KENDALL COUNTY COMMISSIONERS COURT
AGENDA REQUEST

COMMISSIONER COURT DATE: 1/9/2023 OPEN SESSION	
SUBJECT	Commissioners Court Meeting Minutes
DEPARTMENT & PERSON MAKING REQUEST	County Clerk's Office Paula Pfeiffer, Deputy Clerk
PHONE # OR EXTENSION #	830-249-9343
TIME NEEDED FOR PRESENTATION	1 minute
WORDING OF AGENDA ITEM	Consideration and action on approval of the Minutes for December 27, 2022.
REASON FOR AGENDA ITEM	To approve the Minutes from the previous Commissioners Court meetings.
WHO WILL THIS AFFECT?	The public
ADDITIONAL INFORMATION	None

KENDALL COUNTY COMMISSIONERS COURT
AGENDA REQUEST

COMMISSIONER COURT DATE: 1/9/2023 OPEN SESSION	
SUBJECT	Accounts Payable Claims
DEPARTMENT & PERSON MAKING REQUEST	Auditor's Office Corinna Speer, County Auditor
PHONE # OR EXTENSION #	830-249-9343 ext. 240
TIME NEEDED FOR PRESENTATION	5 Minutes
WORDING OF AGENDA ITEM	Consideration and action on the approval of accounts payable claims for purchases, services and vendors.
REASON FOR AGENDA ITEM	To pay current accounts payable claims.
IS THERE DOCUMENTATION	Yes Financial Transparency Link / County Auditor Web Page
WHO WILL THIS AFFECT?	Departments that have AP claims
ADDITIONAL INFORMATION	None

KENDALL COUNTY COMMISSIONERS COURT
AGENDA REQUEST

COMMISSIONER COURT DATE: 1/9/2023 OPEN SESSION	
SUBJECT	Purchasing Policy
DEPARTMENT & PERSON MAKING REQUEST	County Auditor's Office Corinna Speer, Auditor
PHONE # OR EXTENSION #	830-249-9343 ext. 240
TIME NEEDED FOR PRESENTATION	5 Minutes
WORDING OF AGENDA ITEM	Consideration and discussion on changes to county purchasing and a written county purchasing policy.
REASON FOR AGENDA ITEM	Advice the Commissioners Court of a county purchasing policy that is being prepared.
WHO WILL THIS AFFECT?	Countywide
ADDITIONAL INFORMATION	No

KENDALL COUNTY COMMISSIONERS COURT
AGENDA REQUEST

COMMISSIONER COURT DATE: 1/9/2023 **OPEN SESSION**	
SUBJECT	Accept Donations
DEPARTMENT & PERSON MAKING REQUEST	County Auditor's Office Corinna Speer, County Auditor
PHONE # OR EXTENSION #	830-249-9343 ext. 240
TIME NEEDED FOR PRESENTATION	2 Minutes
WORDING OF AGENDA ITEM	Consideration and action on accepting the list of donations on behalf of Kendall County as per Local Government Code 81.032.
REASON FOR AGENDA ITEM	Accept donations received in December 2022.
WHO WILL THIS AFFECT?	Countywide
ADDITIONAL INFORMATION	None

Kendall County, Texas
Donation List for Commissioners Court January 9, 2023.

Pursuant to LGC 81.032, the commissioners court may accept a gift, grant, donation, bequest, or devise of money or other property on behalf of the county, including a donation under Chapter 26, Government Code, for the purpose of performing a function conferred by law on the county or a county officer.

The following donations were received from December 1, 2022 thru December 31, 2022.

Monetary Donations:

Date	Amount	Received From	Description of Donation	Specific Department or Purpose
12/03/22	$ 10.00	Heather Converse	Cash	Animal Control
12/07/22	$ 200.00	Michael & Barbara Gentry	Credit Card	Animal Control
12/12/22	$ 25.00	Sara Taffae	Credit Card	Animal Control
12/14/22	$ 250.00	Brent Baverlein	Cash	Animal Control
12/21/22	$ 500.00	Paul Zaveruha	Check	EMS
12/16/22	$ 100.00	M. Portillo	Cash	Animal Control
12/19/22	$ 15.00	Fatima Orona	Cash	Animal Control
12/19/22	$ 25.00	Donna Perez	Cash	Animal Control
12/20/22	$ 90.00	Mr. & Mrs. Anderson	Cash	Animal Control
12/21/22	$ 80.00	Heather Parks	Cash	Animal Control
12/21/22	$ 1,000.00	Women at River Mountain	Cash	Animal Control

Other Donations:

Date	Received From	Description of Donation	Specific Department or Purpose

KENDALL COUNTY COMMISSIONERS COURT
AGENDA REQUEST

COMMISSIONER COURT DATE: 1/9/2023 OPEN SESSION	
SUBJECT	Job Descriptions
DEPARTMENT & PERSON MAKING REQUEST	Juanita Espino, Human Resources Department
PHONE # OR EXTENSION #	830-249-934 ext. 600
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Consideration and action to approve the following job descriptions: Human Resources Clerk II, Chief Deputy County Clerk, Deputy County Clerk III, Deputy County Clerk II and Deputy County Clerk I
REASON FOR AGENDA ITEM	New and/or revised
WHO WILL THIS AFFECT?	Countywide
ADDITIONAL INFORMATION	No

KENDALL COUNTY CLASS SPECIFICATION

HUMAN RESOURCES CLERK II

Department: Human Resources
Report to: Human Resources Director
Date Approved:

FLSA: Non-exempt
Work Status: Full-time
EEO Category: Administrative Support

GENERAL SUMMARY

Under limited or general supervision, the purpose of the position is to administer Kendall County's benefits plans. Employees in this classification perform personnel administrative work. Position is responsible for analyzing claims data and researches market for group and supplemental insurance benefits to meet employees' needs; communicates benefits to employees; maintains insurance accounts and enrollment information; and maintains the deferred compensation, flexible spending accounts, and health and wellness programs.

ESSENTIAL FUNCTIONS

Provides assistance to employees regarding benefits inquiries and complaints, investigates issues regarding eligibility, claims, plan coverage, and rules.

Conducts meetings and arranges for enrollment of employees in all plans and benefits; conducts employee benefits seminars at open enrollment; arranges for insurance representatives to present to employees and Commissioners Court regarding existing benefits and changes.

Prepares and provides required information regarding COBRA; notifies carriers of terminated employees.

Verifies balances and accuracy of benefits billing invoices and prepares requisitions for payments.

Enters benefit deduction changes into the financial system.

Maintains all benefit plan documents, summary plan descriptions, booklets, and informational brochures.

Responds to medical support orders.

OTHER DUTIES/RESPONSIBILITIES

Assists with payroll processing.

Performs other duties, special projects and tasks as assigned by the department head.

EXPERIENCE AND TRAINING

High school diploma or GED; supplemented by three to five years' previous experience or training in the related field.

LICENSES AND CERTIFICATIONS

No licenses or certifications are required for this position.

KNOWLEDGE, SKILLS AND ABILITIES

Knowledge of:

- Laws and regulations associate with health benefit plans administration
- Office procedures and equipment
- Computer equipment
- Speak English

Ability to:

- Utilize various advisory and design data and information such as budgets, reports, documents and files.
- Communicate verbally and in writing.
- Understand and exchange information with supervisors and co-workers when receiving assignments and instructions.
- Communicate and interact with the general public, departmental customers and various County personnel.
- Follow safe work practices including workplace safety policies and procedures.
- Walk, stand, and sit.
- Exert light physical work in an office environment in a mainly sedentary position.

Equal Opportunity

Kendall County will not discriminate on the basis of race, color, religion, national origin, sex, including lesbian, gay, bi-sexual or transgender status, age, genetic information, pregnancy, veteran status, disability, or any other condition or status protected by law in hiring, promotion, demotion, raises, termination, training, discipline, use of employee facilities or programs, or any other benefit, condition, or privilege of employment except where required by state or federal law or where a bona fide occupational qualification (BFOQ) exists. Employees who need an accommodation as a result of a condition or status protected by law should advise their Elected Official, Appointed Official, Department Head, or the Human Resources Department.

KENDALL COUNTY CLASS SPECIFICATION

CHIEF DEPUTY COUNTY CLERK

Department: County Clerk
Report to: County Clerk
Date Approved:

FLSA: Non-exempt
Work Status: Full-time
EEO Category: Administrative Support

GENERAL SUMMARY

Under limited supervision, the purpose of the position is to assist the County Clerk in various tasks associated with the maintenance of all records of the office. Employees in this classification are responsible for receiving, processing, and recording any/and all documents as filed in the County Clerk's office.

ESSENTIAL FUNCTIONS

Serves as a lead worker and provides oversight and guidance to other staff in the absence of the County Clerk.

Performs a variety of office tasks, including answering the telephone, assisting the public with various questions and inquiries regarding documents, preparing mail, copying, and filing.

Responsible for all duties related to Misdemeanor Court:

- Files and prepares documents for new criminal cases
- Issues warrants and subpoenas
- Prepares dockets for Arraignments, Pre-trials, and Jury Trials
- Sends notices of court dates
- Collects fines and fees from probation department, credits payments to individual defendants' bill of costs. Prepares and makes deposits to bank
- Calculates fines and fees to be paid to State and County agencies
- Prepares monthly reports for the State and County agencies
- Communicates with attorneys and bonding companies; and coordinates court dates for attorneys
- Pay out probate cases.

OTHER DUTIES/RESPONSIBILITIES

Responsible for all duties related to the Real Property Records.

Issues Marriage Licenses, Birth and Death Certificates, assisting the public with searches and making copies, etc. as needed.

Performs other duties, special projects and tasks as assigned by the department head.

EXPERIENCE AND TRAINING

High school diploma or GED; supplemented by eight years of previous experience or training that includes office administration and records maintenance.

LICENSES AND CERTIFICATIONS

No licenses or certifications are required for this position.

KNOWLEDGE, SKILLS AND ABILITIES

Knowledge of:

- County Clerk office procedures and policies
- Office procedures and equipment
- Speak English

Ability to:

- Utilize various advisory and design data and information such as court documents and files
- Communicate verbally and in writing so as to allow comprehension by receiving party.
- Understand and exchange information with supervisors and co-workers when receiving assignments and instructions.
- Communicate and interact with the general public, attorneys, judges, and courts.
- Follow safe work practices including workplace safety policies and procedures.
- Walk, stand, and sit.
- Exert light physical work in an office environment in a mainly sedentary position.

Equal Opportunity

Kendall County will not discriminate on the basis of race, color, religion, national origin, sex, including lesbian, gay, bi-sexual or transgender status, age, genetic information,

pregnancy, veteran status, disability, or any other condition or status protected by law in hiring, promotion, demotion, raises, termination, training, discipline, use of employee facilities or programs, or any other benefit, condition, or privilege of employment except where required by state or federal law or where a bona fide occupational qualification (BFOQ) exists. Employees who need an accommodation as a result of a condition or status protected by law should advise their Elected Official, Appointed Official, Department Head, or the Human Resources Department.

KENDALL COUNTY CLASS SPECIFICATION

DEPUTY COUNTY CLERK III

Department: County Clerk
Report to: County Clerk
Date Approved:

FLSA: Non-exempt
Work Status: Full-time
EEO Category: Administrative Support

GENERAL SUMMARY

Under general supervision, the purpose of the position is to assist County Clerk in receiving, processing, and recording documents for vital records, property records, and other records processed by the County Clerk's office.

ESSENTIAL FUNCTIONS

Performs a variety of office tasks including answering the telephone, assisting the public with various questions and inquiries regarding documents, preparing mail, copying, and filing.

Responsible for all duties related to the Real Property Records.

Works with customers to resolve their issues.

Files new probate cases and issues citations; updates court dockets; and resets court dates for attorney; assists with jury correspondence.

Collects fines and court costs from defendants; receives bonds from County detention facility.

Assesses and records documents for official records.

Receives new documents for probate and criminal cases, foreclosure notices, public meetings, and estrays.

Prepares plain and certified copies of official records and vital statistics records.

Conduct searches in the official records, vital statistics, probate records, criminal records, Commissioner Court minutes, and other record books.

Responsible for taking minutes for Commissioners Court.

OTHER DUTIES/RESPONSIBILITIES

Performs other duties, special projects and tasks as assigned by the department head.

EXPERIENCE AND TRAINING

High school diploma or GED; supplemented by a minimum of five years of previous experience as a Deputy County Clerk or equivalent experience in a County Clerk office.

LICENSES AND CERTIFICATIONS

No licenses or certifications are required for this position.

KNOWLEDGE, SKILLS AND ABILITIES

Knowledge of:

- County clerk office procedures and policies.
- Office procedures and equipment.
- Speak English.

Ability to:

- Utilize various advisory and design data and information such as court documents and files
- Communicate verbally and in writing so as to allow comprehension by receiving party.
- Understand and exchange information with supervisors and co-workers when receiving assignments and instructions.
- Communicate and interact with the general public, attorneys, judges, and courts.
- Follow safe work practices including workplace safety policies and procedures.
- Walk, stand, and sit.
- Exert light physical work in an office environment in a mainly sedentary position.

Equal Opportunity

Kendall County will not discriminate on the basis of race, color, religion, national origin, sex, including lesbian, gay, bi-sexual or transgender status, age, genetic information, pregnancy, veteran status, disability, or any other condition or status protected by law in hiring, promotion, demotion, raises, termination, training, discipline, use of employee facilities or programs, or any other benefit, condition, or privilege of employment except where required by state or federal law or where a bona fide occupational qualification (BFOQ) exists. Employees who need an accommodation as a result of a condition or status protected by law should advise their Elected Official, Appointed Official, Department Head, or the Human Resources Department.

KENDALL COUNTY CLASS SPECIFICATION

DEPUTY COUNTY CLERK II

Department: County Clerk
Report to: County Clerk
Date Approved:

FLSA: Non-exempt
Work Status: Full-time
EEO Category: Administrative Support

GENERAL SUMMARY

Under general supervision, the purpose of the position is to assist County Clerk in receiving, processing, and recording documents for vital records, property records, and other records processed by the County Clerk's office.

ESSENTIAL FUNCTIONS

Performs a variety of office tasks including answering the telephone, making copies, faxing, and filing documents.

Works with customers to resolve their issues.

Files new probate cases and issues citations; updates court dockets; and resets court dates for attorney; assists with jury correspondence.

Collects fines and court costs from defendants; receives bonds from County detention facility.

Assesses and records documents for official records.

Receives new documents for probate and criminal cases, foreclosure notices, public meetings, and estrays.

Prepares plain and certified copies of official records and vital statistics records.

Conduct searches in the official records, vital statistics, probate records, criminal records, Commissioner Court minutes, and other record books.

Assists in taking minutes for Commissioners Court.

OTHER DUTIES/RESPONSIBILITIES

Performs other duties, special projects and tasks as assigned by the department head.

EXPERIENCE AND TRAINING

High school diploma or GED; supplemented by a minimum of two years of previous experience as a Deputy County Clerk I or equivalent experience in a County Clerk office.

LICENSES AND CERTIFICATIONS

No licenses or certifications are required for this position.

KNOWLEDGE, SKILLS AND ABILITIES

Knowledge of:

- County clerk office procedures and policies
- Office procedures and equipment
- Speak English

Ability to:

- Utilize various advisory and design data and information such as court documents and files
- Communicate verbally and in writing so as to allow comprehension by receiving party.
- Understand and exchange information with supervisors and co-workers when receiving assignments and instructions.
- Communicate and interact with the general public, attorneys, judges, and courts.
- Follow safe work practices including workplace safety policies and procedures.
- Walk, stand, and sit.
- Exert light physical work in an office environment in a mainly sedentary position.

Equal Opportunity

Kendall County will not discriminate on the basis of race, color, religion, national origin, sex, including lesbian, gay, bi-sexual or transgender status, age, genetic information, pregnancy, veteran status, disability, or any other condition or status protected by law in hiring, promotion, demotion, raises, termination, training, discipline, use of employee facilities or programs, or any other benefit, condition, or privilege of employment except where required by state or federal law or where a bona fide occupational qualification (BFOQ) exists. Employees who need an accommodation as a result of a condition or status protected by law should advise their Elected Official, Appointed Official, Department Head, or the Human Resources Department.

KENDALL COUNTY CLASS SPECIFICATION

DEPUTY COUNTY CLERK I

Department: County Clerk
Report to: County Clerk
Date Approved:

FLSA: Non-exempt
Work Status: Full-time
EEO Category: Administrative Support

GENERAL SUMMARY

Under general supervision, the purpose of the position is to assist County Clerk in receiving, processing, and recording documents for vital records, property records, and other records processed by the County Clerk's office.

ESSENTIAL FUNCTIONS

Performs a variety of office tasks including answering the telephone, making copies, faxing, and filing documents.

Files new probate cases and issues citations; updates court dockets; and resets court dates for attorney; assists with jury correspondence.

Collects fines and court costs from defendants; receives bonds from County detention facility.

Assesses and records documents for official records.

Receives new documents for probate and criminal cases, foreclosure notices, public meetings, and estrays.

Prepares plain and certified copies of official records and vital statistics records.

Conduct searches in the official records, vital statistics, probate records, criminal records, Commissioner Court minutes, and other record books.

OTHER DUTIES/RESPONSIBILITIES

Performs other duties, special projects and tasks as assigned by the department head.

EXPERIENCE AND TRAINING

High school diploma or GED; supplemented by six (6) months to one (1) year previous experience or training that includes office administration.

LICENSES AND CERTIFICATIONS

No licenses or certifications are required for this position.

KNOWLEDGE, SKILLS AND ABILITIES

Knowledge of:

- County clerk office procedures and policies
- Office procedures and equipment
- Speak English

Ability to:

- Utilize various advisory and design data and information such as court documents and files
- Communicate verbally and in writing so as to allow comprehension by receiving party.
- Understand and exchange information with supervisors and co-workers when receiving assignments and instructions.
- Communicate and interact with the general public, attorneys, judges, and courts.
- Follow safe work practices including workplace safety policies and procedures.
- Walk, stand, and sit.
- Exert light physical work in an office environment in a mainly sedentary position.

Equal Opportunity

Kendall County will not discriminate on the basis of race, color, religion, national origin, sex, including lesbian, gay, bi-sexual or transgender status, age, genetic information, pregnancy, veteran status, disability, or any other condition or status protected by law in hiring, promotion, demotion, raises, termination, training, discipline, use of employee facilities or programs, or any other benefit, condition, or privilege of employment except where required by state or federal law or where a bona fide occupational qualification (BFOQ) exists. Employees who need an accommodation as a result of a condition or status protected by law should advise their Elected Official, Appointed Official, Department Head, or the Human Resources Department.

KENDALL COUNTY COMMISSIONERS COURT
AGENDA REQUEST

COMMISSIONER COURT DATE: 1/9/2023 OPEN SESSION	
SUBJECT	Appointment of Judge Pro Tem
DEPARTMENT & PERSON MAKING REQUEST	Shane Stolarczyk, County Judge
PHONE # OR EXTENSION #	830-249-9343 ext. 213
TIME NEEDED FOR PRESENTATION	3 minutes
WORDING OF AGENDA ITEM	Consideration and action on the appointment of Commissioner Christina Bergmann as County Judge Pro Tem.
REASON FOR AGENDA ITEM	It is customary for the senior commissioner to serve as Judge Pro Tem and two commissioners meet the criteria.
WHO WILL THIS AFFECT?	Kendall County
ADDITIONAL INFORMATION	None

KENDALL COUNTY COMMISSIONERS COURT
AGENDA REQUEST

COMMISSIONER COURT DATE: 1/9/2023 OPEN SESSION	
SUBJECT	Statutory duties of Criminal District Attorney
DEPARTMENT & PERSON MAKING REQUEST	Nicole Bishop, Criminal District Attorney
PHONE # OR EXTENSION #	830-249-9343 ext. 296
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Consideration and discussion regarding the statutory duties of Criminal District Attorney in the absence of General Counsel
REASON FOR AGENDA ITEM	Discuss statutory duties of the Criminal District Attorney in the absence of General Counsel
WHO WILL THIS AFFECT?	Kendall County
ADDITIONAL INFORMATION	none

KENDALL COUNTY COMMISSIONERS COURT
AGENDA REQUEST

COMMISSIONER COURT DATE: 1/9/2023 OPEN SESSION	
SUBJECT	JP#2 building lease payment for January 2023
DEPARTMENT & PERSON MAKING REQUEST	Nicole Bishop, Criminal District Attorney
PHONE # OR EXTENSION #	830-249-9343 ext. 296
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Discussion, Consideration and Action on the approval of the JP#2 building lease payment for the month of January 2023 in the amount of $1,350.00 pursuant to the holdover provision of the lease or up to the amount of $1,500.00 as requested by the owner Christine Jacques in the proposed lease addendum to be made payable to Christine Jacques and to be paid out of budget line item 10-456-54600.
REASON FOR AGENDA ITEM	January lease payment needs to be paid for the month of January 2023
WHO WILL THIS AFFECT?	Kendall County
ADDITIONAL INFORMATION	none

KENDALL COUNTY COMMISSIONERS COURT
AGENDA REQUEST

COMMISSIONER COURT DATE: 1/9/2023 **OPEN SESSION**	
SUBJECT	Community Wildfire Protection Plan
DEPARTMENT & PERSON MAKING REQUEST	Shane Stolarczyk, County Judge
PHONE # OR EXTENSION #	830-249-9343 ext. 213
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Discussion and update regarding the Kendall County Community Wildfire Protection Plan
REASON FOR AGENDA ITEM	Provide update on the protection plan
WHO WILL THIS AFFECT?	Countywide
ADDITIONAL INFORMATION	none

Community Wildfire Protection Plan

Briefing Paper – Kendall County Commissioners Court
January 9, 2023

Background

Quick Facts

- According to the U.S. Census Bureau in both 2010 and 2020, Kendall County, Texas, is ***one of the top ten fastest growing counties in the United States***.
- The Year of 2022 was the ***fourth driest year in the past 128 years***.
- At the end of December 2022, the National Integrated Drought Information System (NIDIS) rated the ***county's risk of wildfire as exceptional with 100 percent of the county affected by the drought.***
- According to Texas A&M Forest Service, ***nearly 94 percent of all development in Kendall County, Texas, occurs within the wildland urban interface (WUI) or the area where wildfires are most likely to occur.***
- According to the National Fire Protection Association (NFPA), ***Texas is second only to California for the greatest number of houses built in the WUI.***
- Fire adapted communities are ***communities that have redeemed their responsibilities to prepare for and live with a wildfire without the potential loss of life or property.***
- Kendall County, Texas, has over 160 subdivisions. ***None of which meet the NFPA criteria as Firewise USA communities.***
- Kendall County has ***one full-time fire department and six volunteer fire departments, across the 663 square mile county.***
- ***Texas laws limit the county's ability to prescribe regulations (ordinances)*** to developers, contractors, and homeowners that would make the largest difference should a wildfire happen.
- ***Insurance companies, homeowners and property owners associations have the potential to play a significant role in the creation of fire-adapted communities.***

History

In 2009, after another historic wildfire season across the U.S. West, the U.S. Congress signed into law the FLAME Act. The Act required federal land management agencies to develop a national cohesive strategy to address wildfire issues across the nation. Born from their direction was the creation of the National Cohesive Wildland Fire Management Strategy (the Cohesive Strategy). This was not a federal or a state strategy, the Cohesive Strategy involved partners from the federal, state and local governments, and many non-governmental organizations, including insurance companies. The Cohesive Strategy encouraged communities to not only adopt the tenets of the strategy but to develop their own community wildfire protection plans (CWPP).

Community Wildfire Protection Plans (CWPPs)

A CWPP is a proven strategy to address wildfire risk within a community. The process includes: 1) identification and prioritization of areas within the county with the highest risk from wildfire, 2) development of mitigation projects to reduce that risk; and 3) implementing those mitigation projects.

The three tenets to a CWPP are: 1) Restore and maintain fire resilient landscapes across jurisdictions; 2) create fire adapted communities; and 3) Ensure fire departments have the equipment, personnel and training they need to respond safely, effectively, and efficiently.

Public education is a key part to the success of the process. Community workshops increase the public's awareness of their role and responsibility to lessen the impact of wildfire to their properties should fire occur.

thereby, increasing the survivability of life and property. Key partnerships in public education include the insurance industry.

Kendall County, Texas, CWPP (KCTX-CWPP)

In February 2019, the Kendall County Commissioners Court issued a Resolution in support of a countywide Community Wildfire Protection Plan (CWPP). At that time, the Court agreed that Christie Wiley, volunteer CWPP project manager would lead the project, and the process of naming members for the CWPP Core Team started. The project was short-lived when the work on the plan came to a halt in March 2019 due to the COVID-19 pandemic.

In April 2022, the Court approved moving forward with the project, with volunteer Project Manager Christie Wiley and Project Coordinator Doug Meckel leading the team. The CWPP Core Team and subject matter experts were named and represent the federal, state, and local government, non-governmental organizations, and residents of the county.

The county's CWPP Core Team Project Manager has more than 20 years combined federal wildland fire and national incident management experience. The Project Coordinator is the former Fire Chief for the City of Boerne and has more than 45 years of fire experience. Other members of the Core Team include Judge Stolarczyk, Commissioner Bergmann, the interim City of Boerne Fire Chief and Assistant Fire Chief, County Emergency Management Coordinator, County GIS, Wildland Fire Management Specialist from the Texas Parks and Wildlife, and the WUI Coordinator for the Texas A&M Forest Service, just to name a few. (A complete listing of membership is attached).

In August 2022, the U.S. Forest Service issued a Notice of Funding Opportunity (NOFO) under the Community Wildfire Defense Grant (CWDG) program for 1) those communities without a CWPP that were interested in creating a plan (10/90 cost-share up to $250K) and 2) for those communities with current CWPPs interested in implementing wildfire mitigation projects identified in their respective plans (25/75 cost-share up to $10M).

In August 2022, the Court approved filing an application under the CWDG to fund the creation of a CWPP for up to $250K and identified the 10 percent cost share needed up to $25K. Project Manager Wiley prepared a grant application for $53,050 on behalf of the county and submitted the application to the U.S. Forest Service, for consideration and planned award funding in January 2023.

To reach the award phase, the county must first be prioritized among applicants from the 12 southern states, Puerto Rico, and the U.S. Virgin Islands (the National Association of State Foresters Southern Region). If prioritized high enough, our application moves to the national office of the U.S. Forest Service for potential award.

If the county receives any amount of grant funding for the creation of its CWPP, the county does not need to again compete at the state level for project funding (next NOFO is planned for March/April 2023). The U.S. Forest Service NOFO will remain open for 90 days post advertisement. Kendall County must have a final, approved CWPP and next grant application ready, prior to the end of the NOFO to compete for project funding.

The CWPP Core Team has, therefore, accelerated their timeline to complete the CWPP **no later than May 15, 2023**, which will allow approximately one month to complete our subsequent grant application.

Contact

Christie Wiley, CWPP Project Manager, comm2succeed@gmail.com, (830) 537-3630 or (719) 429-3588

Doug Meckel, CWPP Coordinator, dmmeckel@gvtc.com, (210) 273-9071

CWPP Core Team Members

Christie Wiley, Volunteer CWPP Project Manager

Doug Meckel, Volunteer CWPP Coordinator

Shane Stolarczyk, Kendall County Judge

Christina Bergmann, Kendall County Commissioner Pct-1

Jeff Fincke, Kendall County Emergency Management Coordinator

Mike Howle, Kendall County GIS

Mike Lloyd, Biologist and Prescribed Burn Boss II, Texas Parks and Wildlife

Alex Bregenzer, Texas A&M Forest Service

Rhea Cooper, Interim City of Boerne Fire Department

Robert Lee, City of Boerne Assistant Chief/Fire Marshal

Sgt. Heather Pomeroy, Kendall County Sheriff's Office

Chief Joe Paolilli, Waring Volunteer Fire Department

Ben Eldredge, Cibolo Nature Center

Bob Webster, Cow Creek Groundwater Conservation District

KENDALL COUNTY COMMISSIONERS COURT
AGENDA REQUEST

COMMISSIONER COURT DATE: 1/9/2023 OPEN SESSION	
SUBJECT	Burn Ban
DEPARTMENT & PERSON MAKING REQUEST	Shane Stolarczyk, County Judge Jeffery Fincke, Fire Marshal
PHONE # OR EXTENSION #	830-249-9343
TIME NEEDED FOR PRESENTATION	3 minutes
WORDING OF AGENDA ITEM	Consideration and action on the burn ban (Authority Section 352.081, Local Government Code)
REASON FOR AGENDA ITEM	To determine whether or not there is a need for a ban on burning
WHO WILL THIS AFFECT?	Countywide
ADDITIONAL INFORMATION	BURN BAN was lifted by Commissioners Court November 28, 2022.

