

**AGENDA**  
**PLANNING AND ZONING COMMISSION MEETING**  
**BOERNE CITY HALL**  
**447 North Main Street**  
**Monday, July 12, 2021 – 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 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.**     [2021-653](#)             THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF JUNE 7, 2021.

**Attachments:**     [21-0607 Official Meeting Minutes](#)

**4.B.**     [2021-654](#)             THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF JUNE 14, 2021.

**Attachments:**     [21-0614 Official Meeting Minutes](#)

- 4.C. [2021-656](#) CONDITIONAL APPROVAL FOR THE FINAL PLAT FOR SHORELINE PARK PHASES 3 & 4, 14.82 ACRES, 78 RESIDENTIAL LOTS, 3 OPEN SPACE LOTS, AND 3.09 ACRES OF RIGHT-OF-WAY (KAD No. 302217 & 12852) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001B OF THE SUBDIVISION ORDINANCE.

**Attachments:** [AIS Shoreline Park Ph 3 and 4 Final Plat](#)  
[Att 1 - Shoreline Park Location Map](#)  
[Att 2 - Shoreline Park Phase 3&4 Aerial Map](#)  
[Att 3 - Shoreline Park Phases 3 & 4 Final Plat](#)  
[Att 4 - Approved Master Plan - Dec0417 with corrected Note](#)

- 4.D. [2021-657](#) UNCONDITIONAL APPROVAL FOR THE FINAL PLAT FOR ESPERANZA PHASE 2F, 79.120 ACRES, 240 RESIDENTIAL LOTS, 17 OPEN SPACE LOTS AND 16.141 ACRES OF RIGHT-OF-WAY (KAD NO. 14990, 15028 & 45852) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001B OF THE SUBDIVISION ORDINANCE.

**Attachments:** [AIS Esperanza 2F Final Plat](#)  
[Att 1 - Esperanza Phase 2F - Location Map](#)  
[Att 2 - AERIAL MAP Esperanza 2F](#)  
[Att 3 - Esperanza2F-FinalPlat](#)  
[Att 4 - Esperanza Pod GDP SF-8 SF-9 SF-10 Approved 20210503](#)  
[Att 5 - 20200831 Approved Esperanza Phase 2F Final Plat](#)

5. REGULAR AGENDA:



- 5.A. [2021-663](#) TO CONSIDER THE PROPOSED PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT FOR 1.27 ACRES LOCATED BETWEEN STAHL AND NORTH PLANT STREETS (BETWEEN 115 STAHL STREET AND 400 ROSEWOOD - A PORTION OF KAD NO. 20028 AND ALL OF KAD NO. 63697) (JAY PARKER/ TROPHY PROPERTIES).

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

**Attachments:** [Summary - Stahl-Plant PUD Overlay](#)  
[Att 1 - Location Map](#)  
[Att 2 - Aerial Map Plant - Stahl](#)  
[Att 3 - Site PUD Plan-The Elevate Townhome Development REV-210330](#)  
[Att 4 - Perspectives - The Elevate Townhome Devt 20.0724](#)

- 5.B. [2021-664](#) CONSIDER THE PRELIMINARY PLAT FOR CORLEY FARMS UNIT 1, 37.29 ACRES, 15 RESIDENTIAL LOTS, 6 OPEN SPACE LOTS, AND 7.52 ACRES OF RIGHT-OF-WAY (KAD NO. 12154, 12162, 12231, 12232, & 307737). TAKE NECESSARY ACTION.

**Attachments:** [AIS Corley Farms Unit 1 Prelim Plat 20210712](#)  
[Att 1 - Location Map Corley Farms Unit 1](#)  
[Att 2 - AERIAL MAP Corley Farms Unit 1](#)  
[Att 3 - Corley Farms MPCP - Boerne West WCID3A 20210511](#)  
[Att 4 - Corley Farms Unit 1 Preliminary Plat](#)

- 5.C. [2021-665](#) CONSIDER THE PRELIMINARY PLAT FOR CORLEY FARMS UNIT 1, 37.29 ACRES, 15 RESIDENTIAL LOTS, 6 OPEN SPACE LOTS, AND 7.52 ACRES OF RIGHT-OF-WAY (KAD NO. 12154, 12162, 12231, 12232, & 307737). TAKE NECESSARY ACTION.

**Attachments:** [AIS Corley Farms Unit 2 Prelim Plat 20210712](#)  
[Att 1 - Location Map Corley Farms Unit 2](#)  
[Att 2 - AERIAL MAP Corley Farms Unit 2](#)  
[Att 3 - Corley Farms MPCP - Boerne West WCID3A 20210511](#)  
[Att 4 - Corley Farms Unit 2 Prelim Plat](#)

6. DISCUSSION ITEMS:

6.A. OVERVIEW OF THE UPDATE TO THE COMPREHENSIVE MASTER PLAN.

6.B. RECOMMENDATIONS TO CITY COUNCIL FOR BUDGET ITEMS.

6.C. [2021-671](#) RECOMMENDATION PROPOSED FOR LANGUAGE IN THE UDC.

**Attachments:** [Summary - Discussion Item](#)

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

8. ADJOURNMENT

THE CITY OF BOERNE PLANNING AND ZONING COMMISSION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY TEXAS GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY).

s/s Laura Haning

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Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 9th day of July,  
2021 at 6:00 p.m.

s/s Krystal Brown

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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 830-249-9511.**

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**  
**447 North Main Street**  
**Monday, June 7, 2021 – 6:00 p.m.**

MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF  
JUNE 7, 2021 AT 6:00 P.M.

PRESENT 5 - CHAIRMAN TIM BANNWOLF, COMMISSIONER CHESNEY  
DUNNING, COMMISSIONER BILL BIRD, COMMISSIONER BOB CATES,  
COMMISSIONER JOE ANZOLLITTO

ABSENT 2 - COMMISSIONER LUCAS HILER, COMMISSIONER PATRICK  
COHOON

STAFF PRESENT: JEFF THOMPSON, BARBARA QUIRK, LAURA HANING,  
HEATHER WOOD, VERONIKA VASQUEZ, REBECCA PACINI, SARA  
SERRA-BENNETT, RYAN BASS, MELISSA ECKERT, JEFF CARROLL

RECOGNIZED GUESTS: CARISSA COX, TRAVIS ROBERSON, CHRISTINA  
RYRHOLM, BEN ELDREDGE, JOSH VALENTA, BRYAN RITTIMANN, ROB  
KILLEN, YOLANDA KOVAC, DAVID KOVAC, SHANEL RAMIREZ, DAKOTA  
DURDEN, JOSE CANTU, JUAN GONZALEZ, CHRISTINA ALANIZ, BRAD  
CORKWELL, ROBERT THORNTON, WAYNE GODSEY, REX SPRUNGER, MIKE  
OLDFATHER, TOM GEOGHEGAN, HECTOR CANTU

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 CHAPTER 551 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

Chairman Bannwolf declared conflicts with items 5.C. and 5.D.

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)

Chairman Bannwolf opened public comments at 6:05 p.m.

Yolanda Kovac, resident at 213 East Hosack Street, expressed concerns with allowed uses in the proposed R1-M zoning designation for her property.

Chairman Bannwolf closed public comments at 6:09 p.m.

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 ANZOLLITTO, SECONDED BY COMMISSIONER CATES, TO APPROVE THE CONSENT AGENDA AS PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- COMMISSIONER ANZOLLITTO, COMMISSIONER BIRD, COMMISSIONER CATES, COMMISSIONER DUNNING

Approved: 4-0

- 4.A. [2021-536](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF MAY 3, 2021.
- 4.B. [2021-537](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION WORKSHOP OF MAY 10, 2021.
- 4.C. [2021-538](#) THE MINUTES OF THE SPECIAL CALLED OPEN HOUSE OF MAY 24, 2021.
- 4.D [2021-539](#) CONDITIONAL APPROVAL FOR THE FINAL PLAT FOR FREYSTADT SUBDIVISION, 1.546 ACRES, 2 NONRESIDENTIAL LOTS AND 0.038 ACRES OF RIGHT-OF-WAY (KAD NO. 18975) LOCATED AT 614 FREY STREET AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001B OF THE SUBDIVISION ORDINANCE.

5. REGULAR AGENDA:

- 5.A. [2021-540](#) TO CONSIDER THE PROPOSED REZONING OF 0.678 ACRES LOCATED AT THE CORNER OF OAK PARK AND SECOND STREET (PART OF KAD NO. 24880) FROM R-1, MEDIUM DENSITY RESIDENTIAL DISTRICT, TO R-D DUPLEX RESIDENTIAL DISTRICT (ROBERT S. THORNTON L.P./ TRAVIS ROBERSON).

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

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

Chairman Bannwolf opened the Public Hearing at 6:14 p.m.

Travis Roberson, resident at 313 Frey Street and representative of applicant, spoke regarding the proposed plan. He explained the history of the existing structure and the unique, decorative design in the proposed plan to capture historical German architecture.

Robert Thornton, applicant, spoke regarding the distance between the buildings and the idea to emulate the historic feel of the existing structure.

Bryan Rittmann, resident at 423 Oak Park, spoke in opposition of the proposed duplex designation.

Chairman Bannwolf closed the Public Hearing at 6:23 p.m.

A MOTION WAS MADE BY COMMISSIONER ANZOLLITTO, SECONDED BY COMMISSIONER BIRD, TO APPROVE THE PROPOSED REZONING OF 0.678 ACRES LOCATED AT THE CORNER OF OAK PARK AND SECOND STREET (PART OF KAD NO. 24880) FROM R-1, MEDIUM DENSITY RESIDENTIAL DISTRICT, TO R-D DUPLEX RESIDENTIAL DISTRICT (ROBERT S. THORNTON L.P./ TRAVIS ROBERSON). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 4-** COMMISSIONER CATES, COMMISSIONER BIRD, COMMISSIONER ANZOLLITTO, COMMISSIONER DUNNING

**NAY: 0**

**Approved: 4-0**

- 5.B.**     [2021-543](#)     CONSIDER THE PROPOSED CREATIVE ALTERNATIVE FOR THE PROPERTY LOCATED AT 1376 SOUTH MAIN STREET (KAD NO. 42558, MENDER PLACE SUBDIVISION UNIT 1 LOT 1A (REPLAT), 1.139 ACRES) (RACER CLASSIC CAR WASH) TO ALLOW OPEN CAR WASH BAYS FACING THE STREET. TAKE NECESSARY ACTION.

Ms. Sara Serra-Bennett presented the proposed creative alternative.

Derrick Merchant, developer of proposed creative alternative, spoke regarding his client's willingness to accommodate previous commission requests and made himself available to the commission for questions.

Chairman Bannwolf allowed public comments in respect to this item. None were received.

Commissioner Anzollitto gave an update on the process of the

subcommittee that was assigned to work with the developer for the creative alternative plan. He explained that the issues and concerns of the commission were addressed in the proposed creative design to include noise concerns, landscape plan, access point, and screening.

Mr. Ryan Bass, City Environmental Planner / Urban Forester, spoke regarding the landscape plan that incorporated additional interior landscaping.

A MOTION WAS MADE BY COMMISSIONER ANZOLLITTO, SECONDED BY COMMISSIONER CATES, TO APPROVE THE PROPOSED CREATIVE ALTERNATIVE FOR THE PROPERTY LOCATED AT 1376 SOUTH MAIN STREET (KAD NO. 42558, MENDER PLACE SUBDIVISION UNIT 1 LOT 1A (REPLAT), 1.139 ACRES) (RACER CLASSIC CAR WASH) TO ALLOW OPEN CAR WASH BAYS FACING THE STREET. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 4-** COMMISSIONER CATES, COMMISSIONER BIRD, COMMISSIONER ANZOLLITTO, COMMISSIONER DUNNING

**NAY: 0**

**Approved: 4-0**

**5.C. [2021-544](#) CONSIDER POD GENERAL DEVELOPMENT PLAN (GDP) FOR ESPERANZA PHASES 3 & 4. TAKE NECESSARY ACTION.**

Chairman Bannwolf recused himself from items 5.C. - 5.D. and left the dais at 6:45 p.m. Commissioner Cates assumed the Chair.

Rebecca Pacini, City Planner III., presented the POD GDP.

Commissioner Cates allowed public comments. None were received.

A MOTION WAS MADE BY COMMISSIONER BIRD, SECONDED BY COMMISSIONER DUNNING, TO APPROVE THE POD GENERAL



DEVELOPMENT PLAN (GDP) FOR ESPERANZA PHASES 3 & 4. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 4-** COMMISSIONER CATES, COMMISSIONER BIRD, COMMISSIONER ANZOLLITTO, COMMISSIONER DUNNING

**NAY: 0**

**Approved: 4-0**

- 5.D.** [2021-545](#) CONSIDER THE PRELIMINARY REPLAT FOR BOERNE NORTH BUSINESS PARK LOT 2A, 10.48 ACRES, 1 NON-RESIDENTIAL LOT (KAD NO. 19962, 19964, 19965, & 299569). TAKE NECESSARY ACTION.

Rebecca Pacini presented the preliminary replat.

Commissioner Anzollitto had a question regarding drainage for this site.

Mr. Jeff Carroll, Director of Development Services, spoke stating there is no impact to this site.

A MOTION WAS MADE BY COMMISSIONER BIRD, SECONDED BY COMMISSIONER DUNNING, TO APPROVE THE PRELIMINARY REPLAT FOR BOERNE NORTH BUSINESS PARK LOT 2A, 10.48 ACRES, 1 NON-RESIDENTIAL LOT (KAD NO. 19962, 19964, 19965, & 299569). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 4-** COMMISSIONER CATES, COMMISSIONER BIRD, COMMISSIONER ANZOLLITTO, COMMISSIONER DUNNING

**NAY: 0**

**Approved: 4-0**

Chairman Bannwolf returned to the dais at 6:54 p.m. and assumed the Chair.

- 5.E. [2021-546](#) CONSIDER A REQUEST FOR A VARIANCE TO THE SUBDIVISION ORDINANCE, ARTICLE 3 PLANNING AND COMMUNITY DESIGN STANDARDS, SECTION 3.04.004 B FOR A 2.241 ACRE TRACT GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF STATE HIGHWAY 46 AND COUGHRAN ROAD (KAD NO. 307594) (UP ENGINEERING + SURVEYING)

Ms. Pacini presented the variance request.

Commission discussion ensued regarding concerns with visibility around the curve before the turn lane and traffic coming into Boerne causing more congestion.

Ryan Plagens, 123 Palo Grande (San Antonio), introduced the engineer who conducted the Traffic Impact Analysis for this tract, Mr. Mike Garza, 7616 Paraiso Crest (Boerne ETJ). Mr. Garza explained that the study was conducted using pass-by traffic, at this point and time. The study resulted the highest peak times coming from traffic traveling west to the east in the mornings. His recommendation was to extend the turn lane to make it safer and to better serve the general public. He stated that UP Engineering is going above and beyond the design standards required by TxDOT.

A MOTION WAS MADE BY COMMISSIONER DUNNING, SECONDED BY COMMISSIONER BIRD, TO APPROVE THE REQUEST FOR A VARIANCE TO THE SUBDIVISION ORDINANCE, ARTICLE 3 PLANNING AND COMMUNITY DESIGN STANDARDS, SECTION 3.04.004 B FOR A 2.241 ACRE TRACT GENERALLY LOCATED SOUTHWEST OF THE INTERSECTION OF STATE HIGHWAY 46 AND COUGHRAN ROAD (KAD NO. 307594) (UP ENGINEERING + SURVEYING). THE MOTION CARRIED BY THE FOLLOWING VOTE:

THE MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

**YEA: 4-** COMMISSIONER CATES, COMMISSIONER BIRD, COMMISSIONER ANZOLLITTO, COMMISSIONER DUNNING

**NAY: 0**

**Approved: 4-0**

- 5.F. [2021-547](#) CONSIDER A REQUEST FOR A VARIANCE TO THE SUBDIVISION ORDINANCE, ARTICLE 2, PROCEDURES, SECTION 2.02.003 NOTICE OF ADMINISTRATIVELY COMPLETE APPLICATION FOR SCENIC LOOP ROAD SUBDIVISION LOCATED AT SCENIC LOOP ROAD AND SOPHIA CIRCLE (KAD NO. 12225). TAKE NECESSARY ACTION.

Ms. Pacini presented the variance and explained that this is a new owner but the original plat.

Commissioner Dunning questioned if the new owner would still be required to make improvements that are in the original plat.

Hector Cantu, representative of the owner, explained that the new owner is aware of the requirements of the plat and wishes to move forward with platting, just needs the time extension.

A MOTION WAS MADE BY COMMISSIONER CATES, SECONDED BY COMMISSIONER ANZOLLITTO, TO APPROVE THE REQUEST FOR A VARIANCE TO THE SUBDIVISION ORDINANCE, ARTICLE 2, PROCEDURES, SECTION 2.02.003 NOTICE OF ADMINISTRATIVELY COMPLETE APPLICATION FOR SCENIC LOOP ROAD SUBDIVISION LOCATED AT SCENIC LOOP ROAD AND SOPHIA CIRCLE (KAD NO. 12225). THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 4-** COMMISSIONER CATES, COMMISSIONER BIRD, COMMISSIONER ANZOLLITTO, COMMISSIONER DUNNING

**NAY: 0**

**Approved: 4-0**

- 5.G. [2021-548](#) CONSIDER PROPOSED AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (UDC) INCLUDING BUT NOT LIMITED TO CITYWIDE REZONING, OVERLAY DISTRICTS AND DEVELOPMENT PROCESSES.

I. STAFF PRESENTATION

II. PUBLIC HEARING

Ms. Haning gave an update on the amendment process of the UDC, specifically regarding the overlay districts, the zoning map and definitions.

Chairman Bannwolf opened public comments at 7:51 p.m.

Rob Killen, land use attorney with Killen, Griffin & Farrimond, 100 Northeast Loop 410, introduced himself to the Commission and spoke regarding the adoption/amendment process of the UDC. He expressed his future intent to represent property owners for purposes of zoning; he spoke specifically to a property located at 1700 River Road.

Mr. David Kovac, resident at 213 East Hosack, spoke regarding concerns with allowed uses in the proposed R1-M zoning designation for his property and questioned the change in zoning.

Ms. Haning clarified that the uses in proposed residential categories are the same as the current code.

Chairman Bannwolf closed public comments at 8:04 p.m.

6. DISCUSSION ITEMS:

- 6.A. [2021-549](#) DISCUSSION REGARDING PARKING FOR 114 HERFF ROAD FOR A PROPOSED LAS PALAPAS (KEVIN LOVE).

This item was withdrawn by applicant.

- 6.B. [2021-550](#) UPDATE ON THE DRAINAGE MASTER PLAN, DRAINAGE PROTECTION ZONE MAP AND DISCUSSION ON DRAINAGE IN GENERAL.

Mr. Jeff Carroll, City Director of Development Services, gave a presentation on the city's drainage master plan. He spoke regarding the drainage protection zone/map and history of flooding events in Boerne and South Texas.

Commissioner Anzollitto had questions regarding silt fencing/controls and the process of enforcement for violations. Mr. Carroll spoke regarding city and state rules in place. He explained that the city sends emails to developers after a rain event to go check their silt fencing and that currently Texas Commission on Environmental Quality (TCEQ) has third party inspectors that go out weekly. He also mentioned an online process to submit complaints to TCEQ as the enforcing authority.

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

No comments were received.

8. ADJOURNMENT

Chairman Bannwolf adjourned the Planning and Zoning Commission at 8:54 p.m.

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Chairman

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 4th day of June, 2021 at 5:00 p.m.

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Secretary

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**BOERNE CITY HALL**  
**447 North Main Street**  
**Monday, June 14, 2021 – 6:00 p.m.**

PRESENT 7 - CHAIRMAN TIM BANNWOLF, COMMISSIONER CHESNEY DUNNING, COMMISSIONER BILL BIRD, COMMISSIONER BOB CATES, COMMISSIONER JOE ANZOLLITTO, COMMISSIONER LUCAS HILER, COMMISSIONER PATRICK COHOON

STAFF PRESENT: JEFF THOMPSON, BARBARA QUIRK, LAURA HANING, HEATHER WOOD, BARRETT SQUIRES, REBECCA PACINI, SARA SERRA-BENNETT, RYAN BASS, KRYSTAL BROWN

RECOGNIZED GUESTS: CARISSA COX, JONNY ROSA, DENNIS OWEN, MAY MCCARTHY, DAVID DOCTER, PETE PETERS, MARI O'BRIEN, DIANNE TAYLOR, STEPHEN SMITH, PAMELA MCGONAGILL, JACK HEARN, ROY FELLOWS, URFAN DAR, CONNIE CARLEY, MELVIN CARLEY, DAVID WATSON, SHRAON RAMEY, PAUL RAMEY, LINDA MCCARTHY, TOM MCARTHY

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 CHAPTER 551 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 6:04 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

None declared.

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)

Chairman Bannwolf moved public comments to time of the agenda item.

4. REGULAR AGENDA:

4.A. [2021-551](#) ELECTION OF VICE-CHAIR AND SECRETARY.

A MOTION WAS MADE BY COMMISSIONER BIRD, SECONDED BY COMMISSIONER ANZOLLITTO, TO ELECT COMMISSIONER PATRICK COHOON AS VICE PRESIDENT AND COMMISSIONER CATES AS SECRETARY. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA: 6-** COMMISSIONER CATES, COMMISSIONER BIRD, COMMISSIONER ANZOLLITTO, COMMISSIONER DUNNING, COMMISSIONER HILER, COMMISSIONER COHOON

**NAY: 0**

**Approved: 6-0**

4.B. [2021-552](#) TO CONSIDER THE PROPOSED ADOPTION OF THE REVISED CITY OF BOERNE ZONING MAP FOR A CITYWIDE REZONING AND AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (UDC) ADOPTED NOVEMBER 24, 2020, INCLUDING BUT NOT LIMITED TO AMENDMENTS TO CHAPTER 2, PROCEDURES AND CHAPTER 3, ZONING (WHICH INCLUDE OVERLAY DISTRICTS), CHAPTER 8, ENVIRONMENTAL DESIGN AND APPENDICES A, DEFINITIONS.

## I. STAFF PRESENTATION

## II. PUBLIC HEARING

## III. MAKE RECOMMENDATION

Ms. Laura Haning, Director of Planning and Community Development, gave a presentation on the process of the Unified Development Code (hereinafter, UDC) and reviewed the Master Plan as it relates to the UDC.

Chairman Bannwolf opened the public hearing at 6:32 p.m.

Jonny Rosa, property owner of 605 South Main Street, spoke regarding the growth of Boerne and the notification process of the UDC stating there should have been more time for planning.

Dennis Owen, property owner of two buildings on Industrial Parkway, spoke regarding concerns with zoning reclassifications with the new UDC, specific to retail uses being limited.

May McCarthy, spoke regarding concerns with proposed Special Use Permit (SUP) requirements for mixed use lots.

Mari O'Brien, resident at 153 Richter Avenue, spoke regarding concerns with UDC specific to easements possibly being altered.

Stephen Herrera, spoke regarding concerns with the proposed new zoning category for his property.

Kathy Davidson, owner of Mission Upholstery, spoke regarding concerns with possible modifications to use(s) as they may relate to mixed use (residential/commercial).

Connie Carley, resident at 303 West Frederick Creek, spoke regarding a comment card she turned in at the last UDC open house. She stated she was not contacted after the open house regarding her questions about cottage home communities and allowed uses in the Entrance Corridors specific to X-rated movie facilities.



Chairman Bannwolf called on City Attorney Barbara Quirk to explain state law restrictions on municipalities regulating sexually oriented businesses.

Ms. Quirk explained that cities can not completely prohibit "gentleman's clubs" but in certain situations can regulate location designations.

Chairman Bannwolf closed the public hearing at 7:03 p.m.

Commission discussion ensued regarding mixed use categories specific to Ms. McCarthy's earlier stated concerns. Ms. Haning clarified that SUPs will not be required in mixed use when the use is already allowed in the base zoning.

Chairman Bannwolf and fellow commissioners expressed appreciation to citizens for their participation, staff and all who were involved in the UDC amendment process.

Commissioner Cates had concerns with the terminology "shall, may, should" and requested this be part of the legal review and a condition in the motion.

A MOTION WAS MADE BY COMMISSIONER DUNNING, SECONDED BY COMMISSIONER CATES, TO APPROVE THE PROPOSED ADOPTION OF THE REVISED CITY OF BOERNE ZONING MAP FOR A CITYWIDE REZONING AND AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE (UDC) ADOPTED NOVEMBER 24, 2020, INCLUDING BUT NOT LIMITED TO AMENDMENTS TO CHAPTER 2, PROCEDURES AND CHAPTER 3, ZONING (WHICH INCLUDE OVERLAY DISTRICTS), CHAPTER 8, ENVIRONMENTAL DESIGN AND APPENDICES A, DEFINITIONS WITH THE CONDITION THAT A FULL LEGAL REVIEW TAKE PLACE PRIOR TO FIRST READING BY CITY COUNCIL. THE MOTION CARRIED BY THE FOLLOWING VOTE:

**YEA:** 6- COMMISSIONER CATES, COMMISSIONER BIRD, COMMISSIONER ANZOLLITTO, COMMISSIONER DUNNING, COMMISSIONER HILER,

COMMISSIONER COHOON

**NAY: 0**

**Approved: 6-0**

5. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF – NO DISCUSSION OR ACTION MAY TAKE PLACE.

No comments were received.

6. ADJOURNMENT


Chairman Bannwolf adjourned the Planning and Zoning Commission at 7:35 p.m.

\_\_\_\_\_  
Chairman

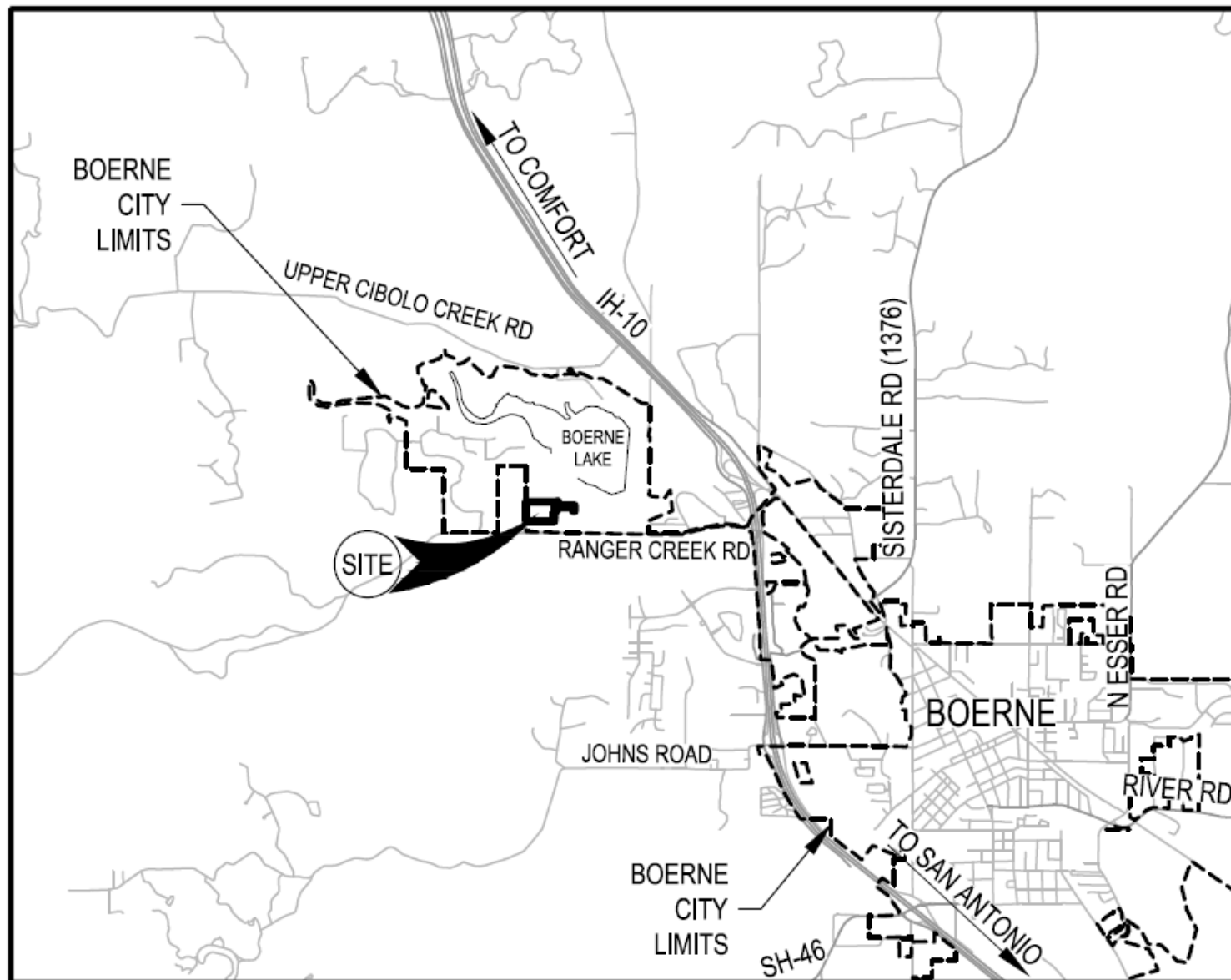
CERTIFICATION

I herby certify that the above notice of meeting was posted on the 11th day of June, 2021 at 5:00 p.m.

\_\_\_\_\_  
Secretary

	<div style="text-align: center;"><b>AGENDA ITEM SUMMARY</b></div> <div style="border: 1px dashed purple; padding: 5px; float: right; margin-top: 10px;"> <b>District Impacted</b>  <input checked="" type="checkbox"/> 1 = Wolosin  <input type="checkbox"/> 2 = Woolard  <input type="checkbox"/> 3 = Scott  <input type="checkbox"/> 4 = Boddie  <input type="checkbox"/> 5 = Macaluso  <input type="checkbox"/> All </div>
<b>Agenda Date</b>	July 12, 2021
<b>Requested Action</b>	CONDITIONAL APPROVAL FOR THE FINAL PLAT FOR SHORELINE PARK PHASES 3 & 4, 14.82 ACRES, 78 RESIDENTIAL LOTS, 3 OPEN SPACE LOTS, AND 3.09 ACRES OF RIGHT-OF-WAY (KAD No. 302217 & 12852) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001B OF THE SUBDIVISION ORDINANCE
<b>Contact Person</b>	Rebecca Pacini, AICP, Planner III, Planning and Community Development Department
<b>Background Information</b>	<p>This is the final plat for Shoreline Park Phases 3 &amp; 4. The final plat consists of 78 residential lots, 3 open space lots, and 3.09 acres of right-of-way, on 14.82 acres. This phase of the development does not drain toward Boerne Lake.</p> <p>It adheres to the Master Development Plan that was approved in 2017 and the preliminary plat that was approved August 31, 2020.</p> <p>The plat meets all the requirements of the subdivision ordinance.</p>
<b>Item Justification</b>	<div style="display: flex; justify-content: space-between;"> <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 Recommendation </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>
<b>Financial Considerations</b>	
<b>Citizen Input/Board Review</b>	
<b>Legal Review</b>	
<b>Alternative Options</b>	
<b>Supporting Documents</b>	Attached maps and plat.

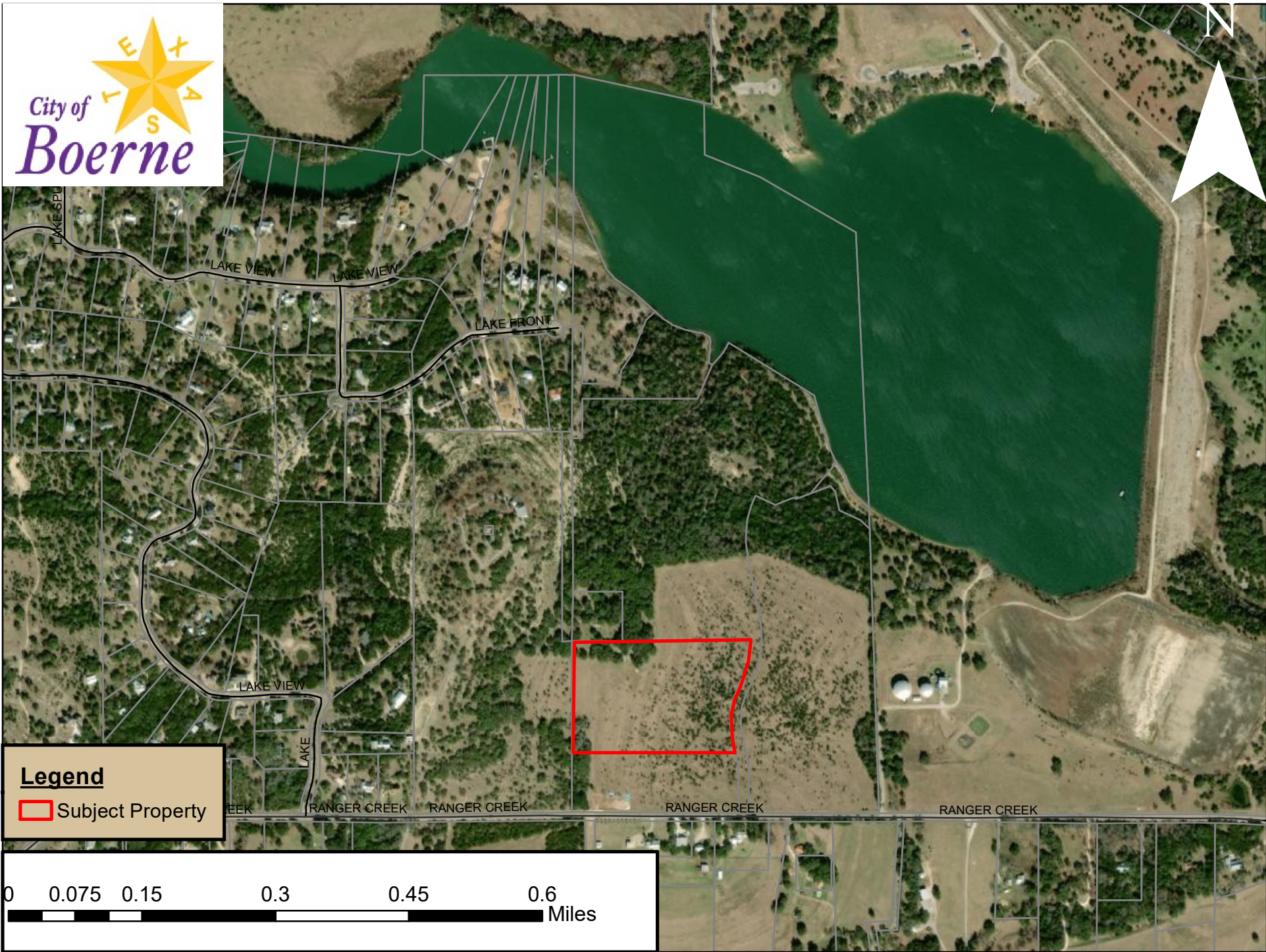
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**LOCATION MAP - BOERNE, TEXAS**  
NOT TO SCALE



**Subject Property**  
**Shoreline Park Phase 3 & 4**



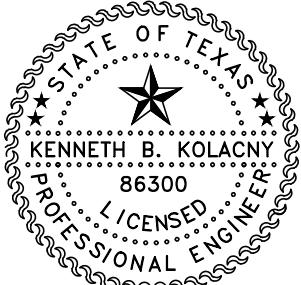
**Legend**

 Subject Property



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.



KENNETH B. KOLACNY  
LICENSED PROFESSIONAL ENGINEER #86300  
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 \_\_\_\_\_,

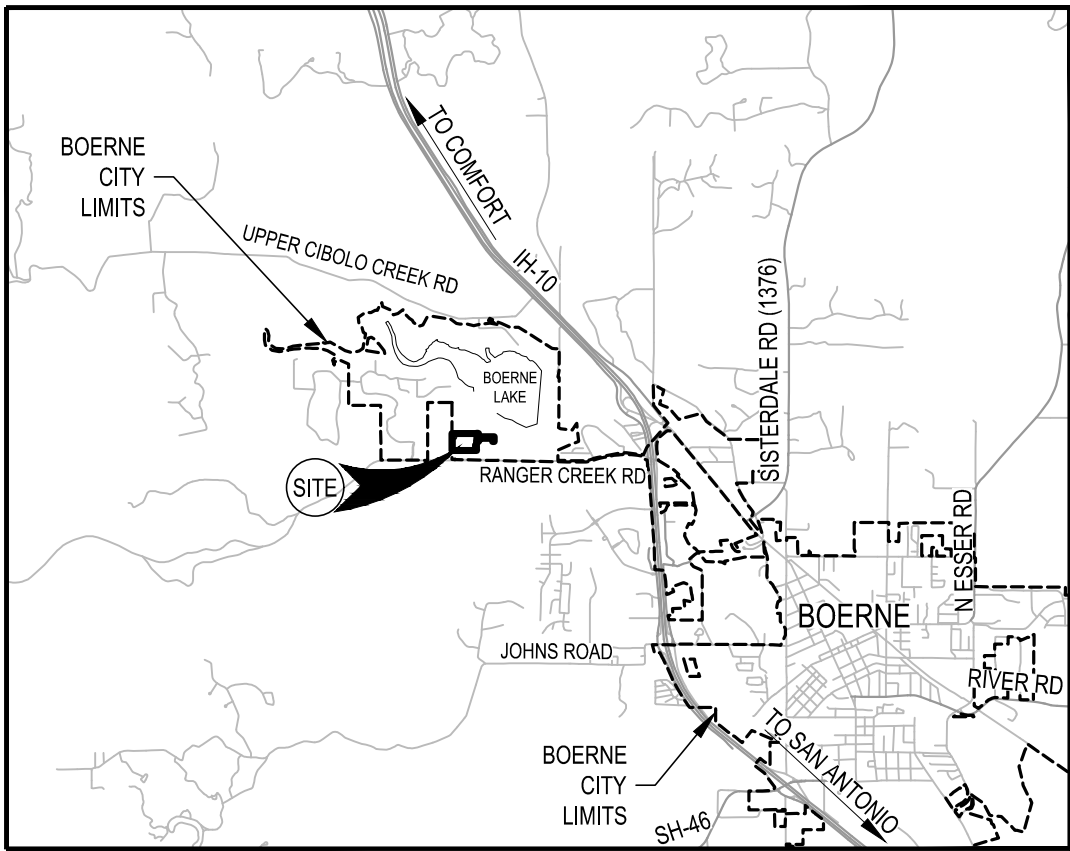
\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.

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.

# A FINAL PLAT ESTABLISHING SHORELINE PARK, PHASES 3 & 4

A 14.82 ACRE TRACT OF LAND, LOCATED IN THE NICOLAS FLORES SURVEY NO. 174, ABSTRACT NO. 166, KENDALL COUNTY, TEXAS. AND BEING A PORTION OF A 23.315 ACRE TRACT OF LAND, AS DESCRIBED IN VOLUME 1646, PAGE 789 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS, AND A PORTION OF A 40.511 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 1737, PAGE 1055 OF THE OFFICIAL RECORDS OF 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.

