

AGENDA
PLANNING AND ZONING COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, September 13, 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 TEXAS GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY)

1. CALL TO ORDER – 6:00 PM

Pledge of Allegiance to the United States Flag

Pledge of Allegiance to the Texas Flag

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

2. CONFLICTS OF INTEREST

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

4. CONSENT AGENDA:

4.A. [2021-757](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF AUGUST 9, 2021.

Attachments: [21-0809 Official Meeting Minutes](#)

5. REGULAR AGENDA:

5.A. [2021-759](#) CONSIDER THE PRELIMINARY PLAT FOR HERFF ROAD COMMERCIAL, 4.349 ACRES, 5 COMMERCIAL LOTS GENERALLY LOCATED AT 12 HERFF ROAD (KAD NO. 15815). TAKE NECESSARY ACTION.

Attachments: [AIS Herff Rd Commercial Prelim Plat](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Herff Road Commercial Preliminary Plat](#)

- 5.B. [2021-760](#) CONSIDER THE PRELIMINARY PLAT FOR RANCHES AT CREEKSIDE UNIT 2A, 19.428 ACRES, 29 RESIDENTIAL LOTS, 6 OPEN SPACE LOT, 4.51 ACRES OF PUBLIC RIGHT-OF-WAY AND 2.65 ACRES OF PRIVATE RIGHT-OF-WAY GENERALLY LOCATED AT HERFF RANCH BOULEVARD AND COPPER CREEK (KAD NO. 49167). TAKE NECESSARY ACTION.

Attachments: [AIS Ranches at Creekside Unit 2A Prelim Plat](#)
[Att 1 - Location Map](#)
[Att 2- Aerial Map](#)
[Att 3 - Ranches at Creekside Master Plan](#)
[Att 4 - Ranches at Creekside Unit 2A Prelim Plat](#)

- 5.C. [2021-799](#) CONSIDER THE PRELIMINARY PLAT FOR RANCHES AT CREEKSIDE UNIT 2B, 41.616 ACRES, 142 RESIDENTIAL LOTS, 5 OPEN SPACE LOTS, AND 7.70 ACRES OF PRIVATE RIGHT-OF-WAY GENERALLY LOCATED EAST OF BOULDER CREEK (KAD NO. 49167). TAKE NECESSARY ACTION.

Attachments: [AIS Ranches at Creekside Unit 2B Prelim Plat](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Ranches at Creekside Master Plan](#)
[Att 4 - Ranches at Creekside Unit 2B Preliminary Plat](#)

- 5.D. [2021-800](#) CONSIDER THE PRELIMINARY PLAT FOR RANCHES AT CREEKSIDE UNIT 3B, 13.096 ACRES, 44 RESIDENTIAL LOTS, 4 OPEN SPACE LOTS, AND 2.34 ACRES OF PRIVATE RIGHT-OF-WAY GENERALLY LOCATED EAST OF CINNAMON CREEK (KAD NO. 49167). TAKE NECESSARY ACTION.

Attachments: [AIS Ranches at Creekside Unit 3B Prelim Plat](#)
[Att 1 - Location Map](#)
[Att 2 - Aerial Map](#)
[Att 3 - Ranches at Creekside Master Plan](#)
[Att 4 - Ranches at Creekside Unit 3B Preliminary Plat](#)

6. DISCUSSION ITEMS

- 6.A. [2021-761](#) OVERVIEW OF THE CITY OF BOERNE PARKS MASTER PLAN
PRESENTED BY DANNY ZINCKE, ASSISTANT CITY MANAGER.
- 6.B. [2021-762](#) OVERVIEW OF THE SIDEWALK PLAN PRESENTED BY JEFF
CARROLL, DIRECTOR OF DEVELOPMENT SERVICES.
- 6.C. [2021-763](#) OVERVIEW OF CITY'S STRATEGIC BUDGET CYCLE BY NICK
MONTAGNO, ASSISTANT TO THE CITY MANAGER.
- 6.D. [2021-780](#) OVERVIEW OF THE NEW PLAT REVIEW AND CONSIDERATION
PROCESS PRESENTED BY REBECCA PACINI, PLANNER III.

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

8. ADJOURNMENT

Laura Haning

Administrative Officer

CERTIFICATION

I herby certify that the above notice of meeting was posted on the 10th day of
September, 2021 at 11:00 a.m.

Heather Wood

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
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 North Main Street
Monday, August 9, 2021 – 6:00 p.m.

PRESENT 6- CHAIRMAN TIM BANNWOLF, COMMISSIONER JOE
ANZOLLITTO, COMMISSIONER LUCAS HILER, COMMISSIONER PATRICK
COHOON, COMMISSIONER CHESNEY DUNNING

ABSENT: COMMISSIONER BILL BIRD, COMMISSIONER BOB CATES

STAFF PRESENT: KRISTY STARK, MICK MCKAMIE, LAURA HANING,
HEATHER WOOD, KRYSTAL BROWN, BARRETT SQUIRES, REBECCA PACINI,
SARA SERRA-BENNETT, RYAN BASS, ROBERT LEE, MIKE MANN, JEFF
CARROLL, MELISSA ECKERT

RECOGNIZED/REGISTERED GUESTS: CHRISTINA RYRHOLM, JOSHUA
VALENTA, FRANK VALDEZ, NICK GOODWIN, JENNIFER LEIGH FLORES-KELLY,
PAULINE ROGER, CAROLYN ARNOLD, AARON ARNOLD, LAWRENCE
CANEDY, GARRETT KELLER, DEVIN SIMPSON, TREVOR KULBETH, JAVIER
CASTELLO

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

1. CALL TO ORDER – 6:00 PM

Chairman Bannwolf called the Planning and Zoning Commission to order
at 6:02 p.m.

Chairman Bannwolf introduced and welcomed new Assistant City

Manager, Ms. Kristy Stark.

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 a conflict with item 4.B. that is part of the Consent Agenda.

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)

Lawrence Canedy, resident at 35 Spring Creek Road (outside of Boerne city limits), expressed concerns with the possible location of a back entrance to the Esperanza subdivision that would tie in to the Spring Creek subdivision.

4. CONSENT AGENDA:

Chairman Bannwolf recused himself from the Consent Agenda at 6:07p.m. and left the dais.

Commissioner Cohoon assumed the Chair.

4.A. [2021-731](#) THE MINUTES OF THE PLANNING AND ZONING COMMISSION MEETING OF JULY 12, 2021.

4.B. [2021-732](#) CONDITIONAL APPROVAL FOR THE FINAL REPLAT FOR BOERNE NORTH BUSINESS PARK, LOT 2A, 10.48 ACRES, 1 NON-RESIDENTIAL LOT (KAD NO. 19962, 19964, 19965, & 299569) AS IS PROVIDED BY ARTICLE 2, SECTION 2.04.001B OF THE SUBDIVISION ORDINANCE.

A MOTION WAS MADE BY COMMISSIONER HILER, SECONDED BY COMMISSIONER ANZOLLITTO, TO APPROVE THE CONSENT AGENDA AS PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- COMMISSIONER DUNNING, COMMISSIONER ANZOLLITTO, COMMISSIONER HILER, COMMISSIONER COHOON

NAY: 0

Approved: 4-0

Chairman Bannwolf returned to the dais and assumed the Chair.

5. REGULAR AGENDA:

- 5.A. [2021-733](#) TO CONSIDER THE PROPOSED REZONING OF 0.794 ACRES
LOCATED AT 32884 INTERSTATE HIGHWAY 10 WEST (KAD 26872)
FROM I-2, LIGHT INDUSTRIAL, TO C-4, REGIONAL COMMERCIAL
DISTRICT. (6A PROPERTIES, LP/ AARON A. ARNOLD)

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

Ms. Laura Haning, Director of Planning and Community Development, presented the proposed rezoning.

Chairman Bannwolf opened the public hearing at 6:11 p.m.

Aaron Arnold, applicant for the proposed rezoning, explained that the intent for this request is to broaden his tenant base.

Chairman Bannwolf closed the public hearing at 6:12 p.m.

Commissioner Dunning questioned if the applicant has current tenants.

Mr. Arnold clarified that he does have current tenants but no retail at the moment.

Ms. Haning further clarified that the intent is to lease as mixed use for office and retail space.

A MOTION WAS MADE BY COMMISSIONER COHOON, SECONDED BY COMMISSIONER ANZOLLITTO, TO APPROVE THE PROPOSED REZONING OF

0.794 ACRES LOCATED AT 32884 INTERSTATE HIGHWAY 10 WEST (KAD 26872) FROM I-2, LIGHT INDUSTRIAL, TO C-4, REGIONAL COMMERCIAL DISTRICT. (6A PROPERTIES, LP/ AARON A. ARNOLD). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- COMMISSIONER DUNNING, COMMISSIONER ANZOLLITTO, COMMISSIONER HILER, COMMISSIONER COHOON

NAY: 0

Approved: 4-0

- 5.B.** [2021-734](#) CONSIDER A REQUEST FOR A VARIANCE TO THE SUBDIVISION ORDINANCE, ARTICLE 5 STREET SPECIFICATIONS AND CONSTRUCTION STANDARDS, SECTION 5.11.010, ACCESS RESTRICTED ENTRANCE DESIGN STANDARDS, A. ACCESS STANDARDS, TO ALLOW A STACKING DISTANCE OF 88 FEET FROM THE RIGHT-OF-WAY TO THE FIRST VEHICLE STOPPING POINT FOR ESPERANZA PHASE 2G (KAD NO. 14990, 14991, 15019, 15028, & 300730). TAKE NECESSARY ACTION.

Ms. Rebecca Pacini, City Planner III., presented the request for a variance and explained that the only vehicles that may be stopping at the gate will be visitors as residents will have push button, electric key access.

Commissioner Hiler questioned if there are any safety concerns with vehicles stacking.

Mr. Jeff Carroll, Director of Development Services, spoke to the traffic study that was conducted and explained that current code requires stacking distance to be determined by a traffic study with a minimum distance of 60 feet.

Commissioner Dunning questioned if the applicant has given a reason why they need the variance.

Ms. Pacini explained that they need a variance to accommodate their

current plan. She stated that the way their plan was designed they would need to reconfigure lots and would likely lose a street if required to redesign.

Ms. Haning clarified that the traffic study is in line with current UDC, not previous ordinance.

A MOTION WAS MADE BY COMMISSIONER COHOON, SECONDED BY COMMISSIONER DUNNING, TO APPROVE THE REQUEST FOR A VARIANCE TO THE SUBDIVISION ORDINANCE, ARTICLE 5 STREET SPECIFICATIONS AND CONSTRUCTION STANDARDS, SECTION 5.11.010, ACCESS RESTRICTED ENTRANCE DESIGN STANDARDS, A. ACCESS STANDARDS, TO ALLOW A STACKING DISTANCE OF 88 FEET FROM THE RIGHT-OF-WAY TO THE FIRST VEHICLE STOPPING POINT FOR ESPERANZA PHASE 2G (KAD NO. 14990, 14991, 15019, 15028, & 300730). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- COMMISSIONER DUNNING, COMMISSIONER ANZOLLITTO, COMMISSIONER HILER, COMMISSIONER COHOON

NAY: 0

Approved: 4-0

- 5.C. [2021-735](#) CONSIDER THE PRELIMINARY PLAT FOR ESPERANZA PHASE 2G, 35.276 ACRES, 96 RESIDENTIAL LOTS, 11 OPEN SPACE LOTS, 4 NON-RESIDENTIAL LOTS, AND 10.62 ACRES OF RIGHT-OF-WAY (KAD NO. 14990, 14991, 15019, 15028, & 300730). TAKE NECESSARY ACTION.

Chairman Bannwolf moved to item 5.D in error. He rescinded and moved back to item 5.C.

Ms. Pacini presented the preliminary plat.

A MOTION WAS MADE BY COMMISSIONER COHOON, SECONDED BY

COMMISSIONER HILER, TO APPROVE THE PRELIMINARY PLAT FOR ESPERANZA PHASE 2G, 35.276 ACRES, 96 RESIDENTIAL LOTS, 11 OPEN SPACE LOTS, 4 NON-RESIDENTIAL LOTS, AND 10.62 ACRES OF RIGHT-OF-WAY (KAD NO. 14990, 14991, 15019, 15028, & 300730). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- COMMISSIONER DUNNING, COMMISSIONER ANZOLLITTO, COMMISSIONER HILER, COMMISSIONER COHOON

NAY: 0

Approved: 4-0

- 5.D.** [2021-736](#) 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.

Ms. Pacini presented the preliminary plat.

Commissioner Cohoon requested to hear from legal counsel on statements made by the community and the developer.

Mick McKamie, Associate City Attorney, stated that the issue with back up water supply has been resolved. The ordinance simply requires certified and licensed water/utility providers be shown on platting documents. They are in compliance with subdivision regulations. When utilities are being provided by a state approved and licensed entity, that's the end of the City's authority.

Commissioner Anzollitto asked for clarification regarding Boerne water supply not being a back up source to this development.

Mike Mann, Director of Utilities, explained that the City is in no way connected to the water source. The City will provide sewer and gas services.

Mr. McKamie further explained that in the DA City does have rights to all

ground water on that property.

A MOTION WAS MADE BY COMMISSIONER COHOON, SECONDED BY COMMISSIONER DUNNING, TO APPROVE 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). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- COMMISSIONER DUNNING, COMMISSIONER ANZOLLITTO, COMMISSIONER HILER, COMMISSIONER COHOON

NAY: 0

Approved: 4-0

- 5.E. [2021-737](#) UNTABLE 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).

A MOTION WAS MADE BY COMMISSIONER ANZOLLITTO, SECONDED BY COMMISSIONER HILER, TO UNTABLE 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). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- COMMISSIONER DUNNING, COMMISSIONER ANZOLLITTO, COMMISSIONER HILER, COMMISSIONER COHOON

NAY: 0

Approved: 4-0

- 5.F. [2021-738](#) 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).

Ms. Haning presented the proposed Planned Unit Development to include a 4 foot concrete pathway on the southern side, same as on the northern.

A MOTION WAS MADE BY COMMISSIONER COHOON, SECONDED BY COMMISSIONER ANZOLLITTO, TO APPROVE 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). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- COMMISSIONER DUNNING, COMMISSIONER ANZOLLITTO, COMMISSIONER HILER, COMMISSIONER COHOON

NAY: 0

Approved: 4-0

6. DISCUSSION ITEMS:

6.A. [2021-739](#) COMPREHENSIVE MASTER PLAN FUTURE UPDATE.

Ms. Haning gave a brief overview of the city's comprehensive master plan.

Commission discussion included goals, values and processes within the plan.

Commissioner Anzollitto commented on the possibility of incorporating an agenda item to regular meetings to discuss potential ideas and suggestions the Commission may wish to make to City Council for the budgeting process.

Chairman Bannwolf asked that Commissioner Anzollitto Chair a subcommittee to track items to move towards City Council for funding.

Commissioner Cohoon suggested holding a workshop in the near term to see what ideas are out there.

Chairman Bannwolf commented on possibly holding a workshop in the fall (early October) to discuss a more formal process.

Commissioner Dunning asked if the city is soliciting public surveys for citizen input and expressed the importance of cultivating community awareness.

Ms. Haning responded that surveys ranking items of importance could be utilized to promote public input.

6.B. [2021-740](#) SHORELINE PARK UPDATE REGARDING DRAINAGE AND LID FEATURES FOR THE DEVELOPMENT.

Dr. Troy Dorman, Director of Water Resources, South/Central Texas with Halff Associates, Inc., gave an update on the Drainage Master Plan and Water Quality Improvements for the Shoreline Park Development.

Commission discussion included issues that have been resolved regarding silt fences, site design, storm water overflow, drainage and runoff.

Commissioner Anzollitto thanked Dr. Dorman and KB Homes for going over and above to meet old code and new code.

Mr. Jason Townsley, Director of Land Development with KB Homes, spoke regarding the construction phase and explained the process for contractors and third party inspectors that check all silt fencing and temporary erosion controls within 24 hours of a rain event.

Chairman Bannwolf shared that he recently went on a site visit to the Shoreline Park development, alongside Mayor Tim Handren, Planning

and Zoning Commissioner Joe Anzollitto, Dr. Troy Dorman, and a few other members of KB Homes.

Chairman Bannwolf allowed for public comments on this item.

No comments were received.

No Action Taken.

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

No comments were received.

11. ADJOURNMENT


Chairman Bannwolf adjourned the Planning and Zoning Commission at 7:32 p.m.

Chairman

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 6th day of August, 2021, at 5:00 p.m.