KENDALL COUNTY COMMISSIONERS COURT
AGENDA REQUEST

COMMISSIONER COURT DATE: 1/9/2023 OPEN SESSION	
SUBJECT	Creation of a committee to educate and advise the Commissioners Court as to the acquisition of property with bond funding approved under Proposition A
DEPARTMENT & PERSON MAKING REQUEST	Shane Stolarczyk, County Judge
PHONE # OR EXTENSION #	830-249-9343 ext. 213
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Consideration and action regarding the creation of a committee to educate and advise the Commissioners Court as to the acquisition of property through use of the $20 million bond funding approved by taxpayers in November 2022 under Proposition A.
REASON FOR AGENDA ITEM	Discuss forming a committee to advise Commissioners Court as to acquisition of property.
WHO WILL THIS AFFECT?	Countywide
ADDITIONAL INFORMATION	None

KENDALL COUNTY COMMISSIONERS COURT
AGENDA REQUEST

COMMISSIONER COURT DATE: 1/9/2023 OPEN SESSION	
SUBJECT	Salary Committee
DEPARTMENT & PERSON MAKING REQUEST	Shane Stolarczyk, County Judge
PHONE # OR EXTENSION #	830-249-9343 ext. 213
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Consideration and action concerning the Salary Committee
REASON FOR AGENDA ITEM	Discussion of creation of committee to address employee compensation
WHO WILL THIS AFFECT?	Countywide
ADDITIONAL INFORMATION	none

KENDALL COUNTY COMMISSIONERS COURT
AGENDA REQUEST

COMMISSIONER COURT DATE: 1/9/2023 OPEN SESSION	
SUBJECT	Appointment of governmental-legislative liaison to the County Judge
DEPARTMENT & PERSON MAKING REQUEST	Shane Stolarczyk, County Judge
PHONE # OR EXTENSION #	830-249-9343 ext. 213
TIME NEEDED FOR PRESENTATION	3 minutes
WORDING OF AGENDA ITEM	Consideration and action on the approval of consultant Pamela Hodges to serve as the governmental-legislative liaison to the County Judge.
REASON FOR AGENDA ITEM	Governmental-legislative liaison is needed to advise the County Judge and Commissioners on matters affecting Kendall County.
WHO WILL THIS AFFECT?	Kendall County
ADDITIONAL INFORMATION	None

PAMELA HODGES

CONSULTANT

January 3, 2023

The Honorable Judge Shane Stolarczyk
Kendall County Courthouse
201 E. San Antonio Ave
Boerne, Texas 78006

Dear Judge Stolarczyk,

As requested, please find the following proposal to assist your office and Kendall County Commissioners Court as a consultant for legislative and government affairs.

Legislation, municipal and government agency activity will be monitored under this agreement. Additionally, any proposed legislation, agreements, or advice for your office or Kendall County Commissioners will be included in this agreement. All task priorities will be set by Judge Stolarczyk for a period of six (6) months under this agreement, beginning January 3, 2023 and ending July 3, 2023, at a fee of one thousand ($1,000) dollars per month or a total of six thousand ($6,000).

Respectfully submitted,

Pamela Hodges

Approved by:

X _____
Judge Shane Stolarczyk

_____ Date

KENDALL COUNTY COMMISSIONERS COURT
AGENDA REQUEST

COMMISSIONER COURT DATE: 1/9/2023 OPEN SESSION	
SUBJECT	Advertising of professional services for a grant writer
DEPARTMENT & PERSON MAKING REQUEST	Shane Stolarczyk, County Judge
PHONE # OR EXTENSION #	830-249-9343 ext. 213
TIME NEEDED FOR PRESENTATION	3 minutes
WORDING OF AGENDA ITEM	Consideration and action regarding the advertising of professional services for a grant writer to assist Kendall County research, draft, submit, and manage proposals to receive grant funding.
REASON FOR AGENDA ITEM	Grant writing services are needed as Kendall County applies for grant funding in the future.
WHO WILL THIS AFFECT?	Kendall County
ADDITIONAL INFORMATION	None

KENDALL COUNTY COMMISSIONERS COURT
AGENDA REQUEST

COMMISSIONER COURT DATE: 1/9/2023 OPEN SESSION	
SUBJECT	Appoint a member of Commissioners Court to consult with the Criminal District Attorney on the hiring of any outside counsel
DEPARTMENT & PERSON MAKING REQUEST	Nicole Bishop, Criminal District Attorney
PHONE # OR EXTENSION #	830-249-9343 ext. 296
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Consideration and action to appoint a member of Commissioners Court to consult with the Criminal District Attorney on the hiring of any outside counsel to represent the County as needed.
REASON FOR AGENDA ITEM	Appoint a member of Commissioners Court to consult with the Criminal District Attorney on hiring any necessary outside counsel to represent the County.
WHO WILL THIS AFFECT?	Kendall County
ADDITIONAL INFORMATION	none

KENDALL COUNTY COMMISSIONERS COURT
AGENDA REQUEST

COMMISSIONER COURT DATE: 1/9/2023 OPEN SESSION	
SUBJECT	Preliminary Plat Cordillera Ranch Unit 13
DEPARTMENT & PERSON MAKING REQUEST	Assistant County Engineer - Mary Ellen Schulle
PHONE # OR EXTENSION #	830-249-9343 ext. 252
TIME NEEDED FOR PRESENTATION	5 Minutes
WORDING OF AGENDA ITEM	Consideration and action on the Preliminary Plat of Cordillera Ranch Unit 13 in accordance to Section 202 of the 1990 Kendall County Development Rules and Regulations. The proposed private subdivision consists of 78.22 acres, 28 single family residential lots, 3,511 linear feet of private roadway with a density of 2.79 acres/lot. The lots will be served by public water and individual On-Site-Sewage-Facilities (CR Devco 2013, LLC)
REASON FOR AGENDA ITEM	Preliminary Plat Cordillera Ranch Unit 13
WHO WILL THIS AFFECT?	Precinct 2
ADDITIONAL INFORMATION	None

PRELIMINARY PLAT OF
CORDILLERA RANCH, UNIT 13

A 78.22 ACRE TRACT OF LAND
BEING OUT OF THE ROBERT H. WYNN SURVEY NO. 242, ABSTRACT NO. 525, KENDALL COUNTY, TEXAS, ALSO BEING A PORTION OF A 92.85 ACRE TRACT OUT OF 556.47 ACRES CONVEYED TO CORDILLERA RANCH, LTD. BY DEED RECORDED IN VOLUME 507, PAGE 514, OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS

28 RESIDENTIAL LOTS
2 PARK/LANDSCAPE LOTS
PROPOSED ROADWAYS – 3511 L.F.

STATE OF TEXAS
COUNTY OF KENDALL

KNOW ALL MEN BY THESE PRESENTS:

THAT I, CHARLES P. HILL, PRESIDENT OF CORDILLERA RANCH DEVELOPMENT CORP., A TEXAS CORPORATION, WHICH IS A MANAGER OF CR DEVCO 2013, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF 78.22 ACRES, RECORDED IN VOLUME 507, PAGE 514 OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 78.22 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS "CORDILLERA RANCH, UNIT 13" 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.

(OWNER)
CR DEVCO 2013, LLC
28 CORDILLERA TRACE, SUITE 4
BOERNE, TEXAS 78006

BY:
CHARLES P. HILL, PRESIDENT
PRESIDENT OF CORDILLERA RANCH DEVELOPMENT CORP.
MANAGER OF CR DEVCO 2013, LLC

_____

STATE OF TEXAS
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ , 20____, BY _____.

_____
NOTARY PUBLIC
STATE OF TEXAS

MY COMMISSION EXPIRES:_____

THE PRELIMINARY PLAT OF CORDILLERA RANCH, UNIT 13 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS' COURT OF KENDALL COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH COURT.

DATED THIS_____ DAY OF _____ , 2022

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.

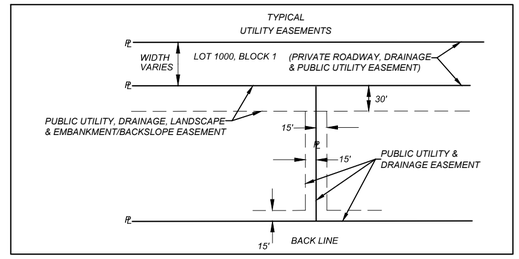
_____
ENGINEER

STATE OF TEXAS
COUNTY OF KENDALL

I, DARLENE HEREIN, 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 _____ DAY OF _____, A.D. 2022 AT _____M. IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. _____.
TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOCUMENT NO. _____, KENDALL COUNTY OFFICIAL RECORDS. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS THE _____ DAY OF _____ , 2022.

_____
COUNTY CLERK
KENDALL COUNTY, TEXAS

BY: _____, DEPUTY



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION BY.

_____.
BURT P. WELLMANN, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 100256

STATE OF TEXAS
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ , 20____, BY _____.

_____
NOTARY PUBLIC
STATE OF TEXAS

MY COMMISSION EXPIRES:_____

STATE OF TEXAS
COUNTY OF BEXAR

KNOW ALL MEN BY THESE PRESENTS:
I , THE UNDERSIGNED TERESA A. SEIDEL , A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

_____.
TERESA A. SEIDEL, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672

STATE OF TEXAS
COUNTY OF _____

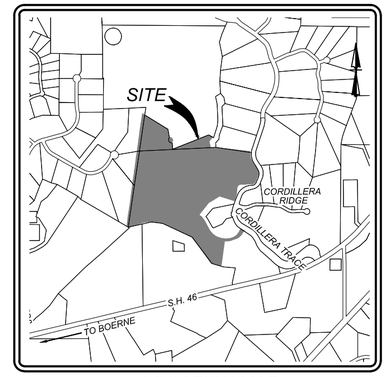
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____ , 20____, BY _____.

_____
NOTARY PUBLIC
STATE OF TEXAS

MY COMMISSION EXPIRES:_____

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

KFW ENGINEERS + SURVEYING
162 W Mill St. New Braunfels, TX 78130
Phone #: (830) 220-6042 • Fax #: (830) 627-9097
TBPE Firm #: 9513 • TBPLS Firm #: 10122300



LOCATION MAP
NOT-TO-SCALE

NOTES:

1. MINIMUM BUILDING SETBACKS ARE LABELED ON THE PLAT MAP. THE ARCHITECTURAL REVIEW COMMITTEE OF THE PROPERTY OWNER'S ASSOCIATION MAY FURTHER RESTRICT BUILDING SETBACKS OF BUILDING LOCATIONS AS PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN THE KENDALL COUNTY OFFICIAL RECORDS.
2. LOT 1000, BLOCK 'Z' IS HEREBY DEDICATED AS A PRIVATE ROADWAY, DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT. THIS LOT WILL BE DEEDED TO A PROPERTY OWNER'S ASSOCIATION FOR OWNERSHIP AND MAINTENANCE. LOT 1000, BLOCK 'Z' INCLUDES RIGHT-OF-WAY FOR HAWK CANYON AND EARLY BIRD LN..
3. WATER SERVICE SHALL BE PROVIDED BY A PUBLIC WATER SYSTEM MEETING THE REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY ("T.C.E.Q.") AND ANY OTHER GOVERNMENTAL OR QUASI-GOVERNMENTAL AGENCY THAT HAVE JURISDICTION OVER PUBLIC WATER SYSTEMS. THE PUBLIC WATER SYSTEM SHALL BE OPERATED PURSUANT TO A CERTIFICATE OF CONVENIENCE AND NECESSITY NO. 12977 (CCN) BY ITS HOLDER, GUADALUPE BLANCO RIVER AUTHORITY. OWNER, FOR ITSELF, SUCCESSORS, AND ASSIGNS RESERVES THE RIGHT TO DRILL, OPERATE AND MAINTAIN PRIVATE OR PUBLIC WATER WELLS INCLUDING REDRILLING, REPLACEMENT, REWORKING AND ENLARGEMENT OF EXISTING WELLS. OTHER THAN THE RESERVATION OF RIGHTS PREVIOUSLY RESERVED UNTO THE OWNER, ITS SUCCESSORS AND ASSIGNS, PRIVATE WATER WELLS ARE NOT PERMITTED ON ANY LOTS WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE OWNER. KENDALL COUNTY REGULATIONS PROHIBIT PRIVATE WATER WELLS ON A RESIDENTIAL LOT CONTAINING LESS THAT 2.07 ACRES THAT IS ALSO SERVED BY AN ONSITE PRIVATE SEWAGE FACILITY.
4. SEWAGE FACILITIES SERVING EACH LOT SHALL BE PROVIDED BY A PRIVATE SEWAGE FACILITY CONSTRUCTED ON EACH LOT BY THE PURCHASER THEREOF, APPROVED UNDER THE RULES OF KENDALL COUNTY, TEXAS FOR PRIVATE SEWAGE FACILITIES AND ANY OTHER GOVERNMENTAL OR QUASI-GOVERNMENTAL AGENCY OR BODY HAVING JURISDICTION OVER THE INSTALLATION AND USE OF PRIVATE FACILITIES.
5. TOPOGRAPHIC INFORMATION SHOWN HEREIN WAS PROVIDE BY KFW ENGINEERS & SURVEYING.
6. THIS SUBDIVISION LIES TOTALLY WITHIN THE BOERNE INDEPENDENT SCHOOL DISTRICT AS DETERMINED BY THE KENDALL COUNTY CENTRAL APPRAISAL DISTRICT.
7. BOUNDARIES OF ORIGINAL PATENT SURVEYS AND ACREAGES SHOWN HEREON FOR SOME ARE APPROXIMATE AND WERE NOT RELOCATED BY THIS SURVEY.
8. THERE IS HEREBY DEDICATED A THIRTY (30) FOOT WIDE DRAINAGE AND LANDSCAPE EASEMENT CENTERED ON ALL SIGNIFICANT NATURAL RUNOFF DRAINAGE WAYS UNLESS NOTED OTHERWISE ON THIS PLAT. THE ARCHITECTURAL REVIEW COMMITTEE OF THE PROPERTY OWNERS' ASSOCIATION WILL DEFINE WHICH DRAINAGE WAYS WILL REQUIRE DRAINAGE EASEMENTS AND MAY RESTRICT THE LOCATION OF BUILDINGS AND/OR OTHER IMPROVEMENTS AS PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN THE KENDALL COUNTY DEED RECORDS. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DRAINAGE EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E., NO SOLID FENCES, DENSE SHRUBBERY, STRUCTURES, OR SEPTIC TANK DRAIN FIELDS).
9. THERE IS HEREBY DEDICATED A THIRTY (30) FOOT WIDE PUBLIC UTILITY, DRAINAGE, LANDSCAPE AND EMBANKMENT/BACKSLOPE EASEMENT OUTSIDE OF AND ADJACENT TO BOTH SIDES OF LOT 1000, BLOCK 'Z'; AND A FIFTEEN (15) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL NON-ROADWAY LOT LINES UNLESS OTHERWISE NOTED ON THE PLAT OR LISTED BELOW. IF TWO OR MORE LOTS ARE COMBINED AS SINGLE HOME SITE, THROUGH THE KENDALL COUNTY, TEXAS PLAT REVISION PROCESS THIS EASEMENT SHALL BE RELINQUISHED ALONG THE COMMON LINE OR LINES OF THE COMBINED LOTS SO LONG AS NO UTILITY LINES OR DRAINAGE IMPROVEMENTS ARE LOCATE THEREIN.
10. ALL PUBLIC UTILITY EASEMENTS SHALL ONLY BE USED BY PUBLIC OR PRIVATE UTILITY ENTITIES (UNLESS OTHERWISE EXPRESSLY AUTHORIZED IN WRITING BY OWNER) FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT 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 AND OR ANY ADJOINING PROPERTY DEVELOPED OR TO BE DEVELOPED AS PART OF THE CORDILLERA 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.
11. IT IS UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY 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 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.
12. 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 AND A SEWAGE TREATMENT AND DISPOSAL SYSTEM, INCLUDING THE RIGHT TO CONSTRUCT, MAINTAIN, AND OPERATE WATER OR SEWER MAINS OR LINES FOR THE TRANSMISSION OF TREATED, UNTREATED, POTABLE OR NON-POTABLE WATER, WASTEWATER, EFFLUENT AND SEWAGE OR FOR ANY OTHER UTILITY OR AMENITY WHETHER SERVING THE PROPERTY DESCRIBED HEREIN OR OTHERWISE.
13. 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 ABOVE GROUND 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.
14. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SUBDIVISION. MONUMENTS AND LOT MARKERS WILL BE SET WITH 1/2" DIAMETER REBAR WITH A BLUE PLASTIC CAP STAMPED "KFW SURVEYING" AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
15. NO PORTION OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN EXISTS WITHIN THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 48259C0450F, DATED DECEMBER 17, 2010.
16. 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.
17. POSTAL SERVICE WILL BE AT AN EXISTING CENTRALIZED MAIL DELIVERY STATION.
18. 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 CORDILLERA RANCH.
19. THE CURRENT TELECOMMUNICATION SERVICE PROVIDER IS GUADALUPE VALLEY TELEPHONE COMPANY, PROVIDED HOWEVER, DECLARANT RESERVES THE RIGHT TO ALLOW OTHER TELECOMMUNICATIONS SERVICE PROVIDERS TO SERVE THIS PLATTED AREA OR OTHER PORTIONS OF CORDILLERA RANCH.
20. THIS PLAT IS NOT WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY.
21. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES USING AN AVERAGE COMBINED FACTOR OF 0.999833880934.
22. ALL OUTDOOR LIGHTING IN UNINCORPORATED AREAS OF KENDALL COUNTY, TEXAS WITHIN FIVE MILES OF THE CAMP BULLIS BOUNDARY MUST COMPLY WITH KENDALL COUNTY ORDER NO. 09-27-2021, OR CURRENT ORDER.
23. LOT 1001, BLOCK 'Z' WILL BE OWNED AND MAINTAINED BY A PROPERTY OWNER'S ASSOCIATION AND INTENDED TO BE PART OF A PARK / LANDSCAPE SYSTEM.
24. LOT 3001, BLOCK 'Z' WILL BE OWNED AND MAINTAINED BY A PROPERTY OWNER'S ASSOCIATION AND MAY BE USED AS A PUBLIC UTILITY EASEMENT, DRAINAGE, LANDSCAPING OR OTHER USES AUTHORIZED BY DEVELOPER.
25. LOT 3002, BLOCK 'Z' IS HEREBY A DEDICATED INGRESS/EGRESS EASEMENT FOR LOTS 22 & 23, BLOCK 'A' AND WILL BE OWNED & MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION UPON COMPLETION OF PLATTED IMPROVEMENTS.
26. THIS PLAT IS APPROVED FOR 1 DWELLING UNIT PER BUILDABLE LOT WITH A MAXIMUM OF 28 BUILDABLE LOTS. AT SUCH TIME THAT ADDITIONAL DWELLING UNITS ARE CONSTRUCTED: THE OWNER OF THE LOT SHALL COMPLY WITH THE ORDINANCE FOR EACH DWELLING UNIT.
27. THE CALLED VARIABLE WIDTH DETENTION, DRAINAGE AND ACCESS EASEMENT WITHIN LOT 7 & 8, BLOCK "A" IS HEREBY DEDICATED TO THE PROPERTY OWNERS ASSOCIATION FOR INGRESS/EGRESS, INCLUDING UTILITY VEHICLES AND CONSTRUCTION EQUIPMENT AS NECESSARY FOR MAINTENANCE PURPOSES. PROPERTY OWNERS ARE ADVISED THAT THEY MAY NOT UTILIZE THE EASEMENT FOR ANY PURPOSE DETRIMENTAL TO THE INTENDED USE (I.E., NO SOLID FENCES, DENSE SHRUBBERY, STRUCTURES, OR SEPTIC TANK DRAIN FIELDS).
28. THE CALLED VARIABLE WIDTH INGRESS/EGRESS EASEMENT WITHIN LOT 7, BLOCK "A" IS HEREBY DEDICATED TO THE PROPERTY OWNERS ASSOCIATION FOR THE RIGHT OF INGRESS/EGRESS INCLUDING UTILITY VEHICLES AND CONSTRUCTION EQUIPMENT AS NECESSARY. PROPERTY OWNERS ARE ADVISED THAT THEY MAY NOT UTILIZE THE EASEMENT FOR ANY PURPOSE DETRIMENTAL TO ITS INTENDED USE.
29. PLAT PREPARED JULY, 2022

PREPARED: DECEMBER, 2022

Date: Dec 13, 2022, 3:18pm User ID: tmiller
File: U:\Projects\1031\01\01\Design\Civil\PLAT\PL10310101_Prelim.dwg

SEE PAGE 1 OF 2 FOR PLATTING NOTES

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

PRELIMINARY PLAT OF
CORDILLERA RANCH, UNIT 13

A 78.22 ACRE TRACT OF LAND
BEING OUT OF THE ROBERT H. WYNN SURVEY NO. 242, ABSTRACT NO. 525, KENDALL COUNTY, TEXAS, ALSO BEING A PORTION OF A 92.85 ACRE TRACT OUT OF 556.47 ACRES CONVEYED TO CORDILLERA RANCH, LTD. BY DEED RECORDED IN VOLUME 507, PAGE 514, OFFICIAL PUBLIC RECORDS, KENDALL COUNTY, TEXAS

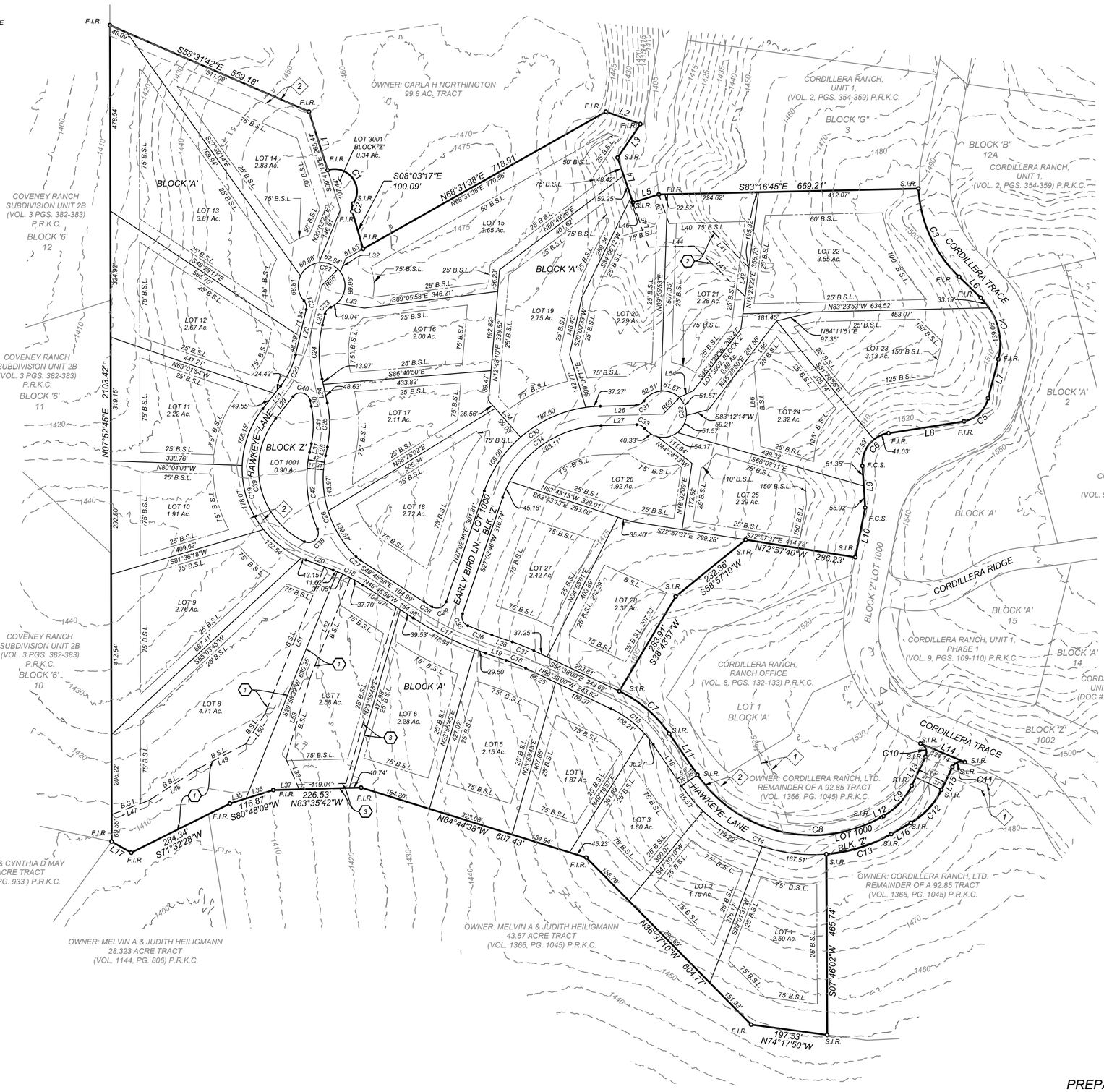
KFW ENGINEERS + SURVEYING
162 W Mill St, New Braunfels, TX 78130
Phone #: (830) 220-6042 • Fax #: (830) 627-9097
TBPE Firm #: 9513 • TBPLS Firm #: 10122300

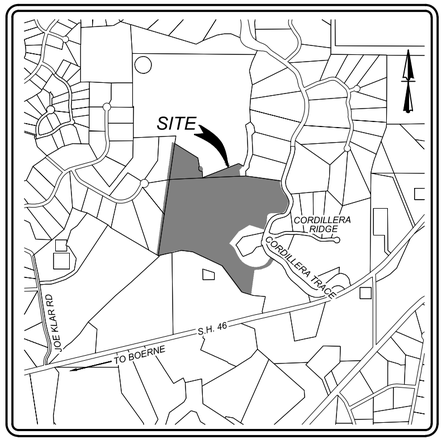
LEGEND

- F.I.R. = FOUND ½" IRON ROD
- F.C.S. = FOUND COTTON SPINDLE
- S.I.R. = SET ½" IRON ROD WITH BLUE CAP STAMPED "KFW SURVEYING"
- R.O.W. = RIGHT-OF-WAY
- O.P.R. = OFFICIAL PUBLIC RECORDS
- 8" W = WATER LINE
- 8" SS = SANITARY SEWER LINE
- B.S.L. = BUILDING SETBACK LINE

SCALE : 1"=200'

0' 200' 400' 600'





LOCATION MAP
NOT-TO-SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L1	158.00'	S9°41'13"E
L2	94.24'	S62°07'44"E
L3	104.83'	S41°59'20"W
L4	121.70'	S10°50'32"E
L5	69.99'	N80°54'58"E
L6	77.56'	S37°51'23"E
L7	103.59'	S22°44'24"W
L8	197.01'	S89°02'27"W
L9	107.27'	S4°06'51"W
L10	130.26'	S19°12'33"W
L11	128.74'	S26°31'46"E
L12	5.74'	N68°25'28"E
L13	83.14'	N33°25'28"E
L14	124.14'	S59°16'49"E
L15	65.44'	S33°25'28"W
L16	58.31'	S68°25'28"W
L17	57.84'	N52°15'57"W
L18	128.74'	N26°31'46"W
L19	55.10'	N63°14'32"W
L20	75.24'	N61°41'24"W
L21	73.97'	N46°02'05"E
L22	119.73'	N21°11'57"E
L23	29.19'	S21°11'57"W
L24	62.60'	S4°18'01"E
L25	23.20'	S19°53'28"W
L26	92.81'	S83°30'49"E
L27	92.81'	N83°30'49"W
L28	55.10'	S63°14'32"E
L29	71.97'	N46°02'05"E
L30	15.13'	S4°18'01"E
L31	23.20'	S19°53'28"W
L32	36.30'	N30°03'22"E
L33	71.50'	S72°11'30"E
L34	125.58'	N33°09'38"W
L35	42.85'	N80°48'09"E
L36	74.02'	N80°48'09"E
L37	66.74'	N83°35'42"W
L38	85.49'	N15°22'14"W
L39	80.35'	N11°24'50"W
L40	89.11'	N83°16'45"W
L41	164.13'	N37°16'06"W
L42	75.47'	S15°23'22"W
L43	184.44'	N37°16'06"W
L44	117.91'	N83°16'45"W
L45	120.48'	S11°17'31"E
L46	14.03'	N10°50'32"W
L47	103.38'	S77°17'19"W
L48	144.40'	N64°49'58"E
L49	144.22'	N70°30'08"E
L50	93.27'	N40°33'16"E
L51	407.14'	S29°58'39"W
L52	281.03'	N29°58'35"E
L53	214.96'	N24°26'28"E
L54	40.00'	S72°27'22"W
L55	96.13'	N45°28'50"E
L56	207.36'	N3°11'51"E

