**To:** [Martha Bernal](#); [Jeremy Williams](#); [Brian Vita](#)  
**Subject:** Re: Collection @ Boerne Plat Comments  
**Date:** Tuesday, April 25, 2023 3:26:10 PM  
**Attachments:** [image001.png](#)

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Martha,

Thank for the additional info and for taking our call. We'll look out for the comments on Thursday as discussed.

Please accept this email as formal request to provide a thirty-day extension to our Plat submission.

This, as mentioned, will remove any disapproval comments from sight and allow us to address them for Parkland and by Engineering [Dept.] ahead of the 6/6 hearing.

Please acknowledge receipt. Thank you for your continued help.

Omar Rivera

Get [Outlook for iOS](#)

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# Memo

**To:** Thomas M Carter, P.E. Pape-Dawson Engineers, Inc.

**From:** Martha E Bernal, Planner II

**Date:** April 27, 2023

**Re:** Review Comments – Collection at Boerne Major Subdivision Plat

---

**The above referenced application is found to be Technically Incompliant for the following reasons listed below:**

**Planning Comments:**

- a. See attached redline comments on the Major Subdivision Plat and Plat Technical Review Checklist – revise and resubmit as indicated in the checklist.
- b. Below are plat signature blocks that need to be updated:
  - a. Owner Acknowledgement:

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  
Address

\_\_\_\_\_  
Duly Authorized Agent
  - b. P&Z approval block:

Approval of the Planning and Zoning Commission  
This plat of [Name] 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 \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_  
Chair  
By: \_\_\_\_\_  
Secretary

c. Engineer's certificate:

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.

\_\_\_\_\_  
Registered Professional  
Engineer

Sworn to and subscribed before me this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the  
State of Texas

d. Surveyor's certificate:

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 Public Surveyor

Sworn to and subscribed before me this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the  
State of Texas



**Development Services & Utilities Comments:**

- a. See redline plat comments – revise and resubmit

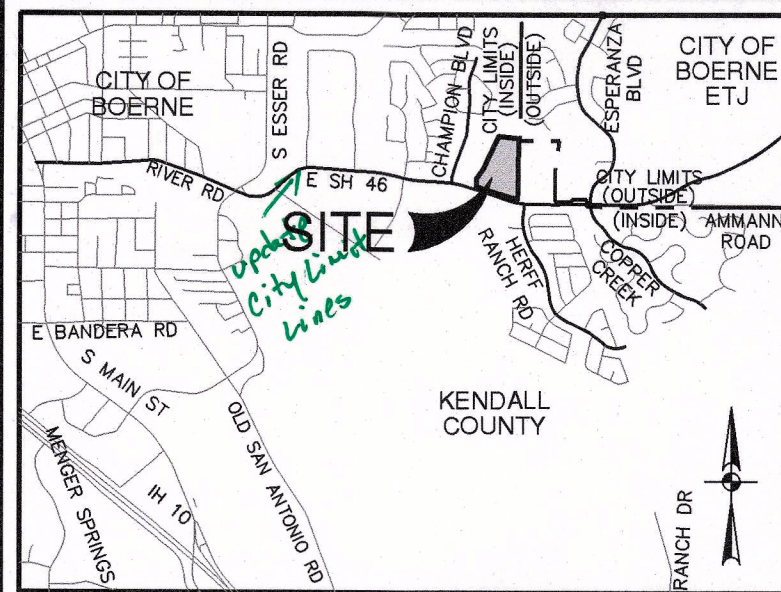
**Fire Department Comments:**

- a. No comments

**Parks & Recreation Comments:**

- a. See redline plat comments – revise and resubmit





LOCATION MAP  
NOT-TO-SCALE

### Impact Fee Note

#### CAPITAL RECOVERY FEE ASSESSMENT NOTE:

ASSESSMENT AND COLLECTION OF THE CITY OF BOERNE WATER AND WASTEWATER UTILITIES' CAPITAL RECOVERY FEES SHALL BE COLLECTED IF AT SUCH TIME THIS PROPERTY IS ANNEXED BY THE CITY. ALL FEES WILL BE BASED UPON RATES SET FORTH IN CITY ORDINANCE NO. 2015-03 SECTION 1.10 (5).

#### SIDEWALK NOTE:

SIX-FOOT WIDE REINFORCED CONCRETE SIDEWALKS SHALL BE INSTALLED ADJACENT TO ALL STREET FRONTAGE PROPERTY LINES OF EACH LOT FRONTING A STREET AT SUCH TIME AS THAT LOT IS DEVELOPED.

#### OPEN SPACE:

5% OF ALL AREAS OF IMPERVIOUS SURFACE HAS BEEN DEDICATED TO OPEN SPACE REQUIREMENTS AS DEFINED BY THE CITY OF BOERNE SUBDIVISION ORDINANCE NO. 2007-56, ARTICLE 3, SECTION 3.

#### OBSTRUCTIONS OF DRAINAGE:

ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.

REVIEWED  
CITY OF BOERNE  
PLANNING DEPARTMENT

APR 25 2023

Revise & Resubmit

#### SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS  
COUNTY OF BEAR

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 UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF BOERNE PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR

#### 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 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 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 COMMERCIAL 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 AS SUCH A TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY THE 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 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 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 COMMERCIAL 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.

#### 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.

#### TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. 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 TOTAL OF 1 ACCESS POINT(S) ALONG HIGHWAY 46 (RIVER ROAD), BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1118.07'.
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.
4. THE DEVELOPER AND/OR THE 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.
5. TxDOT WILL USE THE CURRENT EDITIONS OF THE APPROPRIATE MANUALS WHEN ISSUING PERMITS. TYPICAL MANUALS 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 THE SITE DEVELOPS.

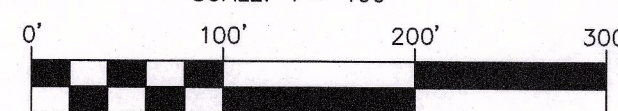
#### SETBACKS IN CITY LIMITS:

LOT SETBACKS ARE DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE ENFORCED AT THE TIME OF THE DEVELOPMENT AND ARE BASED ON ZONING LOT SIZE. UNLESS OTHERWISE IDENTIFIED, THE FRONT SETBACK FOR A PIE SHAPED LOT OF A LOT ON A CURVILINEAR STREET OR CUL-DE-SAC IS MEASURED WHEREVER THE LOT WITH MEETS THE FRONTAGE REQUIREMENTS FOR THE LOT CATEGORY.

## SUBDIVISION PLAT OF COLLECTION AT BOERNE

BEING A TOTAL OF 27.892 ACRE TRACT OF LAND, INCLUSIVE OF 0.163 ACRE AND 1.641 ACRE OF RIGHT-OF-WAY DEDICATION, ESTABLISHING LOTS 1 & 2, BLOCK A, AND LOTS 1 & 2, BLOCK B, BEING ALL OF THAT CALLED 26.956 ACRE TRACT OF LAND, RECORDED IN VOLUME 1243, PAGE 691 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS, SAID 26.956 ACRE TRACT IS DESCRIBED AS BEING COMPRISED OF A 2.793 ACRE TRACT OUT OF A 3.996 ACRE TRACT (TRACT I) DESCRIBED IN SAID DEED AND A 24.163 ACRE TRACT OUT OF A 96.163 ACRE TRACT (TRACT II) DESCRIBED IN SAID DEED, SAVE AND EXCEPT ONE ACRE HOMESTEAD OUT OF TRACT I AND A 0.50 ACRE OF TRACT I, ALL OUT OF THE MARIA IGONACIA LEAL SURVEY NUMBER 180, ABSTRACT 298, IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS.

SCALE: 1" = 100'



**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBP FIRM REGISTRATION #470 | TBP FIRM REGISTRATION #10028800

DATE OF PREPARATION: April 04, 2023

REVIEWED  
CITY OF BOERNE  
PLANNING DEPARTMENT

APR 25 2023

No Comment on Plat  
TPO still under review

OWNER ACKNOWLEDGEMENT  
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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: RIVER ROAD BOERNE-TX BTR, LP,  
A TEXAS LIMITED PARTNERSHIP

BY: RIVER ROAD BOERNE BTR GP, LLC,  
A TEXAS LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

BY: SARA HANBACK, VICE PRESIDENT OF FINANCE

STATE OF TEXAS  
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SARA HANBACK KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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, BEXAR COUNTY, TEXAS

THIS PLAT OF COLLECTION AT BOERNE HAS BEEN SUBMITTED TO THE CITY OF BOERNE, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

BY: \_\_\_\_\_  
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

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. 20\_\_\_\_ 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,

COUNTY CLERK, KENDALL COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

Provide a map to reflect any slopes over 5% grade to determine that no more than 50% of total property exceeds a 5% grade as per sec 2.8K. of the Boerne UDC.

update to reflect P&Z Commission Approval

Date of Preparation:

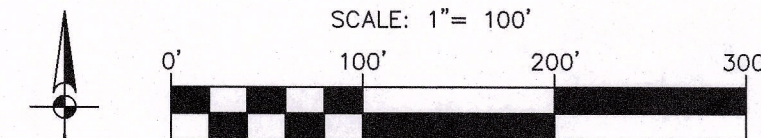
SHEET 1 OF 3



Major

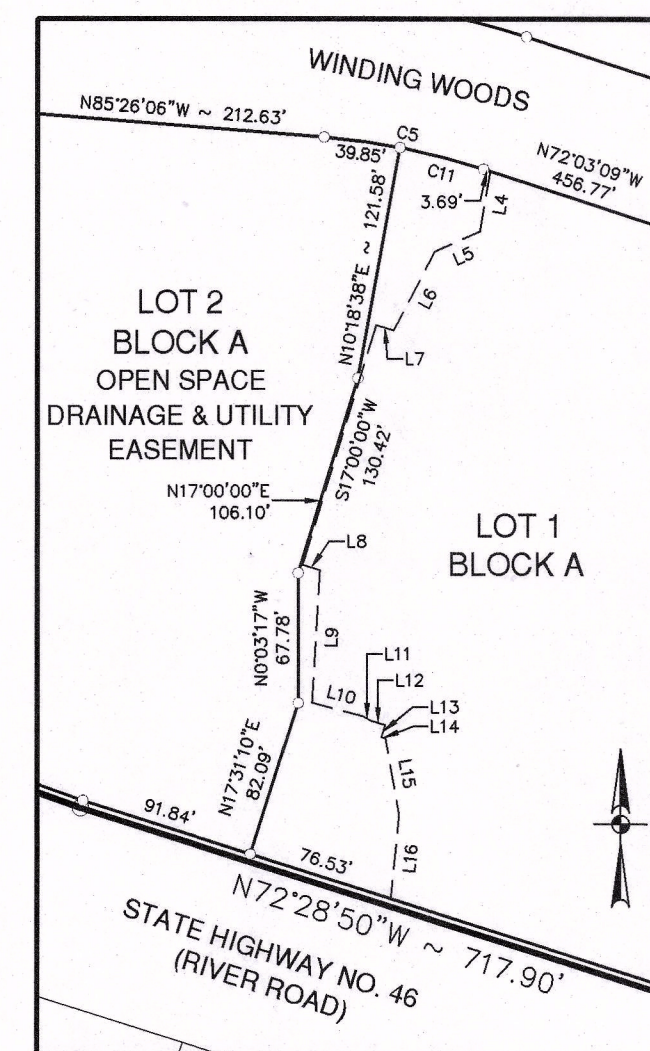
# SUBDIVISION PLAT OF COLLECTION AT BOERNE

BEING A TOTAL OF 27.892 ACRE TRACT OF LAND, INCLUSIVE OF 0.163 ACRE AND 1.644 ACRE OF RIGHT-OF-WAY DEDICATION, ESTABLISHING LOTS 1 & 2, BLOCK A, AND LOTS 1 & 2, BLOCK B, BEING ALL OF THAT CALLED 26.956 ACRE TRACT OF LAND, RECORDED IN VOLUME 1243, PAGE 691 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS, SAID 26.956 ACRE TRACT IS DESCRIBED AS BEING COMPRISED OF A 2.793 ACRE TRACT OUT OF A 3.996 ACRE TRACT (TRACT I) DESCRIBED IN SAID DEED AND A 24.163 ACRE TRACT OUT OF A 96.163 ACRE TRACT (TRACT II) DESCRIBED IN SAID DEED, SAVE AND EXCEPT ONE ACRE HOMESTEAD OUT OF TRACT I AND A 0.50 ACRE OF TRACT I, ALL OUT OF THE MARIA IGNACIA LEAL SURVEY NUMBER 180, ABSTRACT 298, IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS.

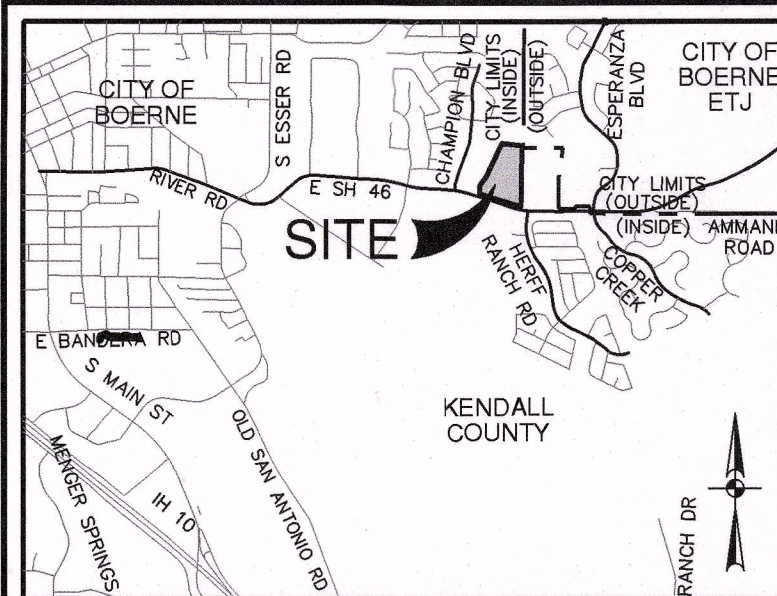


**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TSPS FIRM REGISTRATION #470 | TSPS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: April 04, 2023



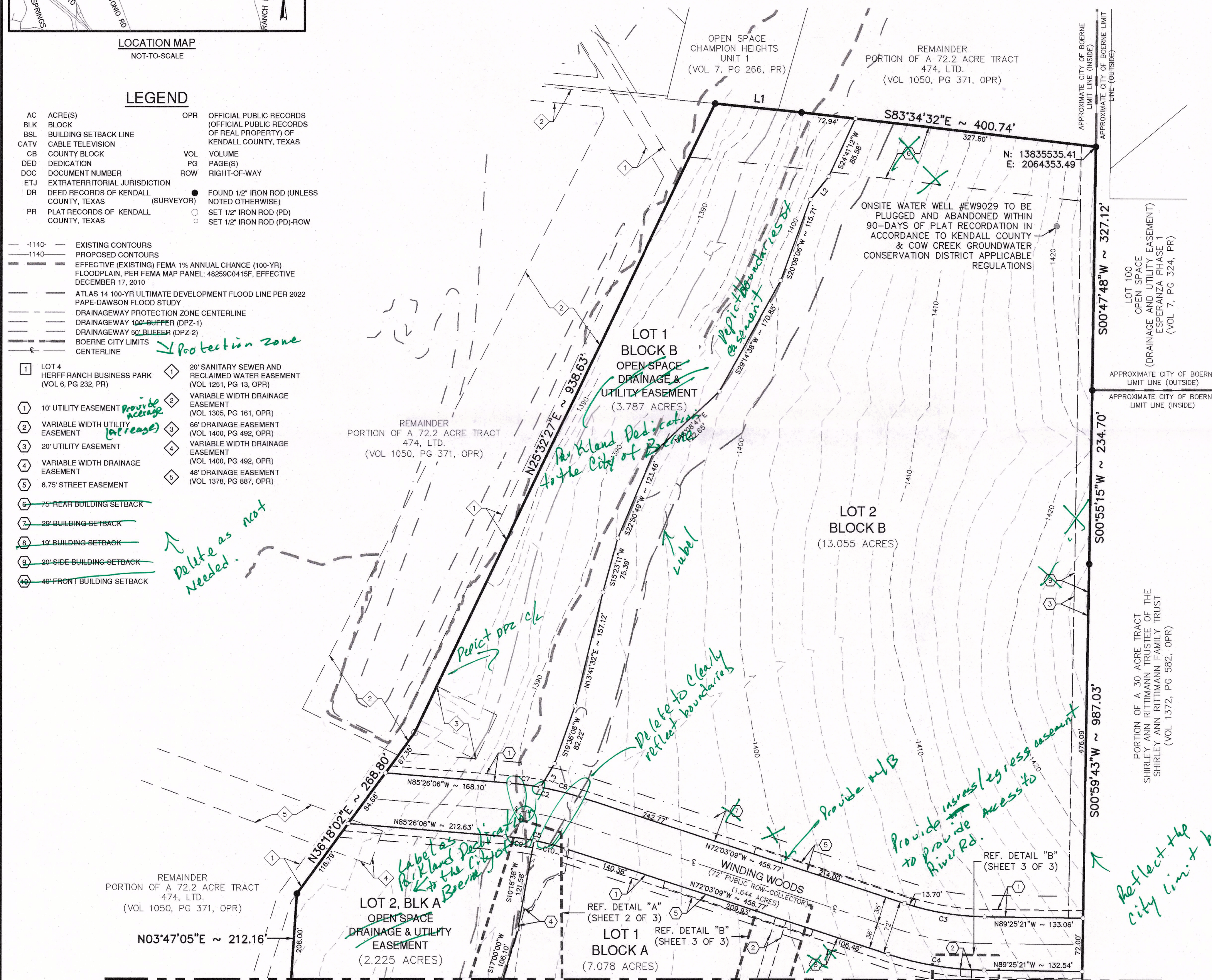
DETAIL "A"  
VARIABLE WIDTH DRAINAGE EASEMENT  
SCALE: 1" = 100'