## 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 10) IS 1,102 FEET. THE LARGEST PERIMETER (BLOCK 8) IS 2,213 FEET.  
BLOCK 9 = 1,344 FEET  
BLOCK 7 = 1,547 FEET  
BLOCK 6 = 1,686 FEET

## PROJECT SUMMARY TABLE

	PHASES 3 & 4
TOTAL RESIDENTIAL LOTS:	78
TOTAL OPEN SPACE LOTS:	3
TOTAL ACREAGE:	14.82 AC
AVERAGE DWELLINGS/ACRE:	5.26
LINEAR FEET OF STREET:	2,238 LF
OPEN SPACE:	0.55 AC
ROW ACREAGE:	3.09 AC

## IMPERVIOUS COVER CALCULATION

DESCRIPTION	IMPERVIOUS COVER
STREETS & SIDEWALK	2.44 AC
HOUSES	4.35 AC
DRIVEWAYS, STOOPS, SIDEWALKS	0.74 AC
CONC. RIP-RAP / DRAINS	0.07 AC
TOTAL	7.6 AC
% IMPERVIOUS	51.3%

## GENERAL NOTES:

- THE AREA OF THE SMALLEST LOT IN THIS SUBDIVISION IS 0.042 ACRES.
- THIS SUBDIVISION CONTAINS 14.82 TOTAL ACRES WITH 78 LOTS FOR A GROSS DENSITY OF 5.26 LOTS PER ACRE.
- NO PART 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 8 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 WILL BE DEDICATED TO THE CITY OF BOERNE FOR OWNERSHIP AND MAINTENANCE.
- THE SUBDIVISION CONTAINS 3 OPEN SPACE LOTS.
- THE AREA OF OPEN SPACE IS 0.55 AC.
- SHORELINE PARK PHASE 3 & 4 IS LOCATED WITHIN CITY OF BOERNE CITY LIMITS.
- LOTS 908, 909, AND 924 ARE DEDICATED AS OPEN SPACE AREA. LOT 924 IS ALSO DEDICATED AS 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 WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, 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.
- 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 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.

NOTARY PUBLIC KENDALL COUNTY, TEXAS

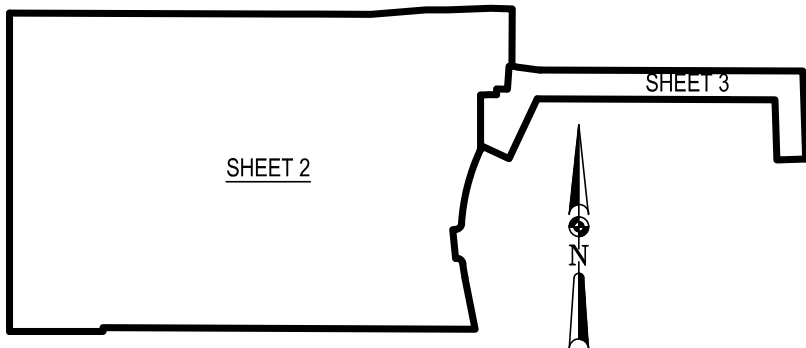
STATE OF TEXAS  
COUNTY OF KENDALL

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

INDEX MAP  
1" = 400"



THIS SUBDIVISION PLAT OF SHORELINE PARK, PHASES 3 & 4 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

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 E-004512

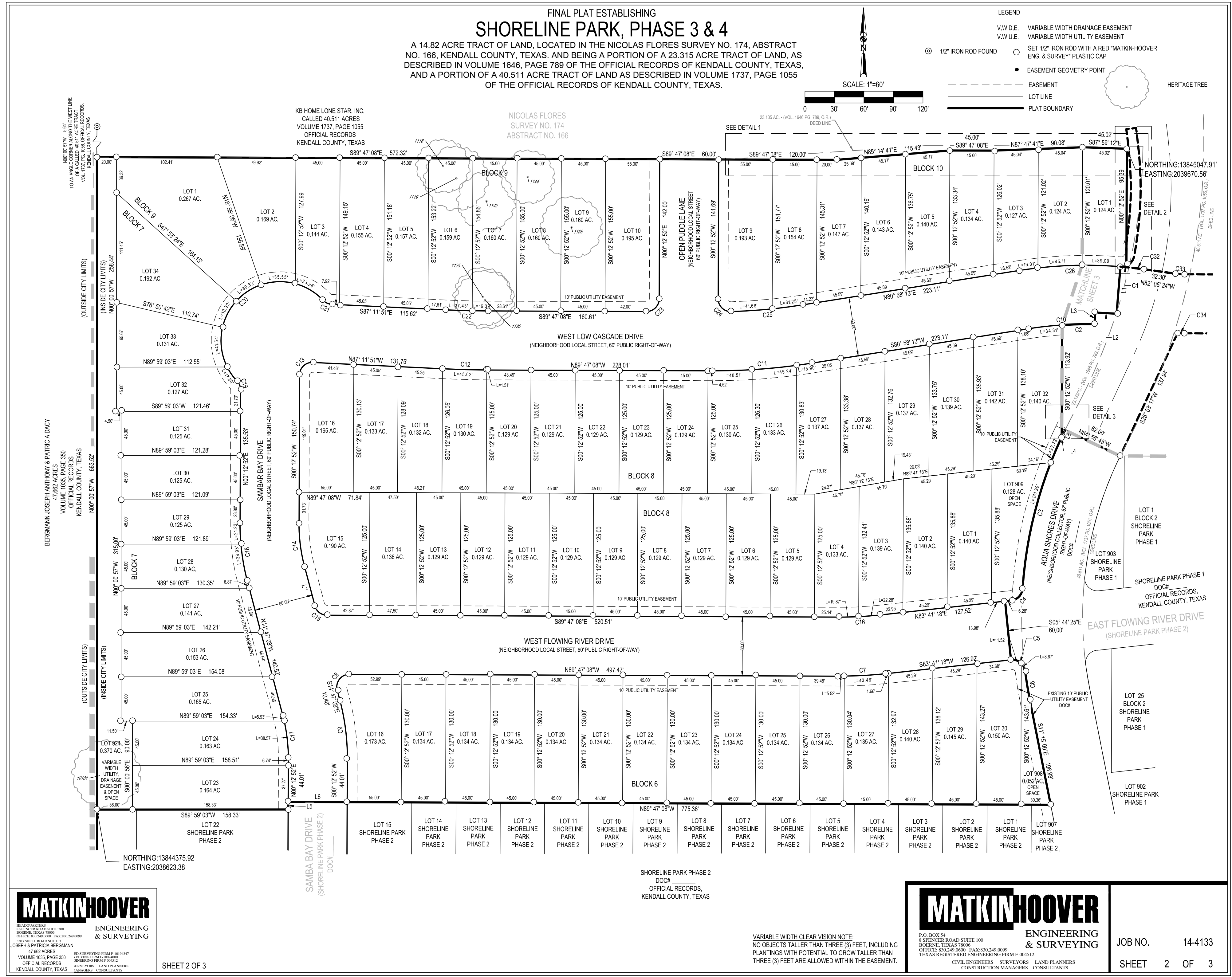
ENGINEERING  
& SURVEYING

CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

DATE : MAY 2021

JOB NO. 2615.30

SHEET 01 OF 03



**MATKINHOOVER**  
ENGINEERING & SURVEYING  
47.662 ACRES  
VOLUME 1035, PAGE 350  
OFFICIAL RECORDS  
KENDALL COUNTY, TEXAS

SHORELINE PARK PHASE 2  
DOC#  
OFFICIAL RECORDS,  
KENDALL COUNTY, TEXAS

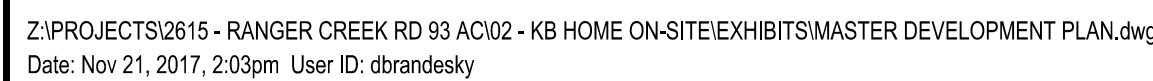
**MATKINHOOVER**  
ENGINEERING & SURVEYING  
P.O. BOX 54  
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFFICE: 830.249.0600 FAX: 830.249.0099  
TEXAS REGISTERED ENGINEERING FIRM E-004512  
CIVIL ENGINEERS SURVEYORS LAND PLANNERS  
CONSTRUCTION MANAGERS CONSULTANTS

VARIABLE WIDTH CLEAR VISION NOTE:  
NO OBJECTS TALLER THAN THREE (3) FEET, INCLUDING  
PLANTINGS WITH POTENTIAL TO GROW TALLER THAN  
THREE (3) FEET ARE ALLOWED WITHIN THE EASEMENT.









## PROJECT SUMMARY TABLE

	PHASE 1	PHASE 2	PHASE 3	TOTAL
6,300 SF (AVG.) LOTS:	99	0	116	215
7,900 SF (AVG.) LOTS:	4	141	0	145
TOTAL LOTS:	103	141	116	360
TOTAL ACREAGE:	33.1 AC	43.7 AC	23.1 AC	99.9 AC
AVERAGE LOTS/ACRE	3.1	3.2	5.0	3.6
LINEAR FEET OF STREET:	4,420 LF	5,780 LF	3,220 LF	13,420 LF
OPEN SPACE:	10.0 AC	9.3 AC	0.5 AC	19.8 AC
PARK/TRAIL CREDITS:	2.5 AC	0.5 AC	—	3.0 AC
TOTAL OPEN SPACE AREA:	12.5 AC	9.8 AC	0.5 AC	22.8 AC ( 23%)

1. PROPERTY IS OUTSIDE THE LIMITS OF THE CITY OF BOERNE.
2. PHASES MAY NOT BE DEVELOPED IN SEQUENTIAL ORDER AND FINAL LIMITS ARE SUBJECT TO CHANGE.
3. LOCAL NEIGHBORHOOD ROADWAYS WILL MEET STREET SECTIONS OUTLINED IN TABLE 3-4 OF THE BOERNE SUBDIVISION ORDINANCE.
4. A 6' MASONRY FENCE WILL BE PROVIDED ALONG THE MAJOR ARTERIAL ROADWAY SEGMENTS.
5. MINIMUM OPEN SPACE REQUIREMENTS OUTLINED IN TABLE 3-10, SECTION 3.03.002 OF THE BOERNE SUBDIVISION ORDINANCE WILL BE MET AT THE TIME OF PLATTING OF THE FINAL PHASE OF THE SUBDIVISION. OPEN SPACE CONFIGURATION IS SUBJECT TO CHANGE.
6. PARK AND TRAIL DEVELOPMENT CREDITS APPLIED TOWARDS FINAL OPEN SPACE CALCULATIONS WILL MEET THE REQUIREMENTS OUTLINED IN SECTION 3.03.006 OF THE BOERNE SUBDIVISION ORDINANCE.
7. STORMWATER DETENTION WILL BE PROVIDED IN ACCORDANCE WITH SECTION 6.01.003 OF THE BOERNE SUBDIVISION ORDINANCE.
8. ALL NECESSARY EASEMENTS WILL BE PROVIDED AS OUTLINED IN SECTION 3.04.005 OF THE BOERNE SUBDIVISION ORDINANCE.
9. DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL FIRE CODE, LATEST EDITION, THEREOF.

THIS MASTER PLANNED COMMUNITY PLAN OF SHORELINE PARK SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 201\_\_

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

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


3 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
OFFICE: 830.249.0600

CONTACT@MATKINHOOVER.COM  
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

FOR  
SHORELINE PARK SUBDIVISION  
BOERNE, TEXAS

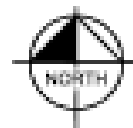
JOB NO.	2615.01
DESIGNED BY:	KBK
DRAWN BY:	SGL



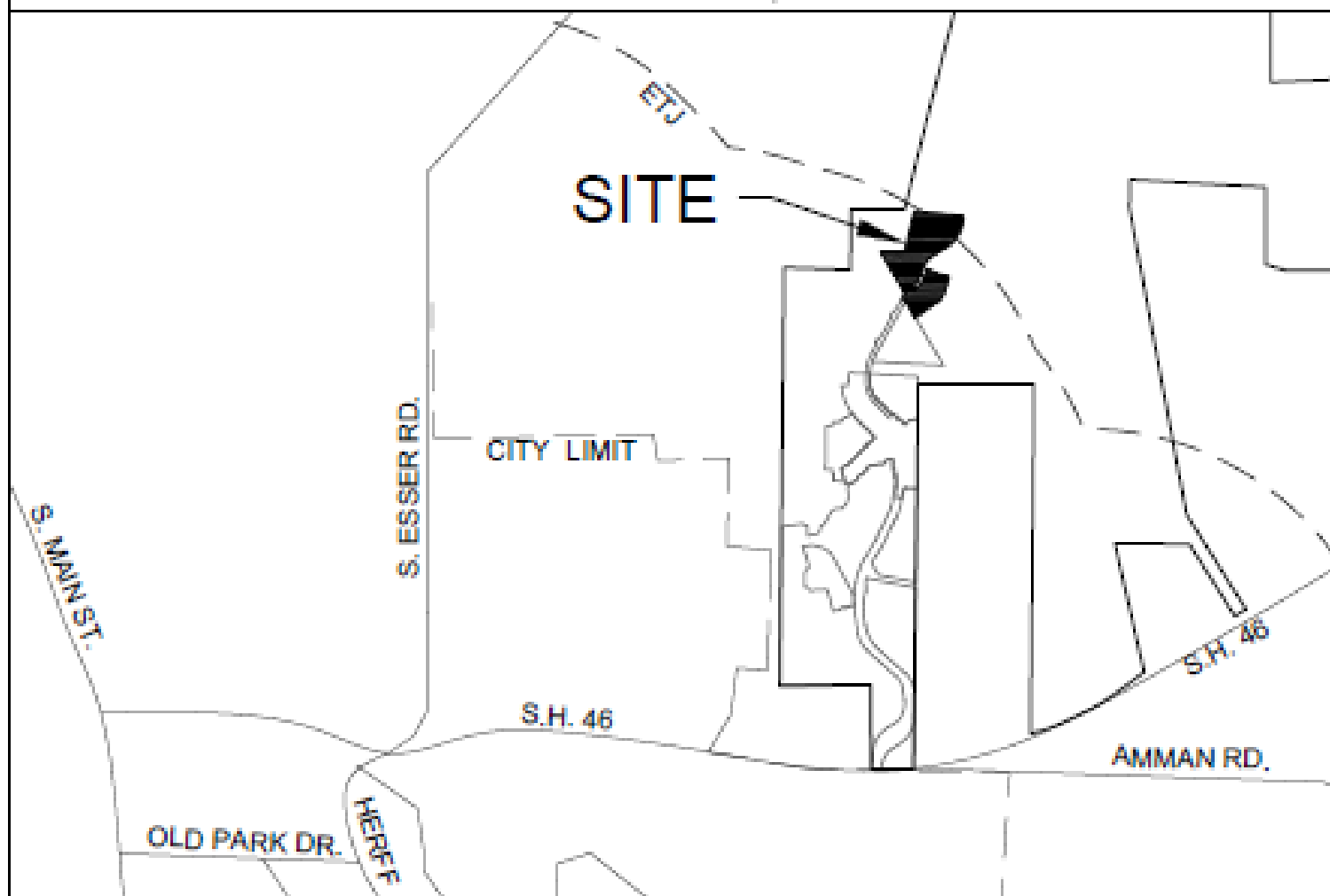
	<div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="float: right; border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <b style="color: purple;">District Impacted</b>  <input type="checkbox"/> 1 = Wolosin  <input type="checkbox"/> 2 = Woolard  <input type="checkbox"/> 3 = Scott  <input type="checkbox"/> 4 = Boddie  <input type="checkbox"/> 5 = Macaluso  <input type="checkbox"/> All         </div>			
<b>Agenda Date</b>	<i>July 12, 2021</i>			
<b>Requested Action</b>	UNCONDITIONAL APPROVAL FOR THE FINAL PLAT FOR ESPERANZA PHASE 2F, 79.120 ACRES, 240 RESIDENTIAL LOTS, 17 OPEN SPACE LOTS AND 16.141 ACRES OF RIGHT-OF-WAY (KAD NO. 14990, 15028 & 45852) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001B OF THE SUBDIVISION ORDINANCE			
<b>Contact Person</b>	Rebecca Pacini, AICP, Planner III, Planning and Community Development Department			
<b>Background Information</b>	<p>This is the final plat for Esperanza Phase 2F. The final plat consists of 240 residential lots, 17 open space lots, and 16.141 acres of right-of-way, on 79.120 acres.</p> <p>It adheres to the amended Pod General Development Plan for SF-8, SF-9, and SF-10 that was approved May 2021 and the preliminary plat that was approved December 2, 2019. The final plat was previously approved by P&amp;Z on August 31, 2020. The plat has been updated per the approved Pod GDP revision. This final plat removes zero lot garden homes, makes a slight revision to the road network south of Esperanza Boulevard, and adds a large open space lot for a proposed amenity center. The plat will not be recorded until the temporary turnaround easements on Miraval are recorded and noted on the plat.</p> <p>The plat meets all the requirements of the subdivision ordinance.</p>			
<b>Item Justification</b>	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <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            Recommendation         </td> <td style="width: 50%; vertical-align: top;"> <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:         </td> </tr> </table>		<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 Recommendation	<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:
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<b>Financial Considerations</b>				
<b>Citizen Input/Board Review</b>				

<b>Legal Review</b>	
<b>Alternative Options</b>	
<b>Supporting Documents</b>	Attached maps and plat.

# VICINITY MAP

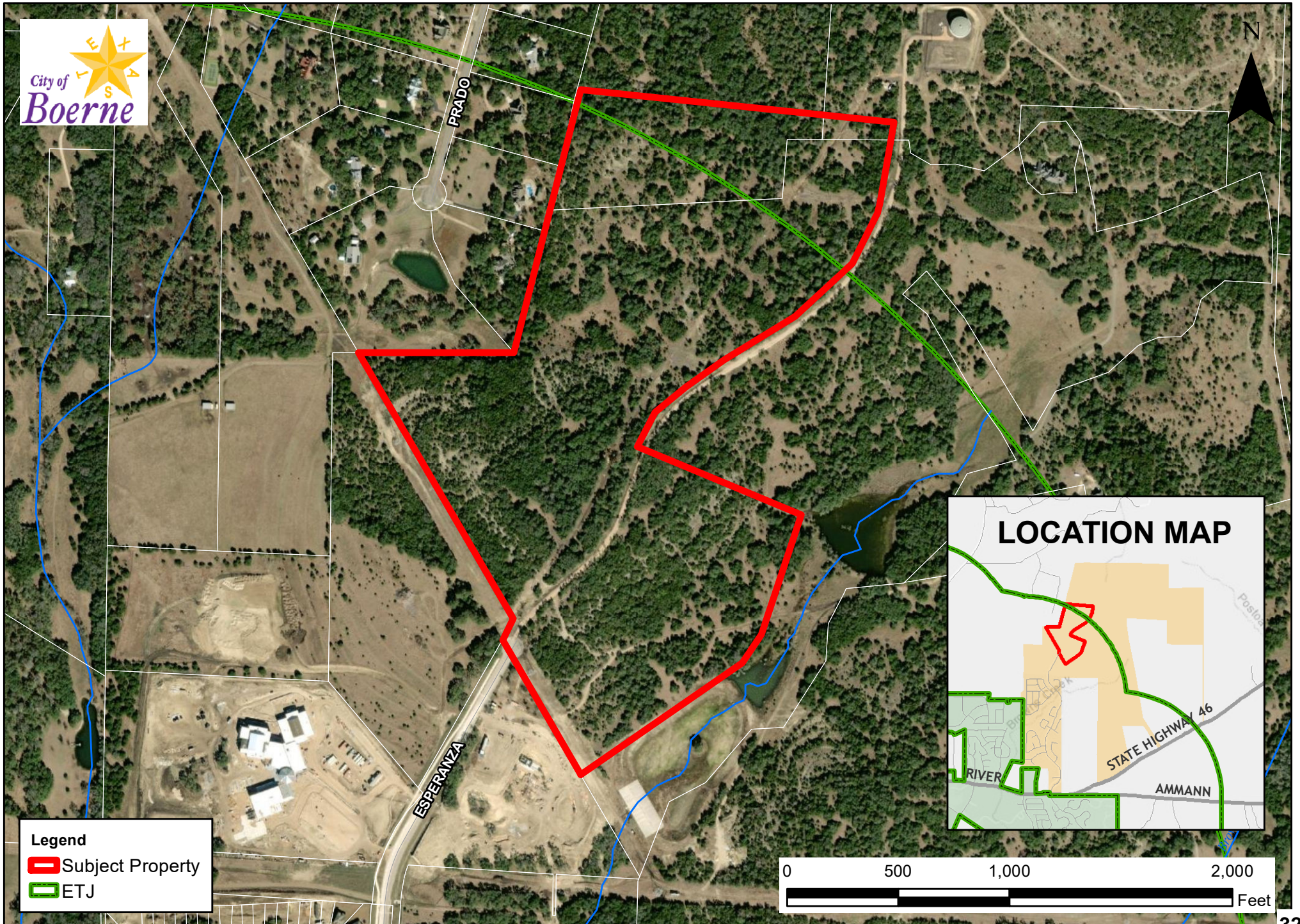


NOT TO SCALE





# Aerial Map Esperanza Phase 2F (KAD 14990, 15028 & 45852)



**Legend**  
Subject Property  
ETJ

0 500 1,000 2,000  
Feet



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, bed, 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 courses, 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 commercially reasonable efforts to ensure the damage to the property is minimized and will at all times, after doing any work in connection with the drainage system, restore the property to the condition in which the property was found before such work was undertaken to the extent that such restoration is reasonable in accordance with the grantee's usual and customary practices.
- The grantee shall make necessary modifications and improvements to conform with the city of boerne drainage policy and plan at such a time as the said plan and policy are enacted by city council of the city of boerne, texas.

Utility easement:

Utilities, including, without limitation, sewer, water, gas, electricity, telephone and cable television, with all necessary and/or desirable lines, laterals and/or appurtenances thereto (the "utilities").

Together with the right of ingress and egress over passable areas of the grantor's adjacent land, when the delineated entrance point that abuts public right of way is obstructed and/or inaccessible, either in whole or in part, in order to access or leave the easement for the purpose of constructing, reconstructing, inspecting, patrolling, operating, maintaining, repairing and removing the utilities; the right to place new or additional utilities in the easement and to change the size of the utilities within the easement; the right to relocate along the same general direction of the utilities; the right to remove from the easement all trees and parts thereof or other obstructions, which reasonably endanger or may reasonably interfere with the efficiency or operation of the utilities; and the right to place temporary structures for use in constructing or repairing the utilities.

- The property owner retains the right to use all or any part of the easement for any purpose which does not damage, destroy, injure and/or unreasonably interfere with the use of the easement. However, the easement shall be kept clear of all structures or other improvements.
- The city (and/or district) shall make commercially 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.

Plat Notes

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.

Sidewalk Note:

Five-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.

Impact fee assessment note:

Assessment and collection of the City of Boerne water and wastewater utilities' capital recovery fees shall be the amount per lot as set forth in City Ordinance No. 2019-56, Section 1.10 (5)

Tax Certificate Note:

Tax Certificate Affidavit filed this date in Document No. \_\_\_\_\_, Kendall County Official Records.

Building Setback Note:

With the exception of Lots 13-15, Block 1, Lots 2-3, 18-20, 23-24, 27, 32, Block 2, Lots 25-28, Block 3, Lots 6-8, 12-14, 29, Block 4, Lots 2-6, 25-36, 38, Block 5, Lot 3, Block 6, Lots 2-3, 5, Block 7, Lots 6-7, 15-20, 26, Block 8, Lots 3-11, Block 9, Lot 13, Block 10, 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 setbacks shall apply.

Open Space Notes:

- Installation of potable water and wastewater services to open space lots may be performed by the developer, at his option, as part of the overall infrastructure design/construction process 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.
- Open space Lots 101, 104-108, 113, 115, 117-118 shall be Drainage, Sidewalk, and Utility Easements. Open space Lots 102-103, 109-111, 112 shall be for greenbelt/monument purposes only and shall not be drainage or utility easements. Open space Lot 114 shall be designated for an amenity center as well as for a sidewalk easement.

Landscape Note:

Residential lots in excess of 12,500 square feet shall only irrigate the area that lies within 75 feet of the main residence. Turf grasses shall be limited to Zoysia, Buffalo or Bermuda grasses or other grasses approved by the City Manager or his or her designated representative. (Ord. No. 2004-20). Xeriscaping is permitted as described in the City of Boerne Zoning Ordinance, Article 3, Section 3.07.003D.

Drainage Basin Note:

The subject area is not upstream from a City water supply lake.

Acreage and Density:

Total Right-of-way - 16,141 acres  
Total Open Space - 14,992 acres  
Total Residential - 47,988 acres  
Density of Residential Lots - 3.033 Lots per acre  
Smallest Lot size - 0.124 acres

Perimeter:

Block 1 - 3,194 LF Block 7 - 1,236 LF Block 13 - 2,063 LF Block 19 - 474 LF  
Block 2 - 1,582 LF Block 8 - 2,361 LF Block 14 - 2,085 LF Block 21 - 752 LF  
Block 3 - 1,692 LF Block 9 - 1,182 LF Block 15 - 1,833 LF Block 22 - 471 LF  
Block 4 - 1,316 LF Block 10 - 2,079 LF Block 16 - 2,216 LF Block 23 - 3,969 LF  
Block 5 - 1,638 LF Block 11 - 1,665 LF Block 17 - 2,150 LF  
Block 6 - 2,682 LF Block 12 - 1,644 LF Block 18 - 2,153 LF

Flood Statement:

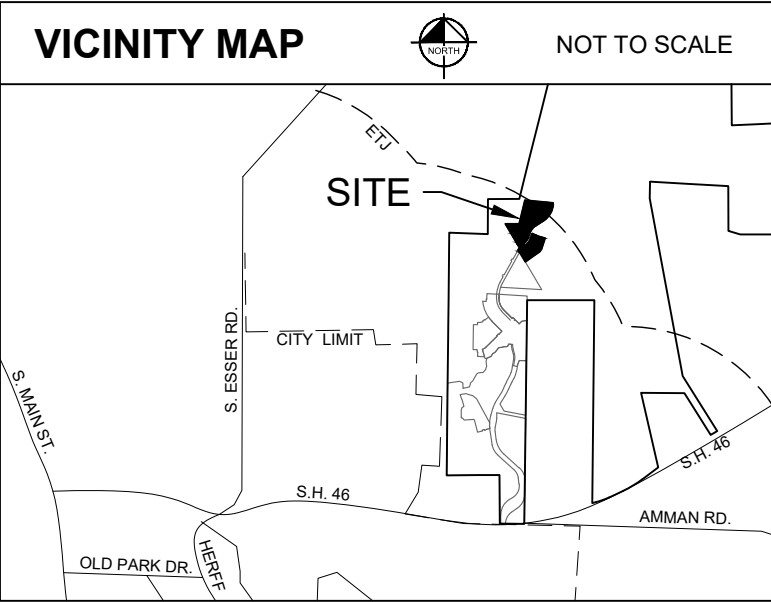
According to Map No. 48259C0415F, dated December 17, 2010 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Kendall County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, the property is within Zone "X" (un-shaded) defined by FEMA as "areas determined to be outside the 0.2% annual chance floodplain." All zone delineations shown hereon are approximate. This statement does not imply that any portion of the subject tract is totally free of potential flood hazard. Localized flooding can occur due to natural and/or man-made influences. This flood statement shall create no liability on the part of Kimley-Horn or the undersigned.

Heritage Legacy Tree Note:

There are 128 Heritage Legacy Trees, as defined in Subsection 2.02.002, identified on this plat.

Variance Note:

A left turn lane and right turn lane will be provided as agreed by Planning and Zoning Commission per variance request as approved on November 5, 2019.



State of Texas §  
County of Kendall §

Now, therefore, know all men by these presents:

That Lookout Development Group, L.P., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Esperanza, Phase 2F, an addition to Kendall County, Texas, and does hereby dedicate to the public and the City of Boerne, the public utility easements shown hereon for the mutual use and accommodation of the City of Boerne and all public utility providers desiring to use or using the same. Lookout Development Group, L.P., does hereby dedicate to the public and Kendall County Water Control and Improvement District No. 2a (the district) the streets hereon together with the drainage easements, and public use areas shown hereon, and do hereby dedicate the easements shown on the plat for the purposes as indicated to the district's exclusive use forever, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements of said plat. At the sole and exclusive discretion of the district and subject to its written approval, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, sold use by public utilities being subordinate to the district's use thereof. Any public utility given the right by the district to use said easements shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements. Any public utility shall at all times have the rights of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns forever, to warrant and defend all and singular the above described streets, alleys, easements and rights unto the district against every person whomsoever comes lawfully claiming or to claim the same or any part thereof. This property is located within the extraterritorial jurisdiction of the City of Boerne. This plat approved subject to all the platting ordinances, rules and regulations of the City of Boerne.

Owner's Acknowledgement:

State of Texas §  
County of \_\_\_\_\_ §

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public, forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Lookout Development Group, L.P.  
1789 S. Bagdad Road, Suite 104  
Leander, Texas 78641

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

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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas

Approval of the Planning and Zoning Commission:

This plat of ESPERANZA PHASE 2F 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

Surveyors notes:

- Property corners are monumented with 1/2" iron rod with a plastic cap stamped "KHA", unless noted otherwise.
- The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, South Central Zone (FIPS 4204) (NAD'83), as determined by the Global Positioning System (GPS). All distances shown hereon are on the GRID. The unit of linear measurement is U.S. Survey Feet.

State of Texas §  
County of Bexar §

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

John G. Mosier  
Registered Professional Land Surveyor #6330

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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas

State of Texas §  
County of Bexar §

I hereby certify that proper engineering consideration has been given in this plat to the matters of streets, lots, and drainage layout. To the best of my knowledge, this plat conforms to all requirements of the Subdivision Ordinance, except for those variances granted by the Planning and Zoning Commission of the City of Boerne.

K. Javier Alonzo, P.E. #134180  
Licensed Professional Engineer

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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, State of 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 seal of office, this \_\_\_\_ day of \_\_\_\_\_, A.D. 202\_\_.

County Clerk  
Kendall County, Texas

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

FINAL PLAT ESTABLISHING  
**ESPERANZA**  
**PHASE 2F**  
79.120 ACRES  
240 RESIDENTIAL LOTS  
17 OPEN SPACE LOTS

BEING A CALLED 79.120 ACRE TRACT AND A  
CUMULATIVE 1.558 ACRES OF EASEMENTS  
CONVEYED TO  
LOOKOUT DEVELOPMENT GROUP L.P.  
RECORDED IN DOC #00346068 OF THE OFFICIAL  
PUBLIC RECORDS OF KENDALL COUNTY, TEXAS  
JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363  
KENDALL COUNTY, TEXAS

**Kimley»Horn**

601 NW Loop 410, Suite 350  
San Antonio, Texas 78216

Tel. No. (210) 541-9166  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	APS	JGM	7/8/2021	068686320	1 OF 6

OWNER:  
LOOKOUT DEVELOPMENT GROUP, L.P.  
1789 S. BAGDAD ROAD, SUITE 104  
LEANDER, TEXAS 78641  
PH. (512) 690-4322  
CONTACT: MIKE SIEFERT

CIVIL ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
TBPE #928

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216

LEGEND

1/2" IRF

1/2" IRON ROD FOUND

IRSC

1/2" IRON ROD W/ "KHA" CAP SET

IRFC

1/2" IRON ROD FOUND W/ CAP

B.S.L.

BUILDING SETBACK LINE

U.E.

UTILITY EASEMENT

XXX

ADDRESS

OPRKC

OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS

PRKC

PLAT RECORDS OF KENDALL COUNTY, TEXAS

9

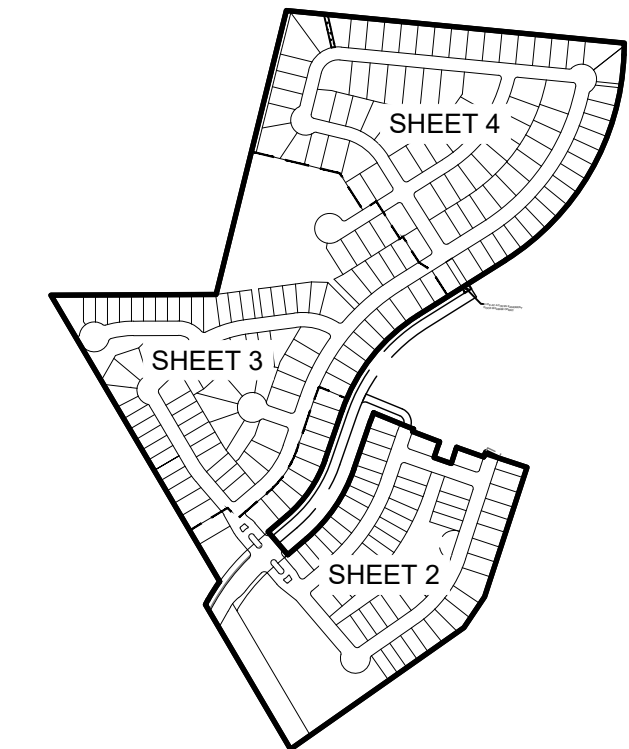
BLOCK IDENTIFICATION

A

15' UTILITY EASEMENT

DENOTES OPEN SPACE

EXISTING GRADE SLOPES 15%-25%



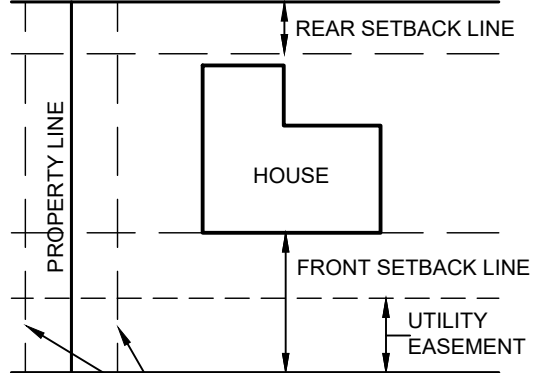
BUILDING SETBACKS							
TYPE	TYP. LOT WIDTH	TYP. LOT SQ. FEET	SIDE YARD SETBACK - 1 SIDE	TOTAL SIDE YARD SETBACK	TYP. GARAGE FRONT SETBACK	TYP. FRONT YARD (UNLESS OTHERWISE STATED)	TYP. BACK YARD SETBACK
GARDEN	45' (a)	4,500	0'-10' (b)(c)	10'	25'	20'	20'
SINGLE FAMILY	50' (a)	5,500	5' (b)(c)	10'	25'	20'	20'
GARDEN	55' (a)	6,000	0'-10' (b)(c)	10'	25'	20'	20'
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GARDEN	65'	7,000	0'-10' (b)(c)	10'	25'	20'	20'
SINGLE FAMILY	65'/70'	8,000	5'	10'	25'	20'	20'

(a) Add 10 additional feet for a corner lot.  
(b) Add 10 additional feet on the street side of a corner lot.  
(c) Setbacks less than 5' are allowed, including 0-lot line development provided a minimum 10' separation between buildings and any necessary maintenance easements are indicated on a recorded plat.

TYPICAL BUILDING SETBACK ON INTERIOR PROPERTY LINE  
N.T.S.

Surveyors notes:

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TYPICAL BUILDING SETBACK AND EASEMENT LOCATIONS  
N.T.S.

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Scale

AS SHOWN

Drawn by

APS

Checked by

JGM

Date

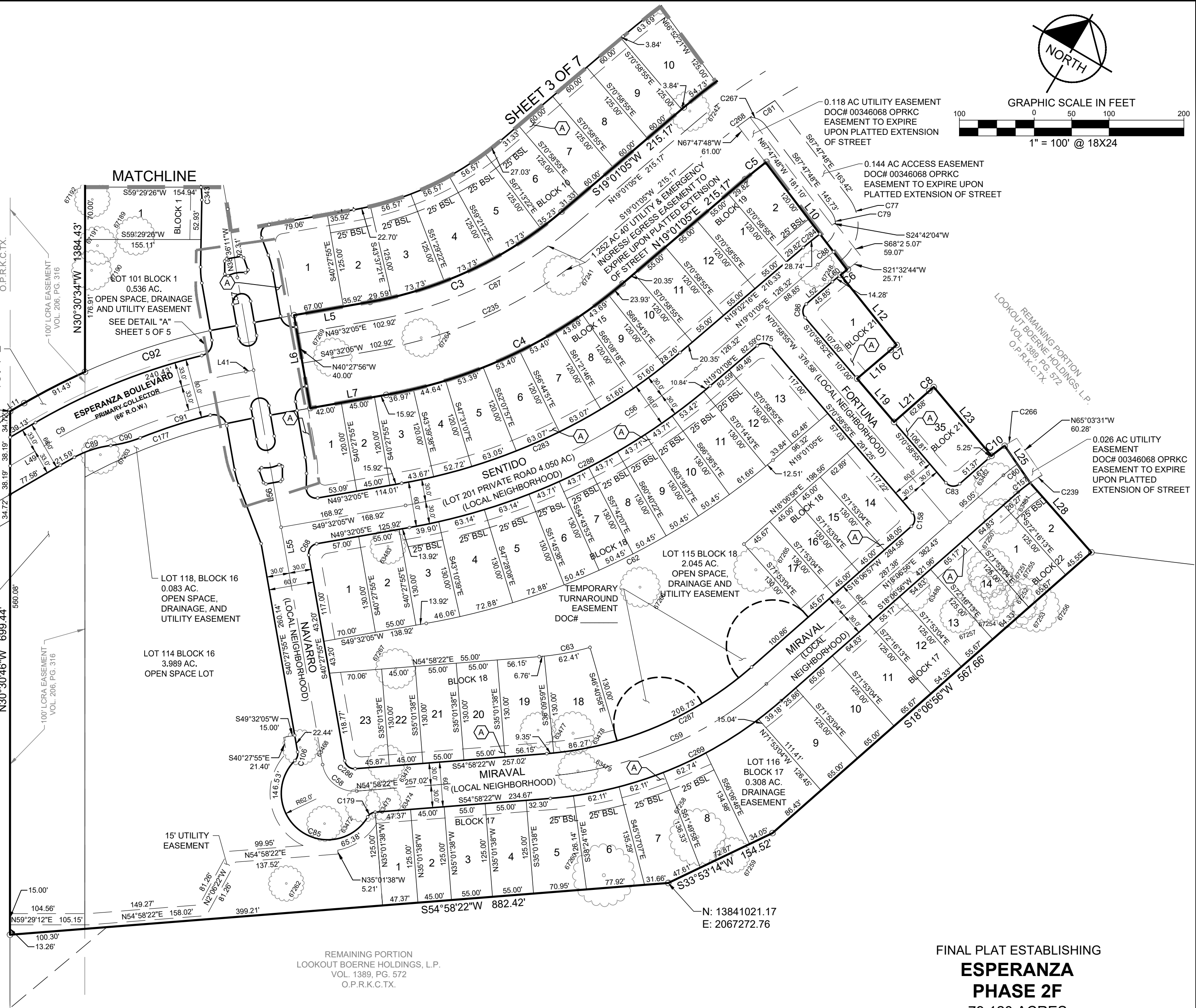
7/8/2021

Project No.