Curve Table					
Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	141.85'	58.00'	140°07'55"	109.05'	S29°37'19"E
C2	21.17'	25.00'	48°30'37"	20.54'	S16°11'39"W
C3	256.37'	340.00'	43°12'12"	250.34'	S16°45'08"E
C4	172.24'	166.00'	59°27'00"	164.62'	S07°59'50"E
C5	91.29'	78.00'	67°03'33"	86.17'	S53°57'51"W
C6	118.56'	80.00'	84°54'46"	108.00'	S46°37'44"W
C7	170.76'	325.00'	30°06'14"	168.80'	S41°34'53"E
C8	534.36'	360.00'	85°02'46"	486.64'	S69°03'09"E
C9	108.12'	177.00'	35°00'00"	106.45'	N50°55'28"E
C10	40.45'	25.00'	92°42'17"	36.18'	N12°55'41"W
C11	38.09'	25.00'	87°17'43"	34.51'	S77°04'19"W
C12	117.90'	193.00'	35°00'00"	116.07'	S50°55'28"W
C13	176.25'	410.00'	24°37'49"	174.90'	S80°44'22"W
C14	608.58'	410.00'	85°02'46"	554.23'	N69°03'09"W
C15	144.49'	275.00'	30°06'14"	142.83'	N41°34'53"W
C16	54.79'	475.00'	6°36'32"	54.76'	N59°56'16"W
C17	208.44'	825.00'	14°28'33"	207.88'	N56°00'15"W
C18	86.37'	382.90'	12°55'26"	86.19'	N55°13'41"W
C19	471.92'	251.00'	107°43'29"	405.42'	N07°49'40"W
C20	90.05'	207.74'	24°50'08"	89.34'	N33°37'01"E
C21	23.55'	25.00'	53°58'05"	22.69'	N05°47'06"W
C22	301.53'	60.00'	287°56'10"	70.59'	S68°48'03"E
C23	23.55'	25.00'	53°58'05"	22.69'	S48°10'59"W
C24	140.66'	316.06'	25°29'58"	139.51'	S08°26'58"W
C25	114.42'	271.00'	24°11'29"	113.57'	S07°47'43"W
C26	283.64'	283.10'	57°24'19"	271.93'	S08°48'42"E
C27	14.73'	75.00'	11°15'07"	14.71'	S43°08'25"E
C28	24.75'	775.00'	1°49'47"	24.75'	S49°40'52"E
C29	44.66'	25.00'	102°21'29"	38.96'	N78°13'31"E
C30	393.89'	325.00'	69°26'25"	370.22'	S61°45'59"W
C31	23.55'	25.00'	53°58'05"	22.69'	N69°30'08"E
C32	301.53'	60.00'	287°56'10"	70.59'	S06°29'11"W
C33	23.55'	25.00'	53°58'05"	22.69'	N56°31'46"W
C34	333.29'	275.00'	69°26'25"	313.26'	S61°45'59"W
C35	37.25'	25.00'	85°22'19"	33.90'	S15°38'23"E
C36	66.50'	775.00'	4°54'59"	66.48'	S60°47'02"E
C37	60.56'	525.00'	6°36'32"	60.52'	S59°56'16"E
C38	60.83'	25.00'	139°24'37"	46.90'	S54°00'15"W
C39	373.26'	209.00'	102°19'32"	325.59'	N05°07'41"W
C40	56.58'	25.00'	129°39'54"	45.25'	N69°07'58"W
C41	96.69'	229.00'	24°11'29"	95.97'	S07°47'43"W
C42	201.95'	325.10'	35°35'31"	198.72'	S02°05'42"W

KEYNOTES

1. PROPOSED VARIABLE WIDTH DRAINAGE/ACCESS EASEMENT
2. PROPOSED VARIABLE WIDTH DRAINAGE EASEMENT
3. PROPOSED 12' INGRESS/EGRESS EASEMENT

1. VARIABLE WIDTH RIGHT-OF-WAY UTILITY EASEMENT (DOC.# 00309015)
2. PROPOSED 25' G.B.R.A. WATERLINE EASEMENT

PREPARED: DECEMBER, 2022

Date: Dec 13, 2022, 4:30pm User ID: tmiller
File: U:\Projects\10310\01\01\Design\Civil\PLAT\PL10310101_Prelim.dwg

KENDALL COUNTY COMMISSIONERS COURT
AGENDA REQUEST

COMMISSIONER COURT DATE: 1/9/2023 **OPEN SESSION**	
SUBJECT	Preliminary Plat George's Ranch
DEPARTMENT & PERSON MAKING REQUEST	Assistant County Engineer - Mary Ellen Schulle
PHONE # OR EXTENSION #	830-249-9343 ext. 252
TIME NEEDED FOR PRESENTATION	5 Minutes
WORDING OF AGENDA ITEM	Consideration and action on the Preliminary Plat of the remaining acreage of George's Ranch Subdivision in accordance to Section 203 of the 2010 Kendall County Development Rules and Regulations. The proposed private subdivision consists of 950.81 acres, 642 single family residential lots, 60,379 linear feet of private roadway with a density of 1.48 acres/lot. The lots will be served by public water and individual On-Site-Sewage-Facilities (Lookout Development Group, LP)
REASON FOR AGENDA ITEM	Preliminary Plat George's Ranch
WHO WILL THIS AFFECT?	Precinct 2
ADDITIONAL INFORMATION	Relief was granted by commissioners court on January 23, 2017 regarding density and on February 22, 2021 regarding performance bond execution, minimum lot frontage, minimum lot areas outside of the floodplain and minimum cul-de-sac street length. A master development plan was approved on February 22, 2021

OWNER & DEVELOPER:
LOOKOUT DEVELOPMENT GROUP, L.P.
ATTN: MIKE SIEFERT, P.E.
PRESIDENT
1001 CRYSTAL FALLS PARKWAY
LEANDER, TX 78641

ENGINEER:
M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
EMAIL: wmurphy@cudeengineers.com

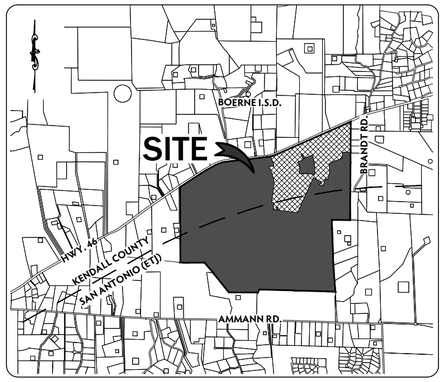
PREPARATION DATE: JULY 21, 2022

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

GEORGE'S RANCH
PRELIMINARY PLAT

A PRIVATE RESIDENTIAL SUBDIVISION OF 950.81 ACRES OF LAND TO BE PLATTED IN MULTIPLE UNITS

BEING OUT OF THE A.M. HOLBROOK SURVEY NO. 439, ABSTRACT NO. 263, KENDALL COUNTY, TEXAS, BEING OUT OF THE MIGUEL GARCIA SURVEY NO. 213, ABSTRACT NO. 197, KENDALL COUNTY, TEXAS, BEING OUT OF THE C. VOLCK SURVEY NO. 115, ABSTRACT NO. 673, KENDALL COUNTY, TEXAS, BEING OUT OF THE DAVID ODOM SURVEY NO. 212, ABSTRACT NO. 371, KENDALL COUNTY, TEXAS, BEING OUT OF THE JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363, 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.



LOCATION MAP
N.T.S.

NUMBER OF LOTS:	642 SINGLE FAMILY 17 NON-RESIDENTIAL (1.48 TOTAL ACRES PER RESIDENTIAL LOT)
ROAD SUMMARY:	4 PRIVATE ROADWAYS, DRAINAGE AND P.U.E. (CONTAINING 35 ROADWAYS)
PROPOSED ROADWAY:	60,379 L.F. 86.21 ACRES
SEWAGE DISPOSAL METHOD:	OSSF
POTABLE WATER SUPPLY:	PUBLIC WATER SYSTEM

NOTES:

1. 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.

2. LOT 1001 THROUGH LOT 1004, BLOCK 1000 ARE HEREBY DEDICATED AS A PRIVATE STREETS, DRAINAGE EASEMENTS AND PUBLIC UTILITY EASEMENTS. THESE LOTS WILL BE DEEDED TO A PROPERTY OWNERS' ASSOCIATION FOR OWNERSHIP AND MAINTENANCE. LOT 1001 THROUGH LOT 1004, BLOCK 1000 INCLUDES THE PRIVATE STREETS FOR THE FOLLOWING ROADWAYS:
AMBUSH CANYON, BOX CANYON, BRAVE COMPANY, BROKEN LANCE, CALISTOGA WHEEL, CLAIM JUMPER, COWBOY SERENADE, EASY MONEY, FAR RIDER, FRONTIER SPIRIT, GOODNIGHT TRAIL, JINGLE JANGLE, LAUGHING DOG, LOYAL SHEPARD, MERINO WAY, PAW PRINT, PHANTOM HORSE, PICAYUNE PLACE, PLUM SASSY, QUICK FORT, SCOUT PONY, SIDESADDLE PARADE, SPEAKING ROCK, STANDING TALL, STRAIGHT SHOOTER, TALL CHIEF, TRIBAL WAY, TRUSTWORTHY, TWILIGHT PATROL, UMBRELLA SKY, UNCONQUERED, WAGON TRACKS, WESTERN JUSTICE, AND WONDERSTRUCK.

3. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, AND DRAINAGE EASEMENTS 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, TEXAS.

4. WATER SERVICE SHALL BE PROVIDED BY A PUBLIC WATER SYSTEM MEETING THE REQUIREMENTS OF 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 A CERTIFICATE OF CONVENIENCE AND NECESSITY NUMBER 20273 (CCN) BY ITS HOLDER, CITY OF BOERNE.

5. 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.

6. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PROVIDED BY M.W. CUDE ENGINEERS, L.L.C.

7. THIS SUBDIVISION LIES TOTALLY WITHIN THE BOERNE INDEPENDENT SCHOOL DISTRICT AS DETERMINED BY THE KENDALL COUNTY CENTRAL APPRAISAL DISTRICT.

8. BOUNDARIES OF ORIGINAL PATENT SURVEYS AND ACREAGES SHOWN HEREON FOR SOME ARE APPROXIMATE AND WERE NOT RELOCATED BY THIS SURVEY.

9. 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.

10. ALL PUBLIC UTILITY EASEMENTS SHALL ONLY BE USED BY PUBLIC OR PRIVATE UTILITY ENTITIES (UNLESS OTHERWISE EXPRESSLY AUTHORIZED IN WRITING BY OWNER) FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT 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.

11. IT IS UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY 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.

12. 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.

13. 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.

14. ANY REPAIRS, MAINTENANCE OR INSTALLATION OF UTILITY LINES WITHIN THE PUBLIC UTILITY EASEMENT ON LOT 1001 THROUGH LOT 1004, 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

NOTES CONTINUED:

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.

15. 1/2 INCH IRON PINS WITH CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNERS EXCEPT WHERE NOTED OTHERWISE.

16. 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, DFIRM PANEL NUMBER 48259C0420F, 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 __/__/____.

17. 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, DFIRM PANEL NUMBER 48259C0420F, 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. __-__-_____ FEMA APPROVAL DATE __/__/____.

18. 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.

19. 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 PHASE 2.

20. THE CURRENT TELECOMMUNICATION SERVICE PROVIDER IS GUADALUPE VALLEY TELEPHONE COMPANY, PROVIDED HOWEVER, DECLARANT RESERVES THE RIGHT TO ALLOW OTHER TELECOMMUNICATIONS SERVICE PROVIDERS TO SERVE THIS PLATTED AREA OR OTHER PORTIONS OF GEORGE'S RANCH PHASE 2.

21. A PORTION OF THIS PLAT IS WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF SAN ANTONIO, TEXAS.

22. 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 __/__/____.

23. 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. __-__-_____ FEMA APPROVAL DATE __/__/____.

24. 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.

25. LOT 1001 THROUGH LOT 1006 BLOCK 1, LOT 1000 THROUGH LOT 1005 BLOCK 5, LOT 1001 THROUGH LOT 1003, BLOCK 8, LOT 1000 BLOCK 10, LOT 1000 BLOCK 12, AND LOT 1001 THROUGH LOT 1004 BLOCK 1000 ARE NON-RESIDENTIAL LOTS.

26. ALL OUTDOOR LIGHTING MUST COMPLY WITH KENDALL COUNTY ORDER NUMBER 09-27-2021 OR CURRENT ORDER.

27. ALL EXISTING WELLS ARE TO BE PLUGGED WITH COORDINATION WITH COW CREEK GROUNDWATER CONSERVATION DISTRICT.

28. FIRE PROTECTION WILL BE PROVIDED BY WATER STORAGE TANK CONSTRUCTED WITH GEORGE'S RANCH UNIT 1 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.

29. 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.

30. THIS SUBDIVISION WILL HAVE COMMERCIAL WASTE COLLECTION AVAILABLE.

31. NO RESIDENTIAL LOT SHALL HAVE DIRECT ACCESS TO TEXAS STATE HIGHWAY 46.

SAWS - EDWARDS AQUIFER CONTRIBUTING ZONE NOTE:

32. A PORTION OF THIS SUBDIVISION IS WITHIN THE EXTRATERRITORIAL JURISDICTION (ETJ) OF THE CITY OF SAN ANTONIO AND EDWARDS AQUIFER RECHARGE ZONE DRAINAGE AREA. THOSE PORTIONS OF THE SUBDIVISION ARE SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6, SEC. 34-914 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", THEREFORE ANY LOT WITH AN ESTABLISHED FLOODPLAIN BUFFER WILL BE ALLOWED A MAXIMUM OF 10% IMPERVIOUS COVER WITHIN THE BUFFER.

33. OWNER DOES HEREBY DEDICATE TO THE PUBLIC AND KENDALL COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 4 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. 4. ALL AND ANY PUBLIC UTILITY, THE CITY OF BOERNE, AND KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 4 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 IT'S RESPECTIVE SYSTEMS ON SAID EASEMENTS, AND THE CITY OF BOERNE, AND KENDALL COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 4 AND ALL PUBLIC UTILITIES CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF IT'S RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANY TIME, OF PROCURING THE PERMISSION OF ANYONE.

NOTES CONTINUED:

34. 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 IT'S 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 IT'S RESPECTIVE SYSTEMS, WITHOUT THE NECESSITY, AT ANY TIME, OF PROCURING THE PERMISSION OF ANYONE.

TXDOT NOTES:

1. 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.

2. THE DEVELOPER AND/OR THE LANDOWNER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.

3. INTERSECTION AND/OR DRIVEWAY ACCESS TO THE STATE HIGHWAY WILL BE REGULATED AS DIRECTED BY THE CURRENT EDITION OF THE TXDOT ACCESS MANAGEMENT MANUAL.

4. 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.

5. TXDOT WILL USE THE CURRENT EDITIONS OF THE APPROPRIATE MANUALS WHEN ISSUING PERMITS. TYPICAL MANUALS USED, BUT NOT LIMITED TO ARE: TXDOT ACCESS MANAGEMENT MANUAL, SAN ANTONIO DISTRICT DRIVEWAY, SIDEWALK, LANDSCAPING, AND DRAINAGE PERMIT PACKAGE, TXDOT CONSTRUCTION SPECIFICATIONS, AND TXDOT STANDARD SHEETS WHEN THE SITE DEVELOPS.

CUDE ENGINEERS
4122 POND HILL RD. • SUITE 101
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TBPE REGISTERED ENGINEERING
FIRM #0455
TBPELS NO. 10048500

GEORGE'S RANCH
PRELIMINARY PLAT

A PRIVATE RESIDENTIAL SUBDIVISION OF 950.81 ACRES OF LAND TO BE PLATTED IN MULTIPLE UNITS

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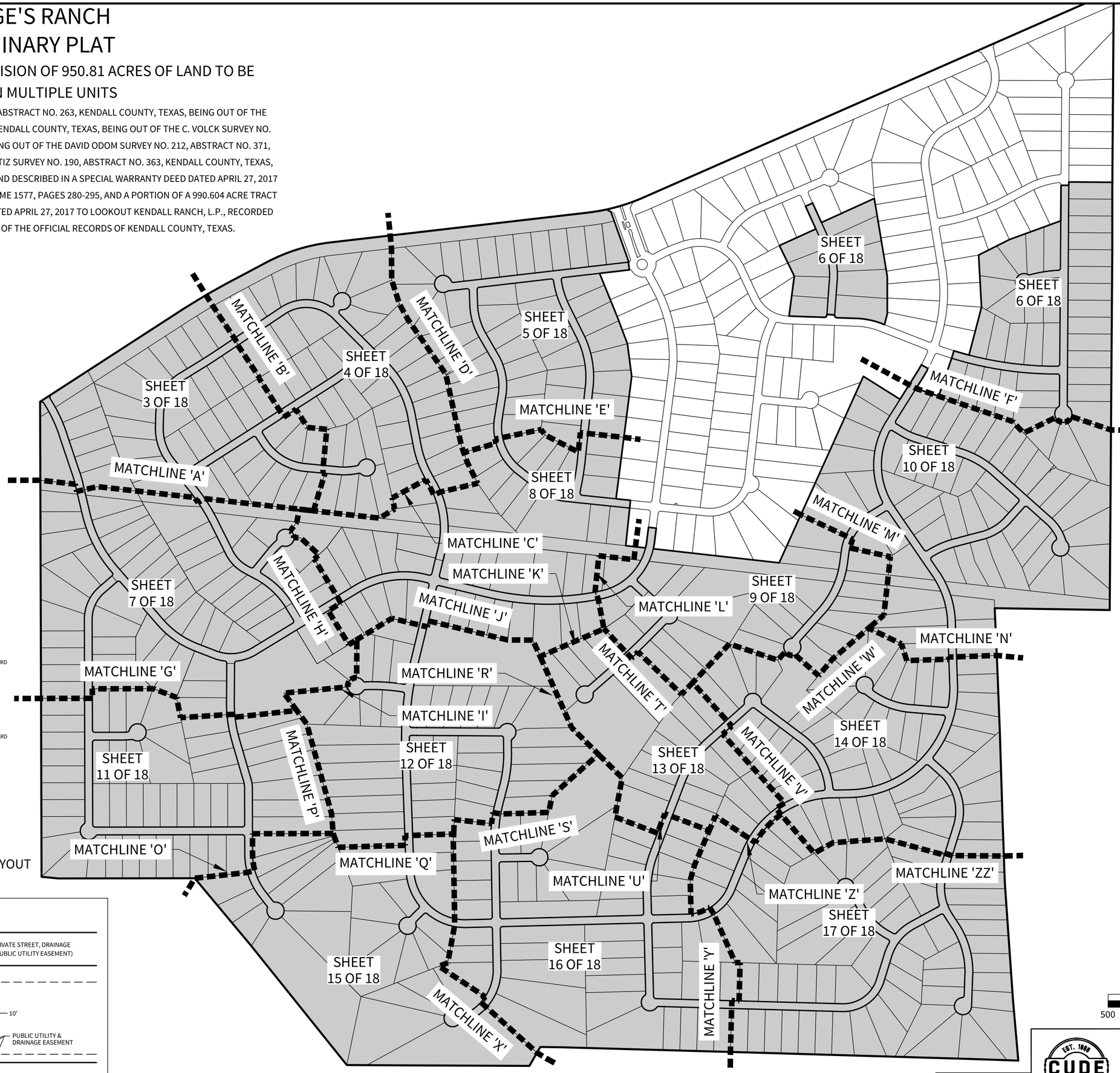

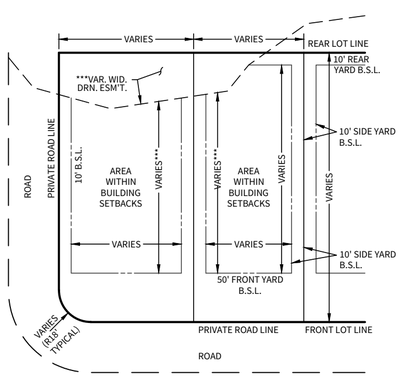

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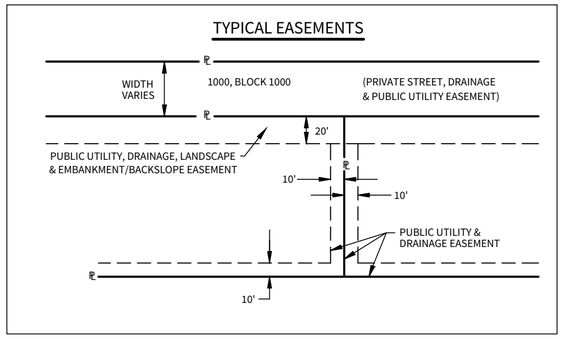
TYPICAL RESIDENTIAL LOT SETBACKS LAYOUT
(ESTABLISHED ON ALL LOTS)
N.T.S.

TYPICAL EASEMENTS



SCALE: 1"=500'
500 250 0 500

GEORGE'S RANCH PHASE 2
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- = 1% ANNUAL CHANCE PROPOSED FLOODPLAIN PER CLOMR CONDUCTED BY M.W. CUDE ENGINEERS, L.L.C.
- = SAWS FLOODPLAIN BUFFER
- = LIMITS OF DETENTION FACILITIES
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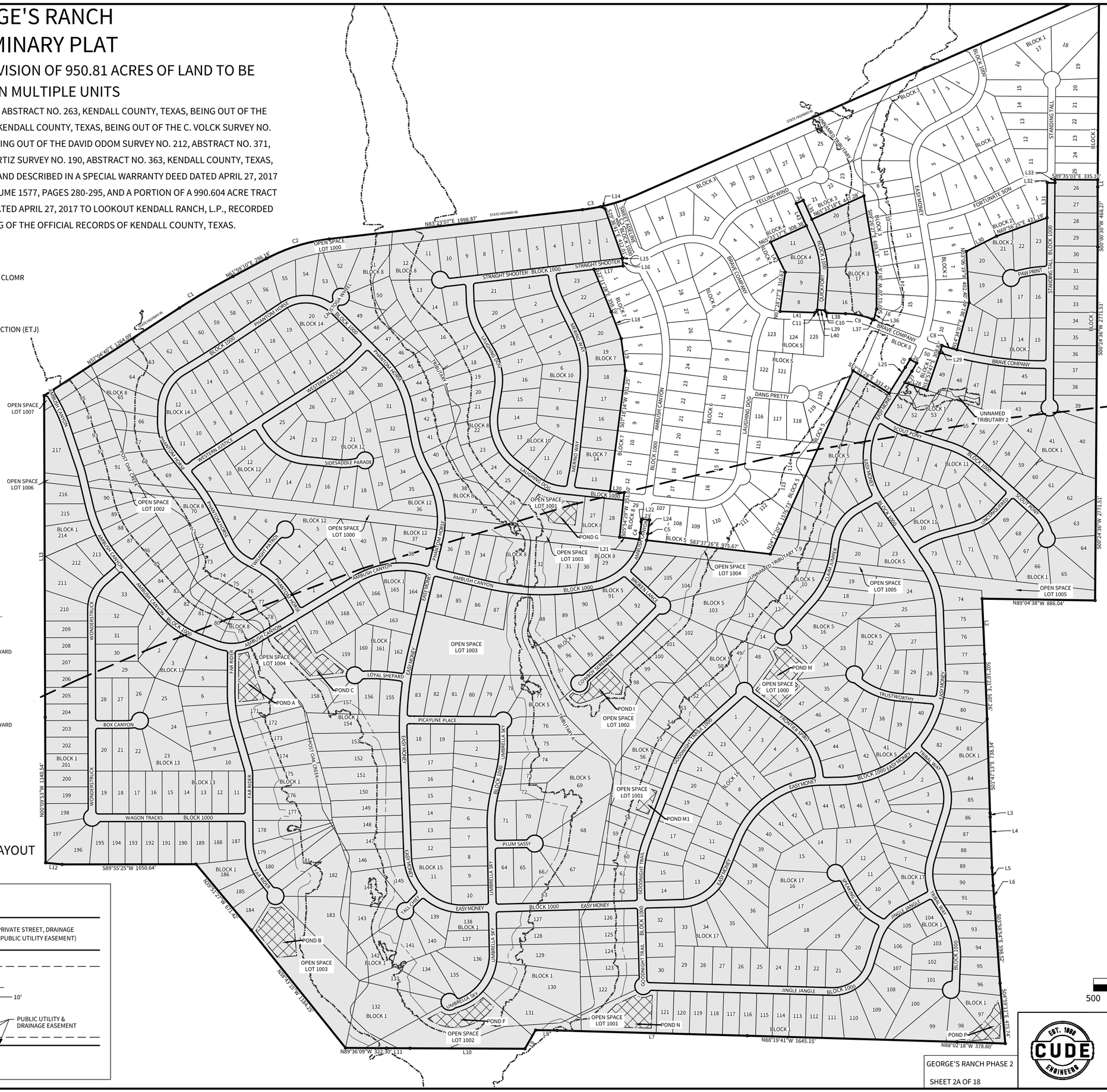
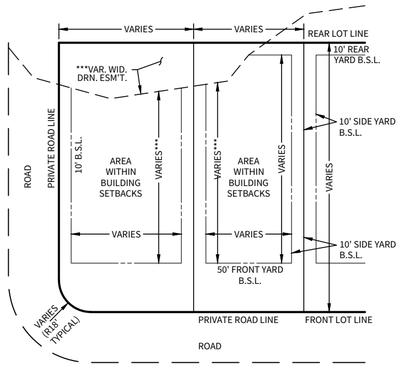
- = STREAM CENTERLINE
- = PROPERTY PIN





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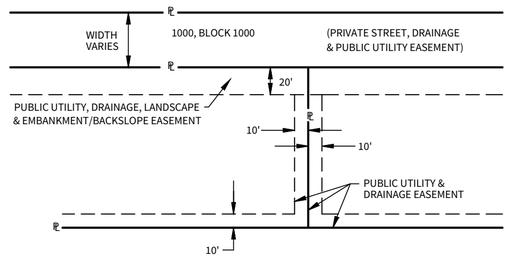

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B.S.L.	= BUILDING SETBACK LINE
C1	= CURVE NUMBER
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CCGCD	= COW CREEK GROUNDWATER CONSERVATION DISTRICT
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VAR.	= VARIABLE
VOL.	= VOLUME
WID.	= WIDTH
WSE	= WATER SURFACE ELEVATION

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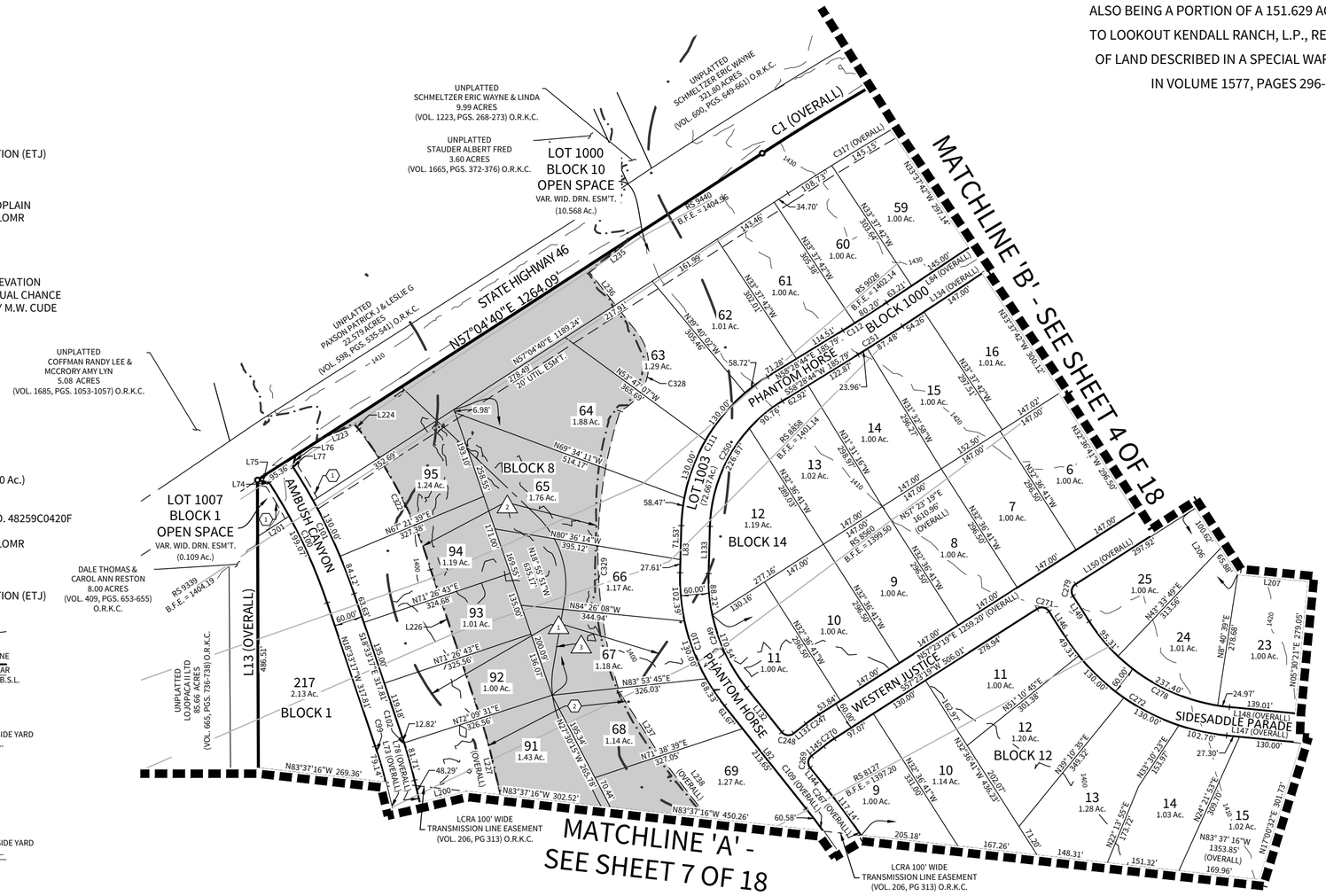

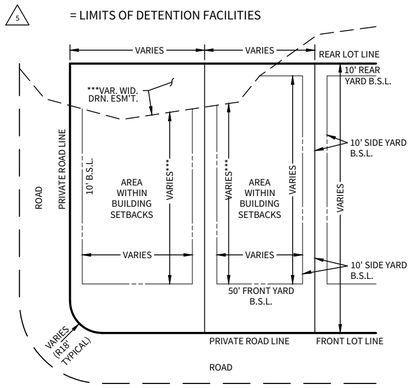

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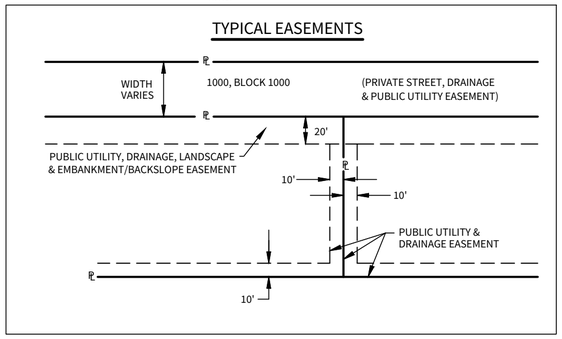

