

STATE OF TEXAS
COUNTY OF KENDALL

KNOWN ALL MEN BY THESE PRESENTS:

THAT I, MICHAEL SIEFERT, PRESIDENT OF LOOKOUT DEVELOPMENT GROUP, L.P., A TEXAS LIMITED PARTNERSHIP, OWNER OF 196.5 ACRES OF LAND BEING OUT OF THE A.M. HOLBROOK SURVEY 439, ABSTRACT 263, KENDALL COUNTY, TEXAS, BEING OUT OF THE M. GARCIA SURVEY 213, ABSTRACT 197, KENDALL COUNTY, TEXAS, ALSO BEING A PORTION OF A 151.629 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED DATED APRIL 27, 2017 TO LOOKOUT KENDALL RANCH, L.P., RECORDED IN VOLUME 1577, PAGES 280-295, AND A PORTION OF A 990.604 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED DATED APRIL 27, 2017 TO LOOKOUT KENDALL RANCH, L.P., RECORDED IN VOLUME 1577, PAGES 296-315, BOTH BEING OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 196.5 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS "GEORGE'S RANCH UNIT 1" SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND I DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR UTILITY PURPOSES, SUBJECT TO ANY EASEMENT AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS LOT 1000, BLOCK 1000, FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NON-VEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICK UP AND ANY OTHER REASONABLE PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY.

OWNER:
LOOKOUT DEVELOPMENT GROUP, L.P.
A TEXAS LIMITED PARTNERSHIP
1001 CRYSTAL FALLS PARKWAY
LEANDER, TX 78641

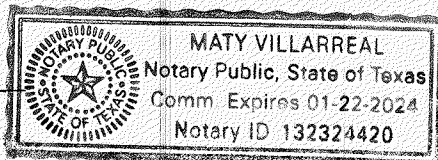
BY:
MICHAEL SIEFERT, P.E., PRESIDENT
LOOKOUT DEVELOPMENT GROUP, L.P.
THE LOOKOUT GROUP INC., ITS GENERAL PARTNER

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MICHAEL SIEFERT KNOWN BY 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 28 DAY OF September, 2023.

NOTARY PUBLIC
STATE OF TEXAS



THE FINAL PLAT OF GEORGE'S RANCH UNIT 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONER'S COURT OF KENDALL COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH COURT.

DATED THIS Oct DAY OF 10th, 2023.

BY:
COUNTY JUDGE

COMMISSIONER, PRECINCT #1

COMMISSIONER, PRECINCT #2

COMMISSIONER, PRECINCT #3

COMMISSIONER, PRECINCT #4

THE ENGINEERING CONSULTANT, COUNTY ENGINEER OR PROJECT ENGINEER OF KENDALL COUNTY, TEXAS HAS REVIEWED THIS SUBDIVISION PLAT FOR CONFORMANCE TO ALL REQUIREMENTS OF THE KENDALL COUNTY DEVELOPMENT RULES AND REGULATIONS.

ENGINEER

STATE OF TEXAS
COUNTY OF KENDALL

I, DENISE MAXWELL, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE 27th DAY OF October, A.D. 2023, AT 10:40 A.M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. 384423.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 27th DAY OF October, A.D. 2023.

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOCUMENT NO. 384423, KENDALL COUNTY OFFICIAL RECORDS. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 27th DAY OF October, A.D. 2023.

DENISE MAXWELL
COUNTY CLERK
KENDALL COUNTY, TEXAS
BY: Paula Pfeffer, DEPUTY

GEORGE'S RANCH UNIT 1 FINAL PLAT

A PRIVATE RESIDENTIAL SUBDIVISION OF 196.5 ACRES OF LAND
BEING OUT OF THE A.M. HOLBROOK SURVEY 439, ABSTRACT 263 AND OUT OF THE M. GARCIA SURVEY 213, ABSTRACT 197, BOTH OUT OF KENDALL COUNTY, TEXAS, BEING A PORTION OF A CALLED 151.629 ACRE TRACT OF LAND RECORDED IN VOLUME 1577, PAGE 280 AND A PORTION OF A CALLED 990.604 ACRE TRACT OF LAND RECORDED IN VOLUME 1577, PAGE 296, BOTH BEING OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

NUMBER OF LOTS:

134 SINGLE FAMILY
10 NON-RESIDENTIAL
(1.466 TOTAL ACRES PER RESIDENTIAL LOT)

ROAD SUMMARY:

1 PRIVATE ROADWAY, DRAINAGE AND P.U.E.
(CONTAINING 10 ROADWAYS)

PROPOSED ROADWAY:

14,264 L.F.
20.489 ACRES

SEWAGE DISPOSAL METHOD:

INDIVIDUAL ON-SITE SEWAGE FACILITIES

POTABLE WATER SUPPLY:

PUBLIC WATER SYSTEM

TXDOT NOTES:

- FOR DEVELOPMENTS DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER AND/OR LANDOWNER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR PRESENT AND/OR FUTURE NOISE MITIGATION.
- THE DEVELOPER AND/OR THE LANDOWNER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- INTERSECTION AND/OR DRIVEWAY ACCESS TO THE STATE HIGHWAY WILL BE REGULATED AS DIRECTED BY THE CURRENT EDITION OF THE TXDOT ACCESS MANAGEMENT MANUAL.
- IF SIDEWALKS ARE REQUIRED BY TXDOT OR THE APPROPRIATE CITY ORDINANCE, THE LOCATION, THE DESIGN, AND SPECIFICATIONS SHALL ADHERE TO TXDOT REQUIREMENTS WHEN PERMITTED IN TXDOT RIGHT-OF-WAY. A TDLR INSPECTION REPORT WILL BE REQUIRED.
- TXDOT WILL USE THE CURRENT EDITIONS OF THE APPROPRIATE MANUALS WHEN ISSUING PERMITS. TYPICAL MANUALS USED, BUT NOT LIMITED TO ARE: TXDOT ACCESS MANAGEMENT MANUAL, SAN ANTONIO DISTRICT DRIVEWAY, SIDEWALK, LANDSCAPING, AND DRAINAGE PERMIT PACKAGE, TXDOT CONSTRUCTION SPECIFICATIONS, AND TXDOT STANDARD SHEETS WHEN THE SITE DEVELOPS.

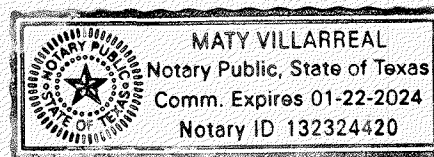
STATE OF TEXAS
COUNTY OF KENDALL

I HEREBY CERTIFY THAT RECOGNIZED ENGINEERING PRACTICES AND STANDARDS WERE USED IN THE PREPARATION OF THIS FINAL PLAT AND IN THE DESIGN OF SITE IMPROVEMENT STRUCTURES AND WAS ACCOMPLISHED UNDER MY DIRECT SUPERVISION.

W. PATRICK MURPHY, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 111597

SWORN TO AND SUBSCRIBED BEFORE ME THE 28 DAY OF September, A.D. 2023.

NOTARY PUBLIC
STATE OF TEXAS



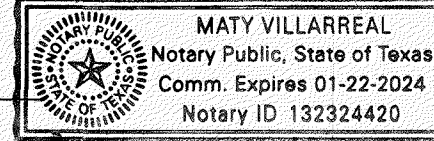
STATE OF TEXAS
COUNTY OF KENDALL

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

YURI V. BALMACEA WHEELLOCK, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6815

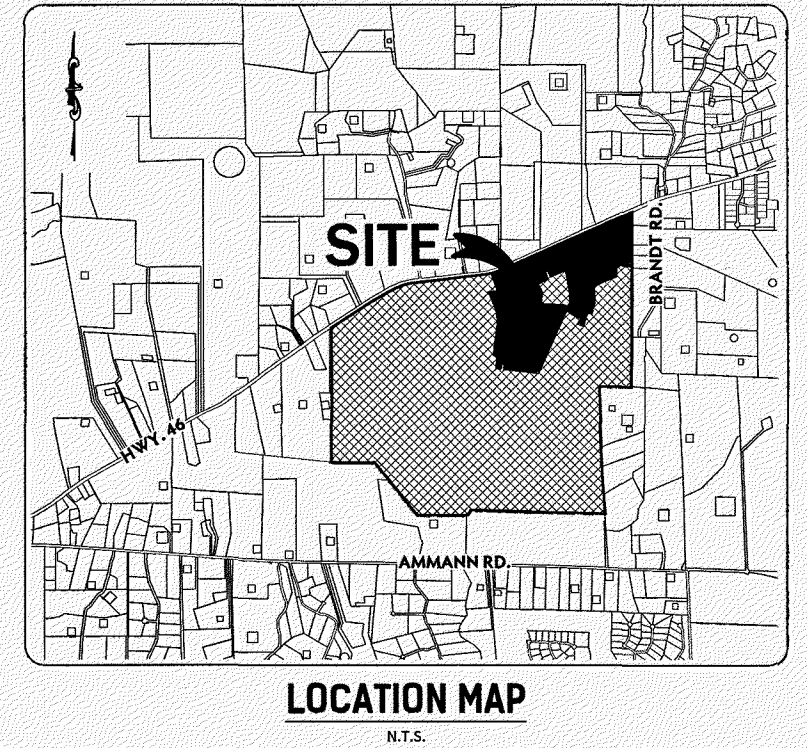
SWORN TO AND SUBSCRIBED BEFORE ME THE 28 DAY OF September, A.D. 2023.

NOTARY PUBLIC
STATE OF TEXAS



NOTES:

- MINIMUM BUILDING SETBACKS ARE LABELED ON THE PLAT MAP. THE ARCHITECTURAL REVIEW COMMITTEE OF THE PROPERTY OWNERS' ASSOCIATION MAY FURTHER RESTRICT BUILDING SETBACKS OR BUILDING LOCATIONS AS PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN THE KENDALL COUNTY OFFICIAL RECORDS.
- LOT 1000, BLOCK 1000 IS HEREBY DEDICATED AS A PRIVATE ROADWAY, DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT. THIS LOT WILL BE DEEDED TO A PROPERTY OWNERS' ASSOCIATION FOR OWNERSHIP AND MAINTENANCE. LOT 1000, BLOCK 1000 INCLUDES THE PRIVATE ROADWAY FOR THE FOLLOWING ROADWAYS: SWEET ADLINE, BRAVE CONWAY, TELLING WIND, EASY MONEY, FORTUNATE SON, STANDING TALL, WESTERN JUSTICE, DANG PRETTY, LAUGHING DOG, AND QUICK FORT.
- THE MAINTENANCE OF ALL PRIVATE ROADWAYS, OPEN SPACE, DRAINAGE EASEMENTS, AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF KENDALL COUNTY.
- WATER SERVICE SHALL BE PROVIDED BY A PUBLIC WATER SYSTEM MEETING THE REQUIREMENTS OF THE T.C.E.Q. AND ANY OTHER GOVERNMENTAL OR QUASI-GOVERNMENTAL AGENCY HAVING JURISDICTION OVER PUBLIC WATER SYSTEMS. THE PUBLIC WATER SYSTEM SHALL BE OPERATED PURSUANT TO THE TERMS OF THAT CERTAIN WATER SUPPLY CONTRACT BY AND BETWEEN THE CITY OF BOERNE, TEXAS AND LOOKOUT KENDALL RANCH, L.P. RELATING TO KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 4 DATED OCTOBER 28, 2020.
- SEWAGE FACILITIES SHALL BE PROVIDED BY CONSTRUCTION OF A PRIVATE INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEM CONSTRUCTED ON THE LOT BY THE OWNER THEREOF APPROVED UNDER THE RULES OF KENDALL COUNTY FOR PRIVATE SEWAGE FACILITIES AND ANY OTHER GOVERNMENTAL OR QUASI-GOVERNMENTAL AGENCY OR BODY HAVING JURISDICTION OVER THE INSTALLATION AND USE OF PRIVATE SEWAGE FACILITIES. THE LOT OWNER IS RESPONSIBLE FOR OBTAINING THE NECESSARY GOVERNMENTAL PERMITS AND FOR THE MAINTENANCE OF THE PRIVATE SEWAGE FACILITY.
- TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PROVIDED BY M.W. CUDE ENGINEERS, L.L.C.
- THIS SUBDIVISION LIES TOTALLY WITHIN THE BOERNE INDEPENDENT SCHOOL DISTRICT AS DETERMINED BY THE KENDALL COUNTY APPRAISAL DISTRICT.
- BOUNDARIES OF ORIGINAL PATENT SURVEYS AND ACREAGES SHOWN HEREON FOR SOME ARE APPROXIMATE AND WERE NOT RELOCATED BY THIS SURVEY.
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS (DEVELOPMENT) THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF KENDALL COUNTY. DEVELOPMENT - MEANS ANY MAN-MADE CHANGE TO IMPROVED AND UNIMPROVED REAL ESTATE, INCLUDING BUT NOT LIMITED TO BUILDINGS OR OTHER STRUCTURES, MINING, DREDGING, FILLING, GRADING, PAVING, EXCAVATION OR DRILLING OPERATIONS OR STORAGE OF EQUIPMENT OR MATERIALS.
- ALL PUBLIC UTILITY EASEMENTS SHALL ONLY BE USED BY PUBLIC OR PRIVATE UTILITY ENTITIES (UNLESS OTHERWISE EXPRESSLY AUTHORIZED BY OTHER INSTRUMENTS) FOR UTILITY PURPOSES. THE UTILITY ENTITIES SHALL BE LIMITED TO ELECTRIC, TELEPHONE, GAS, STORM DRAINAGE, POTABLE OR NON-POTABLE WATER, TREATED OR UNTREATED WASTEWATER AND/OR CABLE TELEVISION LINES AND APPURTENANCES, WHICH PROVIDE SERVICE SOLELY AND EXCLUSIVELY TO THE PROPERTY INCLUDED IN THIS PLAT OR ANY ADJOINING PROPERTY DEVELOPED OR TO BE DEVELOPED AS PART OF THE GEORGE'S RANCH SUBDIVISION OR PROPERTY WHICH IS BEING DEVELOPED BY AN ENTITY OWNED IN WHOLE OR IN PART BY THE PRINCIPALS, PARTNERS OR OWNERS OF THE ENTITY WHICH OWNS THE PROPERTY DESCRIBED HEREIN.
- IT IS UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL APPURTENANCES THERETO, WHETHER INSTALLED UPON THE SURFACE OR UNDERGROUND WITHIN THE EASEMENTS DEDICATED HEREIN. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT OF INGRESS TO AND EGRESS FROM THE PRIVATE ROADWAYS AND EASEMENT, AND THE RIGHT FROM TIME TO TIME TO CUT ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY FACILITIES.
- OWNER, FOR ITSELF, SUCCESSORS, AND ASSIGNS, RESERVES THE RIGHT TO USE AND TO GRANT TO THIRD PARTIES THE RIGHT TO USE THE PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE PURPOSES OF INSTALLING, REPAIRING, MAINTAINING, AND OPERATING A WATER DISTRIBUTION SYSTEM, INCLUDING THE RIGHT TO CONSTRUCT, MAINTAIN, AND OPERATE WATER MAINS OR LINES FOR THE TRANSMISSION OF TREATED AND POTABLE WATER OR FOR ANY OTHER UTILITY OR AMENITY WHETHER SERVING THE PROPERTY DESCRIBED HEREIN OR OTHERWISE.
- ALL UTILITIES INSTALLED WITHIN ANY PUBLIC UTILITY EASEMENT DEDICATED BY THIS PLAT SHALL BE UNDERGROUND EXCEPT SUCH PORTIONS THAT ARE NECESSARY OR REQUIRED BY LAW TO BE MAINTAINED ABOVEGROUND WHICH ARE TYPICAL COMPONENTS OF AN UNDERGROUND UTILITY SYSTEM THAT ARE NONETHELESS CONSTRUCTED ABOVEGROUND AND WHICH HAVE BEEN APPROVED BY THE OWNER OR THE DECLARANT OF ANY RESTRICTIVE COVENANTS IMPOSED UPON THE PROPERTY DESCRIBED HEREIN IN WRITING PRIOR TO THEIR CONSTRUCTION.
- ANY REPAIRS, MAINTENANCE OR INSTALLATION OF UTILITY LINES WITHIN THE PUBLIC UTILITY EASEMENT ON LOT 1000, BLOCK 1000 SHALL BE PERFORMED IN A MANNER WHICH WILL NOT RESULT IN THE EXCAVATION OF THE SURFACE OF ANY EXISTING PAVED ROADWAY, ROADWAY SHOULDER, DRAINAGE DITCH OR ANY PERMANENT ROADWAY, RETAINING, OR DRAINAGE STRUCTURE WITHOUT THE APPROVAL OF AN OFFICER OF THE PROPERTY OWNERS' ASSOCIATION, UNLESS SUCH REPAIRS ARE REQUIRED IN AN EMERGENCY SITUATION. IT IS THE INTENTION THAT ANY REPAIRS, MAINTENANCE OR INSTALLATION OF NEW UTILITY LINES WHICH OCCUR AFTER THE INITIAL ROADWAY CONSTRUCTION IS COMPLETED BE PERFORMED BY BORING UNDER ANY EXISTING ROADWAY.
- 1/2 INCH IRON RODS WITH CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNERS EXCEPT WHERE NOTED OTHERWISE.
- A PORTION OF THIS SUBDIVISION LIES WITHIN THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF KENDALL COUNTY, TEXAS, DIRM PANEL NUMBER 48259C04207, DATED DECEMBER 17, 2010. A FEMA CONDITIONAL LETTER OF MAP REVISION (CLOMR) FLOODPLAIN STUDY HAS BEEN PREPARED BY M.W. CUDE ENGINEERS, L.L.C. CLOMR NO. 22-06-2230R FEMA APPROVAL DATE DECEMBER 8, 2022.
- AS USED HEREIN, THE TERM "PROPERTY OWNERS ASSOCIATION" SHALL MEAN ANY PROPERTY OWNERS OR HOMEOWNERS ASSOCIATION HAVING JURISDICTION OVER THE PROPERTY DESCRIBED HEREIN AND THEIR SUCCESSORS AND ASSIGNS WHENEVER CREATED.
- POSTAL SERVICE WILL BE LOCATED ADJACENT TO BLOCK 2 LOT 5 AND BLOCK 6 LOT 7.
- THE CURRENT ELECTRIC SERVICE PROVIDER IS PEDERNALES ELECTRIC COOPERATIVE, PROVIDED HOWEVER, DECLARANT RESERVES THE RIGHT TO ALLOW OTHER ELECTRIC SERVICE PROVIDERS TO SERVE THIS PLATTED AREA OR OTHER PORTIONS OF GEORGE'S RANCH.
- THE CURRENT TELECOMMUNICATION SERVICE PROVIDER IS GUADALUPE VALLEY TELEPHONE COOPERATIVE, PROVIDED HOWEVER, DECLARANT RESERVES THE RIGHT TO ALLOW OTHER TELECOMMUNICATIONS SERVICE PROVIDERS TO SERVE THIS PLATTED AREA OR OTHER PORTIONS OF GEORGE'S RANCH.
- THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL-CHANCE (100-YEAR) FLOODPLAIN BASED ON THE CONDITIONAL LETTER OF MAP REVISION (CLOMR). CLOMR NO. 22-06-2230R FEMA APPROVAL DATE DECEMBER 8, 2022.
- RELIEF FROM KENDALL COUNTY, TEXAS "DEVELOPMENT RULES AND REGULATIONS (EFFECTIVE NOVEMBER 8, 2010)" SECTIONS 205.1000 AND 205.1200 REGARDING PERFORMANCE BOND EXECUTION, SECTION 300.1100.9 REGARDING MINIMUM LOT FRONTAGE AND REGARDING MINIMUM LOT AREAS OUTSIDE OF FLOODPLAIN, AND SECTION 400.1600 REGARDING MINIMUM CUL-DE-SAC STREET LENGTH WAS APPROVED BY THE KENDALL COUNTY COMMISSIONERS' COURT ON FEBRUARY 22, 2021. RELIEF FROM KENDALL COUNTY, TEXAS "DEVELOPMENT RULES AND REGULATIONS (EFFECTIVE NOVEMBER 8, 2010)" SECTION 300.1100.4 REGARDING DEVELOPMENT DENSITY WAS APPROVED ON JANUARY 23, 2017.
- LOT 1000 BLOCK 1, LOT 1000 BLOCK 3, LOT 1000 BLOCK 5, LOT 1000 BLOCK 8, LOT 1000 BLOCK 9, LOT 1000 BLOCK 1000, LOT 1001 BLOCK 1000, LOT 1002 BLOCK 1000, LOT 1003 BLOCK 1000, LOT 1004 BLOCK 1000, AND LOT 1000 BLOCK 6 ARE NON-RESIDENTIAL LOTS.

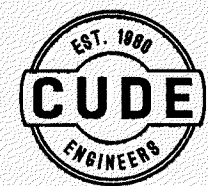


NOTES CONTINUED:

- ALL OUTDOOR LIGHTING MUST COMPLY WITH KENDALL COUNTY ORDER NUMBER 09-27-2021 OR CURRENT ORDER.
- ALL EXISTING WELLS HAVE BEEN PLUGGED WITH COORDINATION WITH COW CREEK GROUNDWATER CONSERVATION DISTRICT. THE DRILLING OF ANY WATER WELLS IN THE SUBDIVISION IS PROHIBITED.
- FIRE PROTECTION WILL BE PROVIDED BY WATER STORAGE TANK UNTIL ADEQUATE FIRE FLOW IS ESTABLISHED THROUGH ADDITIONAL WATER INFRASTRUCTURE CAPABLE OF HANDLING FIRE FLOW AS APPROVED BY THE KENDALL COUNTY FIRE MARSHAL. ONCE ADDITIONAL WATER INFRASTRUCTURE CAPABLE OF HANDLING FIRE FLOW HAS BEEN PROVIDED, FIRE PROTECTION WILL BE PROVIDED BY FIRE HYDRANTS CONNECTED TO THE POTABLE WATER SYSTEM.
- PRIOR TO OCCUPATION OF ANY LOT WITHIN THIS SUBDIVISION, ALL WATER FACILITIES WILL BE FULLY OPERABLE AND COMPLY WITH THE MODEL RULES ADOPTED UNDER SECTION 16.643 OF THE TEXAS WATER CODE. THE CONVEYANCE OF ANY LOT IN THE SUBDIVISION IS PROHIBITED UNTIL POTABLE WATER FROM AN OUT-OF-KENDALL COUNTY SOURCE IS AVAILABLE TO THE SUBDIVISION.
- THIS SUBDIVISION WILL HAVE COMMERCIAL WASTE COLLECTION AVAILABLE.
- NO RESIDENTIAL LOT SHALL HAVE DIRECT ACCESS TO TEXAS STATE HIGHWAY 46.
- THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 4A.
- BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (4204), NAD 83 (2011). ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES USING A SCALE FACTOR OF 1.000168068.
- LOT 1000, BLOCK 6 CONTAINS A PRIVATE CEMETERY.
- THE RIGHT TO ACCESS AN EXISTING CEMETERY SHALL BE PROVIDED IN ACCORDANCE WITH §711.041 OF THE HEALTH AND SAFETY CODE OF THE STATE OF TEXAS.
- OWNER DOES HEREBY DEDICATE TO THE PUBLIC AND KENDALL COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 4A IN FEE SIMPLE FOREVER THE STREETS SHOWN HEREON AND DEDICATES THE DRAINAGE EASEMENTS SHOWN HEREON, AS SHOWN, FOR MUTUAL USE AND ACCOMMODATION OF THE PUBLIC AND KENDALL COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 4A. ALL AND ANY PUBLIC UTILITY, THE CITY OF BOERNE, AND KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 4A SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, SHRUBS, TREES OR OTHER IMPROVEMENTS OR GROWTHS, WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEMS ON SAID EASEMENTS, AND THE CITY OF BOERNE, AND KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 4A AND ALL PUBLIC UTILITIES CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANY TIME, OF PROCURING THE PERMISSION OF ANYONE.
- AS REQUIRED BY TEXAS LOCAL GOVERNMENT CODE 232, THIS MULTI-PHASED PROJECT SHALL COMPLY WITH ALL APPLICABLE KENDALL COUNTY DEVELOPMENT RULES AND REGULATIONS APPLICABLE TO DRAINAGE. DUE TO PROJECT RELIANCE UPON PHASED DRAINAGE IMPROVEMENTS TO SUPPORT THE DEVELOPMENT, FINAL PLAT APPROVAL FOR EVERY PHASE OF THE DEVELOPMENT, INCLUDING THE FINAL PHASE, SHALL REQUIRE CERTIFICATION BY THE CIVIL ENGINEER OF RECORD THAT ALL STORMWATER RUNOFF FROM PREVIOUS PHASES OF THE PROJECT DIRECTLY FLOWING TO OR THROUGH THE PROJECT PHASE BEING PLATTED AND EXISTING STORMWATER CONVEYANCES TO RECEIVE RUNOFF FROM THE PROJECT PHASE BEING PLATTED SATISFY THE STANDARDS SET FORTH IN ALL APPLICABLE COUNTY RULES AND REGULATIONS, WHICH IS TO BE INCLUDED IN EACH FINAL PLAT SUBMITTAL TO DEMONSTRATE COMPLIANCE. IF THE CIVIL ENGINEER OF RECORD CANNOT ISSUE THE REQUIRED CERTIFICATE BECAUSE MODIFICATIONS ARE FOUND NECESSARY, THE CIVIL ENGINEER OF RECORD CAN CONDITIONALLY CERTIFY THE DRAINAGE IMPROVEMENTS BY IDENTIFYING THE MODIFICATIONS NECESSARY, INCLUDE SUCH CONDITIONS TO THE FINAL PLAT AS A PLAT NOTE OBLIGATING THE DEVELOPER, WHICH WILL MAKE THE PLAT ELIGIBLE FOR CONDITIONAL APPROVAL, REQUIRING THE MODIFICATIONS NOTED IN THE PLAT NOTE TO BE MADE.

Filed for Record
in the Official Records Of:
Kendall County
On: 10/27/2023 10:40:45 AM
In the PLAT Records
Georges Ranch
Doc Number: 2023 - 384423
Number of Pages: 6
Amount: 165.00
Order#: 20231027000020
By: PP

PLAT PREPARED SEPTEMBER 28, 2023

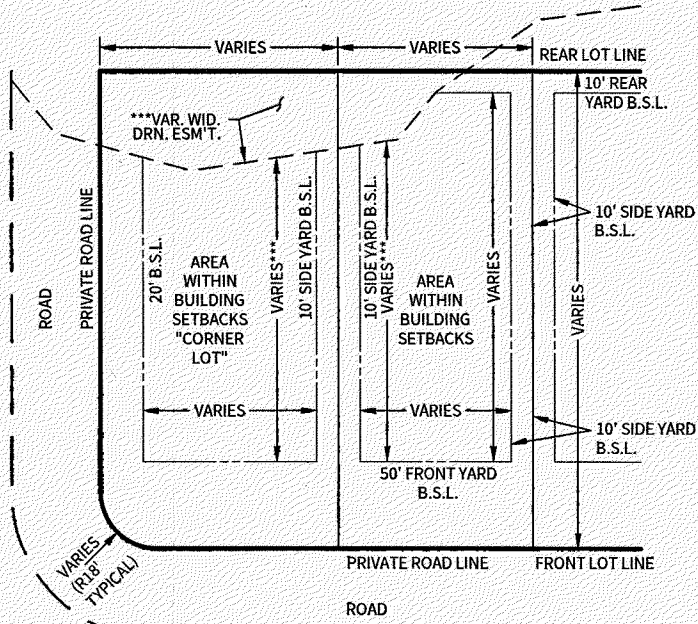
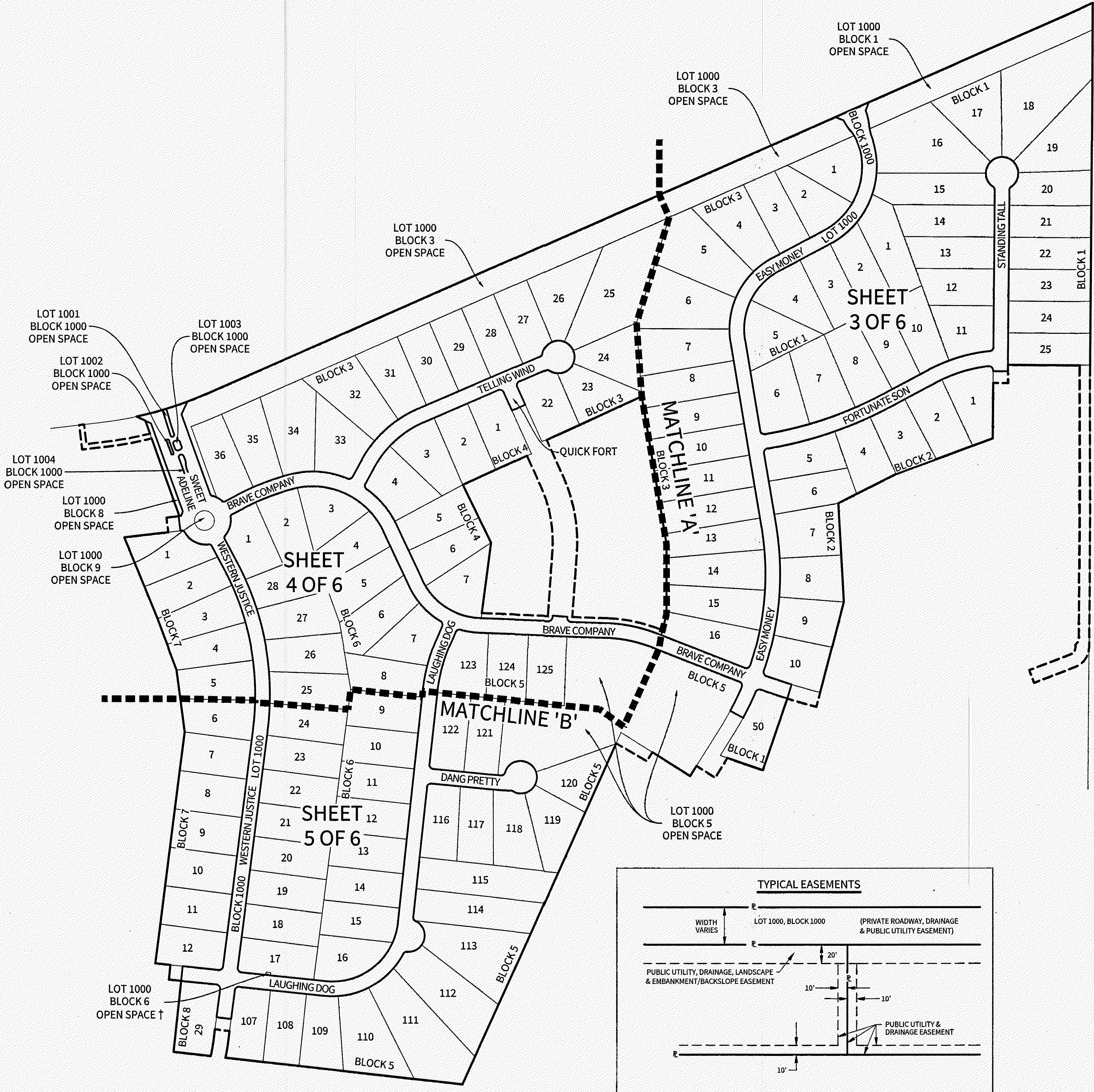


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TBPELS NO. 10048500

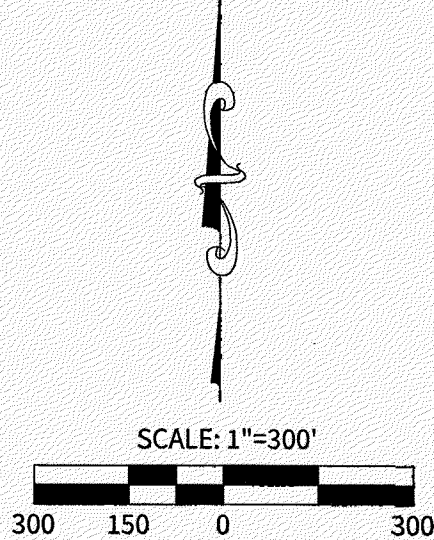
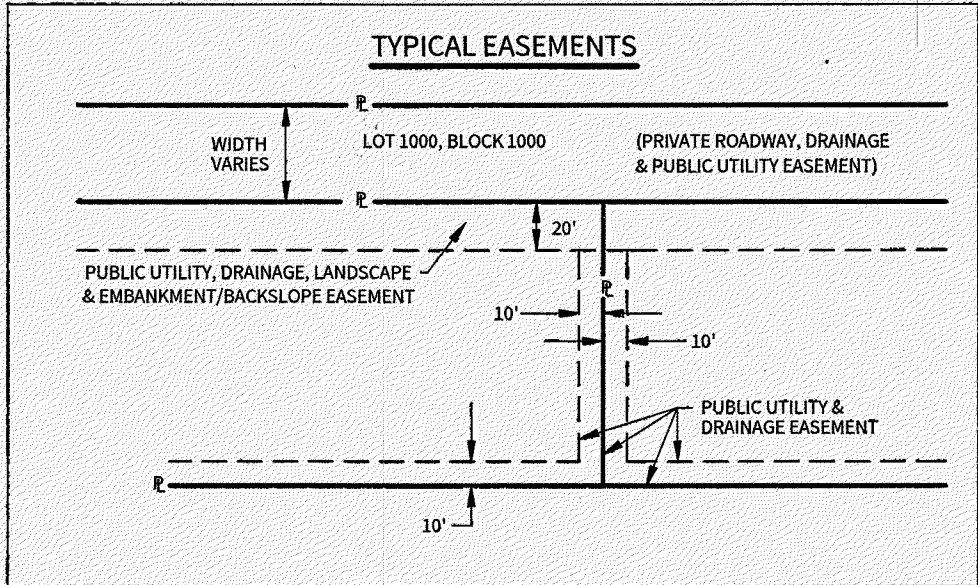
JOB #: 03546.001
GEORGE'S RANCH
UNIT 1
SHEET 1 OF 6

GEORGE'S RANCH UNIT 1
FINAL PLAT

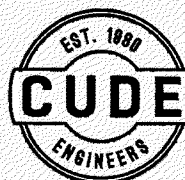
A PRIVATE RESIDENTIAL SUBDIVISION OF 196.5 ACRES OF LAND
BEING OUT OF THE A.M. HOLBROOK SURVEY 439, ABSTRACT 263 AND OUT OF THE M. GARCIA SURVEY
213, ABSTRACT 197, BOTH OUT OF KENDALL COUNTY, TEXAS, BEING A PORTION OF A CALLED 151.629
ACRE TRACT OF LAND RECORDED IN VOLUME 1577, PAGE 280 AND A PORTION OF A CALLED 990.604 ACRE
TRACT OF LAND RECORDED IN VOLUME 1577, PAGE 296, BOTH BEING OF THE OFFICIAL RECORDS OF
KENDALL COUNTY, TEXAS.