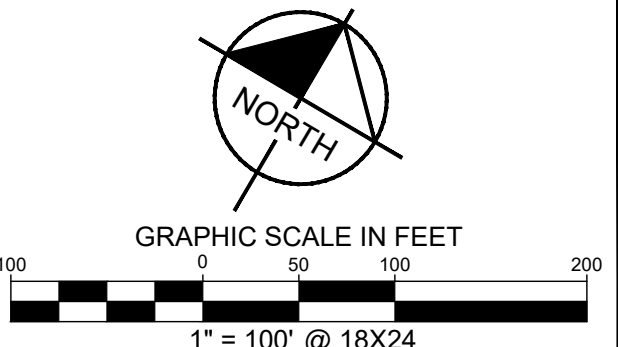
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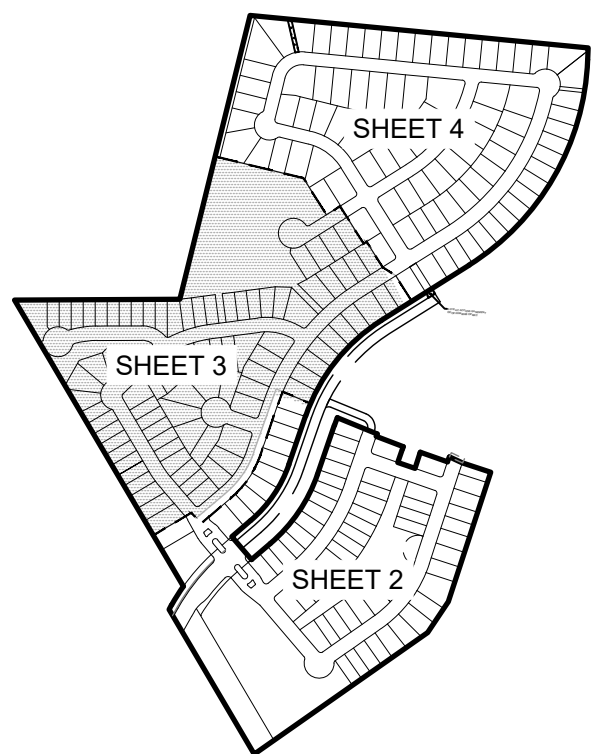
2 OF 6



FINAL PLAT ESTABLISHING  
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KENDALL COUNTY, TEXAS







INDEX MAP

### LEGEND

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IRFC 1/2" IRON ROD FOUND W/ CAP  
B.S.L. BUILDING SETBACK LINE  
U.E. UTILITY EASEMENT  
XXX ADDRESS  
OPRKC OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS  
PRKC PLAT RECORDS OF KENDALL COUNTY, TEXAS  
9 BLOCK IDENTIFICATION  
A 15' UTILITY EASEMENT

DENOTES OPEN SPACE

EXISTING GRADE SLOPES 15%-25%

### BUILDING SETBACKS

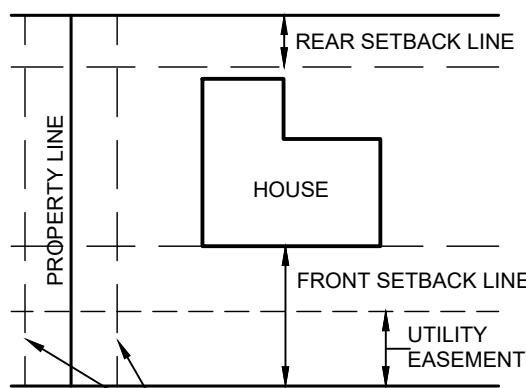
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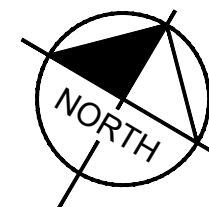
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AS SHOWN	APS	JGM	7/8/2021	068686320	3 OF 6



GRAPHIC SCALE IN FEET

1" = 100' @ 18X24

REMAINING PORTION  
LOOKOUT BOERNE HOLDINGS, L.P.  
VOL. 1389, PG. 572  
O.P.R.K.C.T.X.

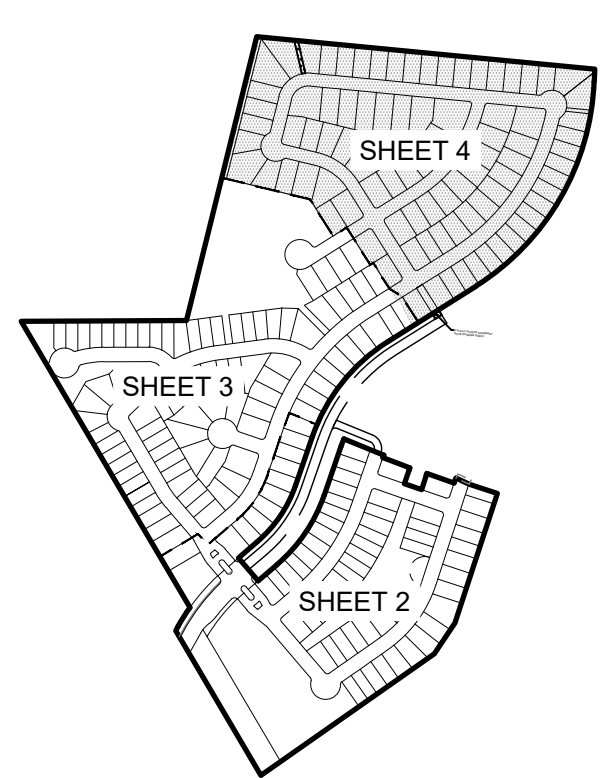
100' LCRA EASEMENT  
VOL. 206, PG. 316

REMAINING PORTION  
LOOKOUT BOERNE HOLDINGS, L.P.  
VOL. 1389, PG. 572  
O.P.R.K.C.T.X.

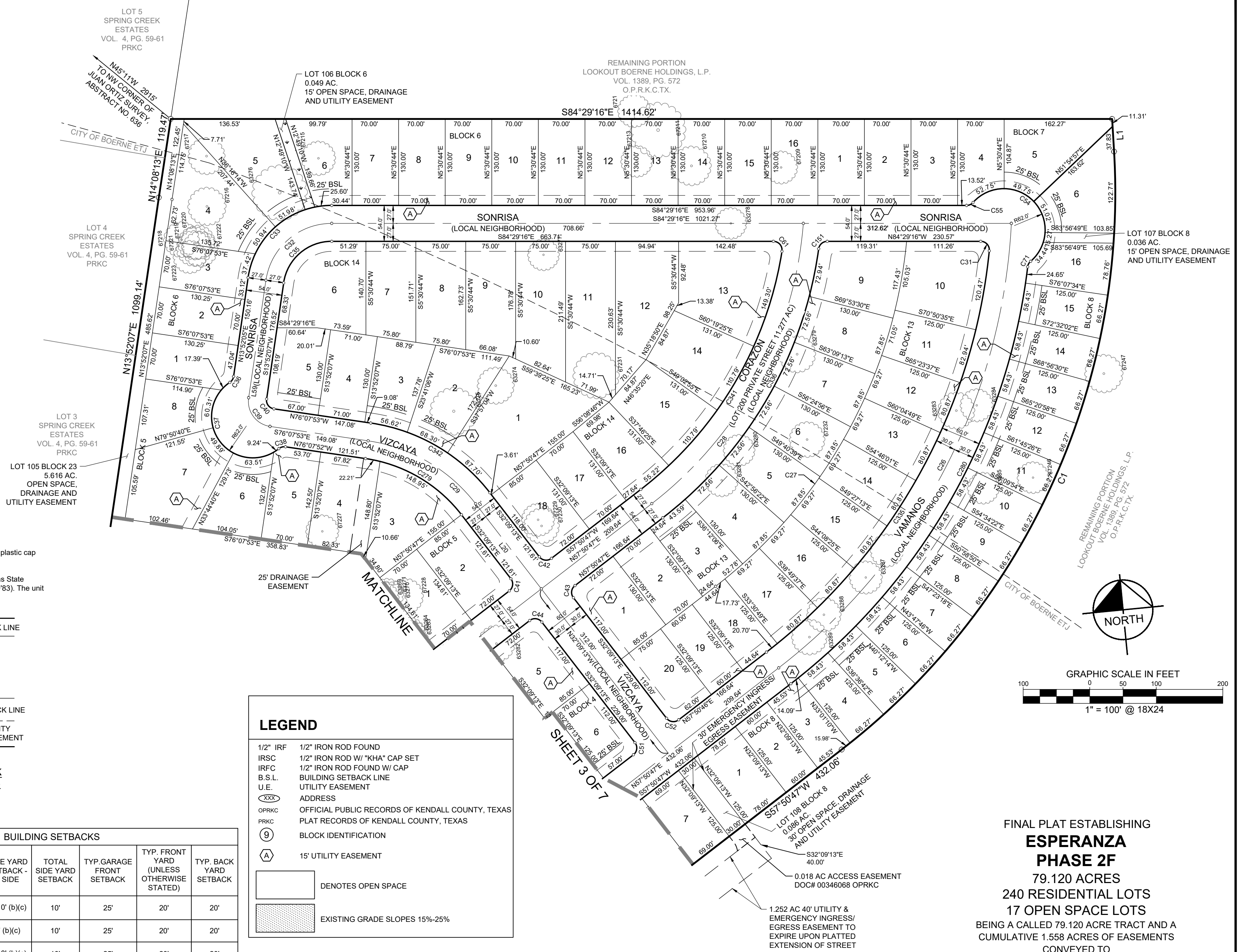
1.252 AC 40' UTILITY & EMERGENCY  
INGRESS/ EGRESS EASEMENT TO EXPIRE  
UPON PLATTED EXTENSION OF STREET

## FINAL PLAT ESTABLISHING ESPERANZA PHASE 2F 79.120 ACRES 240 RESIDENTIAL LOTS 17 OPEN SPACE LOTS

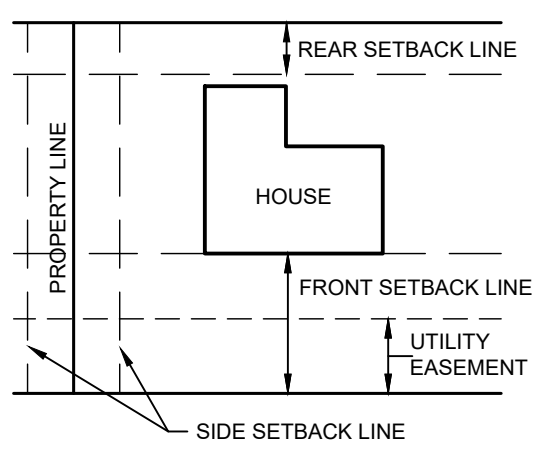
BEING A CALLED 79.120 ACRE TRACT AND A  
CUMULATIVE 1.558 ACRES OF EASEMENTS  
CONVEYED TO  
LOOKOUT DEVELOPMENT GROUP L.P.  
RECORDED IN DOC #00346068 OF THE OFFICIAL  
PUBLIC RECORDS OF KENDALL COUNTY, TEXAS  
JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363  
KENDALL COUNTY, TEXAS



INDEX MAP



- Surveyors notes:
- Property corners are monumented with 1/2" iron rod with a plastic cap stamped "KHA" prior to lot sales unless noted otherwise.
  - The bearings, distances and areas shown hereon are Texas State Coordinate System, South Central Zone (FIPS 4204) (NAD'83). The unit of linear measurement is U.S. Survey Feet.



TYPICAL BUILDING SETBACK AND EASEMENT LOCATIONS  
N.T.S.

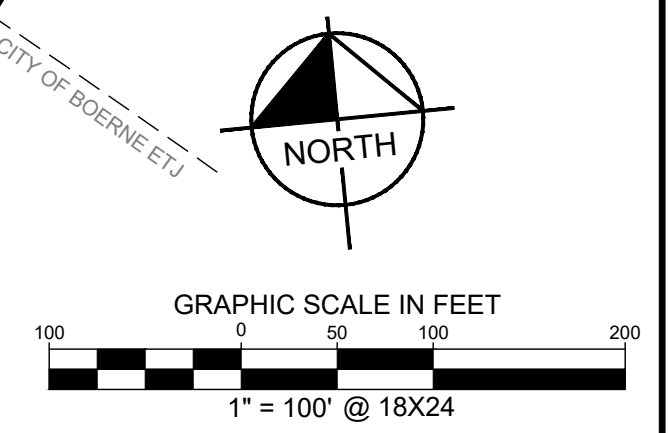
BUILDING SETBACKS						
TYPE	TYP. LOT WIDTH	TYP. LOT SQ. FEET	SIDE YARD SETBACK - 1 SIDE	TOTAL SIDE YARD SETBACK	TYP. GARAGE FRONT SETBACK	TYP. FRONT YARD (UNLESS OTHERWISE STATED)
GARDEN	45' (a)	4,500	0'-10' (b)(c)	10'	25'	20'
SINGLE FAMILY	50' (a)	5,500	5' (b)(c)	10'	25'	20'
GARDEN	55' (a)	6,000	0'-10' (b)(c)	10'	25'	20'
SINGLE FAMILY	60' (a)	6,500	5' (b)(c)	10'	25'	20'
GARDEN	65'	7,000	0'-10' (b)(c)	10'	25'	20'
SINGLE FAMILY	65'/70'	8,000	5'	10'	25'	20'

(a) Add 10 additional feet for a corner lot.  
(b) Add 10 additional feet on the street side of a corner lot.  
(c) Setbacks less than 5' are allowed, including 0-lot line development provided a minimum 10' separation between buildings and any necessary maintenance easements are indicated on a recorded plat.

TYPICAL BUILDING SETBACK ON INTERIOR PROPERTY LINE  
N.T.S.

**LEGEND**

1/2" IRF	1/2" IRON ROD FOUND
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	1/2" IRON ROD FOUND W/ CAP
B.S.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
xxx	ADDRESS
OPRKC	OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
PRKC	PLAT RECORDS OF KENDALL COUNTY, TEXAS
9	BLOCK IDENTIFICATION
A	15' UTILITY EASEMENT
[Box]	DENOTES OPEN SPACE
[Shaded Box]	EXISTING GRADE SLOPES 15%-25%



FINAL PLAT ESTABLISHING  
**ESPERANZA**  
**PHASE 2F**  
79.120 ACRES  
240 RESIDENTIAL LOTS  
17 OPEN SPACE LOTS  
BEING A CALLED 79.120 ACRE TRACT AND A CUMULATIVE 1.558 ACRES OF EASEMENTS CONVEYED TO  
LOOKOUT DEVELOPMENT GROUP L.P.  
RECORDED IN DOC #00346068 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS  
JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363  
KENDALL COUNTY, TEXAS

# Kimley»Horn

601 NW Loop 410, Suite 350  
San Antonio, Texas 78216

FIRM # 10193973

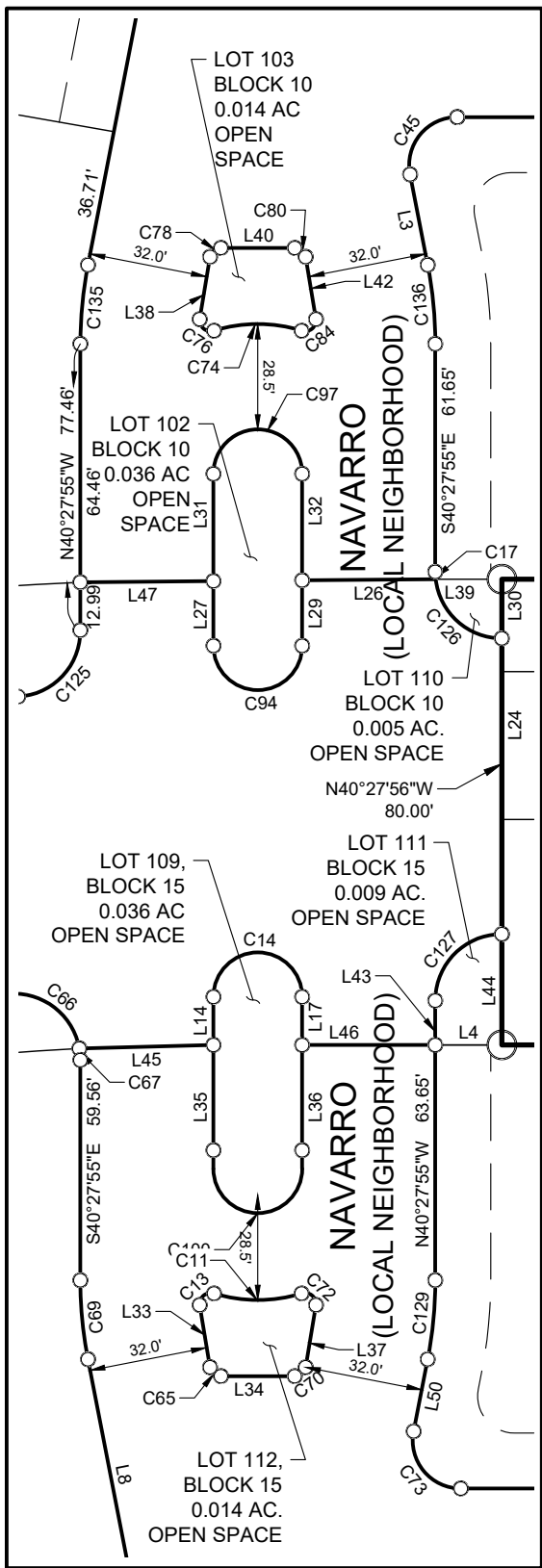
Tel. No. (210) 541-9166  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	APS	JGM	7/8/2021	068686320	4 OF 6

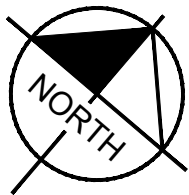
OWNER:  
LOOKOUT DEVELOPMENT GROUP, L.P.  
1789 S. BAGDAD ROAD, SUITE 104  
LEANDER, TEXAS 78641  
PH. (512) 690-4322  
CONTACT: MIKE SIEFERT

CIVIL ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
TBPE #928

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216



DETAIL 'A'  
SCALE: 1" = 50'



LINE TABLE		
NO.	BEARING	LENGTH
L1	S02°08'21"W	49.14'
L3	N51°27'55"W	24.95'
L4	N49°32'05"E	18.00'
L5	S49°32'05"W	102.92'
L6	S40°27'56"E	126.00'
L7	N49°32'05"E	102.92'
L8	S51°27'55"E	83.55'
L10	S67°47'48"E	179.97'
L11	N29°15'58"E	21.66'
L12	S69°11'31"E	120.00'
L13	N35°02'45"W	15.49'
L14	N40°27'55"W	13.00'
L15	N65°35'14"E	16.30'
L16	S19°01'05"W	58.85'
L17	S40°27'55"E	13.00'
L18	N65°35'14"E	9.89'
L19	S70°58'55"E	76.09'
L20	N32°09'13"W	161.61'
L21	N18°06'56"E	62.68'
L23	S70°34'35"E	120.00'
L24	N40°27'56"W	40.00'
L25	S65°05'10"E	60.00'
L26	S49°03'10"W	36.11'
L27	S40°27'55"E	17.49'
L28	S71°53'04"E	123.80'
L29	N40°27'55"W	17.70'
L30	N40°27'56"W	16.00'
L31	S40°27'55"E	29.01'
L32	N40°27'55"W	28.80'
L33	N49°53'40"W	17.07'
L34	S49°32'05"W	19.96'
L35	S40°27'55"E	33.50'
L36	N40°27'55"W	33.50'
L37	S31°02'11"E	17.07'
L38	S31°02'11"E	17.07'
L39	S49°32'05"W	17.89'
L40	S49°32'05"W	19.96'
L41	N49°32'05"E	10.62'
L42	N49°53'40"W	17.07'
L43	N40°27'55"W	12.00'
L44	N40°27'56"W	30.00'
L45	N48°01'01"E	36.29'
L46	N49°32'05"E	36.00'
L47	S49°03'05"W	36.00'
L49	N29°15'58"E	58.36'
L50	N29°27'55"W	19.86'
L51	N31°14'37"W	17.14'
L52	S19°00'59"W	45.85'
L53	S51°47'56"E	10.36'
L55	S40°27'55"E	321.97'
L56	N40°27'56"W	213.00'
L57	N40°27'54"W	125.73'
L58	N45°56'10"E	146.79'
L59	N13°52'07"E	178.52'
L60	N19°54'08"E	14.28'
L61	N18°06'50"E	51.37'
L62	S19°01'05"W	65.89'
L63	S70°58'55"E	98.49'
L64	S70°58'55"E	98.49'
L65	S19°01'09"W	63.28'
L66	S49°32'05"W	122.92'

CURVE TABLE						CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	55°42'26"	1057.00'	1027.69'	S29°59'34"W	987.69'	C67	10°00'13"	18.00'	3.14'	S45°28'02"E	3.14'
C2	38°49'42"	763.00'	517.07'	S38°25'56"W	507.23'	C68	90°00'00"	13.00'	20.42'	S04°32'05"W	18.38'
C3	30°31'00"	537.00'	286.01'	S34°16'35"W	282.65'	C69	11°00'00"	112.00'	21.50'	S45°57'55"E	21.47'
C4	30°31'00"	663.00'	353.12'	N34°16'35"E	348.96'	C70	79°00'00"	3.00'	4.14'	S10°02'05"W	3.82'
C5	3°11'06"	637.00'	35.41'	N20°36'38"E	35.41'	C71	42°38'41"	13.00'	9.68'	N33°40'51"E	9.45'
C6	1°32'42"	412.63'	11.13'	S21°22'07"W	11.13'	C72	111°48'56"	3.00'	5.85'	N88°25'33"E	4.97'
C7	1°47'24"	337.00'	10.53'	S19°54'47"W	10.53'	C73	101°00'00"	13.00'	22.92'	S79°57'55"E	20.06'
C8	1°18'29"	350.00'	7.99'	N18°46'10"E	7.99'	C74	34°01'58"	40.50'	24.06'	N49°32'05"E	23.70'
C9	20°16'06"	800.00'	283.00'	N39°24'01"E	281.53'	C75	111°32'51"	62.00'	120.71'	N70°52'30"E	102.53'
C10	5°29'26"	230.00'	22.04'	N22°10'07"E	22.03'	C76	111°48'56"	3.00'	5.85'	N88°25'33"E	4.97'
C11	34°01'58"	40.50'	24.06'	N49°32'05"E	23.70'	C77	90°00'00"	60.00'	94.25'	N22°47'48"W	84.85'
C12	9°57'22"	400.00'	69.51'	S35°29'14"E	69.42'	C78	79°00'00"	3.00'	4.14'	S10°02'05"W	3.82'
C13	111°48'56"	3.00'	5.85'	N10°38'36"E	4.97'	C79	90°00'00"	30.00'	47.12'	N22°47'48"W	42.43'
C14	180°00'00"	12.00'	37.70'	N49°32'06"E	24.00'	C80	79°00'00"	3.00'	4.14'	S89°02'05"W	3.82'
C15	76°26'43"	43.00'	57.37'	S07°42'48"W	53.21'	C81	2°28'04"	698.00'	30.06'	S25°54'01"W	30.06'
C16	36°32'07"	500.00'	318.83'	S64°12'13"W	313.46'	C83	90°54'09"	13.00'	20.63'	N63°34'00"E	18.53'
C17	6°22'46"	18.00'	2.00'	N43°39'18"W	2.00'	C84	111°48'56"	3.00'	5.85'	N10°38'36"E	4.97'
C18	59°02'16"	100.00'	103.04'	N60°43'33"W	98.54'	C85	194°35'44"	62.00'	210.57'	S82°44'46"E	123.00'
C19	24°10'05"	400.00'	168.72'	S77°40'17"W	167.48'	C86	90°00'00"	13.00'	20.42'	S25°58'55"E	18.38'
C20	59°48'48"	13.00'	13.57'	S45°00'28"W	12.96'	C87	30°31'00"	562.00'	299.33'	N34°16'35"E	295.80'
C21	50°56'18"	13.00'	11.56'	S80°34'20"E	11.18'	C88	3°11'06"	487.00'	27.07'	S20°36'38"W	27.07'
C22	120°22'16"	62.00'	130.25'	S64°42'41"W	107.59'	C89	14°48'27"	138.00'	35.66'	N44°47'25"E	35.57'
C23	45°43'47"	250.00'	199.53'	N74°39'50"W	194.28'	C90	14°28'13"	162.00'	40.91'	N44°57'32"E	40.81'
C24	30°31'00"	382.00'	203.46'	N34°16'35"E	201.06'	C91	7°29'24"	753.00'	98.44'	N41°28'07"E	98.37'
C25	38°49'42"	918.00'	622.11'	S38°25'56"W	610.28'	C92	11°42'58"	863.00'	176.47'	S41°11'39"W	176.16'
C26	49°25'36"	902.00'	778.12'	N33°07'59"E	754.21'	C94	179°59'52"	12.00'	37.70'	N49°32'05"E	24.00'
C27	46°44'42"	747.00'	609.44'	N34°28'26"E	592.68'	C97	180°00'08"	12.00'	37.70'	S49°32'05"W	24.00'
C28	47°53'12"	590.00'	493.11'	N33°54'11"E	478.88'	C100	180°00'00"	12.00'	37.70'	N49°32'05"E	24.00'
C29	43°58'40"	250.00'	191.89'	N54°08'33"W	187.21'	C106	55°01'01"	13.00'	12.48'	S12°57'25"E	12.01'
C31	95°43'46"	13.00'	21.72'	N36°37'23"W	19.28'	C124	38°49'42"	738.00'	500.13'	S38°25'56"W	490.61'
C32	81°38'37"	100.00'	142.50'	S54°41'25"W	130.74'	C125	87°32'29"	17.79'	27.18'	S02°40'09"W	24.61'
C33	81°38'37"	127.00'	180.97'	N54°41'25"E	166.04'	C126	83°37'14"	18.00'	26.27'	N88°39'18"W	24.00'
C34	162°35'46"	62.00'	175.95'	S07°42'48"W	122.57'	C127	90°00'00"	18.00'	28.27'	N04°32'05"E	25.46'
C35	81°38'37"	73.00'	104.02'	N54°41'25"E	95.44'	C129	11°00'00"	112.00'	21.50'	N34°57'55"W	21.47'
C36	47°46'55"	13.00'	10.84'	S37°45'34"W	10.53'	C135	11°00'00"	112.00'	21.50'	S34°57'55"E	21.47'
C37	185°08'00"	62.00'	200.33'	S30°54'58"E	123.88'	C136	11°00'00"	112.00'	21.50'	N45°57'55"W	21.47'
C38	47°21'05"	13.00'	10.74'	N80°11'34"E	10.44'	C138	90°00'00"	13.00'	20.42'	S85°27'55"E	18.38'
C39	90°00'00"	38.00'	59.69'	S31°07'53"E	53.74'	C139	43°04'31"	13.00'	9.77'	N52°02'49"W	9.54'
C40	90°00'00"	13.00'	20.42'	N31°07'53"W	18.38'	C140	43°04'31"	13.00'	9.77'	S67°28'25"W	9.54'
C41	90°00'00"	13.00'	20.42'	S12°50'47"W	18.38'	C141	111°00'40"	13.00'	25.19'	S01°52'24"E	21.43'
C42	90°00'00"	13.00'	20.42'	N77°09'13"W	18.38'	C142	75°18'18"	13.00'	17.09'	S79°15'40"E	15.88'
C43	90°00'00"	13.00'	20.42'	S12°50'47"W	18.38'	C145	96°03'49"	13.00'	21.80'	N12°32'23"W	19.33'
C44	90°00'00"	13.00'	20.42'	S77°09'13"E	18.38'	C146	81°18'58"	13.00'	18.45'	S81°19'15"W	16.94'
C45	101°00'00"	13.00'	22.92'	S00°57'55"E	20.06'	C147	90°00'00"	13.00'	20.42'	N25°58'55"W	18.38'
C46	266°10'39"	62.00'	288.03'	S10°56'07"W	90.56'	C148	90°00'00"	13.00'	20.42'	N64°01'05"E	18.38'
C47	86°10'39"	13.00'	19.55'	N79°03'53"W	17.76'	C151	81°43'57"	13.06'	18.63'	S54°25'55"W	17.09'
C48	55°01'01"	13.00'	12.48'	S81°30'34"W	12.01'	C157	6°47'54"	170.00'	20.17'	N21°30'53"E	20.16'
C49	290°02'02"	62.00'	313.85'	N19°01'05"E	71.09'	C158	89°05'51"	13.00'	20.22'	N26°26'00"W	18.24'
C50	55°01'01"	13.00'	12.48'	S43°28'24"E	12.01'	C175	90°00'00"	13.00'	20.42'	S64°01'05"W	18.38'
C51	90°00'00"	13.00'	20.42'	S12°50'47"W	18.38'	C177	15°44'45"	737.00'	202.54'	N38°44'00"E	201.90'
C52	90°00'00"	13.00'	20.42'	S77°09'13"E	18.38'	C179	55°01'01"	13.00'	12.48'	N27°27'52"E	12.01'
C54	187°48'46"	62.00'	203.23'	N38°54'12"W	123.71'	C234	38°49'42"	698.00'	473.02'	S38°25'56"W	464.02'
C55	48°19'18"	13.00'	10.96'	S71°21'05"W	10.64'	C235	30°31'00"	602.00'	320.63'	N34°16'35"E	316.86'
C56	30°31'00"	813.00'	433.02'	N34°16'35"E	427.92'	C239	6°25'16"	170.00'	19.05'	N28°07'28"E	19.04'
C58	84°33'42"	43.00'	63.46'	S82°44'46"E	57.86'	C266	4°44'55"	230.00'	19.06'	S27°17'18"W	19.06'
C59	36°51'27"	500.00'	321.64'	N36°32'39"E	316.12'	C267	53°03'30"	25.00'	23.15'	S85°40'27"W	22.33'
C60	6°47'54"	200.00'	23.73'	S21°30'53"W	23.72'	C268	1°38'31"	698.00'	20.00'	S23°01'27"W	20.00'
C61	99°57'39"	12.91'	22.51'	S35°00'10"E	19.77'	C269	36°51'27"	530.00'	340.94'	N36°32'39"E	335.09'
C62	30°31'00"	973.00'	518.23'	N34°16'35"E	512.13'	C270	9°57'22"	430.00'	74.72'	S35°29'14"E	74.63'
C63	11°39'21"	340.00'	69.17'	N49°08'42"E	69.05'	C271	7°41'46"	530.00'	71.19'	N49°47'03"E	71.14'
C65	79°00'00"	3.00'	4.14'	S89°02'05"W	3.82'	C272	32°52'02"	70.00'	40.15'	S73°48'45"E	39.61'
C66	84°19'03"	18.00'	26.49'	N87°22'20"E	24.16'	C273	14°50'27"	370.00'	95.84'	S82°20'06"W	95.57'



TREE TABLE		TREE TABLE		TREE TABLE	
NO.	DESCRIPTION (CIRCUMFERENCE)	NO.	DESCRIPTION (CIRCUMFERENCE)	NO.	DESCRIPTION (CIRCUMFERENCE)
63263	82" LIVE OAK	63475	79" LIVE OAK	67225	85" LIVE OAK
63264	75" LIVE OAK	63477	75" LIVE OAK	67226	75" LIVE OAK
63267	101" LIVE OAK	63478	91" LIVE OAK	67227	79" LIVE OAK MULTI TRUNK
63268	107" LIVE OAK	63479	85" LIVE OAK	67228	85" LIVE OAK
63269	75" LIVE OAK	63480	85" LIVE OAK	67229	79" LIVE OAK
63270	94" LIVE OAK	63481	75" LIVE OAK	67230	85" LIVE OAK
63271	79" LIVE OAK	63482	91" LIVE OAK	67231	110" LIVE OAK
63272	79" LIVE OAK	63483	75" LIVE OAK	67232	85" LIVE OAK
63273	75" LIVE OAK	67154	82" LIVE OAK	67233	75" LIVE OAK
63274	88" LIVE OAK	67156	79" LIVE OAK	67235	79" LIVE OAK MULTI TRUNK
63275	113" LIVE OAK	67158	79" LIVE OAK	67236	94" LIVE OAK MULTI TRUNK
63276	132" LIVE OAK	67160	75" LIVE OAK	67237	75" LIVE OAK MULTI TRUNK
63277	75" LIVE OAK	67161	85" LIVE OAK	67238	75" LIVE OAK
63278	75" LIVE OAK	67162	82" LIVE OAK	67239	75" LIVE OAK
63279	88" LIVE OAK DOUBLE	67189	82" LIVE OAK	67241	85" LIVE OAK
63280	75" LIVE OAK	67190	85" LIVE OAK	67242	85" LIVE OAK
63281	79" LIVE OAK	67191	82" LIVE OAK	67243	75" LIVE OAK
63282	88" LIVE OAK	67192	75" LIVE OAK	67246	75" LIVE OAK
63283	88" LIVE OAK	67194	97" LIVE OAK	67247	91" LIVE OAK
63284	79" LIVE OAK	67195	88" LIVE OAK	67248	79" LIVE OAK
63285	75" SPANISH OAK DOUBLE	67197	75" LIVE OAK	67250	97" LIVE OAK
63286	79" LIVE OAK	67199	88" LIVE OAK	67251	82" LIVE OAK
63287	79" LIVE OAK	67200	75" LIVE OAK	67252	85" LIVE OAK
63288	82" LIVE OAK	67201	129" LIVE OAK MULTI TRUNK	67253	101" LIVE OAK
63289	85" LIVE OAK	67202	82" LIVE OAK	67254	97" LIVE OAK
63290	88" LIVE OAK	67203	75" SPANISH OAK MULTI TRUNK	67255	85" LIVE OAK
63291	88" LIVE OAK	67204	82" LIVE OAK	67256	101" LIVE OAK
63292	94" LIVE OAK	67205	75" LIVE OAK	67257	75" LIVE OAK
63293	97" LIVE OAK	67206	126" LIVE OAK	67258	119" LIVE OAK
63294	82" LIVE OAK	67207	75" LIVE OAK	67259	75" LIVE OAK
63295	88" LIVE OAK	67209	79" LIVE OAK	67260	132" LIVE OAK
63296	75" LIVE OAK	67210	94" LIVE OAK	67262	75" LIVE OAK
63297	75" LIVE OAK	67211	132" LIVE OAK MULTI TRUNK	67263	82" LIVE OAK
63298	94" LIVE OAK	67212	79" LIVE OAK	67264	82" LIVE OAK
63299	75" LIVE OAK	67213	75" LIVE OAK	67265	94" LIVE OAK
63300	75" LIVE OAK	67215	82" LIVE OAK	67266	85" LIVE OAK
63301	104" LIVE OAK	67216	91" LIVE OAK	67267	85" LIVE OAK
63302	79" LIVE OAK	67217	88" LIVE OAK MULTI TRUNK	67269	82" LIVE OAK
63303	88" LIVE OAK	67218	85" LIVE OAK		
63305	75" LIVE OAK	67219	79" LIVE OAK		
63306	75" LIVE OAK	67220	82" LIVE OAK		
63468	75" LIVE OAK	67221	85" LIVE OAK		
63472	75" LIVE OAK	67222	85" LIVE OAK		
63473	75" LIVE OAK	67223	79" LIVE OAK		
63474	75" LIVE OAK	67224	75" LIVE OAK		

OWNER:  
LOOKOUT DEVELOPMENT GROUP, L.P.  
1789 S. BAGDAD ROAD, SUITE 104  
LEANDER, TEXAS 78641  
PH. (512) 690-4322  
CONTACT: MIKE SIEFERT

CIVIL ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
TBPE #928

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216

Scale

AS SHOWN

Drawn by

APS

Checked by

JGM

Date

7/8/2021

Project No.

068686320

Sheet No.

6 OF 6

601 NW Loop 410, Suite 350  
San Antonio, Texas 78216

FIRM # 10193973

Tel. No. (210) 541-9166  
www.kimley-horn.com

FINAL PLAT ESTABLISHING

ESPERANZA

PHASE 2F

79.120 ACRES

240 RESIDENTIAL LOTS

17 OPEN SPACE LOTS

BEING A CALLED 79.120 ACRE TRACT AND A  
CUMULATIVE 1.558 ACRES OF EASEMENTS  
CONVEYED TO  
LOOKOUT DEVELOPMENT GROUP L.P.  
RECORDED IN DOC #00346068 OF THE OFFICIAL  
PUBLIC RECORDS OF KENDALL COUNTY, TEXAS  
JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363  
KENDALL COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350  
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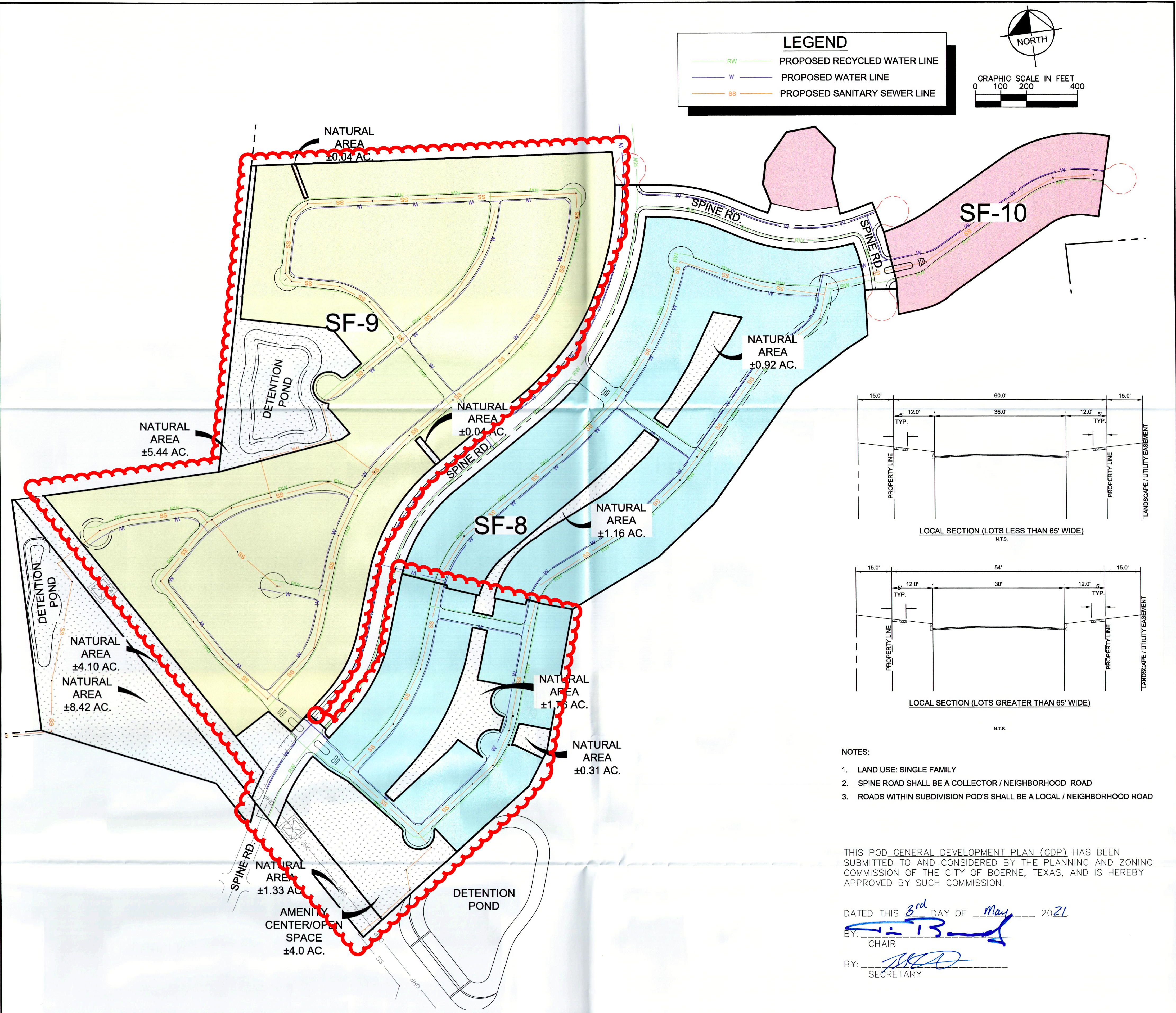
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DWG NAME: K:\SNA\_SURVEY\ESPERANZA DEVELOPEMENT\068686320-ESPERANZA PH 2F.DWG\KIMLEY-HORN-PLAT\068686320-ESPERANZA 2F.FINAL PLAT.DWG PLOTTED BY FLORES-KELLY, JENNY 7/8/2021 3:46 PM LAST SAVED 7/8/2021 3:46 PM

38





SUMMARY					
POD	LOT WIDTH	LOT DEPTH	RESIDENTIAL COUNT	DENSITY (LOTS/ACRE)	ACREAGE
SF-8	45	130	74	4.4	16.8
	55	130	66	4.4	14.9
	65	130	45	4.4	10.2
SF-9	50	120	50	3.6	13.8
	60	125	71	3.6	19.6
	70	130	64	3.6	17.7
SF-9	50	130	30	4.3	6.9
	-	-	1	0.56	1.78
NATURAL AREA (OPEN SPACE, DETENTION, AMENITY)	-	-	-	-	27.52
SPINE ROAD	-	-	-	-	13.5
TOTAL	-	-	401	-	

POD GENERAL DEVELOPMENT PLAN  
(GDP)

TRANSPORTATION NETWORK PLAN & OPEN SPACE SYSTEM PLAN



PODS SF-8, SF-9 AND SF-10

**Kimley»Horn**  
601 NW LOOP 410, SUITE 350, SAN ANTONIO, TEXAS 78216  
PHONE: 210-541-9166 FAX: 210-541-8699  
WWW.KIMLEY-HORN.COM  
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TBPE Firm No. 928



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, bed, 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 courses, 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 commercially reasonable efforts to ensure the damage to the property is minimized and will at all times, after doing any work in connection with the drainage system, restore the property to the condition in which the property was found before such work was undertaken to the extent that such restoration is reasonable in accordance with the grantee's usual and customary practices.
- The grantee shall make necessary modifications and improvements to conform with the city of boerne drainage policy and plan at such a time as the said plan and policy are enacted by city council of the city of boerne, texas.