Secretary

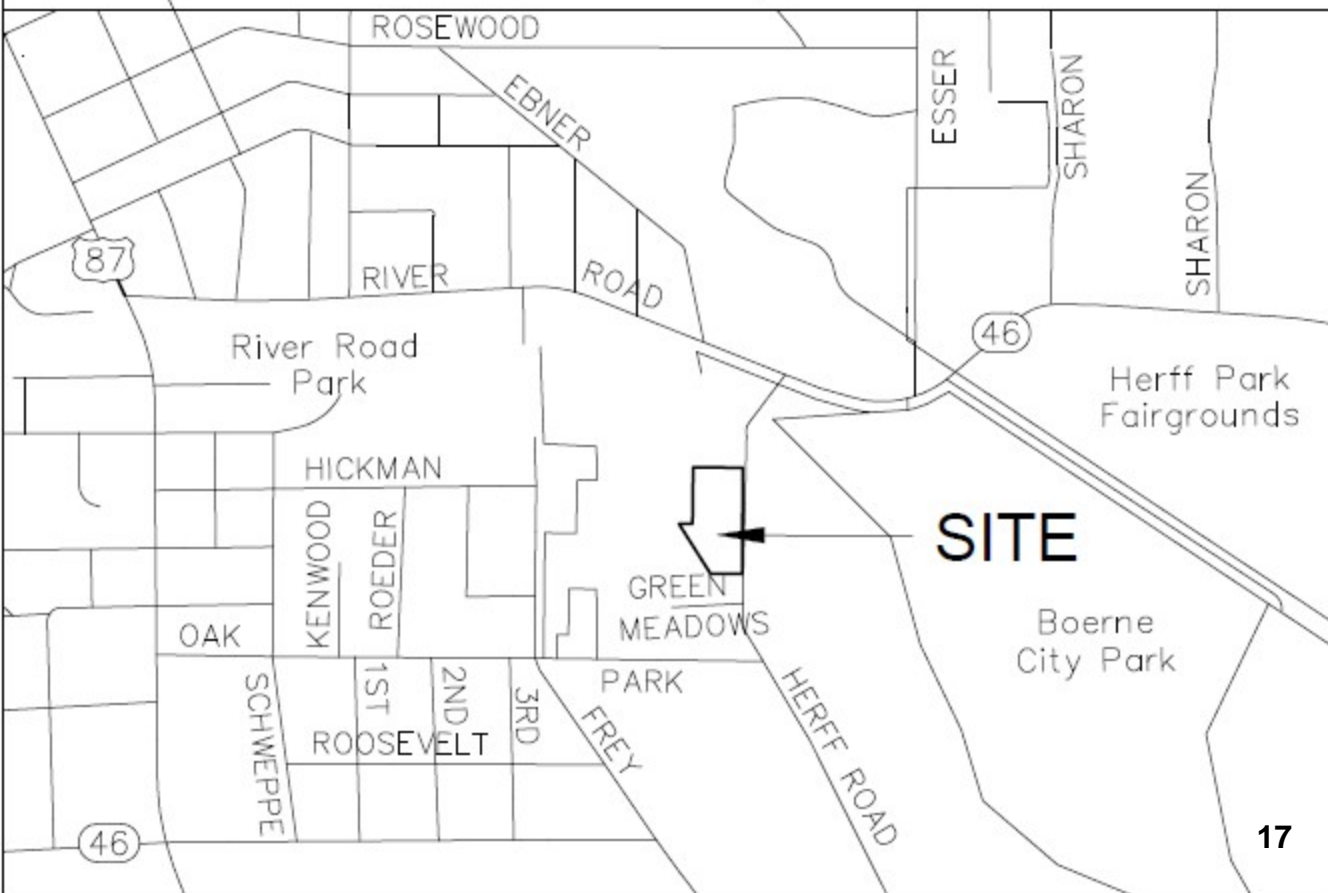
	<div style="text-align: center;">AGENDA ITEM SUMMARY</div> <div style="float: right; border: 1px dashed purple; padding: 5px; margin-top: 10px;"> District Impacted <input type="checkbox"/> 1 = Wolosin <input type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input checked="" type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div>	
Agenda Date	September 13, 2021	
Requested Action	CONSIDER THE PRELIMINARY PLAT FOR HERFF ROAD COMMERCIAL, 4.349 ACRES, 5 COMMERCIAL LOTS GENERALLY LOCATED AT 12 HERFF ROAD (KAD NO. 15815). TAKE NECESSARY ACTION.	
Contact Person	Rebecca Pacini, AICP, Planner III, Planning and Community Development Department	
Background Information	<p>This is the preliminary plat for Herff Commercial. The Preliminary Plat consists of 5 commercial lots on 4.349 acres.</p> <p>The Comprehensive Plan designates the Future Land Use for this property as Neighborhood Commercial. The preliminary plat is in conformance with the Comprehensive Plan.</p> <p>The plat meets all the requirements of the subdivision ordinance in effect at the time the plat application was deemed administratively complete.</p>	
Item Justification	<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>	
Financial Considerations		
Citizen Input/Board Review		
Legal Review		

Alternative Options	
Supporting Documents	Attached maps and plat.

VICINITY MAP



NOT TO SCALE

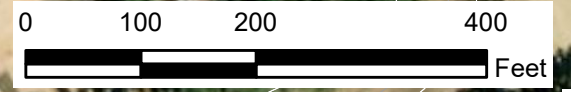


Aerial Map Herff Road Commercial



Legend

 Subject Property



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 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. Roads classified as Avenues shall provide a ten-foot wide sidewalk.

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.

Heritage Legacy Tree Note:

There are eighteen (18) heritage legacy trees, as defined in Subsection 2.02.002, identified on this plat.

Building Setback Note:

Lot setbacks are determined by the City of Boerne Zoning Ordinance enforced at the time of development and are based on zoning/lot size. Unless otherwise identified, the front setback for a pie shaped lot or a lot on a curvilinear street or cul-de-sac is measured wherever the lot width meets frontage requirements for the lot category.

Open Space Note:

Total open space provided shall be 5% of all building footprints and areas of impervious surface dedicated to vehicle access and parking on each lot.

Landscape Note:

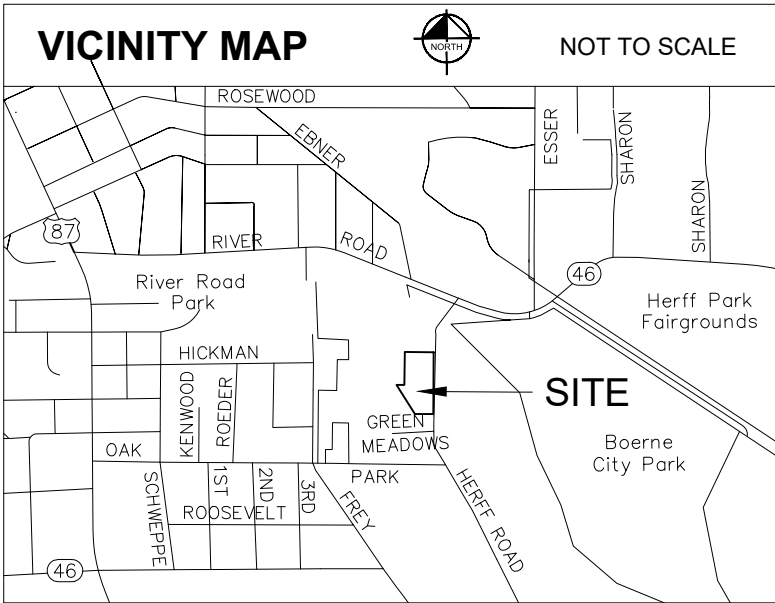
Residential lots in excess of 12,500 square feet shall only irrigate the area that lies within 75 feet of the main residence. Turf grasses shall be limited to Zoysia, Buffalo or Bermuda grasses or other grasses approved by the City Manager or his or her designated representative. (Ord. No. 2004-20).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

Floodplain Note:

According to Community Panel No. 48259C0415F, dated December 16, 2010 of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the subject tract is located within Zone "X" (un-shaded) which is defined by FEMA as "areas determined to be outside the 0.2% annual chance floodplain," commonly known as the 500-year floodplain. Zone "X" (un-shaded) is outside of any FEMA established flood hazard zone. All zone delineations shown hereon are approximate. This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create any liability on the part of Kimley-Horn or the undersigned.

Drainage Basin Note:

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



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.

ProCore Developments 1, LLC
20602 Limestone Ridge Trail
Cypress, Harris County, Texas 77433

By: _____

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 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 HERFF ROAD COMMERCIAL 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

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, on 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

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.

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 Greg Mosier
Registered Professional Land Surveyor #6330

Sworn to and subscribed before me this the ____ 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 generally conforms to all requirements of the Subdivision Ordinance, Revised April 2, 2018, except for those variances granted by the Planning and Zoning Commission of the City of Boerne.

Matthew G. Matney, P.E. #136733
Licensed Professional Engineer

Sworn to and subscribed before me this the ____ day of _____, 20 ____.

Notary Public
State of Texas

PRELIMINARY PLAT OF
HERFF ROAD COMMERCIAL
LOTS 1-5, BLOCK A

5 COMMERCIAL LOTS

4.349 ACRES
BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN
VOLUME 1606, PAGES 944-949 OF THE OFFICIAL PUBLIC
RECORDS OF KENDALL COUNTY, TEXAS
JOHN SMALL SURVEY NO. 183, ABSTRACT NO. 441
CITY OF BOERNE, 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

N/A

Drawn by

APS

Checked by

JGM

Date

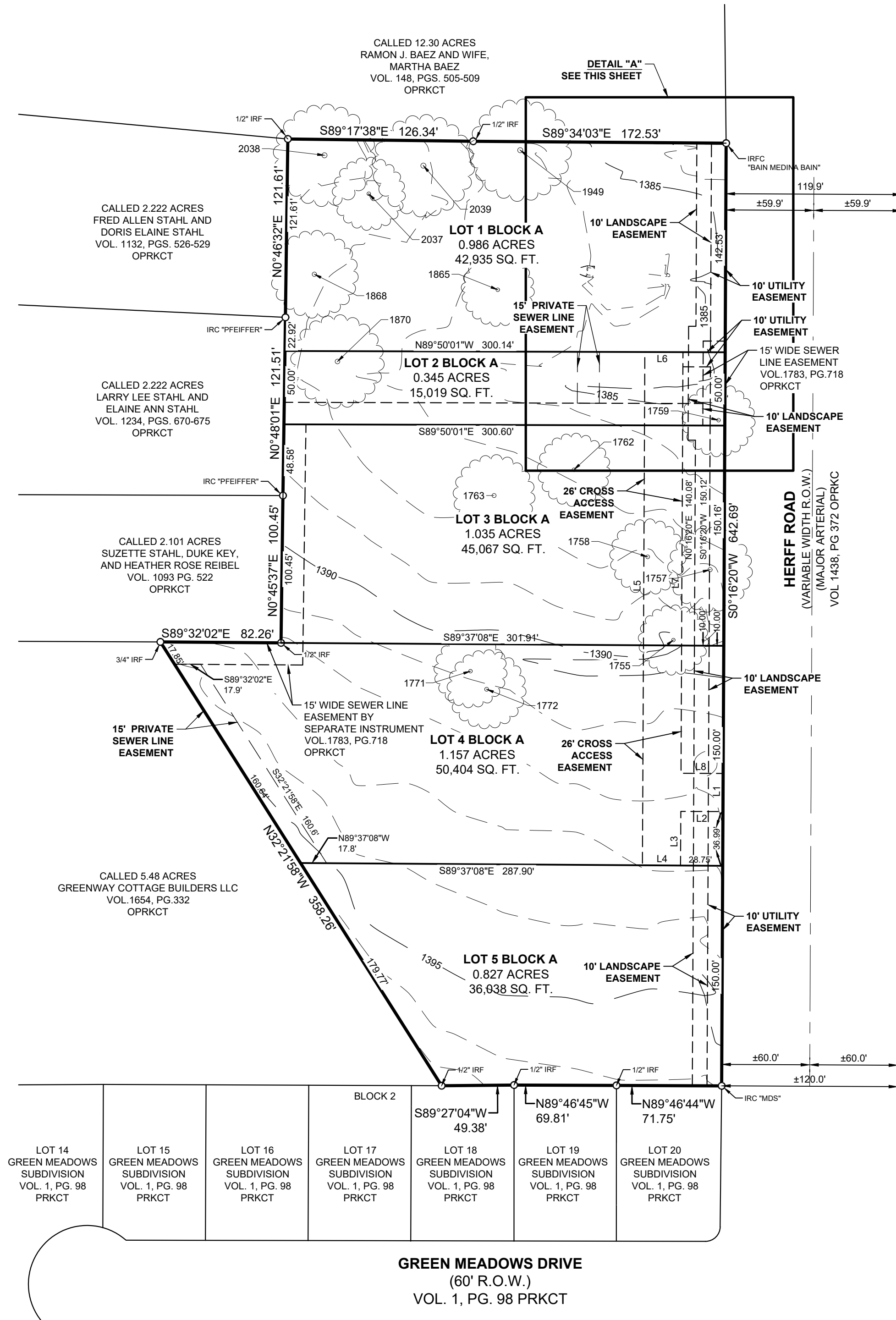
8/18/2021

Project No.

068711500

Sheet No.

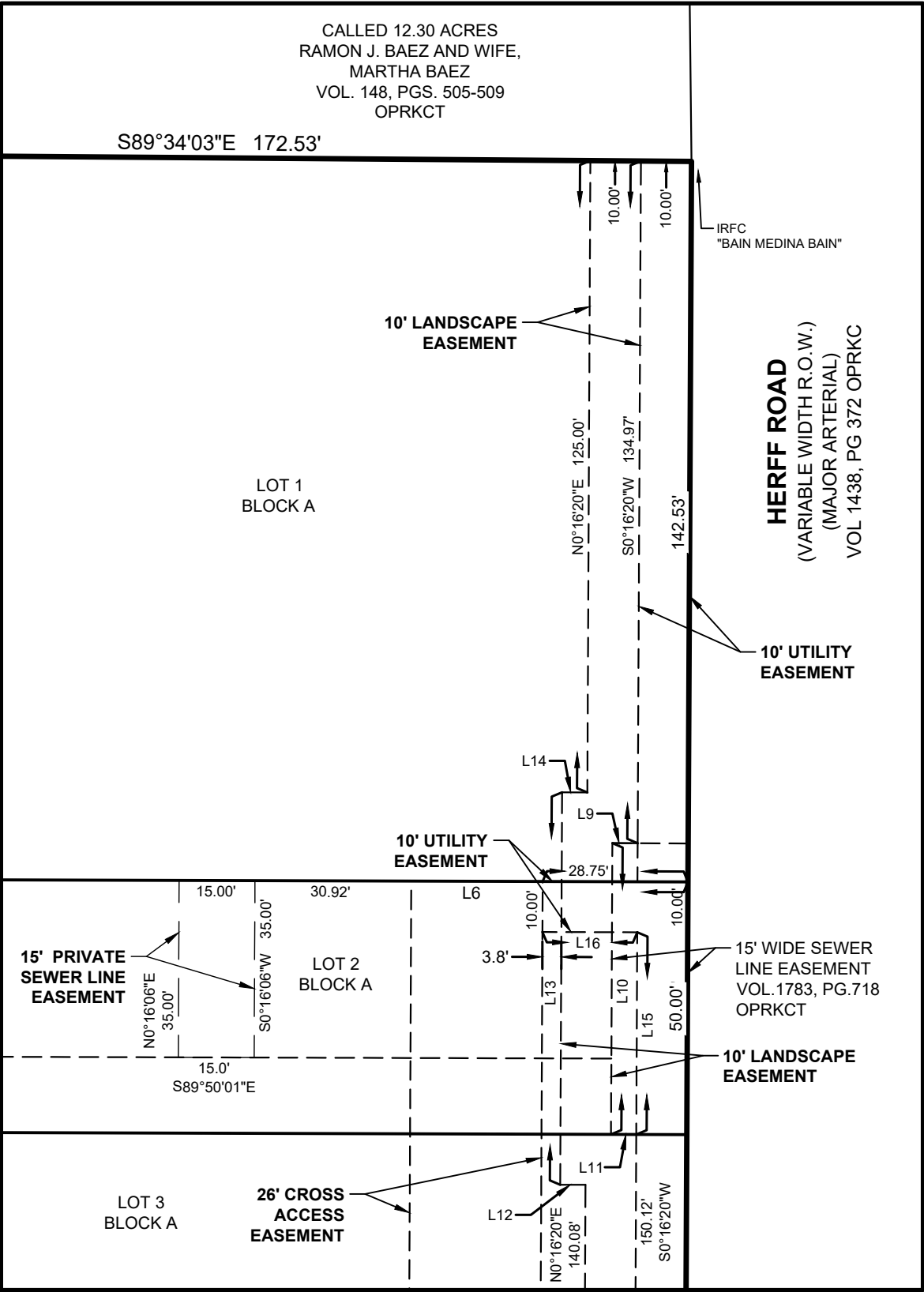
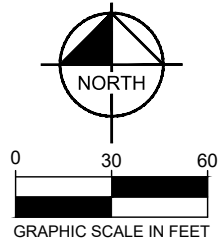
1 OF 2



LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°16'20"W	26.00'
L2	N89°43'40"W	28.75'
L3	S00°16'20"W	36.93'
L4	N89°37'08"W	26.00'
L5	N00°16'20"E	349.95'
L6	S89°50'01"E	26.00'
L7	S00°16'20"W	287.12'
L8	N89°43'40"E	28.75'
L9	N89°44'08"W	5.00'
L10	S00°16'20"W	57.62'
L11	S89°50'01"E	5.00'
L12	N89°50'01"W	5.00'
L13	N00°16'20"E	77.63'
L14	S89°43'40"E	5.00'
L15	N00°16'20"E	40.00'
L16	S89°50'01"E	18.75'

TREE TABLE	
NO.	DESCRIPTION (CIRCUMFERENCE)
1755	75" L.O.
1757	91" L.O.
1758	82" L.O.
1759	79" L.O.
1762	79" P.O.
1763	88" P.O.
1771	79" P.O.
1772	85" P.O.
1865	79" PECAN
1868	94" P.O.
1870	101" P.O.
1949	110" L.O.
2037	79" L.O.
2038	110" L.O.
2039	110" L.O.

LEGEND	
IRF	IRON ROD FOUND
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	IRON ROD FOUND W/ CAP
PRKCT	PLAT RECORDS KENDALL COUNTY, TX
OPRKCT	OFFICIAL PUBLIC RECORDS KENDALL COUNTY, TX
DRKCT	DEED RECORDS KENDALL COUNTY, TX
1395	EXISTING CONTOUR
LO	LIVE OAK
PO	POST OAK



DETAIL "A"
SCALE: 1" = 30'

PRELIMINARY PLAT OF
HERFF ROAD COMMERCIAL
LOTS 1-5, BLOCK A

5 COMMERCIAL LOTS

4.349 ACRES
BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN
VOLUME 1606, PAGES 944-949 OF THE OFFICIAL PUBLIC
RECORDS OF KENDALL COUNTY, TEXAS
JOHN SMALL SURVEY NO. 183, ABSTRACT NO. 441
CITY OF BOERNE, KENDALL COUNTY, TEXAS


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
TBPLS #10193973

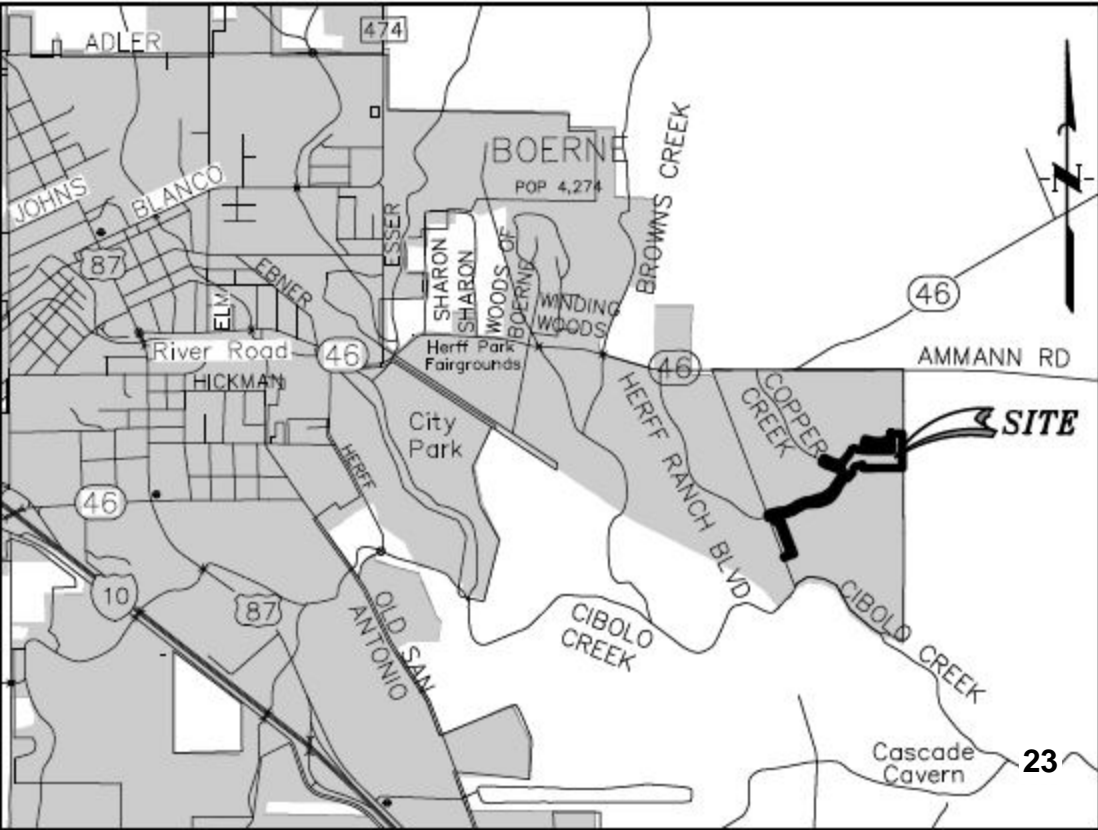
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601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