TYPICAL RESIDENTIAL LOT SETBACKS LAYOUT
(ESTABLISHED ON ALL LOTS)
N.T.S.



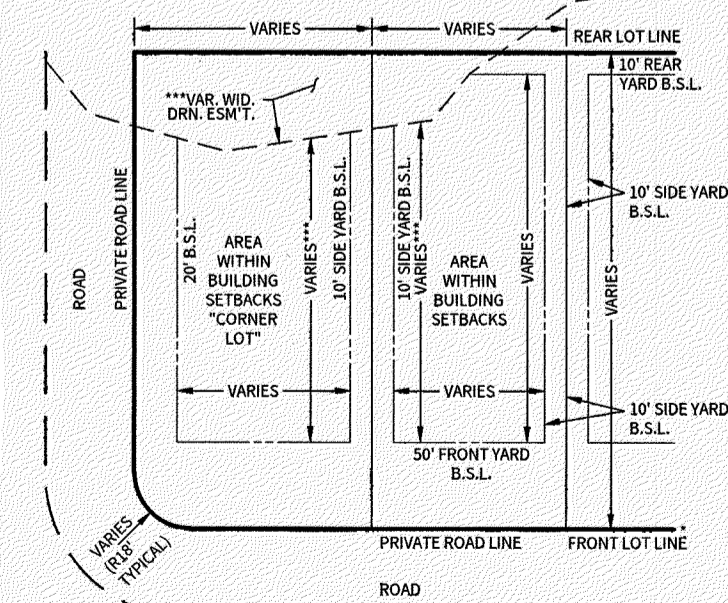
JOB #: 03546.001
GEORGE'S RANCH
UNIT 1
SHEET 2 OF 6



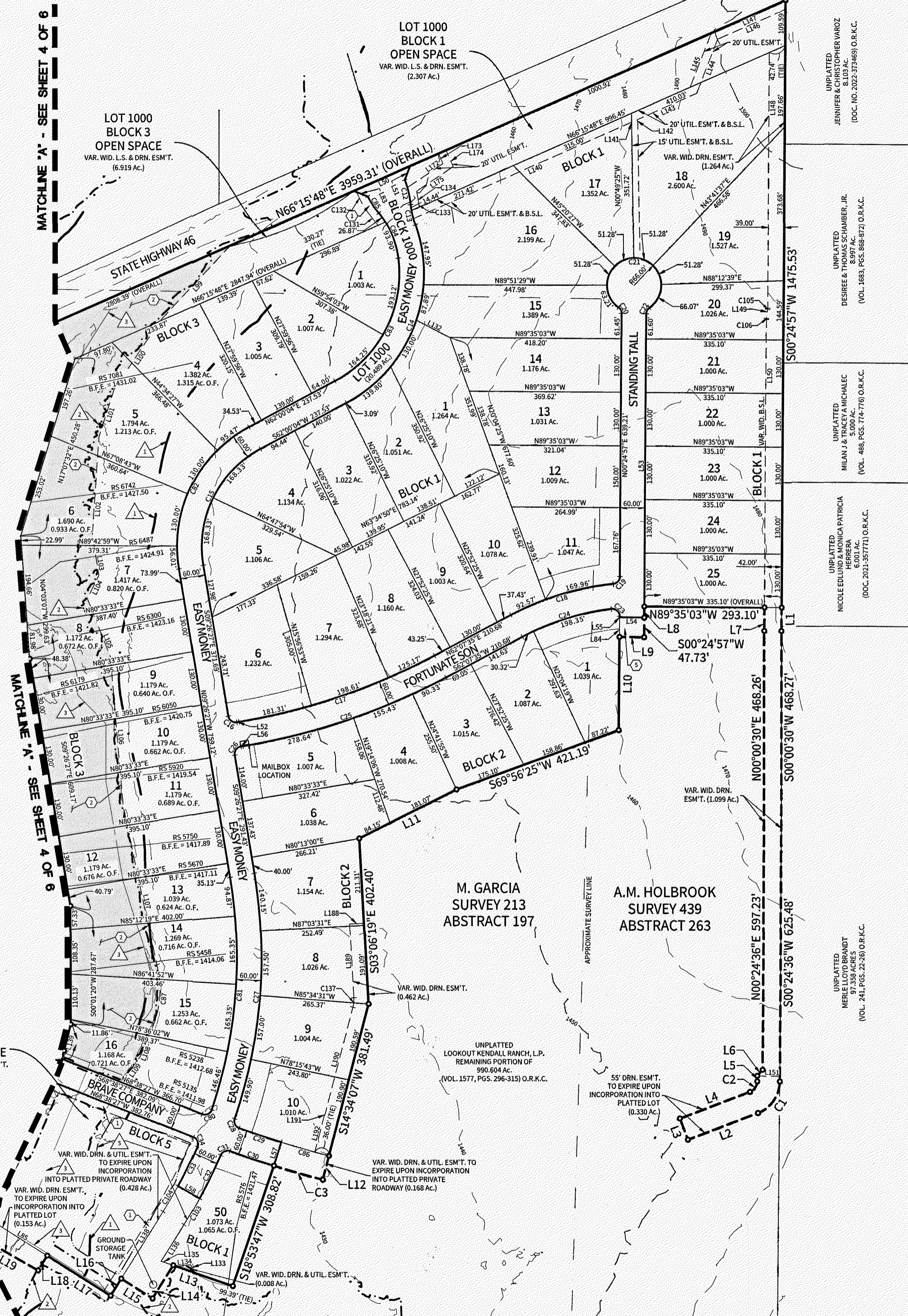
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FIRM #19070
TBPELS NO. 10048500

= ACRES
 B.F.E. = BASE FLOOD ELEVATION
 B.S.L. = BUILDING SETBACK LINE
 C1 = CURVE NUMBER
 CLOMR = CONDITIONAL LETTER OF MAP REVISION
 DOC. = DOCUMENT
 DRN. = DRAINAGE
 ESM'T. = EASEMENT
 FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
 FIRM = FLOOD INSURANCE RATE MAP
 LI = LINE NUMBER
 L.S. = LANDSCAPE
 NO. = NUMBER
 N.T.S. = NOT TO SCALE
 O.F. = OUTSIDE FLOODPLAIN (BASED ON CLOMR FLOODPLAIN LINE)
 O.R.K.C. = OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS
 PG. = PAGE
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 UTIL. = UTILITY
 VAR. = VARIABLE
 VOL. = VOLUME
 WID. = WIDTH
 † = EXISTING CEMETERY WITHIN LOT
 = 50' FRONT YARD B.S.L. FOR CORNER LOTS
 = EXISTING GROUND MAJOR CONTOUR
 = EXISTING GROUND MINOR CONTOUR
 = EXISTING PROPERTY LINE
 - - - - - = APPROXIMATE LIMITS OF 1% ANNUAL CHANCE (100-YEAR)
 FLOODPLAIN PER FEMA FIRM NO. 48259C0420F EFFECTIVE DATE
 DECEMBER 17, 2010.
 - - - - - = 1% ANNUAL CHANCE PROPOSED FLOODPLAIN PER CLOMR
 CASE NO. 22-06-2230R APPROVED DECEMBER 8, 2022.
 - - - - - = STREAM CENTERLINE
 - - - - - = LIMITS OF DETENTION POND FACILITIES
 - - - - - = 1% ANNUAL CHANCE PROPOSED WATER SURFACE ELEVATION
 CROSS-SECTION
 = AREA OF VARIABLE WIDTH DRAINAGE EASEMENT CONTAINING 1%
 ANNUAL CHANCE PROPOSED FLOODPLAIN PER CLOMR CASE NO.
 22-06-2230R APPROVED DECEMBER 8, 2022.
 = AREA OF 60' BUILDING SETBACK LINE & FLOODPLAIN BUFFER (100%
 IMPERVIOUS COVER LIMIT WITHIN BUFFER)

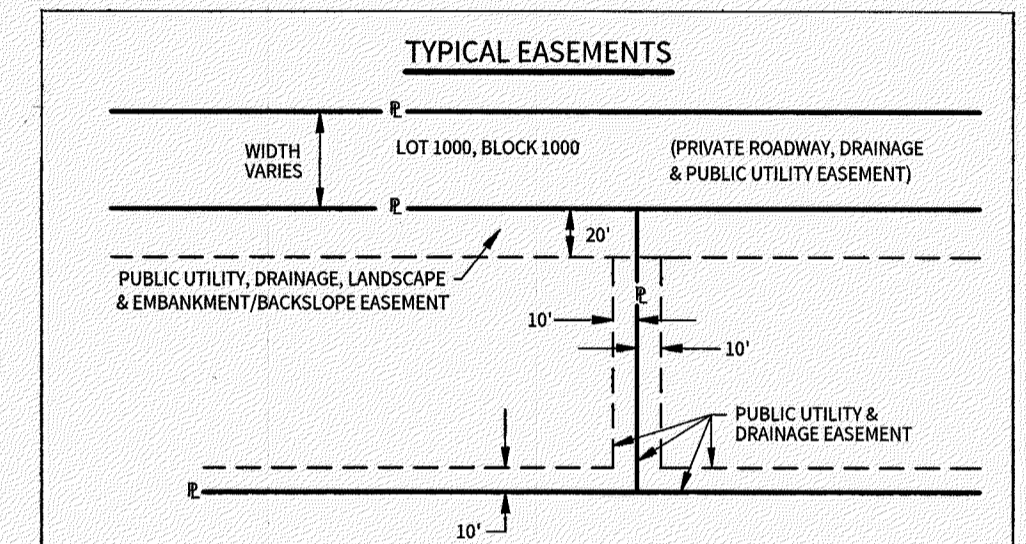
- ① = 20' UTILITY & LANDSCAPE EASEMENT
- ② = VARIABLE WIDTH DRAINAGE EASEMENT (11.835 Ac.)
- ③ = VARIABLE WIDTH DRAINAGE EASEMENT (6.504 Ac.)
- ④ = 60' UTILITY & DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE ROADWAY (1.222 Ac.)
- ⑤ = 50'x 60' DRAINAGE & UTILITY EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PRIVATE ROADWAY (0.069 Ac.)
- ① = 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN PER FEMA FIRM NO. 48259C0420F EFFECTIVE DATE DECEMBER 17, 2010.
- ② = 1% ANNUAL CHANCE PROPOSED FLOODPLAIN PER CLOMR CASE NO. 22-06-2230R APPROVED DECEMBER 8, 2022.
- ③ = STREAM CENTERLINE
- ④ = 60' BUILDING SETBACK LINE & FLOODPLAIN BUFFER (10% IMPERVIOUS COVER LIMIT WITHIN BUFFER)
- ⑤ = LIMITS OF DETENTION POND FACILITIES