Utility easement:

Utilities, including, without limitation, sewer, water, gas, electricity, telephone and cable television, with all necessary and/or desirable lines, laterals and/or appurtenances thereto (the "utilities").

Together with the right of ingress and egress over passable areas of the grantor's adjacent land, when the delineated entrance point that abuts public right of way is obstructed and/or inaccessible, either in whole or in part, in order to access or leave the easement for the purpose of constructing, reconstructing, inspecting, patrolling, operating, maintaining, repairing and removing the utilities; the right to place new or additional utilities in the easement and to change the size of the utilities within the easement; the right to relocate along the same general direction of the utilities; the right to remove from the easement all trees and parts thereof or other obstructions, which reasonably endanger or may reasonably interfere with the efficiency or operation of the utilities; and the right to place temporary structures for use in constructing or repairing the utilities.

- The property owner retains the right to use all or any part of the easement for any purpose which does not damage, destroy, injure and/or unreasonably interfere with the use of the easement. However, the easement shall be kept clear of all structures or other improvements.
- The city (and/or district) shall make commercially 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.

Maintenance Easement:

A 5-ft maintenance easement is hereby granted for perpetual private access easements in favor of the lots on which a home built on a zero-lot at the boundaries to which these easements are adjacent.

Plat Notes

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.

Sidewalk Note:

Five-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.

Impact fee assessment note:

Assessment and collection of the City of Boerne water and wastewater utilities' capital recovery fees shall be the amount per lot as set forth in City Ordinance No. 2019-56, Section 1.10 (5)

Tax Certificate Note:

Tax Certificate Affidavit filed this date in Volume \_\_\_\_\_, Page \_\_\_\_\_, Kendall County Official Records.

Building Setback Note:

With the exception of Lots 13-15, Block 1, Lots 2-3, 18-20, 23-24, 27, 32, Block 2, Lots 25-28, Block 3, Lots 6-8, 12-14, 29, Block 4, Lots 2-6, 25-36, 38, Block 5, Lot 3, Block 6, Lots 2-3, 5, Block 7, Lots 6-7, 15-20, 26, Block 8, Lots 3-11, Block 9, Lot 13, Block 10. 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 setbacks shall apply.

Open Space Notes:

- Installation of potable water and wastewater services to open space lots may be performed by the developer, at his option, as part of the overall infrastructure design/construction process 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.
- Open space Lots 101, 104-108, 113-115, 117-118 shall be Drainage, Sidewalk, and Utility Easements. Open space Lots 102-103, 109-111, 112 shall be for greenbelt/monument purposes only and shall not be drainage or utility easements.

Landscape Note:

Residential lots in excess of 12,500 square feet shall only irrigate the area that lies within 75 feet of the main residence. Turf grasses shall be limited to Zoysia, Buffalo or Bermuda grasses or other grasses approved by the City Manager or his or her designated representative. (Ord. No. 2004-20). Xeriscaping is permitted as described in the City of Boerne Zoning Ordinance, Article 3, Section 3.07.003D.

Drainage Basin Note:

The subject area is not upstream from a City water supply lake.

Acreage and Density:

Total Right-of-way - 16,279 acres  
Total Open Space - 11,663 acres  
Total Residential - 51,178 acres  
Density of Residential Lots - 4,904 Lots per acre  
Smallest Lot size - 0.126 acres

Perimeter:

Block 1 - 3,194 LF Block 7 - 1,236 LF Block 13 - 2,063 LF Block 19 - 464 LF  
Block 2 - 1,582 LF Block 8 - 2,361 LF Block 14 - 2,085 LF Block 20 - 377 LF  
Block 3 - 1,692 LF Block 9 - 1,182 LF Block 15 - 1,524 LF Block 21 - 375 LF  
Block 4 - 1,316 LF Block 10 - 2,055 LF Block 16 - 1,925 LF Block 22 - 512 LF  
Block 5 - 1,638 LF Block 11 - 1,672 LF Block 17 - 2,551 LF Block 23 - 3,969  
Block 6 - 2,682 LF Block 12 - 2,402 LF Block 18 - 2,413 LF

Flood Statement:

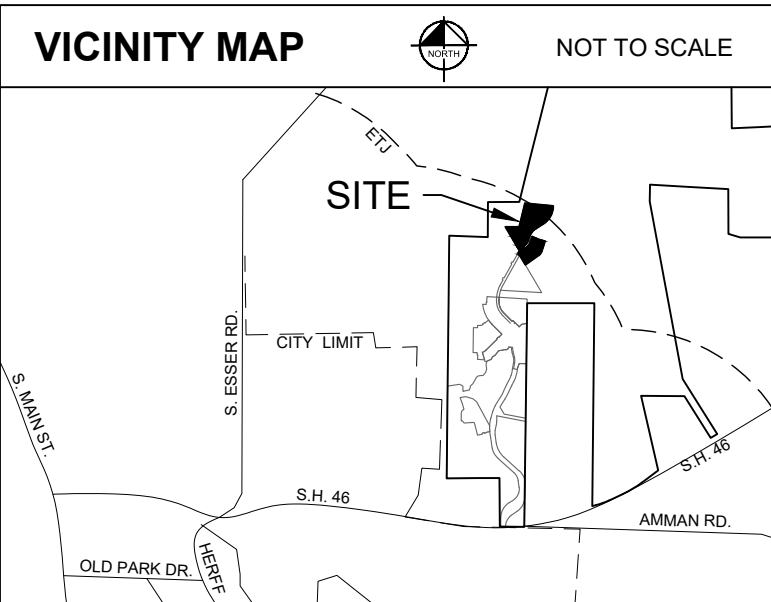
According to Map No. 48259C0415F, dated December 17, 2010 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Kendall County, Texas and Incorporated Areas, Federal Emergency Management Agency, Federal Insurance Administration, the property is within Zone "X" (un-shaded) defined by FEMA as "areas determined to be outside the 0.2% annual chance floodplain." All zone delineations shown hereon are approximate. This statement does not imply that any portion of the subject tract is totally free of potential flood hazard. Localized flooding can occur due to natural and/or man-made influences. This flood statement shall create no liability on the part of Kimley-Horn or the undersigned.

Heritage Legacy Tree Note:

There are 128 Heritage Legacy Trees, as defined in Subsection 2.02.002, identified on this plat.

Variance Note:

A left turn lane and right turn lane will be provided as agreed by Planning and Zoning Commission per variance request as approved on November 5, 2019.



State of Texas §  
County of Kendall §

Now, therefore, know all men by these presents:

That Lookout Development Group, L.P., acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Esperanza, Phase 2F, an addition to Kendall County, Texas, and does hereby dedicate to the public and the City of Boerne, the public utility easements shown hereon for the mutual use and accommodation of the City of Boerne and all public utility providers desiring to use or using the same. Lookout Development Group, L.P., does hereby dedicate to the public and Kendall County Water Control and Improvement District No. 2a (the district) the streets hereon together with the drainage easements, and public use areas shown hereon, and do hereby dedicate the easements shown on the plat for the purposes as indicated to the district's exclusive use forever, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements of said plat. At the sole and exclusive discretion of the district and subject to its written approval, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, sold use by public utilities being subordinate to the district's use thereof. Any public utility given the right by the district to use said easements shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements. Any public utility shall at all times have the rights of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns forever, to warrant and defend all and singular the above described streets, alleys, easements and rights unto the district against every person whomsoever comes lawfully claiming or to claim the same or any part thereof. This property is located within the extraterritorial jurisdiction of the City of Boerne. This plat approved subject to all the platting ordinances, rules and regulations of the City of Boerne.

Owner's Acknowledgement:

State of Texas §  
County of \_\_\_\_\_ §

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public, forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Lookout Boerne Holdings, L.P.  
2730 Rice Boulevard, Suite 200  
Houston, Texas 77005

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

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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas

Approval of the Planning and Zoning Commission:

This plat of ESPERANZA PHASE 2F 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

OWNER:  
LOOKOUT DEVELOPMENT GROUP, L.P.  
MORNINGSIDE LAND & CATTLE CO., LLC  
1789 S. BAGDAD ROAD, SUITE 104  
LEANDER, TEXAS 78641  
PH. (512) 260-2066  
CONTACT: MIKE SIEFERT

CIVIL ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
TBPE #928

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216

Surveyors notes:

- Property corners are monumented with 1/2" iron rod with a plastic cap stamped "KHA", unless noted otherwise.
- The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, South Central Zone (FIPS 4204) (NAD'83), as determined by the Global Positioning System (GPS). All distances shown hereon are on the GRID. The unit of linear measurement is U.S. Survey Feet.

State of Texas §  
County of Bexar §

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

John G. Mosier  
Registered Professional Land Surveyor #6330

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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas

State of Texas §  
County of Bexar §

I hereby certify that proper engineering consideration has been given in this plat to the matters of streets, lots, and drainage layout. To the best of my knowledge, this plat conforms to all requirements of the Subdivision Ordinance, except for those variances granted by the Planning and Zoning Commission of the City of Boerne.

K. Javier Alonzo, P.E. #134180  
Licensed Professional Engineer

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 consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas

State of Texas §  
County of Kendall §

I, \_\_\_\_\_ County Clerk of said county, do

hereby certify that this plat was filed for record in my office, on the

\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_ at \_\_\_\_ M, and duly recorded the \_\_\_\_

day of \_\_\_\_\_, A.D. 20\_\_ at \_\_\_\_ M in the records of \_\_\_\_\_ of said county, in Book Volume \_\_\_\_\_ on Page \_\_\_\_\_.

In testimony whereof, witness my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_.

County Clerk, Kendall County, Texas

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

FINAL PLAT ESTABLISHING  
**ESPERANZA**  
**PHASE 2F**  
79.120 ACRES  
255 RESIDENTIAL LOTS  
17 OPEN SPACE LOTS  
BEING A PORTION OF A CALLED 800.258 ACRES RECORDED IN  
VOL. 1389, PG. 572 OF THE OFFICIAL PUBLIC RECORDS OF  
KENDALL COUNTY, TEXAS  
JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363  
KENDALL COUNTY, TEXAS

**Kimley»Horn**

601 NW Loop 410, Suite 350  
San Antonio, Texas 78216

FIRM # 10193973

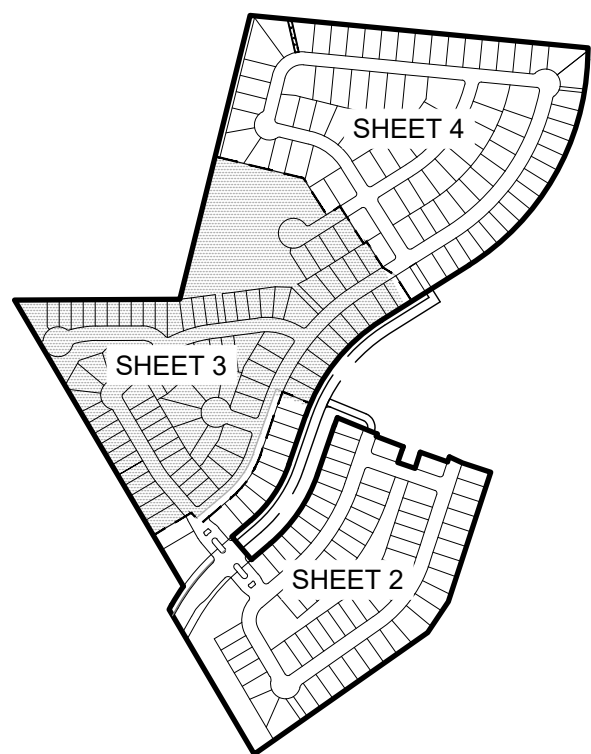
Tel. No. (210) 541-9166  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	APS	JGM	8/26/2020	068686320	1 OF 7









INDEX MAP

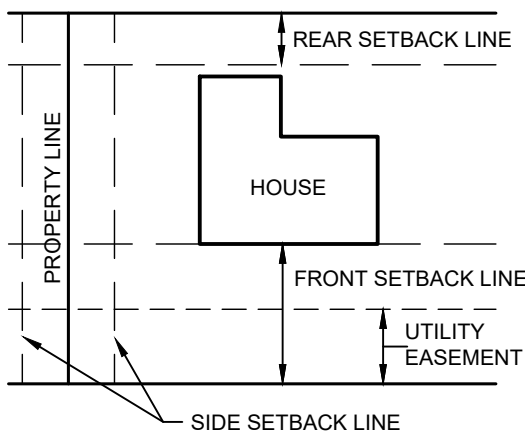
### LEGEND

- 1/2" IRF 1/2" IRON ROD FOUND  
IRSC 1/2" IRON ROD W/ "KHA" CAP SET  
IRFC 1/2" IRON ROD FOUND W/ CAP  
B.S.L. BUILDING SETBACK LINE  
U.E. UTILITY EASEMENT  
XXX ADDRESS  
OPRKC OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS  
PRKC PLAT RECORDS OF KENDALL COUNTY, TEXAS  
ZERO LOT LINE INDICATOR  
9 BLOCK IDENTIFICATION  
A 15' UTILITY EASEMENT

- Denotes OPEN SPACE  
Existing GRADE SLOPES 15%-25%

#### Surveyors notes:

- Property corners are monumented with 1/2" iron rod with a plastic cap stamped "KHA" prior to lot sales unless noted otherwise.
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TYPICAL BUILDING SETBACK AND EASEMENT LOCATIONS  
N.T.S.

BUILDING SETBACKS						
TYPE	TYP. LOT WIDTH	1 SIDE	SIDE ADJACENT TO STREET	TYP. TOTAL SIDE	TYP. FRONT (UNLESS OTHERWISE STATED)	TYP. REAR
SINGLE FAMILY	50'	5'	10'	10'	25'	20'
SINGLE FAMILY	60'	5'	10'	10'	25'	20'
SINGLE FAMILY	70'	5'	10'	10'	25'	20'

TYPICAL BUILDING SETBACK ON INTERIOR PROPERTY LINE  
N.T.S.

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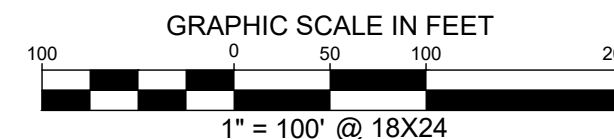
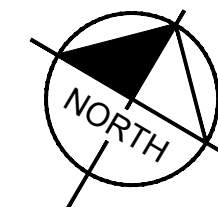
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# Kimley»Horn

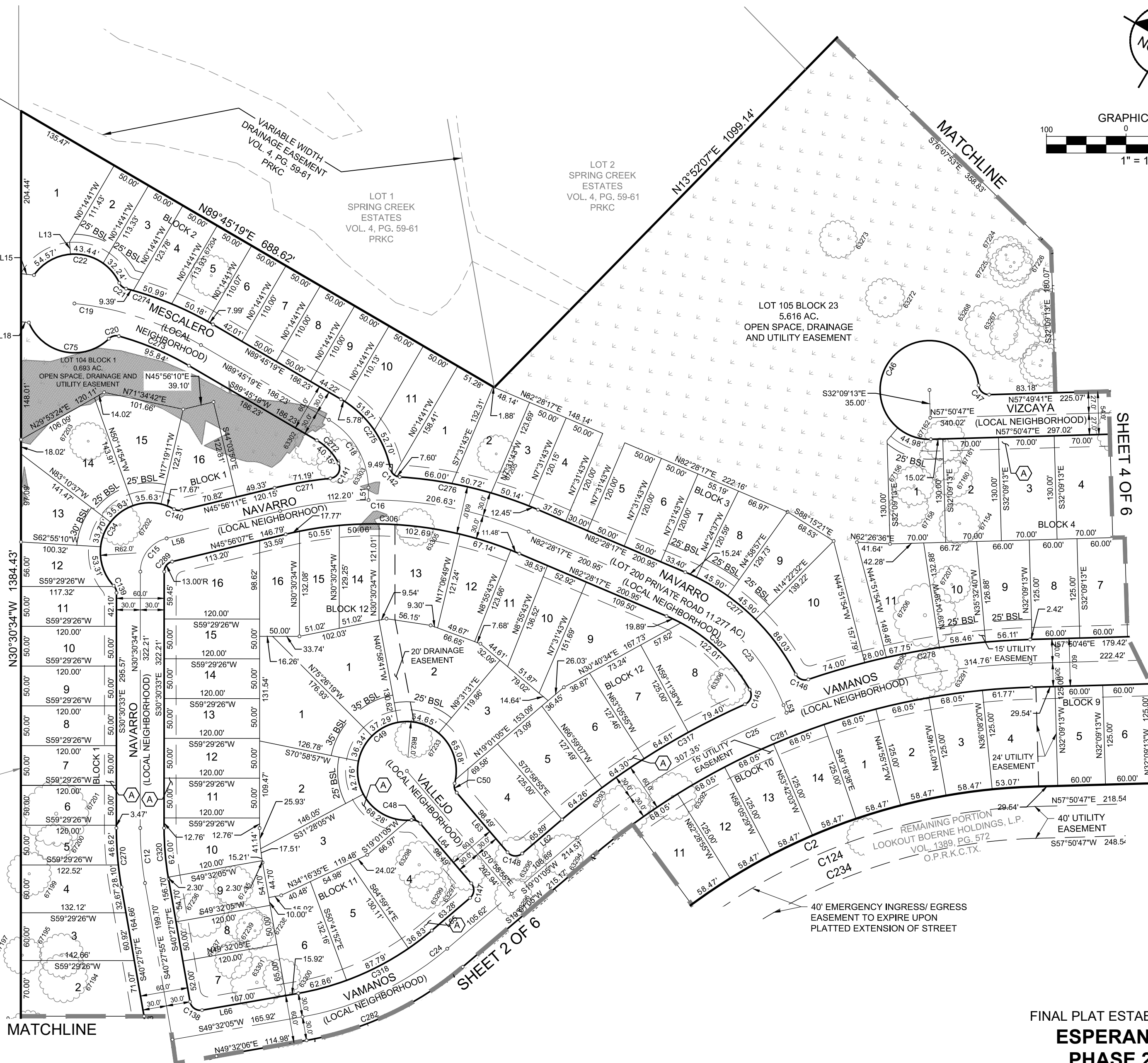
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	APS	JGM	8/26/2020	068686320	3 OF 7



REMAINING PORTION  
LOOKOUT BOERNE HOLDINGS, L.P.  
VOL. 1389, PG. 572  
O.P.R.K.C.T.X.

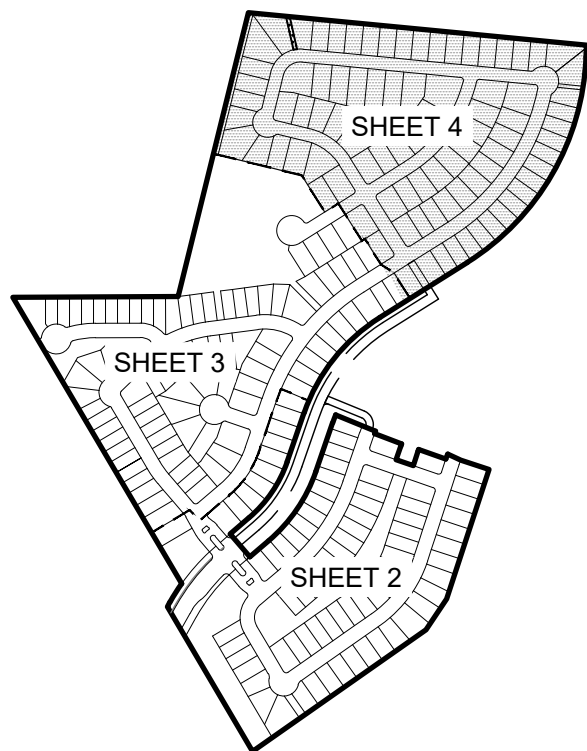
100' LCRA EASEMENT  
VOL. 206, PG. 316



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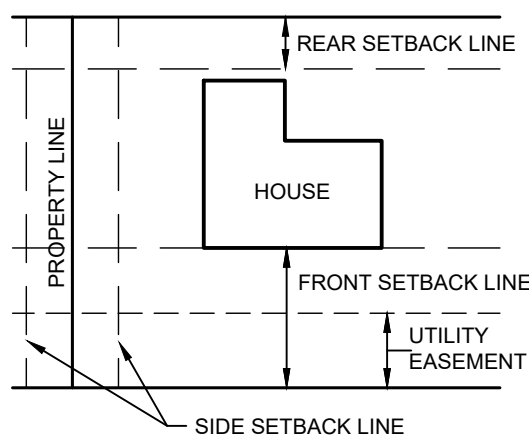


## INDEX MAP

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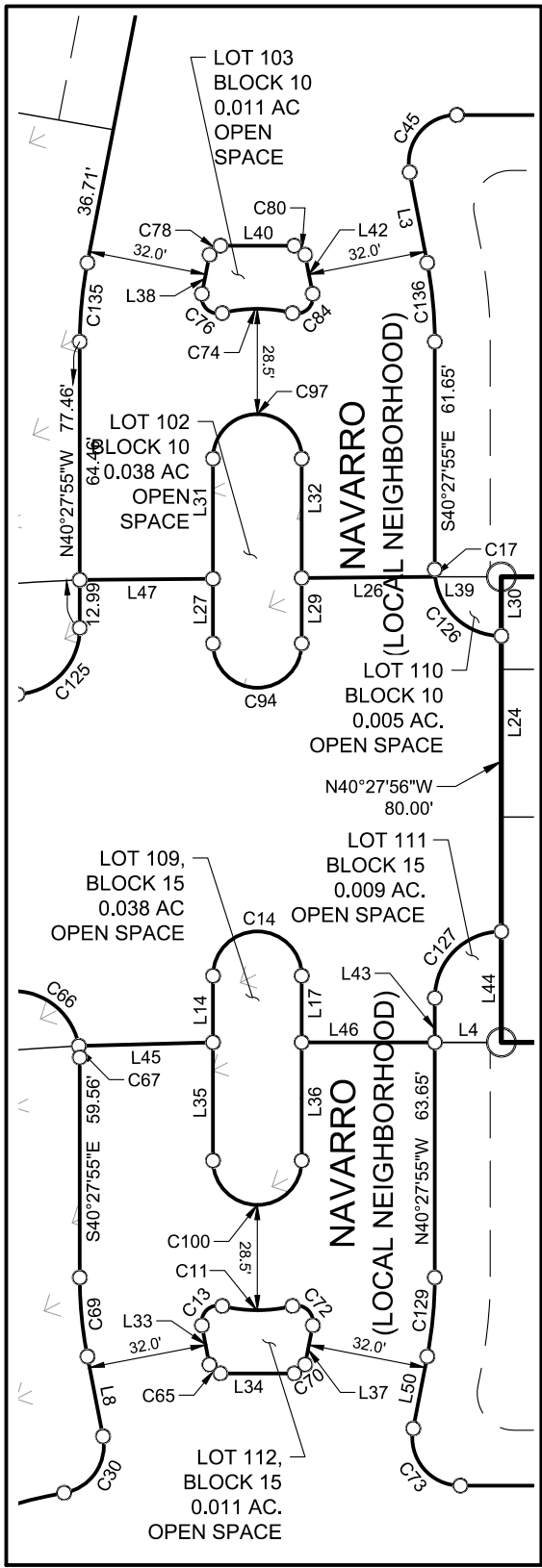
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**ESPERANZA**  
**PHASE 2F**  
79.120 ACRES  
255 RESIDENTIAL LOTS  
17 OPEN SPACE LOTS  
BEING A PORTION OF A CALLED 800.258 ACRES RECORDED IN  
VOL. 1389, PG. 572 OF THE OFFICIAL PUBLIC RECORDS OF  
KENDALL COUNTY, TEXAS  
JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363  
KENDALL COUNTY, TEXAS

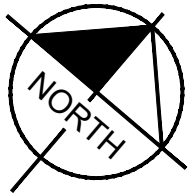
# Kimley»Horn

601 NW Loop 410, Suite 350  
San Antonio, Texas 78216  
FIRM # 10193973  
Tel. No. (210) 541-9166  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	APS	JGM	8/26/2020	068686320	4 OF 7



DETAIL 'A'  
SCALE: 1" = 50'



LINE TABLE			LINE TABLE			CURVE TABLE					CURVE TABLE					CURVE TABLE									
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD		
L1	S02°08'21"W	49.14'	L65	S19°01'09"W	63.28'	C1	55°42'26"	1057.00'	1027.69'	S29°59'34"W	987.69'	C63	36°51'27"	340.00'	218.72'	N36°32'39"E	214.96'	C272	32°52'02"	70.00'	40.15'	S73°48'45"E	39.61'		
L3	N51°27'55"W	24.95'	L66	S49°32'05"W	122.92'	C2	38°49'42"	763.00'	517.07'	S38°25'56"W	507.23'	C64	80°02'53"	70.00'	97.80'	S09°30'38"W	90.04'	C273	14°50'27"	370.00'	95.84'	S82°20'06"W	95.57'		
L4	N49°32'05"E	18.00'				C3	30°31°00"	537.00'	286.01'	S34°16'35"W	282.65'	C65	79°00'00"	3.00'	4.14'	S88°07'31"W	3.82'	C274	15°47'50"	429.98'	118.55'	N81°51'25"E	118.18'		
L5	S49°32'05"W	102.92'				C4	30°31°00"	663.00'	353.12'	N34°16'35"E	348.96'	C66	84°19'03"	18.00'	26.49'	N87°22'20"E	24.16'	C275	48°38'10"	130.00'	110.35'	N65°55'36"W	107.07'		
L6	S40°27'56"E	126.00'				C5	3°11'06"	637.00'	35.41'	N20°36'38"E	35.41'	C67	10°00'13"	18.00'	3.14'	S45°28'02"E	3.14'	C276	19°23'09"	529.97'	179.32'	N72°46'44"E	178.46'		
L7	N49°32'05"E	102.92'				C6	1°32'42"	412.63'	11.13'	S21°22'07"W	11.13'	C69	11°00'00"	112.00'	21.50'	S45°57'55"E	21.47'	C277	39°30'24"	280.01'	193.07'	S77°46'30"E	189.27'		
L8	S51°27'55"E	22.04'				C7	1°47'24"	337.00'	10.53'	S19°54'47"W	10.53'	C70	79°00'00"	3.00'	4.14'	S10°02'05"W	3.82'	C278	17°11'07"	947.92'	284.32'	N49°15'16"E	283.25'		
L10	S67°47'48"E	179.97'				C8	1°18'29"	350.00'	7.99'	N18°46'10"E	7.99'	C71	42°38'41"	13.00'	9.68'	N33°40'51"E	9.45'	C279	43°58'35"	223.01'	171.17'	N54°08'34"W	167.00'		
L11	N29°15'58"E	21.66'				C9	20°16'06"	800.00'	283.00'	N39°24'01"E	281.53'	C72	114°34'28"	4.50'	9.00'	S86°45'16"E	7.57'	C280	45°29'16"	932.01'	739.93'	S35°06'09"W	720.65'		
L12	S69°11'31"E	120.00'				C10	5°29'26"	230.00'	22.04'	N22°10'07"E	22.03'	C73	101°00'00"	13.00'	22.92'	S79°57'55"E	20.06'	C281	38°49'45"	887.98'	601.78'	S38°25'56"W	590.33'		
L13	N35°02'45"W	15.49'				C11	27°09'09"	40.50'	19.19'	N49°32'05"E	19.01'	C74	27°09'09"	40.50'	19.19'	N49°32'05"E	19.01'	C282	30°30'51"	412.03'	219.44'	S34°16'35"W	216.85'		
L14	N40°27'55"W	18.00'				C12	9°57'22"	400.00'	69.51'	S35°29'14"E	69.42'	C75	111°32'51"	62.00'	120.71'	N70°52'30"E	102.53'	C283	30°28'14"	781.98'	415.87'	N34°18'32"E	410.98'		
L15	N65°35'14"E	16.30'				C13	114°34'34"	4.50'	9.00'	N05°49'22"E	7.57'	C76	114°34'34"	4.50'	9.00'	S86°45'13"E	7.57'	C284	3°11'44"	515.30'	28.74'	S20°36'48"W	28.74'		
L16	S19°01'05"W	58.85'				C14	180°00'00"	12.00'	37.70'	N49°32'05"E	24.00'	C77	90°00'00"	60.00'	94.25'	N22°47'48"W	84.85'	C285	36°51'27"	530.00'	340.94'	S36°32'39"W	335.09'		
L17	S40°27'55"E	18.00'				C15	76°26'43"	43.00'	57.37'	S07°42'48"W	53.21'	C78	79°00'00"	3.00'	4.14'	S10°02'05"W	3.82'	C286	94°30'49"	13.00'	21.44'	S77°46'13"E	19.09'		
L18	N65°35'14"E	9.89'				C16	36°32'07"	500.00'	318.83'	S64°12'13"W	313.46'	C79	90°00'00"	30.00'	47.12'	N22°47'48"W	42.43'	C287	36°51'27"	470.00'	302.34'	N36°32'39"E	297.16'		
L19	S70°58'55"E	76.09'				C17	6°22'46"	18.00'	2.00'	N43°39'18"W	2.00'	C80	79°00'00"	3.00'	4.14'	S89°02'05"W	3.82'	C288	30°33'59"	843.00'	449.73'	S34°15'04"W	444.41'		
L20	N32°09'13"W	161.61'				C18	59°02'16"	100.00'	103.04'	N60°43'33"W	98.54'	C81	2°28'04"	698.00'	30.06'	S25°54'01"W	30.06'	C289	76°28'53"	12.99'	17.35'	S07°42'48"W	16.09'		
L21	N18°06'56"E	62.68'				C19	24°10'05"	400.00'	168.72'	S77°40'17"W	167.48'	C82	89°05'51"	13.00'	20.22'	N26°26'00"W	18.24'	C306	36°32'07"	470.00'	299.70'	N64°12'13"E	294.65'		
L23	S70°34'35"E	120.00'				C20	59°48'48"	13.00'	13.57'	S45°00'28"W	12.96'	C83	90°54'09"	13.00'	20.63'	N63°34'00"E	18.53'	C307	36°57'26"	220.00'	141.90'	S79°03'00"E	139.46'		
L24	N40°27'56"W	40.00'				C21	50°56'18"	13.00'	11.56'	S80°34'20"E	11.18'	C84	114°34'28"	4.50'	9.00'	N05°49'25"E	7.57'	C317	16°28'34"	947.88'	272.57'	S27°15'18"W	271.64'		
L25	S65°05'10"E	60.00'				C22	120°22'16"	62.00'	130.25'	S64°42'41"W	107.59'	C85	90°00'00"	13.00'	20.42'	S64°01'05"W	18.38'	C318	30°30'55"	352.01'	187.48'	S34°16'34"W	185.27'		
L26	S49°03'10"W	36.11'				C23	45°43'47"	250.00'	199.53'	N74°39'50"W	194.28'	C86	90°00'00"	13.00'	20.42'	S25°58'55"E	18.38'	C320	9°57'22"	370.00'	64.29'	S35°29'14"E	64.21'		
L27	S40°27'55"E	17.49'				C24	30°31°00"	382.00'	203.46'	N34°16'35"E	201.06'	C87	30°31°00"	562.00'	299.33'	N34°16'35"E	295.80'	C335	46°36'16"	872.01'	709.29'	N34°32'39"E	689.90'		
L28	S71°53'04"E	123.80'				C25	38°49'42"	918.00'	622.11'	S38°25'56"W	610.28'	C88	3°11'06"	487.00'	27.07'	S20°36'38"W	27.07'	C336	44°30'36"	617.01'	479.33'	N35°35'27"E	467.36'		
L29	N40°27'55"W	17.70'				C26	49°25'36"	902.00'	778.12'	N33°07'59"E	754.21'	C89	21°18'55"	138.00'	51.34'	N41°32'11"E	51.04'	C341	43°21'47"	563.01'	426.11'	S36°09'51"W	416.01'		
L30	N40°27'56"W	16.00'				C27	46°44'42"	747.00'	609.44'	N34°28'26"E	592.68'	C90	14°28'13"	162.00'	40.91'	N44°57'32"E	40.81'	C342	43°58'36"	277.01'	212.61'	N54°08'34"W	207.43'		
L31	S40°27'55"E	32.51'				C28	47°53'12"	590.00'	493.11'	N33°54'11"E	478.88'	C91	7°29'24"	753.00'	98.44'	N41°28'07"E	98.37'	C343	9°49'09"	100.00'	17.14'	S34°18'13"E	17.12'		
L32	N40°27'55"W	32.30'				C29	43°58'40"	250.00'	191.89'	N54°08'33"W	187.21'	C92	11°42'58"	863.00'	176.47'	S41°11'39"W	176.16'								
L33	N51°13'11"W	10.82'				C30	91°04'25"	13.00'	20.66'	S05°55'43"E	18.56'	C94	179°59'52"	12.00'	37.70'	N49°32'05"E	24.00'								
L34	S49°32'05"W	19.96'				C31	95°43'46"	13.00'	21.72'	N36°37'23"W	19.28'	C97	180°00'08"	12.00'	37.70'	S49°32'05"W	24.00'								
L35	S40°27'55"E	31.43'				C32	81°38'37"	100.00'	142.50'	S54°41'25"W	130.74'	C100	180°00'00"	12.00'	37.70'	N49°32'10"E	24.00'								
L36	N40°27'55"W	32.00'				C33	81°38'37"	127.00'	180.97'	N54°41'25"E	166.04'	C110	40°17'07"	30.00'	21.09'	N34°49'49"E	20.66'								
L37	S29°27'55"E	10.79'				C34	162°35'46"	62.00'	175.95'	S07°42'48"W	122.57'	C124	38°49'42"	738.00'	500.13'	S38°25'56"W	490.61'								
L38	S29°27'55"E	10.78'				C35	81°38'37"	73.00'	104.02'	N54°41'25"E	95.44'	C125	87°32'29"	17.79'	27.18'	S02°40'09"W	24.61'								
L39	S49°32'05"W	17.89'				C36	47°46'55"	13.00'	10.84'	S37°45'34"W	10.53'	C126	83°37'14"	18.00'	26.27'	N88°39'18"W	24.00'								
L40	S49°32'05"W	19.96'	C37	185°08'00"	62.00'	200.33'	S30°54'58"E	123.88'	C127	90°00'00"	18.00'	28.27'	N04°32'05"E	25.46'											
L41	N49°32'05"E	10.62'	C38	47°21'05"	13.00'	10.74'	N80°11'34"E	10.44'	C128	17°20'24"	737.00'	223.05'	N37°56'10"E	222.20'											
L42	N51°27'55"W	10.79'	C39	90°00'00"	38.00'	59.69'	S31°07'53"E	53.74'	C129	11°00'00"	112.00'	21.50'	N34°57'55"W	21.47'											
L43	N40°27'55"W	12.00'	C40	90°00'00"	13.00'	20.42'	N31°07'53"W	18.38'	C132	40°17'07"	30.00'	21.09'	S10°22'15"E	20.66'											
L44	N40°27'56"W	30.00'	C41	90°00'00"	13.00'	20.42'	S12°50'47"W	18.38'	C133	175°05'03"	62.00'	189.46'	S77°46'13"E	123.89'											
L45	N48°01'01"E	36.29'	C42	90°00'00"	13.00'	20.42'	N7																		