LOCATION MAP  
NOT-TO-SCALE

## LEGEND

- |                                   |                               |
|-----------------------------------|-------------------------------|
| AC ACRE(S)                        | OPR OFFICIAL PUBLIC RECORDS   |
| BLK BLOCK                         | (OFFICIAL PUBLIC RECORDS      |
| BSL BUILDING SETBACK LINE         | OF REAL PROPERTY) OF          |
| CATV CABLE TELEVISION             | KENDALL COUNTY, TEXAS         |
| CB COUNTY BLOCK                   | VOL VOLUME                    |
| DED DEDICATION                    | PG PAGE(S)                    |
| DOC DOCUMENT NUMBER               | ROW RIGHT-OF-WAY              |
| ETJ EXTRATERRITORIAL JURISDICTION |                               |
| DR DEED RECORDS OF KENDALL        | ● FOUND 1/2" IRON ROD (UNLESS |
| COUNTY, TEXAS                     | NOTED OTHERWISE)              |
| PR PLAT RECORDS OF KENDALL        | ○ SET 1/2" IRON ROD (PD)      |
| COUNTY, TEXAS                     | ○ SET 1/2" IRON ROD (PD)-ROW  |
- 
- |        |  |
|--------|--|
| -1140- | EXISTING CONTOURS  |
| -1140- | PROPOSED CONTOURS  |
| -1140- | EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR)      |
| -1140- | FLOODPLAIN, PER FEMA MAP PANEL: 48259C0415F, EFFECTIVE   |
| -1140- | DECEMBER 17, 2010  |
| -1140- | ATLAS 14 100-YR ULTIMATE DEVELOPMENT FLOOD LINE PER 2022 |
| -1140- | PAPE-DAWSON FLOOD STUDY                                  |
| -1140- | DRAINAGEWAY PROTECTION ZONE CENTERLINE                   |
| -1140- | DRAINAGEWAY 100' BUFFER (DPZ-1)                          |
| -1140- | DRAINAGEWAY 50' BUFFER (DPZ-2)                           |
| -1140- | BOERNE CITY LIMITS                                       |
| -1140- | CENTERLINE   |
- 
- |                           |                          |
|---------------------------|--------------------------|
| 1 LOT 4                   | 20' SANITARY SEWER AND   |
| HERFF RANCH BUSINESS PARK | RECLAIMED WATER EASEMENT |
| (VOL 6, PG 232, PR)       | (VOL 1251, PG 13, OPR)   |
| 2 VARIABLE WIDTH DRAINAGE |                          |
| EASEMENT                  | (VOL 1305, PG 161, OPR)  |
| 3 VARIABLE WIDTH UTILITY  |                          |
| EASEMENT                  | (VOL 1400, PG 492, OPR)  |
| 4 20' UTILITY EASEMENT    |                          |
| 5 VARIABLE WIDTH DRAINAGE |                          |
| EASEMENT                  | (VOL 1400, PG 492, OPR)  |
| 6 8.75' STREET EASEMENT   |                          |
| 7 48' DRAINAGE EASEMENT   |                          |
| 8 48' DRAINAGE EASEMENT   |                          |
| 9 48' DRAINAGE EASEMENT   |                          |
| 10 48' DRAINAGE EASEMENT  |                          |
| 11 48' DRAINAGE EASEMENT  |                          |
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| 30 48' DRAINAGE EASEMENT  |                          |
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| 61 48' DRAINAGE EASEMENT  |                          |
| 62 48' DRAINAGE EASEMENT  |                          |
| 63 48' DRAINAGE EASEMENT  |                          |
| 64 48' DRAINAGE EASEMENT  |                          |
| 65 48' DRAINAGE EASEMENT  |                          |
| 66 48' DRAINAGE EASEMENT  |                          |
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| 79 48' DRAINAGE EASEMENT  |                          |
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| 92 48' DRAINAGE EASEMENT  |                          |
| 93 48' DRAINAGE EASEMENT  |                          |
| 94 48' DRAINAGE EASEMENT  |                          |
| 95 48' DRAINAGE EASEMENT  |                          |
| 96 48' DRAINAGE EASEMENT  |                          |
| 97 48' DRAINAGE EASEMENT  |                          |
| 98 48' DRAINAGE EASEMENT  |                          |
| 99 48' DRAINAGE EASEMENT  |                          |
| 100 48' DRAINAGE EASEMENT |                          |



MATCHLINE - SEE SHEET 3 OF 3

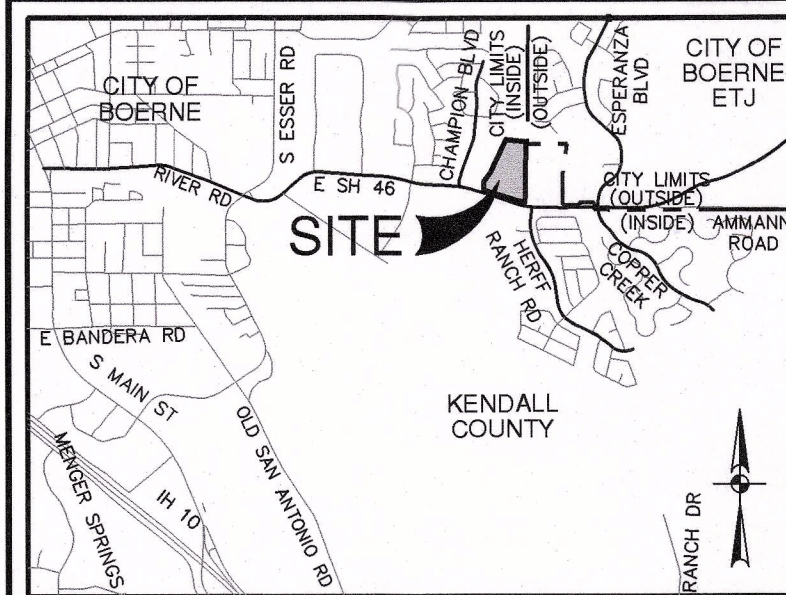
SHEET 2 OF 3

COLLECTION AT BOERNE

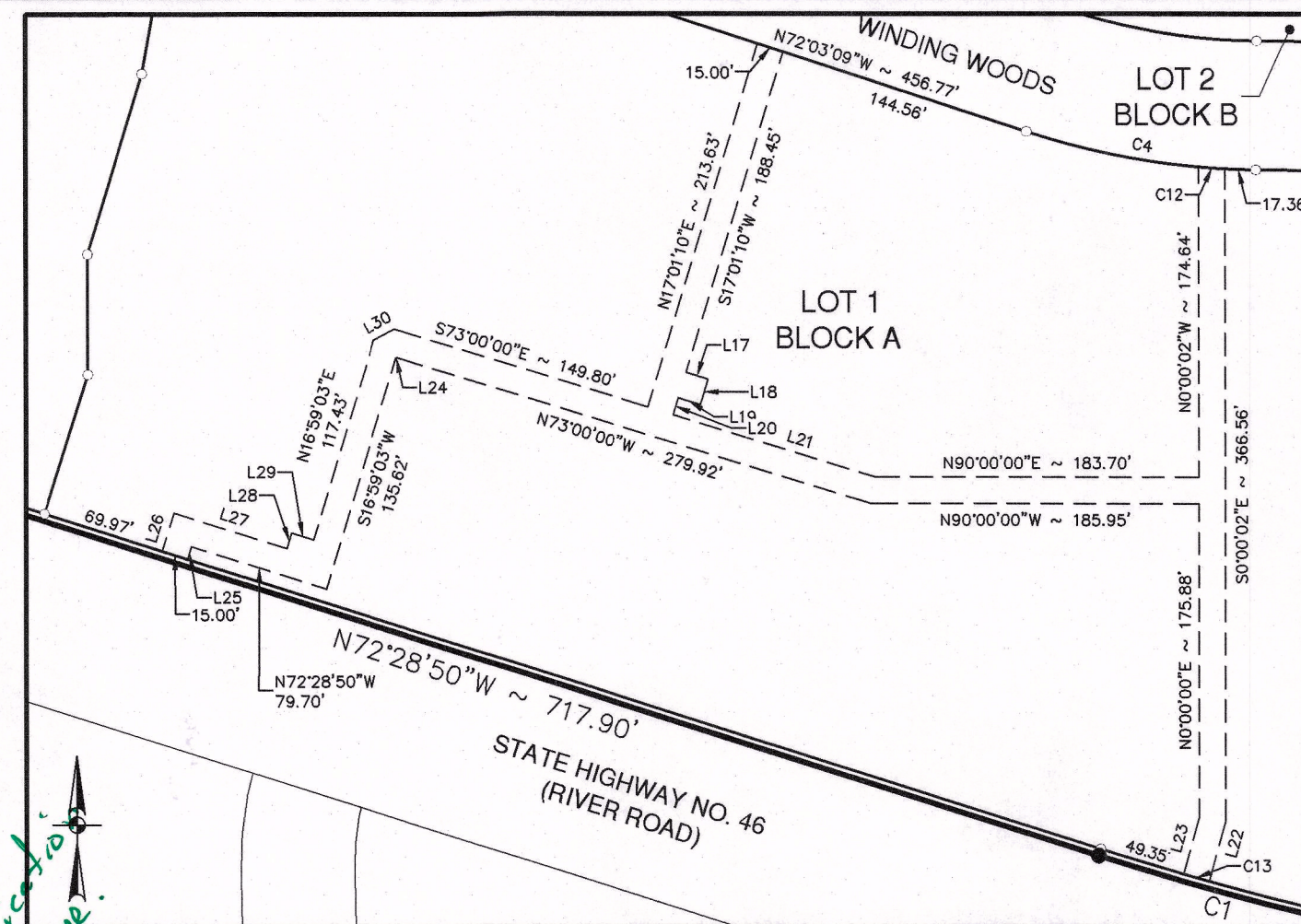
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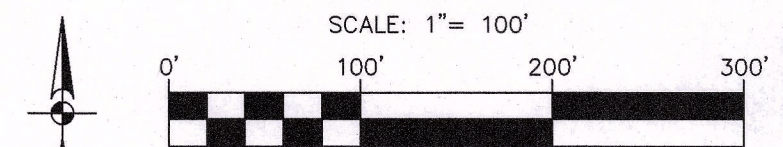
LOCATION MAP  
NOT-TO-SCALE



DETAIL "B"  
VARIABLE WIDTH UTILITY EASEMENT  
SCALE: 1" = 100'

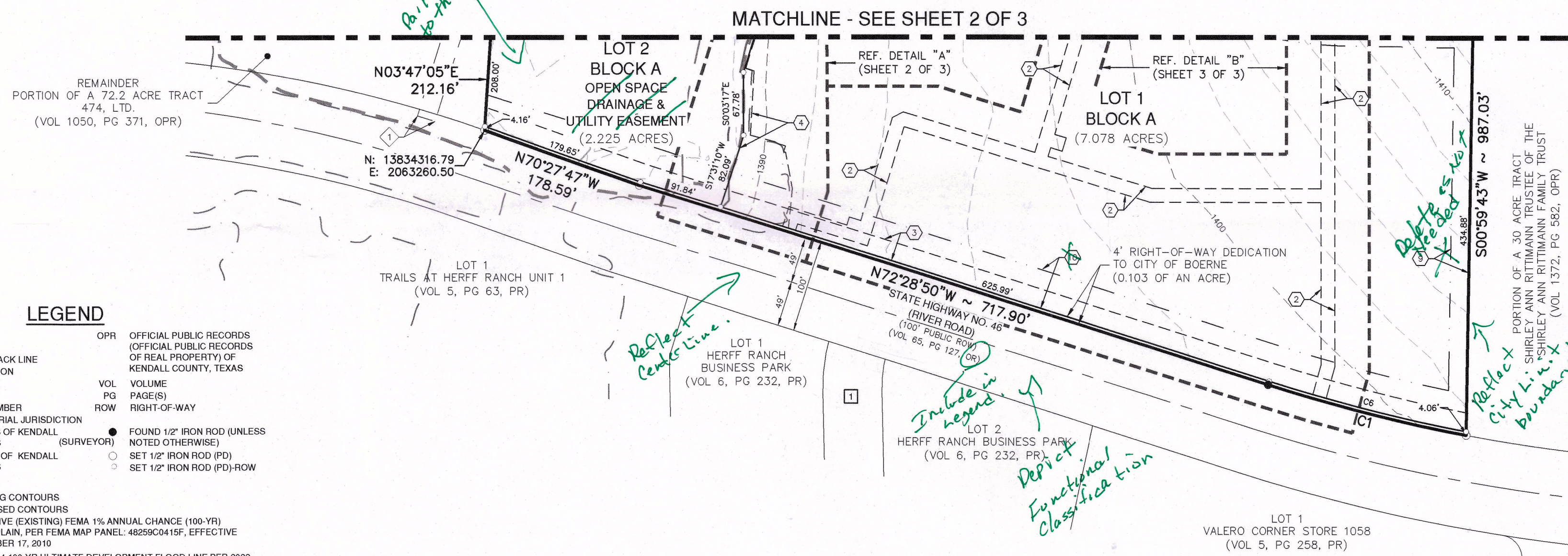
# SUBDIVISION PLAT OF COLLECTION AT BOERNE

BEING A TOTAL OF 27.892 ACRE TRACT OF LAND, INCLUSIVE OF 0.103 ACRE AND 1.644 ACRE OF RIGHT-OF-WAY DEDICATION, ESTABLISHING LOTS 1 & 2, BLOCK A, AND LOTS 1 & 2, BLOCK B, BEING ALL OF THAT CALLED 26.956 ACRE TRACT OF LAND, RECORDED IN VOLUME 1243, PAGE 691 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS, SAID 26.956 ACRE TRACT IS DESCRIBED AS BEING COMPRISED OF A 2.793 ACRE TRACT OUT OF A 3.996 ACRE TRACT (TRACT I) DESCRIBED IN SAID DEED AND A 24.163 ACRE TRACT OUT OF A 96.163 ACRE TRACT (TRACT II) DESCRIBED IN SAID DEED, SAVE AND EXCEPT ONE ACRE HOMESTEAD OUT OF TRACT I AND A 0.50 ACRE OF TRACT I, ALL OUT OF THE MARIA IGNACIA LEAL SURVEY NUMBER 180, ABSTRACT 298, IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS.



**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800  
DATE OF PREPARATION: April 04, 2023



## LEGEND

- |  |   |
|--|---|
| AC ACRE(S)                               | OPR OFFICIAL PUBLIC RECORDS   |
| BLK BLOCK                                | (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF KENDALL COUNTY, TEXAS |
| BSL BUILDING SETBACK LINE                |   |
| CATV CABLE TELEVISION                    |   |
| CB COUNTY BLOCK                          |   |
| DED DEDICATION                           | VOL VOLUME  |
| DOC DOCUMENT NUMBER                      | PG PAGE(S)  |
| ETJ EXTRATERRITORIAL JURISDICTION        | ROW RIGHT-OF-WAY  |
| DR DEED RECORDS OF KENDALL COUNTY, TEXAS | ● FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)                      |
| PR PLAT RECORDS OF KENDALL COUNTY, TEXAS | ○ SET 1/2" IRON ROD (PD)  |
|  | ○ SET 1/2" IRON ROD (PD)-ROW  |
- 
- |  |                            |
|--|----------------------------|
| — 1140 — EXISTING CONTOURS   | — 1140 — PROPOSED CONTOURS |
| — — — EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN, PER FEMA MAP PANEL: 48259C0415F, EFFECTIVE DECEMBER 17, 2010 |                            |
| — — — ATLAS 14 100-YR ULTIMATE DEVELOPMENT FLOOD LINE PER 2022 PAPE-DAWSON FLOOD STUDY   |                            |
| — — — DRAINAGEWAY PROTECTION ZONE CENTERLINE   |                            |
| — — — DRAINAGEWAY 100' BUFFER (DPZ-1)  |                            |
| — — — DRAINAGEWAY 50' BUFFER (DPZ-2)   |                            |
| — — — BOERNE CITY LIMITS CENTERLINE  |                            |
- 
- |   |  |
|---|--|
| 1 LOT 4 HERFF RANCH BUSINESS PARK (VOL 6, PG 232, PR) | 1 20' SANITARY SEWER AND RECLAIMED WATER EASEMENT (VOL 1251, PG 13, OPR) |
| 1 10' UTILITY EASEMENT                                | 2 VARIABLE WIDTH DRAINAGE EASEMENT (VOL 1305, PG 161, OPR)               |
| 2 VARIABLE WIDTH UTILITY EASEMENT                     | 3 66' DRAINAGE EASEMENT (VOL 1400, PG 492, OPR)                          |
| 3 20' UTILITY EASEMENT                                | 4 VARIABLE WIDTH DRAINAGE EASEMENT (VOL 1400, PG 492, OPR)               |
| 4 VARIABLE WIDTH DRAINAGE EASEMENT                    | 5 48' DRAINAGE EASEMENT (VOL 1378, PG 887, OPR)                          |
| 5 8.75' STREET EASEMENT                               |  |
| 6 75' REAR BUILDING SETBACK                           |  |
| 7 25' BUILDING SETBACK                                |  |
| 8 15' BUILDING SETBACK                                |  |
| 9 20' SIDE BUILDING SETBACK                           |  |
| 10 40' FRONT BUILDING SETBACK                         |  |

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S84°21'28"E	117.68'
L2	S38°31'40"W	39.96'
L3	S30°37'13"W	37.25'
L4	S9°47'31"W	31.62'
L5	S66°04'32"W	25.73'
L6	S27°43'58"W	46.20'
L7	N73°09'33"W	9.53'
L8	S73°00'00"E	9.37'
L9	S3°20'56"W	69.31'
L10	S75°11'06"E	27.65'
L11	S60°27'23"E	4.36'
L12	S72°28'50"E	7.88'
L13	S17°31'10"W	6.54'
L14	S72°28'50"E	2.26'
L15	S10°15'38"E	40.01'