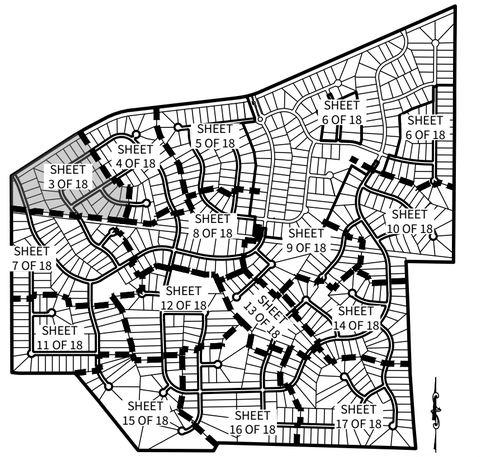

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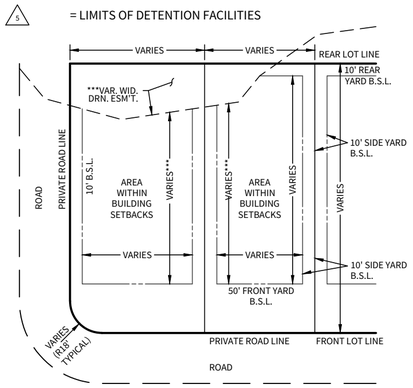

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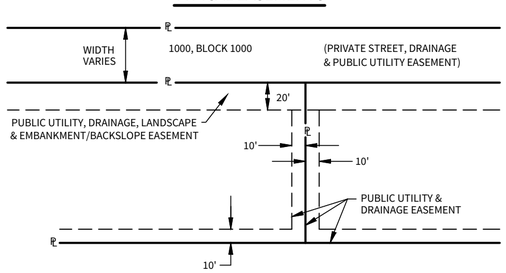

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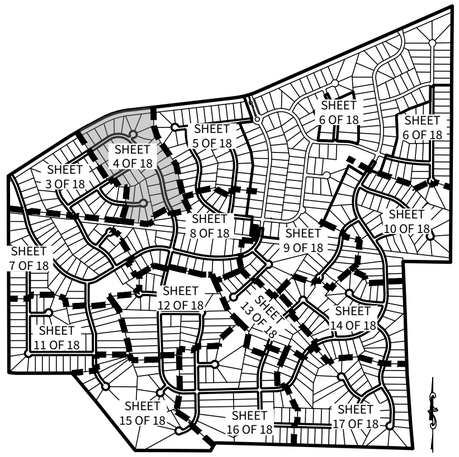

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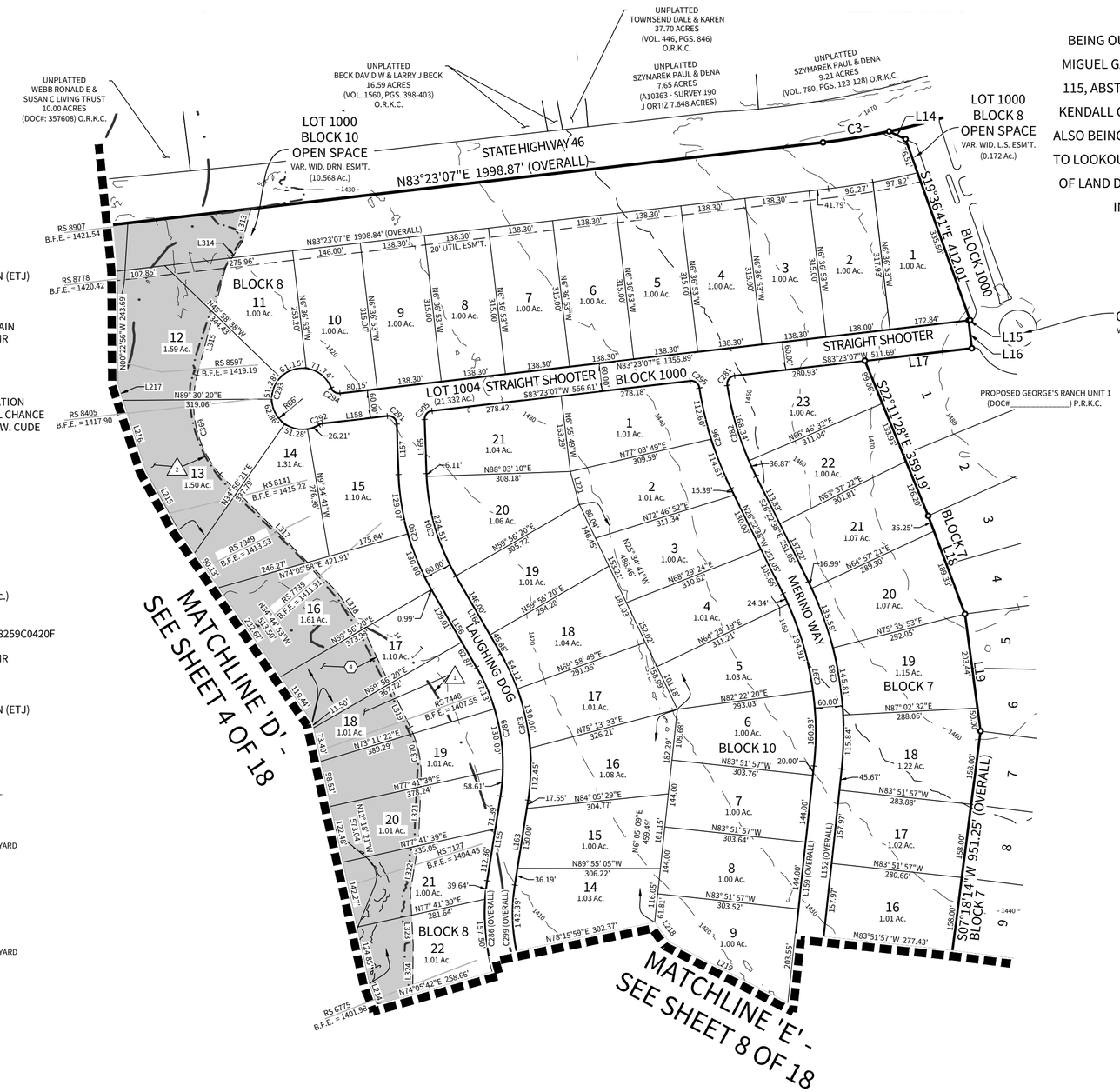

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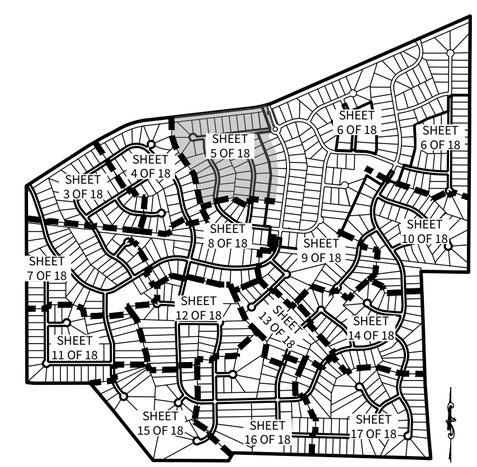

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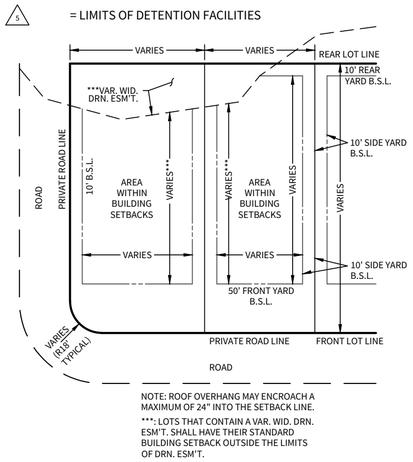

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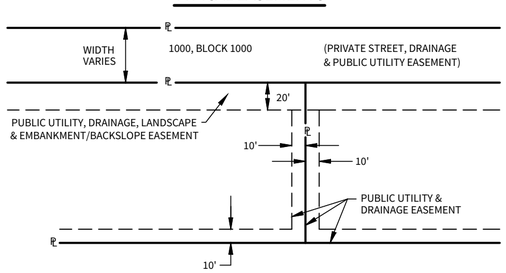

GEORGE'S RANCH PHASE 2

SHEET 5 OF 18

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A PRIVATE RESIDENTIAL SUBDIVISION OF 950.81 ACRES OF LAND TO BE PLATTED IN MULTIPLE UNITS

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LEGEND

Ac.	= ACRES
B.F.E.	= BASE FLOODPLAIN ELEVATION
B.S.L.	= BUILDING SETBACK LINE
C1	= CURVE NUMBER
CLOMR	= CONDITIONAL LETTER OF MAP REVISION
CCGCD	= COW CREEK GROUNDWATER CONSERVATION DISTRICT
DRN.	= DRAINAGE
ESM'T.	= EASEMENT
FEMA	= FEDERAL EMERGENCY MANAGEMENT AGENCY
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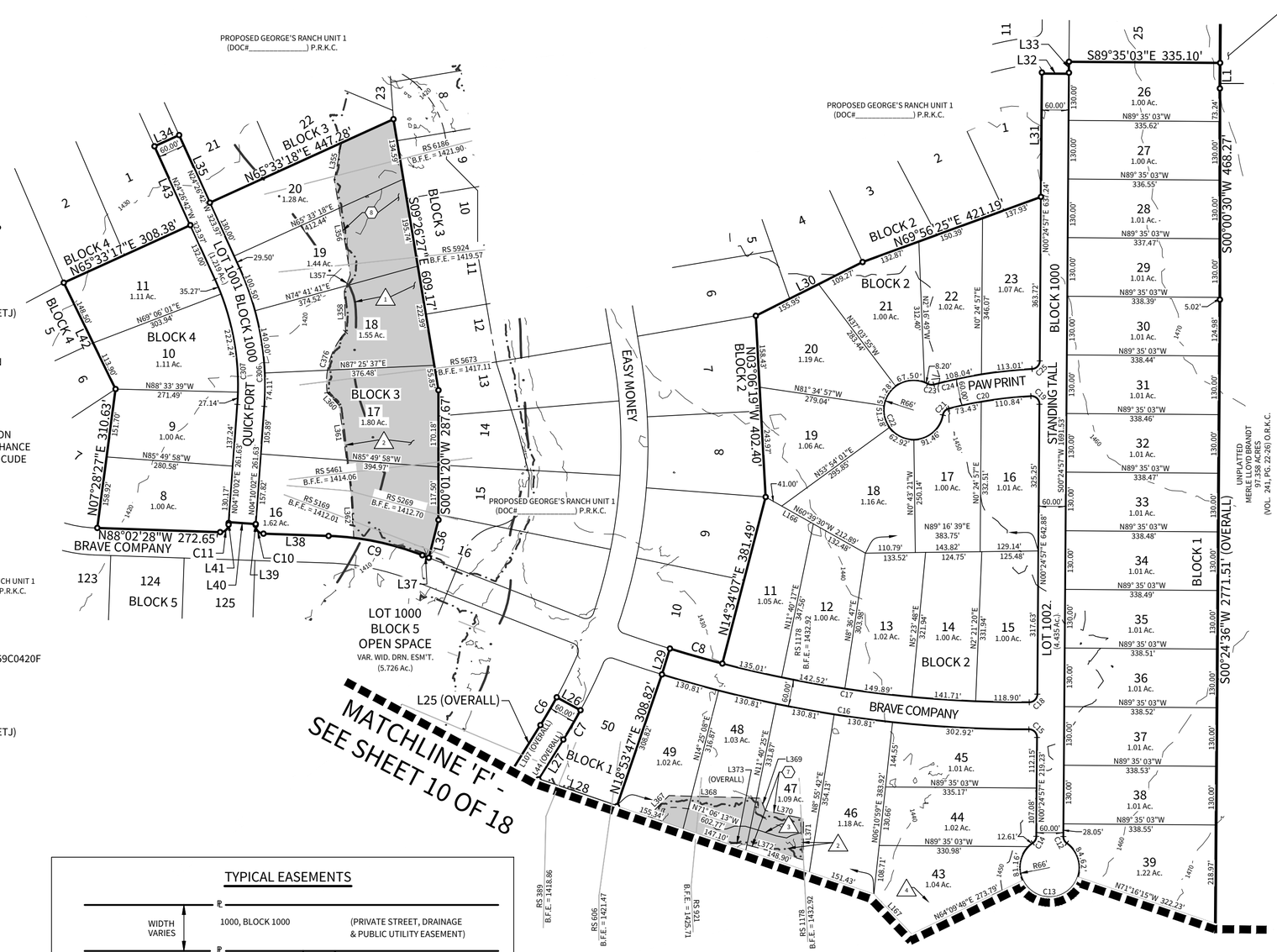

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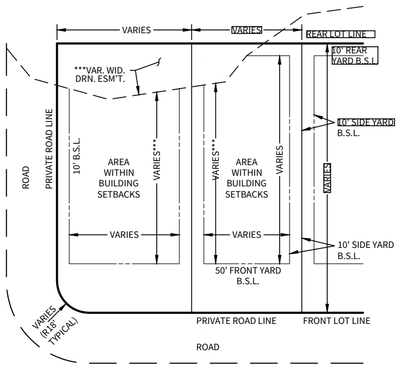

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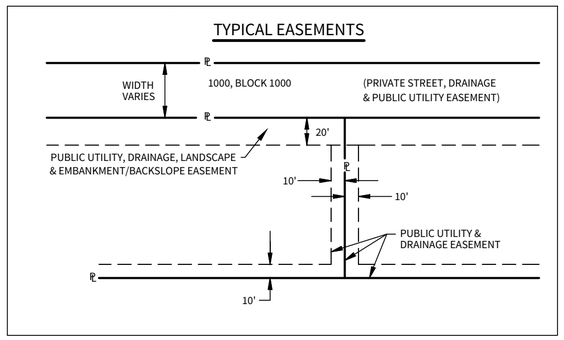

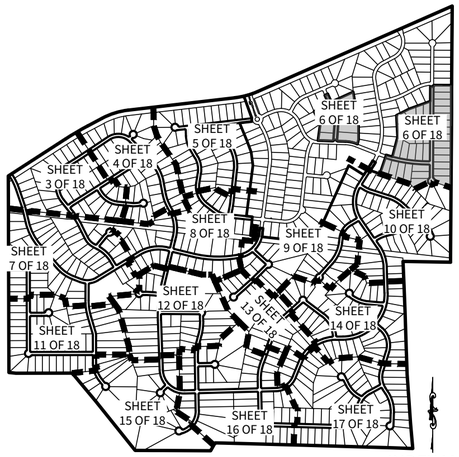

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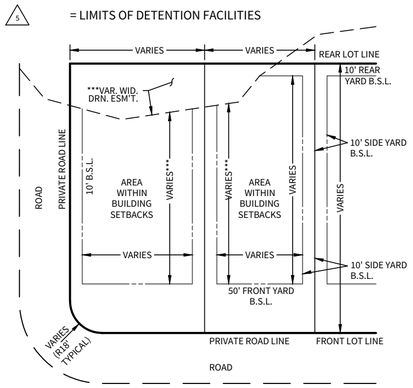

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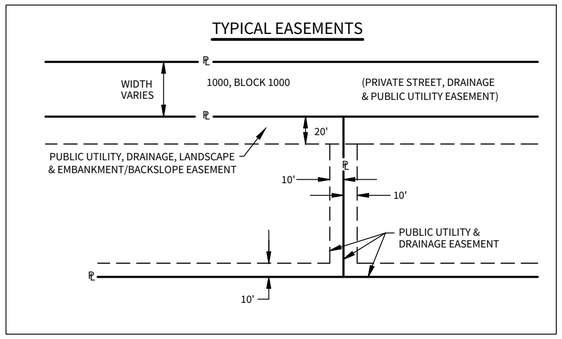

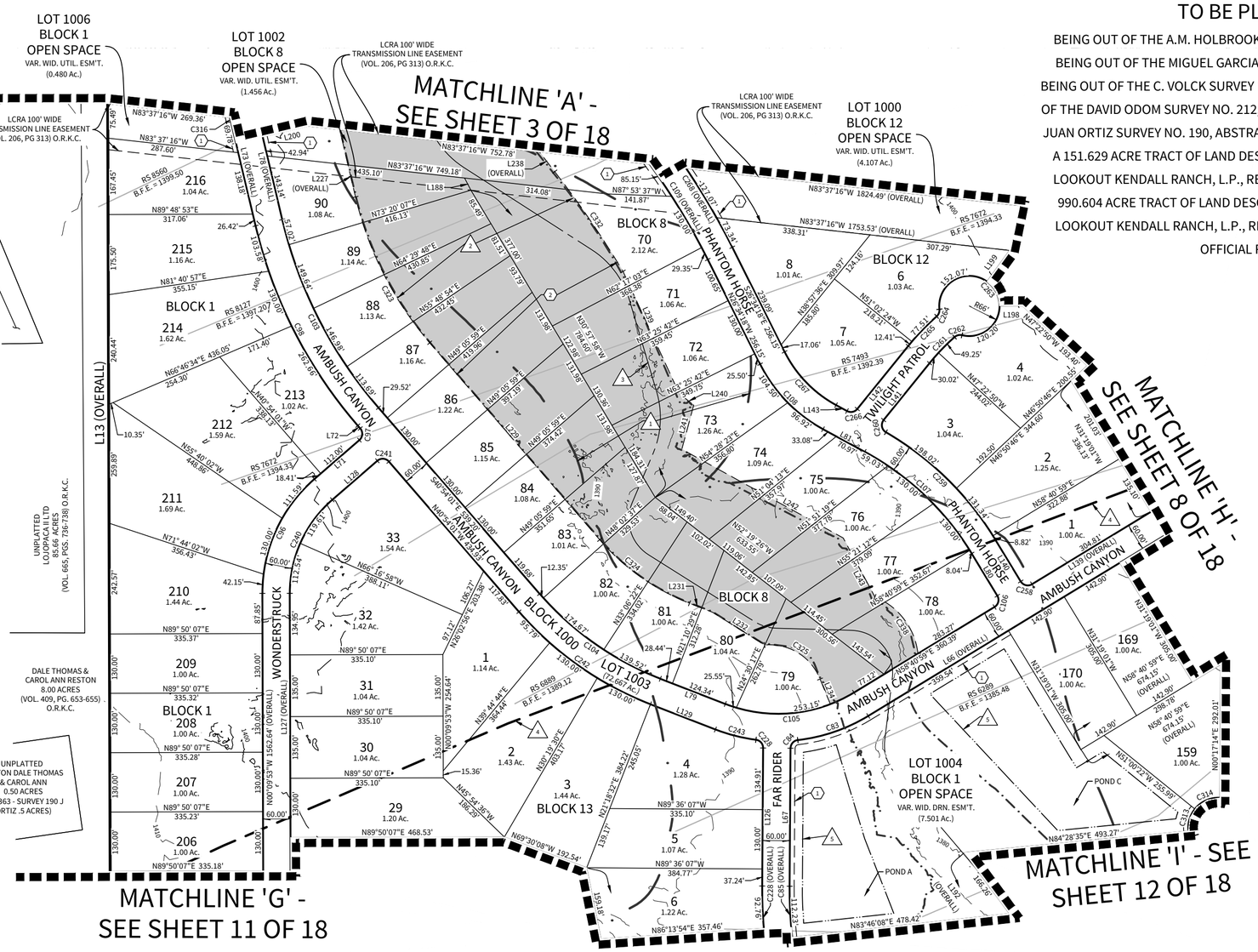

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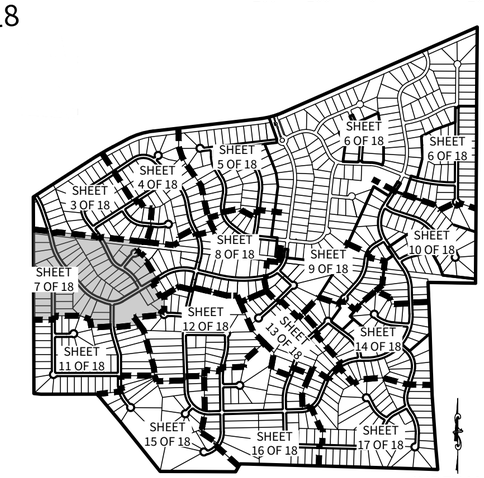

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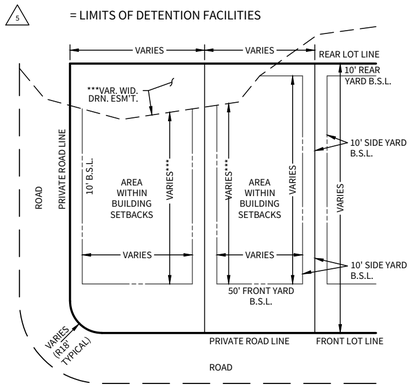

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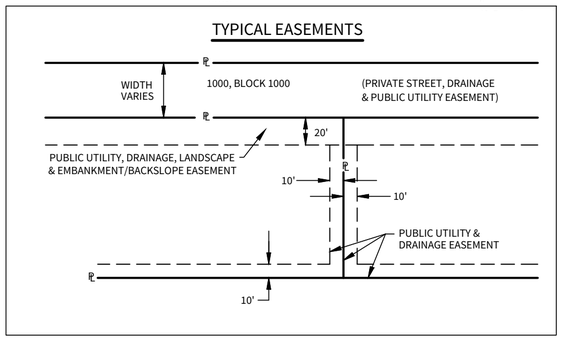

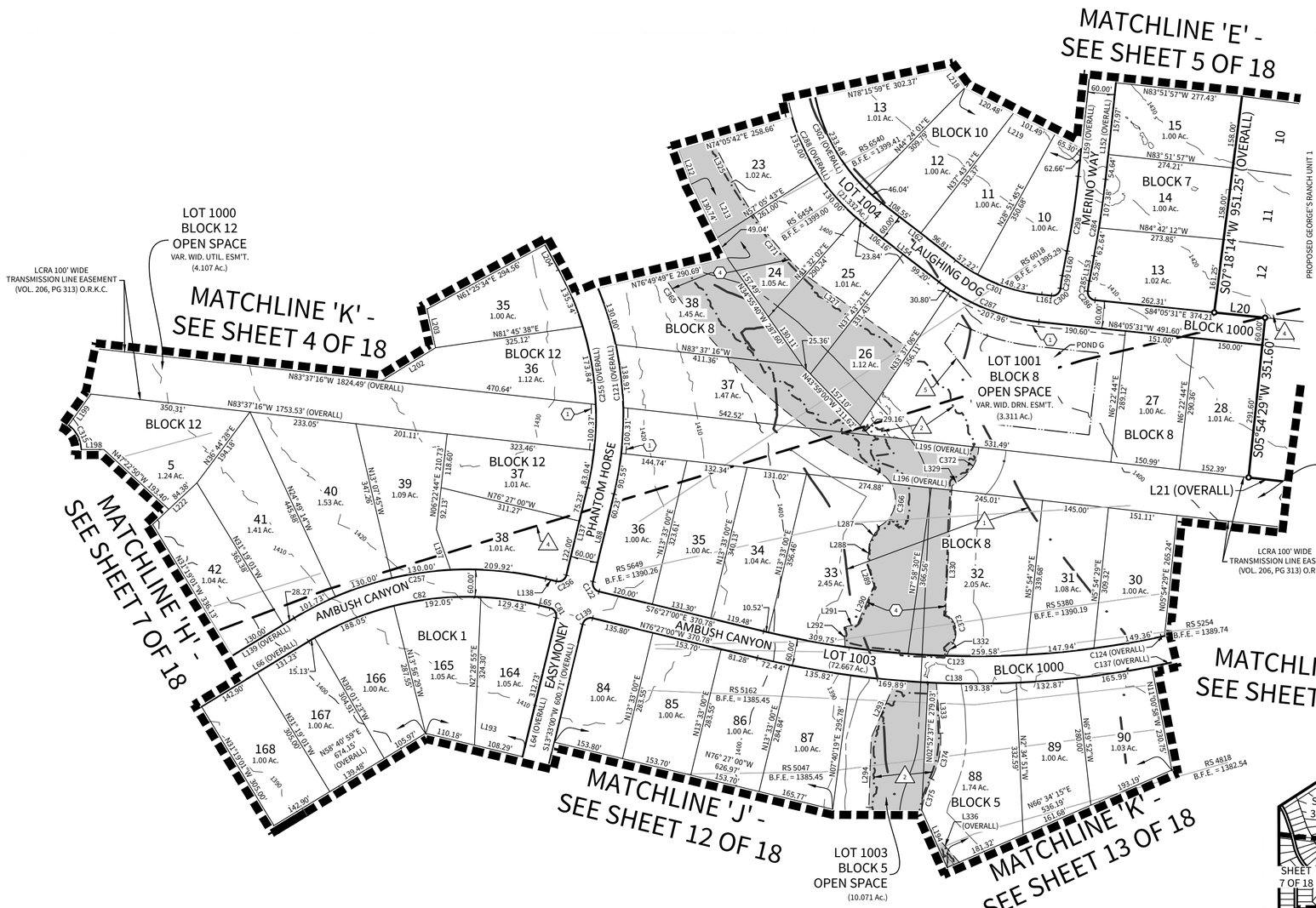

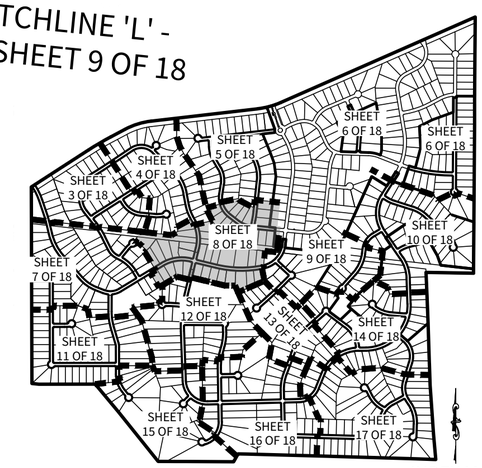

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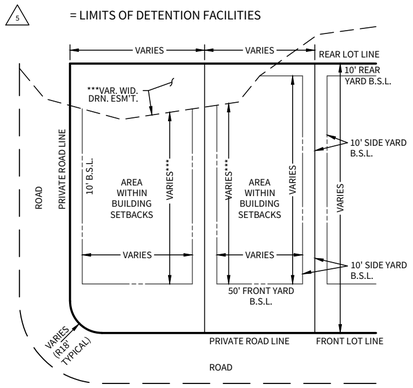

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TYPICAL RESIDENTIAL LOT SETBACKS LAYOUT

(ESTABLISHED ON ALL LOTS)

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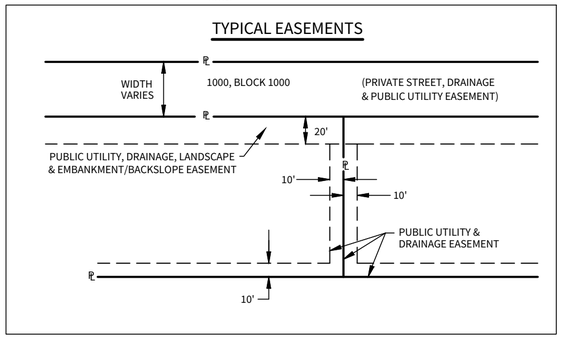