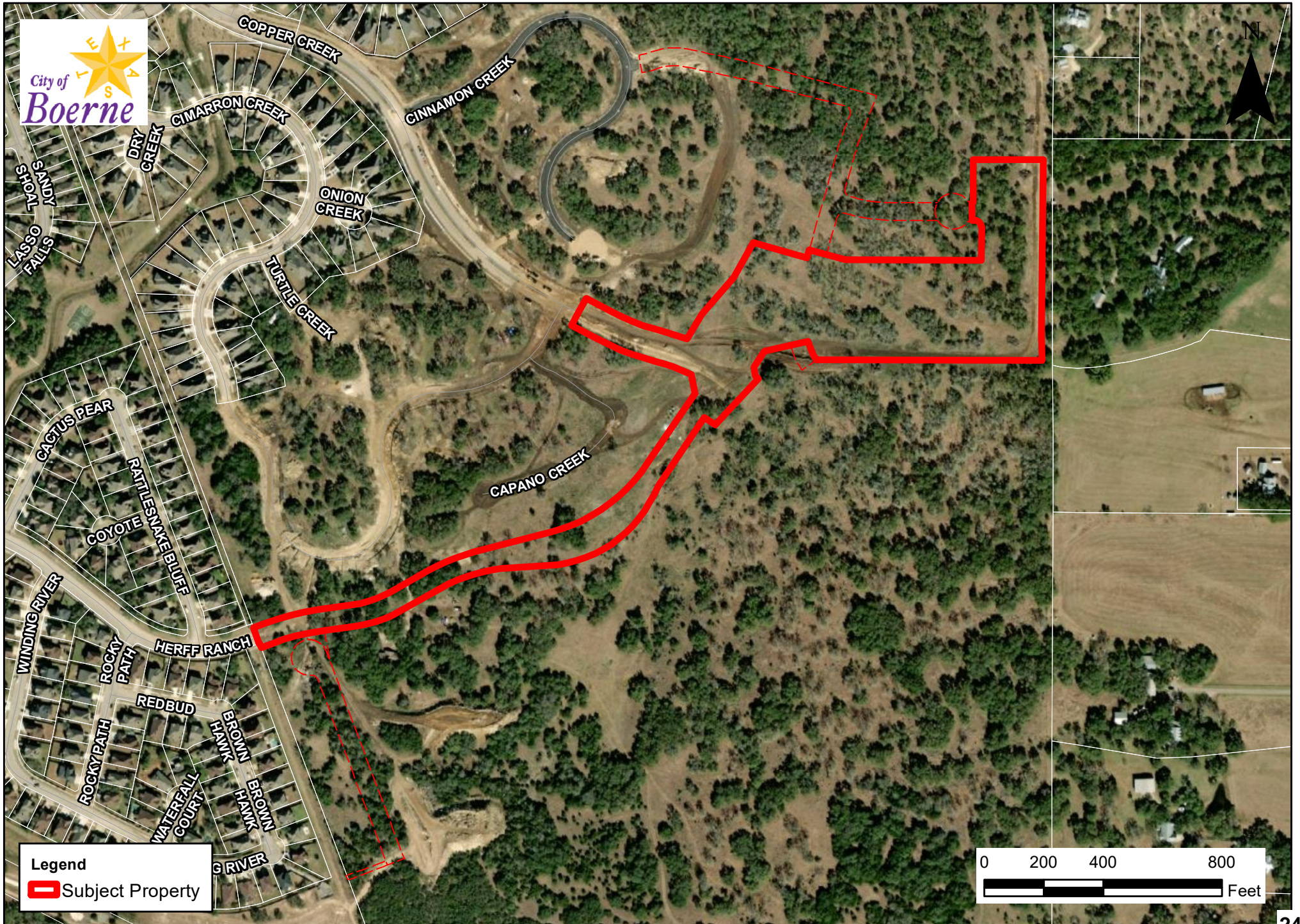
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	APS	JGM	8/18/2021	068711500	2 OF 2

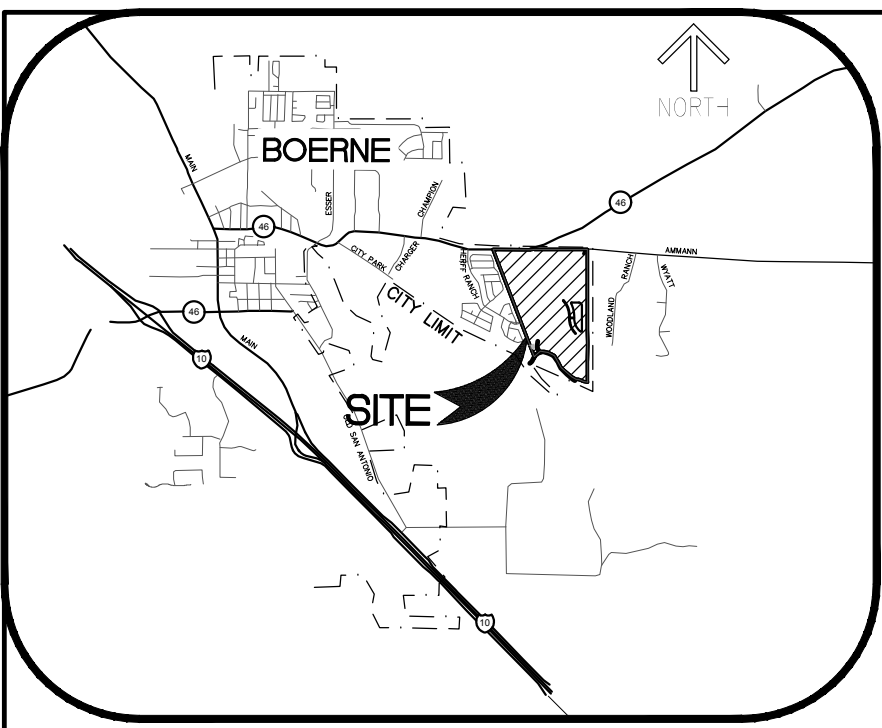
	<div style="text-align: center;">AGENDA ITEM SUMMARY</div> <div style="border: 1px dashed purple; padding: 5px; float: right; margin-top: 10px;"> District Impacted <input type="checkbox"/> 1 = Wolosin <input checked="" type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div>
Agenda Date	September 13, 2021
Requested Action	CONSIDER THE PRELIMINARY PLAT FOR RANCHES AT CREEKSIDE UNIT 2A, 19.428 ACRES, 29 RESIDENTIAL LOTS, 6 OPEN SPACE LOT, 4.51 ACRES OF PUBLIC RIGHT-OF-WAY AND 2.65 ACRES OF PRIVATE RIGHT-OF-WAY GENERALLY LOCATED AT HERFF RANCH BOULEVARD AND COPPER CREEK (KAD NO. 49167). TAKE NECESSARY ACTION.
Contact Person	Rebecca Pacini, AICP, Planner III, Planning and Community Development Department
Background Information	<p>This is the preliminary plat for Ranches at Creekside Unit 2A. The Preliminary Plat consists of 29 residential lots, 6 open space lot, 4.51 acres of public right-of-way and 2.65 acres of private right-of-way, on 19.428 acres.</p> <p>The Comprehensive Plan designates the Future Land Use for this property as Neighborhood Residential. The Master Community Plan was originally approved in 2013 and revised in 2019. The preliminary plat is in conformance with both the Comprehensive Plan and the Master Community Plan.</p> <p>The plat meets all the requirements of the subdivision ordinance in effect at the time the plat application was deemed administratively complete.</p>
Item Justification	<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 <input type="checkbox"/> 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>
Financial Considerations	

Citizen Input/Board Review	Approved Master Development Plan
Legal Review	
Alternative Options	
Supporting Documents	Attached maps and plat.

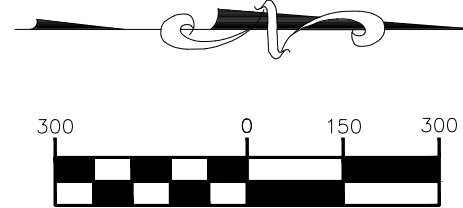


Aerial Map Ranches at Creekside Unit 2A





LOCATION MAP
N.T.S.



SCALE: 1" = 300'

LEGEND

- 80' SINGLE FAMILY RESIDENTIAL LOT
- 65' SINGLE FAMILY RESIDENTIAL LOT
- 55' SINGLE FAMILY RESIDENTIAL LOT
- PARK TRAIL/OPEN SPACE/UTILITY EASEMENT
- APPROVED PRIVATE STREET/PUBLIC ROW
- PROPOSED PRIVATE STREET/PUBLIC ROW

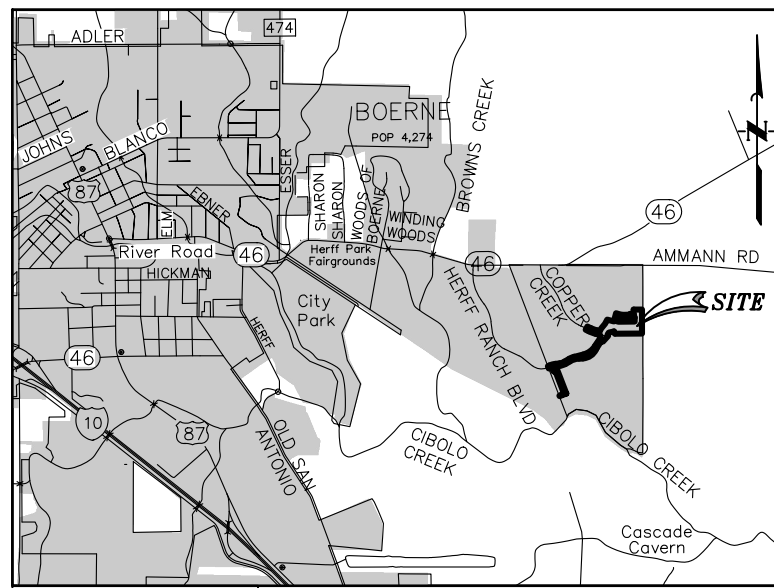
LAND USE DENSITY TABLE					
UNIT	LAND USE	GROSS Ac.	DWELLINGS	OPEN SPACE/PARK AREA	DU/Ac.
UNIT-1A (1)	SINGLE FAMILY	54.62	114	8.91	2.09
UNIT-1B (2)	SINGLE FAMILY	7.33	25	0.08	3.41
UNIT-2	SINGLE FAMILY	54.04	175	6.25	3.26
UNIT-3A (3)	SINGLE FAMILY	16.97	45	2.69	2.65
UNIT-3B	SINGLE FAMILY	12.34	43	1.38	3.48
UNIT-4A (4)	SINGLE FAMILY	16.41	56	0.86	3.41
UNIT-4B (5)	SINGLE FAMILY	12.34	43	0.70	3.48
UNIT-4C	PARK	3.34	---	3.34	---
UNIT-5	SINGLE FAMILY	22.91	69	3.07	3.01
UNIT-6	SINGLE FAMILY	27.41	92	2.62	3.58
UNIT-7	SINGLE FAMILY	41.31	120	6.59	2.90
UNIT-8	SINGLE FAMILY	37.87	91	5.51	2.48
TOTAL		306.89	873	42.00	2.89

CHAIRMAN OF PLANNING AND ZONING COMMISSION

SECRETARY OF PLANNING AND ZONING COMMISSION

RANCHES AT CREEKSIDE
MASTER COMMUNITY PLAN





LOCATION MAP
NOT-TO-SCALE

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

SETBACKS IN CITY LIMITS:

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

FENCE NOTES:

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

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

LANDSCAPE NOTE:

RESIDENTIAL LOTS IN EXCESS OF 12,500 SQUARE FEET SHALL ONLY IRRIGATE THE AREA THAT LIES WITHIN 75 FEET OF THE MAIN RESIDENCE. TURF GRASSES SHALL BE LIMITED TO ZOYSIA, BUFFALO OR BERMUDA GRASSES OR OTHER GRASSES APPROVED BY THE CITY MANAGER OR HIS OR HER DESIGNATED REPRESENTATIVE. (ORD. NO. 2004-20). XERISCAPING IS PERMITTED AS DESCRIBED IN THE CITY OF BOERNE ZONING ORDINANCE, ARTICLE 3, SECTION 3.07.003D.

SIDEWALK NOTES:

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

IMPACT FEE ASSESSMENT:

ASSESSMENT AND COLLECTION OF THE CITY OF BOERNE WATER AND WASTEWATER UTILITIES' CAPITAL RECOVERY FEES SHALL BE THE AMOUNT PER LOT AS SET FORTH IN CITY ORDINANCE NO. 2019-56, SECTION 1.10 (5).

TAX CERTIFICATE:

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

HERITAGE LEGACY TREE:

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

PRIVATE STREETS AND OPEN SPACE:

LOT 999, BLOCK 99 ARE PRIVATE STREETS DEDICATED AS DRAINAGE AND UTILITY EASEMENTS.

LOT 901, BLOCK 8, LOT 901, BLOCK 10, LOT 901, BLOCK 11, AND LOTS 901 & 902, BLOCK 12 ARE DESIGNATED AS OPEN SPACE.

LOT 901, BLOCK 8, AND LOT 901, BLOCK 11 ARE DESIGNATED AS PRIVATE DRAINAGE EASEMENTS.

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

LOT AREA NOTE:

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

ZONING NOTE:

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

STATE OF TEXAS

COUNTY OF BEXAR

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

REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS

THE _____ DAY OF _____, _____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS

THE _____ DAY OF _____, _____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

EASEMENT NOTES

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

DRAINAGE EASEMENT:

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

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER PASSABLE AREAS OF THE GRANTOR'S ADJACENT LAND, WHEN THE DELINEATED ENTRANCE POINT THAT ABUTS PUBLIC RIGHT-OF-WAY IS OBSTRUCTED AND/OR INACCESSIBLE, EITHER IN WHOLE OR IN PART, IN ORDER TO ACCESS OR LEAVE THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE OF THE DRAINAGE SYSTEM WITHIN THE EASEMENT; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL, OR DIG OUT SUCH STREAM COURSE, ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS, AND PROTECTING RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM.

WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY, AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, OR DRAINAGE ON OR TO THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

1. THE GRANTOR SPECIFICALLY RESERVES THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE, WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE GRANTEE'S USE OF THE EASEMENT.

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

3. THE GRANTEE SHALL MAKE NECESSARY MODIFICATIONS AND IMPROVEMENTS TO CONFORM WITH THE CITY OF BOERNE DRAINAGE POLICY AND PLAN AT SUCH A TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY CITY COUNCIL OF THE CITY OF BOERNE, TEXAS.

UTILITY EASEMENT:

UTILITIES, INCLUDING, WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINES, LATERALS AND/OR APPURTENANCES THERETO (THE "UTILITIES")

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

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

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

GENERAL NOTES:

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2" DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).

2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.

3. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178.

4. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88).

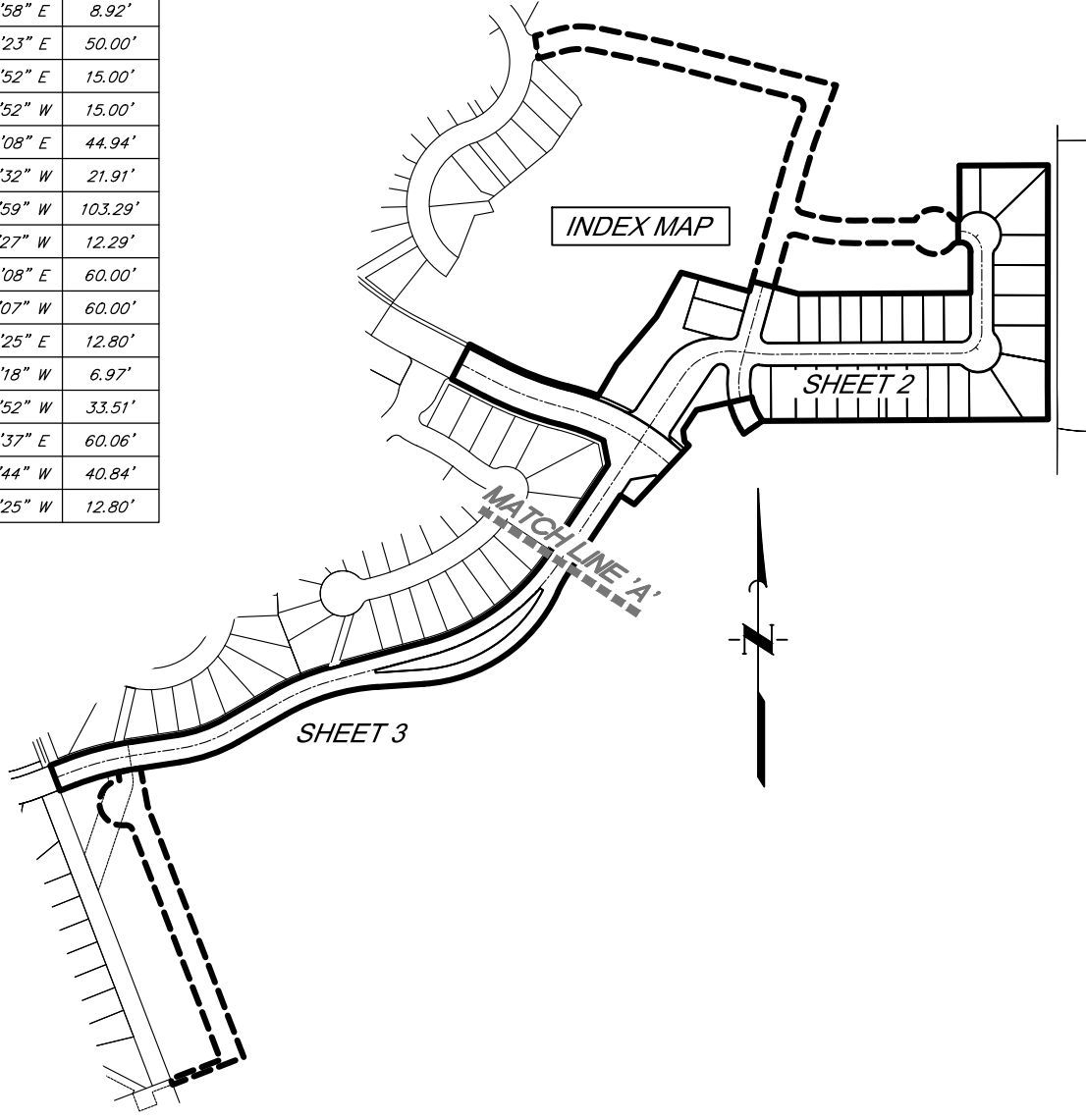
5. NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN A DRAINAGE BASIN WHICH IS UPSTREAM FROM A CITY WATER SUPPLY LAKE.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C71	1130.00'	103.59'	103.55'	S 18°02'09" W	5°15'08"	51.83'
C72	20.00'	33.64'	29.81'	S 27°31'32" E	96°22'30"	22.36'
C73	1530.00'	70.62'	70.61'	N 77°02'07" W	2°38'41"	35.32'
C74	1470.00'	67.85'	67.84'	S 77°02'07" E	2°38'41"	33.93'
C75	230.00'	125.19'	123.65'	S 86°02'59" W	3°11'08"	64.19'
C76	170.00'	92.53'	91.39'	N 86°02'59" E	3°11'08"	47.44'
C77	320.00'	45.84'	45.80'	S 74°33'40" W	8°12'30"	22.96'
C78	380.00'	57.36'	57.31'	N 74°46'54" E	8°38'57"	28.74'