LOT TABLE					LOT TABLE					LOT TABLE					LOT TABLE				
LOT NO.	ACRES	SQ. FT.	ADDRESS	STREET	LOT NO.	ACRES	SQ. FT.	ADDRESS	STREET	LOT NO.	ACRES	SQ. FT.	ADDRESS	STREET	LOT NO.	ACRES	SQ. FT.	ADDRESS	STREET
BLOCK 1 LOT 1	0.250	10894	206	NAVARRO	BLOCK 6 LOT 106	0.049	2123	120	SONRISA	BLOCK 12 LOT 11	0.148	6450	311	NAVARRO	BLOCK 17 LOT 8	0.203	8827	131	SENTIDO
BLOCK 1 LOT 2	0.239	10416	210	NAVARRO	BLOCK 7 LOT 1	0.209	9100	202	SONRISA	BLOCK 12 LOT 12	0.165	7180	307	NAVARRO	BLOCK 17 LOT 9	0.301	13122	135	SENTIDO
BLOCK 1 LOT 3	0.189	8243	214	NAVARRO	BLOCK 7 LOT 2	0.209	9100	206	SONRISA	BLOCK 12 LOT 13	0.245	10653	303	NAVARRO	BLOCK 17 LOT 10	0.218	9484	139	SENTIDO
BLOCK 1 LOT 4	0.175	7620	218	NAVARRO	BLOCK 7 LOT 3	0.209	9100	210	SONRISA	BLOCK 12 LOT 14	0.144	6279	279	NAVARRO	BLOCK 17 LOT 11	0.217	9444	143	SENTIDO
BLOCK 1 LOT 5	0.139	6039	222	NAVARRO	BLOCK 7 LOT 4	0.188	8207	477	VAMANOS	BLOCK 12 LOT 15	0.151	6556	275	NAVARRO	BLOCK 17 LOT 12	0.204	8883	147	SENTIDO
BLOCK 1 LOT 6	0.138	6000	226	NAVARRO	BLOCK 7 LOT 5	0.297	12947	473	VAMANOS	BLOCK 12 LOT 16	0.145	6318	271	NAVARRO	BLOCK 17 LOT 13	0.189	8247	151	SENTIDO
BLOCK 1 LOT 7	0.138	6000	230	NAVARRO	BLOCK 7 LOT 6	0.279	12154	469	VAMANOS	BLOCK 13 LOT 1	0.253	11014	203	VIZCAYA	BLOCK 17 LOT 14	0.187	8125	155	SENTIDO
BLOCK 1 LOT 8	0.138	6000	234	NAVARRO	BLOCK 8 LOT 1	0.224	9750	405	VAMANOS	BLOCK 13 LOT 2	0.209	9100	207	VIZCAYA	BLOCK 17 LOT 15	0.187	8125	159	SENTIDO
BLOCK 1 LOT 9	0.138	6000	238	NAVARRO	BLOCK 8 LOT 2	0.172	7500	409	VAMANOS	BLOCK 13 LOT 3	0.217	9468	211	VIZCAYA	BLOCK 17 LOT 16	0.187	8125	163	SENTIDO
BLOCK 1 LOT 10	0.138	6000	242	NAVARRO	BLOCK 8 LOT 3	0.174	7570	413	VAMANOS	BLOCK 13 LOT 4	0.239	10426	215	VIZCAYA	BLOCK 17 LOT 17	0.187	8125	167	SENTIDO
BLOCK 1 LOT 11	0.138	5993	246	NAVARRO	BLOCK 8 LOT 4	0.179	7794	417	VAMANOS	BLOCK 13 LOT 5	0.239	10426	219	VIZCAYA	BLOCK 18 LOT 1	0.164	7150	203	HERMOSA
BLOCK 1 LOT 12	0.127	5529	250	NAVARRO	BLOCK 8 LOT 5	0.179	7794	421	VAMANOS	BLOCK 13 LOT 6	0.239	10426	223	VIZCAYA	BLOCK 18 LOT 2	0.164	7150	207	HERMOSA
BLOCK 1 LOT 13	0.178	7761	254	NAVARRO	BLOCK 8 LOT 6	0.179	7794	425	VAMANOS	BLOCK 13 LOT 7	0.239	10426	227	VIZCAYA	BLOCK 18 LOT 3	0.171	7441	211	HERMOSA
BLOCK 1 LOT 14	0.255	11114	258	NAVARRO	BLOCK 8 LOT 7	0.179	7794	429	VAMANOS	BLOCK 13 LOT 8	0.239	10426	231	VIZCAYA	BLOCK 18 LOT 4	0.172	7479	215	HERMOSA
BLOCK 1 LOT 15	0.222	9685	262	NAVARRO	BLOCK 8 LOT 8	0.179	7794	433	VAMANOS	BLOCK 13 LOT 9	0.300	13083	235	VIZCAYA	BLOCK 18 LOT 5	0.172	7479	219	HERMOSA
BLOCK 1 LOT 16	0.193	8416	266	NAVARRO	BLOCK 8 LOT 9	0.179	7794	437	VAMANOS	BLOCK 13 LOT 10	0.343	14946	462	VAMANOS	BLOCK 18 LOT 6	0.172	7479	223	HERMOSA
BLOCK 1 LOT 101	0.536	23359	202	NAVARRO	BLOCK 8 LOT 10	0.179	7794	441	VAMANOS	BLOCK 13 LOT 11	0.221	9624	456	VAMANOS	BLOCK 18 LOT 7	0.172	7479	227	HERMOSA
BLOCK 1 LOT 104	0.693	30178	104	MESCALERO	BLOCK 8 LOT 11	0.179	7794	445	VAMANOS	BLOCK 13 LOT 12	0.215	9384	450	VAMANOS	BLOCK 18 LOT 8	0.172	7479	231	HERMOSA
BLOCK 1 LOT 117	0.200	8730	200	NAVARRO	BLOCK 8 LOT 12	0.179	7794	449	VAMANOS	BLOCK 13 LOT 13	0.215	9384	444	VAMANOS	BLOCK 18 LOT 9	0.172	7479	235	HERMOSA
BLOCK 2 LOT 1	0.328	14304	141	MESCALERO	BLOCK 8 LOT 13	0.179	7794	453	VAMANOS	BLOCK 13 LOT 14	0.215	9384	438	VAMANOS	BLOCK 18 LOT 10	0.172	7479	239	HERMOSA
BLOCK 2 LOT 2	0.134	5821	137	MESCALERO	BLOCK 8 LOT 14	0.179	7794	457	VAMANOS	BLOCK 13 LOT 15	0.215	9384	432	VAMANOS	BLOCK 18 LOT 11	0.168	7322	243	HERMOSA
BLOCK 2 LOT 3	0.139	6034	133	MESCALERO	BLOCK 8 LOT 15	0.179	7794	461	VAMANOS	BLOCK 13 LOT 16	0.215	9384	426	VAMANOS	BLOCK 18 LOT 12	0.208	9064	247	HERMOSA
BLOCK 2 LOT 4	0.136	5917	129	MESCALERO	BLOCK 8 LOT 16	0.193	8388	465	VAMANOS	BLOCK 13 LOT 17	0.215	9384	420	VAMANOS	BLOCK 18 LOT 13	0.210	9147	168	SENTIDO
BLOCK 2 LOT 5	0.128	5576	125	MESCALERO	BLOCK 8 LOT 107	0.036	1567	467	VAMANOS	BLOCK 13 LOT 18	0.183	7982	414	VAMANOS	BLOCK 18 LOT 14	0.164	7150	164	SENTIDO
BLOCK 2 LOT 6	0.126	5500	121	MESCALERO	BLOCK 8 LOT 108	0.086	3750	401	VAMANOS	BLOCK 13 LOT 19	0.172	7500	408	VAMANOS	BLOCK 18 LOT 15	0.164	7150	160	SENTIDO
BLOCK 2 LOT 7	0.126	5500	117	MESCALERO	BLOCK 9 LOT 1	0.182	7907	301	VAMANOS	BLOCK 13 LOT 20	0.214	9339	402	VAMANOS	BLOCK 18 LOT 16	0.164	7150	156	SENTIDO
BLOCK 2 LOT 8	0.126	5500	113	MESCALERO	BLOCK 9 LOT 2	0.182	7907	305	VAMANOS	BLOCK 14 LOT 1	0.556	24198	205	CORAZON	BLOCK 18 LOT 17	0.164	7150	152	SENTIDO
BLOCK 2 LOT 9	0.126	5500	109	MESCALERO	BLOCK 9 LOT 3	0.182	7907	309	VAMANOS	BLOCK 14 LOT 2	0.306	13331	209	CORAZON	BLOCK 18 LOT 18	0.179	7776	148	SENTIDO
BLOCK 2 LOT 10	0.132	5729	105	MESCALERO	BLOCK 9 LOT 4	0.250	10870	313	VAMANOS	BLOCK 14 LOT 3	0.234	10192	213	CORAZON	BLOCK 18 LOT 19	0.181	7879	144	SENTIDO
BLOCK 2 LOT 11	0.160	6976	101	MESCALERO	BLOCK 9 LOT 5	0.172	7500	317	VAMANOS	BLOCK 14 LOT 4	0.212	9230	217	CORAZON	BLOCK 18 LOT 20	0.181	7879	140	SENTIDO
BLOCK 3 LOT 1	0.201	8768	302	NAVARRO	BLOCK 9 LOT 6	0.172	7500	321	VAMANOS	BLOCK 14 LOT 5	0.232	10099	221	CORAZON	BLOCK 18 LOT 21	0.181	7879	136	SENTIDO
BLOCK 3 LOT 2	0.146	6374	306	NAVARRO	BLOCK 9 LOT 7	0.198	8625	325	VAMANOS	BLOCK 14 LOT 6	0.360	15690	123	SONRISA	BLOCK 18 LOT 22	0.172	7468	132	SENTIDO
BLOCK 3 LOT 3	0.140	6076	310	NAVARRO	BLOCK 10 LOT 1	0.248	10821	101	VAMANOS	BLOCK 14 LOT 7	0.252	10965	127	SONRISA	BLOCK 18 LOT 23	0.164	7150	128	SENTIDO
BLOCK 3 LOT 4	0.138	6001	314	NAVARRO	BLOCK 10 LOT 2	0.178	7758	105	VAMANOS	BLOCK 14 LOT 8	0.271	11792	131	SONRISA	BLOCK 18 LOT 24	0.164	7150	124	SENTIDO
BLOCK 3 LOT 5	0.138	6000	318	NAVARRO	BLOCK 10 LOT 3	0.187	8144	109	VAMANOS	BLOCK 14 LOT 9	0.290	12632	135	SONRISA	BLOCK 18 LOT 25	0.164	7150	120	SENTIDO
BLOCK 3 LOT 6	0.138	6000	322	NAVARRO	BLOCK 10 LOT 4	0.187	8144	113	VAMANOS	BLOCK 14 LOT 10	0.334	14560	139	SONRISA	BLOCK 18 LOT 26	0.164	7150	116	SENTIDO
BLOCK 3 LOT 7	0.143	6233	326	NAVARRO	BLOCK 10 LOT 5	0.187	8144	117	VAMANOS	BLOCK 14 LOT 11	0.392	17088	143	SONRISA	BLOCK 18 LOT 27	0.164	7150	112	SENTIDO
BLOCK 3 LOT 8	0.160	6967	330	NAVARRO	BLOCK 10 LOT 6	0.179	7808	121	VAMANOS	BLOCK 14 LOT 12	0.368	16011	147	SONRISA	BLOCK 18 LOT 28	0.164	7150	108	SENTIDO
BLOCK 3 LOT 9	0.174	7590	334	NAVARRO	BLOCK 10 LOT 7	0.172	7500	125	VAMANOS	BLOCK 14 LOT 13	0.439	19116	232	VIZCAYA	BLOCK 18 LOT 29	0.216	9419	104	SENTIDO
BLOCK 3 LOT 10	0.299	13007	302	VAMANOS	BLOCK 10 LOT 8	0.172	7500	129	VAMANOS	BLOCK 14 LOT 14	0.297	12943	226	VIZCAYA	BLOCK 18 LOT 115	1.773	77210	121	HERMOSA
BLOCK 4 LOT 1	0.216	9410	101	VIZCAYA	BLOCK 10 LOT 9	0.172	7500	201	VAMANOS	BLOCK 14 LOT 15	0.297	12943	220	VIZCAYA	BLOCK 19 LOT 1	0.152	6600	302	HERMOSA
BLOCK 4 LOT 2	0.209	9100	105	VIZCAYA	BLOCK 10 LOT 10	0.181	7881	205	VAMANOS	BLOCK 14 LOT 16	0.231	10057	214	VIZCAYA	BLOCK 19 LOT 2	0.157	6833	306	HERMOSA
BLOCK 4 LOT 3	0.209	9100	109	VIZCAYA	BLOCK 10 LOT 11	0.182	7907	209	VAMANOS	BLOCK 14 LOT 17	0.211	9170	208	VIZCAYA	BLOCK 20 LOT 1	0.196	8514	305	HERMOSA
BLOCK 4 LOT 4	0.209	9100	113	VIZCAYA	BLOCK 10 LOT 12	0.182	7907	213	VAMANOS	BLOCK 14 LOT 18	0.255	11099	202	VIZCAYA	BLOCK 21 LOT 1	0.193	8392	204	SENTIDO
BLOCK 4 LOT 5	0.253	11014	117	VIZCAYA	BLOCK 10 LOT 13	0.182	7907	217	VAMANOS	BLOCK 15 LOT 1	0.196	8549	206	HERMOSA	BLOCK 22 LOT 1	0.187	8125	201	SENTIDO
BLOCK 4 LOT 6	0.200	8714	326	VAMANOS	BLOCK 10 LOT 14	0.182	7907	221	VAMANOS	BLOCK 15 LOT 2	0.152	6629	210	HERMOSA	BLOCK 22 LOT 2	0.190	8287	205	SENTIDO
BLOCK 4 LOT 7	0.172	7500	322	VAMANOS	BLOCK 10 LOT 102	0.038	1652	201	NAVARRO	BLOCK 15 LOT 3	0.160	6986	214	HERMOSA	BLOCK 23 LOT 105	5.616	244643	100	VIZCAYA
BLOCK 4 LOT 8	0.172	7500	318	VAMANOS	BLOCK 10 LOT 103	0.011	490	205	NAVARRO	BLOCK 15 LOT 4	0.160	6986	218	HERMOSA					
BLOCK 4 LOT 9	0.180	7818	314	VAMANOS	BLOCK 10 LOT 110	0.005	219	203	NAVARRO	BLOCK 15 LOT 5	0.160	6986	222	HERMOSA					
BLOCK 4 LOT 10	0.186	8090	310	VAMANOS	BLOCK 11 LOT 1	0.285	12417	112	VALLEJO	BLOCK 15 LOT 6	0.160	6986	226	HERMOSA					
BLOCK 4 LOT 11	0.240	10453	306	VAMANOS	BLOCK 11 LOT 2	0.258	11249	108	VALLEJO	BLOCK 15 LOT 7	0.160	6986	230	HERMOSA					
BLOCK 5 LOT 1	0.216	9423	112	VIZCAYA	BLOCK 11 LOT 3	0.254	11078	104	VALLEJO	BLOCK 15 LOT 8	0.160	6986	234	HERMOSA					
BLOCK 5 LOT 2	0.262	11406	116	VIZCAYA	BLOCK 11 LOT 4	0.306	13311	120	VAMANOS	BLOCK 15 LOT 9	0.156	6808	238	HERMOSA					
BLOCK 5 LOT 3	0.316	13775	210	CORAZON	BLOCK 11 LOT 5	0.217	9431	116	VAMANOS	BLOCK 15 LOT 10	0.152	6600	242	HERMOSA					
BLOCK 5 LOT 4	0.295	12845	214	CORAZON	BLOCK 11 LOT 6	0.198	8621	112	VAMANOS	BLOCK 15 LOT 11	0.152	6600	246	HERMOSA					
BLOCK 5 LOT 5	0.228	9912	218	CORAZON	BLOCK 11 LOT 7	0.178	7764	209	NAVARRO	BLOCK 15 LOT 109	0.038	1652	102	NAVARRO					
BLOCK 5 LOT 6	0.229	9976	222	CORAZON	BLOCK 11 LOT 8	0.138	6000	213	NAVARRO	BLOCK 15 LOT 111	0.011	470	103	NAVARRO					
BLOCK 5 LOT 7	0.380	16542	226	CORAZON	BLOCK 11 LOT 9	0.157	6840	217	NAVARRO	BLOCK 15 LOT 112	0.011	491	100	NAVARRO					
BLOCK 5 LOT 8	0.207	8998	230	CORAZON	BLOCK 11 LOT 10	0.177	7719	221	NAVARRO	BLOCK 16 LOT 1	0.157	6854	126	HERMOSA					
BLOCK 6 LOT 1	0.206	8967	102	SONRISA	BLOCK 11 LOT 11	0.138	6000	227	NAVARRO	BLOCK 16 LOT 2	0.152	6600	122	HERMOSA					
BLOCK 6 LOT 2	0.209	9118	106	SONRISA	BLOCK 11 LOT 12	0.138	6000	231	NAVARRO	BLOCK 16 LOT 3	0.152	6600	118	HERMOSA					
BLOCK 6 LOT 3	0.211	9184	110	SONRISA	BLOCK 11 LOT 13	0.138	6000	235	NAVARRO	BLOCK 16 LOT 4	0.179	7800	114	HERMOSA					
BLOCK 6 LOT 4	0.393	17117	114	SONRISA	BLOCK 11 LOT 14	0.138	6000	239	NAVARRO	BLOCK 16 LOT 5	0.179	7804	110	HERMOSA					
BLOCK 6 LOT 5	0.350	15236	118	SONRISA	BLOCK 11 LOT 15	0.138	6000	243	NAVARRO	BLOCK 16 LOT 6	0.215	9383	106	HERMOSA					
BLOCK 6 LOT 6	0.234	10196	122	SONRISA	BLOCK 11 LOT 16	0.231	10078	247	NAVARRO	BLOCK 16 LOT 7	0.318	13833	102	HERMOSA					
BLOCK 6 LOT 7	0.209	9100	126	SONR															



TREE TABLE		TREE TABLE		TREE TABLE	
NO.	DESCRIPTION (CIRCUMFERENCE)	NO.	DESCRIPTION (CIRCUMFERENCE)	NO.	DESCRIPTION (CIRCUMFERENCE)
63263	82" LIVE OAK	63475	79" LIVE OAK	67225	85" LIVE OAK
63264	75" LIVE OAK	63477	75" LIVE OAK	67226	75" LIVE OAK
63267	101" LIVE OAK	63478	91" LIVE OAK	67227	79" LIVE OAK MULTI TRUNK
63268	107" LIVE OAK	63479	85" LIVE OAK	67228	85" LIVE OAK
63269	75" LIVE OAK	63480	85" LIVE OAK	67229	79" LIVE OAK
63270	94" LIVE OAK	63481	75" LIVE OAK	67230	85" LIVE OAK
63271	79" LIVE OAK	63482	91" LIVE OAK	67231	110" LIVE OAK
63272	79" LIVE OAK	63483	75" LIVE OAK	67232	85" LIVE OAK
63273	75" LIVE OAK	67154	82" LIVE OAK	67233	75" LIVE OAK
63274	88" LIVE OAK	67156	79" LIVE OAK	67235	79" LIVE OAK MULTI TRUNK
63275	113" LIVE OAK	67158	79" LIVE OAK	67236	94" LIVE OAK MULTI TRUNK
63276	132" LIVE OAK	67160	75" LIVE OAK	67237	75" LIVE OAK MULTI TRUNK
63277	75" LIVE OAK	67161	85" LIVE OAK	67238	75" LIVE OAK
63278	75" LIVE OAK	67162	82" LIVE OAK	67239	75" LIVE OAK
63279	88" LIVE OAK DOUBLE	67189	82" LIVE OAK	67241	85" LIVE OAK
63280	75" LIVE OAK	67190	85" LIVE OAK	67242	85" LIVE OAK
63281	79" LIVE OAK	67191	82" LIVE OAK	67243	75" LIVE OAK
63282	88" LIVE OAK	67192	75" LIVE OAK	67246	75" LIVE OAK
63283	88" LIVE OAK	67194	97" LIVE OAK	67247	91" LIVE OAK
63284	79" LIVE OAK	67195	88" LIVE OAK	67248	79" LIVE OAK
63285	75" SPANISH OAK DOUBLE	67197	75" LIVE OAK	67250	97" LIVE OAK
63286	79" LIVE OAK	67199	88" LIVE OAK	67251	82" LIVE OAK
63287	79" LIVE OAK	67200	75" LIVE OAK	67252	85" LIVE OAK
63288	82" LIVE OAK	67201	129" LIVE OAK MULTI TRUNK	67253	101" LIVE OAK
63289	85" LIVE OAK	67202	82" LIVE OAK	67254	97" LIVE OAK
63290	88" LIVE OAK	67203	75" SPANISH OAK MULTI TRUNK	67255	85" LIVE OAK
63291	88" LIVE OAK	67204	82" LIVE OAK	67256	101" LIVE OAK
63292	94" LIVE OAK	67205	75" LIVE OAK	67257	75" LIVE OAK
63293	97" LIVE OAK	67206	126" LIVE OAK	67258	119" LIVE OAK
63294	82" LIVE OAK	67207	75" LIVE OAK	67259	75" LIVE OAK
63295	88" LIVE OAK	67209	79" LIVE OAK	67260	132" LIVE OAK
63296	75" LIVE OAK	67210	94" LIVE OAK	67262	75" LIVE OAK
63297	75" LIVE OAK	67211	132" LIVE OAK MULTI TRUNK	67263	82" LIVE OAK
63298	94" LIVE OAK	67212	79" LIVE OAK	67264	82" LIVE OAK
63299	75" LIVE OAK	67213	75" LIVE OAK	67265	94" LIVE OAK
63300	75" LIVE OAK	67215	82" LIVE OAK	67266	85" LIVE OAK
63301	104" LIVE OAK	67216	91" LIVE OAK	67267	85" LIVE OAK
63302	79" LIVE OAK	67217	88" LIVE OAK MULTI TRUNK	67269	82" LIVE OAK
63303	88" LIVE OAK	67218	85" LIVE OAK		
63305	75" LIVE OAK	67219	79" LIVE OAK		
63306	75" LIVE OAK	67220	82" LIVE OAK		
63468	75" LIVE OAK	67221	85" LIVE OAK		
63472	75" LIVE OAK	67222	85" LIVE OAK		
63473	75" LIVE OAK	67223	79" LIVE OAK		
63474	75" LIVE OAK	67224	75" LIVE OAK		

FINAL PLAT ESTABLISHING  
**ESPERANZA**  
**PHASE 2F**  
79.120 ACRES  
255 RESIDENTIAL LOTS  
17 OPEN SPACE LOTS  
BEING A PORTION OF A CALLED 800.258 ACRES RECORDED IN  
VOL. 1389, PG. 572 OF THE OFFICIAL PUBLIC RECORDS OF  
KENDALL COUNTY, TEXAS  
JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363  
KENDALL COUNTY, TEXAS

OWNER:  
LOOKOUT DEVELOPMENT GROUP, L.P.  
MORNINGSIDE LAND & CATTLE CO., LLC  
1789 S. BAGDAD ROAD, SUITE 104  
LEANDER, TEXAS 78641  
PH. (512) 260-2066  
CONTACT: MIKE SIEFERT


CIVIL ENGINEER:  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
TBPE #928

SURVEYOR:  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216

**Kimley»Horn**

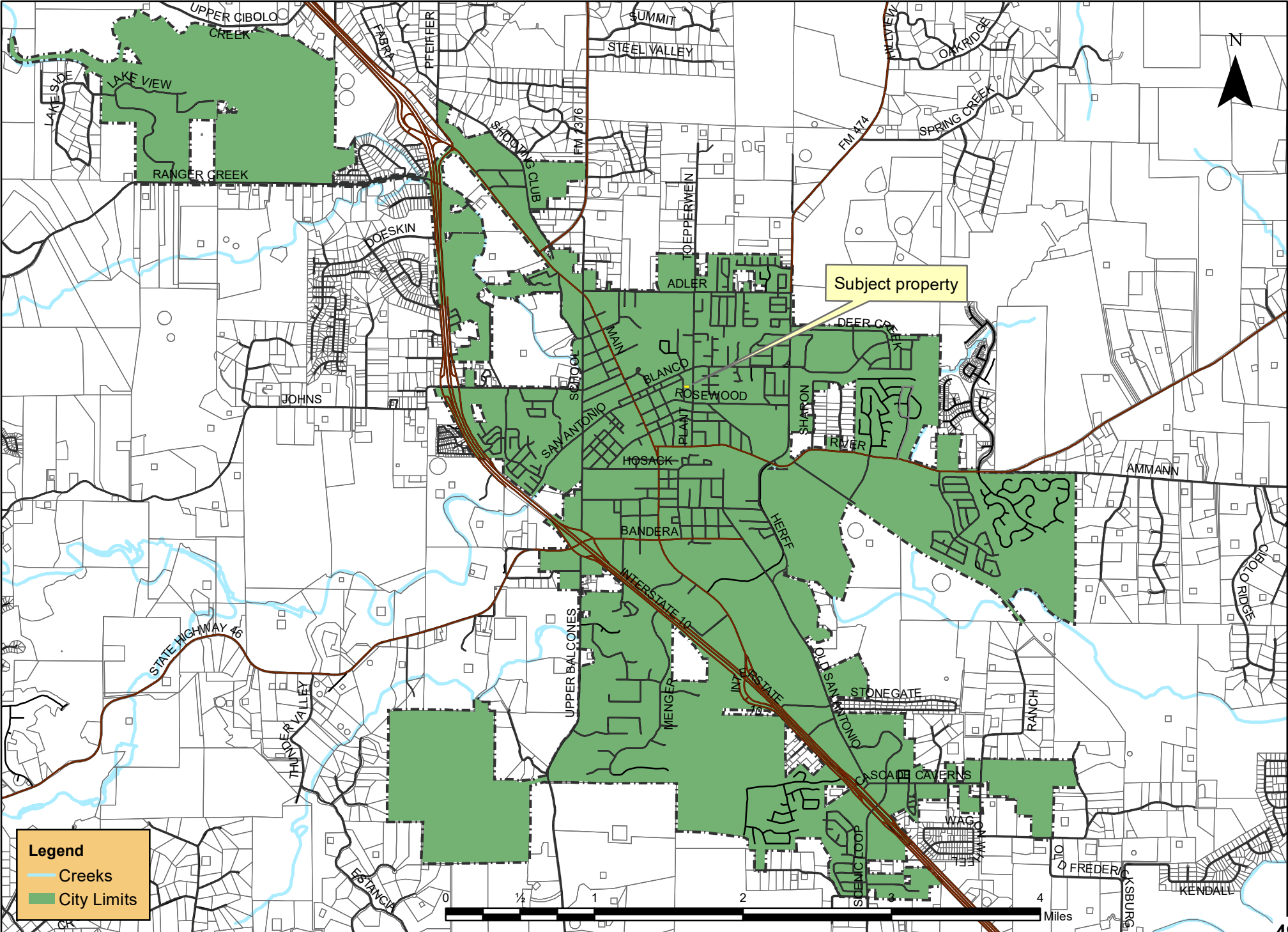
601 NW Loop 410, Suite 350  
San Antonio, Texas 78216  
FIRM # 10193973  
Tel. No. (210) 541-9166  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
AS SHOWN	APS	JGM	8/26/2020	068686320	7 OF 7

	<div style="text-align: center;"> <h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> </div> <div style="border: 1px dashed purple; padding: 5px; 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 checked="" 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>	<i>July 12, 2021</i>			
<b>Requested Action</b>	<p>TO CONSIDER THE PROPOSED PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT FOR 1.27 ACRES LOCATED BETWEEN STAHL AND NORTH PLANT STREETS (BETWEEN 115 STAHL STREET AND 400 ROSEWOOD - A PORTION OF KAD NO. 20028 AND ALL OF KAD NO. 63697) (JAY PARKER/ TROPHY PROPERTIES).</p> <p style="margin-left: 40px;">I. STAFF PRESENTATION</p> <p style="margin-left: 40px;">II. PUBLIC HEARING</p> <p style="margin-left: 40px;">III. MAKE RECOMMENDATION</p>			
<b>Contact Person</b>	Sara Serra-Bennett, Planner II, Laura Haning, Planning and Community Development Director			
<b>Background Information</b>	<p>The property under consideration is located mid-block, between Stahl Street and Plant Avenue, Old Number 9 and Rosewood Avenue. The PUD Plan for the has been approved and the property was rezoned from a B-2 (Highway Commercial District) to a R-3 (High-Density Residential District). This is the final step in a lengthy process for approval of a Planned Unit Development.</p> <p>As you'll recall, the PUD Plan approved provided 18 townhome, right-of-way, visitors parking spaces, and open space. The smallest frontage will be 22' for a mid unit, and the smallest lot will be 1650 sf. Once the PUD Overlay is approved, the next step will be a subdivision plat.</p>			
<b>Item Justification</b>	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Legal/Regulatory Obligation  <input type="checkbox"/> Reduce Costs  <input type="checkbox"/> Increase Revenue  <input type="checkbox"/> Drive Down Risk  <input checked="" type="checkbox"/> Master Plan            Recommendation         </td> <td style="width: 50%; vertical-align: top;"> <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: _____         </td> </tr> </table>		<input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input checked="" type="checkbox"/> Master Plan Recommendation	<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: _____
<input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input checked="" type="checkbox"/> Master Plan Recommendation	<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: _____			
<b>Financial Considerations</b>				
<b>Citizen Input/Board Review</b>	All property owners within 400 feet of the property were notified. Staff has received no comments.			

<b>Legal Review</b>	
<b>Alternative Options</b>	
<b>Supporting Documents</b>	Supporting documentation is attached

# Plant - Stahl Townhome Development

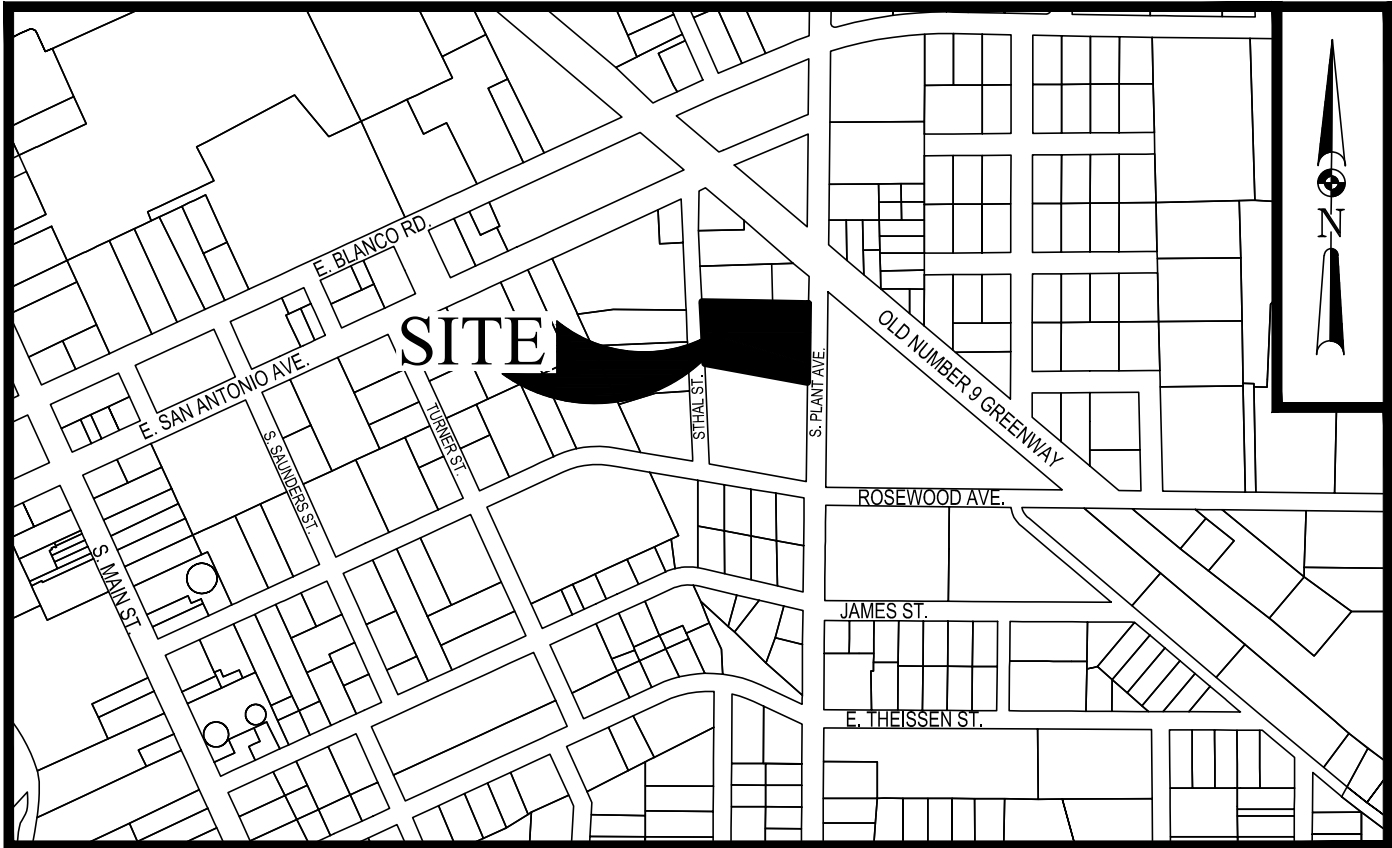
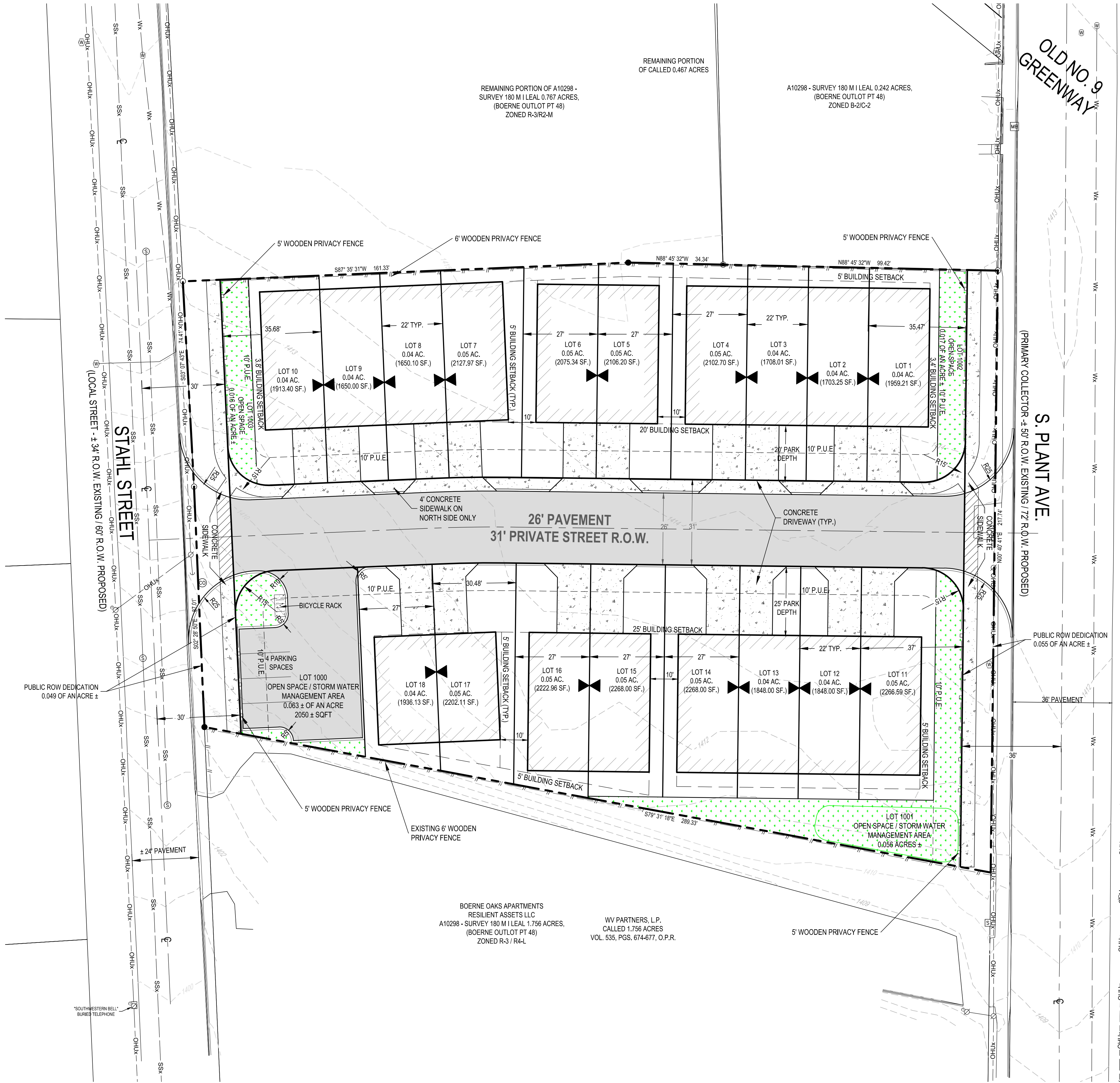




## Stahl-Plant PUD Overlay







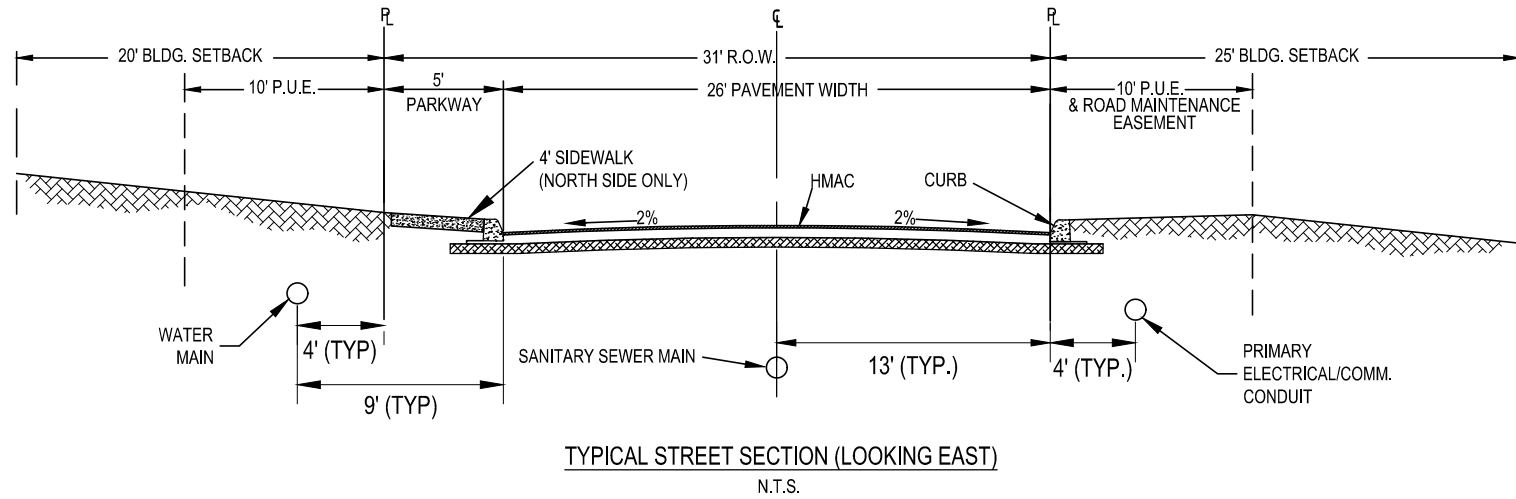
VICINITY MAP  
N.T.S.

LEGEND

- PROPERTY BOUNDARY
- EXISTING 1' CONTOURS
- EXISTING 5' CONTOURS
- CENTERLINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING WATER LINE
- EXISTING SEWER MAIN
- EXISTING GAS MAIN
- ZERO LOT LINE
- 6' WOODEN PRIVACY FENCE
- 5' WOODEN PRIVACY FENCE
- PUBLIC UTILITY EASEMENT

LAND USE SUMMARY		
NUMBER OF SINGLE FAMILY LOTS	18	
	ACRES	SQUARE FEET
TOTAL PROJECT AREA	1.27	55,477 SQFT
SINGLE FAMILY LOT AREA	0.826 +/- of an Acre	35,879 SQFT
PUBLIC STREET R.O.W.	0.104 +/- of an Acre	876 SQFT
PRIVATE STREET R.O.W.	0.193 +/- of an Acre	8,410 SQFT
OPEN SPACE	0.153 +/- of an Acre	6,650 SQFT
PERCENT OPEN SPACE	12.0%	
LOT DENSITY (LOT/ACRE) <sup>1</sup>	15.4	

- NOTES:
- DENSITY CALCULATION EXCLUDES PUBLIC STREET ROW AREA.
  - NO PARKING WILL BE ALLOWED ON THE 26 FT. WIDE PRIVATE STREET. "NO-PARKING" SIGNAGE AND/OR FIRELANE MARKINGS WILL BE REQUIRED TO MEET FIRE CODE REQUIREMENTS.