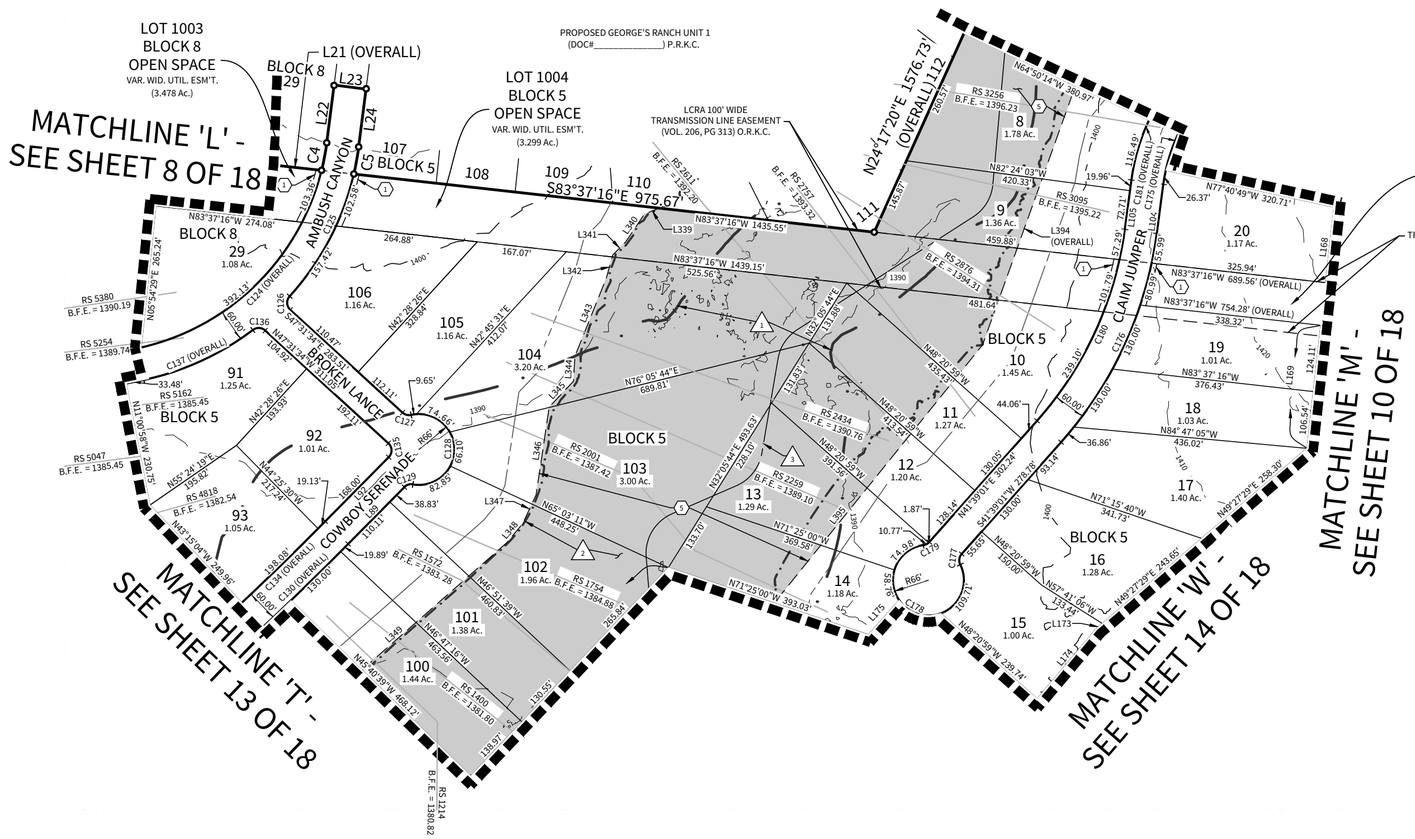

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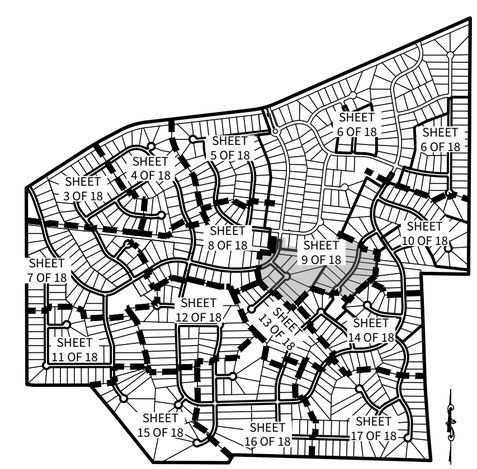

INDEX MAP

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GEORGE'S RANCH PHASE 2

SHEET 9 OF 18

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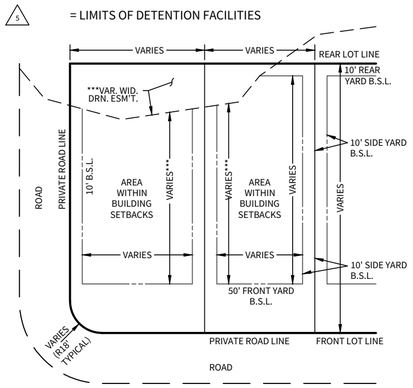

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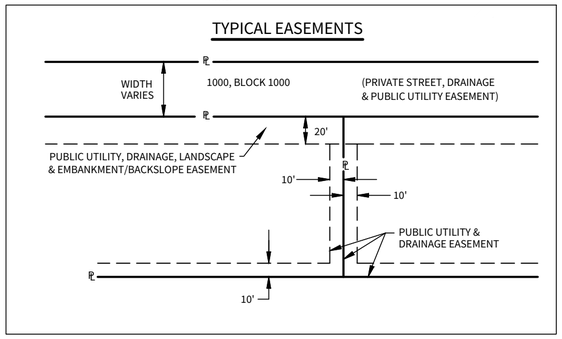

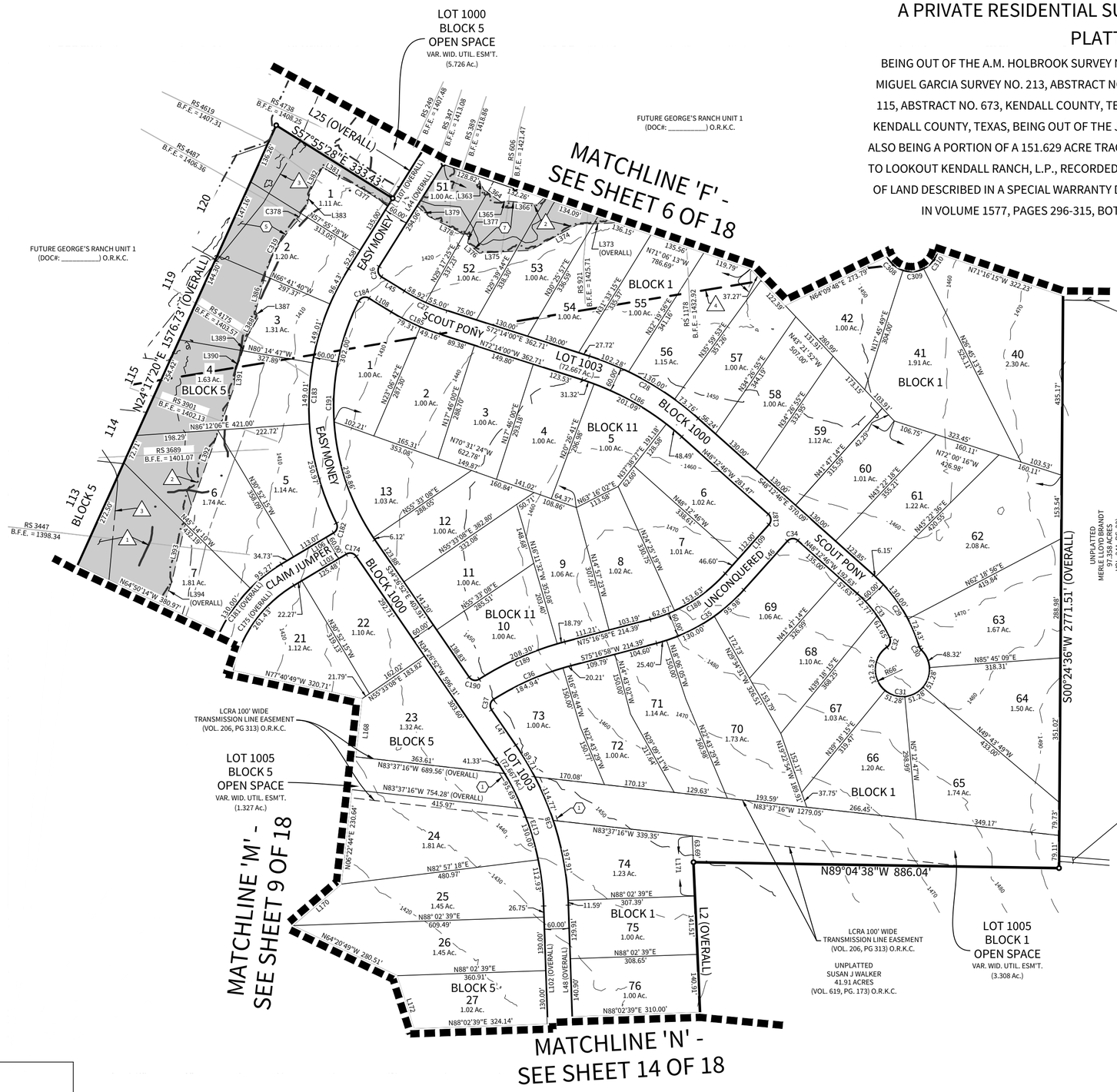

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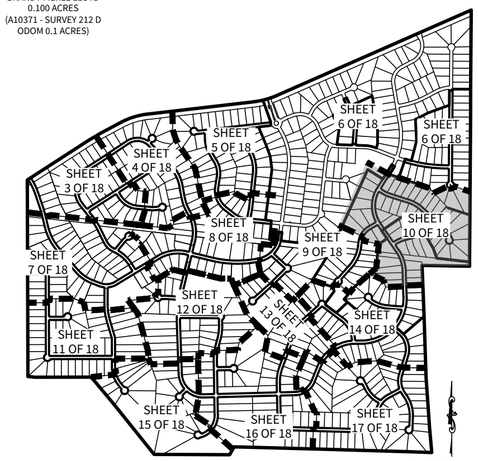

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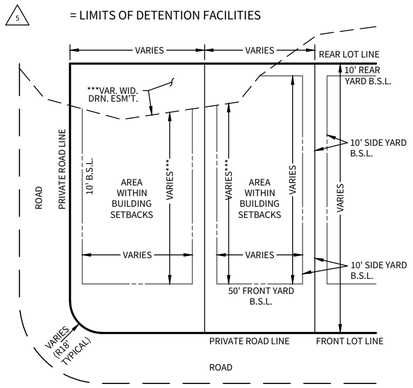

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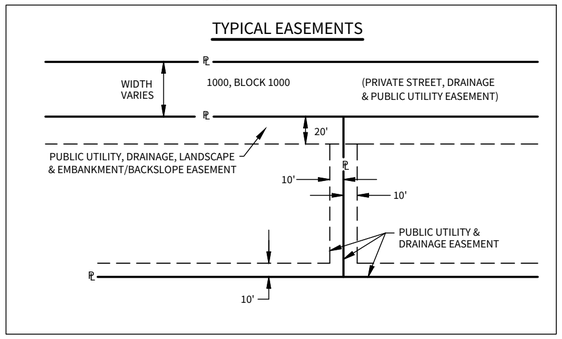

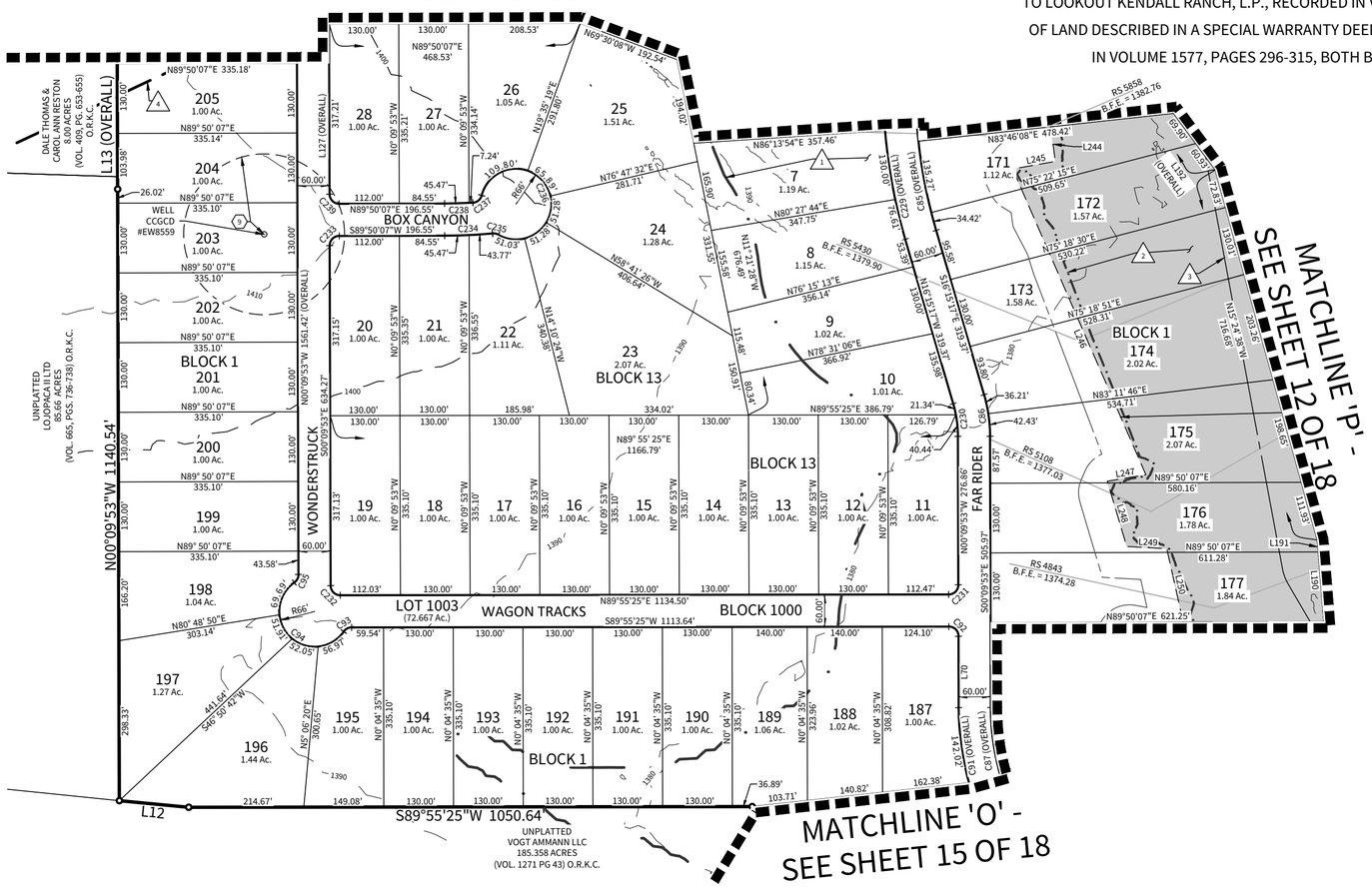

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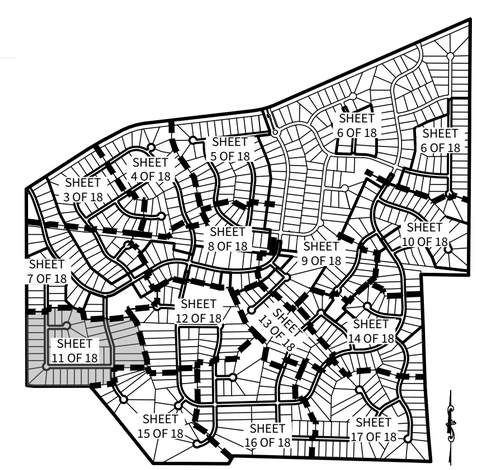

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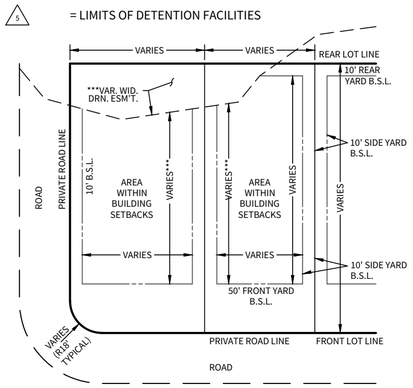

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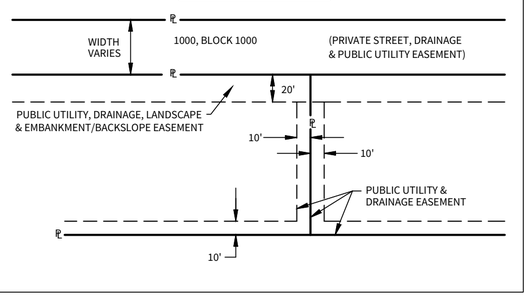

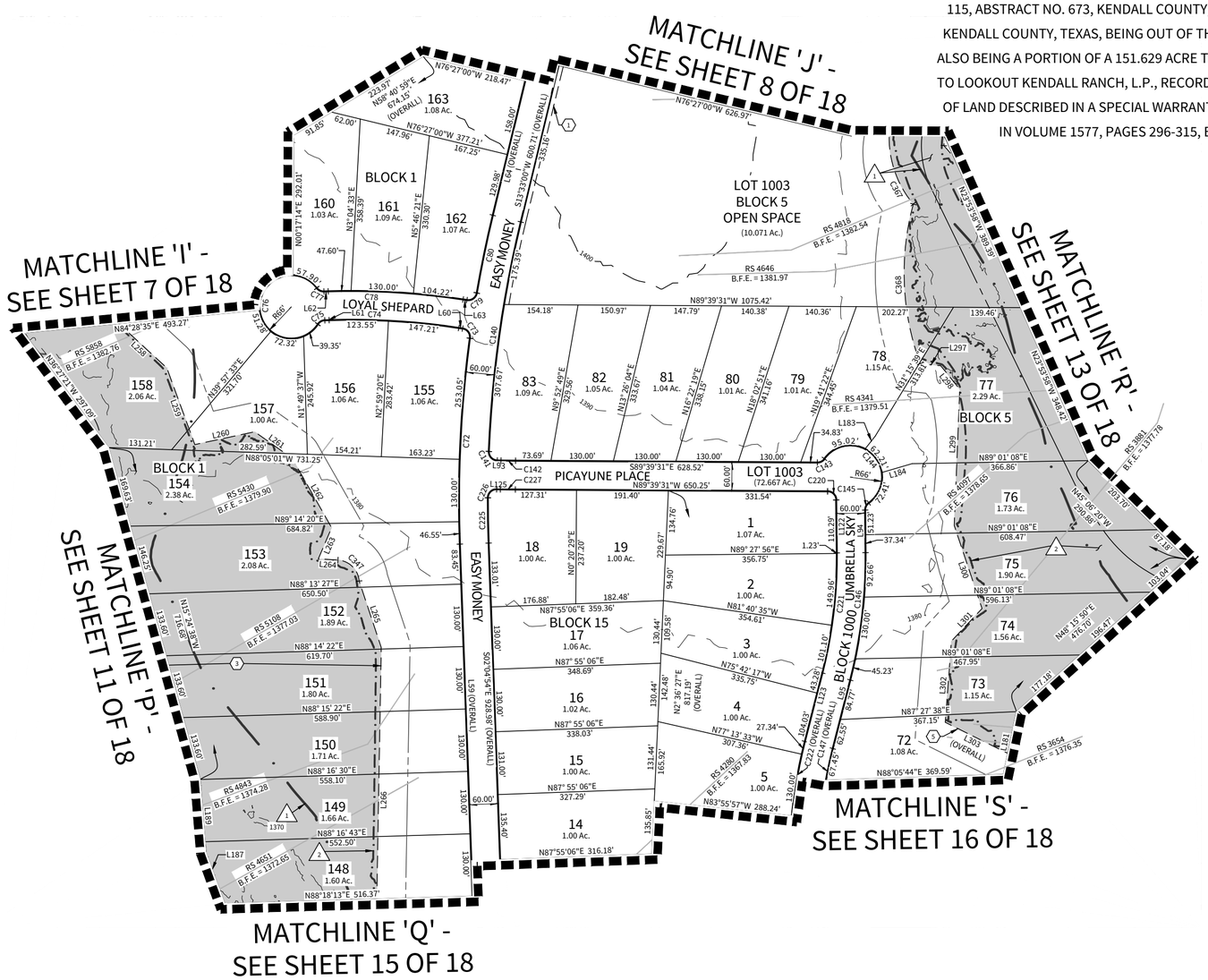

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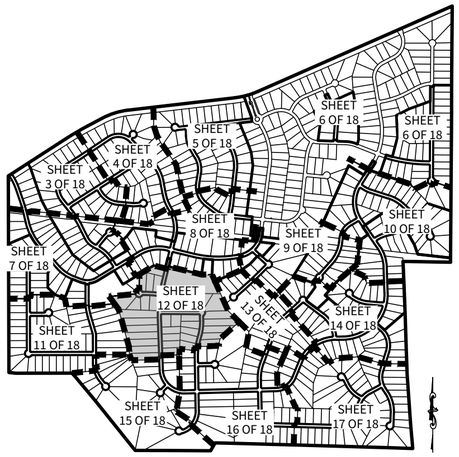

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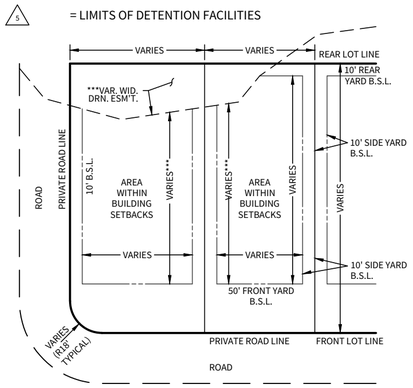

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(ESTABLISHED ON ALL LOTS)

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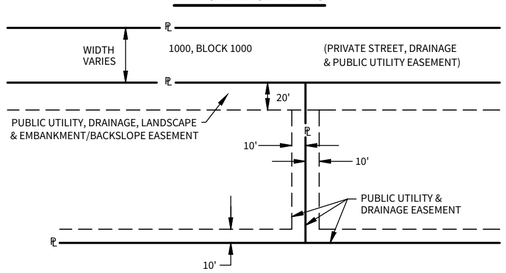

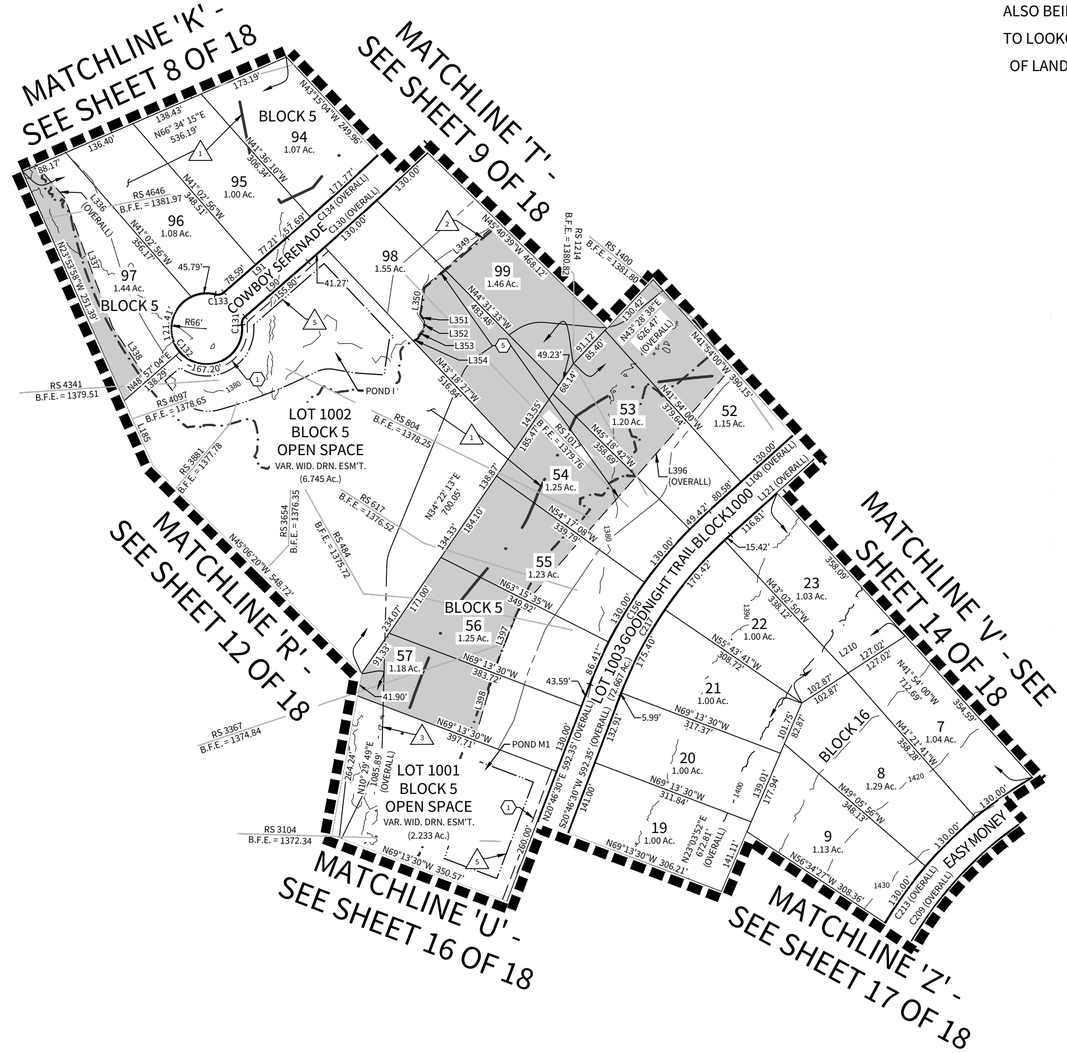

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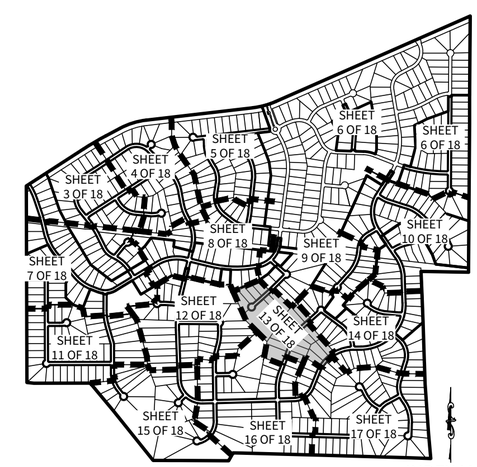

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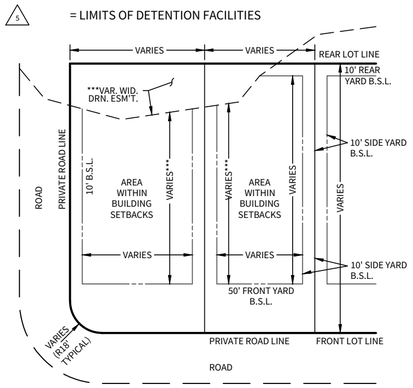

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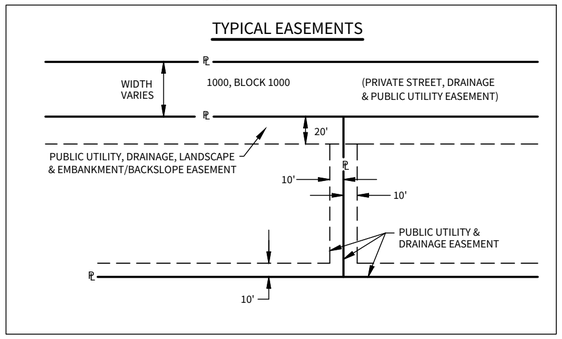

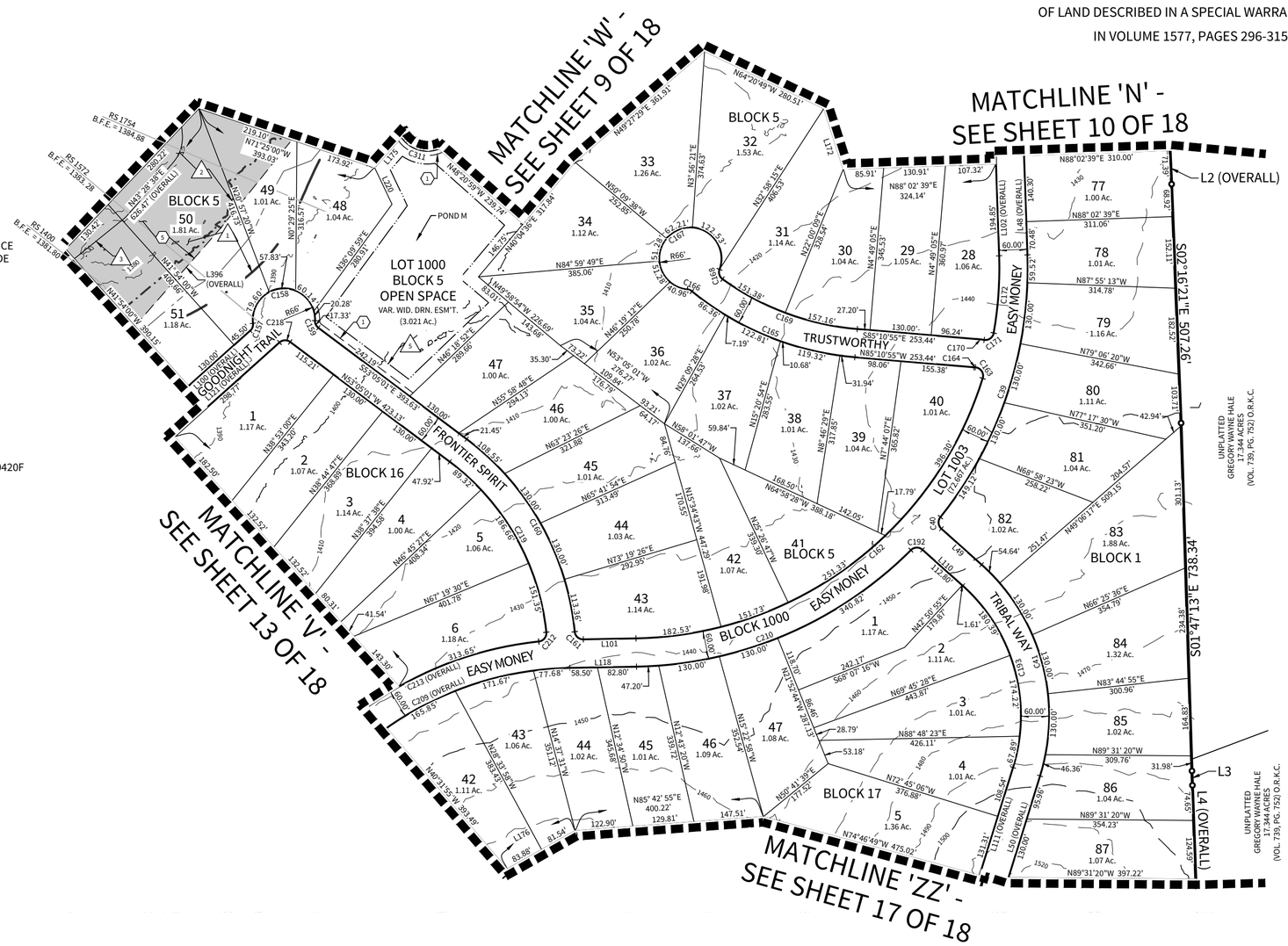

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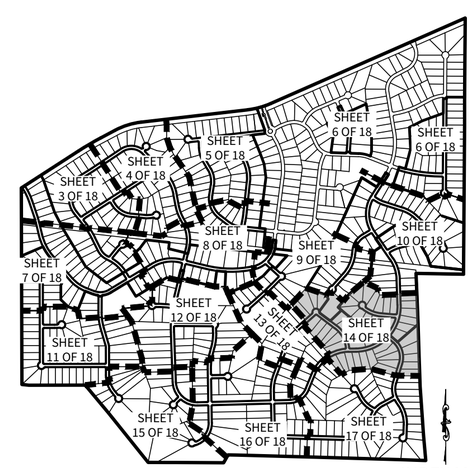