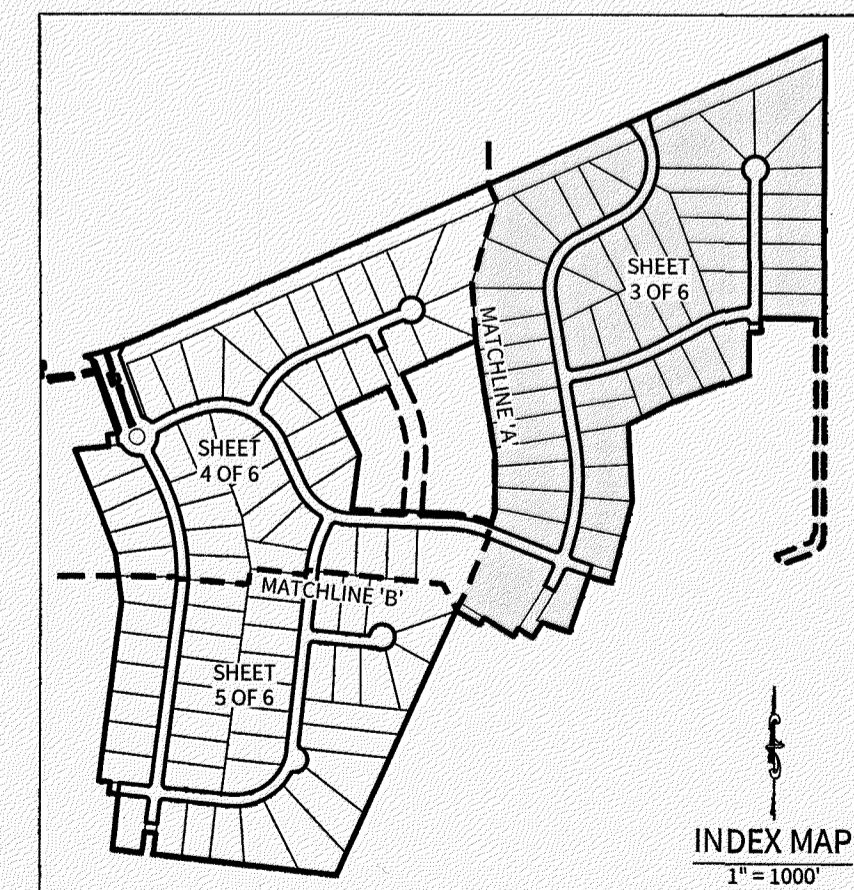
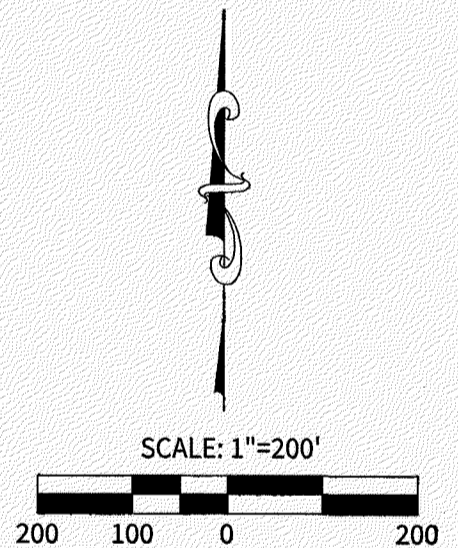
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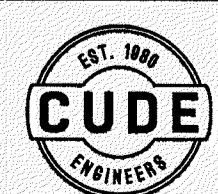
**A PRIVATE RESIDENTIAL SUBDIVISION OF 196.5 ACRES OF LAND
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ACRE TRACT OF LAND RECORDED IN VOLUME 1577, PAGE 280 AND A PORTION OF A CALLED 990.604 ACRE
TRACT OF LAND RECORDED IN VOLUME 1577, PAGE 296, BOTH BEING OF THE OFFICIAL RECORDS OF
KENDALL COUNTY, TEXAS.**



N.T.S.



INDEX MAP
1" = 1000'



JOB #: 03546.001
GEORGE'S RANCH
UNIT 1
SHEET 3 OF 6

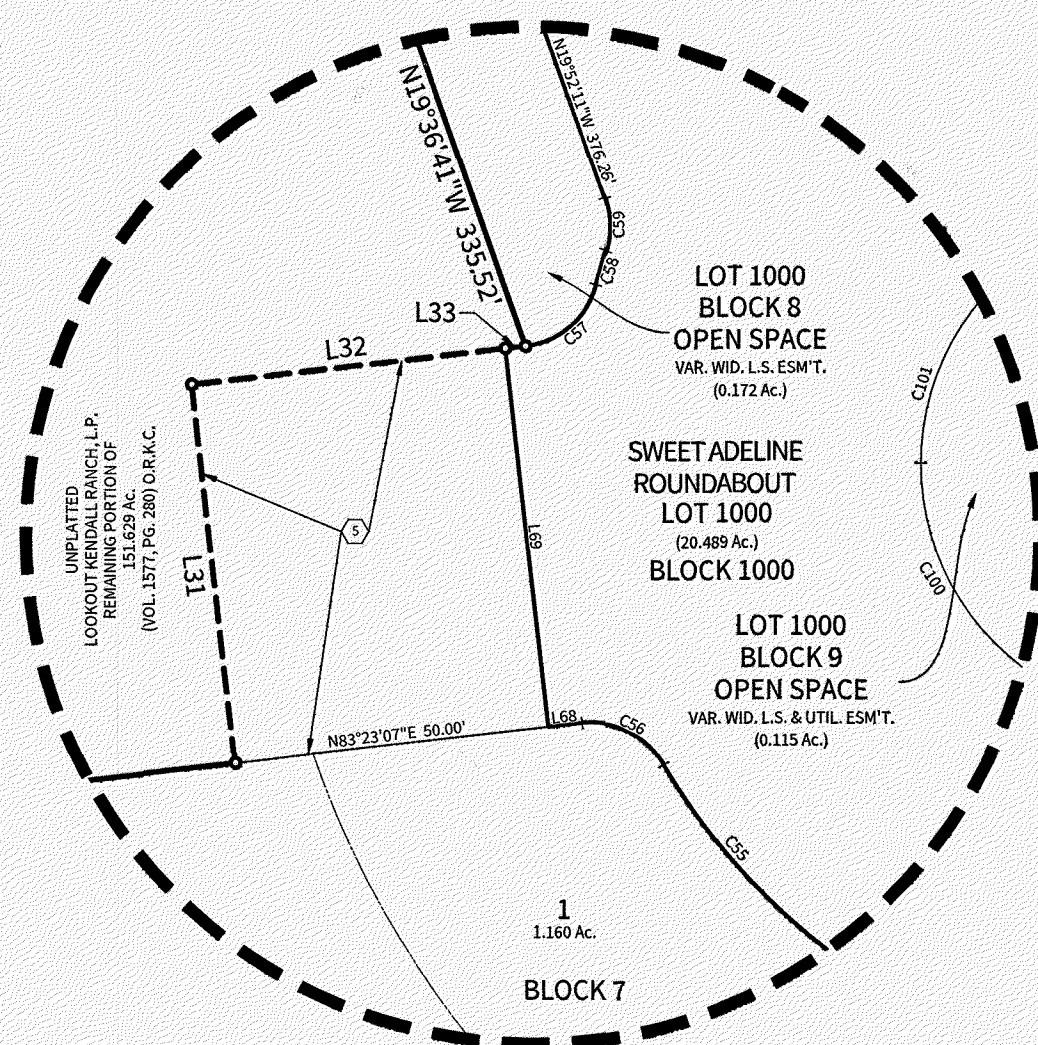
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FIRM #19070
TBPELS NO. 10048500

= ACRES
 B.F.E. = BASE FLOOD ELEVATION
 B.S.L. = BUILDING SETBACK LINE
 C1 = CURVE NUMBER
 CLOMR = COMMISSIONED LETTER OF MAP REVISION
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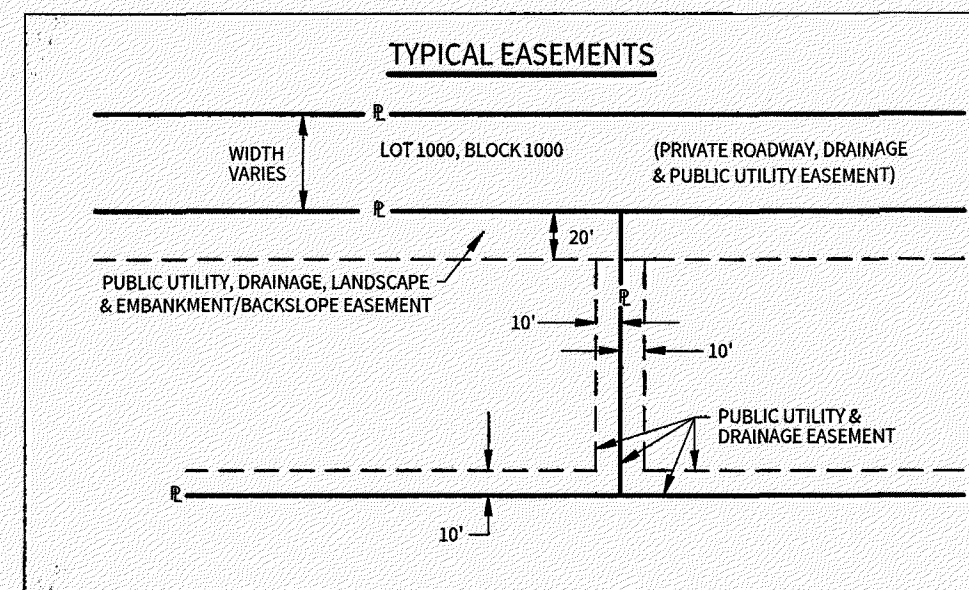
(ESTABLISHED ON ALL LOTS)

NTS

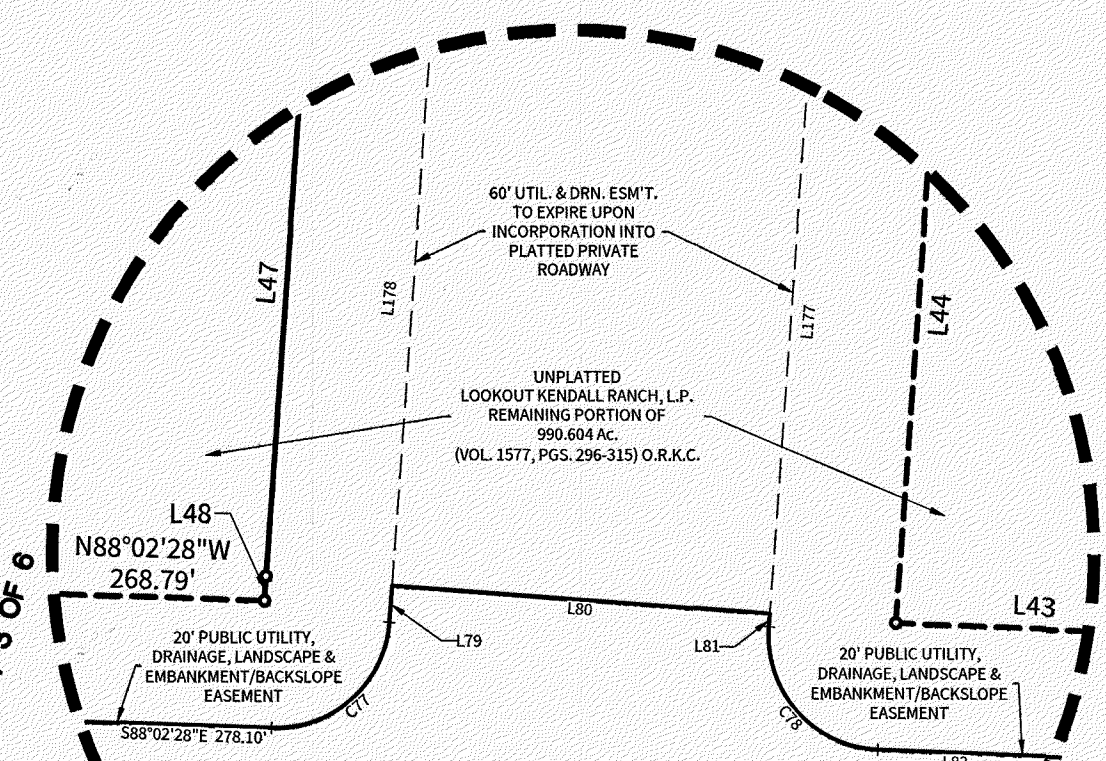
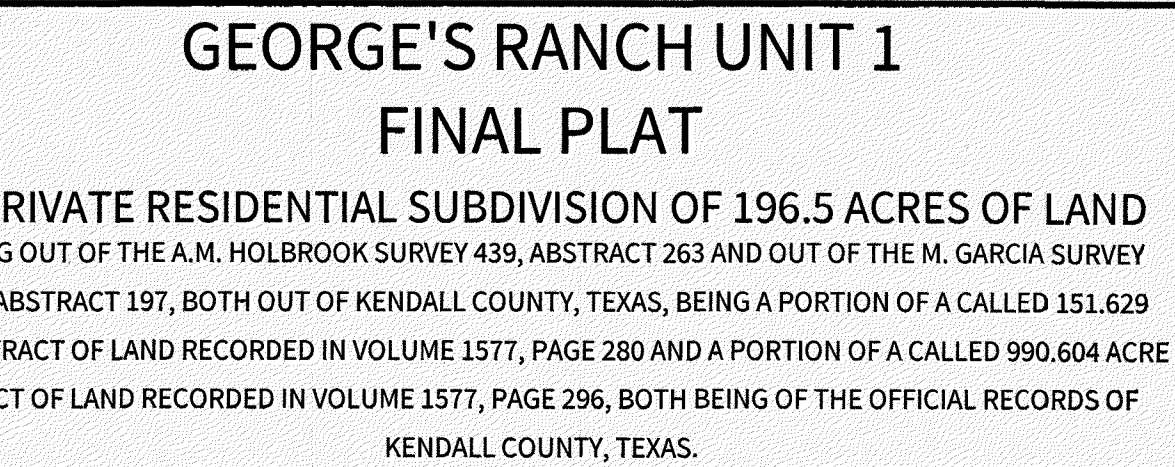