ENGINEER / SURVEYOR:  
E: KEN KOLACNY  
S: KYLE PRESSLER  
MATKIN-HOOVER ENGINEERING &  
SURVEYING  
8 SPENCER ROAD SUITE 100  
BOERNE TX 78006  
O: 830.249.0600

OWNER / DEVELOPER:  
TROPHY PROPERTIES  
MR. JAY PARKER  
10004 JOHNS ROAD  
BOERNE, TX 78006  
O: 830.386.3352

JOB NO. 3138.00  
DESIGNED BY: KBK  
DRAWN BY: RJV  
CHECKED BY: KBK  
SHEET # 1 of 1

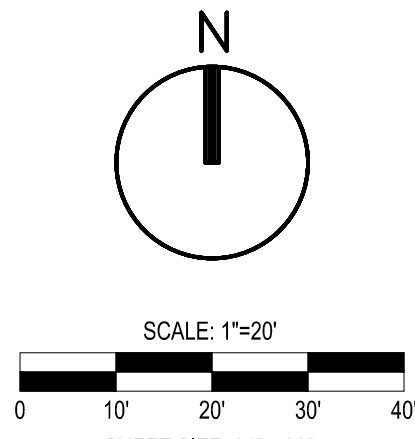
PLANNED UNIT DEVELOPMENT (P.U.D.)  
 FOR  
 "THE ELEVATE" TOWNHOME DEVELOPMENT  
 BOERNE, TEXAS

**MATKIN-HOOVER**  
ENGINEERING & SURVEYING

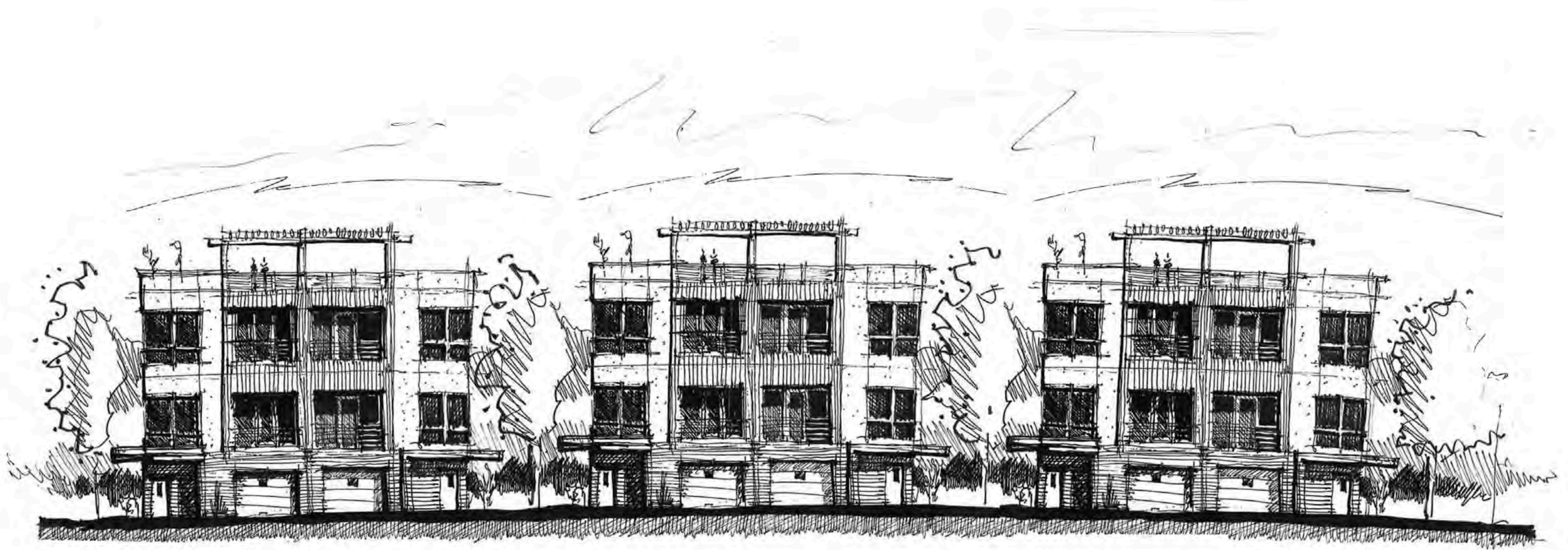
8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
CONTACT: MATKIN-HOOVER.COM  
TEXAS REGISTERED ENGINEERING FIRM E-004512 SURVEYING FIRM F-1052400

REVISIONS:

This document is released for REVIEW PURPOSES ONLY, NOT FOR CONSTRUCTION and was prepared under the authorization of Kenneth B. Kolacny, Registered Professional Engineer, State of Texas, Registration No. 86300. DATE: MARCH 2021







# TOWN HOUSE DEVELOPMENT BOERNE, TX

07.24.20





# TOWN HOUSE DEVELOPMENT BOERNE, TX

07.24.20





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07.24.20





# TOWN HOUSE DEVELOPMENT BOERNE, TX


07.24.20





# TOWN HOUSE DEVELOPMENT BOERNE, TX

07.24.20

	<div style="text-align: center;"><b>AGENDA ITEM SUMMARY</b></div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <b>District Impacted</b>  <input type="checkbox"/> 1 = Wolosin  <input type="checkbox"/> 2 = Woolard  <input type="checkbox"/> 3 = Scott  <input type="checkbox"/> 4 = Boddie  <input type="checkbox"/> 5 = Macaluso  <input type="checkbox"/> All </div>
<b>Agenda Date</b>	<i>July 12, 2021</i>
<b>Requested Action</b>	<p>CONSIDER THE PRELIMINARY PLAT FOR CORLEY FARMS UNIT 1, 37.29 ACRES, 15 RESIDENTIAL LOTS, 6 OPEN SPACE LOTS, AND 7.52 ACRES OF RIGHT-OF-WAY (KAD NO. 12154, 12162, 12231, 12232, &amp; 307737). TAKE NECESSARY ACTION.</p>
<b>Contact Person</b>	<p>Rebecca Pacini, AICP, Planner III, Planning and Community Development Department</p>
<b>Background Information</b>	<p>This is the preliminary plat for Corley Farms Unit 1. Corley Farms is a WCID (Water Control Improvement District) located in the ETJ of the City. This is the first plat to be considered in this master planned development. The Preliminary Plat consists of 15 residential lots, 6 open space lots, and 7.52 acres of right-of-way, on 37.29 acres. The City's Future Land Use Plan designates this property as Transitional Residential. The subdivision is proposed to be served by San Antonio Water System (SAWS) for water and City of Boerne for sewer and gas.</p> <p>The City entered into a development agreement with the owner, BoerneBAK, in 2019. At the time, BoerneBAK was interested in creating a WCID for this property and needed the City's approval to form the WCID. As part of the negotiation to garner the City's support, we began discussions regarding a development agreement for the site. State law soon changed and they no longer needed the City's approval to form the WCID. They were able to get SAWS water to this development, but they did still need sewer in order to move forward with the development in a timely manner. That gave the City some negotiation power to continue discussions regarding a development agreement for this site. Resolution No. 2019-R183 was approved by City Council on November 26, 2019. Part of that agreement included approval of a Master Plan for the development (attached). The highlights of those terms are as follows:</p> <ul style="list-style-type: none"> <li>• Extension of City sewer service to their development;</li> <li>• Extension of gas service to their development;</li> <li>• They will make significant financial contributions toward resizing the sewer main, upgrading a lift station and</li> </ul>



	<p>expanding our sewer treatment plant;</p> <ul style="list-style-type: none"> <li>• Allow limited and full annexation in the future; since the development is in the ETJ, the limited annexation will provide that any commercial uses to pay sales tax to the City;</li> <li>• Vested to the 2019 subdivision regulations;</li> <li>• Subject to Article VI Pollution and Prevention Control of the San Antonio Code and Section 3-930 Pollution Prevention Criteria in Category 2;</li> <li>• Comply with the City of San Antonio (COSA) Tree Preservation and Adequate Canopy Coverage, COSA UDC 35-523;</li> <li>• Comply with COSA Dark Sky Ordinance, Chapter 34, Article IV;</li> <li>• Require four-foot sidewalks instead of five-feet;</li> <li>• Owner shall construct roadway improvement for a 94 ft primary collector, Scenic Loop Road, Vallerie Lane, and Corley Road; which include a light at the intersection with Scenic Loop; and</li> <li>• Apply a Development Mitigation Fee to be paid to the City of Boerne upon the sale of each residential lot.</li> </ul> <p>The plat will meet all the requirements of the subdivision ordinance. Approval should include the following condition:</p> <ol style="list-style-type: none"> <li>1. Provide an Open Space System Plan, Subdivision Ordinance 2.02.001 G, in accordance with the Article 3, Section 3, Open Space Systems and in accordance with the approved MPCP.</li> </ol>
<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>	Approved Master Planned Community Plan
<b>Legal Review</b>	



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

SITE

SHEET 2

SHEET 3

VALLERIE LN.

SCENIC LOOP RD.

CORLEY RD.

SHEET 2

SHEET 3

CORLEY RD.

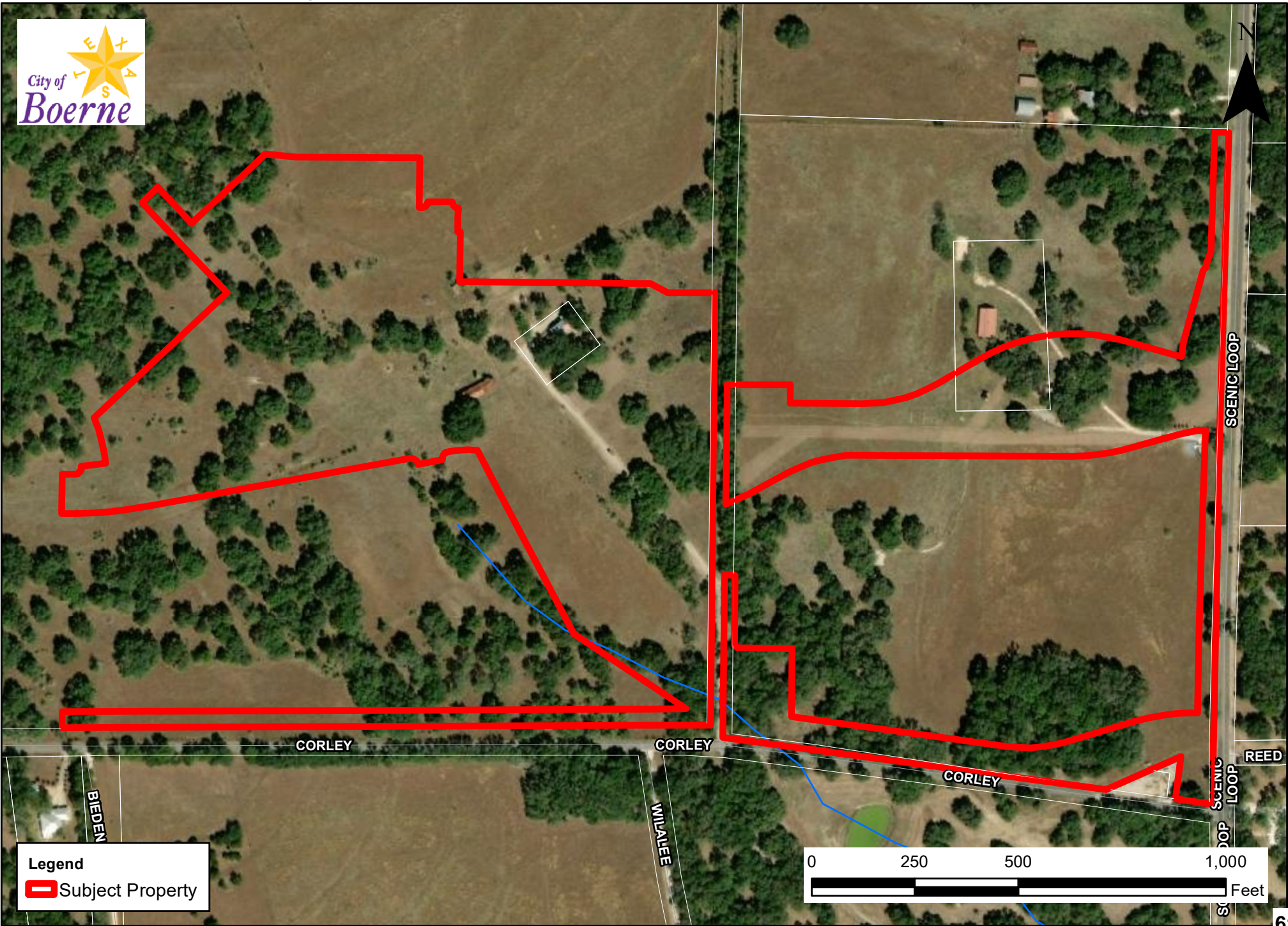
REED RD.

# LOCATION MAP/ INDEX MAP

1" = 400'



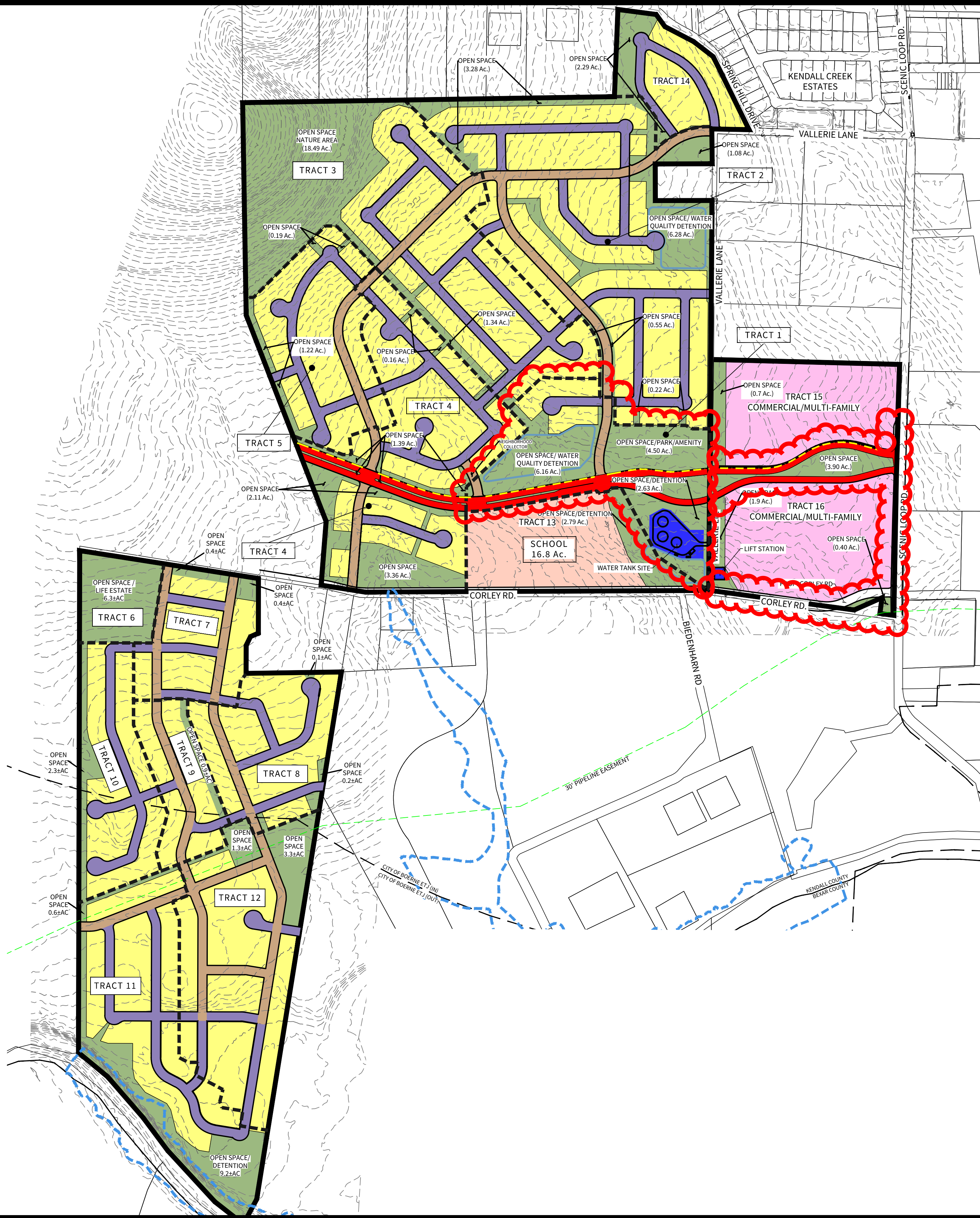
**Aerial Map**  
**Corley Farms Unit 1 (KAD 12154, 12162, 12231, 12232, 307737)**



**Legend**  
 Subject Property

0 250 500 1,000 Feet





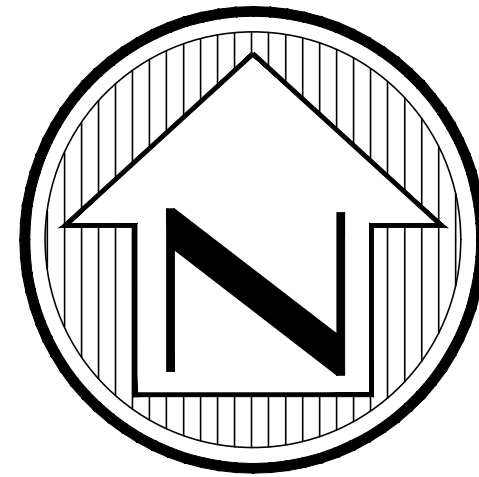
**LEGEND**

- = BOUNDARY
- = UNIT BOUNDARY
- = SINGLE FAMILY
- = OPEN SPACE/DETENTION/DRAINAGE
- = SCHOOL
- = COMMERCIAL/MULTI-FAMILY
- = 94' R.O.W. PRIMARY URBAN COLLECTOR
- = 60' R.O.W. NEIGHBORHOOD COLLECTOR
- = 58' R.O.W. NEIGHBORHOOD LOCAL
- = DETENTION POND
- = INFRASTRUCTURE LOT
- = 10' CONCRETE MULTI-USE PATH

DEVELOPMENT SUMMARY TABLE

PHASE/UNIT	AMENITY CENTER	OPEN SPACE	40'X120'	45'X120'	50'X120'	60'X120'	TOTAL LOTS	±ACRES
TRACT 1	4.50 AC.	12.69 AC.	---	---	8	7	15	23.89
TRACT 2	---	11.41 AC.	36	86	79	24	225	54.17
TRACT 3	---	19.83 AC.	23	54	51	24	152	49.64
TRACT 4	---	7.02 AC.	19	36	53	27	135	36.37
TRACT 5	---	1.41 AC.	53	59	---	---	112	19.72
TRACT 6	6.30 AC.	---	---	---	---	---	---	6.30
TRACT 7	---	0.80 AC.	---	---	50	---	50	13.0
TRACT 8	---	0.40 AC.	---	---	75	---	75	16.7
TRACT 9	---	0.40 AC.	---	45	---	---	45	9.10
TRACT 10	---	2.30 AC.	82	---	---	---	82	16.10
TRACT 11	---	9.80 AC.	117	---	---	---	117	29.60
TRACT 12	---	4.60 AC.	---	127	---	---	127	29.30
TRACT 13	---	2.79 AC.	---	---	---	---	---	16.80
TRACT 14	---	2.29 AC.	---	16	12	2	30	12.70
TRACT 15	---	0.70 AC.	---	---	---	---	---	17.50
TRACT 16	---	2.80 AC.	---	---	---	---	---	22.80
TOTAL	10.80 AC.	79.74 AC.	345	407	316	82	1165	373.69

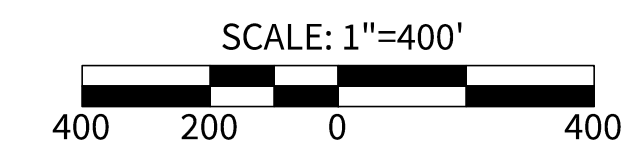
GROSS DENSITY = 3.12 LOTS/ACRE\*



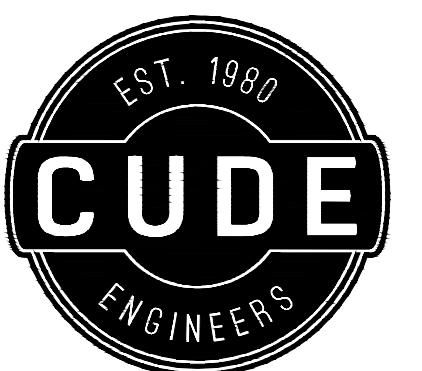
BOERNE WEST TRACT / EXHIBIT G

Boerne ETJ, TX

MAY 2021



CUDE ENGINEERS  
4122 Pond Hill Road, Suite 101  
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P:(210) 681.2951 F:(210) 523.7112





WATER CONTROL IMPROVEMENT DISTRICT #3A NOTES:

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

MISCELLANEOUS NOTES:

1. RESIDENTIAL FINISHED FLOORS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
2. LOT SETBACKS ARE DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE ENFORCED AT THE TIME OF DEVELOPMENT. THE USE THAT IS BEING CONSTRUCTED AND LOT SIZE SHALL DETERMINE WHICH SETBACK SHALL APPLY.
3. 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.
4. OBSTRUCTIONS OF DRAINAGE: ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.
5. RESIDENTIAL LOTS IN EXCESS OF 12,500 SQUARE FEET SHALL ONLY IRRIGATE THE AREA THAT LIES WITHIN 75 FEET OF THE MAIN RESIDENCE. TURF GRASSES SHALL BE LIMITED TO ZOYSIA, BUFFALO OR BERMUDA GRASSES OR OTHER GRASSES APPROVED BY THE CITY MANAGER OR HIS OR HER DESIGNATED REPRESENTATIVE (ORD. NO. 2004-20). XERISCAPING IS PERMITTED AS DESCRIBED IN THE CITY OF BOERNE ZONING ORDINANCE, ARTICLE 3, SECTION 3.07.0030.
6. THIS PROPERTY IS SUBJECT TO COMPLIANCE WITH CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE, AS A CATEGORY 2 PROPERTY AS DEFINED BY THE AQUIFER PROTECTION ORDINANCE (ORDINANCE NO. 81491) AND REQUIRED BY THE SAN ANTONIO WATER SYSTEM AND KENDALL COUNTY WATER CONTROL IMPROVEMENT DISTRICT NO. 3 INTERLOCAL AGREEMENT EFFECTIVE AUGUST 8, 2018. WCID #3 HAS AN ESTIMATED, BLENDED AND ALLOWABLE IMPERVIOUS COVER OF 504.00 ACRES. THIS PLAT CREATES AN ESTIMATED 6.53 ACRES OF IMPERVIOUS COVER, FOR A TOTAL OF 6.53 ACRES OF IMPERVIOUS COVER WITHIN WCID #3.

HERITAGE TREE NOTE:

HERITAGE LEGACY TREE: THERE ARE 93 HERITAGE LEGACY TREES, AS DEFINED IN SUB SECTION 2.02.002, IDENTIFIED ON THIS PLAT.

SIDEWALK NOTE:

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

TAX CERTIFICATE:

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

GENERAL NOTES:

1. THIS SUBDIVISION CONTAINS 37.29 TOTAL ACRES WITH 15 RESIDENTIAL LOTS FOR A DENSITY OF 0.403 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 (4204), NAD83 (93).
4. UNLESS OTHERWISE NOTED, ALL CORNERS & ANGLE POINTS ARE SET 1/2" IRON PINS WITH A PLASTIC CAP STAMPED "CUDE".
5. THE TOPOGRAPHICAL INFORMATION IS BASED ON VERTICAL DATUM NAVD 88.
6. THE AREA OF RIGHT-OF-WAY (ROW) IN THIS SUBDIVISION IS 7.524 ACRES.
7. THE AREA OF OPEN SPACE REQUIRED FOR THE CORLEY FARMS IS 7.436 ACRES (20.00%). THIS SUBDIVISION PLAT CONTAINS 16.81 ACRES OF COMMUNITY OPEN SPACE.
8. THE AREA OF THE SMALLEST LOT IS 0.138 ACRES (LOT 2, BLOCK 1 & LOT 2, 3, BLOCK 3).
9. THE PERIMETER OF BLOCK 3 IS 1.71 ACRES, BEING THE LARGEST RESIDENTIAL BLOCK. THE PERIMETER OF BLOCK 1 IS 0.96 ACRES, BEING THE SMALLEST RESIDENTIAL BLOCK.

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.

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 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 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 DEEDD TO THE CENTERLINE OF THE ROADWAY. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION OR MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT OF INGRESS TO AND EGRESS FROM THE RIGHT OF WAY AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY FACILITIES. THE EASEMENT RIGHTS HEREIN RESERVED INCLUDE THE PRIVILEGE OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITHIN SAID EASEMENT AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER PORTIONS OF SAID LOTS AND/OR TRACTS NOT WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS AND/OR TRACTS OF THIS SUBDIVISION.

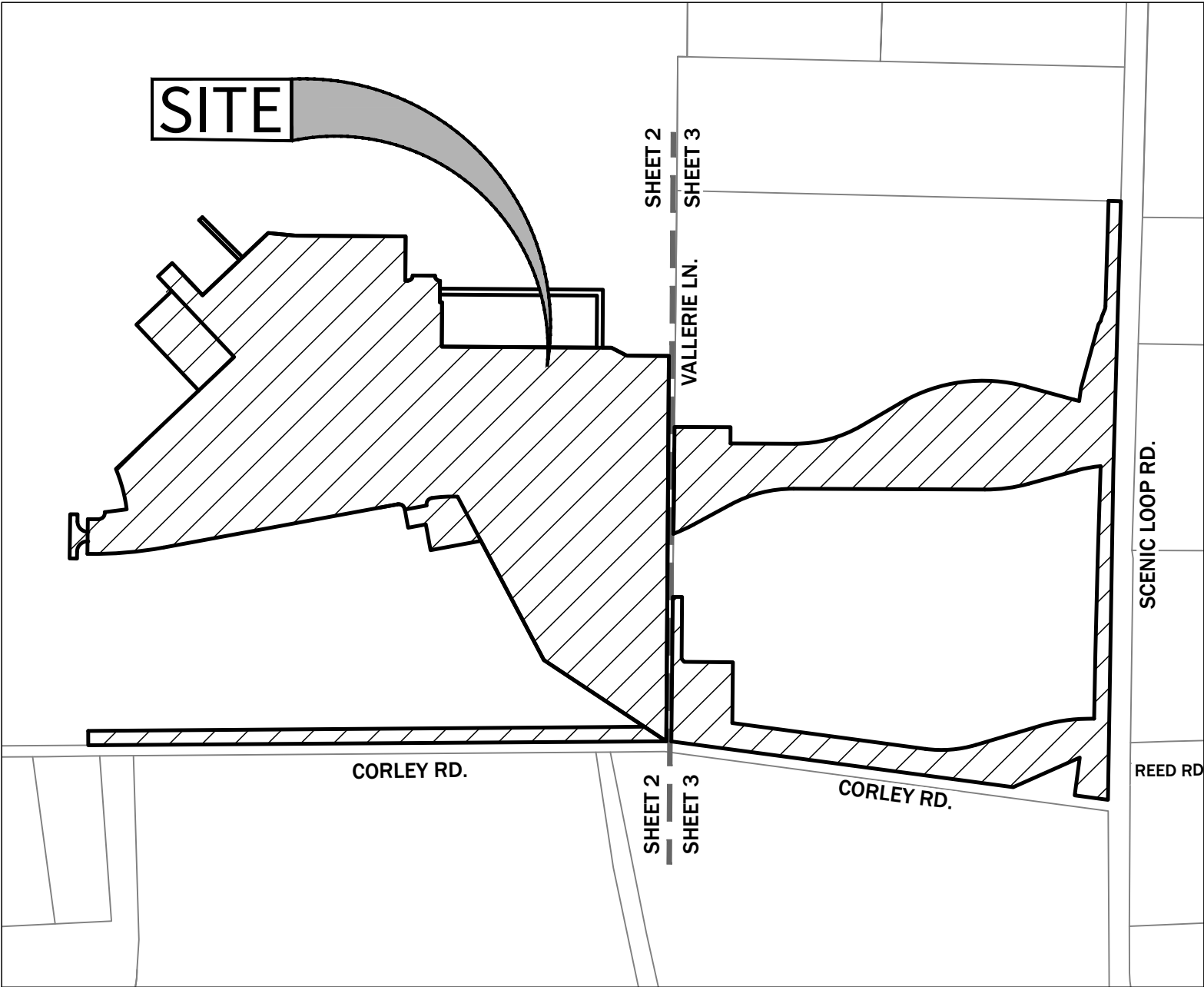
A PRELIMINARY PLAT ESTABLISHING

CORLEY FARMS UNIT 1

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

15 RESIDENTIAL LOTS (2.73Ac.) / 6 OPEN SPACE LOTS (10.30 Ac.)

5,872.16 L.F. OF NEW STREET (7.52 Ac.)/ 2 NON-RESIDENTIAL LOTS (6.51 Ac.)



LOCATION MAP/  
INDEX MAP

1" = 400'

STATE OF TEXAS  
COUNTY OF KENDALL

I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY

THAT THE FOREGOING INSTRUMENT OF WRITING WITH THIS CERTIFICATE OF AUTHENTICATION

WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_ A.D. 2021 AT \_\_\_\_\_ M. IN THE PLAT RECORDS OF

SAID COUNTY IN \_\_\_\_\_.

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN \_\_\_\_\_

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

SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

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

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

THIS SUBDIVISION PLAT OF \_\_\_\_\_ CORLEY FARMS UNIT 1 \_\_\_\_\_ HAS  
BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING & ZONING COMMISSION OF THE  
CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.

BY: \_\_\_\_\_ 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.  
DAVID D. CUPIT II, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 122076

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY FROM THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.



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

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

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

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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

\_\_\_\_\_  
OWNER

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

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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



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

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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

\_\_\_\_\_  
OWNER

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

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

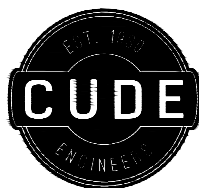
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.



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

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

PROJECT # 03481.004

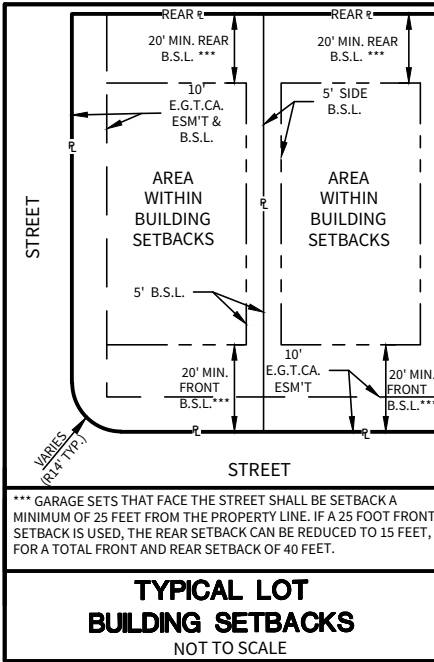


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TBPE FIRM #455  
TBPES FIRM # 10048500

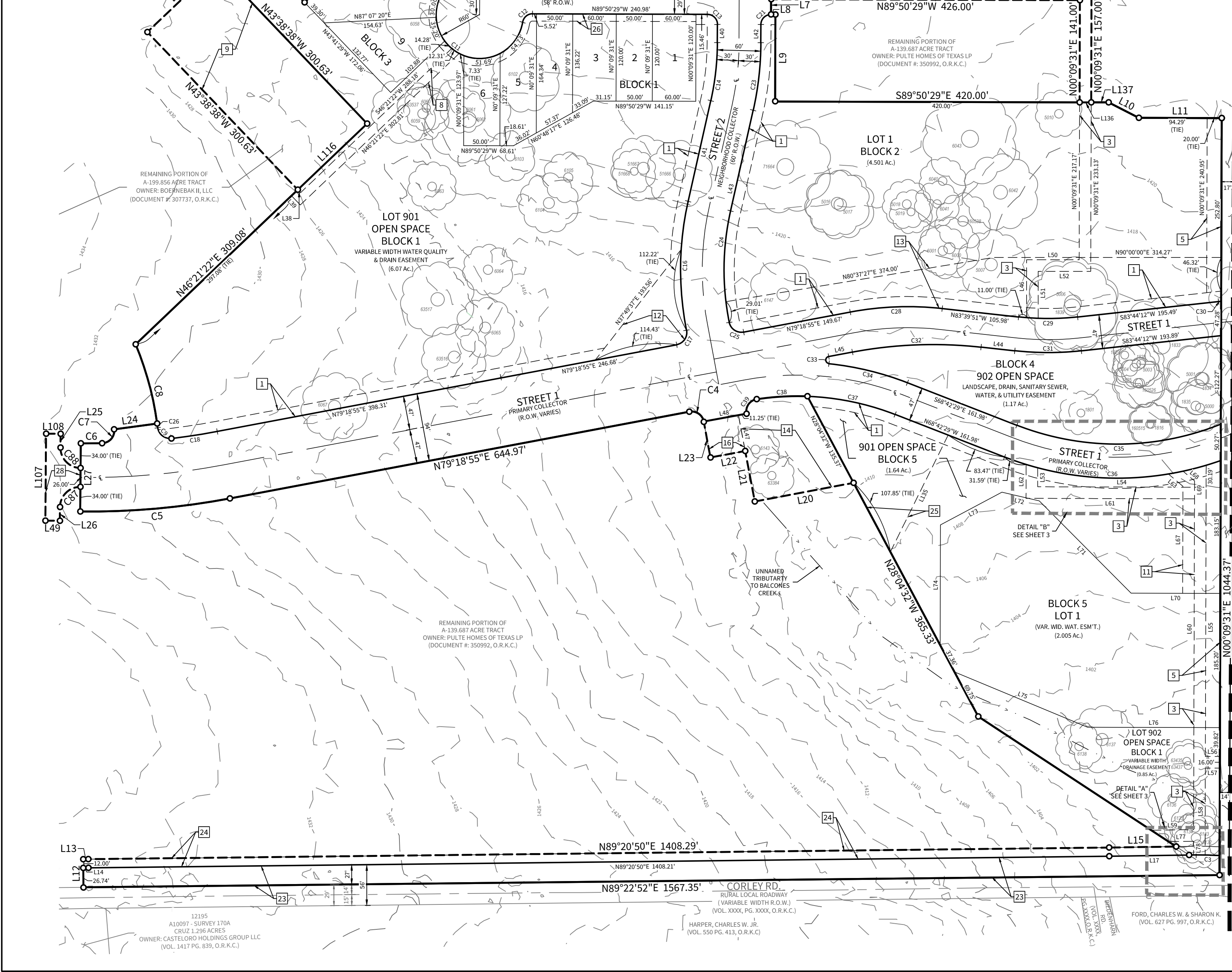
DATE:  
JUNE 2021

1 OF 4





TYPICAL LOT BUILDING SETBACKS NOT TO SCALE

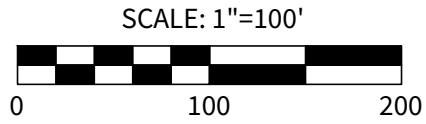


# A PRELIMINARY PLAT ESTABLISHING CORLEY FARMS UNIT 1

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

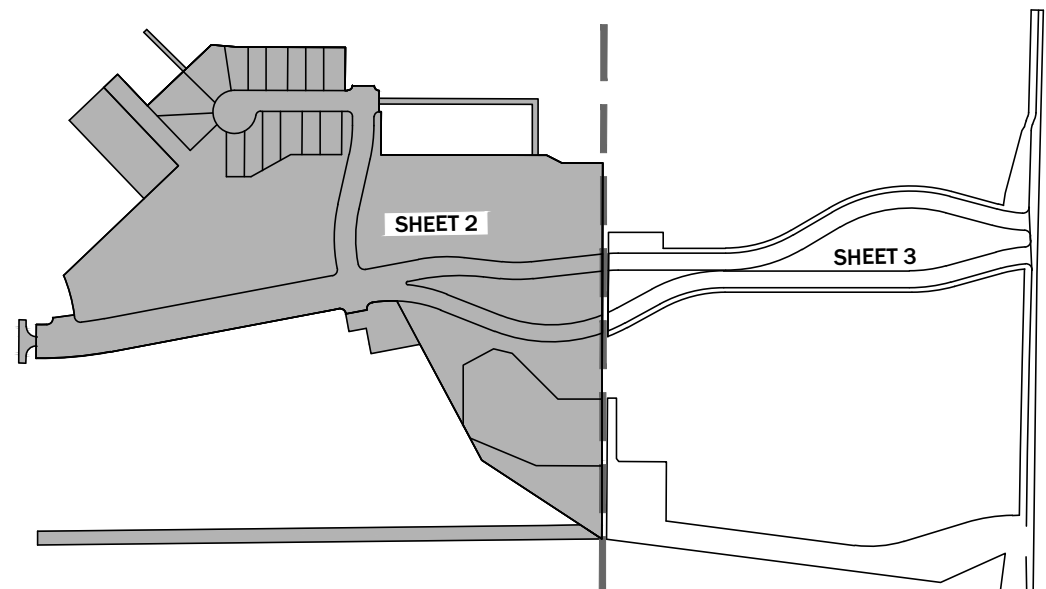
## LEGEND

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



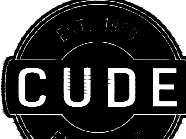
## KEYNOTES

1	14' UTILITY EASEMENT	15	VARIABLE WIDTH DRAINAGE EASEMENT (0.203 AC.)
2	OFF-LOT 14' UTILITY EASEMENT	16	OFF-LOT 50' x 50' INGRESS/EGRESS, DRAIN, UTILITY, SANITARY SEWER, & WATER EASEMENT (0.077 AC.)
3	16' SANITARY SEWER EASEMENT	17	OFF-LOT 25' WATER EASEMENT
4	VARIABLE WIDTH RIGHT OF WAY DEDICATION EASEMENT TO KENDALL COUNTY (1.70 AC.)	18	OFF-LOT 20' UTILITY EASEMENT (DOC# _____, O.R.K.C.)
5	20' UTILITY EASEMENT	19	OFF-LOT 16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED UNIT
6	OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT (0.150 AC.)	20	VARIABLE WIDTH INGRESS/EGRESS EASEMENT
7	OFF-LOT 12' SANITARY SEWER EASEMENT	21	VARIABLE WIDTH LIFT STATION EASEMENT
8	12' SANITARY SEWER EASEMENT	22	VARIABLE WIDTH DRAINAGE EASEMENT
9	+132.2 X +300.6 OFF-LOT DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED UNIT	23	VARIABLE WIDTH RIGHT OF WAY DEDICATION EASEMENT TO KENDALL COUNTY (0.982 AC.)
10	OFF-LOT 20' UTILITY EASEMENT	24	OFF-LOT 12' UTILITY EASEMENT
11	16' WATER EASEMENT	25	VARIABLE WIDTH DRAINAGE EASEMENT
12	VARIABLE WIDTH UTILITY EASEMENT (0.110 AC.)	26	10' E.G.T.CA. ESMT.
13	VARIABLE WIDTH DRAINAGE EASEMENT (0.964 AC.)	27	12' UTILITY EASEMENT
14	OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT (0.252 AC.)	28	VARIABLE WIDTH TEMPORARY TURNAROUND ESMT TO EXPIRE UPON INCORPORATION OF PLATTED UNIT



## INDEX MAP

CONTACT: DAVID D. CUPIT II, P.E. N.T.S. PROJECT # 03481.004

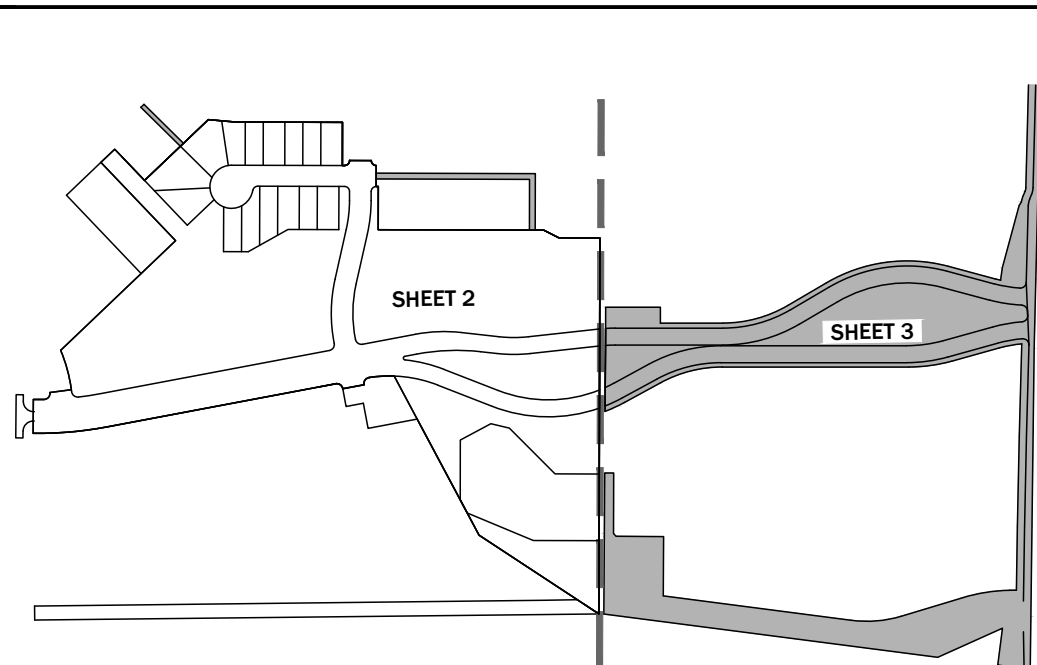
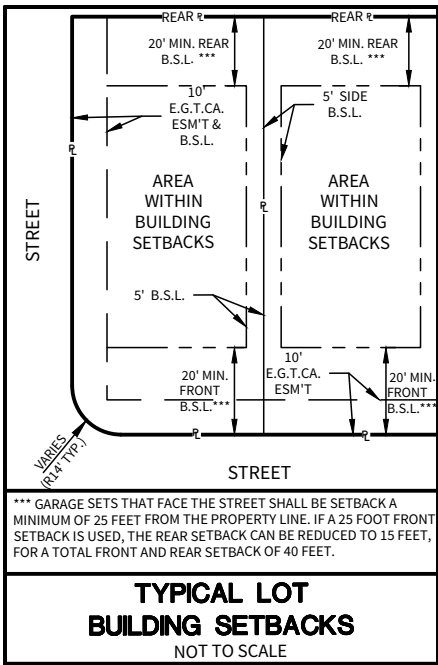