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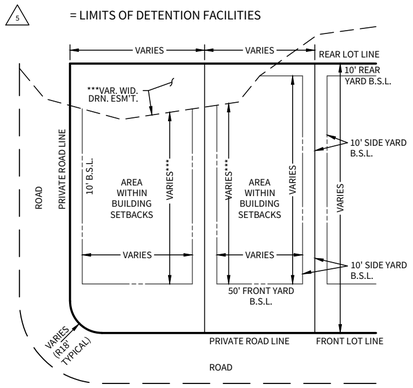

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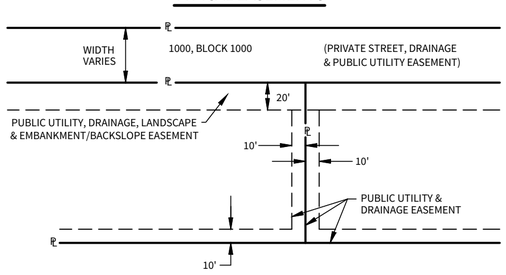

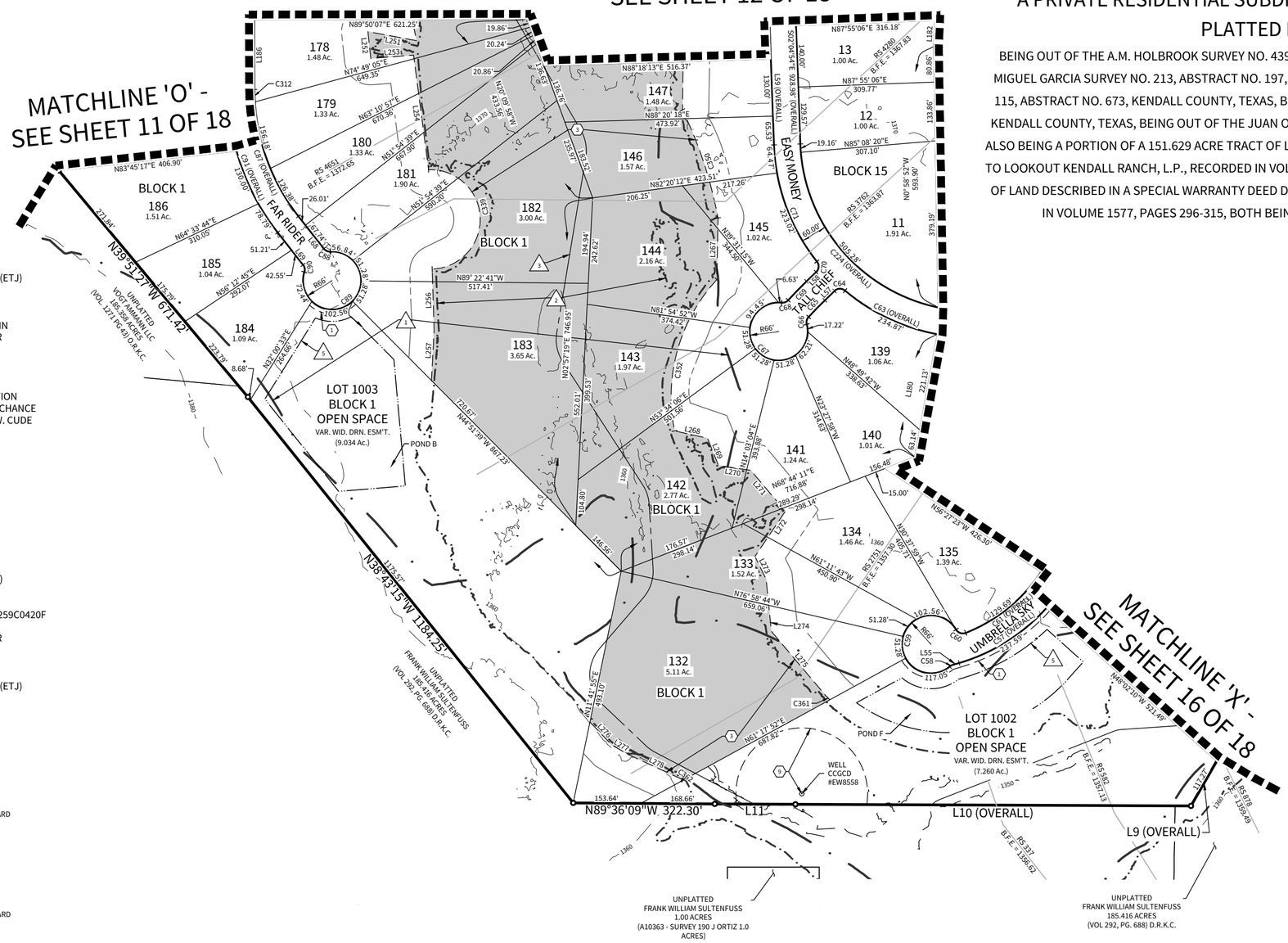

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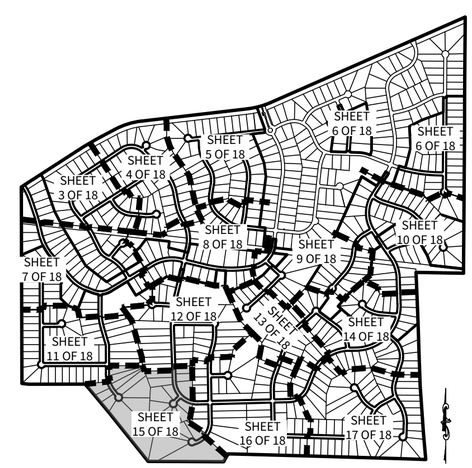

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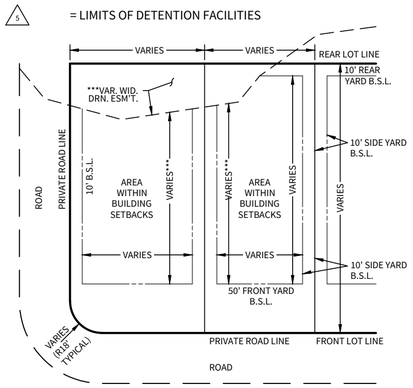

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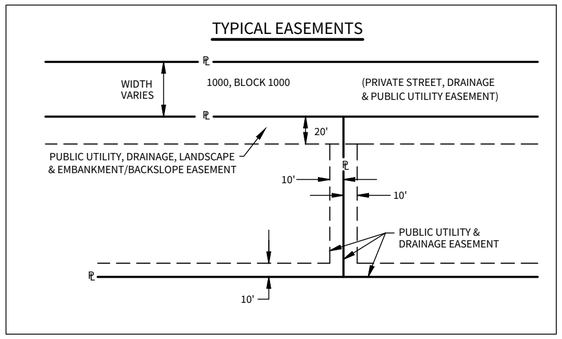

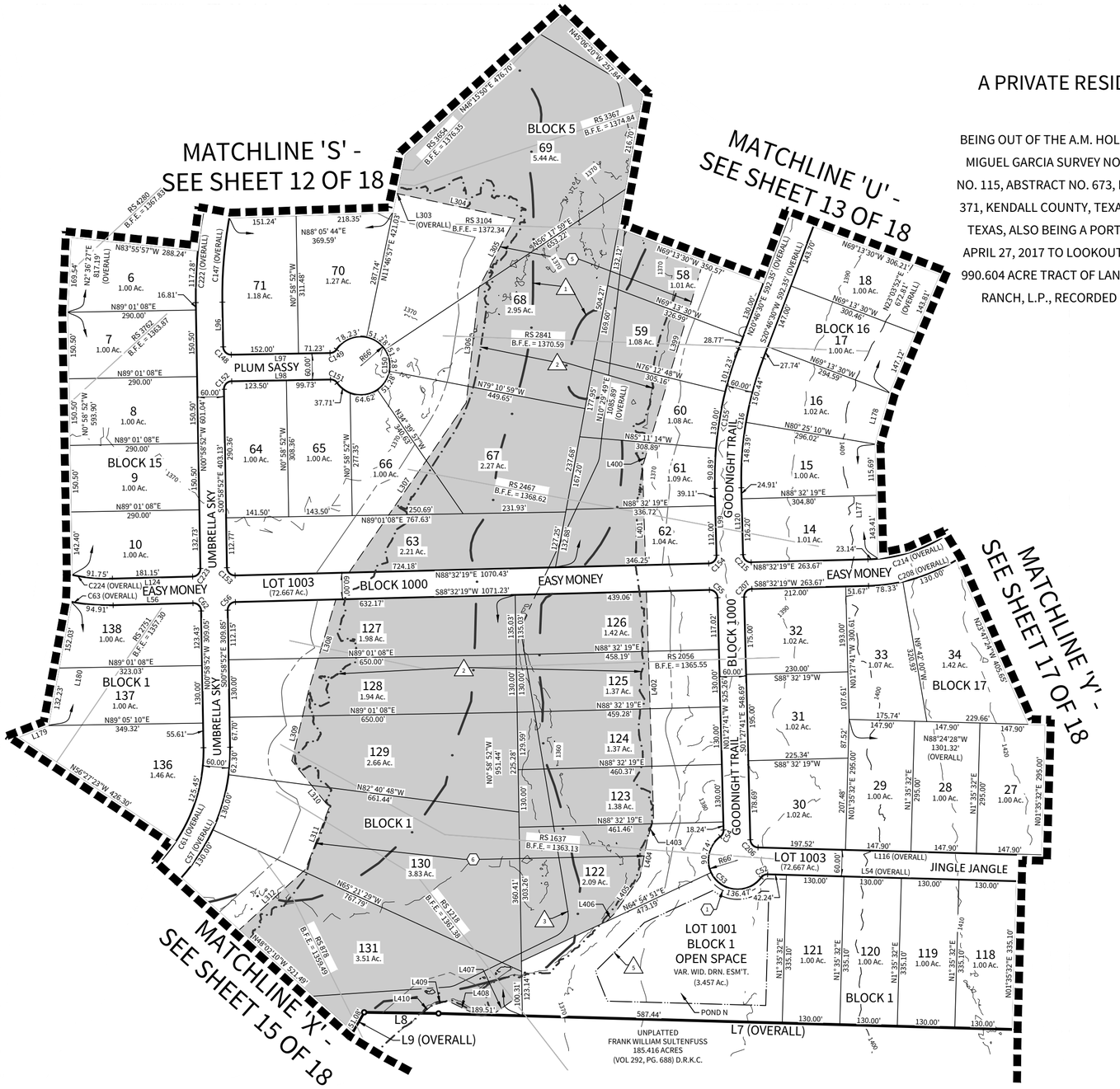

SCALE: 1"=200'

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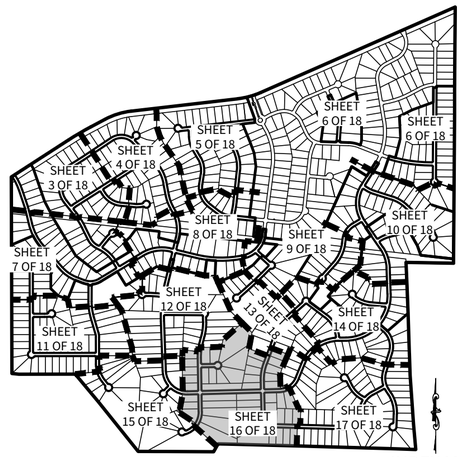


INDEX MAP

1" = 2000'

GEORGE'S RANCH PHASE 2

SHEET 16 OF 18

CUDE ENGINEERS
4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951 • FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE REGISTERED ENGINEERING FIRM #0455
TBPELS NO. 10048500

GEORGE'S RANCH
PRELIMINARY PLAT

A PRIVATE RESIDENTIAL SUBDIVISION OF 950.81 ACRES OF LAND TO BE PLATTED IN MULTIPLE UNITS

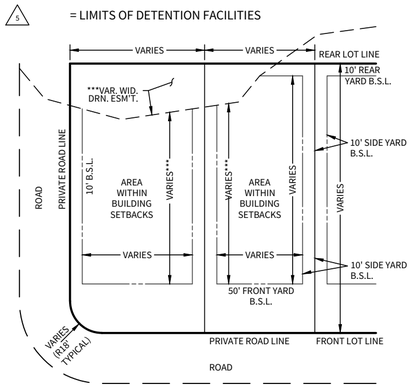
BEING OUT OF THE A.M. HOLBROOK SURVEY NO. 439, ABSTRACT NO. 263, KENDALL COUNTY, TEXAS, BEING OUT OF THE MIGUEL GARCIA SURVEY NO. 213, ABSTRACT NO. 197, KENDALL COUNTY, TEXAS, BEING OUT OF THE C. VOLCK SURVEY NO. 115, ABSTRACT NO. 673, KENDALL COUNTY, TEXAS, BEING OUT OF THE DAVID ODOM SURVEY NO. 212, ABSTRACT NO. 371, KENDALL COUNTY, TEXAS, BEING OUT OF THE JUAN ORTIZ SURVEY NO. 190, ABSTRACT NO. 363, 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.

LEGEND

Ac.	= ACRES
B.F.E.	= BASE FLOODPLAIN ELEVATION
B.S.L.	= BUILDING SETBACK LINE
C1	= CURVE NUMBER
CLOMR	= CONDITIONAL LETTER OF MAP REVISION
CCGCD	= COW CREEK GROUNDWATER CONSERVATION DISTRICT
DRN.	= DRAINAGE
ESM'T.	= EASEMENT
FEMA	= FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	= FLOOD INSURANCE RATE MAP
L1	= LINE NUMBER
L.S.	= LANDSCAPE
NO.	= NUMBER
N.T.S.	= NOT TO SCALE
O.F.	= OUTSIDE FLOODPLAIN
O.R.K.C.	= OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS
PG.	= PAGE
PGS.	= PAGES
P.R.K.C.	= PLAT RECORDS OF KENDALL COUNTY, TEXAS
R	= RADIUS
R.O.W.	= RIGHT-OF-WAY
RS	= RIVER STATION
SAWS	= SAN ANTONIO WATER SYSTEM
UTIL.	= UTILITY
VAR.	= VARIABLE
VOL.	= VOLUME
WID.	= WIDTH
WSE	= WATER SURFACE ELEVATION
	= CITY OF SAN ANTONIO EXTRATERRITORIAL JURISDICTION (ETJ)
ELEV.	= EXISTING GROUND MAJOR CONTOUR
ELEV.	= EXISTING GROUND MINOR CONTOUR
	= EXISTING PROPERTY LINE
	= APPROXIMATE LIMITS OF 1% ANNUAL CHANCE FLOODPLAIN
	= 1% ANNUAL CHANCE PROPOSED FLOODPLAIN PER CLOMR CONDUCTED BY M.W. CUDE ENGINEERS, L.L.C.
	= STREAM CENTERLINE
	= LIMITS OF DETENTION FACILITIES
	= SAWS FLOODPLAIN BUFFER
	= 1% ANNUAL CHANCE PROPOSED WATER SURFACE ELEVATION
	= AREA OF VAR. WID. DRN. ESM'T. CONTAINING 1% ANNUAL CHANCE PROPOSED FLOODPLAIN PER CLOMR CONDUCTED BY M.W. CUDE ENGINEERS, L.L.C.

KEYNOTES

1	= 10' UTIL. & L.S. ESM'T.
2	= VAR. WID. DRN. ESM'T. (21.76 Ac.)
3	= VAR. WID. DRN. ESM'T. (35.98 Ac.)
4	= VAR. WID. DRN. ESM'T. (20.10 Ac.)
5	= VAR. WID. DRN. ESM'T. (48.71 Ac.)
6	= VAR. WID. DRN. ESM'T. (15.66 Ac.)
7	= VAR. WID. DRN. ESM'T. (1.70 Ac.)
8	= VAR. WID. DRN. ESM'T. (3.86 Ac.)
9	= 150' RADIUS SANITARY SEWER CONTROL ESM'T. (0.180 Ac.) EXISTING WELL
1	= 1% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM NO. 48259C0420F EFFECTIVE DATE DECEMBER 17, 2010
2	= 1% ANNUAL CHANCE PROPOSED FLOODPLAIN PER CLOMR CONDUCTED BY M.W. CUDE ENGINEERS, L.L.C.
3	= STREAM CENTERLINE
4	= CITY OF SAN ANTONIO EXTRATERRITORIAL JURISDICTION (ETJ)
5	= LIMITS OF DETENTION FACILITIES



NOTE: ROOF OVERHANG MAY ENCROACH A MAXIMUM OF 24" INTO THE SETBACK LINE.

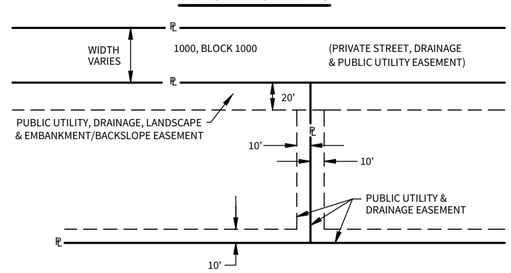
***: LOTS THAT CONTAIN A VAR. WID. DRN. ESM'T. SHALL HAVE THEIR STANDARD BUILDING SETBACK OUTSIDE THE LIMITS OF DRN. ESM'T.

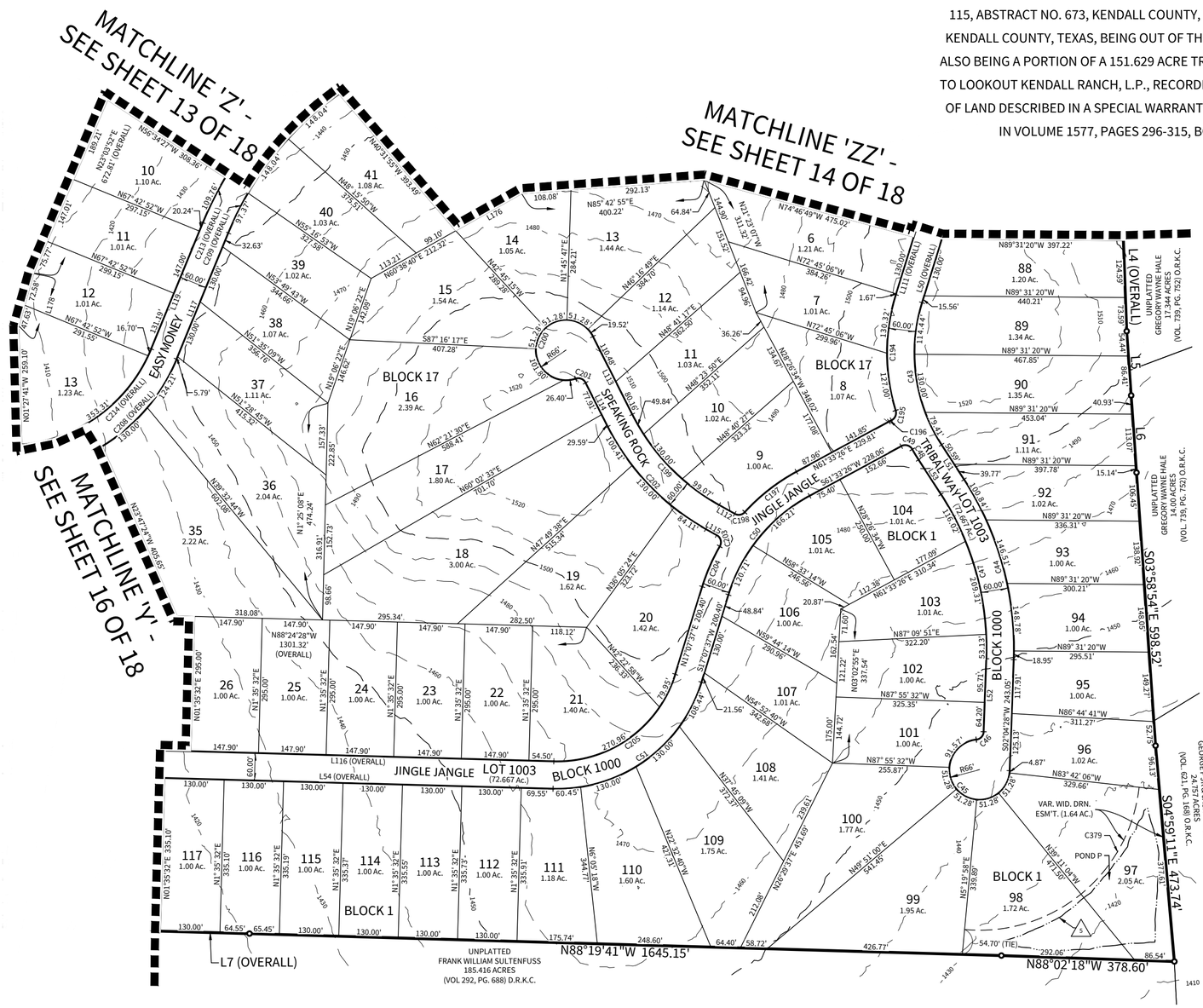
TYPICAL RESIDENTIAL LOT SETBACKS LAYOUT

(ESTABLISHED ON ALL LOTS)

N.T.S.

TYPICAL EASEMENTS





SCALE: 1"=200'

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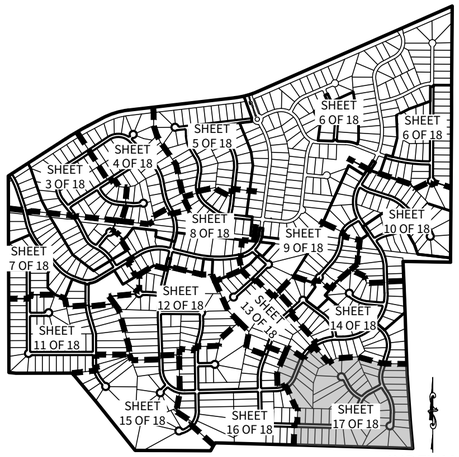

INDEX MAP

1" = 2000'

GEORGE'S RANCH PHASE 2

SHEET 17 OF 18

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CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	5679.94'	4°54'54"	243.77'	487.24'	487.09'	N59°31'52"E
C2	1382.39'	21°23'58"	261.20'	516.31'	513.32'	N72°40'35"E
C3	1482.34'	5°32'43"	71.79'	143.47'	143.41'	N80°36'07"E
C4	450.00'	6°39'41"	26.19'	52.32'	52.29'	N10°38'05"E
C5	510.00'	5°45'53"	25.68'	51.31'	51.29'	S10°11'11"W
C6	1170.00'	3°30'30"	35.83'	71.64'	71.63'	N30°19'18"E
C7	1230.00'	3°30'29"	37.67'	75.31'	75.30'	S30°19'18"W
C8	2670.00'	2°35'43"	60.48'	120.94'	120.93'	S74°08'01"E
C9	630.00'	19°24'01"	107.69'	213.32'	212.30'	N78°20'28"W
C10	18.00'	92°12'31"	18.71'	28.97'	25.94'	N41°56'13"W
C11	18.00'	87°47'29"	17.32'	27.58'	24.96'	S48°03'47"W
C12	18.00'	55°09'00"	9.40'	17.33'	16.66'	S27°09'33"E
C13	66.00'	290°18'01"	45.96'	334.40'	75.43'	N89°35'03"W
C14	18.00'	55°09'00"	9.40'	17.33'	16.66'	N27°59'27"E
C15	18.00'	90°35'25"	18.19'	28.46'	25.59'	N44°52'46"W
C16	2730.00'	17°20'19"	416.25'	826.15'	823.00'	N81°30'19"W
C17	2670.00'	17°21'36"	407.62'	808.98'	805.89'	S81°30'57"E
C18	18.00'	89°23'18"	17.81'	28.08'	25.32'	N45°06'36"E
C19	18.00'	93°36'25"	19.17'	29.41'	26.24'	N46°23'16"W
C20	970.00'	10°53'04"	92.41'	184.27'	183.99'	S81°22'00"W
C21	18.00'	66°02'42"	11.70'	20.75'	19.62'	S42°54'07"W
C22	66.00'	288°46'12"	47.28'	332.64'	76.87'	N25°44'08"W
C23	18.00'	43°48'22"	7.24'	13.76'	13.43'	S83°15'13"E
C24	1030.00'	12°17'46"	110.95'	221.05'	220.62'	N80°59'30"E
C25	18.00'	86°43'26"	17.00'	27.25'	24.72'	N43°46'40"E
C26	18.00'	90°25'14"	18.13'	28.41'	25.55'	S13°08'05"E
C27	470.00'	13°53'18"	57.24'	113.93'	113.65'	S65°17'21"E
C28	730.00'	24°01'14"	155.30'	306.04'	303.81'	S60°13'23"E
C29	380.00'	31°26'56"	106.99'	208.58'	205.97'	S32°29'18"E
C30	18.00'	29°26'06"	4.73'	9.25'	9.15'	S31°28'53"E
C31	66.00'	281°52'21"	53.57'	324.69'	83.18'	N85°15'46"W
C32	18.00'	79°49'11"	15.06'	25.08'	23.10'	N15°45'49"E
C33	320.00'	24°04'00"	68.21'	134.41'	133.43'	N36°10'46"W
C34	18.00'	90°00'00"	18.00'	28.27'	25.46'	S86°47'14"W
C35	430.00'	33°29'44"	129.40'	251.38'	247.82'	N58°32'06"E
C36	670.00'	17°32'36"	103.38'	205.15'	204.35'	S66°30'40"W
C37	18.00'	92°11'14"	18.70'	28.96'	25.94'	S11°38'45"W
C38	730.00'	32°29'31"	212.72'	413.98'	408.45'	S18°12'07"E
C39	845.00'	40°35'27"	312.50'	598.64'	586.20'	S18°20'22"W
C40	18.00'	86°48'42"	17.03'	27.27'	24.74'	S04°46'15"E
C41	430.00'	65°25'29"	276.19'	491.01'	464.76'	S15°27'51"E
C43	370.00'	50°08'55"	173.12'	323.84'	313.61'	S07°49'33"E
C44	680.00'	34°58'28"	214.24'	415.09'	408.67'	S15°24'46"E
C45	66.00'	261°47'12"	76.21'	301.56'	99.78'	N47°01'56"W
C46	18.00'	81°47'12"	15.59'	25.69'	23.57'	N42°58'04"E
C47	620.00'	34°58'28"	195.33'	378.46'	372.61'	N15°24'46"W
C48	430.00'	3°31'06"	13.21'	26.40'	26.40'	N31°08'28"W
C49	18.00'	89°03'39"	17.71'	27.98'	25.25'	N73°54'44"W
C50	370.00'	44°25'49"	151.11'	286.92'	279.78'	S39°20'31"W
C51	330.00'	74°27'55"	250.78'	428.89'	399.33'	S54°21'34"W