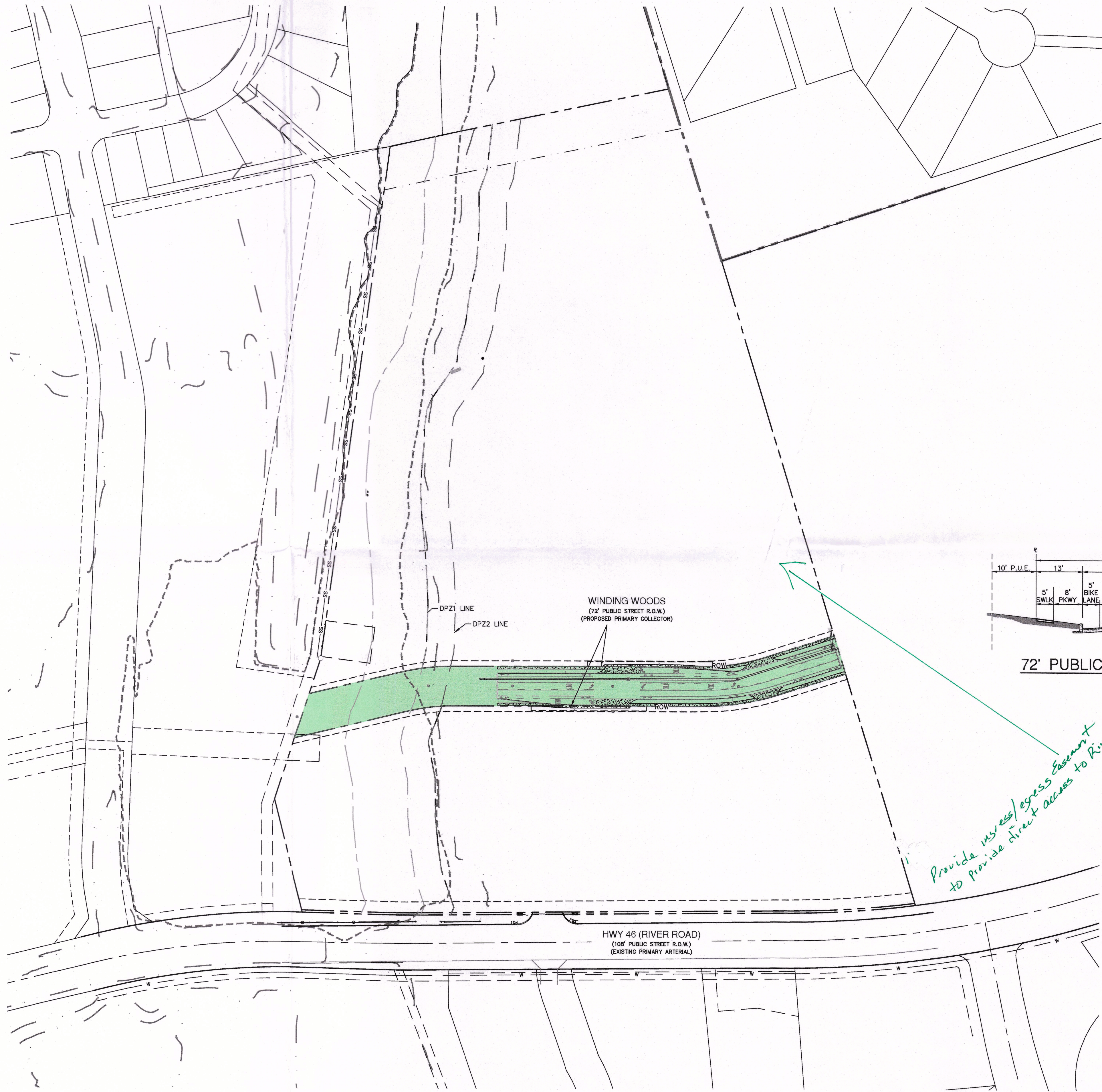
LINE TABLE		
LINE #	BEARING	LENGTH
L16	S5°37'31"W	43.77'
L17	S73°00'00"E	13.04'
L18	S17°00'00"W	15.00'
L19	N73°00'00"W	13.05'
L20	S17°01'10"W	9.93'
L21	S73°00'00"E	119.09'
L22	S15°33'47"W	35.99'
L23	N15°33'47"E	33.88'
L24	S62°00'00"W	0.86'
L25	S17°31'10"W	7.50'
L26	N17°31'10"E	22.50'
L27	S72°28'50"E	66.52'
L28	N17°00'00"E	9.16'
L29	S73°00'00"E	13.04'
L30	N62°00'00"E	13.29'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1860.27'	6°49'32"	N75°53'36"W	221.48'	221.61'
C2	436.00'	13°22'58"	N78°44'38"W	101.61'	101.84'
C3	364.00'	17°22'12"	N80°44'15"W	109.93'	110.35'
C4	436.00'	17°22'12"	N80°44'15"W	131.67'	132.18'
C5	364.00'	13°22'58"	N78°44'38"W	84.83'	85.02'
C6	1856.27'	6°48'16"	N75°52'58"W	220.32'	220.45'
C7	436.00'	5°38'46"	N82°36'43"W	42.95'	42.97'
C8	436.00'	7°44'12"	N75°55'15"W	58.83'	58.87'
C9	364.00'	6°16'24"	S82°17'54"E	39.83'	39.85'
C10	364.00'	7°06'34"	S75°36'26"E	45.14'	45.17'
C11	364.00'	7°06'34"	S75°36'26"E	45.14'	45.17'
C12	436.00'	1°58'33"	S86°09'12"E	15.03'	15.03'
C13	1856.27'	0°27'47"	N74°14'07"W	15.00'	15.00'



Date: Mar 07, 2023, 2:20pm User ID: deharpe  
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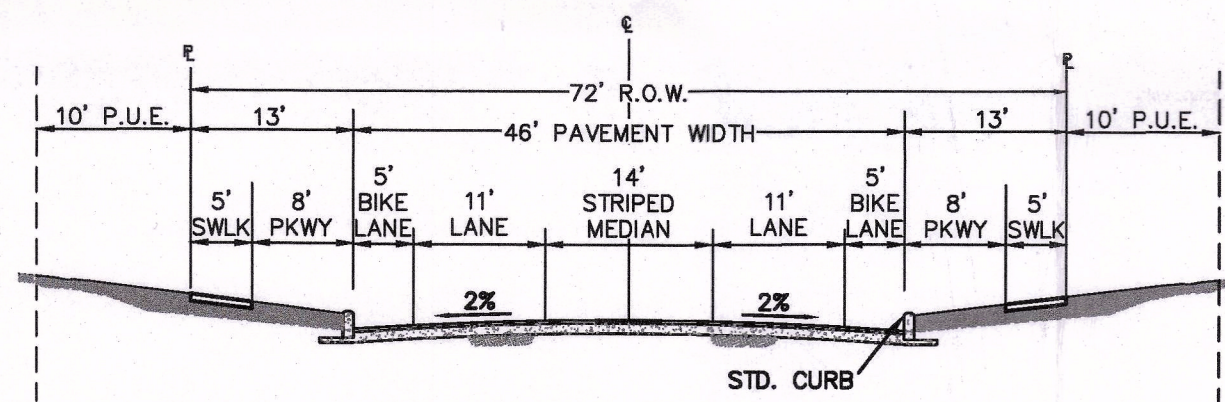
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HWY 46 (RIVER ROAD)  
(108' PUBLIC STREET R.O.W.)  
(EXISTING PRIMARY ARTERIAL)

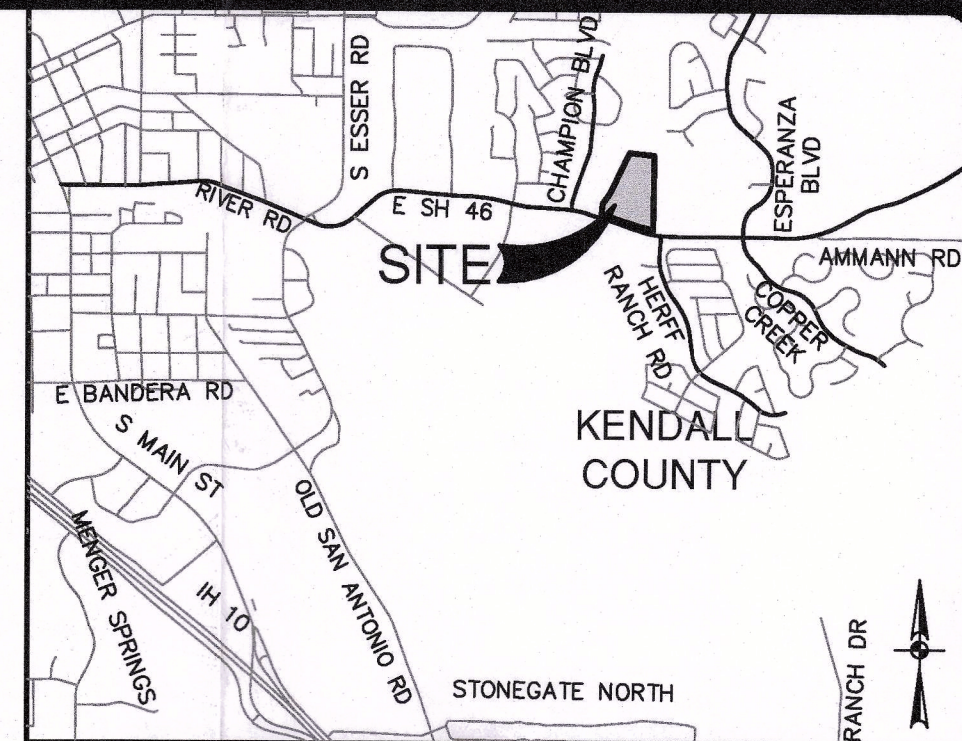
WINDING WOODS  
(72' PUBLIC STREET R.O.W.)  
(PROPOSED PRIMARY COLLECTOR)

DPZ1 LINE  
DPZ2 LINE



72' PUBLIC STREET R.O.W. SECTION  
NOT TO SCALE

Provide ingress/egress easement  
to provide direct access to River Rd.



LOCATION MAP  
NOT-TO-SCALE

LEGEND

- RIGHT-OF-WAY LINE
- STREET CENTER LINE
- 7.5" CONCRETE CURB
- EXISTING CONTOURS
- EASEMENT
- PRIMARY COLLECTOR (PROPOSED)



REVIEWED  
CITY OF BOERNE  
PLANNING DEPARTMENT

APR 25 2023

Revised & Resubmit  
*[Signature]*

**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

COLLECTION AT BOERNE  
BOERNE, TEXAS  
TRANSPORTATION NETWORK PLAN

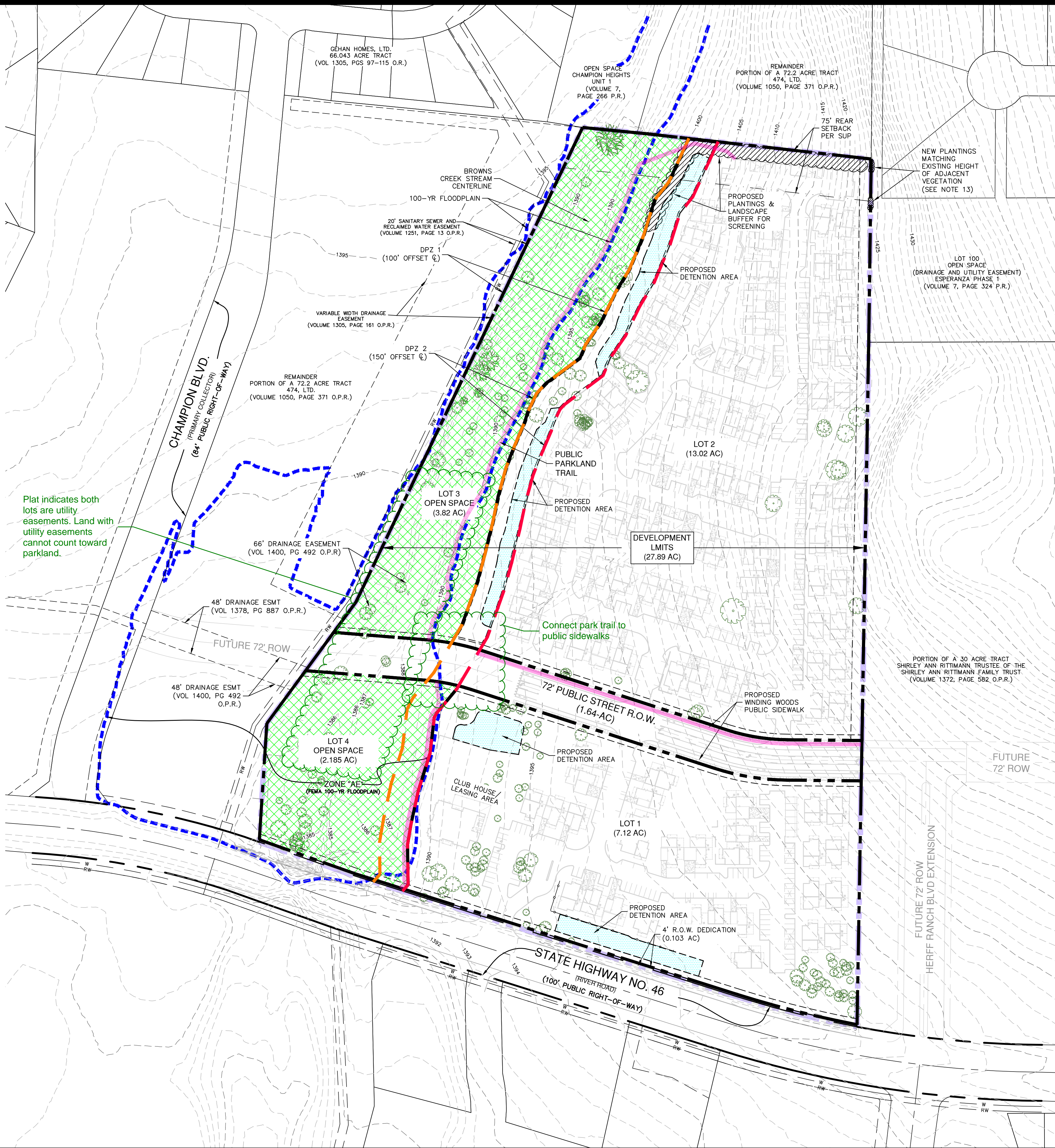
PLAT NO. -  
JOB NO. 12569-10  
DATE SEPTEMBER 2022  
DESIGNER MC/TR  
CHECKED WK/DS DRAWN JS/TR  
SHEET EX

NO.	REVISION	DATE
1	GMX REV-INFRA. RESP#1	02/10/23

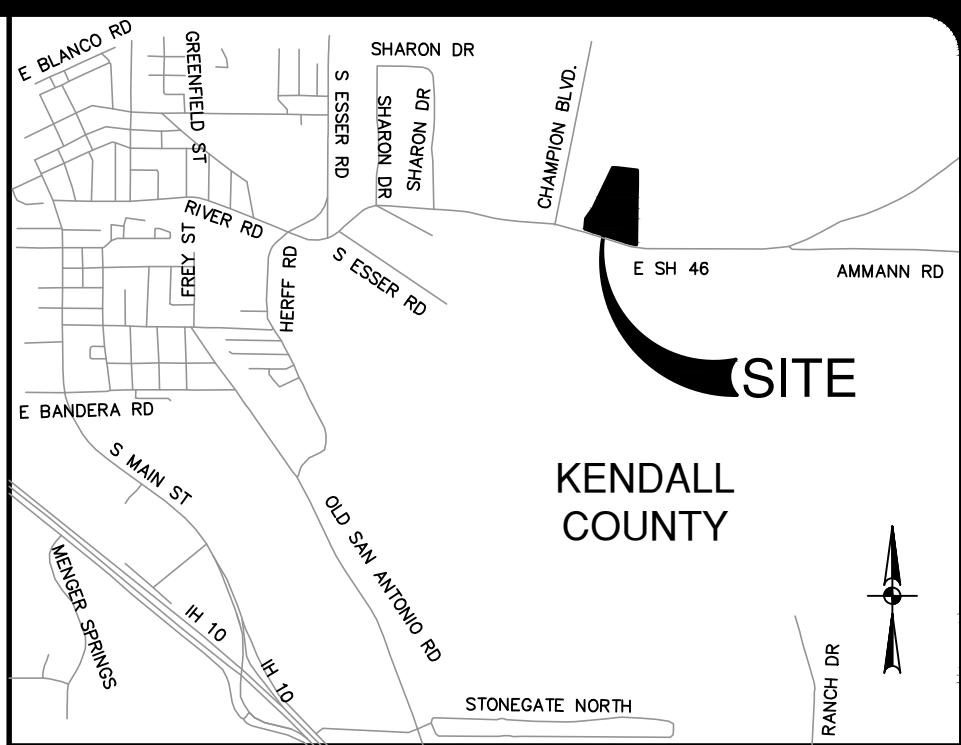
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purposes ONLY under  
the authorization of  
Thomas Matthew Carter,  
P.E. #79272 on 3/7/2023  
This document is not  
to be used for  
CONSTRUCTION.

GMX PRICING

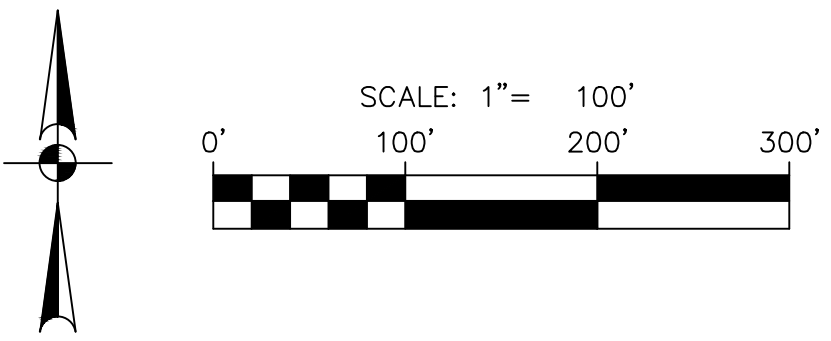




PLANNING  
04/06/2023  
RECEIVED



LOCATION MAP



LEGEND

- DEVELOPMENT BOUNDARY
- PROPOSED LOT LINE
- EXISTING EASEMENTS
- FEMA 100 YEAR FLOODPLAIN
- DRAINAGE PROTECTION ZONE 1
- DRAINAGE PROTECTION ZONE 2
- PARKLAND DEDICATION OF OPEN SPACE AREA
- ONSITE PRIVATE DETENTION
- PUBLIC SIDEWALKS

- Identify the public trail and any other park improvement to be constructed as part of this development
- Identify improvement symbology in the legend
- Areas of 5% grade cannot count toward parkland

Provide separate worksheet in excel

PARKLAND DEDICATION CALCULATIONS		
<i>Required Parkland Dedication:</i>		
Multi-Family Proposed	214 dwelling units	
1 acre of Parkland Dedication per Multi-Family Units Required	50 per City of Boerne UDC	
<b>Parkland Dedication Required for Development</b>	<b>4.28 acres</b>	
Lot 3 Open Space (Brown's Creek)	3.82 acres	
Lot 4 Open Space (Brown's Creek)	2.18 acres	
<b>Parkland Dedication by Land Provided by Owner</b>	<b>6.01 acres</b>	May only count 50% of value for area within the floodplain
<b>Parkland Dedication by FILO Provided by Owner</b>	\$ -	
<b>Parkland Dedication by Land in excess of requirements</b>	<b>1.73 acres</b>	
<i>Required Parkland Improvements Fee:</i>		
Parkland Dedication Required for Development	4.28 acres	
Parkland Improvements required per acre	\$ 50,000.00 per City of Boerne UDC	
<b>Parkland Improvements Required for Development</b>	<b>\$214,000.00</b>	acres
<b>Parkland Improvements by Development Provided by Owner</b>	<b>TBD</b>	Provide info
<b>Parkland Improvements by FILO Provided by Owner</b>	<b>TBD</b>	
<b>Total Parkland Improvements by Owner</b>	<b>\$214,000.00</b>	

OWNER/DEVELOPER  
EMBREY PARTNERS, LTD  
JEREMY WILLIAMS  
1020 NE LOOP 410, SUITE 700  
SAN ANTONIO, TX 78209  
PHONE: (210) 826-3675

ENGINEER/DISIGNER  
PAPE-DAWSON ENGINEERS, INC.  
THOMAS M. CARTER, P.E.  
2000 NW LOOP 410  
SAN ANTONIO, TX 78213  
PHONE: (210) 375-9000

**PAPE-DAWSON ENGINEERS**

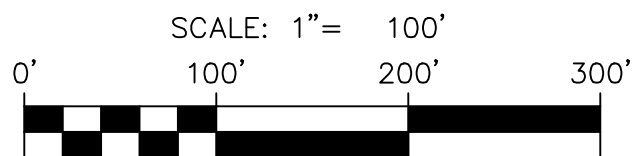
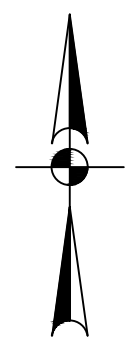
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

**COLLECTIONS AT BOERNE**  
BOERNE, TEXAS



PARKLAND DEDICATION EXHIBIT

PLAT NO. -  
JOB NO. 12569-01  
DATE AUGUST 2022  
DESIGNER JS  
CHECKED DLS DRAWN JS  
SHEET 1 OF 1





## LEGEND

	DEVELOPMENT BOUNDARY
	PROPOSED LOT LINE
	EXISTING EASEMENTS
	FEMA 100 YEAR FLOODPLAIN
	DRAINAGE PROTECTION ZONE 1
	DRAINAGE PROTECTION ZONE 2
	PARKLAND DEDICATION OF OPEN SPACE AREA
	ONSITE PRIVATE DETENTION
	PUBLIC SIDEWALKS

- Developer is not meeting the Parkland Dedication Credits specifically in regards to floodplain. Page 92, H, I in the UDC. There's a minimum requirement of 150ft for floodways on either side of the creek.