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TBPELS FIRM # 10048500

DATE:  
JUNE 2021

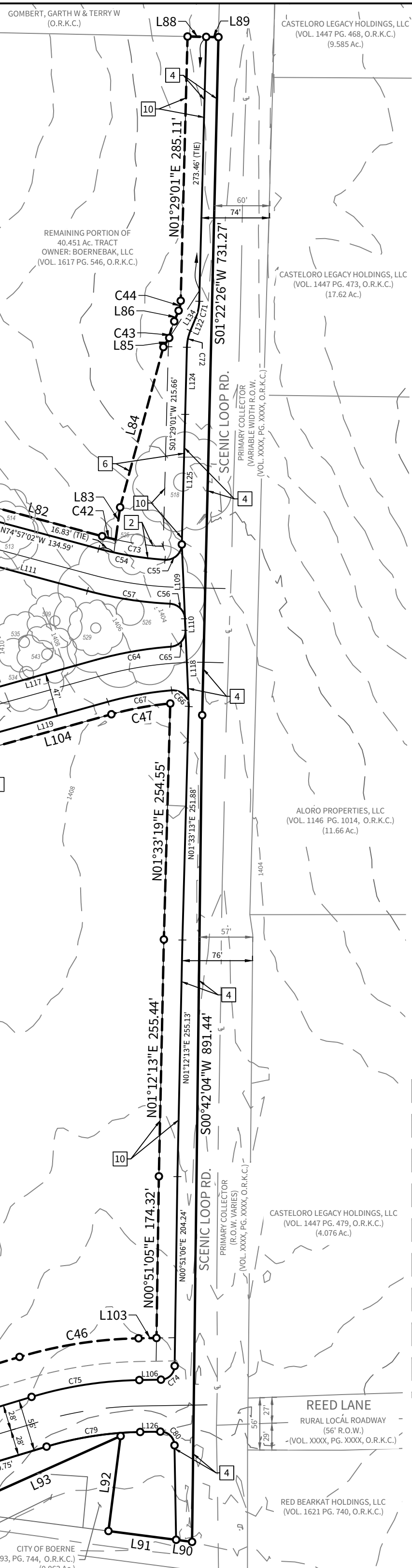
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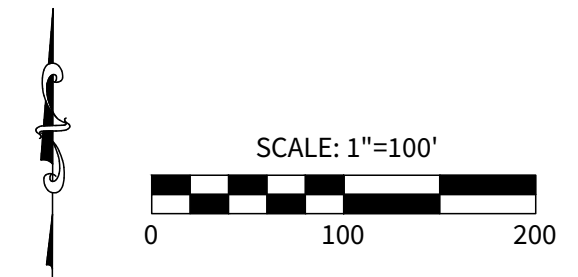
### KEYNOTES

- 14' UTILITY EASEMENT
- OFF-LOT 14' UTILITY EASEMENT
- 16' SANITARY SEWER EASEMENT
- VARIABLE WIDTH RIGHT OF WAY DEDICATION EASEMENT TO KENDALL COUNTY (1.70 AC.)
- 20' UTILITY EASEMENT
- OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT (0.150 AC.)
- OFF-LOT 12' SANITARY SEWER EASEMENT
- 12' SANITARY SEWER EASEMENT
- ±132.2 X ±300.6 OFF-LOT DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED UNIT
- OFF-LOT 20' UTILITY EASEMENT
- 16' WATER EASEMENT
- VARIABLE WIDTH UTILITY EASEMENT (0.110 AC.)
- VARIABLE WIDTH DRAINAGE EASEMENT (0.964 AC.)
- OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT (0.252 AC.)
- VARIABLE WIDTH DRAINAGE EASEMENT (0.205 AC.)
- OFF-LOT 50' X 50' INGRESS/EGRESS, DRAIN, UTILITY, SANITARY SEWER, & WATER EASEMENT (0.077 AC.)
- OFF-LOT 20' UTILITY EASEMENT
- OFF-LOT 16' SANITARY SEWER EASEMENT TO EXPIRE UPON INCORPORATION OF PLATTED STREET
- VARIABLE WIDTH INGRESS/EGRESS EASEMENT
- VARIABLE WIDTH LIFT STATION EASEMENT
- VARIABLE WIDTH DRAINAGE EASEMENT
- VARIABLE WIDTH RIGHT OF WAY DEDICATION EASEMENT TO KENDALL COUNTY (0.962 AC.)
- OFF-LOT 12' UTILITY EASEMENT
- VARIABLE WIDTH DRAINAGE EASEMENT
- 10' E.G.T.CA. ESM'T.
- 12' UTILITY EASEMENT
- VARIABLE WIDTH TEMPORARY TURNAROUND ESM'T TO EXPIRE UPON INCORPORATION OF PLATTED UNIT



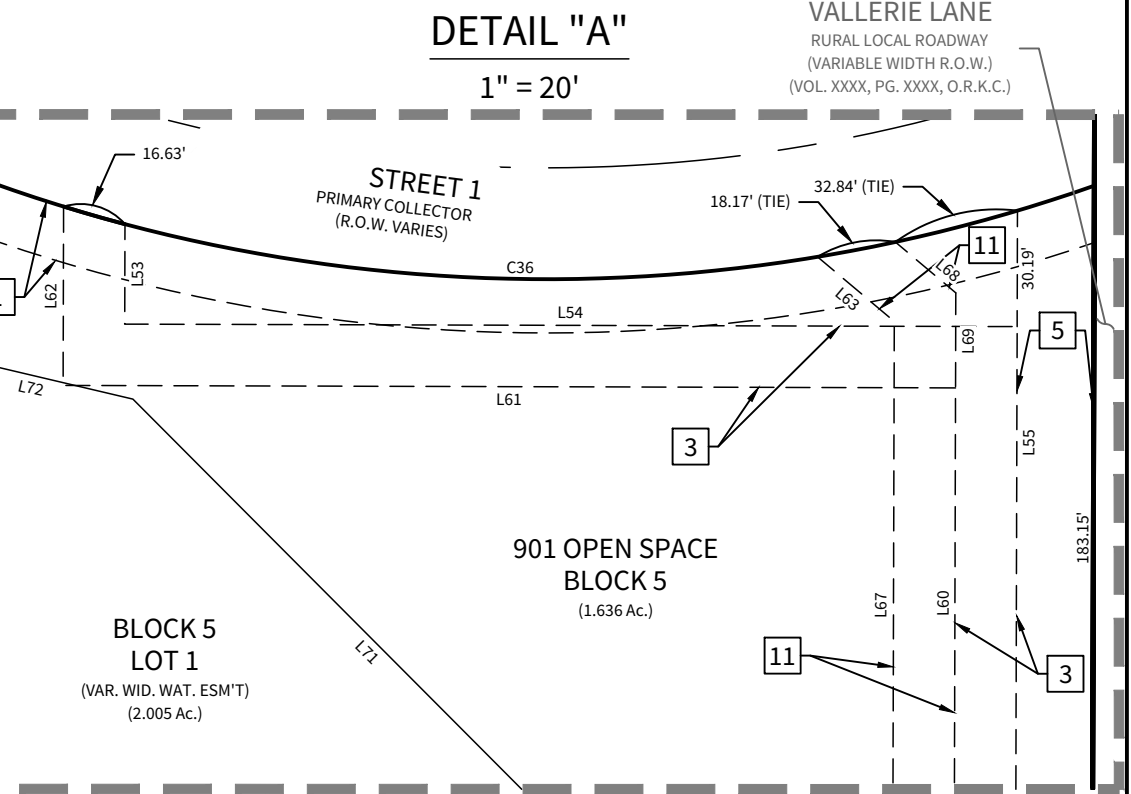
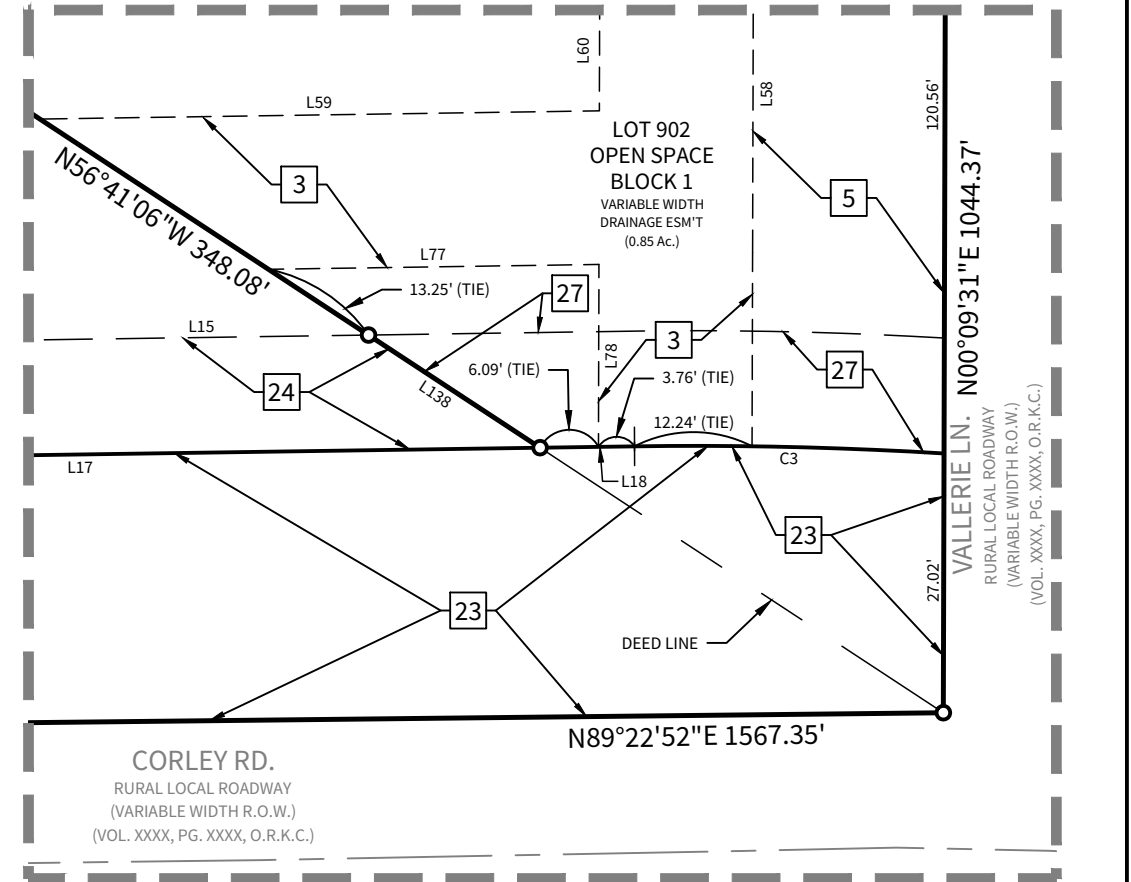
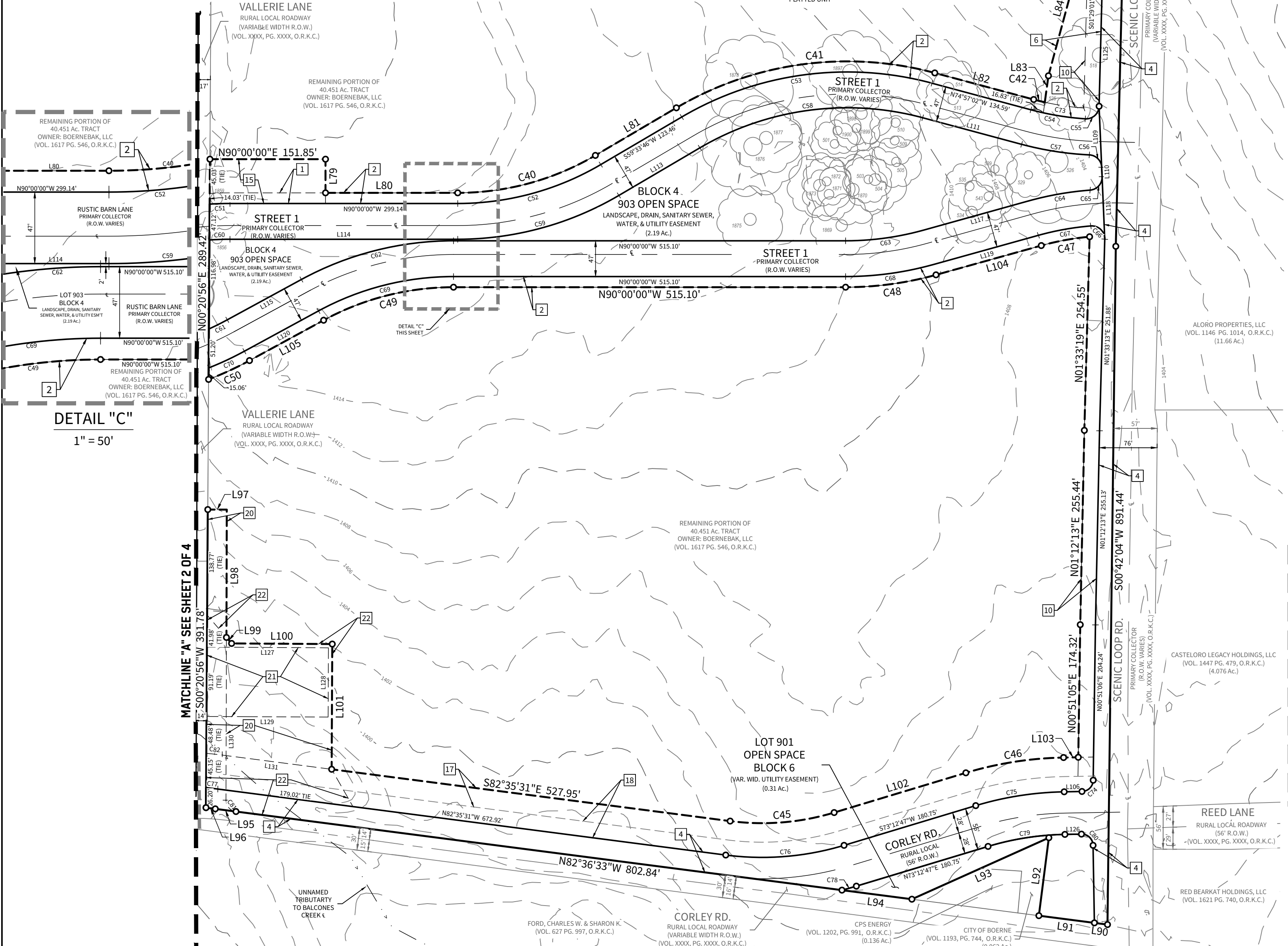
## A PRELIMINARY PLAT ESTABLISHING CORLEY FARMS UNIT 1

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



### LEGEND

- Ac. = ACRES
- B.S.L. = BUILDING SETBACK LINE
- C1 = CURVE NUMBER
- D.R.K.C. = DEED RECORDS OF KENDALL COUNTY
- DRN. = DRAINAGE
- ESM'T. = EASEMENT
- E.G.T.CA. = ELECTRICAL, GAS, TELEPHONE, CABLE
- EX. = EXISTING
- L1 = LINE NUMBER
- NO. = NUMBER
- N.T.S. = NOT TO SCALE
- O.R.K.C. = OFFICIAL RECORDS OF KENDALL COUNTY
- P.R.K.C. = PLAT RECORDS OF KENDALL COUNTY
- PG. = PAGE
- PGS. = PAGES
- PROP. = PROPOSED
- R.O.W. = RIGHT-OF-WAY
- UTIL. = UTILITY
- VAR. = VARIABLE
- VOL. = VOLUME
- WAT. = WATER
- WID. = WIDTH
- = RIGHT OF WAY
- - - = EXISTING RIGHT OF WAY
- = BOUNDARY LINE
- - - = BOUNDARY EASEMENT LINE
- - - = STREET CENTERLINE
- - - = CREEK CENTERLINE
- - - = EXISTING PROPERTY LINE
- - - = EXISTING GROUND MINOR CONTOUR
- = 1/2" IRON ROD WITH RED PLASTIC CAP STAMPED "CUDE" UNLESS OTHERWISE NOTED
- = HERITAGE TREE

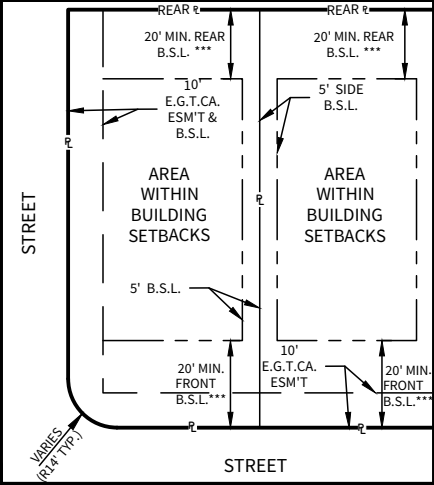


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\*\*\* GARAGE SETS THAT FACE THE STREET SHALL BE SETBACK A MINIMUM OF 25 FEET FROM THE PROPERTY LINE. IF A 25 FOOT FRONT SETBACK IS USED, THE REAR SETBACK CAN BE REDUCED TO 15 FEET, FOR A TOTAL FRONT AND REAR SETBACK OF 40 FEET.

**TYPICAL LOT BUILDING SETBACKS**  
NOT TO SCALE

HERITAGE TREE TABLE			
TREE POINT	SPECIES	Diameter	CIRCUMFERENCE
501	OAK	25.00 "	78.54 "
503	OAK	25.00 "	78.54 "
504	OAK	34.00 "	106.81 "
505	OAK	27.00 "	84.82 "
509	OAK	26.00 "	81.68 "
510	OAK	27.00 "	84.82 "
513	OAK	30.00 "	94.25 "
514	OAK	33.00 "	103.67 "
518	OAK	43.00 "	135.09 "
525	OAK	30.00 "	94.25 "
526	OAK	66.00 "	207.35 "
529	OAK	24.00 "	75.40 "
534	OAK	33.00 "	103.67 "
535	OAK	26.00 "	81.68 "
539	OAK	24.00 "	75.40 "
543	OAK	26.00 "	81.68 "
1801	OAK	24.00 "	75.40 "
1816	OAK	24.00 "	75.40 "
1825	OAK	28.00 "	87.96 "
1827	OAK	25.00 "	78.54 "
1828	OAK	26.00 "	81.68 "
1829	OAK	24.00 "	75.40 "
1833	OAK	53.00 "	166.50 "
1834	OAK	39.50 "	124.09 "
1835	OAK	29.00 "	91.11 "
1839	OAK	50.00 "	157.08 "
1856	OAK	31.00 "	97.39 "
1859	OAK	34.00 "	106.81 "
1869	OAK	33.00 "	103.67 "
1870	OAK	37.00 "	116.24 "
1871	OAK	28.00 "	87.96 "
1872	OAK	26.00 "	81.68 "
1873	OAK	34.00 "	106.81 "
1875	OAK	35.00 "	109.96 "
1876	OAK	53.00 "	166.50 "
1877	OAK	38.00 "	119.38 "
1878	OAK	48.00 "	150.80 "
1897	OAK	43.00 "	135.09 "
1898	OAK	33.00 "	103.67 "
1899	OAK	25.00 "	78.54 "
1900	OAK	25.00 "	78.54 "
5000	OAK	27.00 "	84.82 "
5001	OAK	40.00 "	125.66 "
5003	OAK	26.00 "	81.68 "
5004	OAK	24.00 "	75.40 "
5006	OAK	51.00 "	160.22 "
5007	OAK	38.00 "	119.38 "
5010	OAK	26.00 "	81.68 "
5016	OAK	36.00 "	113.10 "
5017	OAK	38.00 "	119.38 "
5018	OAK	27.00 "	84.82 "
5019	OAK	24.00 "	75.40 "
6000	OAK	34.00 "	106.81 "
6001	OAK	28.00 "	87.96 "
6040	OAK	26.00 "	81.68 "
6041	OAK	25.00 "	78.54 "
6042	OAK	42.00 "	131.95 "
6043	OAK	52.00 "	163.36 "
6058	OAK	47.00 "	147.65 "
6059	OAK	30.00 "	94.25 "
6060	OAK	25.00 "	78.54 "
6061	OAK	25.00 "	78.54 "
6062	OAK	48.00 "	150.80 "
6063	OAK	27.00 "	84.82 "
6064	OAK	28.00 "	87.96 "
6065	OAK	33.00 "	103.67 "
6067	OAK	37.00 "	116.24 "
6102	OAK	38.00 "	119.38 "
6103	OAK	28.00 "	87.96 "
6104	OAK	33.00 "	103.67 "
6105	OAK	28.00 "	87.96 "
6132	OAK	27.00 "	84.82 "
6133	OAK	28.00 "	87.96 "
6134	OAK	28.00 "	87.96 "
6135	OAK	32.00 "	100.53 "
6136	OAK	27.00 "	84.82 "
6137	OAK	37.00 "	116.24 "
6138	OAK	26.00 "	81.68 "
6143	OAK	27.00 "	84.82 "
6147	OAK	38.00 "	119.38 "
51666	OAK	37.00 "	116.24 "
51667	OAK	36.00 "	113.10 "
51668	OAK	24.00 "	75.40 "
63384	OAK	25.00 "	78.54 "
63435	OAK	24.00 "	75.40 "
63437	OAK	24.00 "	75.40 "
63516	OAK	36.00 "	113.10 "
63517	OAK	41.00 "	128.81 "
63537	OAK	36.00 "	113.10 "
71664	OAK	51.00 "	160.22 "
160515	OAK	24.00 "	75.40 "
160526	OAK	28.00 "	87.96 "
160538	OAK	31.00 "	97.39 "


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

LOT, BLOCK AND ACREAGE TABLE			
BLOCK 1		BLOCK 3	
LOT #	ACREAGE	LOT #	ACREAGE
1	0.165 AC.	1	0.165 AC.
2	0.138 AC.	2	0.138 AC.
3	0.171 AC.	3	0.138 AC.
4	0.173 AC.	4	0.165 AC.
5	0.173 AC.	5	0.205 AC.
6	0.140 AC.	6	0.156 AC.
		7	0.285 AC.
		8	0.308 AC.
		9	0.214 AC.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S84°52'12"E	75.87'
L2	S00°09'31"W	120.00'
L3	S89°50'29"E	6.00'
L4	S89°50'29"E	60.00'
L5	S00°09'31"W	21.00'
L6	S00°09'31"W	16.00'
L7	S00°09'31"W	21.00'
L8	S89°50'29"E	5.97'
L9	N00°09'31"E	120.00'
L10	S62°56'58"E	46.76'
L11	S89°50'29"E	114.29'
L12	N00°33'14"W	38.74'
L13	N88°52'14"E	7.02'
L14	N88°52'03"E	7.13'
L15	N89°09'30"E	92.55'
L17	N89°09'30"E	110.26'
L18	S89°09'30"W	9.85'
L20	N79°18'55"E	138.78'
L21	N10°41'05"W	70.95'
L22	N79°18'55"E	48.75'
L23	N10°41'05"W	50.47'
L24	N82°22'14"E	60.00'
L25	S00°28'11"W	19.00'
L26	S00°28'11"W	19.00'
L27	N00°28'11"E	94.00'
L28	S46°21'22"W	132.23'
L29	N46°21'22"E	53.00'
L30	S43°38'38"E	120.00'
L31	N46°21'22"E	137.63'
L33	N45°25'26"W	154.07'
L34	S46°21'22"W	12.00'
L35	N45°25'26"W	154.07'
L36	N46°21'22"E	95.37'
L37	N46°21'22"E	12.00'
L38	N43°38'38"W	5.59'
L39	N43°38'38"W	17.59'
L40	N00°09'31"E	25.00'
L41	N12°40'39"E	142.26'
L42	N00°09'31"E	25.00'
L43	N12°40'39"E	71.13'
L44	N83°39'51"W	46.88'
L45	S79°18'55"W	33.34'
L46	N00°05'40"E	80.04'
L47	N10°41'05"W	50.30'
L48	S79°30'57"W	60.00'
L49	N89°31'49"W	20.00'
L50	N90°00'00"E	72.49'
L51	S00°05'32"W	64.99'
L52	S90°00'00"W	72.48'
L53	S00°09'31"W	26.03'
L54	S89°50'29"E	232.40'
L55	N00°09'31"E	401.62'
L56	S89°50'29"E	20.00'
L58	N00°09'31"E	119.87'
L59	S89°09'30"W	58.28'
L60	S00°09'31"W	456.40'
L61	S89°50'29"E	232.40'
L62	N00°09'31"E	46.56'
L63	S49°55'29"E	26.11'
L67	S00°09'31"W	147.67'
L68	S49°55'29"E	20.58'
L69	S00°09'31"W	24.73'
L70	S89°50'29"E	123.05'
L71	S44°54'01"E	179.65'
L72	S76°44'31"E	52.83'
L73	N61°55'28"E	96.11'
L74	N00°05'59"E	166.02'
L75	N67°24'01"W	198.89'
L76	N89°50'29"W	182.66'
L77	N89°09'30"E	34.42'

LINE TABLE		
LINE	BEARING	LENGTH
L78	S00°09'31"W	19.00'
L79	S00°00'00"E	44.22'
L80	N90°00'00"E	173.71'
L81	N59°33'46"E	123.46'
L82	S74°57'02"E	134.59'
L83	N07°47'44"E	35.07'
L84	N15°06'23"E	178.97'
L85	N32°32'36"E	11.77'
L86	N22°21'11"E	15.27'
L88	N88°51'12"W	20.08'
L89	N88°51'12"W	13.26'
L90	S82°36'15"E	17.35'
L91	S82°36'15"E	73.60'
L92	S07°18'14"W	103.26'
L93	N65°49'17"E	197.24'
L94	S82°36'33"E	92.66'
L95	N82°36'33"W	27.40'
L96	N82°36'33"W	12.31'
L97	S89°50'29"E	24.98'
L98	S00°09'31"W	168.04'
L99	S40°50'40"E	10.36'
L101	S00°16'39"W	164.62'
L103	N89°00'18"E	19.34'
L104	S74°26'55"W	143.58'
L106	S89°00'18"W	23.37'
L107	N00°28'11"E	120.00'
L108	S89°31'49"E	20.00'
L109	N02°27'05"W	80.23'
L110	S02°26'56"E	12.36'
L111	N74°57'02"W	134.59'
L113	S59°33'46"W	123.46'
L114	N90°00'00"W	299.14'
L115	N61°26'33"E	110.88'
L116	N46°21'22"E	132.23'
L117	S74°26'55"W	143.58'
L118	S02°26'56"E	82.24'
L119	S74°26'55"W	143.58'
L120	S61°26'33"W	110.88'
L122	S22°21'11"W	15.27'
L124	S01°29'01"W	72.39'
L125	S01°29'01"W	140.35'
L126	S89°00'18"W	21.72'
L127	S89°39'16"E	159.64'
L128	S00°16'39"W	91.00'
L129	N89°43'21"W	159.75'
L130	S00°09'31"W	213.86'
L131	N82°35'31"W	144.96'
L134	N32°32'36"E	60.73'
L136	S89°50'29"E	16.00'
L137	S89°50'29"E	24.00'
L138	S56°41'06"E	21.37'

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	14.00'	90°00'00"	14.00'	21.99'	19.80'	N45°09'31"E
C2	14.00'	90°00'00"	14.00'	21.99'	19.80'	S44°50'29"E
C3	428.00'	4°19'05"	16.14'	32.26'	32.25'	S88°40'58"E
C4	17.00'	90°00'00"	17.00'	26.70'	24.04'	N55°41'05"W
C5	1047.00'	11°21'29"	104.12'	207.55'	207.21'	N84°59'40"E
C6	953.00'	1°45'50"	14.67'	29.34'	29.34'	N89°48'42"E
C7	17.00'	96°33'32"	19.07'	28.65'	25.38'	S40°39'01"W
C8	430.00'	15°07'43"	57.10'	113.54'	113.21'	S15°11'37"E
C9	17.00'	89°58'50"	16.99'	26.70'	24.04'	S51°50'45"E
C11	60.00'	260°40'03"	70.67'	272.97'	91.47'	N40°10'31"W
C12	14.00'	80°40'03"	11.89'	19.71'	18.12'	S49°49'29"W
C13	14.00'	90°00'00"	14.00'	21.99'	19.80'	N44°50'29"W
C14	370.00'	12°31'08"	40.58'	80.84'	80.68'	N06°25'05"E
C16	430.00'	23°52'30"	90.91'	179.18'	177.89'	N00°44'24"E
C17	17.00'	90°30'46"	17.15'	26.86'	24.15'	N34°03'32"E
C18	953.00'	3°50'55"	32.02'	64.01'	64.00'	N81°14'22"E
C21	14.00'	90°00'00"	14.00'	21.99'	19.80'	N45°09'31"E
C23	430.00'	12°31'08"	47.16'	93.95'	93.77'	N06°25'05"E
C24	370.00'	24°00'41"	78.68'	155.06'	153.93'	N00°40'18"E
C25	17.00'	89°21'03"	16.81'	26.51'	23.91'	N56°00'34"W
C26	430.00'	0°46'26"	2.90'	5.81'	5.81'	S07°14'33"E
C28	429.00'	17°01'14"	64.19'	127.44'	126.97'	S87°49'32"W
C29	371.00'	12°35'57"	40.96'	81.58'	81.42'	N89°57'49"W
C30	429.00'	0°29'35"	1.85'	3.69'	3.69'	S83°59'00"W
C31	418.00'	12°35'57"	46.14'	91.92'	91.73'	S89°57'49"E
C32	600.00'	17°01'14"	89.78'	178.24'	177.59'	N87°49'32"W
C33	5.00'	163°20'35"	34.15'	14.25'	9.89'	S02°21'22"E
C34	418.00'	15°19'11"	56.22'	111.77'	111.43'	N89°41'20"E
C35	382.00'	43°12'43"	151.29'	288.10'	281.32'	N76°22'04"W
C36	429.00'	40°41'15"	159.06'	304.65'	298.29'	N89°03'06"W
C37	371.00'	19°09'55"	62.63'	124.10'	123.52'	N78°17'26"W
C38	371.00'	10°50'14"	35.19'	70.17'	70.07'	S86°42'30"W
C39	17.00'	91°58'28"	17.60'	27.29'	24.45'	N35°18'09"E
C40	357.00'	30°26'14"	97.12'	189.65'	187.43'	N74°46'53"E
C41	443.00'	45°29'12"	185.71'	351.70'	342.53'	N82°18'22"E
C42	357.00'	2°24'57"	7.53'	15.05'	15.05'	S76°09'30"E
C43	70.00'	20°52'10"	12.89'	25.50'	25.36'	N11°55'06"E
C44	30.00'	20°52'10"	5.52'	10.93'	10.87'	N11°55'06"E
C46	473.00'	15°47'31"	65.60'	130.37'	129.96'	N81°06'36"E
C47	357.00'	10°22'36"	32.42'	64.66'	64.57'	S79°38'13"W
C48	443.00'	15°33'05"	60.49'	120.24'	119.87'	S82°13'27"W
C49	357.00'	28°33'27"	90.86'	177.94'	176.10'	S75°43'16"W
C50	443.00'	7°39'32"	29.65'	59.22'	59.17'	S65°16'19"W
C51	429.00'	3°34'42"	13.40'	26.79'	26.79'	S88°12'39"W
C52	371.00'	30°26'14"	100.93'	197.09'	194.78'	S74°46'53"W
C53	429.00'	45°29'12"	179.84'	340.58'	331.71'	S82°18'22"W
C54	371.00'	11°11'52"	36.37'	72.51'	72.39'	N80°32'58"W
C55	17.00'	92°22'05"	17.72'	27.41'	24.53'	S47°40'03"W
C56	17.00'	84°52'15"	15.54'	25.18'	22.94'	N44°53'03"W
C57	418.00'	12°22'09"	45.30'	90.24'	90.06'	N81°08'06"W
C58	382.00'	45°29'12"	160.13'	304.27'	295.37'	S82°18'22"W
C59	418.00'	30°26'14"	113.71'	222.05'	219.45'	S74°46'53"W
C60	382.00'	4°03'45"	13.55'	27.08'	27.08'	S87°58'08"W
C61	382.00'	4°03'17"	13.52'	27.03'	27.03'	S63°28'11"W
C62	418.00'	28°33'27"	106.38'	208.34'	206.19'	S75°43'16"W
C63	382.00'	15°33'05"	52.16'	103.68'	103.37'	S82°13'27"W
C64	418.00'	11°13'45"	41.09'	81.92'	81.79'	S80°03'47"W
C65	17.00'	88°07'36"	16.45'	26.15'	23.65'	S41°36'52"W
C66	17.00'	96°17'53"	18.98'	28.57'	25.33'	N46°35'43"W
C67	371.00'	15°04'25"	35.09'	69.98'	69.87'	S79°51'08"W
C68	429.00'	15°33'05"	58.58'	116.44'	116.08'	S82°13'27"W
C69	371.00'	28°33'27"	94.42'	184.92'	183.01'	S75°43'16"W
C70	429.00'	6°55'48"	25.98'	51.89'	51.86'	S64°54'27"W
C71	50.00'	20°52'10"	9.21'	18.21'	18.11'	S11°55'06"W
C72	50.00'	20°52'10"	9.21'	18.21'	18.11'	S11°55'06"W
C73	357.00'	8°19'12"	29.27'	58.84'	58.71'	N81°33'55"W
C74	15.00'	88°09'13"	14.52'	23.08'	20.87'	S44°55'42"W
C75	428.00'	15°47'31"	59.36'	117.97'	117.59'	S81°06'33"W
C76	372.00'	24°11'42"	79.73'	157.09'	155.92'	S85°18'38"W
C77	428.00'	2°04'42"	7.76'	15.53'	15.52'	N83°37'52"W
C78	428.00'	2°37'37"	9.81'	19.62'	19.62'	S74°31'36"W
C79	372.00'	15°47'31"	51.59'	102.53'	102.21'	S81°06'33"W
C80	15.00'	90°00'00"	15.00'	23.56'	21.21'	N45°59'42"W
C82	473.00'	2°33'12"	10.54'	21.08'	21.08'	N83°07'52"W
C87	28.00'	90°00'00"	28.00'	43.98'	39.60'	S45°28'11"W
C88	28.00'	90°00'00"	28.00'	43.98'	39.60'	S44°31'49"E

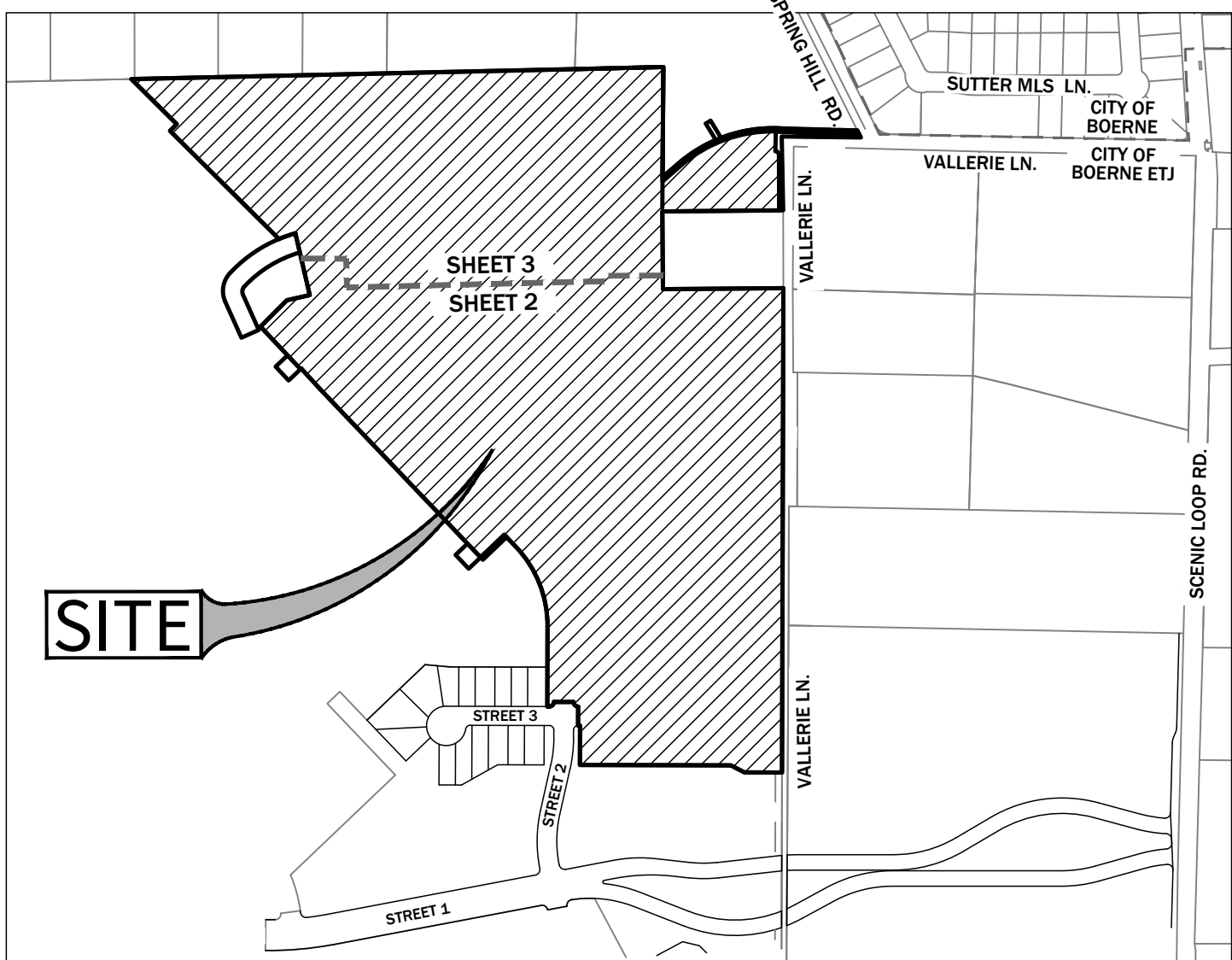
	<div style="text-align: center;"><b>AGENDA ITEM SUMMARY</b></div> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <b>District Impacted</b>  <input type="checkbox"/> 1 = Wolosin  <input type="checkbox"/> 2 = Woolard  <input type="checkbox"/> 3 = Scott  <input type="checkbox"/> 4 = Boddie  <input type="checkbox"/> 5 = Macaluso  <input type="checkbox"/> All </div>
<b>Agenda Date</b>	July 12, 2021
<b>Requested Action</b>	CONSIDER THE PRELIMINARY PLAT FOR CORLEY FARMS UNIT 2, 56.868 ACRES, 225 RESIDENTIAL LOTS, 8 OPEN SPACE LOTS, AND 12.52 ACRES OF RIGHT-OF-WAY (KAD NO. 12154 & 12184). TAKE NECESSARY ACTION.
<b>Contact Person</b>	Rebecca Pacini, AICP, Planner III, Planning and Community Development Department
<b>Background Information</b>	<p>This is the preliminary plat for Corley Farms Unit 2. The Preliminary Plat consists of 225 residential lots, 8 open space lots, and 12.52 acres of right-of-way, on 56.868 acres. Corley Farms is a WCID (Water Control Improvement District) located in the ETJ of the City. This is the second plat to be considered in this master planned development. The City's Future Land Use Plan designates this property as Transitional Residential. The subdivision is proposed to be served by San Antonio Water System (SAWS) for water and City of Boerne for sewer and gas.</p> <p>Background:  The City entered into a development agreement with the owner, BoerneBAK, in 2019. At the time, BoerneBAK was interested in creating a WCID for this property and needed the City's approval to form the WCID. As part of the negotiation to garner the City's support, we began discussions regarding a development agreement for the site. State law soon changed and they no longer needed the City's approval to form the WCID. They were able to get SAWS water to this development, but they did still need sewer in order to move forward with the development in a timely manner. That gave the City some negotiation power to continue discussions regarding a development agreement for this site. Resolution No. 2019-R183 was approved by City Council on November 26, 2019. Part of that agreement included approval of a Master Plan for the development (attached). The highlights of those terms are as follows:</p> <ul style="list-style-type: none"> <li>• Extension of City sewer service to their development;</li> <li>• Extension of gas service to their development;</li> <li>• They will make significant financial contributions toward</li> </ul>