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

* DT: DOUBLE TRUNK
* DH: DECLINING HEALTH

LINE	BEARING	DISTANCE
L1	N 15°24'35" E	28.36'
L2	S 89°41'53" W	7.62'
L3	S 00°12'27" W	5.04'
L4	N 34°47'46" W	4.00'
L5	S 33°39'23" W	64.38'
L6	S 07°45'57" E	29.99'
L7	S 47°46'35" E	15.57'
L8	N 56°20'36" W	44.16'
L9	S 69°03'08" W	44.94'
L10	N 69°03'21" E	44.94'
L11	N 11°20'37" W	64.50'
L12	S 84°35'25" E	22.77'
L13	S 84°35'25" E	7.57'
L14	N 34°47'46" W	4.00'
L15	S 84°35'25" E	74.75'
L16	S 45°07'03" E	8.44'
L17	N 44°32'57" E	8.85'
L18	S 89°41'53" W	7.62'
L19	N 77°07'32" E	60.00'
L20	S 55°42'58" W	8.92'
L21	N 33°39'23" E	50.00'
L22	S 20°56'52" E	15.00'
L23	N 20°56'52" W	15.00'
L24	N 69°03'08" E	44.94'
L25	N 08°33'32" E	21.91'
L26	N 10°32'59" W	103.29'
L27	S 81°26'27" W	12.29'
L28	N 69°03'08" E	60.00'
L29	N 00°18'07" W	60.00'
L30	S 74°35'25" E	12.80'
L31	N 09°22'18" W	6.97'
L32	N 20°56'52" W	33.51'
L34	S 08°32'37" E	60.06'
L35	S 20°39'44" W	40.84'
L36	N 74°35'25" W	12.80'



PRELIMINARY SUBDIVISION PLAT ESTABLISHING RANCHES AT CREEKSIDE UNIT 2A

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

SINGLE FAMILY
29 RESIDENTIAL LOTS
6 OPEN SPACE LOTS
DENSITY: 2.67 LOTS/ACRE

RESIDENTIAL LOT ACREAGE: 6.42
PUBLIC ROW ACREAGE: 4.51
PRIVATE STREET ACREAGE: 2.65
OPEN SPACE ACREAGE: 1.78
GREENWAY & SIDEWALK EASEMENT ACREAGE: 0.12
OFFSITE EASEMENT ACREAGE: 3.96
GROSS ACREAGE: 19.43

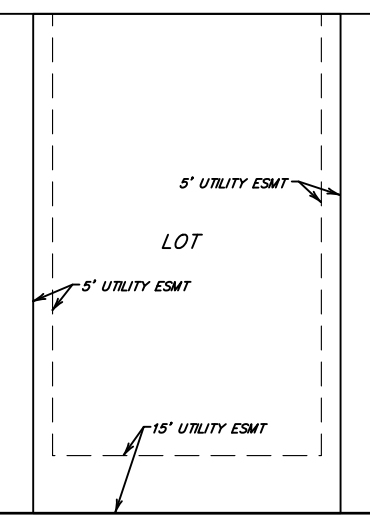


JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511

DATE OF PRINT: June 16, 2021

BLOCK SIZES:

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



TYPICAL LOT EASEMENTS
NTS

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

OWNER/DEVELOPER: GREEN LAND VENTURES, LTD
THE RANCHES AT CREEKSIDE
916 E. BLANCO, SUITE 100
BOERNE, TEXAS 78006

DEVELOPER - DANA GREEN

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANA GREEN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

DAY OF _____ A.D. 20 _____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

THIS PLAT OF THE RANCHES AT CREEKSIDE UNIT 2A 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 _____, _____.

BY: _____ CHAIR

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF KENDALL

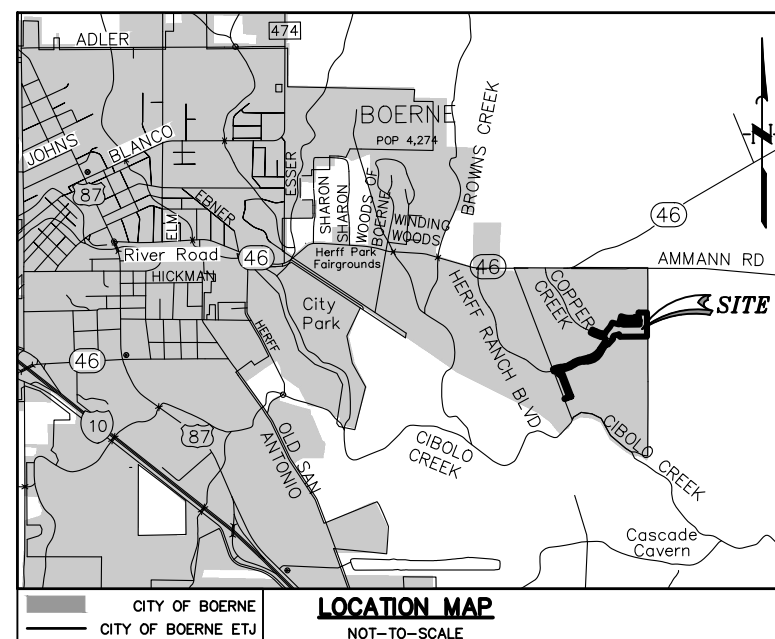
I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS THE FOREGOING INSTRUMENT OF WRITING WITH THIS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____ A.D. 20 _____ AT _____ M IN THE PLAT RECORDS OF SAID COUNTY IN _____.

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. 20 _____.

COUNTY CLERK
KENDALL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

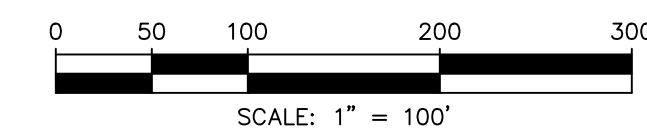
BY: _____ DEPUTY



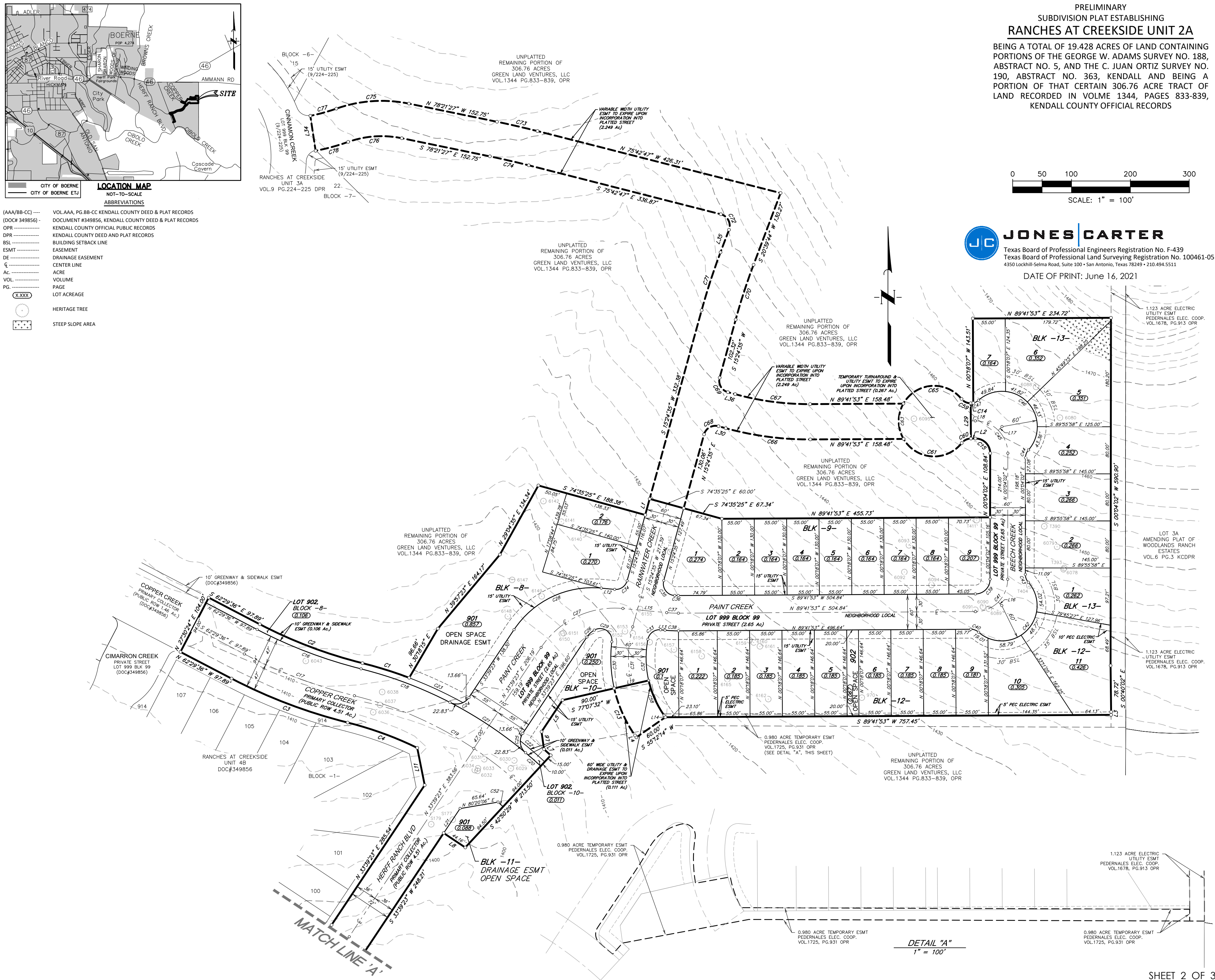
- NOT-TO-SCALE ABBREVIATIONS**
- (AAA/BB-CC) --- VOL AAA, PG BB-CC KENDALL COUNTY DEED & PLAT RECORDS
 - (DOC# 349856) - DOCUMENT #349856, KENDALL COUNTY DEED & PLAT RECORDS
 - OPR --- KENDALL COUNTY OFFICIAL PUBLIC RECORDS
 - DPR --- KENDALL COUNTY DEED AND PLAT RECORDS
 - BSL --- BUILDING SETBACK LINE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

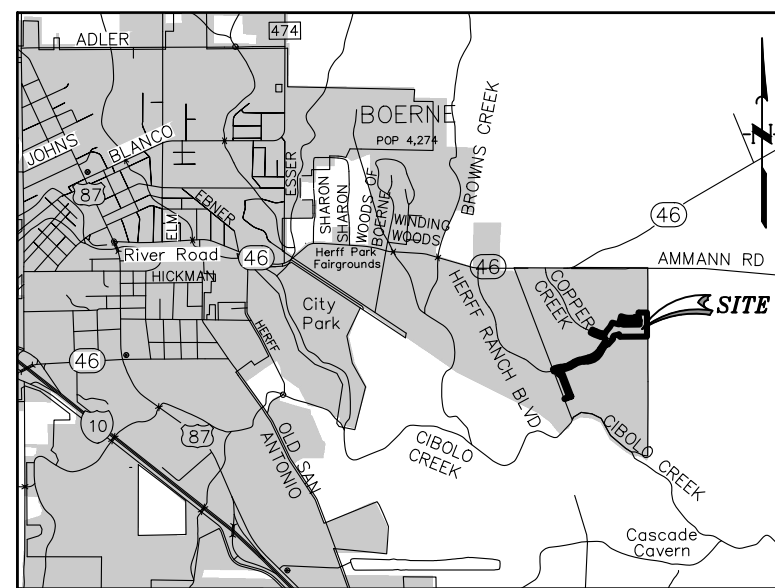
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SUBDIVISION PLAT ESTABLISHING
RANCHES AT CREEKSIDE UNIT 2A

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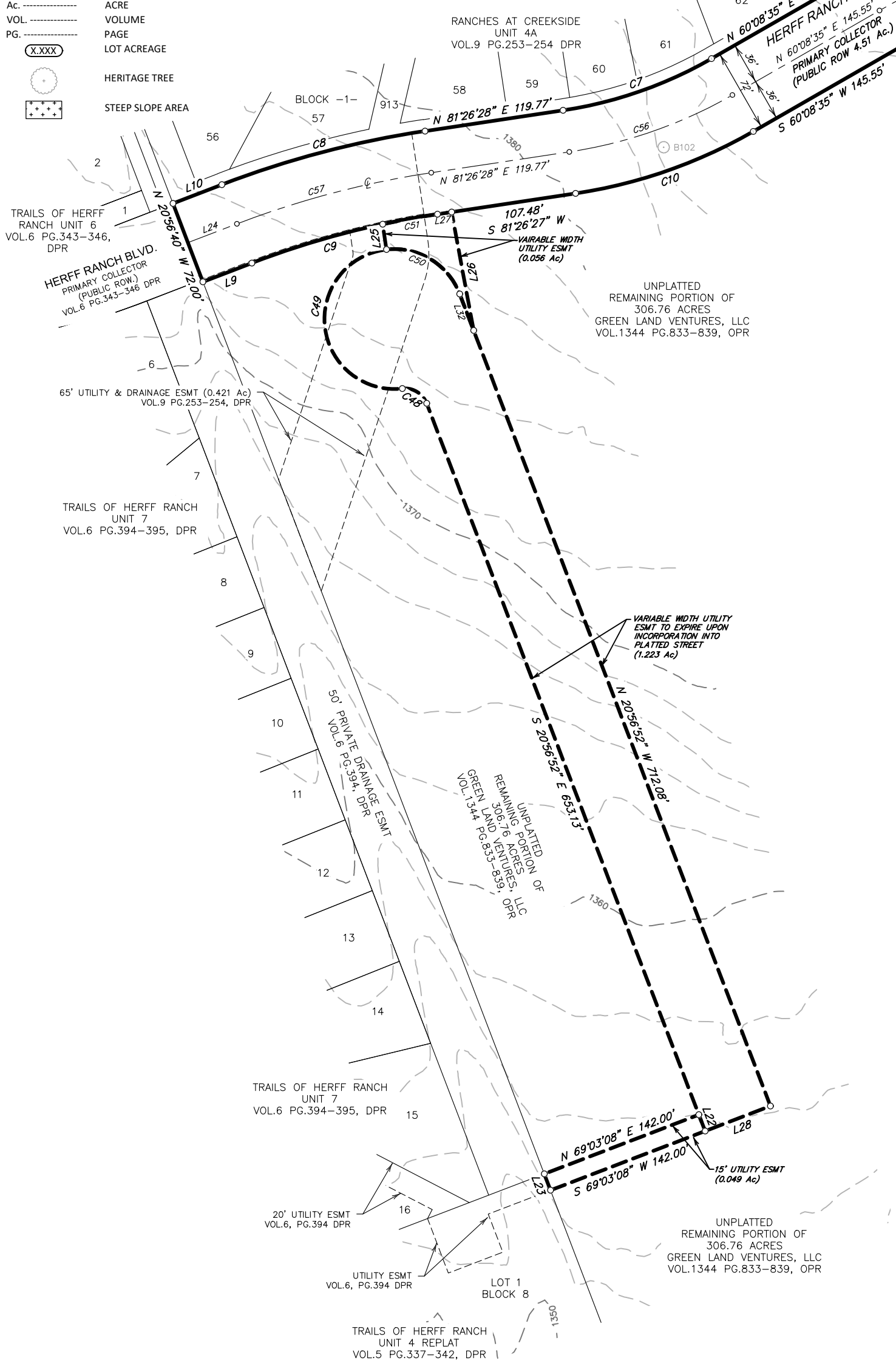
JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511
DATE OF PRINT: June 16, 2021