DETAIL 'A'

SCALE: 1" = 30'

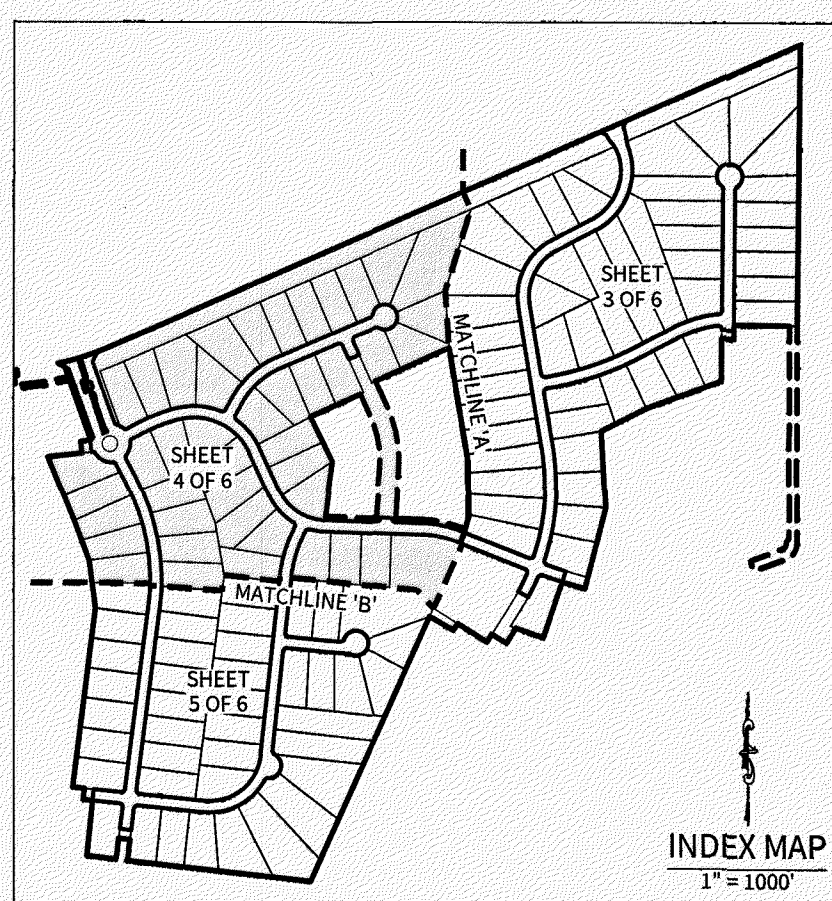
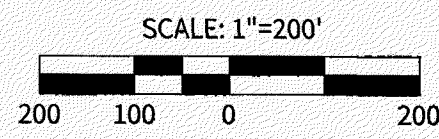


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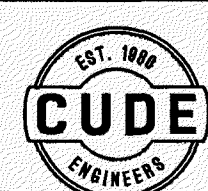


DETAIL 'B

SCALE: 1" = 30'



INDEX MAP
1" = 1000'



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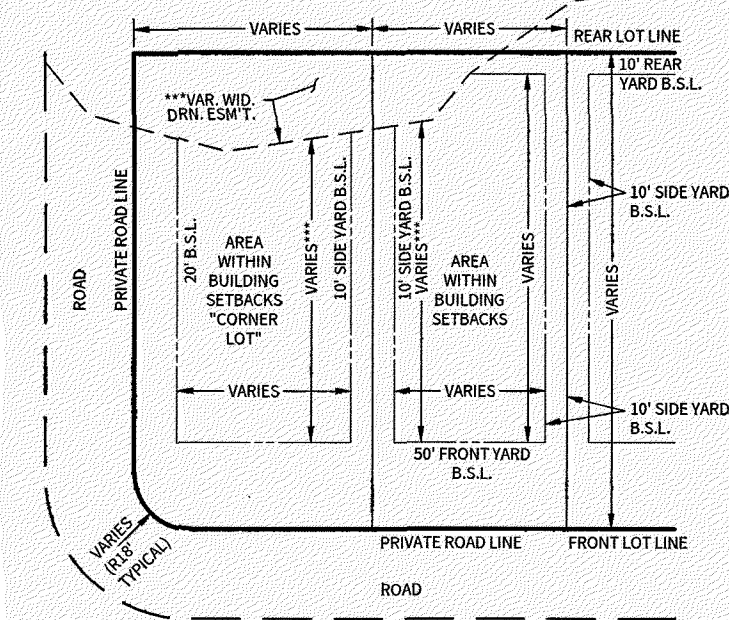
JOB #: 03546.001
GEORGE'S RANCH
UNIT 1
SHEET 4 OF 6

LEGEND

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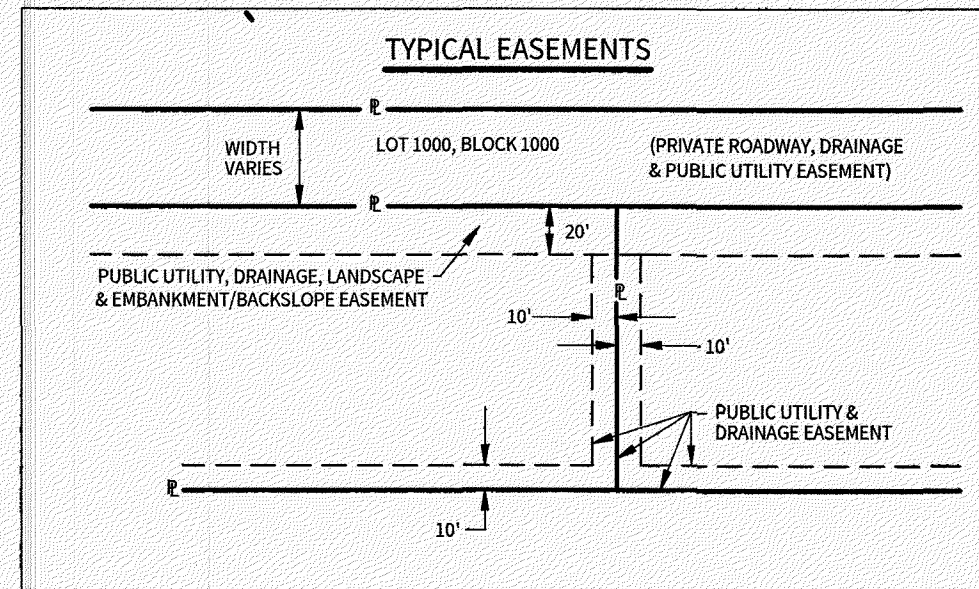
KEYNOTES

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TYPICAL RESIDENTIAL LOT SETBACKS LAYOUT
(ESTABLISHED ON ALL LOTS)