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C52	18.00'	55°09'00"	9.40'	17.33'	16.66'	S64°01'02"W
C54	18.00'	55°09'00"	9.40'	17.33'	16.66'	N26°06'49"E
C55	18.00'	90°00'00"	18.00'	28.27'	25.46'	N46°27'41"W
C56	18.00'	89°31'11"	17.85'	28.12'	25.35'	S43°46'43"W
C57	430.00'	74°36'12"	327.59'	559.89'	521.17'	S36°19'14"W
C58	18.00'	23°56'30"	3.82'	7.52'	7.47'	S61°39'05"W
C59	66.00'	279°41'11"	55.69'	322.18'	85.12'	N09°31'25"E
C60	18.00'	80°57'34"	15.36'	25.43'	23.37'	S71°06'46"E
C61	370.00'	69°23'19"	256.15'	448.09'	421.21'	N33°42'47"E
C62	18.00'	90°28'49"	18.15'	28.43'	25.56'	N46°13'17"W
C63	455.00'	41°31'40"	172.51'	329.78'	322.61'	N70°41'51"W
C64	18.00'	84°10'32"	16.26'	26.44'	24.13'	S87°58'43"W
C65	970.00'	3°08'08"	26.55'	53.08'	53.08'	S44°19'23"W
C66	18.00'	57°10'26"	9.81'	17.96'	17.23'	S14°10'06"W
C67	66.00'	290°15'14"	46.00'	334.35'	75.47'	N49°17'30"W
C68	18.00'	53°16'03"	9.03'	16.73'	16.14'	N69°12'05"E
C69	1030.00'	3°19'23"	29.88'	59.74'	59.73'	N44°13'45"E
C70	18.00'	84°10'32"	16.26'	26.44'	24.13'	N03°48'11"E
C71	455.00'	36°12'11"	148.73'	287.50'	282.74'	N20°11'00"W
C72	2530.00'	9°43'44"	215.32'	429.60'	429.08'	N02°46'58"E
C73	18.00'	88°55'14"	17.66'	27.94'	25.21'	N36°48'47"W
C74	1470.00'	10°33'12"	135.77'	270.76'	270.38'	N86°33'00"W
C75	18.00'	55°09'00"	9.40'	17.33'	16.66'	S60°35'53"W
C76	66.00'	290°18'01"	45.96'	334.40'	75.43'	S01°49'37"E
C77	18.00'	55°09'00"	9.40'	17.33'	16.66'	S64°15'06"E
C78	1530.00'	10°33'12"	141.31'	281.81'	281.42'	S86°33'00"E
C79	18.00'	88°55'14"	17.66'	27.94'	25.21'	N54°15'59"E
C80	2530.00'	3°44'39"	82.69'	165.33'	165.30'	N11°40'41"E
C81	18.00'	90°00'00"	18.00'	28.27'	25.46'	N31°27'00"W
C82	670.00'	44°52'01"	276.61'	524.66'	511.36'	S81°07'00"W
C83	380.00'	24°47'17"	83.51'	164.40'	163.12'	S71°04'37"W
C84	18.00'	83°04'23"	15.95'	26.10'	23.87'	S41°56'04"W
C85	970.00'	16°39'10"	141.96'	281.93'	280.93'	S07°55'42"E
C86	280.00'	16°05'24"	39.58'	78.63'	78.37'	S08°12'35"E
C87	470.00'	37°55'28"	161.49'	311.10'	305.45'	S19°07'37"E
C88	18.00'	55°09'00"	9.40'	17.33'	16.66'	S65°39'51"E
C89	66.00'	290°18'01"	45.96'	334.40'	75.43'	S51°54'39"W
C90	18.00'	55°09'00"	9.40'	17.33'	16.66'	N10°30'51"W
C91	530.00'	37°55'28"	182.10'	350.81'	344.44'	N19°07'37"W
C92	18.00'	89°54'42"	17.97'	28.25'	25.44'	N45°07'14"W
C93	18.00'	55°09'00"	9.40'	17.33'	16.66'	S62°20'55"W
C94	66.00'	200°12'43"	370.30'	230.63'	129.95'	S45°07'14"E
C95	18.00'	55°09'00"	9.40'	17.33'	16.66'	N27°24'37"E
C96	330.00'	49°15'52"	151.31'	283.74'	275.08'	N24°28'03"E
C97	18.00'	90°00'00"	18.00'	28.27'	25.46'	N04°05'59"E
C98	1030.00'	27°36'15"	253.03'	496.24'	491.45'	N27°05'54"W
C99	970.00'	5°15'31"	44.54'	89.02'	88.99'	N15°55'32"W
C100	1120.00'	14°22'02"	141.16'	280.85'	280.11'	N25°44'18"W
C101	1180.00'	14°22'02"	148.73'	295.89'	295.12'	S25°44'18"E
C102	1030.00'	5°15'31"	47.30'	94.53'	94.50'	S15°55'32"E

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C103	970.00'	27°36'15"	238.29'	467.33'	462.82'	S27°05'54"E
C104	670.00'	27°55'30"	166.58'	326.55'	323.32'	S54°51'46"E
C105	320.00'	52°29'30"	157.78'	293.17'	283.02'	N84°55'44"E
C106	18.00'	90°00'00"	18.00'	28.27'	25.46'	N13°40'59"E
C107	620.00'	30°13'34"	167.44'	327.08'	323.30'	N46°25'48"W
C108	330.00'	34°58'16"	103.96'	201.42'	198.31'	N44°03'26"W
C109	1470.00'	11°53'29"	153.09'	305.09'	304.54'	N32°31'03"W
C110	430.00'	40°04'12"	156.81'	300.72'	294.63'	N18°25'41"W
C111	380.00'	56°52'19"	205.77'	377.19'	361.89'	N30°02'35"E
C112	2970.00'	2°06'26"	54.62'	109.23'	109.23'	N57°25'31"E
C113	355.00'	65°02'43"	226.36'	403.02'	381.72'	N88°53'40"E
C114	18.00'	82°36'23"	15.82'	25.95'	23.76'	N80°06'50"E
C115	18.00'	55°09'00"	9.40'	17.33'	16.66'	N11°14'08"E
C116	66.00'	290°18'01"	45.96'	334.40'	75.43'	S51°11'21"E
C117	18.00'	55°09'00"	9.40'	17.33'	16.66'	S66°23'09"W
C118	18.00'	83°26'48"	16.05'	26.22'	23.96'	S02°54'45"E
C119	780.00'	33°50'43"	237.32'	460.76'	454.09'	S27°42'48"E
C120	720.00'	17°47'00"	112.64'	223.47'	222.58'	S19°40'56"E
C121	730.00'	42°07'26"	281.13'	536.70'	524.69'	S07°30'43"E
C122	18.00'	90°00'00"	18.00'	28.27'	25.46'	S31°27'00"E
C123	1970.00'	25°30'41"	445.97'	877.16'	869.93'	S89°12'20"E
C124	450.00'	70°44'05"	319.41'	555.55'	520.94'	N42°40'17"E
C125	510.00'	34°58'29"	160.68'	311.32'	306.50'	S24°47'29"W
C126	18.00'	89°48'17"	17.94'	28.21'	25.41'	S02°37'26"E
C127	18.00'	55°09'00"	9.40'	17.33'	16.66'	S75°06'04"E
C128	66.00'	202°29'26"	331.95'	233.25'	129.47'	S01°25'52"E
C129	18.00'	55°09'00"	9.40'	17.33'	16.66'	S72°14'21"W
C130	6030.00'	4°17'13"	225.69'	451.16'	451.06'	S46°48'27"W
C131	18.00'	55°09'00"	9.40'	17.33'	16.66'	S21°22'33"W
C132	66.00'	290°18'01"	45.96'	334.40'	75.43'	N41°02'56"W
C133	18.00'	55°09'00"	9.40'	17.33'	16.66'	N76°31'34"E
C134	5970.00'	4°17'13"	223.44'	446.67'	446.57'	N46°48'27"E
C135	18.00'	92°11'25"	18.70'	28.96'	25.94'	N01°25'52"W
C136	18.00'	79°43'22"	15.03'	25.05'	23.07'	N87°23'15"W
C137	510.00'	25°17'16"	114.41'	225.09'	223.27'	S65°23'42"W
C138	2030.00'	25°30'41"	459.55'	903.87'	896.42'	N89°12'20"W
C139	18.00'	90°00'00"	18.00'	28.27'	25.46'	S58°33'00"W
C140	2470.00'	11°12'19"	242.30'	483.06'	482.29'	S07°56'51"W
C141	18.00'	91°07'18"	18.36'	28.63'	25.70'	S43°12'58"E
C142	1970.00'	0°52'54"	15.16'	30.31'	30.31'	S89°13'04"E
C143	18.00'	55°09'00"	9.40'	17.33'	16.66'	N62°45'59"E
C145	18.00'	55°09'00"	9.40'	17.33'	16.66'	S26°58'06"W
C146	1030.00'	14°54'07"	134.71'	267.89'	267.14'	S06°50'40"W
C147	970.00'	15°16'35"	130.08'	258.63'	257.86'	S06°39'26"W
C148	18.00'	90°00'00"	18.00'	28.27'	25.46'	S45°58'52"E
C149	18.00'	55°09'00"	9.40'	17.33'	16.66'	N61°26'38"E
C150	66.00'	290°18'01"	45.96'	334.40'	75.43'	S00°58'52"E
C151	18.00'	55°09'00"	9.40'	17.33'	16.66'	N63°24'22"W
C152	18.00'	90°00'00"	18.00'	28.27'	25.46'	S44°01'08"W
C153	18.00'	90°28'49"	18.15'	28.43'	25.56'	S46°13'17"E

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C154	18.00'	90°00'00"	18.00'	28.27'	25.46'	N43°32'19"E
C155	830.00'	22°14'11"	163.11'	322.12'	320.10'	N09°39'25"E
C156	830.00'	27°19'30"	201.76'	395.83'	392.09'	N34°26'15"E
C157	18.00'	55°09'00"	9.40'	17.33'	16.66'	N20°31'30"E
C159	18.00'	55°09'00"	9.40'	17.33'	16.66'	S25°30'31"E
C160	580.00'	47°36'21"	255.85'	481.91'	468.17'	S29°16'51"E
C161	18.00'	85°34'16"	16.66'	26.88'	24.45'	S48°15'49"E
C162	785.00'	71°40'00"	566.85'	981.89'	919.12'	S53°07'03"W
C163	18.00'	101°51'01"	22.17'	32.00'	27.95'	N33°38'28"W
C164	270.00'	0°36'57"	1.45'	2.90'	2.90'	N84°52'27"W
C165	630.00'	34°24'15"	195.04'	378.29'	372.64'	N67°58'48"W
C166	18.00'	33°52'53"	5.48'	10.64'	10.49'	N67°43'07"W
C167	66.00'	284°58'00"	50.67'	328.26'	80.39'	N57°49'27"E
C168	18.00'	74°28'29"	13.68'	23.40'	21.78'	S16°55'48"E
C169	570.00'	31°00'53"	158.15'	308.55'	304.79'	S69°40'29"E
C170	330.00'	2°53'51"	8.35'	16.69'	16.69'	S83°44'00"E
C171	18.00'	87°39'41"	17.28'	27.54'	24.93'	N53°53'05"E
C172	785.00'	12°00'36"	82.58'	164.55'	164.25'	N04°02'57"E
C173	670.00'	32°29'31"	195.24'	379.95'	374.88'	N18°12'07"W
C174	18.00'	86°25'23"	16.91'	27.15'	24.65'	N77°39'34"W
C175	320.00'	51°31'48"	154.45'	287.80'	278.20'	S33°21'51"W
C176	730.00'	34°03'05"	223.54'	433.85'	427.49'	S24°37'29"W
C177	18.00'	67°41'56"	12.07'	21.27'	20.05'	S07°48'03"W
C178	66.00'	287°56'08"	48.01'	331.68'	77.65'	N62°04'51"W
C179	18.00'	40°14'12"	6.59'	12.64'	12.38'	N61°46'07"E
C180	670.00'	34°03'05"	205.17'	398.19'	392.35'	N24°37'29"E
C181	380.00'	51°31'48"	183.41'	341.76'	330.36'	N33°21'51"E
C182	18.00'	85°45'07"	16.71'	26.94'	24.49'	N16°15'11"E
C183	630.00'	58°41'55"	354.25'	645.42'	617.57'	S02°43'35"W
C184	18.00'	94°59'19"	19.64'	29.84'	26.54'	S74°09'39"W
C185	530.00'	13°53'18"	64.55'	128.47'	128.16'	N65°17'21"W
C186	670.00'	24°01'14"	142.54'	280.89'	278.84'	N60°13'23"W
C187	18.00'	90°00'00"	18.00'	28.27'	25.46'	N03°12'46"W
C188	370.00'	33°29'44"	111.34'	216.31'	213.24'	N58°32'06"E
C189	730.00'	17°49'27"	114.47'	227.10'	226.18'	N66°22'15"E
C190	18.00'	88°05'37"	17.41'	27.68'	25.03'	S78°29'41"E
C191	570.00'	61°06'51"	336.52'	607.99'	579.57'	S03°53'26"E
C192	18.00'	86°48'42"	17.03'	27.27'	24.74'	S88°25'04"W
C193	370.00'	65°25'29"	237.65'	422.50'	399.91'	N15°27'51"W
C194	430.00'	34°17'11"	132.64'	257.32'	253.49'	N00°06'18"E
C195	18.00'	79°45'12"	15.04'	25.06'	23.08'	N22°50'19"E
C196	330.00'	1°09'29"	3.33'	6.67'	6.67'	N62°08'10"E
C197	430.00'	19°12'19"	72.75'	144.13'	143.46'	N51°57'16"E
C198	18.00'	76°52'10"	14.28'	24.15'	22.38'	N80°47'11"E
C199	470.00'	34°00'04"	143.70'	278.91'	274.84'	S43°46'42"E
C200	66.00'	261°47'12"	76.21'	301.56'	99.78'	N22°19'44"E
C201	18.00'	81°47'12"	15.59'	25.69'	23.57'	N67°40'16"W
C202	530.00'	34°00'04"	162.04'	314.52'	309.92'	N43°46'42"W
C203	18.00'	90°44'18"	18.23'	28.51'	25.62'	N15°24'35"W
C204	430.00'	12°49'58"	48.36'	96.31'	96.11'	N23°32'35"E

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C205	270.00'	74°27'55"	205.18'	350.91'	326.73'	N54°21'34"E
C206	18.00'	86°56'47"	17.07'	27.32'	24.77'	S44°56'05"E
C207	18.00'	90°00'00"	18.00'	28.27'	25.46'	S43°32'19"W
C208	400.00'	66°15'11"	261.02'	462.53'	437.19'	S55°24'44"W
C209	695.00'	66°39'55"	457.10'	808.65'	763.80'	S55°37'06"W
C210	845.00'	43°56'20"	340.88'	648.01'	632.25'	N66°58'53"E
C212	18.00'	90°00'45"	18.00'	28.28'	25.46'	N39°00'28"E
C213	755.00'	61°43'42"	451.22'	813.41'	774.64'	N53°08'59"E
C214	340.00'	66°15'11"	221.87'	393.15'	371.61'	N55°24'44"E
C215	18.00'	90°00'00"	18.00'	28.27'	25.46'	S46°27'41"E
C216	770.00'	22°14'11"	151.32'	298.84'	296.96'	S09°39'25"W
C217	770.00'	27°19'30"	187.17'	367.22'	363.75'	S34°26'15"W
C218	18.00'	78°48'59"	14.79'	24.76'	22.85'	S87°30'29"W
C219	520.00'	47°05'07"	226.56'	427.33'	415.41'	N29°32'28"W
C220	18.00'	89°03'07"	17.70'	27.98'	25.24'	N45°07'58"W
C221	970.00'	14°54'07"	126.86'	252.29'	251.58'	N06°50'40"E
C222	1030.00'	15°16'35"	138.13'	274.62'	273.81'	N06°39'26"E
C223	18.00'	89°31'11"	17.85'	28.12'	25.35'	N43°46'43"E
C224	395.00'	89°22'47"	390.75'	616.19'	555.58'	S46°46'18"E
C225	2470.00'	2°10'59"	47.06'	94.11'	94.10'	S00°59'25"E
C226	18.00'	91°07'18"	18.36'	28.63'	25.70'	S45°39'44"W
C227	2030.00'	0°52'54"	15.62'	31.24'	31.24'	N89°13'04"W
C228	18.00'	83°04'23"	15.95'	26.10'	23.87'	N41°08'19"W
C229	1030.00'	16°39'10"	150.74'	299.36'	298.31'	N07°55'42"W
C230	220.00'	16°05'24"	31.10'	61.78'	61.58'	N08°12'35"W
C231	18.00'	90°05'18"	18.03'	28.30'	25.48'	N44°52'46"E
C232	18.00'	89°54'42"	17.97'	28.25'	25.44'	S45°07'14"E
C233	18.00'	90°00'00"	18.00'	28.27'	25.46'	S44°50'07"W
C234	1030.00'	4°57'51"	44.65'	89.24'	89.21'	S87°21'12"W
C235	18.00'	35°15'17"	5.72'	11.08'	10.90'	N77°30'05"W
C236	66.00'	285°51'14"	49.87'	329.28'	79.57'	S22°48'04"E
C237	18.00'	72°27'00"	13.19'	22.76'	21.27'	N50°29'49"E
C238	970.00'	3°06'48"	26.36'	52.71'	52.70'	N88°16'43"E
C239	18.00'	90°00'00"	18.00'	28.27'	25.46'	S45°09'53"E
C240	270.00'	49°15'52"	123.80'	232.15'	225.07'	S24°28'03"W
C241	18.00'	90°00'00"	18.00'	28.27'	25.46'	N85°54'01"W
C242	730.00'	27°55'30"	181.50'	355.79'	352.28'	N54°51'46"W
C243	380.00'	13°51'00"	46.15'	91.86'	91.63'	N75°45'01"W
C244	295.00'	78°59'33"	243.15'	406.71'	375.26'	N84°07'56"W
C245	18.00'	90°00'00"	18.00'	28.27'	25.46'	N00°21'51"E
C246	970.00'	12°01'28"	102.16'	203.57'	203.20'	N51°22'35"E
C247	330.00'	5°51'06"	16.87'	33.70'	33.69'	N54°27'46"E
C248	18.00'	90°00'00"	18.00'	28.27'	25.46'	S83°27'47"E
C249	370.00'	40°04'12"	134.93'	258.76'	253.52'	S18°25'41"E
C250	320.00'	56°52'19"	173.28'	317.63'	304.75'	S30°02'35"W
C251	3030.00'	2°06'26"	55.73'	111.44'	111.43'	S57°25'31"W
C252	18.00'	90°00'00"	18.00'	28.27'	25.46'	N89°38'09"W
C253	720.00'	33°50'43"	219.06'	425.31'	419.16'	N27°42'48"W
C254	780.00'	17°47'00"	122.03'	242.09'	241.12'	N19°40'56"W
C255	670.00'	42°07'26"	258.02'	492.59'	481.57'	N07°30'43"W

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C256	18.00'	90°00'00"	18.00'	28.27'	25.46'	N58°33'00"E
C257	730.00'	44°52'01"	301.38'	571.65'	557.15'	N81°07'00"E
C258	18.00'	90°00'00"	18.00'	28.27'	25.46'	S76°19'01"E
C259	680.00'	28°31'18"	172.83'	338.50'	335.02'	N45°34'40"W
C260	18.00'	98°47'55"	21.00'	31.04'	27.33'	S10°26'21"E
C261	470.00'	9°39'47"	39.73'	79.27'	79.17'	S43°47'30"W
C262	18.00'	55°28'50"	9.47'	17.43'	16.76'	S76°21'48"W
C263	66.00'	290°17'57"	45.96'	334.40'	75.43'	S41°02'45"E
C264	18.00'	54°52'36"	9.35'	17.24'	16.59'	N21°14'34"E
C265	530.00'	9°43'16"	45.07'	89.92'	89.82'	N43°49'14"E
C266	18.00'	79°29'50"	14.97'	24.97'	23.02'	N78°42'31"E
C267	270.00'	34°58'16"	85.06'	164.80'	162.25'	S44°03'26"E
C268	1530.00'	11°53'29"	159.34'	317.54'	316.97'	S32°31'03"E
C269	18.00'	90°00'00"	18.00'	28.27'	25.46'	S06°32'13"W
C270	270.00'	5°51'06"	13.80'	27.58'	27.56'	S54°27'46"W
C271	18.00'	90°00'00"	18.00'	28.27'	25.46'	N77°36'41"W
C272	455.00'	51°52'58"	221.34'	412.01'	398.08'	N58°33'10"W
C273	530.00'	17°45'55"	82.83'	164.33'	163.68'	S86°37'23"W
C274	18.00'	54°52'36"	9.35'	17.24'	16.59'	N74°49'17"W
C275	66.00'	290°17'57"	45.96'	334.40'	75.43'	S12°31'57"E
C276	18.00'	55°28'50"	9.47'	17.43'	16.76'	N50°03'29"E
C277	470.00'	17°42'26"	73.21'	145.25'	144.68'	N86°39'07"E
C278	395.00'	51°52'58"	192.15'	357.68'	345.59'	S58°33'10"E
C279	18.00'	90°00'00"	18.00'	28.27'	25.46'	S12°23'19"W
C280	1030.00'	12°01'28"	108.48'	216.16'	215.76'	S51°22'35"W
C281	18.00'	92°12'49"	18.71'	28.97'	25.94'	S37°16'43"W
C282	670.00'	17°32'56"	103.42'	205.21'	204.41'	S17°36'10"E
C283	730.00'	32°30'41"	212.85'	414.22'	408.69'	S10°07'18"E
C284	2030.00'	4°47'56"	85.06'	170.02'	169.97'	S08°32'00"W
C285	270.00'	4°49'02"	11.36'	22.70'	22.69'	S08°31'28"W
C286	18.00'	90°12'28"	18.07'	28.34'	25.50'	S38°59'17"E
C287	430.00'	31°48'52"	122.55'	238.77'	235.71'	N68°11'05"W
C288	455.00'	61°11'51"	269.07'	485.99'	463.21'	N21°40'43"W
C289	420.00'	38°58'52"	148.65'	285.75'	280.27'	N10°34'14"W
C290	530.00'	28°06'50"	132.70'	260.06'	257.46'	N16°00'15"W
C291	18.00'	94°40'02"	19.53'	29.74'	26.47'	N49°16'51"W
C292	18.00'	25°42'54"	4.11'	8.08'	8.01'	S70°31'40"W
C293	66.00'	281°43'00"	53.72'	324.51'	83.32'	N18°31'43"E
C294	18.00'	76°00'06"	14.06'	23.88'	22.16'	S58°36'50"E
C295	18.00'	88°04'14"	17.40'	27.67'	25.02'	N52°34'45"W
C296	730.00'	17°50'00"	114.53'	227.21'	226.30'	N17°27'38"W
C297	670.00'	32°30'41"	195.36'	380.18'	375.10'	N10°07'18"W
C298	1970.00'	4°47'56"	82.55'	165.00'	164.95'	N08°32'00"E
C299	330.00'	4°52'28"	14.05'	28.07'	28.07'	N08°29'44"E
C300	18.00'	89°50'58"	17.95'	28.23'	25.42'	N50°58'59"E
C301	370.00'	31°48'52"	105.45'	205.45'	202.82'	S68°11'05"E
C302	395.00'	61°11'51"	233.59'	421.90'	402.13'	S21°40'43"E
C303	480.00'	38°58'52"	169.89'	326.57'	320.31'	S10°34'14"E
C304	470.00'	28°06'50"	117.68'	230.62'	228.31'	S16°00'15"E
C305	18.00'	85°19'58"	16.59'	26.81'	24.40'	S40°43'09"W

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C306	630.00'	28°36'44"	160.66'	314.61'	311.35'	S10°08'20"E
C307	570.00'	28°36'44"	145.36'	284.65'	281.70'	N10°08'20"W
C308	66.00'	46°23'59"	28.29'	53.45'	52.00'	S49°02'12"E
C309	66.00'	44°31'02"	27.01'	51.28'	50.00'	N85°30'18"E
C310	66.00'	44°31'02"	27.01'	51.28'	50.00'	N40°59'16"E
C311	66.00'	76°35'42"	52.12'	88.23'	81.81'	S72°30'22"E
C312	470.00'	3°28'45"	14.27'	28.54'	28.53'	S01°54'15"E
C313	66.00'	44°31'02"	27.01'	51.28'	50.00'	S16°44'06"W
C314	66.00'	54°04'09"	33.68'	62.28'	60.00'	S66°01'42"W
C315	66.00'	53°56'13"	33.58'	62.13'	59.86'	N27°12'55"W
C316	970.00'	0°35'03"	4.94'	9.89'	9.89'	N13°35'18"W
C317	5589.61'	4°54'24"	239.49'	478.68'	478.53'	S59°31'52"W
C318	1283.62'	21°22'49"	242.31'	478.99'	476.22'	S72°40'35"W
C319	324.63'	30°00'09"	86.99'	169.99'	168.06'	N29°46'32"E
C322	921.87'	20°38'03"	167.82'	332.00'	330.21'	S27°06'30"E
C323	751.00'	27°36'17"	184.50'	361.83'	358.34'	S26°59'42"E
C324	501.00'	27°50'51"	124.21'	243.50'	241.11'	S54°43'17"E
C325	118.27'	73°55'54"	89.01'	152.61'	142.24'	S58°26'35"E
C328	108.05'	102°07'21"	133.72'	192.58'	168.08'	N12°44'44"E
C329	974.47'	35°18'50"	310.19'	600.61'	591.15'	N00°05'30"E
C332	2192.45'	6°55'24"	132.62'	264.92'	264.76'	N34°23'53"W
C338	152.78'	61°23'06"	90.69'	163.69'	155.97'	N37°13'20"W
C339	113.10'	180°28'29"	27298.15'	356.27'	226.21'	S02°04'35"E
C347	47.16'	82°25'34"	41.31'	67.85'	62.15'	N45°17'06"W
C350	964.62'	15°27'35"	130.94'	260.28'	259.49'	N18°13'11"W
C352	392.45'	54°13'29"	200.93'	371.41'	357.70'	N15°38'19"E
C361	379.83'	2°04'51"	6.90'	13.79'	13.79'	N44°59'38"W
C362	50.95'	3°26'14"	1.53'	3.06'	3.06'	S54°05'40"E
C363	512.01'	39°51'05"	185.61'	356.12'	348.99'	S15°00'25"E
C364	884.28'	36°15'18"	289.50'	559.55'	550.26'	S23°53'52"E
C365	1248.90'	56°39'16"	673.23'	1234.92'	1185.22'	S34°05'51"E
C366	67.03'	126°25'05"	132.75'	147.90'	119.67'	S00°47'04"W
C367	214.47'	42°07'51"	82.61'	157.71'	154.18'	S19°00'18"E
C368	547.07'	35°22'30"	174.46'	337.77'	332.43'	S02°28'53"E
C369	234.69'	55°16'48"	122.90'	226.43'	217.75'	N12°53'10"W
C370	239.64'	27°18'48"	58.23'	114.24'	113.16'	N11°55'34"W
C371	773.89'	18°56'23"	129.09'	255.82'	254.65'	N37°09'35"W
C372	91.12'	53°18'00"	45.73'	84.77'	81.75'	N29°26'26"E
C373	45.95'	93°22'47"	48.74'	74.89'	66.87'	N14°12'37"W
C374	191.14'	30°49'48"	52.70'	102.85'	101.61'	N11°01'57"E
C375	231.58'	22°19'25"	45.69'	90.23'	89.66'	N15°17'08"E
C376	168.67'	49°20'14"	77.47'	145.24'	140.79'	S16°50'34"W
C377	501.72'	15°44'53"	69.39'	137.90'	137.47'	S59°05'17"E
C378	54.35'	41°47'09"	20.75'	39.64'	38.77'	N32°21'19"E
C379	351.19'	89°02'04"	345.32'	545.73'	492.46'	N50°48'56"E

LINE TABLE

LINE	BEARING	LENGTH
L1	S00°24'57"W	56.76'
L2	S02°30'12"E	435.98'
L3	S01°55'23"E	30.40'
L4	S02°02'34"E	397.42'
L5	S03°58'30"E	140.85'
L6	S04°00'07"E	169.13'
L7	N88°24'28"W	1491.51'
L8	N89°08'51"W	168.04'
L9	S29°54'21"W	168.35'
L10	N89°45'46"W	900.60'
L11	N89°44'06"W	183.71'
L12	N84°32'38"W	129.89'
L13	N00°11'07"W	2520.73'
L14	S64°52'11"E	38.98'
L15	S83°23'07"W	3.20'
L16	S06°36'53"E	60.00'
L17	S83°23'07"W	230.76'
L18	S20°33'07"E	224.58'
L19	S07°33'44"E	253.44'
L20	S84°05'31"E	111.90'
L21	S83°37'16"E	152.80'
L22	N07°18'14"E	108.51'
L23	S82°41'46"E	60.00'
L24	S07°18'14"W	108.51'
L25	N32°04'32"E	240.62'

LINE TABLE

LINE	BEARING	LENGTH
L26	S61°25'57"E	60.00'
L27	S32°04'32"W	104.20'
L28	S71°06'13"E	183.92'
L29	N17°09'51"E	60.00'
L30	N63°16'30"E	265.22'
L31	N00°24'57"E	273.53'
L32	S89°35'03"E	60.00'
L33	N00°24'57"E	26.52'
L34	N65°33'18"E	60.00'
L35	S24°26'42"E	164.46'
L36	S14°13'22"W	86.61'
L37	N68°38'27"W	15.39'
L38	N88°02'28"W	144.56'
L39	N04°10'02"E	2.08'
L40	N85°49'58"W	60.00'
L41	S04°10'02"W	5.78'
L42	N25°57'36"W	262.40'
L43	N24°26'42"W	191.97'
L44	S32°04'32"W	398.26'
L45	S58°20'42"E	64.94'
L46	S41°47'14"W	158.60'
L47	S34°26'52"E	103.92'
L48	S01°57'21"E	481.60'
L49	S48°10'36"E	114.41'
L50	S17°14'54"W	371.52'

LINE TABLE

LINE	BEARING	LENGTH
L51	S32°54'01"E	90.36'
L52	N02°04'28"E	159.91'
L53	N32°54'01"W	90.36'
L54	N88°24'28"W	1411.80'
L55	S73°37'19"W	15.33'
L56	S88°32'19"W	180.34'
L57	S45°53'27"W	30.35'
L58	N45°53'27"E	30.35'
L59	N02°04'54"W	928.98'
L60	N81°16'24"W	8.06'
L61	N88°10'23"E	8.98'
L62	N88°10'23"E	8.98'
L63	S81°16'24"E	8.06'
L64	N13°33'00"E	600.71'
L65	N76°27'00"W	23.92'
L66	S58°40'59"W	919.48'
L67	S00°23'53"W	302.15'
L68	S38°05'21"E	93.76'
L69	N38°05'21"W	93.76'
L70	N00°09'53"W	133.10'
L71	N49°05'59"E	130.41'
L72	N40°54'01"W	8.27'
L73	N13°17'46"W	234.38'
L74	N32°55'20"W	0.61'
L75	N77°55'20"W	25.00'