- Parks is willing to give up to 50% credit for this property. Page 93, J. Developer will need to recalculate their dedication below to reflect changes. Essentially taking it from 6.01 acres to 3 acres.

PARKLAND DEDICATION CALCULATIONS		
<i>Required Parkland Dedication:</i>		
Multi-Family Proposed		214 dwelling units
1 acre of Parkland Dedication per Multi-Family Units Required		50 per City of Boerne UDC
<b>Parkland Dedication Required for Development</b>	<b>4.28 acres</b>	
Lot 3 Open Space (Brown's Creek)	3.82 acres	
Lot 4 Open Space (Brown's Creek)	2.19 acres	
<b>Parkland Dedication by Land Provided by Owner</b>	<b>6.01 acres</b>	
<b>Parkland Dedication by FILO Provided by Owner</b>	<b>\$ -</b>	
<b>Parkland Dedication by Land in excess of requirements</b>	<b>1.73 acres</b>	
<i>Required Parkland Improvements Fee:</i>		
Parkland Dedication Required for Development		4.28 acres
Parkland Improvements required per acre	\$ 50,000.00	per City of Boerne UDC
<b>Parkland Improvements Required for Development</b>	<b>\$ 214,000.00</b>	<b>acres</b>
<b>Parkland Improvements by Development Provided by Owner</b>	<b>TBD</b>	
<b>Parkland Improvements by FILO Provided by Owner</b>	<b>TBD</b>	
<b>Total Parkland Improvements by Owner</b>	<b>\$ 214,000.00</b>	

**OWNER/DEVELOPER**  
**EMBREY PARTNERS, LTD**  
**JEREMY WILLIAMS**  
**1020 NE LOOP 410, SUITE 700**  
**SAN ANTONIO, TX 75209**  
**PHONE: (210) 826-3675**

**ENGINEER/DESIGNER**  
PAPE-DAWSON ENGINEERS, INC.  
THOMAS M. CARTER, P.E.  
2000 NW LOOP 410  
SAN ANTONIO, TX 78213  
PHONE: (210) 375-9000

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**PAPE-DAWSON  
ENGINEERS**

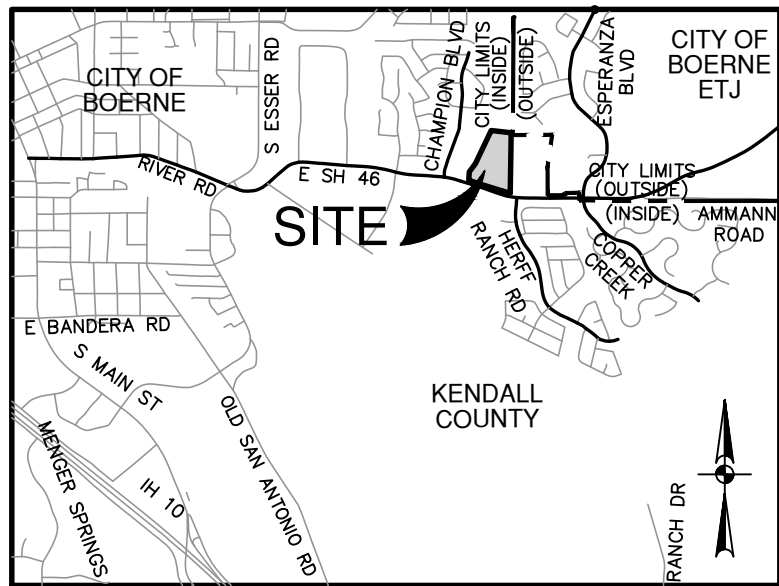
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**COLLECTIONS AT BOERNE**  
**BOERNE, TEXAS**

PARKLAND DEDICATION EXHIBIT

PLAT NO. \_\_\_\_\_  
JOB NO. 12569-01  
DATE AUGUST 2022  
DESIGNER JS  
CHECKED DLS DRAWN JS  
SHEET 1 OF 1





LOCATION MAP  
NOT-TO-SCALE

**CAPITAL RECOVERY FEE ASSESSMENT NOTE:**

ASSESSMENT AND COLLECTION OF THE CITY OF BOERNE WATER AND WASTEWATER UTILITIES' CAPITAL RECOVERY FEES SHALL BE COLLECTED IF AT SUCH TIME THIS PROPERTY IS ANNEXED BY THE CITY. ALL FEES WILL BE BASED UPON RATES SET FORTH IN CITY ORDINANCE NO. 2015-03 SECTION 1.10 (5).

**SIDEWALK NOTE:**

SIX-FOOT WIDE REINFORCED CONCRETE SIDEWALKS SHALL BE INSTALLED ADJACENT TO ALL STREET FRONTAGE PROPERTY LINES OF EACH LOT FRONTING A STREET AT SUCH TIME AS THAT LOT IS DEVELOPED.

**OPEN SPACE:**

5% OF ALL AREAS OF IMPERVIOUS SURFACE HAS BEEN DEDICATED TO OPEN SPACE REQUIREMENTS AS DEFINED BY THE CITY OF BOERNE SUDIVISION ORDINANCE NO. 2007-56, ARTICLE 3, SECTION 3.

**OBSTRUCTIONS OF DRAINAGE:**

ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.

**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 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 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 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 AS SUCH A TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY THE 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 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 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 IN 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.

**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.

**TxDOT NOTES:**

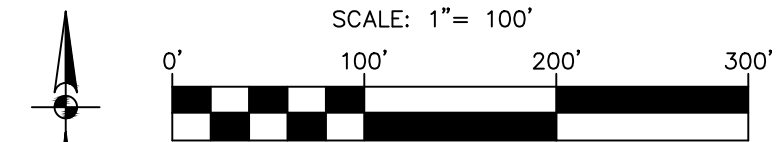
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF 1 ACCESS POINT(S) ALONG HIGHWAY 46 (RIVER ROAD), BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1118.10'.
3. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.
4. THE DEVELOPER AND/OR THE 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.
5. TxDOT WILL USE THE CURRENT EDITIONS OF THE APPROPRIATE MANUALS WHEN ISSUING PERMITS. TYPICAL MANUALS 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 THE SITE DEVELOPS.

**SETBACKS IN CITY LIMITS:**

LOT SETBACKS ARE DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE ENFORCED AT THE TIME OF THE DEVELOPMENT AND ARE BASED ON ZONING LOT SIZE. UNLESS OTHERWISE IDENTIFIED, THE FRONT SETBACK FOR A PIE SHAPED LOT OF A LOT ON A CURVILINEAR STREET OR CUL-DE-SAC IS MEASURED WHEREVER THE LOT WITH MEETS THE FRONTAGE REQUIREMENTS FOR THE LOT CATEGORY.

SUBDIVISION PLAT  
OF  
COLLECTION AT BOERNE

BEING A TOTAL OF 27.892 ACRE TRACT OF LAND, INCLUSIVE OF 0.103 ACRE AND 1.644 ACRE OF RIGHT OF WAY DEDICATION, ESTABLISHING LOTS 1 & 2, BLOCK A, AND LOTS 1 & 2, BLOCK B, BEING ALL OF THAT CALLED 26.956 ACRE TRACT OF LAND, RECORDED IN VOLUME 1243, PAGE 691 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS, SAID 26.956 ACRE TRACT IS DESCRIBED AS BEING COMPRISED OF A 2.793 ACRE TRACT OUT OF A 3.996 ACRE TRACT (TRACT I) DESCRIBED IN SAID DEED AND A 24.163 ACRE TRACT OUT OF A 96.163 ACRE TRACT (TRACT II) DESCRIBED IN SAID DEED, SAVE AND EXCEPT ONE ACRE HOMESTEAD OUT OF TRACT I AND A 0.50 ACRE OF TRACT I, ALL OUT OF THE MARIA IGNAZIA LEAL SURVEY NUMBER 180, ABSTRACT 298, IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS.



**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: April 04, 2023

1st Review



CJR	CJR
MM	MGM
JC	R

OWNER ACKNOWLEDGEMENT  
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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: RIVER ROAD BOERNE-TX BTR, LP,  
A TEXAS LIMITED PARTNERSHIP

BY: RIVER ROAD BOERNE BTR GP, LLC,  
A TEXAS LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

BY: SARA HANBACK, VICE PRESIDENT OF FINANCE

STATE OF TEXAS  
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SARA HANBACK KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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, BEXAR COUNTY, TEXAS

THIS PLAT OF COLLECTION AT BOERNE HAS BEEN SUBMITTED TO THE CITY OF BOERNE, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_.

BY: \_\_\_\_\_  
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

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. 20\_\_\_\_ 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. 20\_\_\_\_.

COUNTY CLERK, KENDALL COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

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 UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF BOERNE PLANNING COMMISSION.

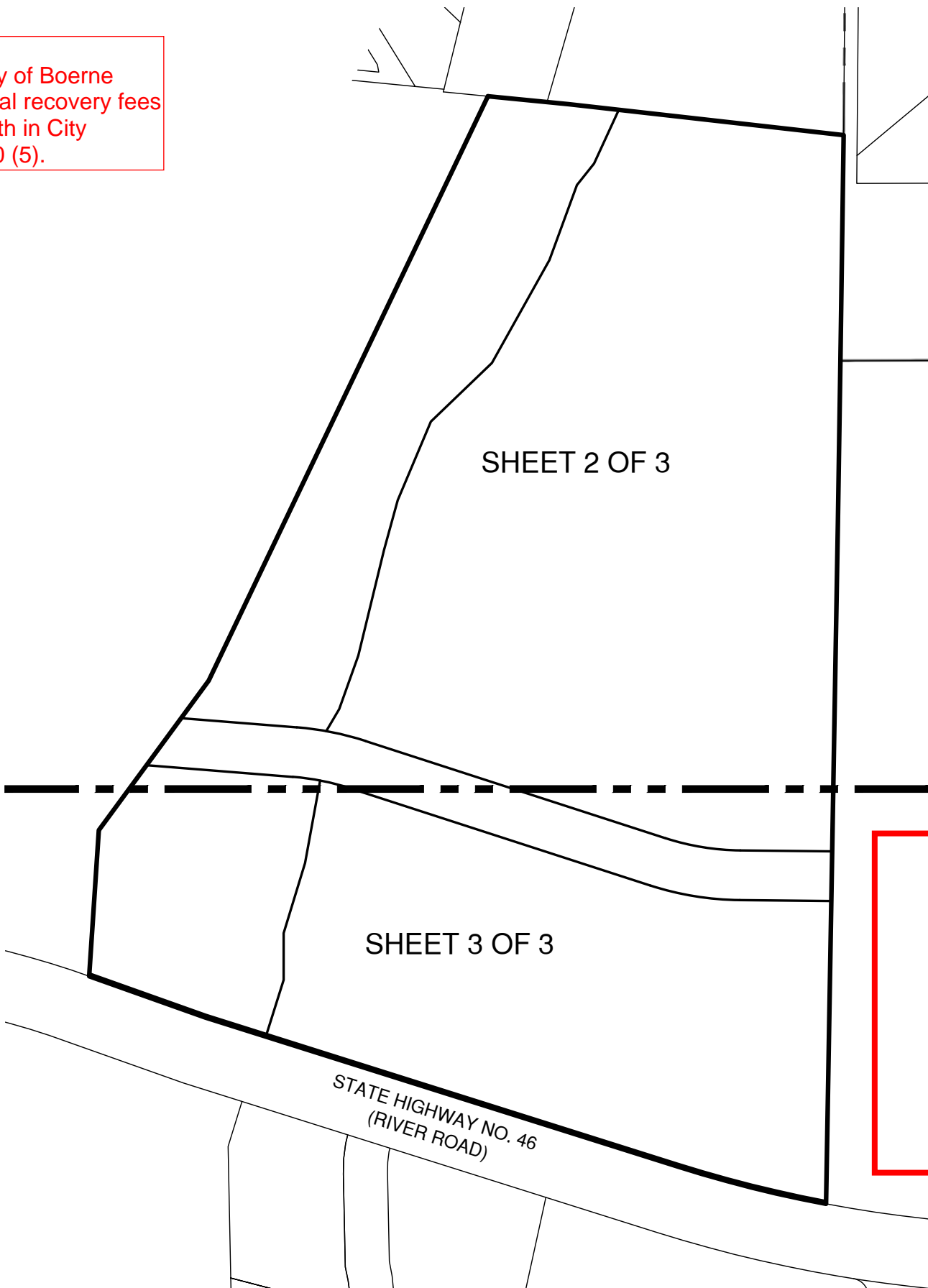
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR



REVIEWED  
CITY OF BOERNE  
Development Services

*Cheryl J. Rogan*

4/20/2023

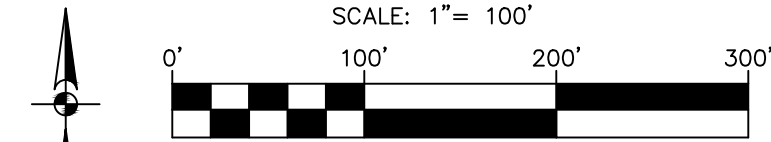
REVISE & RESUBMIT

SHEET 1 OF 3



# SUBDIVISION PLAT OF COLLECTION AT BOERNE

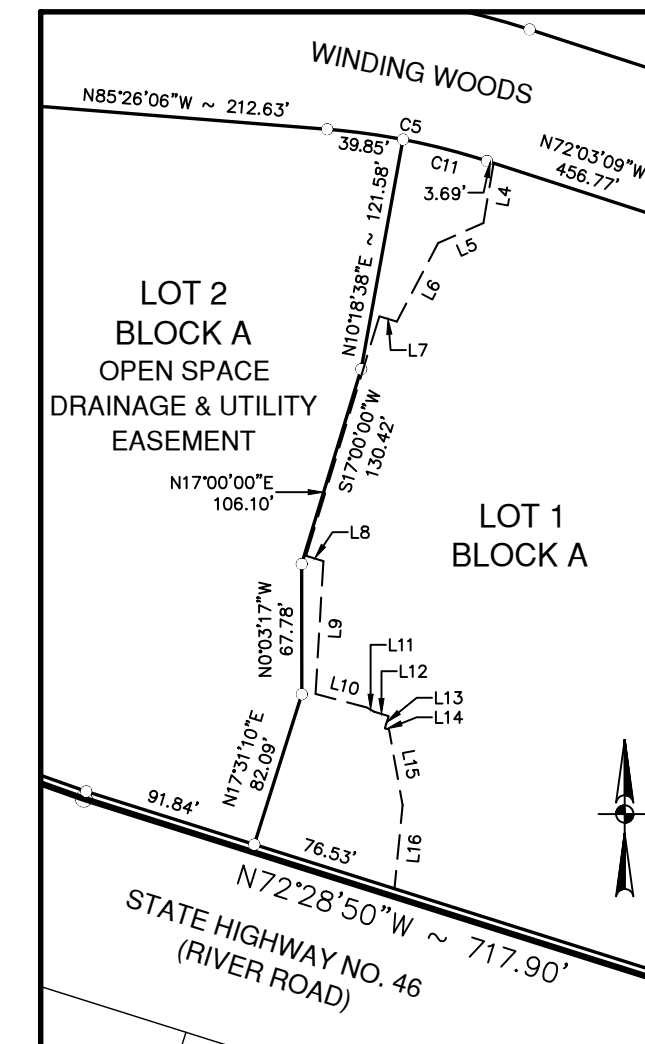
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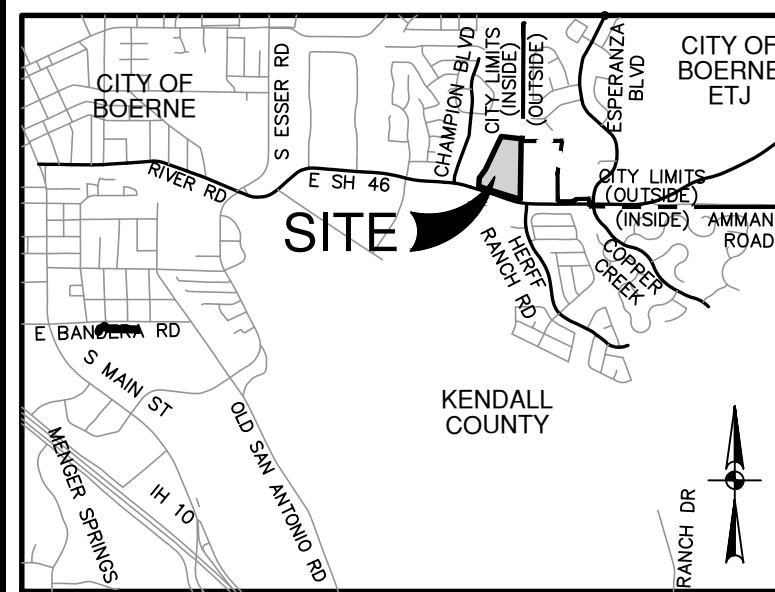
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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

DATE OF PREPARATION: April 04, 2023



DETAIL "A"  
VARIABLE WIDTH DRAINAGE EASEMENT  
SCALE: 1" = 100'



LOCATION MAP  
NOT-TO-SCALE

## LEGEND

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS
BLK	BLOCK		(OFFICIAL PUBLIC RECORDS
BSL	BUILDING SETBACK LINE		OF REAL PROPERTY) OF
CATV	CABLE TELEVISION		KENDALL COUNTY, TEXAS
CB	COUNTY BLOCK	VOL	VOLUME
DED	DEDICATION	PG	PAGE(S)
DOC	DOCUMENT NUMBER	ROW	RIGHT-OF-WAY
ETJ	EXTRATERRITORIAL JURISDICTION		
DR	DEED RECORDS OF KENDALL COUNTY, TEXAS (SURVEYOR)		FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
PR	PLAT RECORDS OF KENDALL COUNTY, TEXAS		SET 1/2" IRON ROD (PD)
			SET 1/2" IRON ROD (PD)-ROW