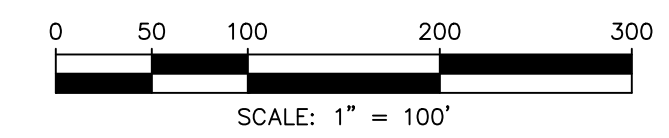


LOCATION MAP
NOT-TO-SCALE


- ABBREVIATIONS
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- HERITAGE TREE
STEEP SLOPE AREA



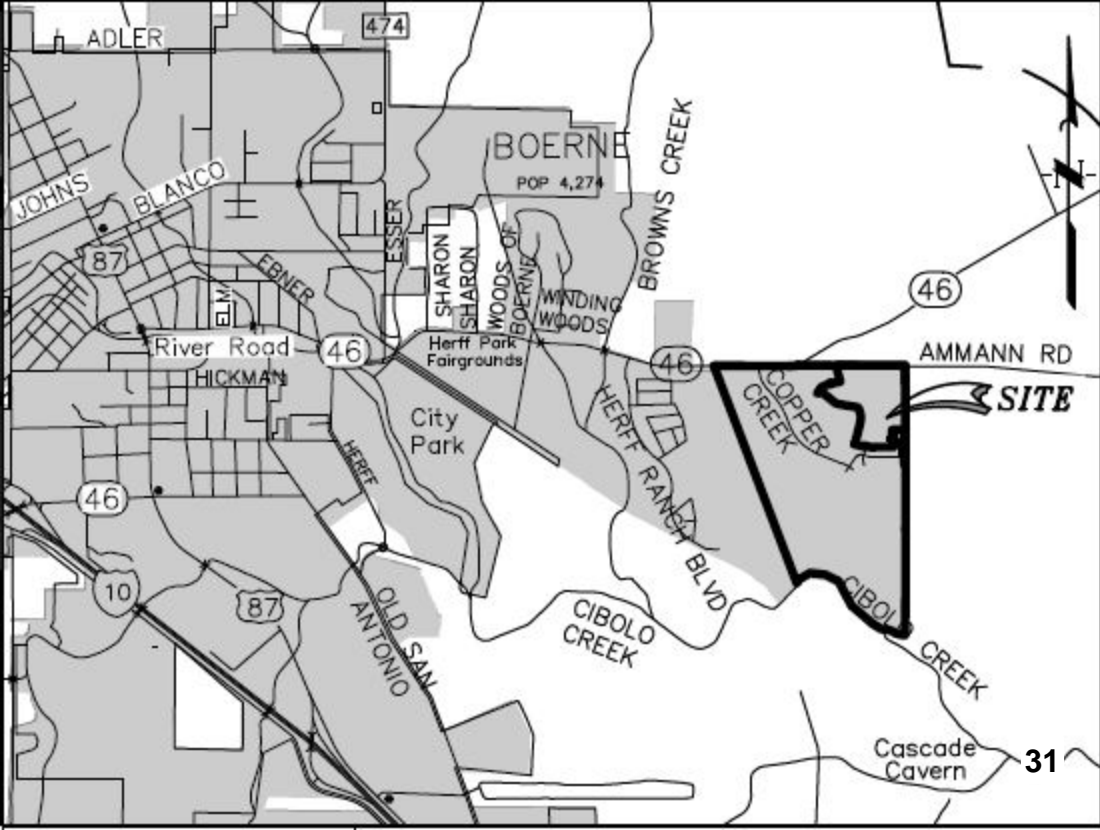
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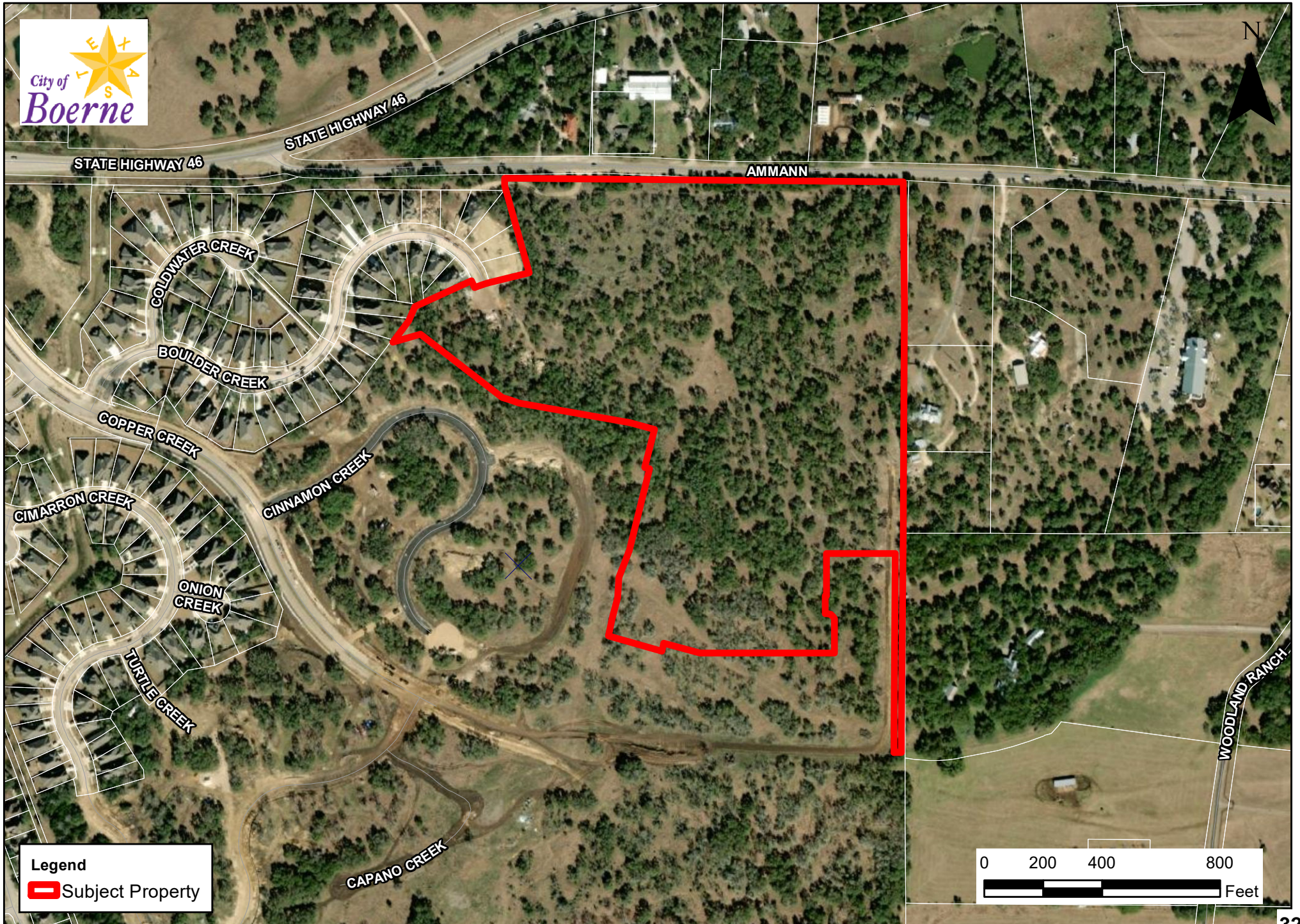
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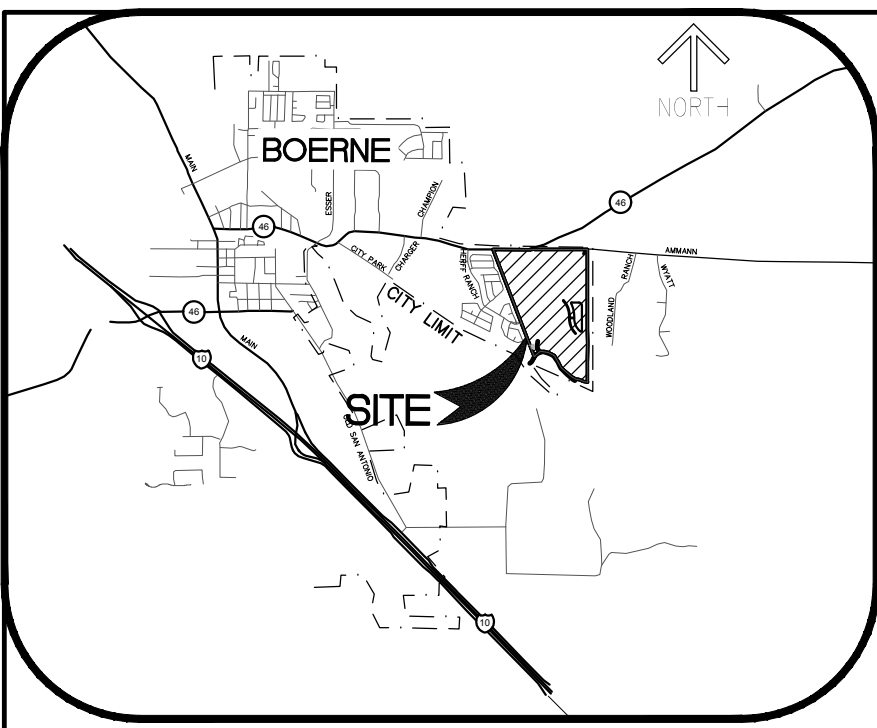
	<div style="text-align: center;">AGENDA ITEM SUMMARY</div> <div style="border: 1px dashed purple; padding: 5px; float: right; margin-top: 10px;"> District Impacted <input type="checkbox"/> 1 = Wolosin <input checked="" type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div>
Agenda Date	September 13, 2021
Requested Action	CONSIDER THE PRELIMINARY PLAT FOR RANCHES AT CREEKSIDE UNIT 2B, 41.616 ACRES, 142 RESIDENTIAL LOTS, 5 OPEN SPACE LOTS, AND 7.70 ACRES OF PRIVATE RIGHT-OF-WAY GENERALLY LOCATED EAST OF BOULDER CREEK (KAD NO. 49167). TAKE NECESSARY ACTION.
Contact Person	Rebecca Pacini, AICP, Planner III, Planning and Community Development Department
Background Information	<p>This is the preliminary plat for Ranches at Creekside Unit 2B. The Preliminary Plat consists of 142 residential lots, 5 open space lots, and 7.70 acres of private right-of-way, on 41.616 acres.</p> <p>The Comprehensive Plan designates the Future Land Use for this property as Neighborhood Residential and Neighborhood Commercial. The Master Community Plan was originally approved in 2013 and revised in 2019. The preliminary plat is in conformance with both the Comprehensive Plan and the Master Community Plan.</p> <p>The plat meets all the requirements of the subdivision ordinance in effect at the time the plat application was deemed administratively complete.</p>
Item Justification	<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>
Financial Considerations	
Citizen Input/Board Review	Approved Master Development Plan

Legal Review	
Alternative Options	
Supporting Documents	Attached maps and plat.

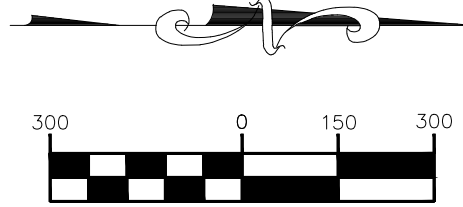


Aerial Map Ranches at Creekside Unit 2B





LOCATION MAP
N.T.S.



SCALE: 1" = 300'

LEGEND

- 80' SINGLE FAMILY RESIDENTIAL LOT
- 65' SINGLE FAMILY RESIDENTIAL LOT
- 55' SINGLE FAMILY RESIDENTIAL LOT
- PARK TRAIL/OPEN SPACE/UTILITY EASEMENT
- APPROVED PRIVATE STREET/PUBLIC ROW
- PROPOSED PRIVATE STREET/PUBLIC ROW

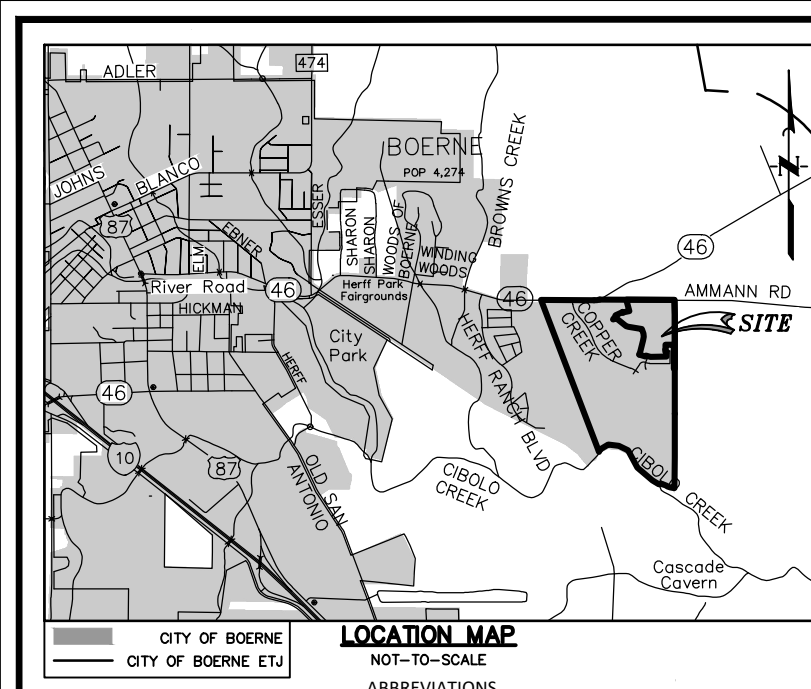
LAND USE DENSITY TABLE					
UNIT	LAND USE	GROSS Ac.	DWELLINGS	OPEN SPACE/PARK AREA	DU/Ac.
UNIT-1A (1)	SINGLE FAMILY	54.62	114	8.91	2.09
UNIT-1B (2)	SINGLE FAMILY	7.33	25	0.08	3.41
UNIT-2	SINGLE FAMILY	54.04	175	6.25	3.26
UNIT-3A (3)	SINGLE FAMILY	16.97	45	2.69	2.65
UNIT-3B	SINGLE FAMILY	12.34	43	1.38	3.48
UNIT-4A (4)	SINGLE FAMILY	16.41	56	0.86	3.41
UNIT-4B (5)	SINGLE FAMILY	12.34	43	0.70	3.48
UNIT-4C	PARK	3.34	---	3.34	---
UNIT-5	SINGLE FAMILY	22.91	69	3.07	3.01
UNIT-6	SINGLE FAMILY	27.41	92	2.62	3.58
UNIT-7	SINGLE FAMILY	41.31	120	6.59	2.90
UNIT-8	SINGLE FAMILY	37.87	91	5.51	2.48
TOTAL		306.89	873	42.00	2.89

CHAIRMAN OF PLANNING AND ZONING COMMISSION

SECRETARY OF PLANNING AND ZONING COMMISSION

RANCHES AT CREEKSIDE
MASTER COMMUNITY PLAN





(9/54-55) -----	VOL. 9, PG. 54-55, KENDALL COUNTY DEED & PLAT RECORDS
(9/224-225) -----	VOL. 9, PG. 224-225, KENDALL COUNTY DEED & PLAT RECORDS
OPR -----	KENDALL COUNTY OFFICIAL PUBLIC RECORDS
DPR -----	KENDALL COUNTY DEED AND PLAT RECORDS
BSL -----	BUILDING SETBACK LINE
ESMT -----	EASEMENT
DE -----	DRAINAGE EASEMENT
PEC -----	PEDERNALES ELECTRIC COOPERATIVE
C -----	CENTER LINE
Ac. -----	ACRE
VOL. -----	VOLUME
PG. -----	PAGE
X XXXX -----	LOT ACREAGE
-----	HERITAGE TREE
-----	STEEP SLOPE AREA

SETBACKS IN CITY LIMITS:

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

FENCE NOTES:

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

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

LANDSCAPE NOTE:

RESIDENTIAL LOTS IN EXCESS OF 12,500 SQUARE FEET SHALL ONLY IRRIGATE THE AREA THAT LIES WITHIN 75 FEET OF THE MAIN RESIDENCE. TURF GRASSES SHALL BE LIMITED TO ZOYSIA, BUFFALO OR BERMUDA GRASSES OR OTHER GRASSES APPROVED BY THE CITY MANAGER OR HIS OR HER DESIGNATED REPRESENTATIVE. (ORD. NO. 2004-20). XERISCAPING IS PERMITTED AS DESCRIBED IN THE CITY OF BOERNE ZONING ORDINANCE, ARTICLE 3, SECTION 3.07.003D.

SIDEWALK NOTES:

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

IMPACT FEE ASSESSMENT:

ASSESSMENT AND COLLECTION OF THE CITY OF BOERNE WATER AND WASTEWATER UTILITIES' CAPITAL RECOVERY FEES SHALL BE THE AMOUNT PER LOT AS SET FORTH IN CITY ORDINANCE NO. 2019-56, SECTION 1.10 (5).

TAX CERTIFICATE:

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

HERITAGE LEGACY TREE:

THERE ARE 116 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.

PRIVATE STREETS AND OPEN SPACE:

LOT 998, BLOCK 99 ARE PRIVATE STREETS DEDICATED AS DRAINAGE AND UTILITY EASEMENTS. LOTS 907 & 908 BLOCK 4, LOT 904 BLOCK 8, LOT 901 BLOCK 14, AND LOT 909 BLOCK 17, ARE DESIGNATED AS OPEN SPACE. LOT 909 BLOCK 17 AND LOT 904 BLOCK 8 ARE DESIGNATED AS PRIVATE DRAINAGE EASEMENTS.

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

LOT AREA NOTE:

THE SMALLEST LOT IS LOT 907, BLOCK 4 WITH AN AREA OF 0.011 ACRES.

ZONING NOTE:

LOTS 1-2 BLOCK 13, AND LOTS 6-17 BLOCK 14 ARE ZONED RE-1. LOTS 61-70 BLOCK 4, AND LOTS 1-5 BLOCK 14 ARE ZONED R-1. THE REMAINING LOTS ARE ZONED R-2.

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS

THE ____ DAY OF _____, ____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS

THE ____ DAY OF _____, ____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

EASEMENT NOTES

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

DRAINAGE EASEMENT:

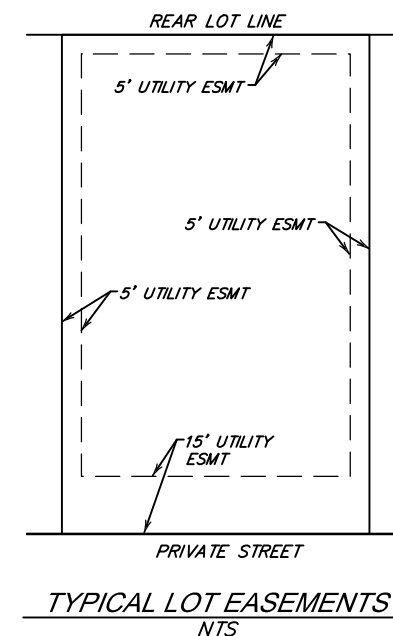
DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM")

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER PASSABLE AREAS OF THE GRANTOR'S ADJACENT LAND, WHEN THE DELINEATED ENTRANCE POINT THAT ABUTS PUBLIC RIGHT-OF-WAY IS OBSTRUCTED AND/OR INACCESSIBLE, EITHER IN WHOLE OR IN PART, IN ORDER TO ACCESS OR LEAVE THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE OF THE DRAINAGE SYSTEM WITHIN THE EASEMENT; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL, OR DIG OUT SUCH STREAM COURSE; ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT; INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS, AND PROTECTING RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM.

WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY, AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, OR DRAINAGE ON OR TO THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

- 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.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	222.00'	23.52'	23.51'	S 21°34'28" E	6°04'13"	11.77'
C2	20.00'	4.42'	4.41'	S 83°22'23" W	12°38'59"	2.22'
C3	25.00'	39.43'	35.47'	S 45°07'03" E	90°22'09"	25.16'
C4	320.00'	365.81'	362.87'	N 55°17'15" W	69°04'46"	220.26'
C5	350.00'	435.47'	407.92'	S 54°11'00" E	71°17'17"	250.98'
C6	60.00'	131.47'	106.70'	S 21°45'20" E	125°32'40"	116.61'
C7	25.00'	37.45'	34.04'	S 47°15'50" W	85°49'04"	23.24'
C8	20.00'	12.57'	12.36'	S 71°49'26" E	36°00'24"	6.50'
C9	20.00'	28.19'	26.67'	S 62°28'28" W	83°37'30"	17.89'
C10	55.00'	82.38'	74.89'	N 47°15'50" E	85°49'04"	51.13'
C11	20.00'	12.57'	12.36'	N 13°38'54" W	36°00'24"	6.50'
C12	470.00'	38.20'	38.19'	S 02°01'35" W	4°39'25"	19.11'
C13	500.00'	40.64'	40.63'	N 02°01'35" E	4°39'25"	20.33'
C14	530.00'	43.08'	43.07'	N 02°01'35" E	4°39'25"	21.55'
C15	20.00'	31.25'	28.17'	S 45°03'53" E	89°31'31"	19.83'
C16	20.00'	31.58'	28.40'	N 44°56'07" E	90°28'29"	20.17'
C17	20.00'	23.73'	22.36'	N 56°11'06" E	67°58'32"	13.48'
C18	20.00'	10.11'	10.00'	N 75°20'59" W	28°57'18"	5.16'
C19	60.00'	290.00'	79.57'	S 19°20'15" E	276°55'51"	53.15'
C20	20.00'	31.25'	28.17'	S 45°03'53" E	89°31'31"	19.83'
C21	20.00'	31.58'	28.40'	N 44°56'07" E	90°28'29"	20.17'
C22	20.00'	13.68'	13.42'	S 70°34'31" W	39°11'42"	7.12'
C23	60.00'	175.84'	119.33'	N 45°03'53" W	167°54'55"	566.83'
C24	20.00'	13.68'	13.42'	N 19°17'44" E	39°11'42"	7.12'
C25	25.00'	39.06'	35.21'	S 45°03'53" E	89°31'31"	24.79'
C26	55.00'	85.94'	77.46'	S 45°03'53" E	89°31'31"	54.55'
C27	25.00'	39.27'	35.36'	S 44°41'53" W	90°00'00"	25.00'
C28	55.00'	86.39'	77.78'	S 44°41'53" W	90°00'00"	55.00'
C29	20.00'	13.68'	13.42'	N 19°53'58" W	39°11'42"	7.12'
C30	60.00'	176.34'	119.38'	N 44°41'53" E	168°23'24"	590.17'
C31	20.00'	13.68'	13.42'	S 70°42'16" E	39°11'42"	7.12'
C32	120.00'	30.56'	30.47'	N 83°00'27" W	14°35'20"	15.36'
C33	150.00'	38.19'	38.09'	N 83°00'27" W	14°35'20"	19.20'
C34	180.00'	45.83'	45.70'	S 83°00'23" E	14°35'13"	23.04'
C35	20.00'	28.19'	26.67'	N 62°28'28" E	83°37'30"	17.89'
C36	20.00'	33.64'	29.81'	N 27°31'32" W	96°22'30"	22.36'
C37	1030.00'	53.96'	53.95'	S 12°03'53" W	3°00'06"	26.99'
C38	1000.00'	365.89'	363.86'	S 10°10'48" W	20°57'51"	185.02'
C39	970.00'	354.92'	352.94'	S 10°10'48" W	20°57'51"	179.46'
C40	1070.00'	98.09'	98.05'	N 18°02'09" E	5°15'08"	49.08'
C41	1100.00'	100.84'	100.80'	S 18°02'09" W	5°15'08"	50.45'
C42	1130.00'	103.59'	103.55'	S 18°02'09" W	5°15'08"	51.83'
C43	20.00'	31.42'	28.28'	N 29°35'25" W	90°00'00"	20.00'
C44	20.00'	31.42'	28.28'	N 60°24'35" E	90°00'00"	20.00'
C45	530.00'	145.34'	144.88'	S 82°26'46" E	15°42'43"	73.13'
C46	500.00'	137.11'	136.68'	N 82°26'46" W	15°42'43"	68.99'
C47	470.00'	128.88'	128.48'	N 82°26'46" W	15°42'43"	64.85'
C48	380.00'	388.28'	371.61'	S 60°33'19" E	58°32'38"	213.00'
C49	5.00'	5.20'	4.97'	S 11°14'19" W	59°33'21"	2.86'
C50	5.00'	4.65'	4.48'	S 57°54'22" E	53°14'37"	2.51'
C51	20.00'	33.64'	29.81'	S 27°31'33" E	96°22'28"	22.36'
C52	60.00'	165.28'	117.76'	N 47°15'50" E	157°49'52"	306.26'



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 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.

GENERAL NOTES:

- ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2" DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
- THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.
- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178.
- ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).
- NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN A DRAINAGE BASIN WHICH IS UPSTREAM FROM A CITY WATER SUPPLY LAKE.

INDEX MAP



POINT #	DESCRIPTION
T197	OAK 79
T210	OAK 75
T214	OAK 79
T216	OAK 79
T255	OAK 79
T256	OAK 82
T285	OAK 88
T291	OAK 94
T303	OAK 85
T312	OAK 97
T344	OAK 88
T349	OAK 79
T378	OAK 82
T379	OAK 94
T417	OAK 88
T523	OAK 85
T535	OAK 79
T540	OAK 88
T580	OAK 88
T606	OAK 75
T653	OAK 82
T676	OAK 75
T682	OAK 82
S604	OAK 82
S614	OAK 82
S616	OAK 94
S652	OAK 97
S657	OAK 82
S658	OAK 82
S671	OAK 79
S685	OAK 85
S698	OAK 94
S703	OAK 88
S704	OAK 75
S741	OAK 94
S744	OAK 79
S753	OAK 82
S756	OAK 79
S769	OAK 85
S787	OAK 91
S794	OAK 85
S798	OAK 82
S839	OAK 82
S843	OAK 75
S846	OAK 79
S852	OAK 75
S855	OAK 82
S861	OAK 94
S883	OAK 79

POINT #	DESCRIPTION
5035	OAK 75
6001	OAK 101
6002	OAK 75
6003	OAK 82
6004	OAK 82
6005	OAK 88
6007	OAK 85
6008	OAK 94
6010	OAK 75
6011	OAK 88
6012	OAK 75
6013	OAK 24 - DH
6014	OAK 82
6016	OAK 79
6017	OAK 82
6018	OAK 88
6050	OAK 75
6052	OAK 75
6053	OAK 75
6054	OAK 82
6082	OAK 79
6083	OAK 75 DT - DH
6084	OAK 75
6085	OAK 110 DT
6086	OAK 91
6095	OAK 75
6096	OAK 75
6097	OAK 79
6098	OAK 75
6099	OAK 75
6100	OAK 75
6101	OAK 91
6102	OAK 75
6103	OAK 85
6104	OAK 75
6105	OAK 79
6106	OAK 75
6107	OAK 79
6108	OAK 79
6109	OAK 94
6110	OAK 129 DT
6111	OAK 79

POINT #	DESCRIPTION
6112	OAK 79
6113	OAK 107
6114	OAK 91
6115	OAK 107
6116	OAK 75
6117	OAK 75
6118	OAK 75
6119	OAK 91
6120	OAK 85
6124	OAK 79
6125	OAK 88
6126	OAK 75
6128	OAK 79
6133	OAK 85
6134	OAK 75
6135	OAK 97
6138	OAK 82
6139	OAK 75
A109	OAK 75
A110	OAK 91
A111	OAK 88
A112	OAK 75
A113	OAK 85
A114	OAK 97
A115	OAK 75

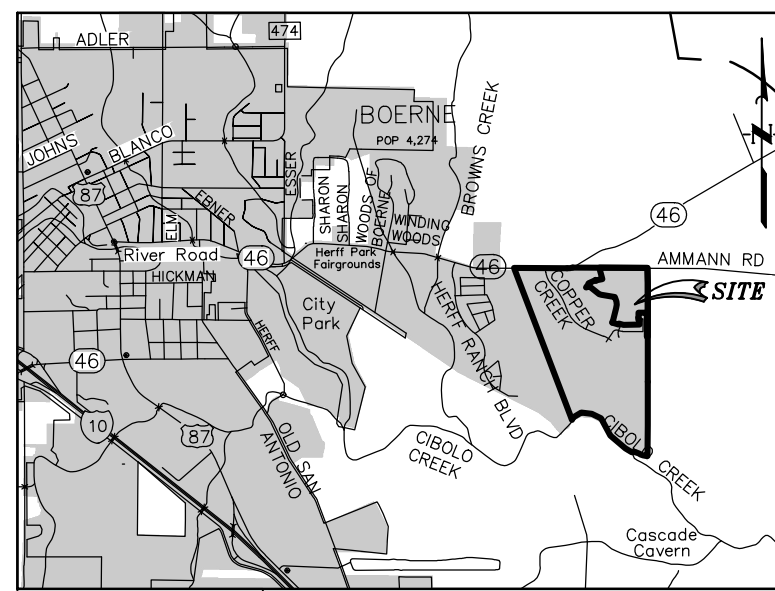
* DT: DOUBLE TRUNK
* DH: DECLINING HEALTH

PRELIMINARY SUBDIVISION PLAT ESTABLISHING RANCHES AT CREEKSIDE UNIT 2B

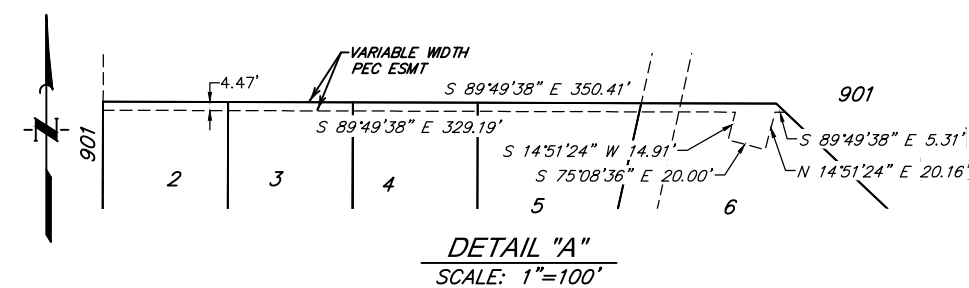
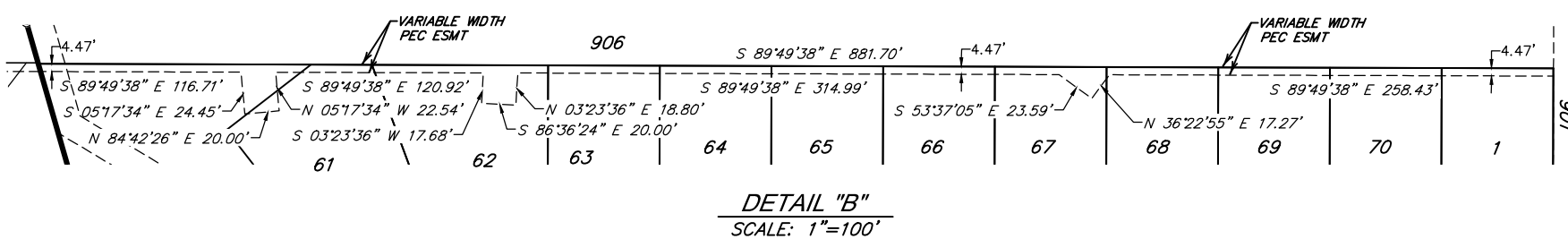
BEING A TOTAL OF 41.616 ACRES OF LAND CONTAINING PORTIONS OF THE GEORGE W. ADAMS SURVEY NO. 188, ABSTRACT NO. 5, AND THE C. JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363, KENDALL AND BEING A PORTION OF THAT CERTAIN 306.76 ACRE TRACT OF LAND RECORDED IN VOLUME 1344, PAGES 833-839, KENDALL COUNTY OFFICIAL RECORDS

SINGLE FAMILY
142 RESIDENTIAL LOTS
5 OPEN SPACE LOTS
DENSITY: 3.46 LOTS/ACRE

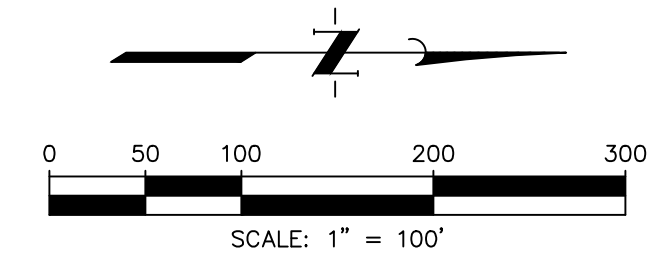
RESIDENTIAL LOT ACREAGE: 28.65
PRIVATE STREET ACREAGE: 7.70
ROW DEDICATION: 0.53 AC
OPEN SPACE ACREAGE: 4.74
GROSS ACREAGE: 41.616



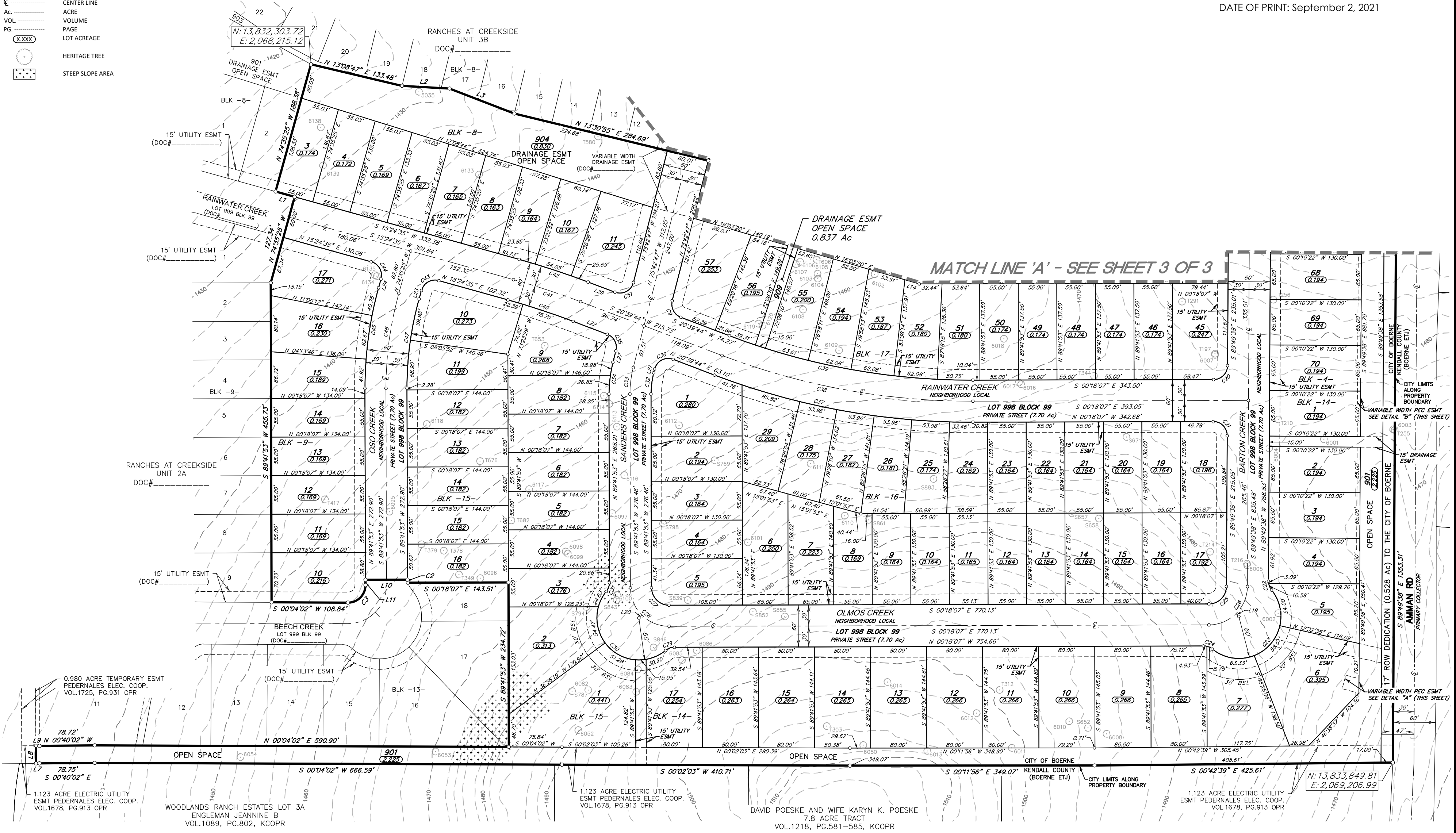
- LOCATION MAP**
NOT-TO-SCALE
ABBREVIATIONS
- (9/54-55) VOL. 9, PG. 54-55, KENDALL COUNTY DEED & PLAT RECORDS
 - (9/224-225) VOL. 9, PG. 224-225, KENDALL COUNTY DEED & PLAT RECORDS
 - OPR KENDALL COUNTY OFFICIAL PUBLIC RECORDS
 - DPR KENDALL COUNTY DEED AND PLAT RECORDS
 - BSL BUILDING SETBACK LINE
 - ESMT EASEMENT
 - DE DRAINAGE EASEMENT
 - PEC PEDERNALES ELECTRIC COOPERATIVE
 - CL CENTER LINE
 - Ac. ACRE
 - VOL. VOLUME
 - PG. PAGE
 - X LOT ACREAGE
 - HERITAGE TREE
 - STEEP SLOPE AREA