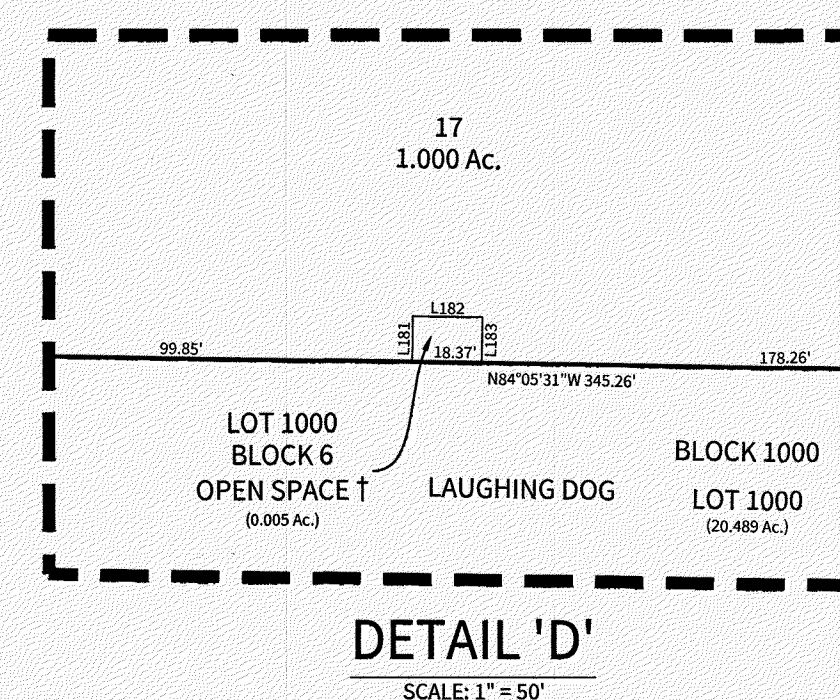
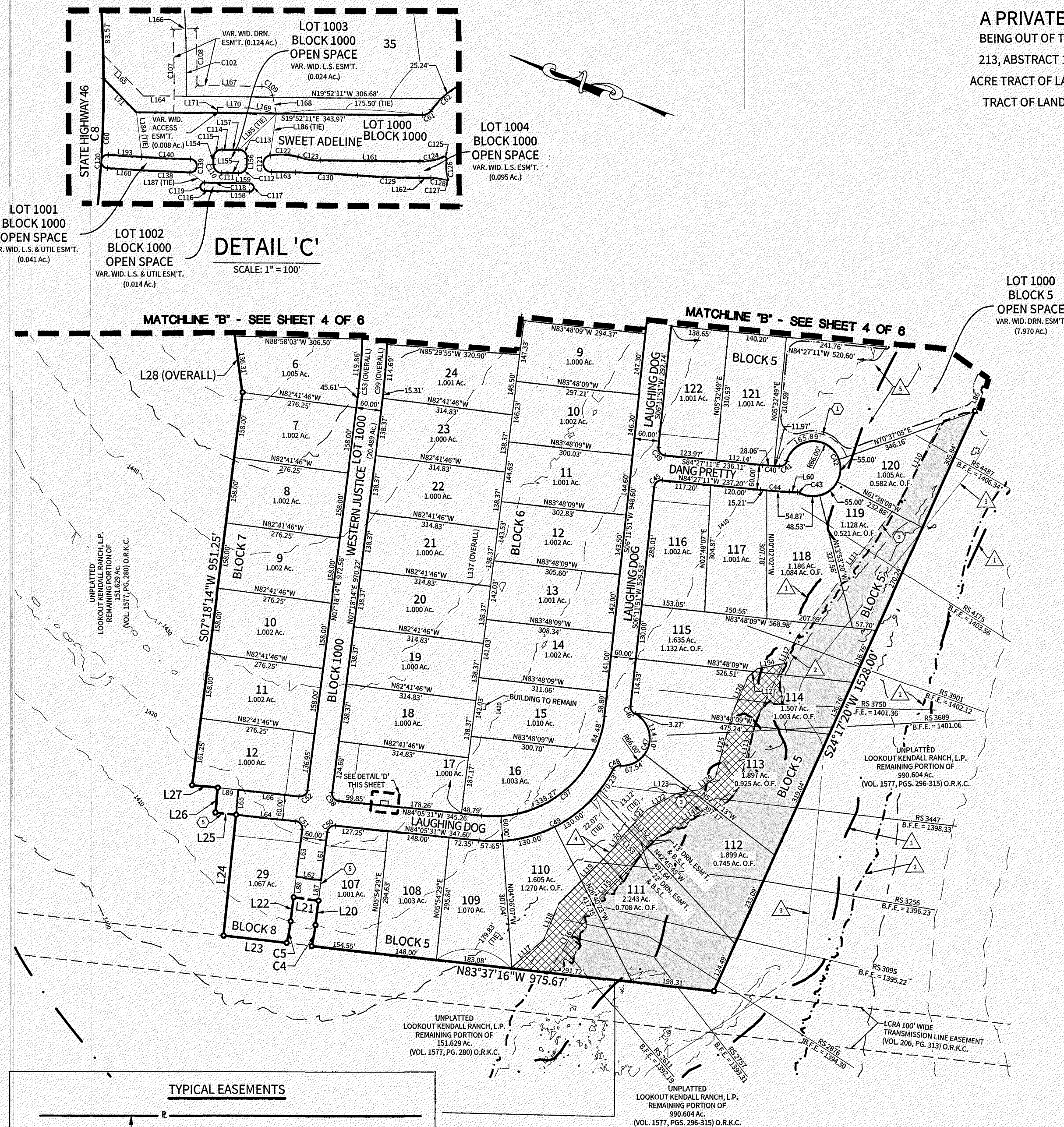
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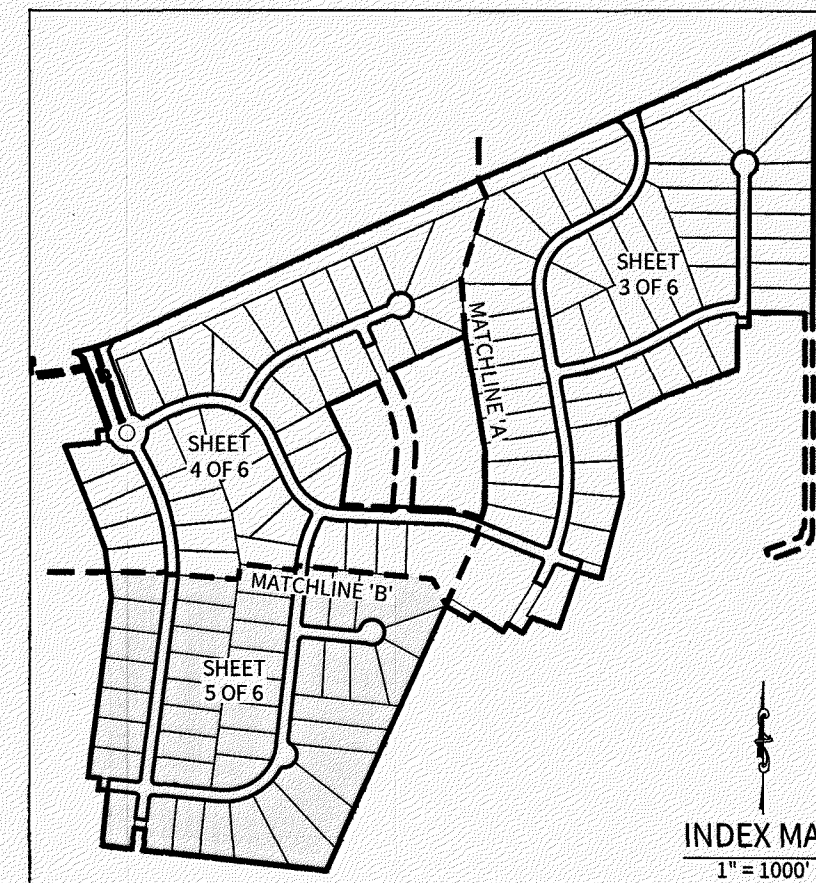
N.T.S.

GEORGE'S RANCH UNIT 1 FINAL PLAT

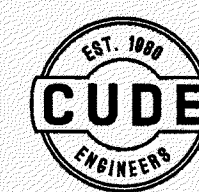
A PRIVATE RESIDENTIAL SUBDIVISION OF 196.5 ACRES OF LAND BEING OUT OF THE A.M. HOLBROOK SURVEY 439, ABSTRACT 263 AND OUT OF THE M. GARCIA SURVEY 213, ABSTRACT 197, BOTH OUT OF KENDALL COUNTY, TEXAS, BEING A PORTION OF A CALLED 151.629 ACRE TRACT OF LAND RECORDED IN VOLUME 1577, PAGE 280 AND A PORTION OF A CALLED 990.604 ACRE TRACT OF LAND RECORDED IN VOLUME 1577, PAGE 296, BOTH BEING OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.



SCALE: 1"=200'



INDEX MAP
1" = 1000'



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TBPPE NO. 10048500

JOB #: 03546.001
GEORGE'S RANCH
UNIT 1
SHEET 5 OF 6

GEORGE'S RANCH UNIT 1
FINAL PLAT

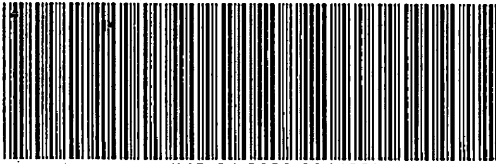
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LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N00°24'57"E	56.76'	L26	S05°54'29"W	60.00'	L51	S21°15'48"W	35.96'	L76	N65°33'18"E	60.00'	L101	N17°39'25"E	121.04'	L126	S23°04'38"W	96.63'	L151	S89°35'24"E	55.00'	L176	N24°26'42"W	159.50'
L2	N69°03'27"E	182.52'	L27	S84°05'31"E	61.90'	L52	N80°33'33"E	5.25'	L77	S24°26'42"E	80.29'	L102	N03°55'32"E	239.29'	L127	S48°52'23"W	29.39'	L152	S42°45'45"E	179.98'	L177	N04°10'02"E	261.63'
L3	S20°56'33"E	55.00'	L28	S07°33'44"E	253.44'	L53	S00°24'57"W	738.13'	L78	S28°51'49"W	75.13'	L103	N09°09'06"W	98.16'	L128	S23°16'13"W	57.85'	L153	S42°45'45"E	178.22'	L178	S04°10'02"W	261.63'
L4	S69°03'27"W	182.52'	L29	S20°33'07"E	224.58'	L54	N89°35'03"W	60.00'	L79	N04°10'02"E	5.78'	L104	N26°17'48"E	63.15'	L129	N62°15'30"E	52.68'	L154	S70°07'49"W	8.00'	L179	S24°26'42"E	132.00'
L5	S00°25'17"W	13.09'	L30	S83°23'07"W	180.76'	L55	N00°24'57"E	2.27'	L80	S85°49'58"E	60.00'	L105	N21°35'40"W	152.15'	L130	N28°03'03"W	106.76'	L155	S19°52'11"E	13.99'	L180	N19°36'41"W	20.11'
L6	S41°19'18"W	19.85'	L31	S06°36'53"E	60.00'	L56	S80°33'33"W	5.25'	L81	S04°10'02"W	2.08'	L106	N05°02'35"W	364.69'	L131	S35°45'23"E	75.45'	L156	N70°07'49"E	8.00'	L181	N05°54'29"E	12.01'
L7	S00°24'57"W	56.92'	L32	S83°23'07"W	50.00'	L57	S17°09'51"W	60.00'	L82	S88°02'28"E	144.56'	L107	N11°51'30"W	405.60'	L132	S62°39'39"E	92.45'	L157	N19°52'11"W	13.99'	L182	N84°05'31"W	18.37'
L8	N00°24'57"E	26.52'	L33	S83°23'07"W	3.20'	L58	N61°25'57"W	60.00'	L83	N68°44'12"W	36.36'	L108	N22°26'00"E	64.89'	L133	N23°09'24"W	20.53'	L158	S19°52'11"E	27.07'	L183	N05°54'29"E	12.01'
L9	S89°35'03"E	60.00'	L34	S83°23'07"W	93.67'	L59	S23°16'13"W	57.85'	L84	N00°24'57"E	47.73'	L109	N35°24'13"E	78.65'	L134	S83°25'28"W	35.44'	L159	N19°52'11"W	27.07'	L184	N62°52'32"E	54.00'
L10	N00°24'57"E	225.80'	L35	N06°55'18"W	100.00'	L60	N87°43'04"W	18.39'	L85	N57°55'28"W	150.74'	L110	N27°14'15"E	205.57'	L135	S71°06'13"E	30.81'	L160	S16°55'19"E	40.58'	L185	N64°22'38"W	63.00'
L11	N63°16'30"E	265.22'	L36	N83°23'07"E	20.00'	L61	S07°18'14"W	116.20'	L86	S24°17'20"W	48.73'	L111	N37°11'35"E	416.58'	L136	S32°04'32"W	104.20'	L161	N19°49'44"W	119.82'	L186	N78°13'35"E	50.93'
L12	N14°34'07"E	60.00'	L37	S06°55'18"E	80.00'	L62	N82°41'46"W	60.00'	L87	S07°18'14"W	50.00'	L112	N26°19'00"E	220.00'	L137	S07°18'14"W	1193.96'	L162	S19°49'44"E	14.15'	L187	N15°15'30"E	21.40'
L13	S71°06'13"E	153.10'	L38	N83°23'07"E	73.77'	L63	N07°18'14"E	113.86'	L88	N07°18'14"E	50.00'	L113	N14°15'26"E	168.67'	L138	N32°04'32"E	225.30'	L163	S19°49'44"E	29.16'	L188	S87°03'31"W	35.01'
L14	N32°04'32"E	94.66'	L39	N19°36'41"W	56.38'	L64	N84°05'31"W	144.53'	L89	N84°05'31"W	50.00'	L114	N58°56'20"E	227.27'	L139	S14°13'22"W	86.61'	L164	N19°52'11"W	51.89'	L189	S03°06'19"E	179.09'
L15	S57°55'28"E	90.00'	L40	S64°54'29"E	38.98'	L65	N05°54'29"E	60.00'	L90	N07°28'27"E	20.09'	L115	N44°23'22"E	231.09'	L140	N66°15'48"E	580.81'	L165	N25°07'49"E	69.02'	L190	S14°34'07"W	267.59'
L16	N32°04'32"E	48.78'	L41	N14°13'22"E	66.45'	L66	S84°05'31"E	146.87'	L91	S65°33'18"W	20.00'	L116	N32°55'24"E	189.63'	L141	S23°19'25"E	2.46'	L166	N22°11'30"W	27.50'	L191	S23°19'25"W	6.57'
L17	S57°55'28"E	182.68'	L42	S68°38'27"E	12.89'	L67	N28°03'03"W	106.76'	L92	N24°26'42"W	191.97'	L117	S49°11'48"W	104.89'	L142	N23°19'25"W	5.55'	L167	N19°52'11"W	78.17'	L192	S14°34'07"W	90.06'
L18	N32°04'32"E	42.15'	L43	S88°02'28"E	142.48'	L68	S83°23'07"W	5.35'	L93	N24°26'42"W	164.46'	L118	S23°03'57"W	97.15'	L143	N66°15'48"E	159.33'	L168	N58°10'01"E	22.48'	L193	N16°55'19"W	40.58'
L19	S60°21'36"E	144.27'	L44	S04°10'02"W	261.63'	L69	N06°36'53"W	60.00'	L94	S65°33'18"W	20.00'	L119	S45°16'51"W	182.43'	L144	N21°15'48"E	141.42'	L169	S08°13'00"E	32.58'	L194	N79°20'12"E	71.66'
L20	S07°18'14"W	58.51'	L45	S24°26'42"E	159.50'	L70	N64°52'11"W	25.26'	L95	S21°17'47"E	62.63'	L120	S36°12'46"W	42.05'	L145	N21°15'48"E	141.42'	L170	S19°52'11"E	39.07'			
L21	S82°41'46"E	60.00'	L46	N24°26'42"W	132.00'	L71	S25°07'49"W	56.45'	L96	S86°40'08"E	21.43'	L121	S43°40'31"W	84.86'	L146	N66°15'48"E	181.05'	L171	N70°07'49"E	6.58'			
L22	N07°18'14"E	58.51'	L47	N04°10'02"E	261.63'	L72	N62°15'30"E	52.68'	L97	S40°09'33"E	97.53'	L122	S61°19'28"W	79.49'	L147	N66°15'48"E	198.30'	L172	S55°59'40"W	104.70'			
L23	S83°37'16"E	152.80'	L48	N04°10'02"E	3.86'	L73	N28°51'49"E	75.13'	L98	S47°54'22"E	124.85'	L123	S80°19'34"W	57.20'	L148	S00°24'57"W	621.39'	L173	S23°37'41"E	26.44'			
L24	S05°54'29"W	291.60'	L49	S25°57'36"E	262.40'	L74	S66°46'17"W	115.75'	L99	N42°46'04"E	250.83'	L124	S51°45'47"W	48.21'	L149	S07°15'31"W	22.79'	L174	S23°41'30"E	43.14'			
L25	S84°05'31"E	50.00'	L50	N66°15'48"E	150.00'	L75	S24°26'42"E	78.25'	L100	N33°50'32"E	200.16'	L125	S14°38'04"W	157.30'	L150	S00°24'57"W	699.66'	L175	S55°59'40"W	107.30'			