---	-1140-	EXISTING CONTOURS
---	-1140-	PROPOSED CONTOURS
---	---	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN, PER FEMA MAP PANEL: 48259C0415F, EFFECTIVE DECEMBER 17, 2010
---	---	ATLAS 14 100-YR ULTIMATE DEVELOPMENT FLOOD LINE PER 2022 PAPE-DAWSON FLOOD STUDY
---	---	DRAINAGEWAY PROTECTION ZONE CENTERLINE
---	---	DRAINAGEWAY 100' BUFFER (DPZ-1)
---	---	DRAINAGEWAY 50' BUFFER (DPZ-2)
---	---	BOERNE CITY LIMITS CENTERLINE

1	LOT 4 HERFF RANCH BUSINESS PARK (VOL 6, PG 232, PR)	1	20' SANITARY SEWER AND RECLAIMED WATER EASEMENT (VOL 1251, PG 13, OPR)
1	10' UTILITY EASEMENT	2	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 1305, PG 161, OPR)
2	VARIABLE WIDTH UTILITY EASEMENT	3	66' DRAINAGE EASEMENT (VOL 1400, PG 492, OPR)
3	20' UTILITY EASEMENT	4	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 1400, PG 492, OPR)
4	VARIABLE WIDTH DRAINAGE EASEMENT	5	48' DRAINAGE EASEMENT (VOL 1378, PG 887, OPR)
5	8.75' STREET EASEMENT		
6	75' REAR BUILDING SETBACK		
7	29' BUILDING SETBACK		
8	19' BUILDING SETBACK		
9	20' SIDE BUILDING SETBACK		
10	40' FRONT BUILDING SETBACK		

Drainage & utility is ok, but they would need to add private drain easement if we agree to pond outfall

Remove "drainage" and "utility easement" from designation; City has not approved outfall of ponds onto these properties; no utilities are proposed within this properties; if City agrees to private drain, private drainage easement would need to be provided around the private drain

As previously discussed, show SARA floodplain model and label as "Limits of the draft 1% annual chance floodplain as shown in the model prepared by San Antonio River Authority and submitted to FEMA"

Show DPZ 1 & 2 lines

Linetypes are too similar

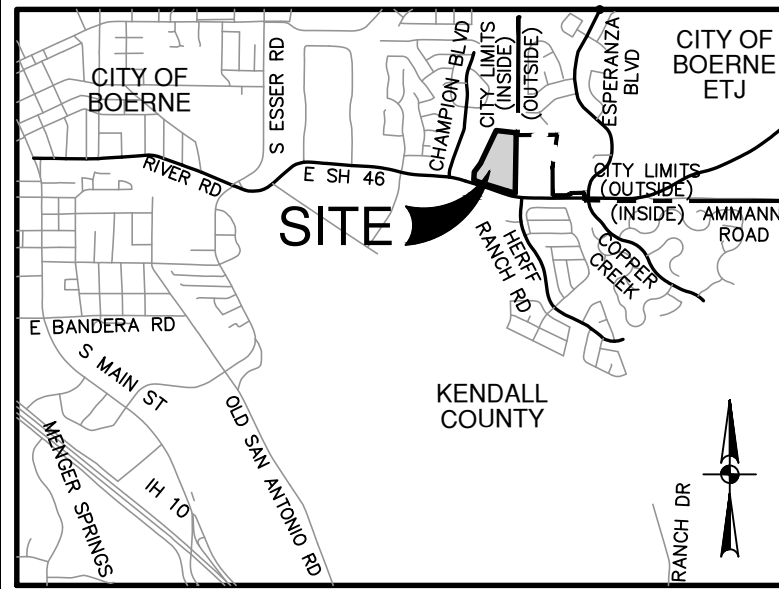
Ensure drainage easement encompasses SARA floodplain

Provide drainage easement for inlet on infrastructure plans

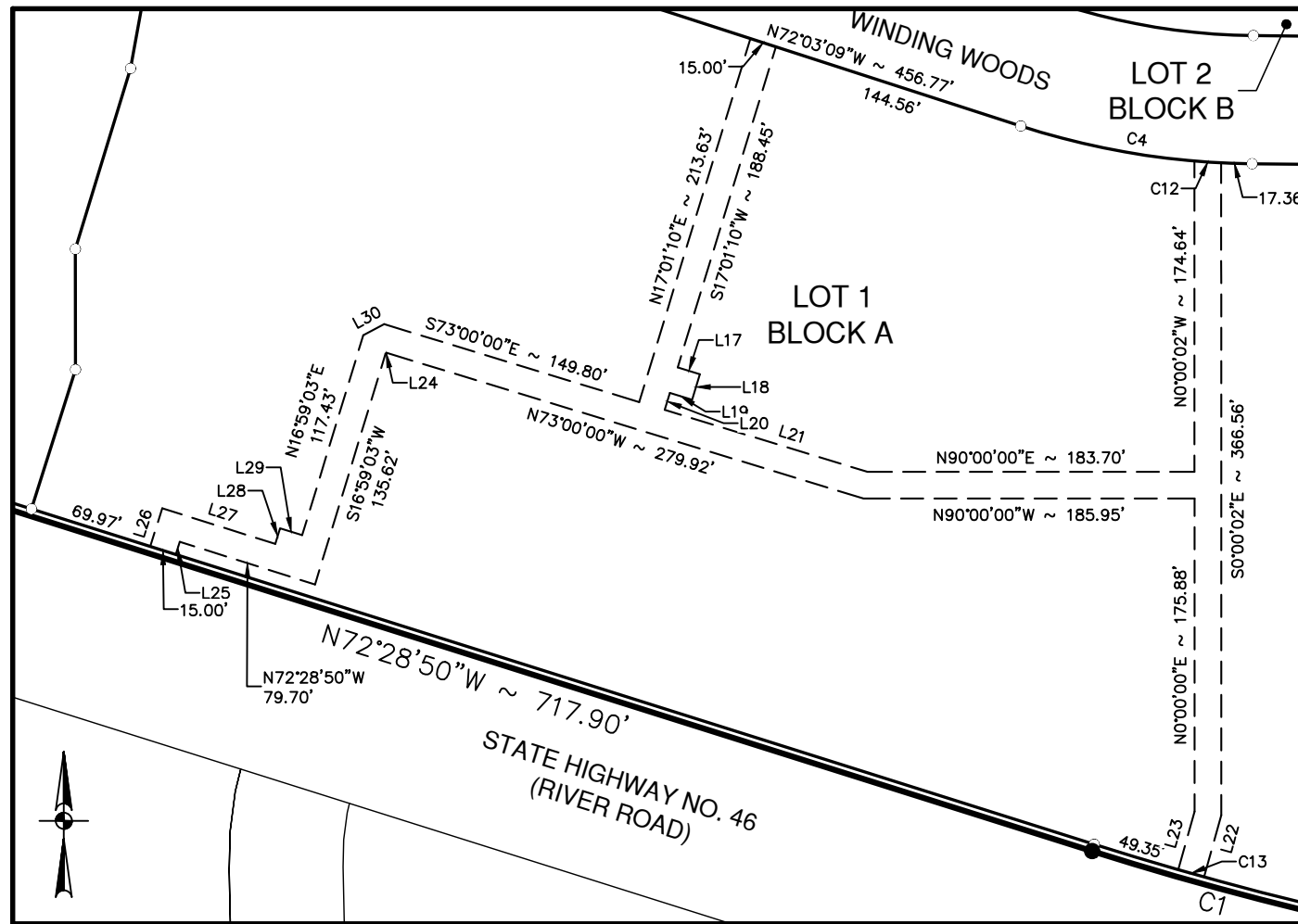
MATCHLINE - SEE SHEET 3 OF 3

SHEET 2 OF 3





LOCATION MAP  
NOT-TO-SCALE



DETAIL "B"  
VARIABLE WIDTH UTILITY EASEMENT  
SCALE: 1" = 100'

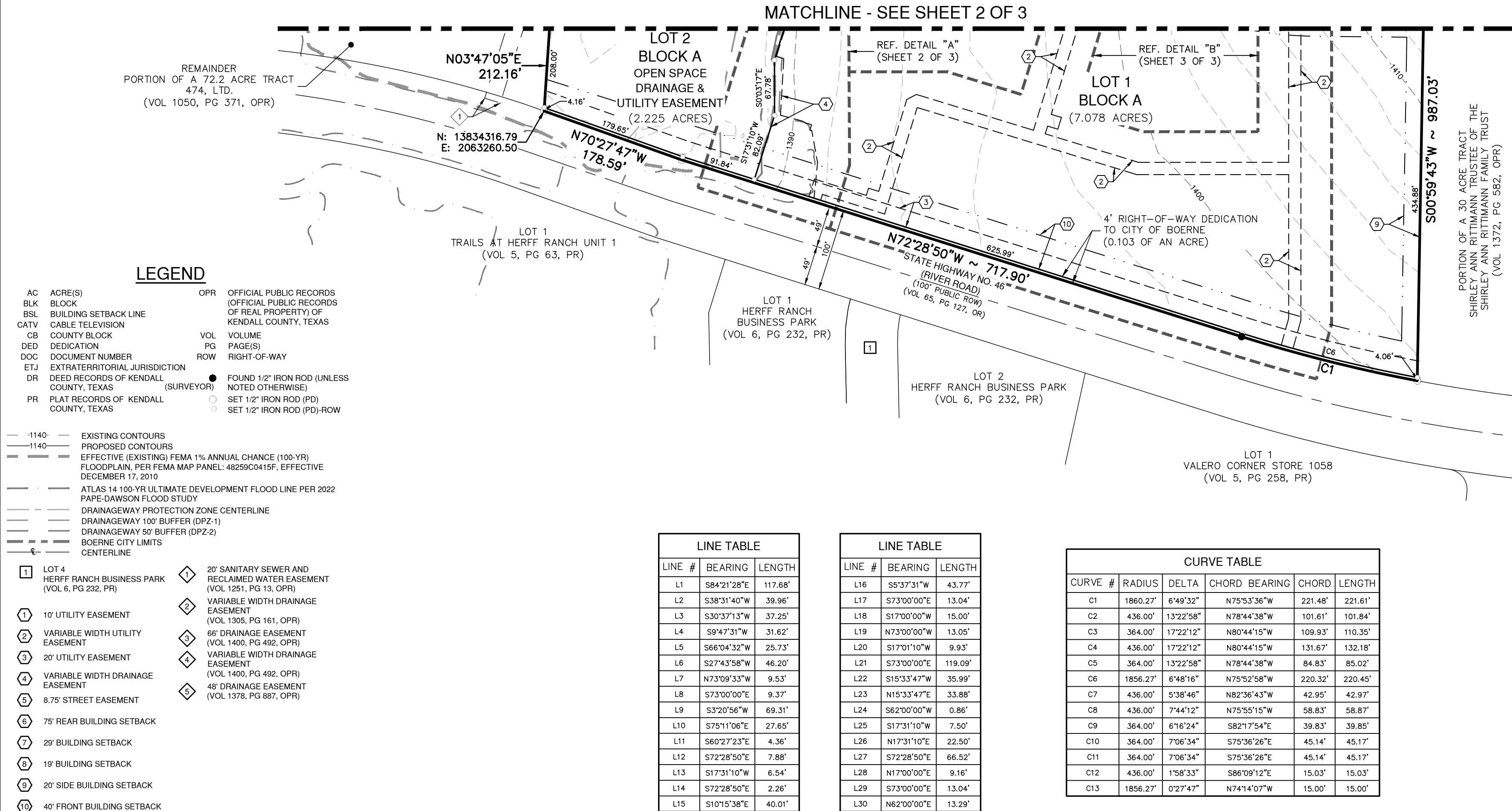
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SCALE: 1" = 100'

**PAPE-DAWSON ENGINEERS**

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TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028900  
DATE OF PREPARATION: April 04, 2023







## AGENDA ITEM SUMMARY

### District Impacted

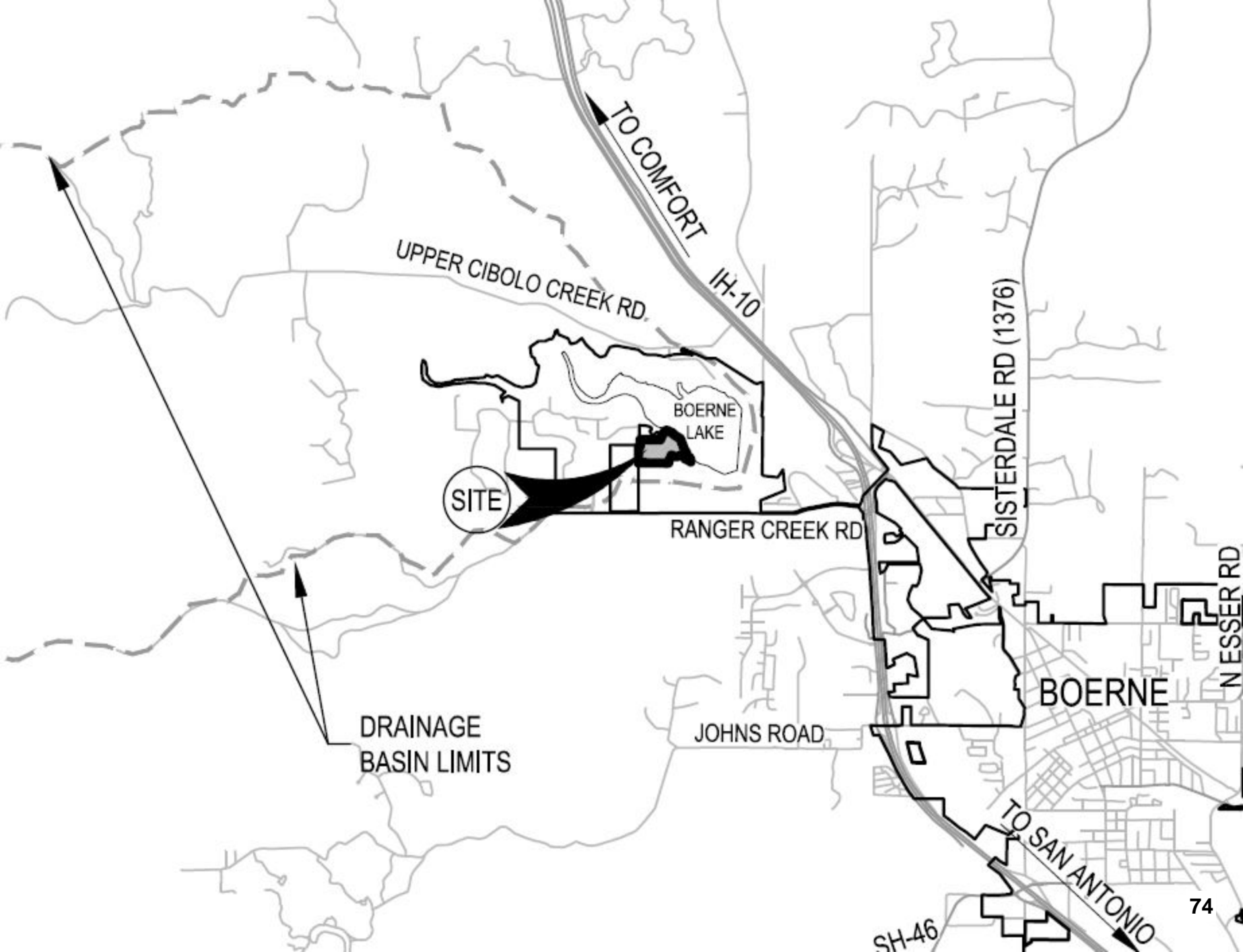
- ☒ 1 = Wolosin
- ☐ 2 = Woolard
- ☐ 3 = Scott
- ☐ 4 = Boddie
- ☐ 5 = Macaluso
- ☐ All

<b>Agenda Date</b>	May 1, 2023										
<b>Requested Action</b>	CONSIDER CONDITIONAL APPROVAL OF THE FINAL PLAT FOR SHORELINE PARK PHASE 7, 25.95 ACRES, 68 RESIDENTIAL LOTS, 4 OPEN SPACE LOTS, AND 3.45 ACRES OF RIGHT-OF-WAY (KAD NO. 12852 AND 305752).										
<b>Contact Person</b>	Martha E. Bernal, Planner II, Planning Department										
<b>Background Information</b>	<p>This is the final plat for Shoreline Park Phase 7. The final Plat consists of 67 residential lots, 4 open space lots, and 3.36 acres of right-of-way, on 25.95 acres.</p> <p>The Master Plan designates the Future Land Use for this property as Neighborhood Residential. The development is vested under the approved Master Development Plan (MDP) approved in 2017. This is the final phase of this development. The conditions of approval are listed on Staff's memo and are minor corrections that must be addressed prior to recordation of the plat.</p>										
<b>Item Justification</b>	<table border="0"> <tr> <td><input checked="" type="checkbox"/> Legal/Regulatory Obligation</td> <td><input type="checkbox"/> Infrastructure Investment</td> </tr> <tr> <td><input type="checkbox"/> Reduce Costs</td> <td><input checked="" type="checkbox"/> Customer Demand</td> </tr> <tr> <td><input type="checkbox"/> Increase Revenue</td> <td><input type="checkbox"/> Service Enhancement</td> </tr> <tr> <td><input type="checkbox"/> Drive Down Risk</td> <td><input type="checkbox"/> Process Efficiency</td> </tr> <tr> <td><input type="checkbox"/> Master Plan Recom.</td> <td><input type="checkbox"/> Other: _____</td> </tr> </table>	<input checked="" type="checkbox"/> Legal/Regulatory Obligation	<input type="checkbox"/> Infrastructure Investment	<input type="checkbox"/> Reduce Costs	<input checked="" type="checkbox"/> Customer Demand	<input type="checkbox"/> Increase Revenue	<input type="checkbox"/> Service Enhancement	<input type="checkbox"/> Drive Down Risk	<input type="checkbox"/> Process Efficiency	<input type="checkbox"/> Master Plan Recom.	<input type="checkbox"/> Other: _____
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<b>Financial Considerations</b>											
<b>Citizen Input/Board Review</b>	Approved development plan										
<b>Legal Review</b>											
<b>Alternative Options</b>											
<b>Supporting Documents</b>	Attached maps, plat, comments memo, and redlines.										