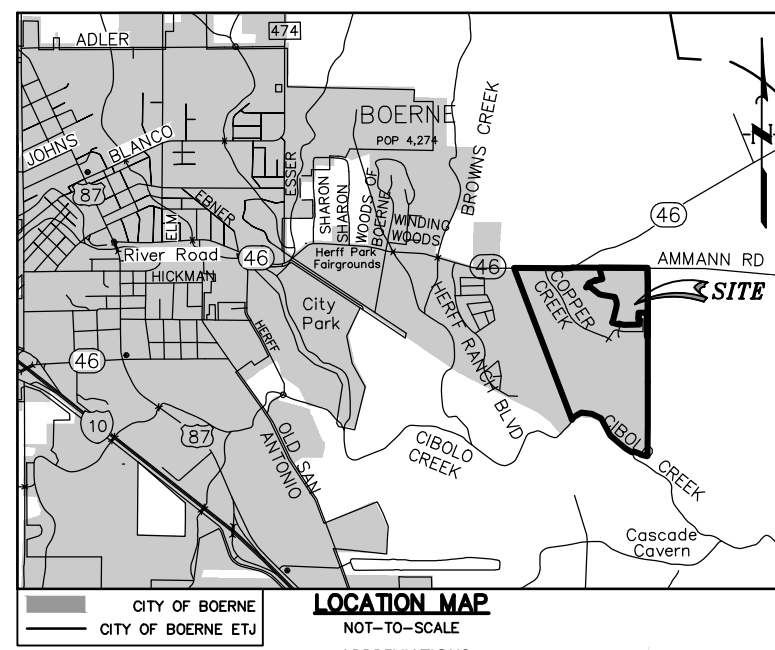


PRELIMINARY
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RANCHES AT CREEKSIDE UNIT 2B
BEING A TOTAL OF 41.616 ACRES OF LAND CONTAINING
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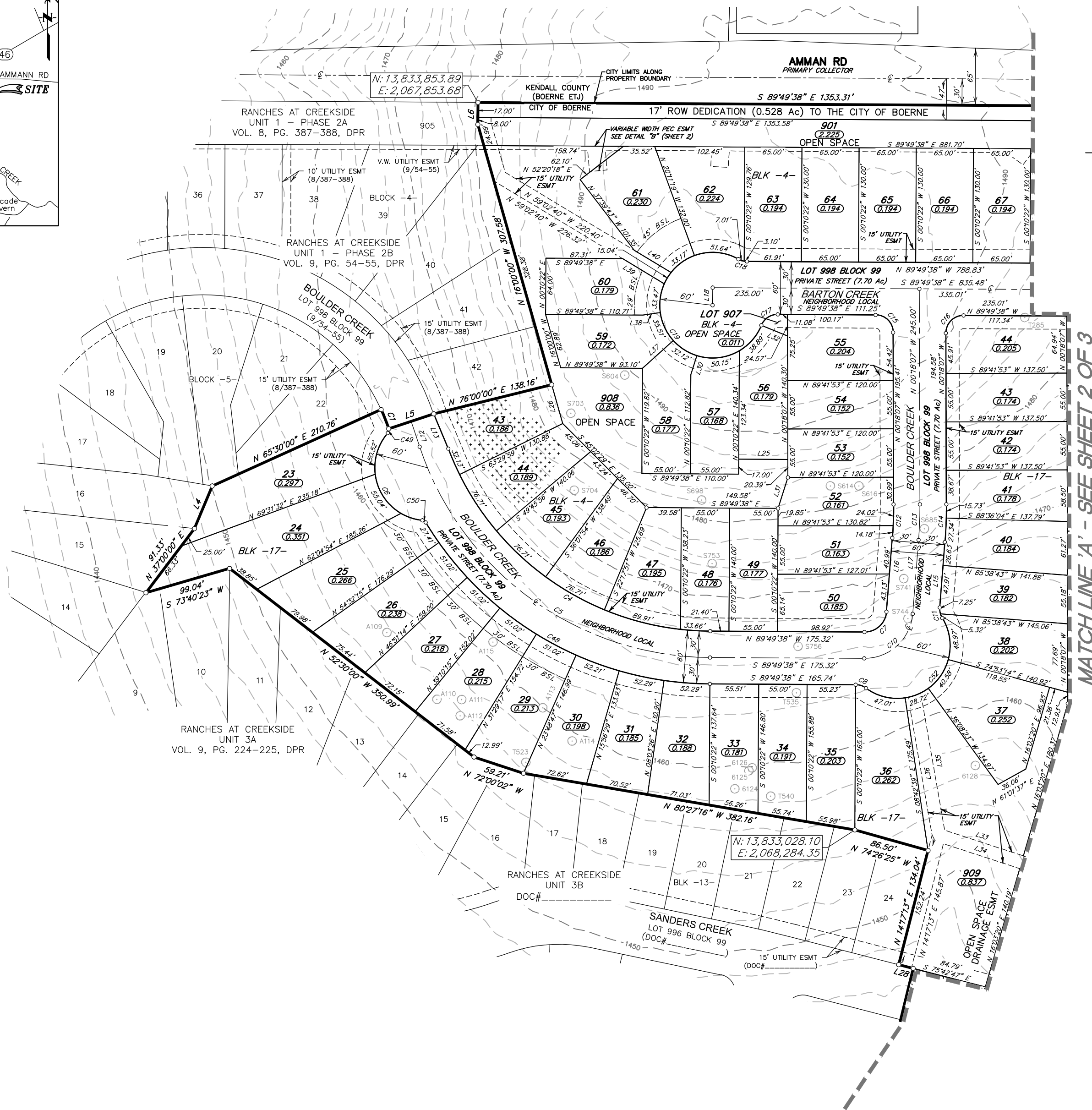


JONES CARTER
Texas Board of Professional Engineers Registration No. F-4399
Texas Board of Professional Land Surveying Registration No. 100461-05
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511
DATE OF PRINT: September 2, 2021



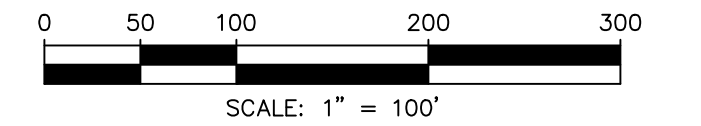


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CL CENTER LINE
Ac. ACRE
VOL. VOLUME
PG. PAGE
LOT ACREAGE
HERITAGE TREE
STEEP SLOPE AREA




MATCH LINE 'A' - SEE SHEET 2 OF 3

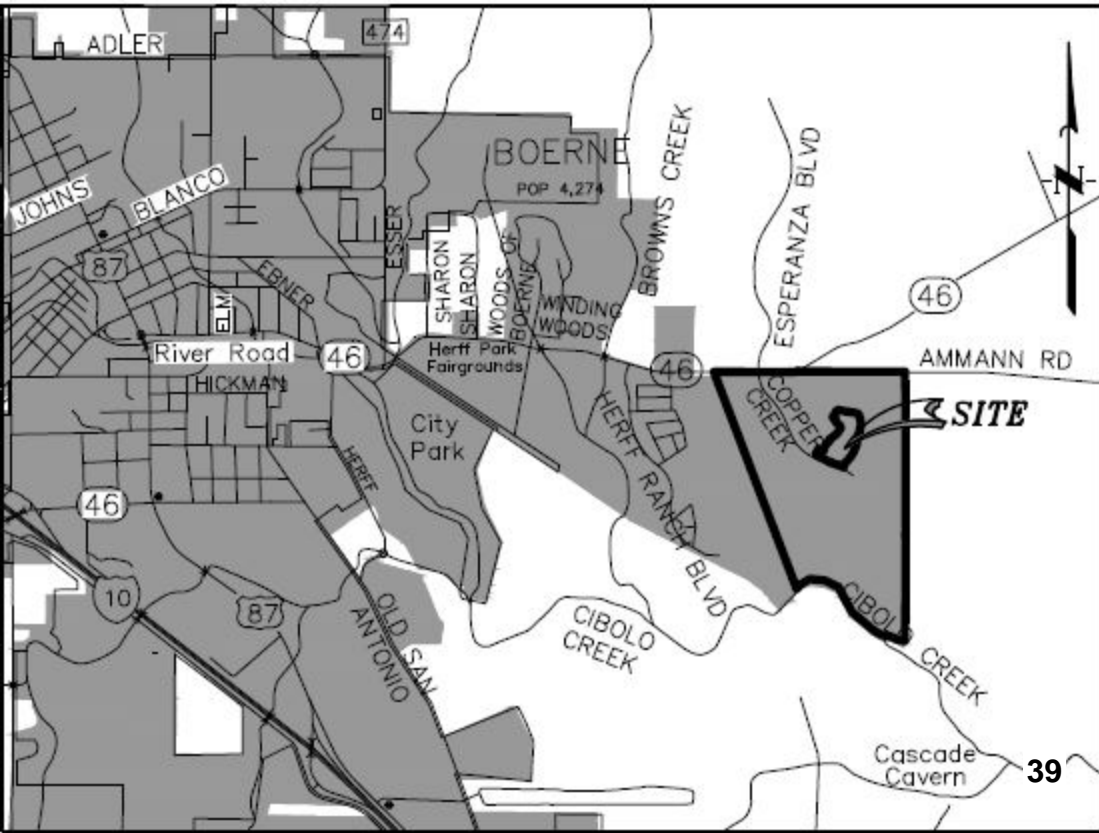
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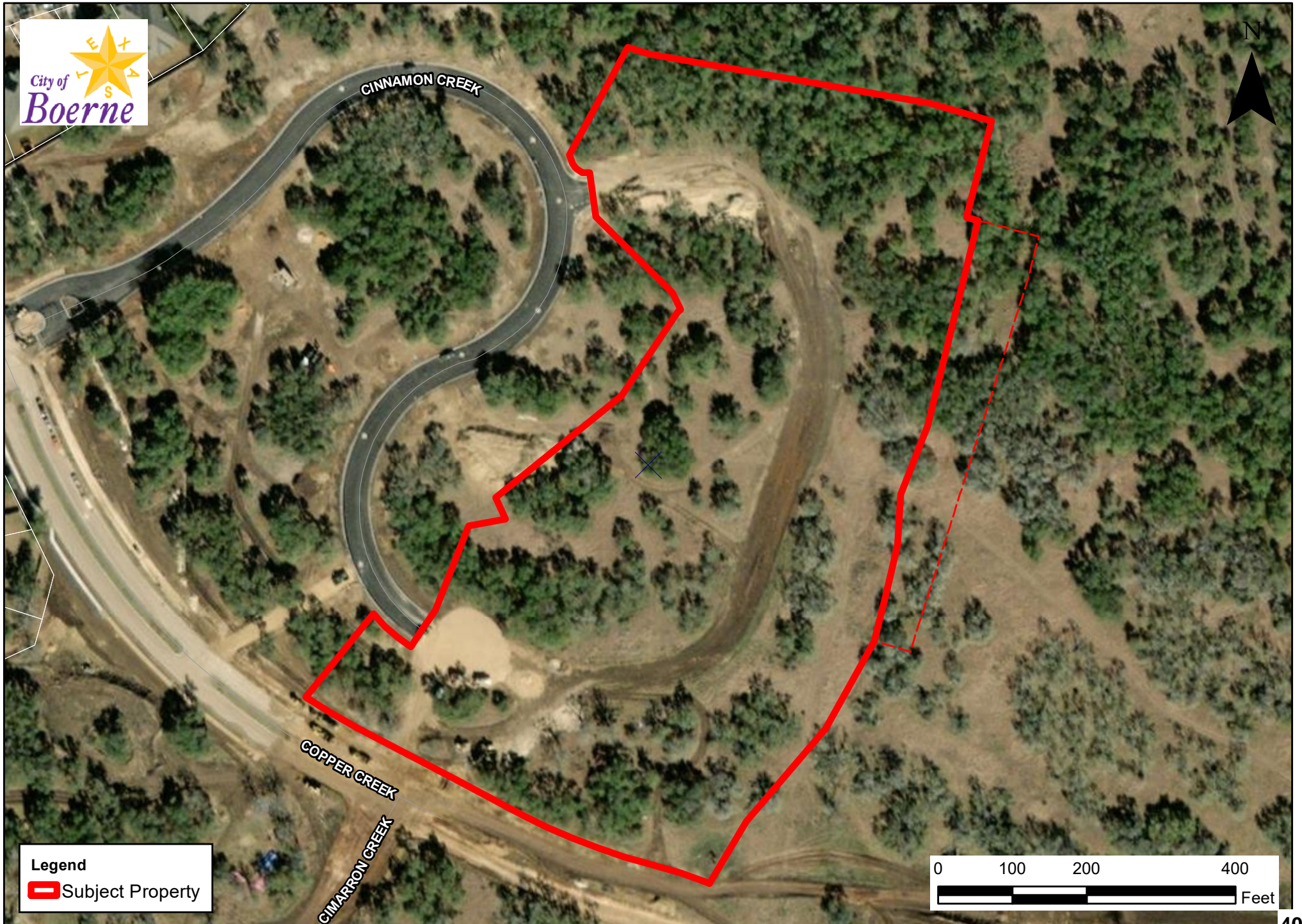
JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511
DATE OF PRINT: September 2, 2021

	<div style="text-align: center;">AGENDA ITEM SUMMARY</div> <div style="border: 1px dashed black; padding: 5px; float: right; margin-top: 10px;"> District Impacted <input type="checkbox"/> 1 = Wolosin <input checked="" type="checkbox"/> 2 = Woolard <input type="checkbox"/> 3 = Scott <input type="checkbox"/> 4 = Boddie <input type="checkbox"/> 5 = Macaluso <input type="checkbox"/> All </div>
Agenda Date	September 13, 2021
Requested Action	CONSIDER THE PRELIMINARY PLAT FOR RANCHES AT CREEKSIDE UNIT 3B, 13.096 ACRES, 44 RESIDENTIAL LOTS, 4 OPEN SPACE LOTS, AND 2.34 ACRES OF PRIVATE RIGHT-OF-WAY GENERALLY LOCATED EAST OF CINNAMON CREEK (KAD NO. 49167). TAKE NECESSARY ACTION.
Contact Person	Rebecca Pacini, AICP, Planner III, Planning and Community Development Department
Background Information	<p>This is the preliminary plat for Ranches at Creekside Unit 3B. The Preliminary Plat consists of 44 residential lots, 4 open space lots, and 2.34 acres of private right-of-way, on 13.096 acres.</p> <p>The Comprehensive Plan designates the Future Land Use for this property as Neighborhood Residential. The Master Community Plan was originally approved in 2013 and revised in 2019. The preliminary plat is in conformance with both the Comprehensive Plan and the Master Community Plan.</p> <p>The plat meets all the requirements of the subdivision ordinance in effect at the time the plat application was deemed administratively complete.</p>
Item Justification	<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>
Financial Considerations	
Citizen Input/Board Review	Approved Master Development Plan


Legal Review	
Alternative Options	
Supporting Documents	Attached maps and plat.

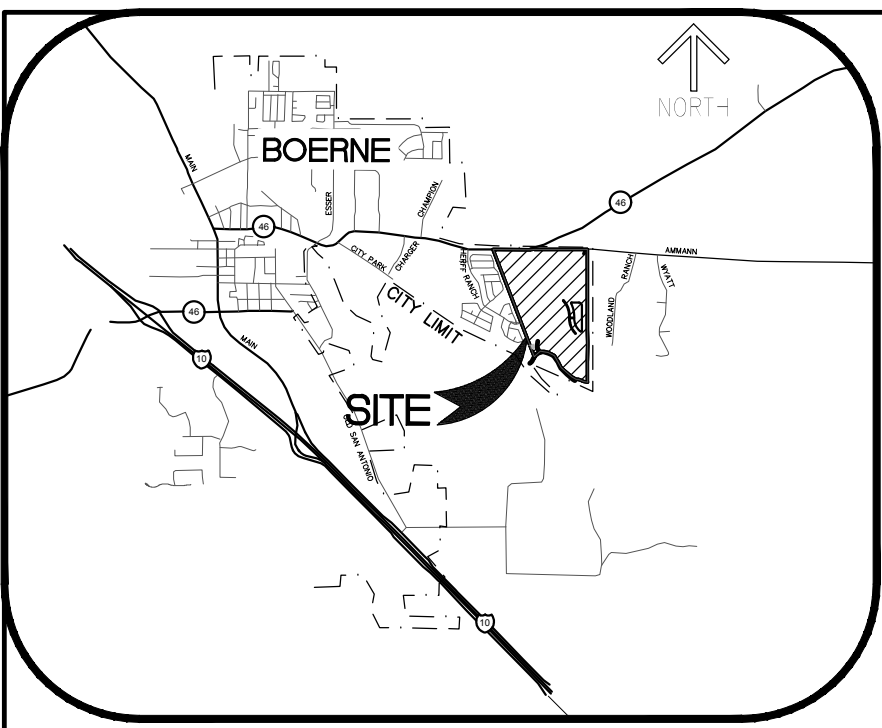


Aerial Map Ranches at Creekside Unit 3B

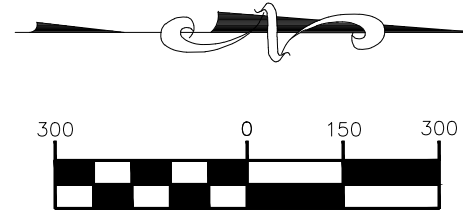


Legend
 Subject Property

0 100 200 400
 Feet



LOCATION MAP
N.T.S.



SCALE: 1" = 300'

LEGEND

- 80' SINGLE FAMILY RESIDENTIAL LOT
- 65' SINGLE FAMILY RESIDENTIAL LOT
- 55' SINGLE FAMILY RESIDENTIAL LOT
- PARK TRAIL/OPEN SPACE/UTILITY EASEMENT
- APPROVED PRIVATE STREET/PUBLIC ROW
- PROPOSED PRIVATE STREET/PUBLIC ROW

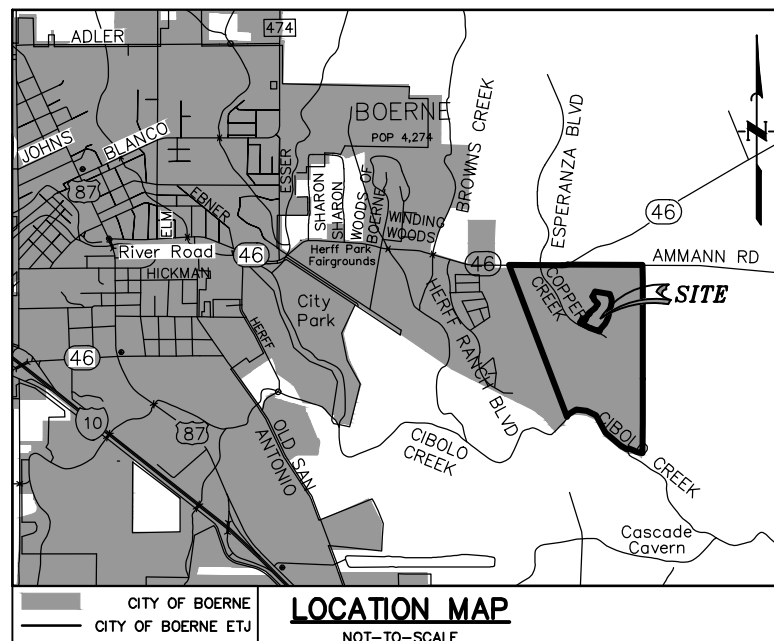
LAND USE DENSITY TABLE					
UNIT	LAND USE	GROSS Ac.	DWELLINGS	OPEN SPACE/PARK AREA	DU/Ac.
UNIT-1A (1)	SINGLE FAMILY	54.62	114	8.91	2.09
UNIT-1B (2)	SINGLE FAMILY	7.33	25	0.08	3.41
UNIT-2	SINGLE FAMILY	54.04	175	6.25	3.26
UNIT-3A (3)	SINGLE FAMILY	16.97	45	2.69	2.65
UNIT-3B	SINGLE FAMILY	12.34	43	1.38	3.48
UNIT-4A (4)	SINGLE FAMILY	16.41	56	0.86	3.41
UNIT-4B (5)	SINGLE FAMILY	12.34	43	0.70	3.48
UNIT-4C	PARK	3.34	---	3.34	---
UNIT-5	SINGLE FAMILY	22.91	69	3.07	3.01
UNIT-6	SINGLE FAMILY	27.41	92	2.62	3.58
UNIT-7	SINGLE FAMILY	41.31	120	6.59	2.90
UNIT-8	SINGLE FAMILY	37.87	91	5.51	2.48
TOTAL		306.89	873	42.00	2.89

CHAIRMAN OF PLANNING AND ZONING COMMISSION

SECRETARY OF PLANNING AND ZONING COMMISSION

RANCHES AT CREEKSIDE
MASTER COMMUNITY PLAN





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

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

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

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

LANDSCAPE NOTE:
RESIDENTIAL LOTS IN EXCESS OF 12,500 SQUARE FEET SHALL ONLY IRRIGATE THE AREA THAT LIES WITHIN 75 FEET OF THE MAIN RESIDENCE. TURF GRASSES SHALL BE LIMITED TO ZOYSIA, BUFFALO OR BERMUDA GRASSES OR OTHER GRASSES APPROVED BY THE CITY MANAGER OR HIS OR HER DESIGNATED REPRESENTATIVE. (JORD. NO. 2004-20). XERISCAPING IS PERMITTED AS DESCRIBED IN THE CITY OF BOERNE ZONING ORDINANCE, ARTICLE 3, SECTION 3.07.003D.