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	82.50'	68°38'30"	98.84'	N34°44'12"E	93.03'
C2	27.50'	68°37'49"	32.94'	S34°44'12"W	31.01'
C3	2730.00'	2°35'43"	123.66'	S74°08'01"E	123.65'
C4	510.00'	5°45'53"	51.31'	S10°11'11"W	51.29'
C5	450.00'	6°39'41"	52.32'	N10°38'05"E	52.29'
C6	1582.34'	7°02'16"	194.36'	S79°52'00"W	194.24'
C7	1562.34'	6°57'40"	189.82'	S79°54'17"W	189.70'
C8	1482.34'	11°34'36"	299.51'	S72°02'28"W	299.00'
C9	650.00'	19°24'01"	220.09'	S78°20'28"E	219.04'
C10	650.00'	28°36'44"	324.60'	S10°08'20"E	321.23'
C11	550.00'	28°36'44"	274.66'	S10°08'20"E	271.81'
C12	252.00'	14°03'25"	61.83'	S13°22'24"E	61.67'
C13	218.00'	13°15'47"	50.46'	S12°58'35"E	50.35'
C14	355.00'	81°36'33"	505.64'	S21°11'48"W	463.97'
C15	270.00'	71°26'31"	336.66'	S26°16'49"W	315.27'
C16	18.00'	90°00'00"	28.27'	S54°26'27"E	25.46'
C17	1570.00'	18°25'58"	505.09'	N71°20'34"E	502.92'
C18	680.00'	22°07'13"	262.53'	N73°11'11"E	260.90'
C19	18.00'	83°49'51"	26.34'	N42°19'52"E	24.05'
C20	18.00'	55°09'00"	17.33'	N27°09'33"W	16.66'
C21	66.00'	290°18'01"	334.40'	S89°35'03"E	75.43'
C22	18.00'	55°09'00"	17.33'	S27°59'27"W	16.66'
C23	18.00'	97°09'28"	30.52'	N48°09'47"W	27.00'
C24	620.00'	21°07'54"	228.67'	S72°41'32"W	227.37'
C25	1630.00'	18°25'58"	524.39'	S71°20'34"W	522.14'
C26	18.00'	90°00'00"	28.27'	S35°33'33"W	25.46'
C27	1230.00'	28°09'42"	604.56'	S04°38'24"W	598.49'
C28	18.00'	89°14'09"	28.03'	S25°53'50"E	25.29'
C29	2670.00'	2°19'15"	108.15'	S71°40'32"E	108.15'
C30	2730.00'	2°22'16"	112.98'	N71°39'01"W	112.97'
C31	18.00'	86°24'17"	27.14'	S66°19'59"W	24.64'
C32	1230.00'	5°26'12"	116.71'	S25°50'57"W	116.67'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C33	1170.00'	5°13'11"	106.59'	N25°57'27"E	106.55'
C34	18.00'	91°59'19"	28.90'	N22°38'48"W	25.89'
C35	570.00'	19°24'01"	193.00'	N78°20'28"W	192.08'
C36	330.00'	13°23'00"	77.08'	N81°20'59"W	76.91'
C37	18.00'	82°04'19"	25.78'	S64°18'22"W	23.64'
C38	670.00'	17°04'22"	199.64'	S14°44'02"W	198.90'
C39	18.00'	90°39'02"	28.48'	S39°07'40"E	25.60'
C40	1170.00'	1°57'38"	40.03'	S85°26'00"E	40.03'
C41	18.00'	76°59'05"	24.19'	N55°05'39"E	22.41'
C42	66.00'	281°38'35"	324.43'	S22°34'36"E	83.39'
C43	18.00'	25°57'46"	8.16'	N74°44'11"W	8.09'
C44	1230.00'	3°15'53"	70.09'	N86°05'08"W	70.08'
C45	18.00'	89°20'58"	28.07'	S50°52'20"W	25.31'
C46	18.00'	69°42'05"	21.90'	S28°39'11"E	20.57'
C47	66.00'	157°40'41"	181.63'	S15°20'07"W	129.50'
C48	18.00'	65°36'45"	20.61'	S61°22'04"W	19.50'
C49	330.00'	17°20'46"	387.89'	S62°14'05"W	365.94'
C50	18.00'	88°36'14"	27.84'	S51°36'21"W	25.14'
C51	18.00'	91°23'46"	28.71'	N38°23'39"W	25.76'
C52	18.00'	88°36'14"	27.84'	N51°36'21"E	25.14'
C53	1095.00'	35°21'17"	675.68'	N10°22'24"W	665.01'
C54	13.00'	67°50'24"	15.39'	N61°58'15"W	14.51'
C55	101.00'	65°40'36"	115.77'	N63°03'09"W	109.54'
C56	13.00'	66°24'02"	15.07'	N63°24'52"W	14.24'
C57	13.00'	69°15'55"	15.72'	N48°45'10"E	14.78'
C58	101.00'	3°13'54"	5.70'	N15°44'10"E	5.70'
C59	13.00'	37°13'18"	8.45'	N01°15'32"W	8.30'
C60	1482.34'	8°20'48"	215.94'	N73°39'22"E	215.75'
C61	13.00'	55°06'07"	12.50'	S47°25'15"E	12.03'
C62	101.00'	25°04'12"	44.19'	S62°26'12"E	43.84'
C63	13.00'	67°50'24"	15.39'	S83°49'18"E	14.51'
C64	1030.00'	12°37'30"	226.96'	N68°34'15"E	226.50'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C65	380.00'	37°03'13"	245.75'	S86°35'24"E	241.49'
C66	18.00'	83°04'23"	26.10'	N70°24'01"E	23.87'
C67	480.00'	37°54'27"	317.57'	N47°49'03"E	311.81'
C68	18.00'	55°09'00"	17.33'	N39°11'47"E	16.66'
C69	66.00'	290°18'01"	334.40'	S23°13'43"E	75.43'
C70	18.00'	55°09'00"	17.33'	N85°39'13"W	16.66'
C71	18.00'	91°12'59"	28.66'	S21°09'47"W	25.72'
C72	18.00'	88°47'01"	27.89'	N68°50'13"W	25.94'
C73	420.00'	37°54'27"	277.88'	S47°49'03"E	272.84'
C74	18.00'	83°04'23"	26.10'	S139°40'22"E	23.87'
C75	380.00'	29°08'53"	193.32'	S32°38'07"E	191.24'
C76	270.00'	62°58'48"	296.79'	S56°33'05"E	282.07'
C77	18.00'	87°47'29"	27.58'	N48°03'47"E	24.96'
C78	18.00'	92°12'31"	28.97'	S41°56'13"E	25.94'
C79	630.00'	19°24'01"	213.32'	S78°20'28"E	212.30'
C80	18.00'	92°47'15"	29.15'	N67°55'55"E	26.07'
C81	1170.00'	28°00'44"	572.02'	N04°33'55"E	566.34'
C82	330.00'	17°26'31"	411.48'	N28°16°49"E	385.33'
C83	295.00'	69°24'38"	357.38'	N27°17°45"E	335.92'
C84	218.00'	31°44'10"	120.75'	N23°16°40"W	119.21'
C85	252.00'	11°05°45"	48.80'	S33°35'52"W	48.73'
C86	2670.00'	2°35'43"	120.94'	N74°08'01"E	120.93'
C87	236.00'	40°26'20"	166.57'	N05°17°15"E	163.13'
C88	434.00'	65°10'27"	493.68'	N16°40'17"W	467.49'
C89	13.00'	67°50'24"	15.39'	N05°52°09"E	14.51'
C90	101.00'	45°22'16"	79.98'	N17°06'14"E	77.91'
C91	13.00'	67°50'24"	15.39'	N28°20'18"E	14.51'
C92	970.00'	12°37'30"	213.74'	N68°34°15"E	213.31'
C93	320.00'	80°03'19"	447.11'	S65°05'20"E	411.62'
C94	330.00'	33°44'25"	194.33'	S41°55'53"E	191.53'
C95	18.00'	82°04'19"	25.78'	S147°55'57"E	23.64'
C96	730.00'	17°04'22"	217.52'	S14°44'02"W	216.72'



VG-94-2023-384422

Kendall County
Denise Maxwell
Kendall County Clerk

Instrument Number: 384422

Real Property Recordings

Recorded On: October 27, 2023 10:40 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$34.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

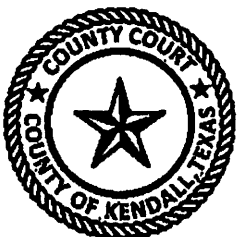
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 384422
Receipt Number: 20231027000020
Recorded Date/Time: October 27, 2023 10:40 AM
User: Paula P
Station: cclerk06

Record and Return To:

M W Cude Engineers LLC



STATE OF TEXAS
Kendall County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Kendall County, Texas

Denise Maxwell
Kendall County Clerk
Kendall County, TX

Denise Maxwell