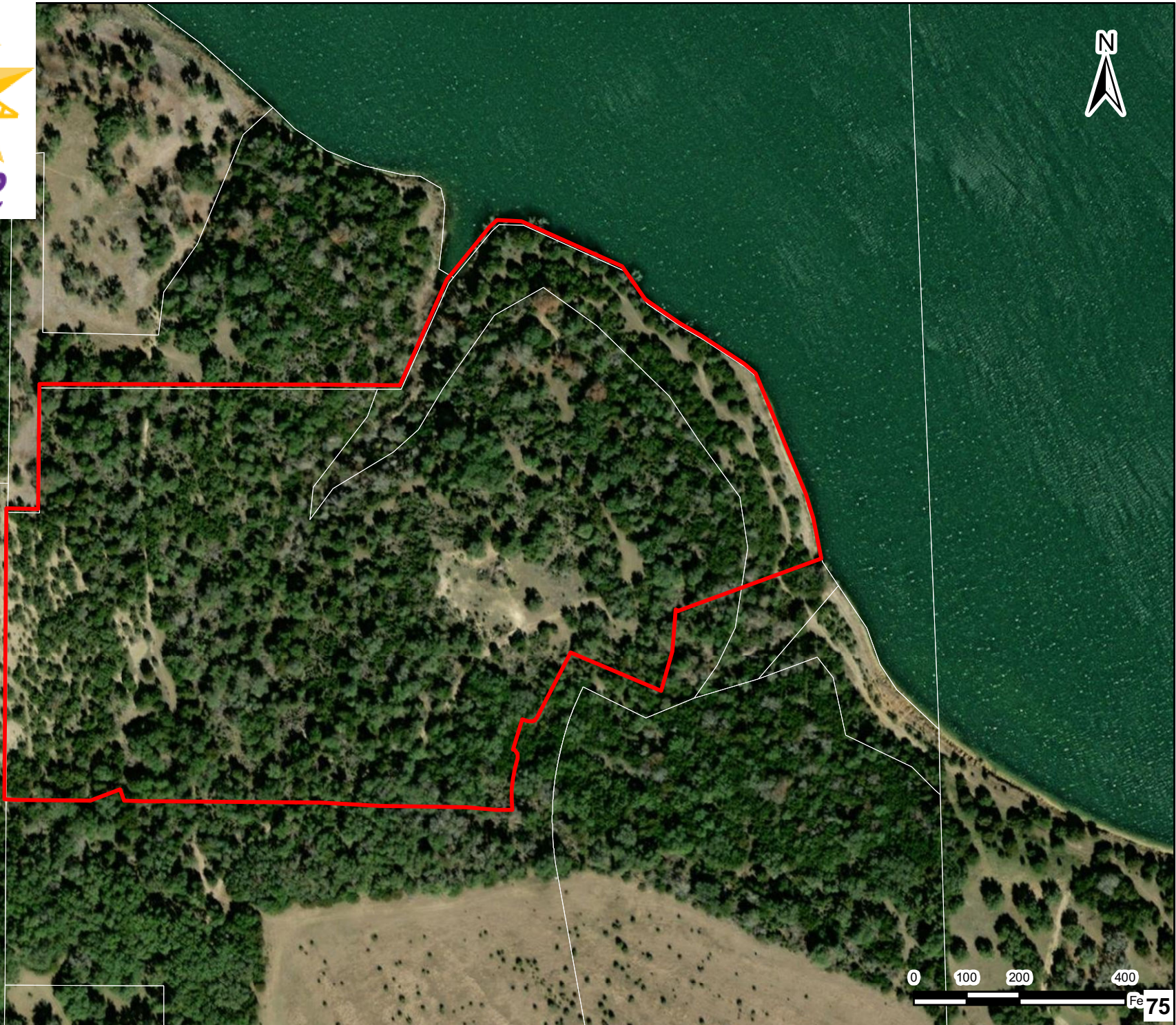
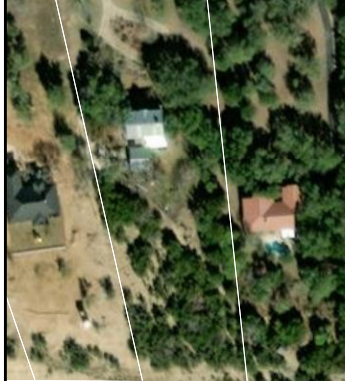









# SHORELINE PARK PHASE 7 - AERIAL MAP



## Legend

 Subject Property

0 100 200 400



STATE OF TEXAS  
COUNTY OF KENDALL

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.

CODY LEE MORRIS  
LICENSED PROFESSIONAL ENGINEER #131472  
MATKIN HOOVER ENGINEERING

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.



KYLE PRESSLER  
REGISTERED PROFESSIONAL LAND SURVEYOR #6528  
MATKIN HOOVER LAND SURVEYING

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

\_\_\_\_\_  
OWNER

\_\_\_\_\_  
DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF KENDALL

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 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 KENDALL COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF KENDALL

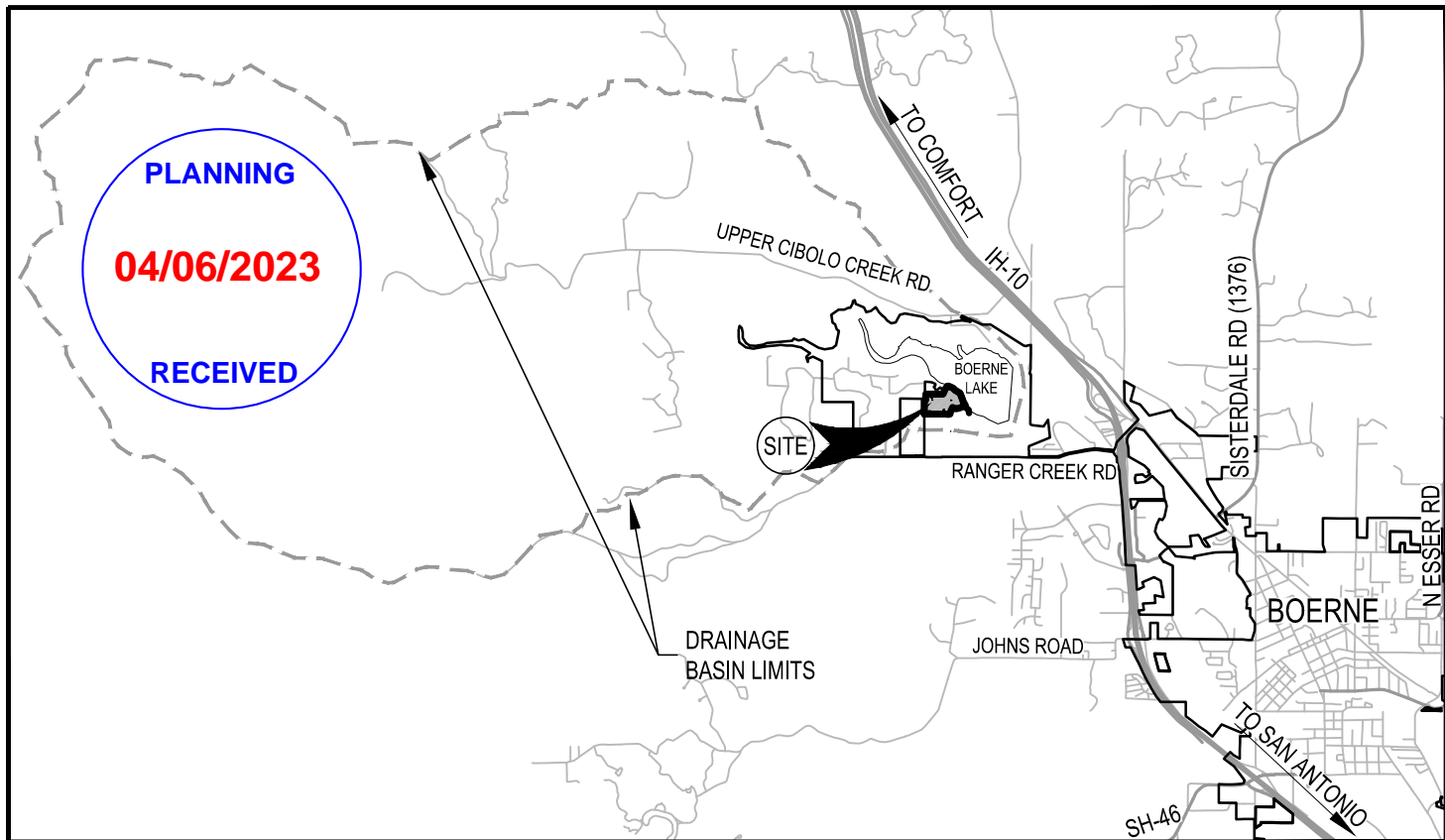
I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH THIS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 202\_\_ AT \_\_\_\_\_, M. IN THE PLAT RECORDS OF SAID COUNTY IN DOCUMENT NO. \_\_\_\_\_.

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

# A FINAL PLAT ESTABLISHING SHORELINE PARK PHASE 7

A 25.95 ACRE TRACT OF LAND, LOCATED IN THE NICOLAS FLORES SURVEY NO. 174, ABSTRACT NO. 166, KENDALL COUNTY, TEXAS. SAID 8.06 ACRE TRACT OF LAND BEING A REMAINING PORTION OF THAT CERTAIN 146.831 ACRE TRACT OF LAND, RECORDED IN VOLUME 701, PAGE 239, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS



LOCATION MAP - BOERNE, TEXAS  
NOT TO SCALE

## LANDSCAPE NOTE:

RESIDENTIAL LOTS IN EXCESS OF 12,500 SQ FT 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.

## 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.

## TAX CERTIFICATE:

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOC# \_\_\_\_\_, KENDALL COUNTY OFFICIAL RECORDS.

## SIDEWALK NOTE:

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.

## SETBACKS IN THE 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 LOT ON A CURVILINEAR STREET OR CUL-DE-SAC IS MEASURED WHEREVER THE LOT WIDTH MEETS FRONTAGE REQUIREMENTS FOR THE LOT CATEGORY.

## GRID STREET SETBACKS:

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

## BLOCK PERIMETERS:

BLOCK PERIMETERS ARE AS FOLLOWS. THE SMALLEST PERIMETER (BLOCK 14) IS 595 FEET. THE LARGEST PERIMETER (BLOCK 17) IS 2,862 FEET.  
BLOCK 13 = 1,727 FEET  
BLOCK 15 = 1,264 FEET  
BLOCK 16 = 1,155 FEET  
BLOCK 18 = 2,411 FEET

## PROJECT SUMMARY TABLE

	PHASE 7
TOTAL LOTS:	71
TOTAL ACREAGE:	25.95 AC
AVERAGE LOTS/ACRE	2.58
LINEAR FEET OF STREET:	2,341 LF
OPEN SPACE:	10.44 AC
ROW ACREAGE:	3.36 AC

## IMPERVIOUS COVER CALCULATION

DESCRIPTION	IMPERVIOUS COVER
STREETS & SIDEWALK	3.13 AC
HOUSES	4.03 AC
DRIVEWAYS	0.50 AC
CONC. RIP-RAP / DRAINS	0.20 AC
TOTAL	7.87 AC
% IMPERVIOUS	28.72%
MAX IMPERV. COVER / LOT	0.067 AC / LOT

THIS SUBDIVISION PLAT OF SHORELINE PARK PHASE 7 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS AND IS HEREBY APPROVED BY SUCH.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. , 202\_\_.

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

## GENERAL NOTES:

- THE AREA OF THE SMALLEST LOT IN THIS SUBDIVISION IS 0.05 ACRES.
- THIS SUBDIVISION CONTAINS 25.95 TOTAL ACRES WITH 67 LOTS FOR A GROSS DENSITY OF 2.58 LOTS PER ACRE.
- ALL OF THIS PHASE OF THIS SUBDIVISION IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.
- BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, US SURVEY FOOT, GRID.
- UNLESS OTHERWISE NOTED, ALL CORNERS AND ANGLES ARE SET 1/2" REBAR WITH RED "MATKIN HOOVER ENG. & SURVEY" PLASTIC CAPS.
- THERE ARE 11 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.
- THE TOPOGRAPHICAL INFORMATION IS BASED ON VERTICAL DATUM NAVD 88.
- ALL STREETS WITHIN THIS SUBDIVISION ARE DEDICATED TO THE CITY OF BOERNE FOR OWNERSHIP AND MAINTENANCE.
- THE SUBDIVISION CONTAINS 4 OPEN SPACE LOTS.
- THE AREA OF OPEN SPACE IS 10.44 AC.
- SHORELINE PARK PHASE 7 IS LOCATED WITHIN CITY OF BOERNE CITY LIMITS.
- LOT 918 AND 919 ARE DEDICATED AS OPEN SPACE EASEMENTS. LOT 921 IS DEDICATED AS OPEN SPACE AND DRAINAGE EASEMENT. LOT 920 IS DEDICATED AS OPEN SPACE, UTILITY, AND DRAINAGE EASEMENT.

## 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.

- 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 (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 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 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 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 THE DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY 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 CITY'S USUAL AND CUSTOMARY PRACTICES.
- PROPERTY OWNER SHALL NOT MAKE ANY IMPROVEMENTS IN THE UTILITY/ELECTRIC EASEMENTS THAT CONFLICTS WITH THE NATIONAL ELECTRIC SAFETY CODE (NESC). THE UTILITY IS NOT RESPONSIBLE FOR REMOVAL OF ANY IMPROVEMENTS IN CONFLICT WITH THE NESC.

OWNER/DEVELOPER:

KB HOMELONESTAR INC.  
4800 FREDERICKSBURG ROAD  
SAN ANTONIO, TX 78229

**MATKIN HOOVER**

P.O. BOX 54  
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFFICE: 830.249.0600 FAX: 830.249.0999  
TEXAS REGISTERED ENGINEERING FIRM F-004512

ENGINEERING  
& SURVEYING

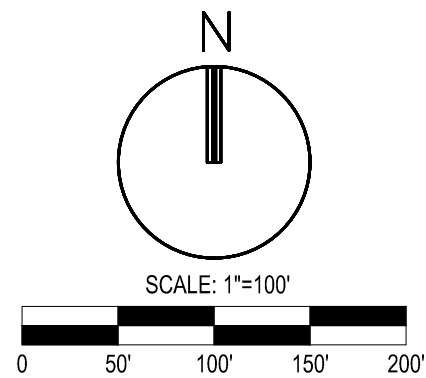
CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

DATE : FEBRUARY 2023

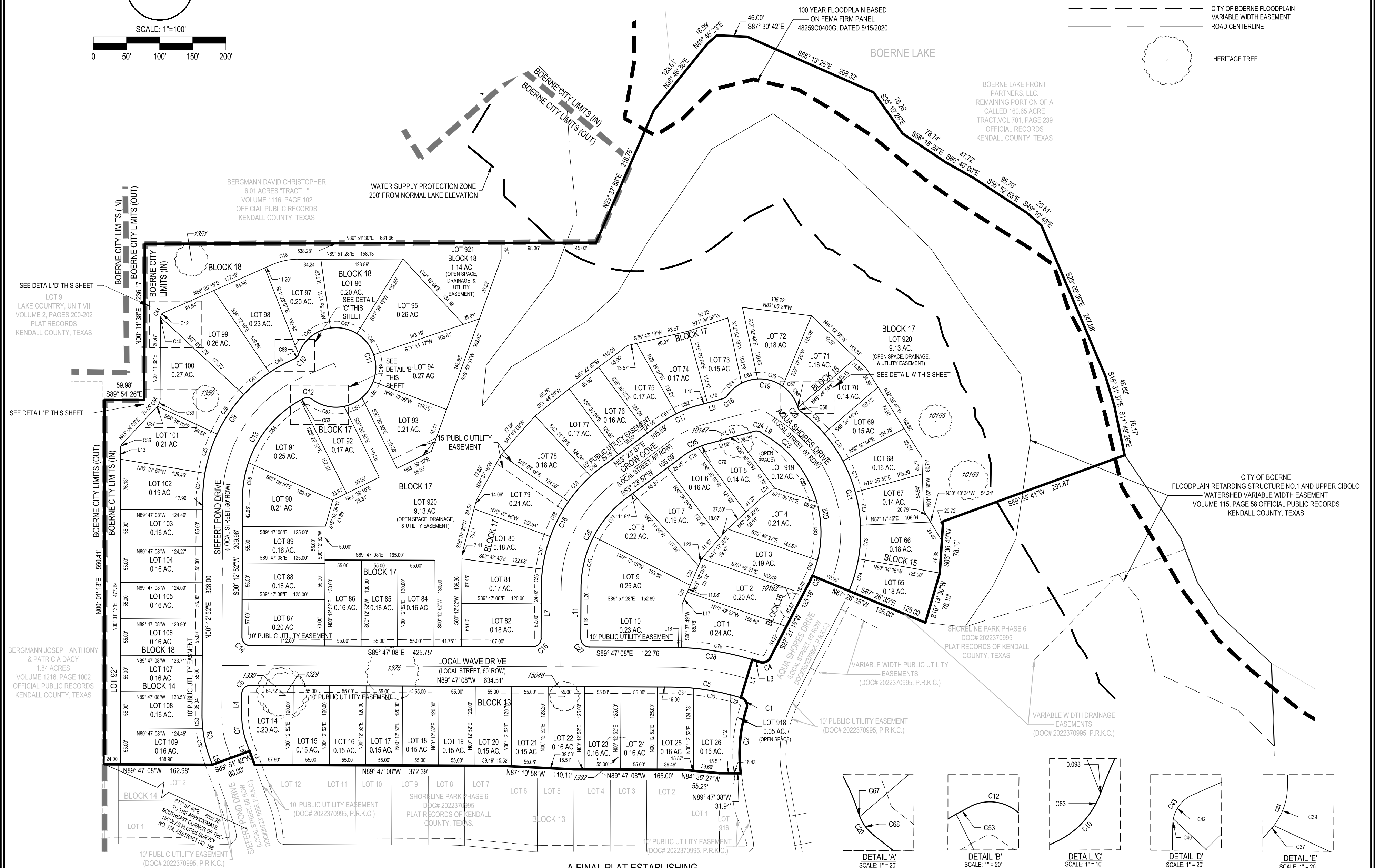
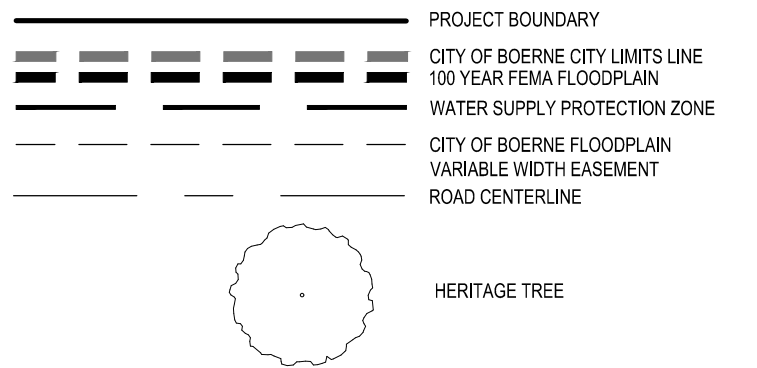
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SHEET 01 OF 03