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

IMPACT FEE ASSESSMENT:
ASSESSMENT AND COLLECTION OF THE CITY OF BOERNE WATER AND WASTEWATER UTILITIES' CAPITAL RECOVERY FEES SHALL BE THE AMOUNT PER LOT AS SET FORTH IN CITY ORDINANCE NO. 2019-56, SECTION 1.10 (5).

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

HERITAGE LEGACY TREE:
THERE ARE 34 HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.

PRIVATE STREETS AND OPEN SPACE:
LOT 996, BLOCK 99 IS A PRIVATE STREET DEDICATED AS A DRAINAGE AND UTILITY EASEMENT.
LOTS 913 BLOCK 6, 911 & 912 BLOCK 7, AND LOT 903 BLOCK 8 ARE DESIGNATED AS OPEN SPACE.

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

LOT AREA NOTE:
THE SMALLEST LOT IS LOT 913, BLOCK 6 WITH AN AREA OF 0.054 ACRES.

ZONING NOTE:
ALL LOTS ARE ZONED R-2.

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

REGISTERED PUBLIC SURVEYOR
SWORN TO AND SUBSCRIBED BEFORE ME THIS
THE ____ DAY OF _____, ____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER
SWORN TO AND SUBSCRIBED BEFORE ME THIS
THE ____ DAY OF _____, ____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

EASEMENT NOTES
ALL PROPERTIES DESIGNATED AS EASEMENTS SHALL OR MAY BE UTILIZED FOR THE FOLLOWING PURPOSES:
DRAINAGE EASEMENT:
DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APPURTENANCES, AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM")

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER PASSABLE AREAS OF THE GRANTOR'S ADJACENT LAND, WHEN THE DELINEATED ENTRANCE POINT THAT ABUTS PUBLIC RIGHT-OF-WAY IS OBSTRUCTED AND/OR INACCESSIBLE, EITHER IN WHOLE OR IN PART, IN ORDER TO ACCESS OR LEAVE THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE OF THE DRAINAGE SYSTEM WITHIN THE EASEMENT; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL, OR DIG OUT SUCH STREAM COURSE, ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS, AND PROTECTING RAILS; THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM.

WITH RESPECT TO THE DRAINAGE SYSTEM, IT IS EXPRESSLY AGREED AND UNDERSTOOD BY ALL PARTIES HERETO, THAT THE INTENTION IS TO IMPROVE CONDITIONS OF SANITATION AND WATER DRAINAGE CONTROL ON THE PROPERTY FOR THE BENEFIT OF THE PROPERTY, ADJACENT PROPERTY, AND THE COMMUNITY, BUT THE CITY DOES NOT GUARANTEE OR WARRANT THAT SUCH CONTROL WORK WILL BE EFFECTIVE, NOR DOES THE CITY ASSUME ANY ADDITIONAL LIABILITY WHATSOEVER FOR THE EFFECTS OF FLOOD, STANDING WATER, OR DRAINAGE ON OR TO THE PROPERTY, OR ANY OTHER PROPERTY OR PERSONS THAT MIGHT BE AFFECTED BY SAID STREAM, WASH, OR GULLY IN ITS NATURAL STATE OR AS CHANGED BY THE CITY.

- 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 FREE 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.

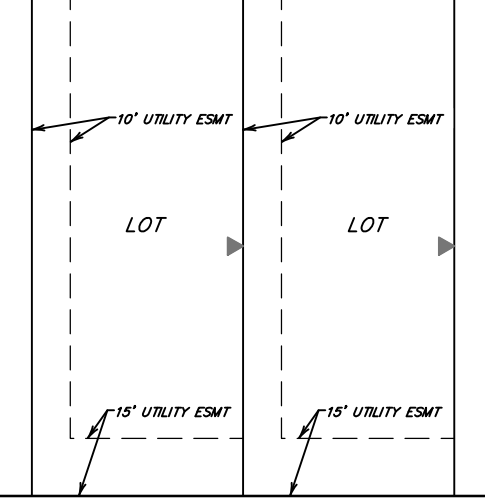
GENERAL NOTES:
1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2" DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) PRIOR TO LOT SALES.
3. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178.
4. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).
5. NO PORTION OF THIS SUBDIVISION IS LOCATED WITHIN A DRAINAGE BASIN WHICH IS UPSTREAM FROM A CITY WATER SUPPLY LAKE.

BLOCK SIZES:
BLOCK 6 PERIMETER = 300 FT
BLOCK 7 PERIMETER = 2,200 FT
BLOCK 8 PERIMETER = 1,315 FT
BLOCK 13 PERIMETER = 530 FT

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	20.00'	27.96'	25.74'	N 61°18'22" W	80°06'24"
C2	227.00'	12.33'	12.33'	N 22°49'02" W	3°06'45"
C3	707.00'	83.21'	83.16'	N 72°37'47" W	6°44'35"
C4	793.00'	186.96'	186.52'	N 69°14'50" W	13°30'29"
C5	843.00'	79.19'	79.16'	N 59°48'08" W	5°22'56"
C6	230.00'	67.68'	67.44'	S 48°21'27" E	16°51'39"
C7	200.00'	42.05'	41.97'	S 62°48'39" E	12°02'44"
C8	200.00'	284.64'	261.22'	N 70°23'41" E	81°32'36"
C9	230.00'	36.14'	36.11'	S 61°17'24" E	9°00'14"
C10	170.00'	35.74'	35.67'	N 62°48'39" W	12°02'44"
C11	225.00'	133.11'	131.17'	N 12°40'32" E	33°53'44"
C12	250.00'	157.37'	154.79'	N 13°45'40" E	36°04'01"
C13	200.00'	63.81'	63.54'	N 22°39'18" E	18°16'45"
C14	200.00'	108.86'	107.52'	S 86°02'59" W	31°11'08"
C15	350.00'	51.60'	51.56'	S 74°40'51" W	8°26'51"
C16	1500.00'	69.24'	69.23'	N 77°02'07" W	2°38'41"
C17	15.00'	23.56'	21.21'	N 66°09'59" E	90°00'00"
C18	15.00'	22.77'	20.64'	S 22°18'46" E	86°57'30"
C19	320.00'	45.84'	45.80'	S 74°33'40" W	8°12'30"
C20	380.00'	57.36'	57.31'	N 74°46'54" E	8°38'57"
C21	230.00'	125.19'	123.65'	S 86°02'59" W	31°11'08"
C22	170.00'	92.53'	91.39'	N 86°02'59" E	31°11'08"
C23	1530.00'	70.62'	70.61'	N 77°02'07" W	2°38'41"
C24	20.00'	32.07'	28.74'	S 32°25'16" E	91°52'23"
C25	20.00'	31.69'	28.47'	N 58°54'04" E	90°46'18"
C26	170.00'	54.24'	54.01'	S 22°39'18" W	18°16'45"
C27	230.00'	73.38'	73.07'	N 22°39'18" E	18°16'45"
C28	220.00'	138.49'	136.21'	N 13°45'40" E	36°04'01"
C29	280.00'	176.26'	173.36'	S 13°45'40" W	36°04'01"
C30	195.00'	115.36'	113.68'	S 12°40'32" W	33°53'44"
C31	255.00'	150.86'	148.66'	N 12°40'32" E	33°53'44"
C32	170.00'	241.94'	222.04'	S 70°23'41" W	81°32'36"
C33	230.00'	327.34'	300.40'	N 70°23'41" E	81°32'36"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 33°12'45" E	60.00'
L2	N 79°09'37" E	51.09'
L3	N 24°40'44" W	31.83'
L4	N 59°46'31" E	5.44'
L5	N 26°55'43" W	25.19'
L6	N 08°32'37" W	60.06'
L7	S 72°00'02" E	30.56'
L8	S 75°42'47" E	17.00'
L9	S 20°57'06" W	99.10'
L10	S 03°03'33" W	67.86'
L11	S 30°18'15" W	96.66'
L12	N 29°37'24" E	17.40'
L13	N 62°22'05" W	94.34'
L14	N 59°15'49" W	59.19'
L15	N 65°06'44" W	66.54'
L16	N 24°40'44" W	24.06'
L17	N 42°59'20" E	15.00'
L18	S 89°53'53" E	34.12'
L19	N 07°19'03" W	48.56'
L20	S 89°53'53" E	25.01'
L21	S 18°51'14" W	29.06'
L22	S 71°08'46" E	31.83'
L23	N 13°58'43" E	44.42'
L24	N 02°50'41" E	55.97'
L25	N 07°33'32" E	55.30'
L26	N 24°49'04" E	56.09'
L27	N 34°20'10" E	74.90'
L28	N 27°39'27" E	70.61'
L29	N 18°01'40" E	69.63'

TREE LIST	
POINT #	DESCRIPTION
T743	OAK 79
T776	OAK 107
T806	OAK 101
T811	OAK 75
T886	OAK 85
5029	OAK 79
5030	OAK 79
5031	OAK 91
5032	OAK 75
5033	OAK 107 MT
5034	OAK 88 MT
5036	OAK 75
5037	OAK 75
5038	OAK 75
5039	OAK 75
5040	OAK 75
5041	OAK 82
5042	OAK 88
5043	OAK 75
5044	OAK 82
5045	OAK 82
5046	OAK 75
5047	OAK 82
5048	OAK 75
5049	OAK 85
5050	OAK 88
5051	OAK 94 MT
5052	OAK 79
5053	OAK 97 MT
5054	OAK 82
5055	OAK 91
6039	OAK 88
6040	OAK 97
6041	OAK 85



* MT: MULTIPLE TRUNK

TREES IN OFFSITE ESMT	
POINT #	DESCRIPTION
T580	OAK 88
5035	OAK 75

PRELIMINARY
SUBDIVISION PLAT ESTABLISHING
RANCHES AT CREEKSIDE UNIT 3B
BEING A TOTAL OF 13.096 ACRES OF LAND CONTAINING PORTIONS OF THE GEORGE W. ADAMS SURVEY NO. 188, ABSTRACT NO. 5, AND THE C. JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363, KENDALL AND BEING A PORTION OF THAT CERTAIN 306.76 ACRE TRACT OF LAND RECORDED IN VOLUME 1344, PAGES 833-839, KENDALL COUNTY OFFICIAL RECORDS

SINGLE FAMILY
44 RESIDENTIAL LOTS
4 OPEN SPACE LOTS
DENSITY: 3.62 LOTS/ACRE

RESIDENTIAL LOT ACREAGE: 7.95
PRIVATE STREET ACREAGE: 2.34
OPEN SPACE ACREAGE: 1.86
GROSS ACREAGE: 13.096

JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 100461-05
4350 Lockhill-Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511
DATE OF PRINT: August 31, 2021

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

OWNER/DEVELOPER: GREEN LAND VENTURES, LTD
THE RANCHES AT CREEKSIDE
916 E. BLANCO, SUITE 100
BOERNE, TEXAS 78006

STATE OF TEXAS
COUNTY OF BEXAR
DEVELOPER - DANA GREEN

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DANA GREEN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

DAY OF _____, A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

THIS PLAT OF THE RANCHES AT CREEKSIDE UNIT 3B 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 _____, ____.

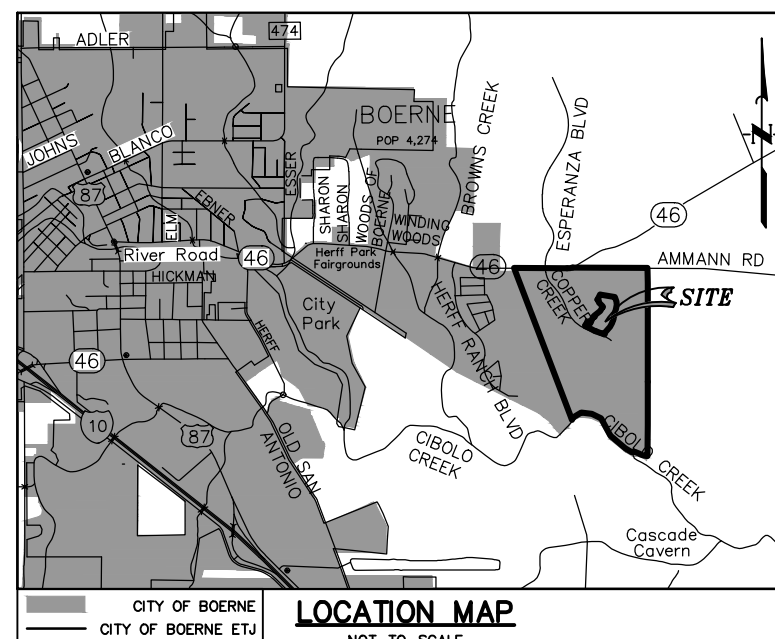
BY: _____ CHAIR
BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF KENDALL
I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS THE FOREGOING INSTRUMENT OF WRITING WITH THIS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE ____ DAY OF _____, A.D. 20____ AT _____ M IN THE PLAT RECORDS OF SAID COUNTY IN _____.

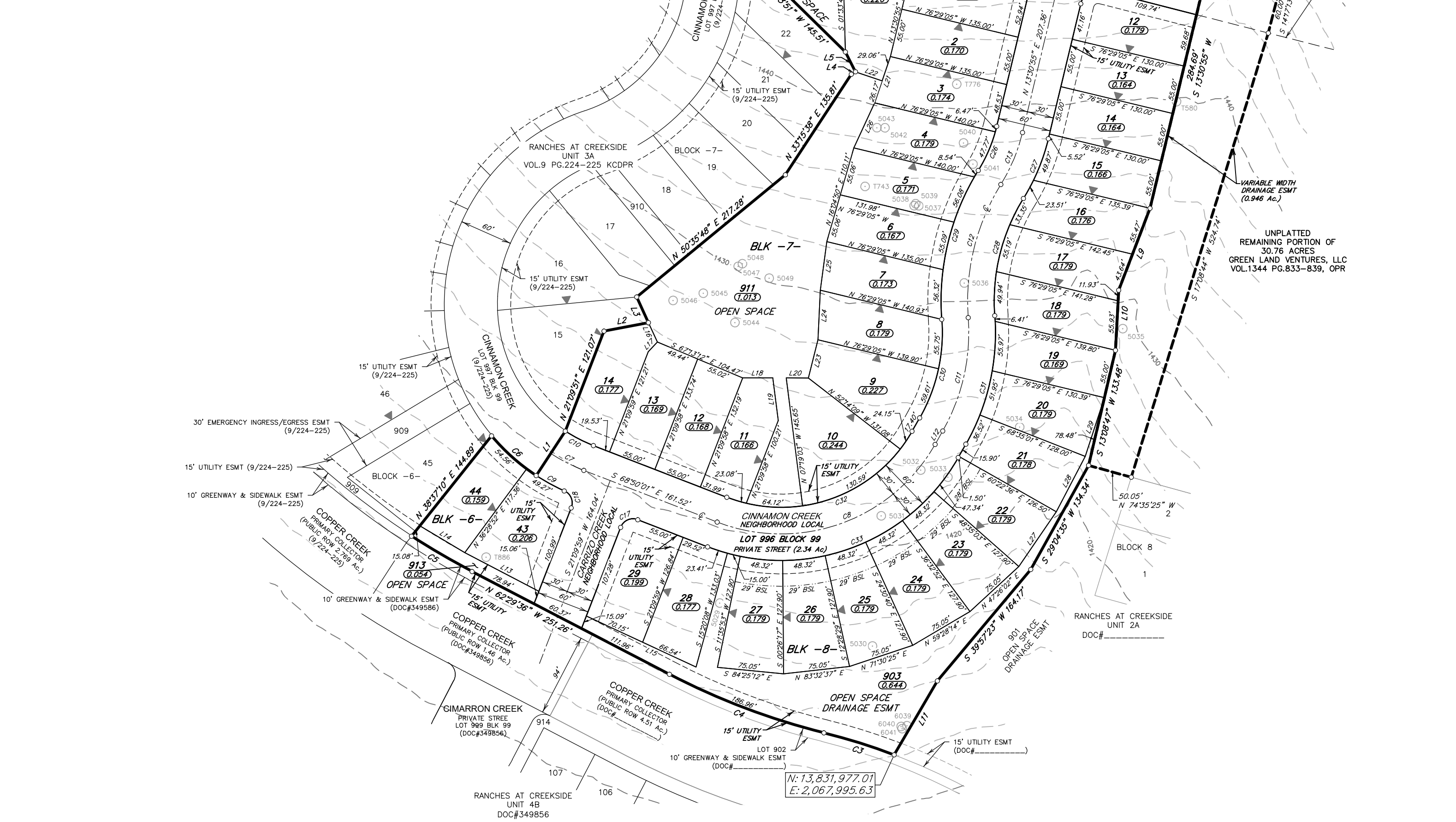
TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN _____
KENDALL COUNTY OFFICIAL RECORDS. IN TESTIMONY, WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF _____, A.D. 20____.

COUNTY CLERK
KENDALL COUNTY, TEXAS

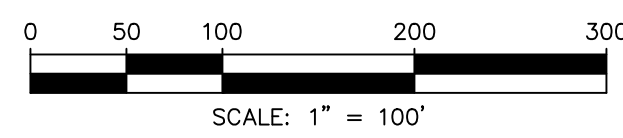
BY: _____
DEPUTY



NOT-TO-SCALE ABBREVIATIONS	
(AAA/BB-CC) --	VOLAAA, PG.BB-CC KENDALL COUNTY DEED & PLAT RECORDS
DOC#349856 --	DOCUMENT #349856, KENDALL COUNTY DEED & PLAT RECORDS
OPR	KENDALL COUNTY OFFICIAL PUBLIC RECORDS
BSL	KENDALL COUNTY DEED AND PLAT RECORDS
ESMT	EASEMENT
DE	DRAINAGE EASEMENT
CL	CENTER LINE
Ac	ACRE
VOL	VOLUME
PG	PAGE
XXX	LOT ACREAGE
○	HERITAGE TREE
■	STEEP SLOPE AREA
▶	ZERO LOT LINE



PRELIMINARY
SUBDIVISION PLAT ESTABLISHING
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