	<p>resizing the sewer main, upgrading a lift station and expanding our sewer treatment plant;</p> <ul style="list-style-type: none"> <li>• Allow limited and full annexation in the future; since the development is in the ETJ, the limited annexation will provide that any commercial uses to pay sales tax to the City;</li> <li>• Vested to the 2019 subdivision regulations;</li> <li>• Subject to Article VI Pollution and Prevention Control of the San Antonio Code and Section 3-930 Pollution Prevention Criteria in Category 2;</li> <li>• Comply with the City of San Antonio (COSA) Tree Preservation and Adequate Canopy Coverage, COSA UDC 35-523;</li> <li>• Comply with COSA Dark Sky Ordinance, Chapter 34, Article IV;</li> <li>• Require four-foot sidewalks instead of five-feet;</li> <li>• Owner shall construct roadway improvement for a 94 ft primary collector, Scenic Loop Road, Vallerie Lane, and Corley Road; which include a light at the intersection with Scenic Loop; and</li> <li>• Apply a Development Mitigation Fee to be paid to the City of Boerne upon the sale of each residential lot.</li> </ul> <p>The plat will meet all the requirements of the subdivision ordinance. Approval should include the following condition:</p> <ol style="list-style-type: none"> <li>1. Provide an Open Space System Plan, Subdivision Ordinance 2.02.001 G, in accordance with the Article 3, Section 3, Open Space Systems and in accordance with the approved MPCP.</li> </ol>
<b>Item Justification</b>	<div style="display: flex; justify-content: space-between;"> <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 Recommendation </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>
<b>Financial Considerations</b>	
<b>Citizen Input/Board Review</b>	Approved Master Planned Community Plan
<b>Legal Review</b>	

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



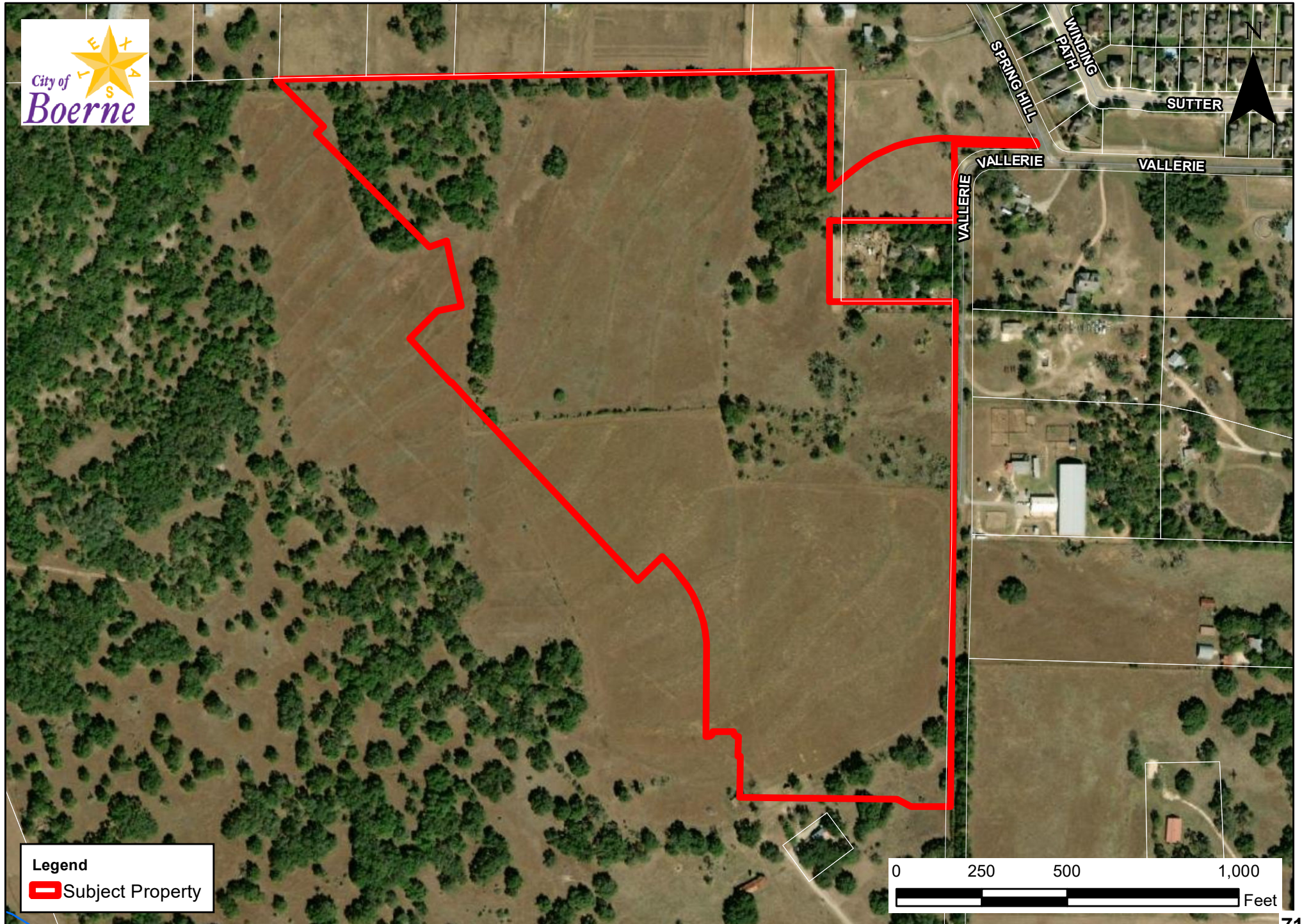


## LOCATION MAP/ INDEX MAP


1" = 500'

STATE OF TEXAS  
COUNTY OF KENDALL

# Aerial Map Corley Farms Unit 2 (KAD 12154 & 12184)

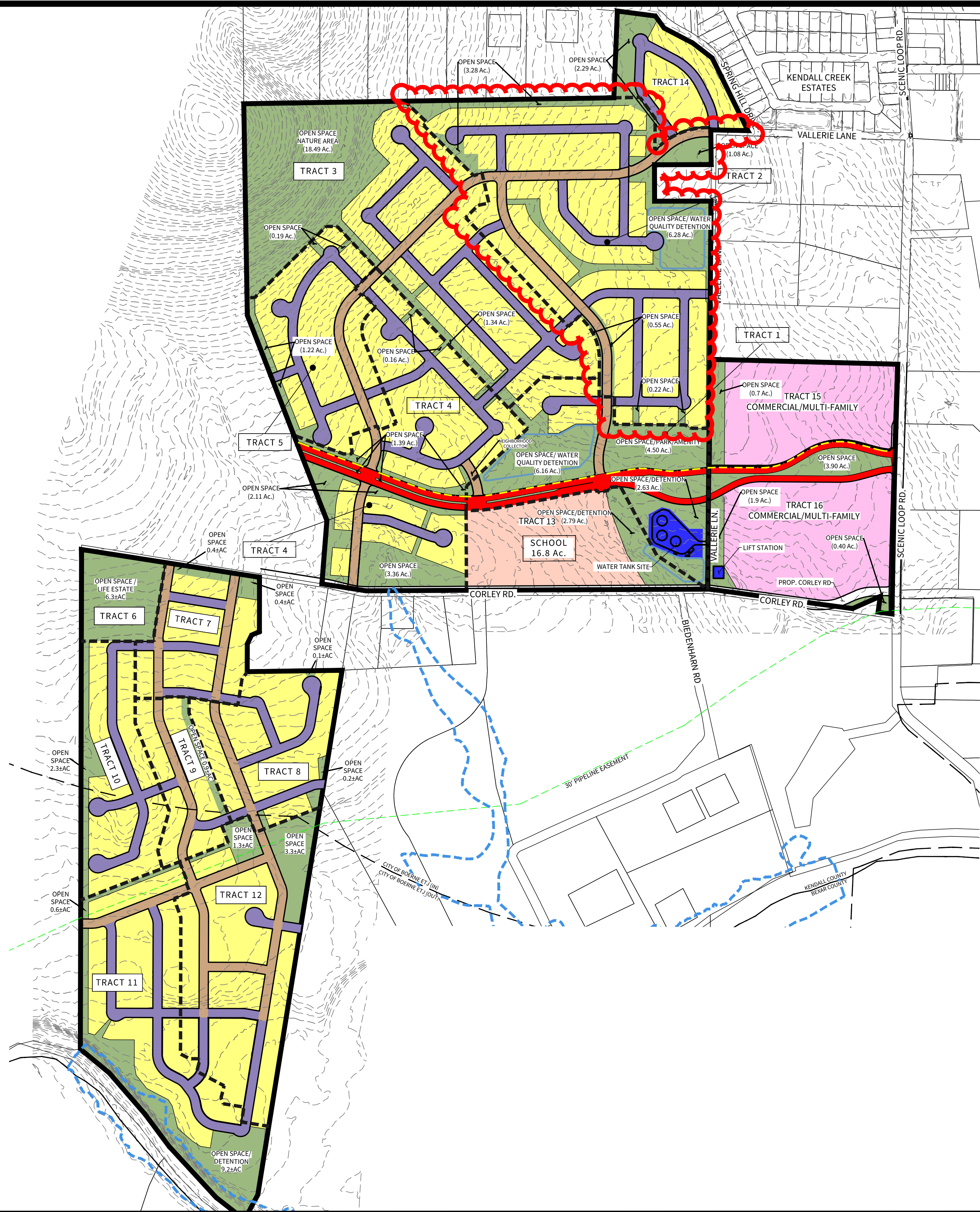


## Legend

 Subject Property







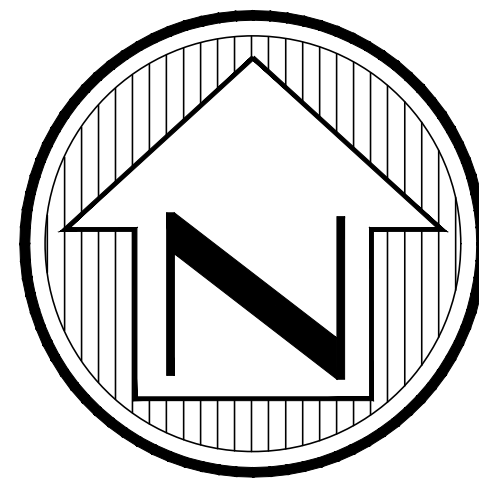
**LEGEND**

- = BOUNDARY
- = UNIT BOUNDARY
- = SINGLE FAMILY
- = OPEN SPACE/DETENTION/DRAINAGE
- = SCHOOL
- = COMMERCIAL/MULTI-FAMILY
- = 94' R.O.W. PRIMARY URBAN COLLECTOR
- = 60' R.O.W. NEIGHBORHOOD COLLECTOR
- = 58' R.O.W. NEIGHBORHOOD LOCAL
- = DETENTION POND
- = INFRASTRUCTURE LOT
- = 10' CONCRETE MULTI-USE PATH

DEVELOPMENT SUMMARY TABLE

PHASE/UNIT	AMENITY CENTER	OPEN SPACE	40'X120'	45'X120'	50'X120'	60'X120'	TOTAL LOTS	±ACRES
TRACT 1	4.50 AC.	12.69 AC.	---	---	8	7	15	23.89
TRACT 2	---	11.41 AC.	36	86	79	24	225	54.17
TRACT 3	---	19.83 AC.	23	54	51	24	152	49.64
TRACT 4	---	7.02 AC.	19	36	53	27	135	36.37
TRACT 5	---	1.41 AC.	53	59	---	---	112	19.72
TRACT 6	6.30 AC.	---	---	---	---	---	---	6.30
TRACT 7	---	0.80 AC.	---	---	50	---	50	13.0
TRACT 8	---	0.40 AC.	---	---	75	---	75	16.7
TRACT 9	---	0.40 AC.	---	45	---	---	45	9.10
TRACT 10	---	2.30 AC.	82	---	---	---	82	16.10
TRACT 11	---	9.80 AC.	117	---	---	---	117	29.60
TRACT 12	---	4.60 AC.	---	127	---	---	127	29.30
TRACT 13	---	2.79 AC.	---	---	---	---	---	16.80
TRACT 14	---	2.29 AC.	---	16	12	2	30	12.70
TRACT 15	---	0.70 AC.	---	---	---	---	---	17.50
TRACT 16	---	2.80 AC.	---	---	---	---	---	22.80
TOTAL	10.80 AC.	79.74 AC.	345	407	316	82	1165	373.69

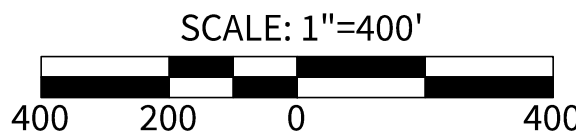
GROSS DENSITY = 3.12 LOTS/ACRE\*



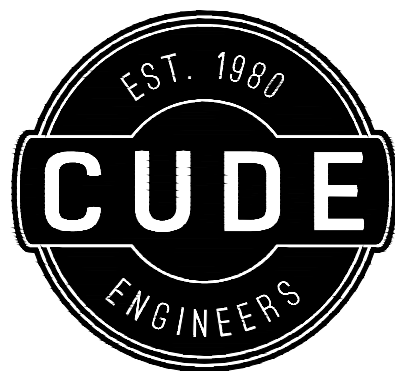
BOERNE WEST TRACT / EXHIBIT G

Boerne ETJ, TX

MAY 2021



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





WATER CONTROL IMPROVEMENT DISTRICT #3A NOTES:

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

MISCELLANEOUS NOTES:

- RESIDENTIAL FINISHED FLOORS MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINISHED ADJACENT GRADE.
  - LOT SETBACKS ARE DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE ENFORCED AT THE TIME OF DEVELOPMENT. THE USE THAT IS BEING CONSTRUCTED AND THE LOT SIZE SHALL DETERMINE WHICH SETBACK SHALL APPLY.
  - GATES ACROSS EASEMENT: DOUBLE SWING GATES WITH A MINIMUM CLEAR OPENING OF 12 FEET WIDE SHALL BE INSTALLED WHEREVER FENCES CROSS UTILITY AND DRAINAGE EASEMENTS.
  - OBSTRUCTIONS OF DRAINAGE: ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.
  - RESIDENTIAL LOTS IN EXCESS OF 12,500 SQUARE FEET SHALL ONLY IRRIGATE THE AREA THAT LIES WITHIN 75 FEET OF THE MAIN RESIDENCE. TURF GRASSES SHALL BE LIMITED TO ZOYSIA, BUFFALO OR BERMUDA GRASSES OR OTHER GRASSES APPROVED BY THE CITY MANAGER OR HIS OR HER DESIGNATED REPRESENTATIVE (ORD. NO. 2004-20). XERISCAPING IS PERMITTED AS DESCRIBED IN THE CITY OF BOERNE ZONING ORDINANCE, ARTICLE 3, SECTION 3.07.003D.
  - THIS PROPERTY IS SUBJECT TO COMPLIANCE WITH CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE, AS A CATEGORY 2 PROPERTY AS DEFINED BY THE AQUIFER PROTECTION ORDINANCE (ORDINANCE NO. 81491) AND REQUIRED BY THE SAN ANTONIO WATER SYSTEM AND KENDALL COUNTY WATER CONTROL IMPROVEMENT DISTRICT NO. 3 INTERLOCAL AGREEMENT EFFECTIVE AUGUST 8, 2018.
- WCID #3 HAS AN ESTIMATED, BLENDED AND ALLOWABLE IMPERVIOUS COVER OF 504.00 ACRES. THIS PLAT CREATES AN ESTIMATED 24.91 ACRES OF IMPERVIOUS COVER, FOR A TOTAL OF 31.44 ACRES OF IMPERVIOUS COVER WITHIN WCID #3.

HERITAGE TREE NOTE:

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

SIDEWALK NOTE:

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

TAX CERTIFICATE:

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

GENERAL NOTES:

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

EASEMENT NOTES:

ALL PROPERTIES DESIGNATED AS EASEMENTS SHALL OR MAY BE UTILIZED FOR THE FOLLOWING PURPOSES:

DRAINAGE EASEMENT:

DRAINAGE, WATER DIVERSION AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM").

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER PASSABLE AREAS OF THE GRANTOR'S ADJACENT LAND, WHEN THE DELINEATED ENTRANCE POINT THAT ABUTS PUBLIC RIGHT-OF-WAY IS OBSTRUCTED AND/OR INACCESSIBLE, EITHER IN WHOLE OR IN PART, IN ORDER TO ACCESS OR LEAVE THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO 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 EASEMENT AND TO CHANGE THE SIZE OF THE UTILITIES WITHIN THE EASEMENT; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE UTILITIES; THE RIGHT TO REMOVE FROM THE EASEMENT, ALL TREES AND PARTS THEREOF OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE UTILITIES.

THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT. HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.

THE CITY SHALL MAKE COMMERCIALY REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE UTILITIES, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE CITY'S USUAL AND CUSTOMARY PRACTICES.

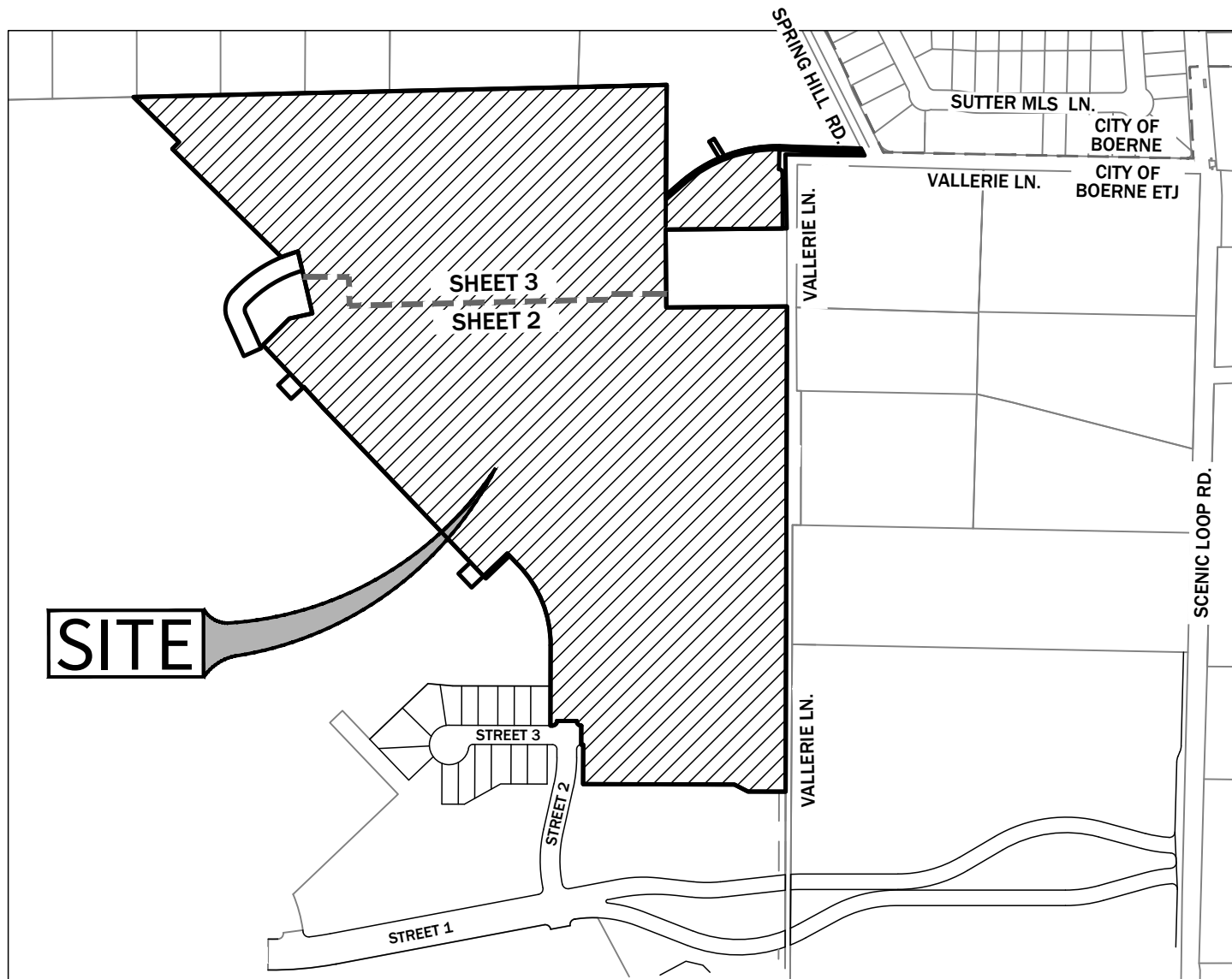
BANDERA ELECTRIC COOPERATIVE NOTES:

IT IS UNDERSTOOD AND AGREED THAT PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN FEET (10') FRONT LINES OF ALL LOTS AND/OR TRACTS AND IN THE STREETS, ALLEYS, BOULEVARDS, LANES AND ROADS OF THE SUBDIVISION, AND TEN FEET (10') ALONG THE OUTER BOUNDARIES OF ALL STREETS, ALLEYS, BOULEVARDS, LANES AND ROADS WHERE SUBDIVISION LINES OR LOTS OF INDIVIDUAL TRACTS ARE DEEDED TO THE CENTERLINE OF THE ROADWAY. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION OR MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT OF INGRESS TO AND EGRESS FROM THE RIGHT OF WAY AND EASEMENTS, AND THE RIGHT FROM TIME TO TIME TO CUT ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY FACILITIES. THE EASEMENT RIGHTS HEREIN RESERVED INCLUDE THE PRIVILEGE OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITHIN SAID EASEMENT AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER PORTIONS OF SAID LOTS AND/OR TRACTS NOT WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS AND/OR TRACTS OF THIS SUBDIVISION.

## A PRELIMINARY PLAT ESTABLISHING CORLEY FARMS UNIT 2

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

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



## LOCATION MAP/ INDEX MAP

1" = 500'

STATE OF TEXAS  
COUNTY OF KENDALL

I, \_\_\_\_\_, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY

THAT THE FOREGOING INSTRUMENT OF WRITING WITH THIS CERTIFICATE OF AUTHENTICATION

WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_ A.D. 2021 AT \_\_\_\_\_ M. IN THE PLAT RECORDS OF

SAID COUNTY IN \_\_\_\_\_.

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN \_\_\_\_\_

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

SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2021.

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

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

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

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN IN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF BOERNE.



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

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

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

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY FROM THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.



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

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

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

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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

\_\_\_\_\_  
OWNER

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

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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



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

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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

\_\_\_\_\_  
OWNER

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

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

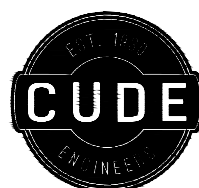
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2021.



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

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

PROJECT # 03481.005



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

DATE:  
JUNE 2021

1 OF 3



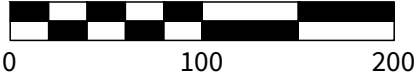
A PRELIMINARY PLAT ESTABLISHING  
CORLEY FARMS UNIT 2

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LEGEND

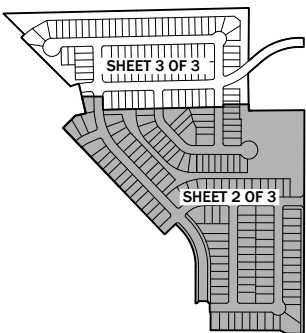
- AC. = ACRES
- B.S.L. = BUILDING SETBACK LINE
- C1 = CURVE NUMBER
- D.R.K.C. = DEED RECORDS OF KENDALL COUNTY
- DRN. = DRAINAGE
- ESMT. = EASEMENT
- E.G.T.CA. = ELECTRICAL, GAS, TELEPHONE, CABLE
- EX. = EXISTING
- L1. = LINE NUMBER
- L.S. = LANDSCAPE
- NO. = NUMBER
- N.T.S. = NOT TO SCALE
- O.R.K.C. = OFFICIAL RECORDS OF KENDALL COUNTY
- P.R.K.C. = PLAT RECORDS OF KENDALL COUNTY
- PG. = PAGE
- PGS. = PAGES
- PROP. = PROPOSED
- R.O.W. = RIGHT-OF-WAY
- UTL. = UTILITY
- VAR. = VARIABLE
- VOL. = VOLUME
- WAT. = WATER
- WID. = WIDTH
- = RIGHT OF WAY
- - - = EXISTING RIGHT OF WAY
- = BOUNDARY LINE
- = BOUNDARY EASEMENT LINE
- - - = STREET CENTERLINE
- - - = CREEK CENTERLINE
- - - = EXISTING PROPERTY LINE
- - - = EXISTING GROUND MINOR CONTOUR
- - - = 1/2" IRON ROD WITH RED PLASTIC CAP
- - - = STAMPED "CUDE" UNLESS OTHERWISE NOTED
- = HERITAGE TREE

SCALE: 1"=100'

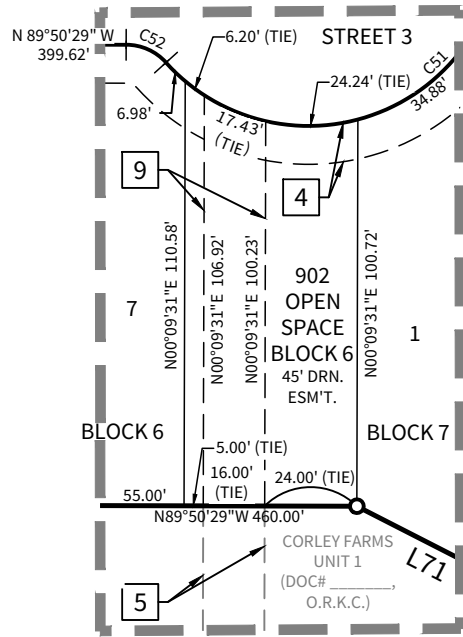


KEYNOTES

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



INDEX MAP  
N.T.S.

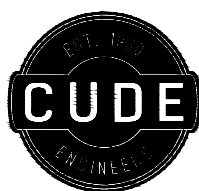


DETAIL "A"

1" = 50'

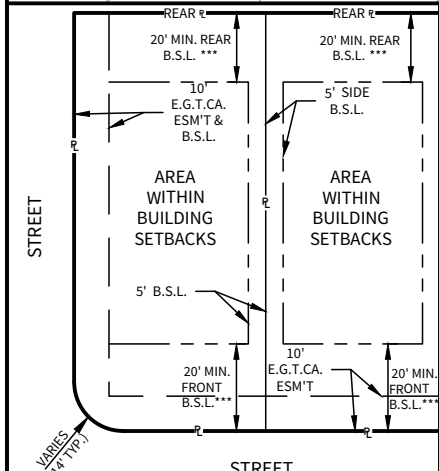
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DATE:  
JUNE 2021



TYPICAL LOT  
BUILDING SETBACKS

NOT TO SCALE

\*\*\* GARAGE SETS THAT FACE THE STREET SHALL BE SETBACK A MINIMUM OF 25 FEET FROM THE PROPERTY LINE. IF A 25 FOOT FRONT SETBACK IS USED, THE REAR SETBACK CAN BE REDUCED TO 15 FEET, FOR A TOTAL FRONT AND REAR SETBACK OF 40 FEET.

STREET  
10' MIN. REAR B.S.L.  
5' SIDE B.S.L.  
20' MIN. FRONT B.S.L.  
20' MIN. FRONT B.S.L.

AREA WITHIN BUILDING SETBACKS  
AREA WITHIN BUILDING SETBACKS

STREET

10' MIN. REAR B.S.L.  
5' SIDE B.S.L.  
20' MIN. FRONT B.S.L.  
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20' MIN. FRONT B.S.L.

AREA WITHIN BUILDING SETBACKS  
AREA WITHIN BUILDING SETBACKS

STREET

10' MIN. REAR B.S.L.  
5' SIDE B.S.L.  
20' MIN. FRONT B.S.L.  
20' MIN. FRONT B.S.L.

AREA WITHIN BUILDING SETBACKS  
AREA WITHIN BUILDING SETBACKS

STREET

10' MIN. REAR B.S.L.  
5' SIDE B.S.L.  
20' MIN. FRONT B.S.L.  
20' MIN. FRONT B.S.L.

AREA WITHIN BUILDING SETBACKS  
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STREET

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20' MIN. FRONT B.S.L.

AREA WITHIN BUILDING SETBACKS  
AREA WITHIN BUILDING SETBACKS

STREET



KEYNOTES

- 1

VARIABLE WIDTH DRN. & UTILITY EASEMENT
- 2

12" SANITARY SEWER EASEMENT
- 3

OFF-LOT 10' UTILITY EASEMENT
- 4

10' UTILITY EASEMENT
- 5

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

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

OFF-LOT 10' UTILITY EASEMENT
- 8

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

16" SANITARY SEWER EASEMENT
- 10

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

OFF-LOT 17' DRAINAGE EASEMENT
- 12

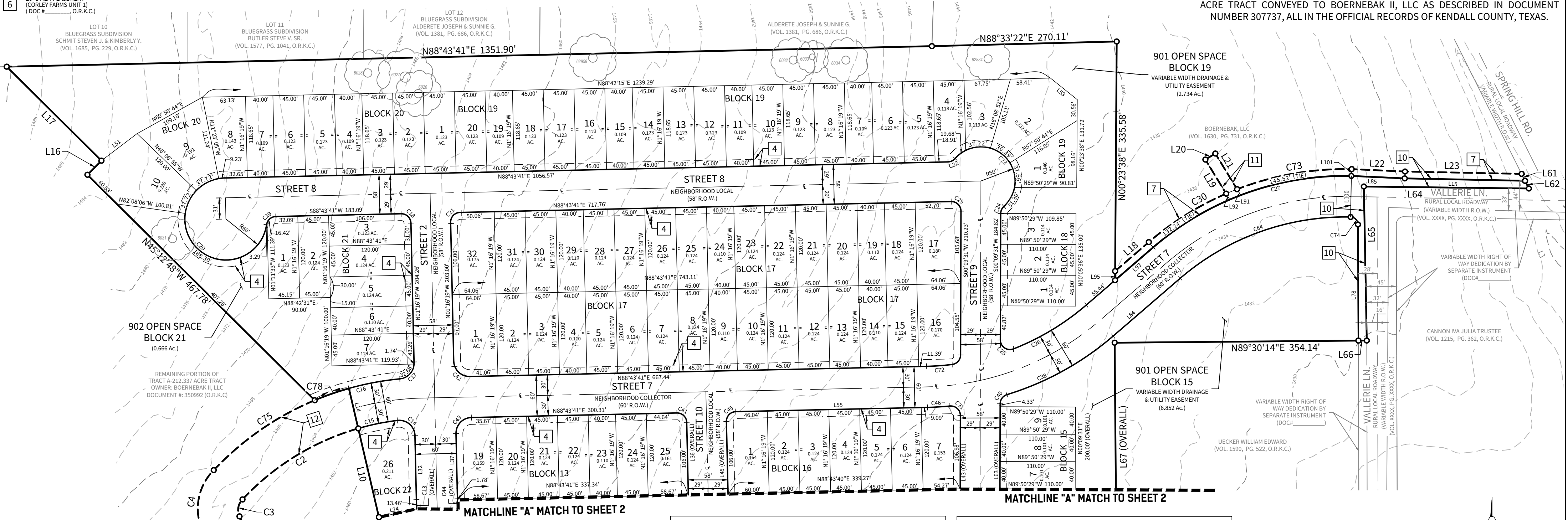
OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT TO  
EXPIRE UPON PLATTING OF RIGHT OF WAY (0.538 AC.)
- 13

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

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

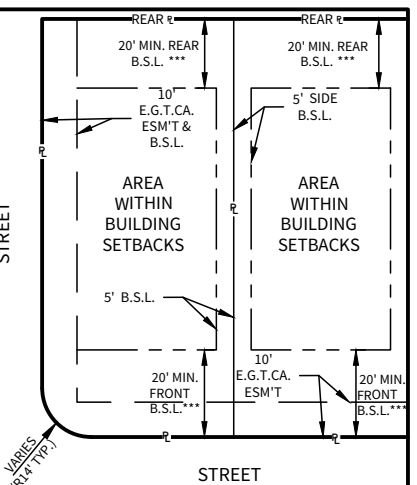
A PRELIMINARY PLAT ESTABLISHING  
CORLEY FARMS UNIT 2

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



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

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



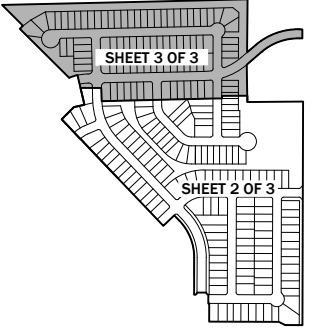
LINE TABLE		
LINE	BEARING	LENGTH
L1	S43°38'38"E	40.62'
L2	S46°21'22"W	100.00'
L3	S43°38'38"E	68.00'
L4	S42°29'32"E	86.06'
L5	N47°13'23"E	2.87'
L6	S43°15'29"E	57.89'
L7	S43°15'29"E	120.29'
L8	S44°55'37"W	113.81'
L9	S77°25'24"W	71.37'
L10	S13°06'54"E	133.36'
L11	S24°12'08"E	120.12'
L12	N65°47'52"E	58.00'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

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

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

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	350.00'	43°48'06"	140.70'	267.57'	261.10'	S21°44'35"E
C2	370.00'	31°14'10"	103.43'	201.71'	199.23'	N58°19'46"E
C3	22.00'	66°54'49"	14.54'	25.69'	24.26'	N09°15'16"E
C4	80.00'	67°03'12"	53.00'	93.62'	88.37'	S09°19'27"W
C5	370.00'	43°48'09"	148.75'	282.86'	276.03'	N21°44'33"W
C6	14.00'	90°00'00"	14.00'	21.99'	19.80'	N88°38'38"W
C7	14.00'	90°00'00"	14.00'	21.99'	19.80'	N01°21'22"E
C8	430.00'	15°00'39"	56.65'	112.66'	112.33'	N36°07'41"W
C9	14.00'	84°27'05"	12.71'	20.64'	18.82'	N70°50'53"W
C10	171.00'	20°11'02"	30.43'	60.24'	59.93'	S56°50'01"W
C11	229.00'	20°11'03"	40.76'	80.67'	80.25'	N56°50'01"E
C12	14.00'	84°25'58"	12.70'	20.63'	18.81'	N24°42'33"E
C13	430.00'	16°14'07"	61.33'	121.84'	121.44'	N09°23'22"W
C14	23.00'	95°45'07"	25.43'	38.44'	34.12'	N49°08'52"W
C15	370.00'	9°01'43"	29.21'	58.30'	58.24'	S78°27'43"W
C16	430.00'	10°05'40"	37.98'	75.76'	75.66'	N79°24'18"E
C17	23.00'	85°43'27"	21.34'	34.41'	31.29'	N41°35'24"E
C18	14.00'	90°00'00"	14.00'	21.99'	19.80'	N46°16'19"W
C19	14.00'	80°40'03"	11.89'	19.71'	18.12'	S48°23'40"W
C20	60.00'	260°39'27"	70.68'	272.96'	91.48'	S41°36'39"E
C21	14.00'	90°00'00"	14.00'	21.99'	19.80'	N43°43'41"E
C22	14.00'	47°47'17"	6.20'	11.68'	11.34'	N64°50'03"E
C23	50.00'	187°00'24"	816.72'	163.19'	99.81'	S45°33'24"E
C24	14.00'	47°47'17"	6.20'	11.68'	11.34'	S24°03'10"W
C25	14.00'	111°34'22"	20.59'	27.26'	23.15'	S55°37'40"E
C26	370.00'	19°21'10"	63.09'	124.97'	124.38'	N58°54'34"E
C27	430.00'	41°54'50"	164.69'	314.56'	307.59'	N70°11'24"E
C29	14.00'	91°25'50"	14.35'	22.34'	20.04'	S45°33'24"E
C30	440.00'	17°25'54"	67.45'	133.87'	133.35'	S57°56'56"W
C31	14.00'	95°48'12"	15.50'	23.41'	20.78'	N47°44'35"W
C32	14.00'	90°00'00"	14.00'	21.99'	19.80'	N44°50'29"W
C33	60.00'	292°23'26"	40.17'	306.19'	66.76'	N00°06'17"E
C34	10.00'	55°30'04"	5.26'	9.69'	9.31'	S61°27'01"E
C35	14.00'	90°00'00"	14.00'	21.99'	19.80'	N45°09'31"E
C36	129.00'	46°11'51"	55.02'	104.01'	101.22'	S66°44'33"E
C37	71.00'	46°11'51"	30.28'	57.25'	55.71'	S66°44'33"E
C38	430.00'	23°46'46"	90.53'	178.46'	177.18'	N61°07'22"E
C39	129.00'	42°21'09"	49.97'	95.36'	93.20'	S22°28'03"E
C40	14.00'	72°51'14"	10.33'	17.80'	16.63'	N36°35'08"E

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



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


PROJECT # 03481.005

CUDE ENGINEERS, L.L.C.  
4122 POND HILL RD. • SUITE 101  
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TBPE FIRM #455  
TBPELS FIRM # 10048500

DATE:  
JUNE 2021

3 OF 3



	<div style="text-align: center;"><b>AGENDA ITEM SUMMARY</b></div> <div style="border: 1px dashed purple; padding: 5px; float: right; margin-top: 10px;"> <b>District Impacted</b>  <input type="checkbox"/> 1 = Wolosin  <input type="checkbox"/> 2 = Woolard  <input type="checkbox"/> 3 = Scott  <input type="checkbox"/> 4 = Boddie  <input type="checkbox"/> 5 = Macaluso  <input type="checkbox"/> All </div>
<b>Agenda Date</b>	July 12, 2021
<b>Requested Action</b>	DISCUSSION ITEM C
<b>Contact Person</b>	Laura Haning, Director of Planning and Community Development
<b>Background Information</b>	<p>The recommendation to Council from the Planning and Zoning Commission included modifying language in the UDC to remove the directive term “shall” with regard to the Comprehensive Master Plan. The Commission expressed their desire to maintain flexibility with regard to zoning that does not always align with the Future Land Use Plan.</p> <p>Staff conferred with the consulting attorney for the UDC and Mick McKamie regarding this language. State law requires that cities that have a land use plan, must (shall) follow that plan. Therefore “shall” may not be changed in the UDC.</p> <p>There is some built in flexibility within the existing language though that does accommodate some flexibility. There is also a more appropriate way of handling the issues that the Commission is concerned about which can amend the land use plan concurrently with a zoning request.</p> <p>Predictability for the community is necessary when cities plan. This was one of our first goals in updating the UDC; providing predictability for the development community, which does also include anyone that wants to develop or build on their property. Providing that predictability is important.</p> <p>Being responsive to market changes in a fast growing community like Boerne is also important. Those changes can happen more quickly than our typical updates to the Comprehensive Master Plan does. We’ll discuss how to handle that in detail at the meeting.</p>

<b>Item Justification</b>	<input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Infrastructure Investment <input type="checkbox"/> Reduce Costs <input 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 Recommendation <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 and plat.