LEGEND



A FINAL PLAT ESTABLISHING  
SHORELINE PARK PHASE 7

A 25.95 ACRE TRACT OF LAND, LOCATED IN THE NICOLAS FLORES SURVEY NO. 174, ABSTRACT NO. 166, KENDALL COUNTY, TEXAS. SAID 8.06 ACRE TRACT OF LAND BEING A REMAINING PORTION OF THAT CERTAIN 146.831 ACRE TRACT OF LAND, RECORDED IN VOLUME 701, PAGE 239, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS

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TEXAS REGISTERED ENGINEERING FIRM E-004512  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

DATE : FEBRUARY 2023

JOB NO. 2615.70

SHEET 02 OF 03



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	13.00'	20.54'	90°32'06"	S27° 49' 04"E	18.47'
C2	230.00'	99.21'	24°42'56"	S05° 05' 32"W	96.45'
C3	170.00'	14.23'	4°47'49"	S24° 57' 20"W	14.23'
C4	13.00'	18.41'	81°07'48"	S67° 55' 09"W	16.91'
C5	370.00'	107.85'	16°42'01"	N81° 26' 07"W	107.46'
C6	13.00'	20.42'	90°00'00"	S45° 12' 52"W	18.38'
C7	120.00'	42.63'	20°21'10"	S09° 57' 43"E	42.40'
C8	180.00'	63.94'	20°21'10"	N09° 57' 43"W	63.60'
C9	230.00'	265.40'	66°06'55"	N33° 16' 20"E	250.92'
C10	13.00'	10.57'	46°35'48"	N43° 01' 53"E	10.28'
C11	60.00'	300.42'	286°53'04"	S16° 49' 29"E	71.48'
C12	13.00'	14.54'	64°04'24"	N65° 25' 09"W	13.79'
C13	170.00'	184.94'	62°19'47"	S31° 22' 46"W	175.95'
C14	13.00'	20.42'	90°00'00"	S44° 47' 08"E	18.38'
C15	13.00'	20.42'	90°00'00"	N45° 12' 52"E	18.38'
C16	230.00'	213.50'	53°11'05"	N26° 48' 25"E	205.91'
C17	180.00'	67.34'	21°26'09"	N64° 07' 02"E	66.95'
C18	13.00'	8.86'	39°03'22"	N55° 18' 25"E	8.69'
C19	60.00'	133.22'	127°12'40"	S80° 36' 55"E	107.49'
C20	13.00'	8.10'	35°41'16"	S34° 51' 13"E	7.97'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C21	230.00'	302.09'	75°15'16"	S15° 04' 13"E	280.84'
C22	170.00'	187.38'	63°09'11"	N09° 01' 10"W	178.04'
C23	170.00'	48.24'	16°15'36"	N48° 43' 34"W	48.08'
C24	13.00'	10.96'	48°18'32"	N81° 00' 38"W	10.64'
C25	120.00'	44.90'	21°26'09"	S64° 07' 02"W	44.63'
C26	170.00'	157.80'	53°11'05"	S26° 48' 25"W	152.20'
C27	13.00'	20.42'	90°00'00"	S44° 47' 08"E	18.38'
C28	430.00'	125.33'	16°42'01"	S81° 26' 07"E	124.89'
C29	370.00'	16.72'	2°35'23"	S74° 22' 48"E	16.72'
C30	370.00'	55.86'	8°39'03"	S80° 00' 02"E	55.81'
C31	370.00'	35.26'	5°27'34"	S87° 03' 20"E	35.24'
C32	180.00'	43.94'	13°59'12"	S13° 08' 42"E	43.83'
C33	180.00'	20.00'	6°21'58"	S02° 58' 07"E	19.99'
C34	230.00'	37.42'	9°19'15"	S04° 52' 30"W	37.38'
C35	230.06'	62.24'	15°29'59"	S17° 17' 15"W	62.05'
C36	10.00'	7.51'	43°02'46"	N21° 32' 36"E	7.34'
C37	20.00'	2.01'	5°44'43"	N40° 11' 38"E	2.00'
C38	230.01'	72.05'	17°56'53"	S34° 00' 51"W	71.76'
C39	20.00'	12.96'	37°07'39"	N18° 45' 27"E	12.73'
C40	10.00'	1.93'	1°10'132"	N05° 42' 34"E	1.92'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C41	229.97'	51.46'	12°48'14"	S49° 23' 53"W	51.35'
C42	10.00'	9.58'	54°51'46"	N38° 39' 23"E	9.21'
C43	10.00'	11.50'	65°53'38"	S33° 08' 27"W	10.88'
C44	229.92'	42.24'	10°31'33"	S61° 04' 07"W	42.18'
C45	60.00'	65.36'	62°26'04"	S50° 51' 45"W	62.20'
C46	100.00'	41.49'	23°46'12"	N77° 58' 22"E	41.19'
C47	60.00'	41.45'	39°34'44"	N76° 07' 49"W	40.63'
C48	60.00'	41.45'	39°34'44"	S38° 33' 05"E	40.63'
C49	60.00'	41.45'	39°34'44"	S01° 01' 39"W	40.63'
C50	60.00'	29.70'	28°21'30"	S34° 59' 46"W	29.39'
C51	60.00'	30.32'	28°57'18"	S63° 39' 10"W	30.00'
C52	60.00'	50.76'	48°29'14"	S77° 37' 34"E	49.27'
C53	170.00'	4.73'	1°35'37"	N61° 44' 51"E	4.73'
C54	169.99'	125.63'	42°20'40"	N39° 46' 48"E	122.79'
C55	170.00'	54.58'	18°23'41"	N09° 24' 43"E	54.34'
C56	230.00'	26.39'	7°04'23"	N03° 45' 04"E	26.37'
C57	230.00'	50.78'	12°38'59"	N13° 36' 45"E	50.68'
C58	230.00'	59.81'	14°53'57"	N27° 23' 12"E	59.64'
C59	230.00'	50.70'	12°37'50"	N41° 09' 06"E	50.60'
C60	230.00'	23.81'	5°55'56"	N50° 25' 59"E	23.80'

TREE TABLE						
TREE COUNT	POINT NO.	SPECIES	TRUNK CIR (IN)	TREE IDEN	KEY	SPREAD (FT)
1	1329	LIVE OAK	114	HERITAGE	R	75
2	1330	LIVE OAK	98	HERITAGE	R	70
3	1392	LIVE OAK	84	HERITAGE	R	65
4	10147	LIVE OAK	82	HERITAGE	H	50
5	10165	LIVE OAK	76	HERITAGE	H	50
6	10169	LIVE OAK	79	HERITAGE	H	60
7	15046	LIVE OAK	85	HERITAGE	R	45
8	1376	LIVE OAK	140	HERITAGE	R	80
9	1350	LIVE OAK	85	HERITAGE	R	40
10	1351	LIVE OAK	82	HERITAGE	R	50
11	10192	LIVE OAK	82	HERITAGE	R	40

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C61	180.00'	30.75'	9°47'16"	N58° 17' 35"E	30.71'
C62	180.00'	36.59'	11°38'53"	N69° 00' 40"E	36.53'
C63	60.00'	28.65'	27°21'22"	N49° 27' 25"E	28.38'
C64	60.00'	25.21'	24°04'41"	S75° 10' 27"W	25.03'
C65	60.00'	40.00'	38°11'40"	S73° 41' 22"E	39.26'
C66	60.00'	39.36'	37°34'57"	S35° 48' 04"E	38.65'
C67	13.00'	0.98'	4°18'05"	S19° 09' 38"E	0.98'
C68	13.00'	7.12'	31°23'10"	N37° 00' 16"W	7.03'
C69	230.00'	48.58'	12°06'05"	N46° 36' 48"W	48.49'
C70	230.00'	50.70'	12°37'50"	N34° 16' 51"W	50.60'
C71	230.00'	50.70'	12°37'50"	N21° 39' 01"W	50.60'
C72	230.00'	50.70'	12°37'50"	N06° 01' 10"W	50.60'
C73	230.00'	50.70'	12°37'50"	N03° 36' 40"E	50.60'
C74	230.00'	50.70'	12°37'50"	S16° 14' 30"W	50.60'
C75	430.00'	108.68'	14°28'51"	S80° 19' 32"E	108.39'
C76	170.00'	80.82'	27°14'19"	N13° 50' 02"E	80.06'
C77	170.00'	76.98'	25°56'46"	N40° 29' 34"E	76.33'
C78	120.00'	26.81'	12°48'02"	N59° 47' 58"E	26.75'
C79	120.00'	18.09'	8°38'08"	N70° 31' 03"E	18.07'
C80	170.00'	74.19'	25°00'18"	S28° 05' 37"E	73.60'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C81	170.00'	88.55'	29°50'38"	S00° 40' 09"E	87.55'
C82	170.00'	24.64'	8°18'15"	S18° 24' 18"W	24.62'
C83	13.00'	10.48'	46°11'09"	S43° 14' 11"W	10.20'
C84	20.00'	14.97'	42°52'22"	N21° 37' 49"E	14.62'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S16° 54' 53"W	60.00'
L2	N20° 08' 18"W	22.26'
L3	N72° 18' 02"W	11.78'
L4	S00° 12' 52"W	32.04'
L5	S20° 08' 18"E	13.18'
L6	S20° 08' 18"E	13.18'
L7	N00° 12' 52"E	76.02'
L8	N74° 50' 06"E	37.33'
L9	N56° 51' 22"W	16.01'
L10	S74° 50' 06"W	70.18'
L11	S00° 12' 52"W	76.02'
L12	N00° 12' 52"E	118.84'
L13	N00° 01' 13"E	16.01'
L14	N00° 08' 30"W	24.00'
L15	N74° 50' 06"E	13.57'
L16	N74° 50' 06"E	23.76'
L17	S23° 13' 59"W	19.70'
L18	N88° 40' 33"W	16.66'
L19	N00° 12' 52"E	52.00'
L20	N00° 12' 52"E	24.02'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S23° 13' 59"W	30.78'
L22	S23° 13' 59"W	31.85'
L23	N23° 13' 59"E	12.21'
L24	N53° 23' 57"E	25.24'

A FINAL PLAT ESTABLISHING

## SHORELINE PARK PHASE 7

A 25.95 ACRE TRACT OF LAND, LOCATED IN THE NICOLAS FLORES SURVEY NO. 174, ABSTRACT NO. 166, KENDALL COUNTY, TEXAS. SAID 8.06 ACRE TRACT OF LAND BEING A REMAINING PORTION OF THAT CERTAIN 146.831 ACRE TRACT OF LAND, RECORDED IN VOLUME 701, PAGE 239, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS

OWNER/DEVELOPER:  
KB HOMELONESTAR INC.  
4800 FREDERICKSBURG ROAD  
SAN ANTONIO, TX 78229

**MATKINHOOVER**

P.O. BOX 54  
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFFICE: 830.249.0600 FAX:830.249.0699  
TEXAS REGISTERED ENGINEERING FIRM E-004512

**ENGINEERING  
& SURVEYING**

CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

DATE : FEBRUARY 2023

JOB NO. 2615.70

SHEET 03 OF 03









# Memo

**To:** Cody Morris, PE, Matkin-Hoover Engineering & Surveying

**From:** Martha E Bernal, Planner II

**Date:** April 27, 2023

**Re:** Review Comments – Shoreline Park Phase 7, Final Plat

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**The above referenced application is found to be Technically Incompliant for the following reasons listed below:**

**Planning Comments:**

- a. Per Subdivision Ordinance, Article 2, Section 5, 2.05.002 A, Identify the scale, location map, and the location of the subdivision in reference to an original corner of the original survey of which said land is a part.
  - i. Update the city limits line on the location map.
- b. Per Subdivision Ordinance, Article 2, Section 5, 2.05.002 E, The total number of lots in the proposed subdivision. Show the number of buildable lots and open space lots separately.
  - i. Update the summary table and general plat note #2 to reflect as Residential.
- c. Per Subdivision Ordinance, Article 2, Section 5, 2.05.002 I, The name and location of adjacent streets, alleys, easements, watercourses, and other required information, all lines outside of the subdivision boundaries to be dashed.
  - ii. Verify and update the adjacent Lot 922 and depict type of easement.
- d. Per Subdivision Ordinance, Article 2, Section 5, 2.05.002 L, Locations, dimensions, acreage and purposes of any easements or other rights-of-way to be dedicated to public use.
  - i. Depict dashed lines indicating easements, where applicable. See redline.
- e. Per Subdivision Ordinance, Article 2, Section 5, 2.05.002 Z. Other appropriate plat notes.
  - i. Include the impact fee note on the face of the plat.



**Development Services & Utilities Comments:**

- a. See redline plat comments – revise and resubmit

**Fire Department Comments:**

- a. No comments



STATE OF TEXAS  
COUNTY OF KENDALL

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.

CODY LEE MORRIS  
LICENSED PROFESSIONAL ENGINEER #131472  
MATKIN HOOVER ENGINEERING

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.



KYLE PRESSLER  
REGISTERED PROFESSIONAL LAND SURVEYOR #6528  
MATKIN HOOVER LAND SURVEYING

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

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF KENDALL

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 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 KENDALL COUNTY, TEXAS

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. 20\_\_\_\_ 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. 20\_\_\_\_.

COUNTY CLERK  
KENDALL COUNTY, TEXAS  
BY: \_\_\_\_\_  
DEPUTY

REVIEWED  
CITY OF BOERNE  
PLANNING DEPARTMENT

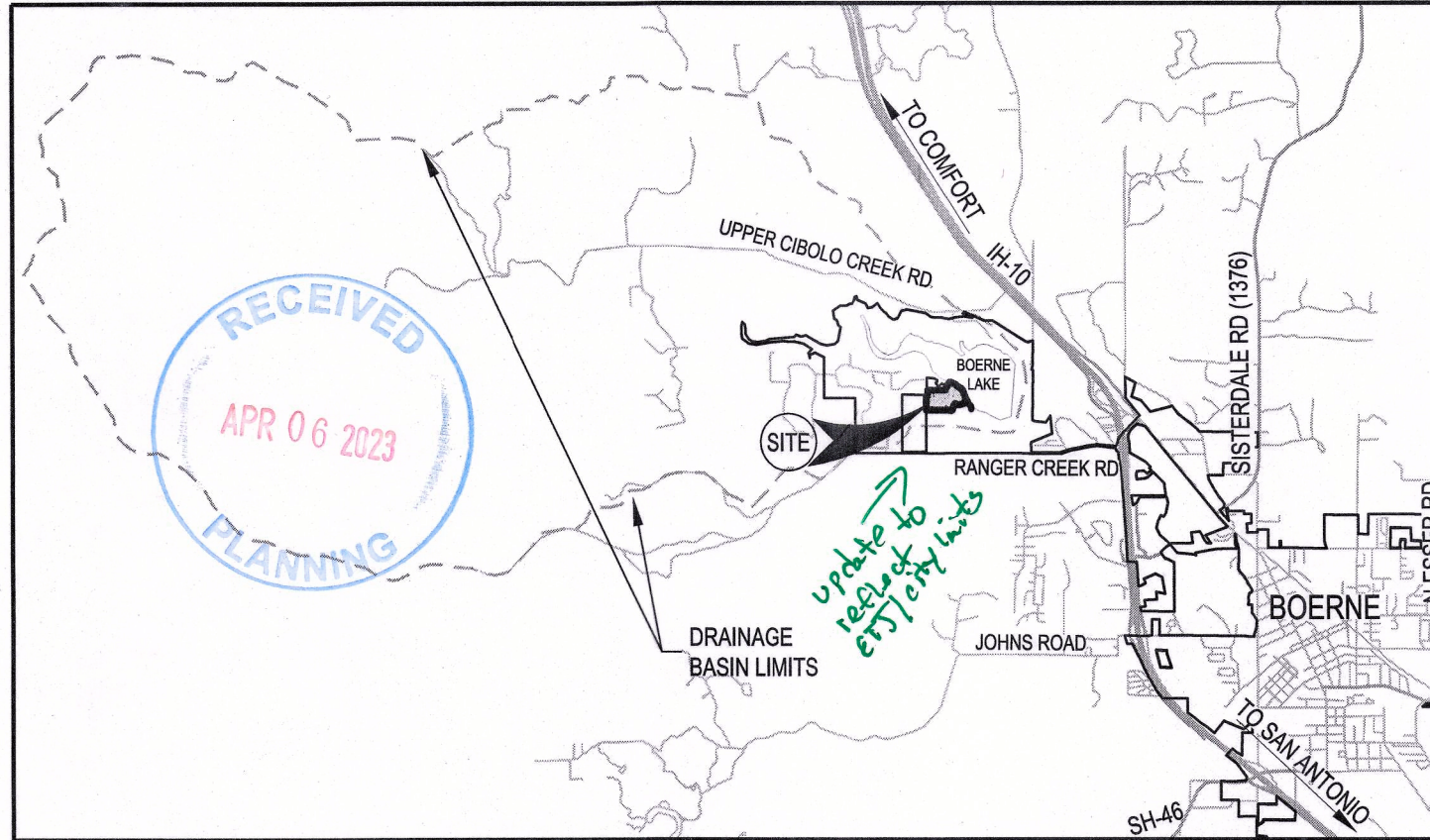
APR 21 2023

Revised Resubmit

Mad S. B.

# A FINAL PLAT ESTABLISHING SHORELINE PARK PHASE 7

A 25.95 ACRE TRACT OF LAND, LOCATED IN THE NICOLAS FLORES SURVEY NO. 174, ABSTRACT NO. 166, KENDALL COUNTY, TEXAS. SAID 8.06 ACRE TRACT OF LAND BEING A REMAINING PORTION OF THAT CERTAIN 146.831 ACRE TRACT OF LAND, RECORDED IN VOLUME 701, PAGE 239, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS



LOCATION MAP - BOERNE, TEXAS  
NOT TO SCALE

## LANDSCAPE NOTE:

RESIDENTIAL LOTS IN EXCESS OF 12,500 SQ FT 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.

## 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.

## TAX CERTIFICATE:

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOC# \_\_\_\_\_, KENDALL COUNTY OFFICIAL RECORDS.

## SIDEWALK NOTE:

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.

## SETBACKS IN THE 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 LOT ON A CURVILINEAR STREET OR CUL-DE-SAC IS MEASURED WHEREVER THE LOT WIDTH MEETS FRONTAGE REQUIREMENTS FOR THE LOT CATEGORY.

## GRID STREET SETBACKS:

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

## BLOCK PERIMETERS:

BLOCK PERIMETERS ARE AS FOLLOWS. THE SMALLEST PERIMETER (BLOCK 14) IS 595 FEET. THE LARGEST PERIMETER (BLOCK 17) IS 2,862 FEET.

BLOCK 13 = 1,727 FEET

BLOCK 15 = 1,264 FEET

BLOCK 16 = 1,155 FEET

BLOCK 18 = 2,411 FEET

Include Impact Fee Assessment Note.

## PROJECT SUMMARY TABLE

	PHASE 7
TOTAL LOTS:	67
TOTAL ACREAGE:	25.95 AC
AVERAGE LOTS/ACRE	2.58
LINEAR FEET OF STREET:	2,341 LF
OPEN SPACE:	10.44 AC
ROW ACREAGE:	3.36 AC

## IMPERVIOUS COVER CALCULATION

DESCRIPTION	IMPERVIOUS COVER
STREETS & SIDEWALK	3.13 AC
HOUSES	4.03 AC
DRIVEWAYS	0.50 AC
CONC. RIP-RAP / DRAINS	0.20 AC
TOTAL	7.87 AC
% IMPERVIOUS	28.72%
MAX IMPERV. COVER / LOT	0.067 AC / LOT

THIS SUBDIVISION PLAT OF SHORELINE PARK PHASE 7 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS AND IS HEREBY APPROVED BY SUCH.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. , 20\_\_\_\_.

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

## GENERAL NOTES:

- THE AREA OF THE SMALLEST LOT IN THIS SUBDIVISION IS 0.05 ACRES.
- THIS SUBDIVISION CONTAINS 25.95 TOTAL ACRES WITH 67 LOTS FOR A GROSS DENSITY OF 2.58 LOTS PER ACRE.
- ALL OF THIS PHASE OF THIS SUBDIVISION IS LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.
- BASIS OF BEARING WAS ESTABLISHED USING THE TRIMBLE VRS NETWORK, NAD (83), TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, 4204, US SURVEY FOOT, GRID.
- UNLESS OTHERWISE NOTED, ALL CORNERS AND ANGLES ARE SET 1/2" REBAR WITH RED "MATKIN HOOVER ENG. & SURVEY" PLASTIC CAPS.
- THERE ARE 11 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.
- THE TOPOGRAPHICAL INFORMATION IS BASED ON VERTICAL DATUM NAVD 88.
- ALL STREETS WITHIN THIS SUBDIVISION ARE DEDICATED TO THE CITY OF BOERNE FOR OWNERSHIP AND MAINTENANCE.
- THE SUBDIVISION CONTAINS 4 OPEN SPACE LOTS.
- THE AREA OF OPEN SPACE IS 10.44 AC.
- SHORELINE PARK PHASE 7 IS LOCATED WITHIN CITY OF BOERNE CITY LIMITS.
- LOT 918 AND 919 ARE DEDICATED AS OPEN SPACE EASEMENTS. LOT 921 IS DEDICATED AS OPEN SPACE AND DRAINAGE EASEMENT. LOT 920 IS DEDICATED AS OPEN SPACE, UTILITY, AND DRAINAGE EASEMENT.

## 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.

- 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 (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 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 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 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 THE DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY 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 CITY'S USUAL AND CUSTOMARY PRACTICES.
- PROPERTY OWNER SHALL NOT MAKE ANY IMPROVEMENTS IN THE UTILITY/ELECTRIC EASEMENTS THAT CONFLICTS WITH THE NATIONAL ELECTRIC SAFETY CODE (NEC). THE UTILITY IS NOT RESPONSIBLE FOR REMOVAL OF ANY IMPROVEMENTS IN CONFLICT WITH THE NEC.

OWNER/DEVELOPER:

KB HOMELONESTAR INC.  
4800 FREDERICKSBURG ROAD  
SAN ANTONIO, TX 78229

**MATKIN HOOVER**

P.O. BOX 54  
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78009  
OFFICE: 830.249.0600 FAX: 830.249.0099  
TEXAS REGISTERED ENGINEERING FIRM F-004512  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

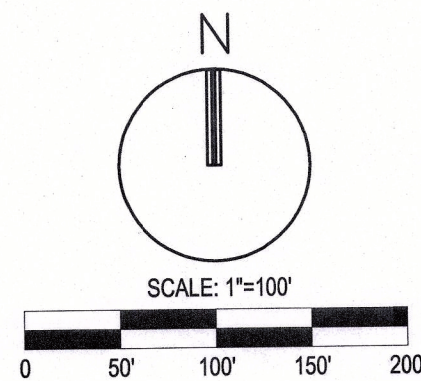
ENGINEERING  
& SURVEYING

DATE : FEBRUARY 2023

JOB NO. 2615.70

SHEET 01 OF 03



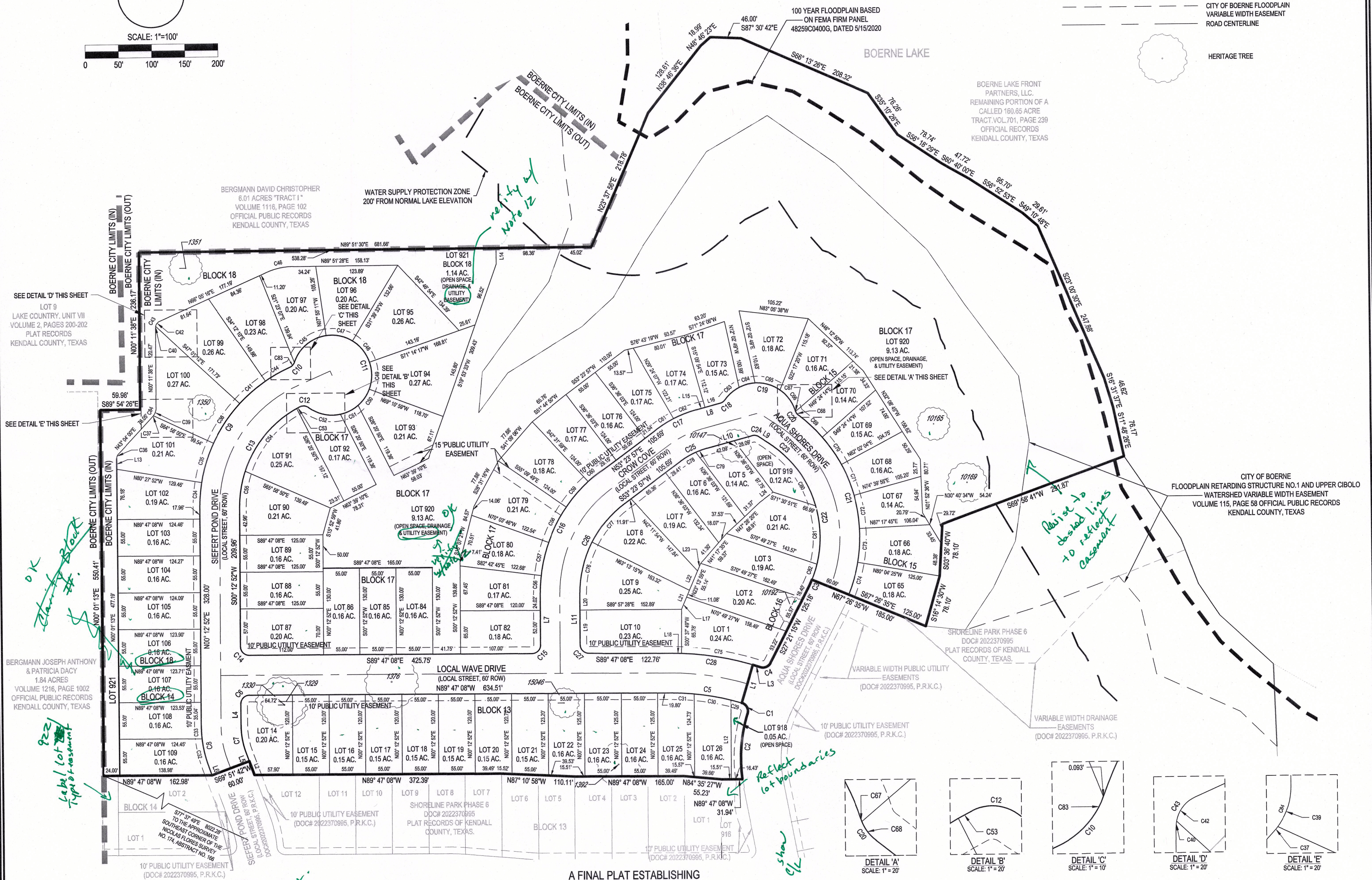


# LEGEND

- PROJECT BOUNDARY
- CITY OF BOERNE CITY LIMITS LINE
- 100 YEAR FEMA FLOODPLAIN
- WATER SUPPLY PROTECTION ZONE
- CITY OF BOERNE FLOODPLAIN
- VARIABLE WIDTH EASEMENT
- ROAD CENTERLINE



HERITAGE TREE



## A FINAL PLAT ESTABLISHING SHORELINE PARK PHASE 7

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CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

DATE : FEBRUARY 2023

JOB NO. 2615.70

SHEET 02 OF 03



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	13.00'	20.54'	90°32'06"	S27° 49' 04"E	18.47'
C2	230.00'	99.21'	24°42'56"	S05° 05' 32"W	98.45'
C3	170.00'	14.23'	4°47'49"	S24° 57' 20"W	14.23'
C4	13.00'	18.41'	81°07'48"	S67° 55' 09"W	16.91'
C5	370.00'	107.85'	16°42'01"	N81° 26' 07"W	107.46'
C6	13.00'	20.42'	90°00'00"	S45° 12' 52"W	18.38'
C7	120.00'	42.63'	20°21'10"	S09° 57' 43"E	42.40'
C8	180.00'	63.94'	20°21'10"	N09° 57' 43"W	63.60'
C9	230.00'	265.40'	66°06'55"	N33° 16' 20"E	250.92'
C10	13.00'	10.57'	46°35'48"	N43° 01' 53"E	10.28'
C11	60.00'	300.42'	286°53'04"	S16° 49' 29"E	71.48'
C12	13.00'	14.54'	64°04'24"	N85° 25' 09"W	13.79'
C13	170.00'	184.94'	62°19'47"	S31° 22' 46"W	175.95'
C14	13.00'	20.42'	90°00'00"	S44° 47' 08"E	18.38'
C15	13.00'	20.42'	90°00'00"	N45° 12' 52"E	18.38'
C16	230.00'	213.50'	53°11'05"	N26° 48' 25"E	205.91'
C17	180.00'	67.34'	21°26'09"	N64° 07' 02"E	66.95'
C18	13.00'	8.86'	39°03'22"	N56° 18' 25"E	8.69'
C19	60.00'	133.22'	127°12'40"	S80° 36' 55"E	107.49'
C20	13.00'	8.10'	35°41'16"	S34° 51' 13"E	7.97'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C61	180.00'	30.75'	9°47'16"	N56° 17' 35"E	30.71'
C62	180.00'	36.59'	11°38'53"	N69° 00' 40"E	36.53'
C63	60.00'	28.65'	27°21'22"	N49° 27' 25"E	28.36'
C64	60.00'	25.21'	24°04'41"	S75° 10' 27"W	25.03'
C65	60.00'	40.00'	38°11'40"	S73° 41' 22"E	39.26'
C66	60.00'	39.36'	37°34'57"	S35° 48' 04"E	38.65'
C67	13.00'	0.98'	4°18'05"	S19° 09' 38"E	0.98'
C68	13.00'	7.12'	31°23'10"	N37° 00' 16"W	7.03'
C69	230.00'	48.58'	12°06'05"	N48° 38' 48"W	48.49'
C70	230.00'	50.70'	12°37'50"	N34° 16' 51"W	50.60'
C71	230.00'	50.70'	12°37'50"	N21° 39' 01"W	50.60'
C72	230.00'	50.70'	12°37'50"	N09° 01' 10"W	50.60'
C73	230.00'	50.70'	12°37'50"	N03° 36' 40"E	50.60'
C74	230.00'	50.70'	12°37'50"	S16° 14' 30"W	50.60'
C75	430.00'	108.68'	14°28'51"	S80° 19' 32"E	108.39'
C76	170.00'	80.82'	27°14'19"	N13° 50' 02"E	80.06'
C77	170.00'	76.98'	25°56'46"	N40° 25' 34"E	76.33'
C78	120.00'	26.81'	12°48'02"	N59° 47' 58"E	26.75'
C79	120.00'	18.09'	8°38'08"	N70° 31' 03"E	18.07'
C80	170.00'	74.19'	25°00'18"	S28° 05' 37"E	73.60'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C21	230.00'	302.09'	75°15'16"	S15° 04' 13"E	280.84'
C22	170.00'	187.38'	63°09'11"	N09° 01' 10"W	178.04'
C23	170.00'	48.24'	16°15'36"	N48° 43' 34"W	48.08'
C24	13.00'	10.96'	48°18'32"	N81° 00' 36"W	10.64'
C25	120.00'	44.90'	21°26'09"	S64° 07' 02"W	44.63'
C26	170.00'	157.80'	53°11'05"	S26° 48' 25"W	152.20'
C27	13.00'	20.42'	90°00'00"	S44° 47' 08"E	18.38'
C28	430.00'	125.33'	16°42'01"	S81° 26' 07"E	124.89'
C29	370.00'	16.72'	2°35'23"	S74° 22' 48"E	16.72'
C30	370.00'	55.86'	8°39'03"	S89° 00' 02"E	55.81'
C31	370.00'	35.26'	5°27'34"	S87° 03' 20"E	35.24'
C32	180.00'	43.94'	13°59'12"	S13° 08' 42"E	43.83'
C33	180.00'	20.00'	6°21'58"	S02° 58' 07"E	19.99'
C34	230.00'	37.42'	9°19'15"	S04° 52' 30"W	37.38'
C35	230.00'	62.24'	15°29'59"	S17° 17' 15"W	62.05'
C36	10.00'	7.51'	43°02'46"	N21° 32' 36"E	7.34'
C37	20.00'	2.01'	5°44'43"	N40° 11' 38"E	2.00'
C38	230.01'	72.05'	17°56'53"	S34° 00' 51"W	71.76'
C39	20.00'	12.96'	37°07'39"	N18° 49' 27"E	12.73'
C40	10.00'	1.93'	11°01'52"	N05° 42' 34"E	1.92'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C61	170.00'	88.55'	29°50'38"	S00° 40' 09"E	87.55'
C62	170.00'	24.64'	8°18'15"	S18° 24' 18"W	24.62'
C63	13.00'	10.46'	46°11'09"	S43° 14' 11"W	10.20'
C64	20.00'	14.97'	42°52'22"	N21° 37' 49"E	14.62'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C41	229.97'	51.46'	12°46'14"	S49° 23' 53"W	51.35'
C42	10.00'	9.58'	54°51'46"	N38° 39' 23"E	9.21'
C43	10.00'	11.50'	65°53'38"	S33° 06' 27"W	10.88'
C44	229.92'	42.24'	10°31'33"	S61° 04' 07"W	42.16'
C45	60.00'	65.36'	62°26'04"	S60° 51' 45"W	62.20'
C46	100.00'	41.49'	23°46'12"	N77° 58' 22"E	41.19'
C47	60.00'	41.45'	39°34'44"	N78° 07' 49"W	40.63'
C48	60.00'	41.45'	39°34'44"	S38° 33' 05"E	40.63'
C49	60.00'	41.45'	39°34'44"	S01° 01' 39"W	40.63'
C50	60.00'	29.70'	28°21'30"	S34° 59' 46"W	29.39'
C51	60.00'	30.32'	28°57'18"	S63° 39' 10"W	30.00'
C52	60.00'	50.78'	48°29'14"	S77° 37' 34"E	49.27'
C53	170.00'	4.73'	1°35'37"	N61° 44' 51"E	4.73'
C54	168.99'	125.63'	42°20'40"	N39° 46' 48"E	122.79'
C55	170.00'	54.58'	18°23'41"	N09° 24' 43"E	54.34'
C56	230.00'	28.39'	7°04'23"	N03° 45' 04"E	28.37'
C57	230.00'	50.78'	12°38'59"	N13° 36' 45"E	50.68'
C58	230.00'	59.81'	14°53'57"	N27° 23' 12"E	59.64'
C59	230.00'	50.70'	12°37'50"	N41° 09' 06"E	50.60'
C60	230.00'	23.81'	5°55'56"	N50° 25' 59"E	23.80'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S16° 54' 53"W	60.00'
L2	N20° 06' 18"W	22.26'
L3	N72° 18' 02"W	11.78'
L4	S00° 12' 52"W	32.04'
L5	S20° 06' 18"E	13.18'
L6	S20° 06' 18"E	13.18'
L7	N00° 12' 52"E	76.02'
L8	N74° 50' 08"E	37.33'
L9	N56° 51' 22"W	16.01'
L10	S74° 50' 08"W	70.18'
L11	S00° 12' 52"W	76.02'
L12	N00° 12' 52"E	118.84'
L13	N00° 01' 13"E	16.01'
L14	N00° 06' 30"W	24.00'
L15	N74° 50' 08"E	13.57'
L16	N74° 50' 08"E	23.76'
L17	S23° 13' 59"W	19.70'
L18	N88° 40' 33"W	16.68'
L19	N00° 12' 52"E	52.00'
L20	N00° 12' 52"E	24.02'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	S23° 13' 59"W	30.78'
L22	S23° 13' 59"W	31.85'
L23	N23° 13' 59"E	12.21'
L24	N53° 23' 57"E	25.24'

TREE TABLE						
TREE COUNT	POINT NO.	SPECIES	TRUNK CIR (IN)	TREE IDEN	KEY	SPREAD (FT)
1	•1329	LIVE OAK	114	HERITAGE	R	75
2	•1330	LIVE OAK	98	HERITAGE	R	70
3	•1392	LIVE OAK	84	HERITAGE	R	65
4	•10147	LIVE OAK	82	HERITAGE	H	50
5	•10165	LIVE OAK	76	HERITAGE	H	50
6	•10169	LIVE OAK	79	HERITAGE	H	60
7	•15046	LIVE OAK	85	HERITAGE	R	45
8	•1376	LIVE OAK	140	HERITAGE	R	80
9	•1350	LIVE OAK	85	HERITAGE	R	40
10	•1351	LIVE OAK	82	HERITAGE	R	50
11	•10192	LIVE OAK	82	HERITAGE	R	40

A FINAL PLAT ESTABLISHING  
**SHORELINE PARK PHASE 7**

A 25.95 ACRE TRACT OF LAND, LOCATED IN THE NICOLAS FLORES SURVEY NO. 174, ABSTRACT NO. 166, KENDALL COUNTY, TEXAS. SAID 8.06 ACRE TRACT OF LAND BEING A REMAINING PORTION OF THAT CERTAIN 146.831 ACRE TRACT OF LAND, RECORDED IN VOLUME 701, PAGE 239, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS

OWNER/DEVELOPER:  
KB HOMELONESTAR INC.  
4800 FREDERICKSBURG ROAD  
SAN ANTONIO, TX 78229

**MATKIN****HOOVER**

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TEXAS REGISTERED ENGINEERING FIRM F-004512

ENGINEERING  
& SURVEYING

CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

DATE : FEBRUARY 2023

JOB NO. 2615.70

SHEET 03 OF 03