LINE TABLE

LINE	BEARING	LENGTH
L76	S12°04'40"W	25.00'
L77	S32°55'20"E	0.61'
L78	S13°17'46"E	234.38'
L79	S68°49'31"E	152.78'
L80	N31°19'01"W	107.96'
L81	N61°32'34"W	104.04'
L82	N38°27'47"W	275.32'
L83	N01°36'25"E	99.14'
L84	N56°22'18"E	637.35'
L85	N38°48'39"E	1.94'
L86	S38°48'39"W	1.90'
L87	S28°34'26"E	92.58'
L88	S13°33'00"W	197.23'
L89	S44°39'51"W	148.94'
L90	S48°57'04"W	155.80'
L91	N48°57'04"E	155.80'
L92	N44°39'51"E	168.00'
L93	S88°46'37"E	7.71'
L94	S00°36'24"E	88.57'
L95	S14°17'43"W	147.31'
L96	S00°58'52"E	101.11'
L97	N89°01'08"E	223.23'
L98	S89°01'08"W	223.23'
L99	N01°27'41"W	151.11'
L100	N48°06'00"E	386.08'

LINE TABLE

LINE	BEARING	LENGTH
L101	N88°57'03"E	111.74'
L102	N01°57'21"W	481.60'
L103	S59°07'45"W	147.75'
L104	S07°35'57"W	92.67'
L105	N07°35'57"E	92.67'
L106	N59°07'45"E	147.79'
L107	N32°04'32"E	442.20'
L108	N58°20'42"W	63.19'
L109	N41°47'14"E	158.60'
L110	N48°10'36"W	114.41'
L111	N17°14'54"E	371.52'
L112	S60°46'44"E	38.94'
L113	S26°46'40"E	190.64'
L114	N26°46'40"W	107.50'
L115	N60°46'44"W	27.27'
L116	S88°24'28"E	1435.22'
L117	S22°17'08"W	298.42'
L118	S88°57'03"W	141.30'
L119	N22°17'08"E	298.42'
L120	S01°27'41"E	151.11'
L121	S48°06'00"W	415.58'
L122	N00°36'24"W	110.29'
L123	N14°17'43"E	147.31'
L124	N88°32'19"E	181.15'
L125	N88°46'37"W	7.71'

LINE TABLE

LINE	BEARING	LENGTH
L126	N00°23'53"E	302.15'
L127	S00°09'53"E	852.16'
L128	S49°05'59"W	130.41'
L129	N68°49'31"W	152.78'
L130	N45°21'51"E	111.09'
L131	N51°32'13"E	32.66'
L132	S38°27'47"E	118.45'
L133	S01°36'25"W	99.14'
L134	S56°22'18"W	637.35'
L135	N44°38'09"W	128.09'
L136	N28°34'26"W	92.58'
L137	N13°33'00"E	197.23'
L138	S76°27'00"E	23.92'
L139	N58°40'59"E	463.08'
L140	S31°19'01"E	107.96'
L141	S38°57'36"W	160.04'
L142	N38°57'36"E	177.53'
L143	S61°32'34"E	27.22'
L144	S38°27'47"E	60.87'
L145	S51°32'13"W	32.66'
L146	N32°36'41"W	63.16'
L147	N84°29'39"W	254.84'
L148	S84°29'39"E	254.84'
L149	S32°36'41"E	63.16'
L150	S57°23'19"W	657.19'

LINE TABLE

LINE	BEARING	LENGTH
L151	S45°21'51"W	111.09'
L152	S06°08'03"W	574.22'
L153	S10°55'58"W	55.28'
L154	N52°16'39"W	205.35'
L155	N08°55'12"E	183.74'
L156	N30°03'40"W	191.88'
L157	N01°56'50"W	108.13'
L158	S83°23'07"W	140.26'
L159	N06°08'03"E	574.22'
L160	N10°55'58"E	55.28'
L161	S84°05'31"E	21.40'
L162	S52°16'39"E	205.35'
L163	S08°55'12"W	183.74'
L164	S30°03'40"E	191.88'
L165	S01°56'50"E	115.97'
L166	S60°39'30"E	121.40'
L167	S43°21'52"E	122.10'
L168	N06°22'44"E	141.64'
L169	N06°22'44"E	230.64'
L170	S49°27'29"W	154.69'
L171	N02°30'12"W	145.86'
L172	S17°44'58"E	135.10'
L173	S49°27'29"W	14.65'
L174	N40°04'36"E	171.09'
L175	S41°39'01"W	86.40'

LINE TABLE

LINE	BEARING	LENGTH
L176	N60°38'40"E	165.42'
L177	N01°27'41"W	259.10'
L178	N15°47'04"E	120.21'
L179	N68°44'11"E	72.15'
L180	N10°29'25"E	284.27'
L181	N11°46'57"E	133.29'
L182	S02°36'27"W	59.36'
L183	S38°09'18"W	34.38'
L184	S73°40'49"W	65.90'
L185	S23°53'58"E	132.55'
L186	N00°09'53"W	158.40'
L187	S20°09'58"E	113.29'
L188	N27°30'15"W	30.11'
L189	N04°33'01"W	130.12'
L190	N04°33'01"W	130.38'
L191	N04°33'01"W	22.07'
L192	N36°27'21"W	297.09'
L193	S76°27'00"E	218.47'
L194	S23°53'58"E	138.01'
L195	N83°37'16"W	1530.19'
L196	S83°37'16"E	1498.18'
L197	N19°20'25"W	93.56'
L198	S89°45'12"W	50.00'
L199	S35°48'59"W	84.18'
L200	S76°42'14"W	102.67'

LINE TABLE

LINE	BEARING	LENGTH
L201	N57°04'40"E	78.98'
L202	S58°24'11"W	137.54'
L203	S12°32'18"E	86.60'
L204	N28°34'26"W	61.79'
L205	N77°27'42"E	76.20'
L206	S32°36'41"E	166.50'
L207	N84°29'39"W	148.55'
L208	N76°24'40"E	158.95'
L209	N57°31'59"E	232.77'
L210	N57°06'35"E	229.89'
L211	N19°51'03"W	128.46'
L212	S19°51'03"E	80.90'
L213	S26°12'28"E	179.78'
L214	S19°51'03"E	47.56'
L215	S29°03'44"E	145.39'
L216	S17°49'31"E	158.01'
L217	S17°49'31"E	34.67'
L218	N36°28'02"W	52.28'
L219	S62°48'01"E	287.28'
L220	S25°19'51"E	86.02'
L221	S15°16'15"E	73.28'
L222	S46°50'46"W	132.82'
L223	N68°12'43"E	71.95'
L224	S42°14'26"E	13.35'
L226	S18°36'05"E	369.61'

LINE TABLE

LINE	BEARING	LENGTH
L227	S13°11'34"E	278.48'
L229	S40°47'51"E	569.74'
L231	S68°38'42"E	54.25'
L232	S57°50'55"E	134.85'
L234	S22°20'50"E	59.48'
L235	N51°21'12"E	131.57'
L236	N38°18'57"W	162.51'
L237	N32°35'31"W	167.86'
L238	N37°51'35"W	211.37'
L239	N24°43'10"W	293.75'
L240	N50°41'07"W	41.39'
L241	N15°02'58"E	99.82'
L242	N61°12'37"W	403.18'
L243	N28°18'43"W	146.70'
L244	S07°26'52"E	65.15'
L245	S79°56'08"W	80.73'
L246	S23°31'44"E	622.16'
L247	S80°36'39"W	72.93'
L248	S16°33'21"E	127.17'
L249	S86°47'56"E	74.83'
L250	S12°35'44"E	189.79'
L251	N79°28'38"W	112.91'
L252	S05°58'53"E	61.52'
L253	N85°26'14"E	97.88'
L254	S07°27'01"E	263.27'

LINE TABLE

LINE	BEARING	LENGTH
L256	S01°48'00"E	141.52'
L257	S03°06'55"W	112.35'
L258	N47°21'33"W	136.00'
L259	N20°05'36"W	170.01'
L260	S77°55'26"W	127.43'
L261	N54°42'50"W	95.70'
L262	N29°38'07"W	166.10'
L263	N23°06'51"E	70.54'
L264	N86°29'53"W	40.91'
L265	N18°23'25"W	145.73'
L266	N01°00'26"E	633.47'
L267	N01°03'32"E	139.81'
L268	N77°25'08"W	76.95'
L269	N21°54'11"W	66.85'
L270	N81°30'04"W	74.39'
L271	N40°07'02"W	122.05'
L272	N33°58'33"E	123.68'
L273	N25°59'27"W	57.93'
L274	N05°46'14"W	119.14'
L275	N40°11'11"W	191.20'
L276	S43°33'12"E	72.00'
L277	S59°54'49"E	42.33'
L278	S65°09'47"E	136.01'
L280	S08°36'07"W	301.23'
L281	S00°57'36"W	61.11'

LINE TABLE

LINE	BEARING	LENGTH
L283	S42°01'31"E	251.74'
L287	S27°50'44"W	38.53'
L288	S07°21'36"W	48.95'
L289	S18°00'34"E	48.48'
L290	S23°23'45"W	90.73'
L291	S75°24'19"W	30.47'
L292	S03°02'36"E	43.18'
L293	S23°13'52"W	136.53'
L294	S02°03'38"W	152.83'
L297	S84°06'35"E	42.95'
L298	S38°56'12"E	63.19'
L299	S02°20'19"W	283.55'
L300	S18°29'34"E	182.44'
L301	S43°14'19"W	93.11'
L302	S04°20'11"W	169.45'
L303	S63°35'09"E	147.71'
L304	S78°01'30"E	270.53'
L305	S27°34'08"W	175.61'
L306	S06°17'27"W	262.21'
L307	S34°36'52"W	466.58'
L308	S16°42'21"W	207.43'
L309	S13°28'49"W	170.59'
L310	S38°47'13"E	134.97'
L311	S20°55'02"W	149.78'
L312	S47°33'25"W	203.09'

LINE TABLE

LINE	BEARING	LENGTH
L313	N14°34'58"E	72.72'
L314	N32°32'27"E	67.94'
L315	N14°45'14"E	237.01'
L317	N44°54'03"W	356.43'
L318	N34°08'21"W	107.88'
L319	N25°34'58"W	222.32'
L321	N02°30'26"E	139.51'
L322	N09°34'43"E	103.55'
L323	N03°06'44"W	113.35'
L324	N00°36'35"E	115.64'
L325	N27°41'23"W	94.06'
L327	N54°35'43"W	286.94'
L329	N55°19'42"E	22.46'
L330	N02°55'26"E	280.48'
L332	N27°35'20"E	31.07'
L333	S04°42'33"E	110.77'
L336	N41°10'30"W	206.53'
L337	N20°20'53"W	258.30'
L338	N33°32'10"W	118.20'
L339	S68°06'09"W	29.71'
L340	S34°03'30"W	62.64'
L341	S44°54'09"W	33.89'
L342	S15°30'06"W	44.50'
L343	S21°54'43"W	157.38'
L344	S03°00'51"W	46.63'

LINE TABLE

LINE	BEARING	LENGTH
L345	S43°30'22"W	65.89'
L346	S08°30'08"W	165.79'
L347	S24°56'12"W	58.96'
L348	S39°53'06"W	47.00'
L349	S48°42'24"W	543.55'
L350	S08°23'28"W	50.35'
L351	S32°16'37"E	15.36'
L352	S00°40'57"E	14.51'
L353	S37°22'46"W	23.91'
L354	S63°53'33"W	7.15'
L355	S11°10'25"W	83.57'
L356	S09°35'51"E	213.36'
L357	S19°45'08"W	39.54'
L358	S01°46'22"E	89.96'
L360	S43°20'34"E	38.70'
L361	S07°44'21"E	190.21'
L362	S03°44'09"E	105.61'
L363	S26°36'19"E	40.41'
L364	S55°03'08"E	50.46'
L365	N83°47'27"E	16.70'
L366	S84°11'13"E	72.60'
L367	N44°38'43"E	87.18'
L368	S88°22'10"E	203.40'
L369	S20°51'48"E	28.91'
L370	S77°36'53"E	86.95'

LINE TABLE

LINE	BEARING	LENGTH
L371	S00°11'57"W	90.84'
L372	N75°16'52"W	143.77'
L373	S87°35'02"W	123.65'
L374	S61°23'32"W	130.92'
L375	S86°48'16"W	123.78'
L376	N49°01'51"W	37.18'
L377	N08°48'39"E	15.98'
L378	N63°17'16"W	108.35'
L379	N47°46'21"W	38.04'
L381	S58°39'34"E	46.45'
L382	N27°31'08"E	64.26'
L383	N12°39'31"E	39.57'
L386	N14°46'28"E	77.70'
L387	N26°08'32"W	15.50'
L388	N29°44'30"E	55.10'
L389	N18°18'35"E	62.42'
L390	N29°10'48"E	15.90'
L391	N05°19'31"E	50.94'
L392	N19°45'59"E	342.52'
L393	N13°14'15"E	152.44'
L394	N19°43'49"E	573.25'
L395	N38°54'24"E	858.74'
L396	N41°11'32"E	883.30'
L397	N21°40'22"E	102.20'
L398	N16°27'59"E	149.41'

LINE TABLE

LINE	BEARING	LENGTH
L399	N16°27'59"E	405.47'
L400	N16°27'59"E	81.30'
L401	N01°48'24"W	221.85'
L402	N01°48'24"W	512.42'
L403	N16°02'13"E	50.74'
L404	N11°07'56"E	85.29'
L405	N34°56'29"E	102.78'
L406	N45°35'07"E	24.45'
L407	N54°27'13"E	82.40'
L408	N64°15'12"W	70.89'
L409	S73°27'20"W	38.50'
L410	S49°22'35"W	26.02'

BLOCK	LOT	AREA OUTSIDE FLOODPLAIN (Ac.)
1	47	0.91
1	48	0.76
1	49	0.95
1	51	0.69
1	52	0.53
1	53	0.77
1	54	1.00
1	171	0.68
1	172	0.62
1	173	0.64
1	174	0.76
1	175	0.90
1	176	0.80
1	177	1.08
1	178	1.11
1	179	1.03
1	180	0.98
1	181	0.97
1	182	1.01
1	183	0.61
1	122	0.62
1	123	0.52
1	124	0.54
1	125	0.52
1	126	0.53
1	127	0.80
1	128	0.68
1	129	0.61
1	130	0.88
1	131	0.81
1	132	0.95
1	133	0.88
1	134	1.41
1	141	1.21
1	142	0.96
1	143	0.59
1	144	0.74
1	145	0.97
1	146	0.59
1	147	0.66
1	148	0.61
1	149	0.59
1	150	0.57
1	151	0.55
1	152	0.62
1	153	0.82
1	154	1.03
1	157	0.92
1	158	0.86
3	16	0.87
3	17	0.73
3	18	0.67
3	19	0.84
3	20	0.85
5	1	0.53
5	2	0.66
5	3	0.65

BLOCK	LOT	AREA OUTSIDE FLOODPLAIN (Ac.)
5	4	0.76
5	5	1.14
5	6	1.13
5	7	0.69
5	8	0.63
5	9	0.61
5	10	0.95
5	11	0.54
5	12	0.60
5	13	0.51
5	14	0.62
5	49	0.73
5	50	0.73
5	51	0.63
5	52	0.64
5	53	0.67
5	54	0.55
5	55	0.58
5	56	0.56
5	57	0.53
5	58	0.53
5	59	0.56
5	60	0.54
5	61	0.53
5	62	0.54
5	63	1.11
5	66	0.84
5	67	0.57
5	68	0.70
5	69	1.81
5	72	0.97
5	73	0.61
5	74	0.67
5	75	0.66
5	76	0.61
5	77	0.72
5	78	1.09
5	88	1.61
5	97	1.05
5	98	0.62
5	99	0.56
5	100	0.58
5	101	0.60
5	102	0.66
5	103	0.50
5	104	1.31
8	11	0.84
8	12	0.51
8	13	0.60
8	14	0.76
8	16	0.69
8	17	0.55
8	18	0.60
8	19	0.52
8	20	0.52
8	21	0.60
8	22	0.66

BLOCK	LOT	AREA OUTSIDE FLOODPLAIN (Ac.)
8	23	0.67
8	24	0.61
8	25	0.57
8	26	0.56
8	32	1.53
8	33	1.66
8	37	1.20
8	38	0.92
8	39	0.56
8	40	0.55
8	41	0.57
8	42	0.52
8	43	0.55
8	44	0.56
8	45	0.58
8	46	0.54
8	47	0.53
8	48	0.50
8	49	0.97
8	50	0.54
8	51	1.13
8	63	0.97
8	64	0.69
8	65	0.62
8	66	0.56
8	67	0.61
8	68	0.61
8	69	0.90
8	70	0.78
8	71	0.54
8	72	0.57
8	73	0.73
8	74	0.68
8	75	0.59
8	76	0.57
8	77	0.64
8	78	0.65
8	79	0.50
8	80	0.59
8	81	0.61
8	82	0.62
8	83	0.53
8	84	0.53
8	85	0.54
8	86	0.53
8	87	0.54
8	88	0.54
8	89	0.54
8	90	0.64
8	91	0.55
8	92	0.52
8	93	0.52
8	94	0.60
8	95	0.56

GEORGE'S RANCH PHASE 2

SHEET 18 OF 18

CUDE ENGINEERS
4122 POND HILL RD. • SUITE 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951 • FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE REGISTERED ENGINEERING
FIRM #0455
TBPELS NO. 10048500

KENDALL COUNTY COMMISSIONERS COURT
AGENDA REQUEST

COMMISSIONER COURT DATE: 1/9/2023 OPEN SESSION	
SUBJECT	Amend Kendall County Development Rules, Section 5.9 (G) Additional Outdoor Lighting Standards Within Five Miles of Camp Bullis
DEPARTMENT & PERSON MAKING REQUEST	County Engineer - Richard Tobolka Assistant County Engineer - Mary Ellen Schulle
PHONE # OR EXTENSION #	830-249-9343 ext. 250
TIME NEEDED FOR PRESENTATION	5 Minutes
WORDING OF AGENDA ITEM	Consideration and action on amending Kendall County Development Rules, Section 5.9 (G), Additional Outdoor Lighting Standards Within Five Miles of Camp Bullis. The amendment consists of adding criteria that "Fixtures Shall be Full Cutoff Fixtures" to sections 5.9 (G)2a and 509 (G) 2b.
REASON FOR AGENDA ITEM	Amend Kendall County Development Rules, Section 5.9 (G), Additional Outdoor Lighting Standards Within Five Miles of Camp Bullis
WHO WILL THIS AFFECT?	Countywide
ADDITIONAL INFORMATION	None

b. Lighting Curfew. Lighting for outdoor recreational facilities on public or private property is prohibited after 10:00 p.m. unless such lighting is needed to complete a specific activity or event, organized by a City-recognized entity, already in progress that began before 9:00 p.m.

12. Flagpoles.

a. The County encourages the custom of displaying and lighting patriotic or commemorative flags on stationary flagstaffs or as may otherwise be mounted.
b. While downward lighting is preferred, upward lighting of flagpoles with a height equal to or less than 20 feet above the ground level is permitted provided only a single spotlight is used per flagpole.
c. Flagpoles with a height greater than 20 feet above ground level shall be illuminated from above and shall utilize one or more light fixtures, not to exceed 800 initial lumens in total, attached to the top of the flagpole or mounted above the top of the flagpole on a structure within 15 feet of the flagpole. Downward shining lights shall be shielded or have diffusers installed so as to limit light trespass off the property and minimize glare for passing motorists, bicyclists, and pedestrians. Flagpoles currently using non- conforming lighting may continue the use of such lighting so long as the use of the lighting at the flagpole is continuous. If the flagpole is repaired or replaced in a way that requires removal or replacement of the lighting, the lighting shall be brought into compliance.
d. If a flag of the United States is displayed during the hours of darkness, it should be illuminated as recommended in the Federal Flag Code.
e. Upward lighting of up to three (3) flagpoles per property, irrespective of the type of flag, is permitted provided a shielded spotlight is used for each.

13. Motion Sensors. The County encourages the use of motion-activated outdoor lighting as a way to reduce light pollution, save energy, and alert neighbors and public safety authorities of activity in the area of the sensor. However, notwithstanding the fact that most motion sensor-controlled fixtures can be adjusted to remain on for a limited period of time, all fixtures controlled by motion sensors shall comply with the provisions of this Article.

G. ADDITIONAL OUTDOOR LIGHTING STANDARDS WITHIN FIVE MILES OF CAMP BULLIS

1. Lighting Specifications

a. All regulated outdoor lighting shall be IDA Products installed and maintained according to the manufactures' specifications and/or IDA's specifications with the intent to avoid interference with the night training of Camp Bullis.
b. Maintenance and Repair of Pre-Existing or Otherwise Exempted Lighting. Compliance with the following maintenance, repair, and modified and/or upgrade provisions of the Order is required in an effort to enhance the military operations at Camp Bullis:

i. Except for lamp replacement, no luminaire should be repaired and/or modified to perpetuate its non-complaint existence.
ii. If a lamp is available that makes a luminaire conform or progress towards conformance with this Order's required illuminance level, then such a lamp should be used when the lamp is replaced.

c. Usage of luminaires that do not conform with these specifications. Compliance with the following provisions of the Order is required in an effort to enhance the military operations at Camp Bullis.

i. Outdoor Recreational Facilities: No outdoor recreational facility shall be illuminated by nonconforming means from 11 p.m. local time to sunrise except to conclude a specific recreational activity already in progress.
ii. Outdoor Display Lighting: Display lighting using nonconforming outdoor luminaires with metal halide bulbs shall not be used for security lighting after 11 p.m. local time to sunrise (or after closing hours if before 11 p.m. local time to sunrise).

2. Additional Lighting Specifications by Zone

Additional lighting specifications in the Camp Bullis Dark Skies Zone shall be according to lighting zone, as follows.

a. Lighting Zone One (LZ1)

i. Lighting Zone One includes areas:

(a) within the Camp Bullis Dark Sky Zone;
(b) within the Extra-Territorial Jurisdiction of the City of Boerne; and
(c) within 1,000 feet of the IH-10 right of way

ii. Additional lighting specifications for LZ1

(a) No light trespass is permitted beyond the property boundary.
(b) Fixtures shall be full cutoff fixtures.
(c) Fixtures shall have a Backlight, Uplight, and Glare (BUG) rating of 3,1,1.
(d) Lighting is limited to 1.25 lumens/sf of hardscape.

b. Lighting Zone Two (LZ0)

i. Lighting Zone Zero includes all areas that are within 5 miles of Camp Bullis but that are not designated as LZ1.
ii. Additional lighting specifications for LZ0:

(a) No light trespass is permitted beyond the property boundary.
(b) Fixtures shall be full cutoff fixtures.
(c) Fixtures shall have a Backlight, Uplight, and Glare (BUG) rating of 1,0,0.
(d) Lighting is limited to 0.5 lumens/sf of hardscape.

3. EXEMPTIONS

a. This Order does not apply to outdoor lighting in existence or under construction on September 1, 1975.
b. The following types of outdoor lighting are exempt from these requirements:

i. Outdoor lighting that is located within five miles of a military installation, base, or camp located in the unincorporated area of a county and was installed or used before the effective date of the order, and is necessary for the operations of:

(a) an electric utility, power generation company, or transmission and distribution utility, as those terms are defined by Section 31.002, Utilities Code;
(b) an electric cooperative or a municipally owned utility, as those terms are defined by Section 11.003, Utilities Code;
(c) a gas utility, as defined by Section 101.003 or 121.001, Utilities Code;
(d) surface coal mining and reclamation operations, as defined by Section 134.004, Natural Resources Code;

(e) a telecommunicationsprovider, as defined by Section 51.002 of the Utilities Code, or its affiliates; or
(f) a manufacturing facility required by Texas Commission on Environmental Quality rule to hold a permit; or

ii. Outdoor lighting that is located within five miles of a military installation, base, or camp located in the unincorporated area of a county and is owned or maintained for the purpose of illuminating:

(a) a tract of land that is maintained as a single-family residence and that is located outside the boundaries of a platted subdivision;
(b) a tract of land maintained for agricultural use;
(c) an activity that takes place on a tract of land maintained for agricultural use;
(d) structures or related improvements located on a tract of land maintained for agricultural use; or
(e) a correctional facility operated by or under a contract with the Texas Department of Criminal Justice.

KENDALL COUNTY COMMISSIONERS COURT
AGENDA REQUEST

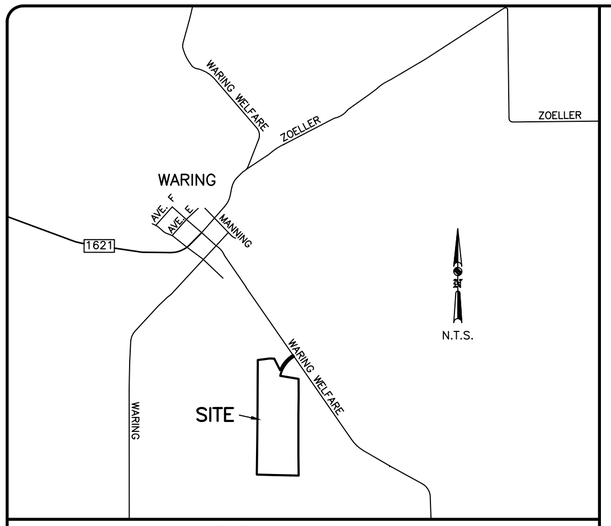
COMMISSIONER COURT DATE: 1/9/2023 **OPEN SESSION**	
SUBJECT	Preliminary Plat Windmill Ranch Subdivision
DEPARTMENT & PERSON MAKING REQUEST	Commissioner Precinct 4 - Chad Carpenter County Engineer - Richard Tobolka
PHONE # OR EXTENSION #	830-249-9343 ext. 250
TIME NEEDED FOR PRESENTATION	5 Minutes
WORDING OF AGENDA ITEM	Consideration and action on a Preliminary Plat of Windmill Ranch Subdivision, in accordance to Section 203 of the 2010 Kendall County Development Rules and Regulations. The proposed subdivision consists of 98.41 acres, 16 single family residential lots, 3069 linear feet of roadway, with a density of 6.15 acres per lot. The proposed subdivision will be served by individual private water wells and On-Site-Sewage Facilities. (448 Waring Welfare, LLC)
REASON FOR AGENDA ITEM	Preliminary Plat Windmill Ranch Subdivision
WHO WILL THIS AFFECT?	Precinct 4
ADDITIONAL INFORMATION	None

WINDMILL RANCH

PLAT SHOWING: A SUBDIVISION OF 98.409 ACRES OUT OF THE JOHN SWEENEY JR. SURVEY NO. 12, ABSTRACT NO. 432, KENDALL COUNTY, TEXAS AND BEING PART OF THAT 128.428 ACRE TRACT CONVEYED TO 448 WARING WELFARE LLC, A DELAWARE LIMITED LIABILITY COMPANY BY DEED RECORDED IN DOCUMENT NO. 2022–370555, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS.

16 RESIDENTIAL LOTS

AREA IN PRIVATE ROADWAY – 4.455 ACRES
LINEAR FEET OF ROADWAYS – 3069 FEET
AVERAGE DENSITY PER LOT FOR THIS SUBDIVISION – 6.15 ACRES



LOCATION MAP

NOTES:

1. UNLESS OTHERWISE SHOWN ON THIS PLAT, PROPERTY CORNERS ARE MONUMENATED WITH A 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP.

2. BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

3. FIELD SURVEY COMPLETED 07/21/2022.

4. WATER SERVICE SHALL BE PROVIDED BY A PRIVATE WATER WELL CONSTRUCTED ON THE LOT BY THE OWNER THEREOF, MEETING THE REQUIREMENTS OF THE COW CREEK GROUNDWATER CONSERVATION DISTRICT AND TCEQ. WELLS SHALL HAVE A 100 FOOT SANITARY CONTROL EASEMENT UNLESS A SMALLER IS PERMITTED BY COW CREEK GROUNDWATER CONSERVATION DISTRICT.

5. SEWAGE FACILITIES SHALL BE PROVIDED BY A PRIVATE ON–SITE SEWAGE FACILITY CONSTRUCTED ON THE LOT BY THE OWNER THEREOF DESIGNED BY A REGISTERED SANITARIAN OR A REGISTERED ENGINEER AND APPROVED UNDER THE RULES OF KENDALL COUNTY, TEXAS AND TCEQ.

6. THESE LOTS ARE LOCATED WITHIN THE COMFORT INDEPENDENT SCHOOL DISTRICT.

7. ELECTRICAL SERVICE IS PROVIDED BY BANDERA ELECTRIC COOPERATIVE INC.

8. TELEPHONE SERVICE IS PROVIDED BY HILL COUNTRY TELEPHONE COOPERATIVE INC.

9. THESE LOTS ARE NOT WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP NO. 48259C0275 F, DATED DECEMBER 17, 2010.

10. THESE LOT ARE NOT LOCATED WITHIN THE ETJ OF ANY CITY MUNICIPALITY.

11. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE HOME SITE, THE EASEMENTS AND BUILDING SET BACK LINES SHALL BE RELINQUISHED ALONG THE COMMON LINE OR LINES OF THE COMBINED LOTS AS LONG AS NO UTILITY LINES OR DRAINAGE IMPROVEMENTS ARE LOCATED THEREIN.

12. TOPOGRAPHICAL DATA WAS OBTAINED FROM TEXAS NATURAL RESOURCES INFORMATION SYSTEM (TNRIS) STATE AERIAL LIDAR.

13. NOTES APPLY TO ALL PAGES OF THIS PLAT.

14. COMMERERCIAL WASTE COLLECTION AND DISPOSAL SERVICES ARE AVAILABLE FOR THIS SUBDIVISION.

15. LOTS ARE RESTRICTED TO SINGLE FAMILY RESIDENTAL USE ONLY.

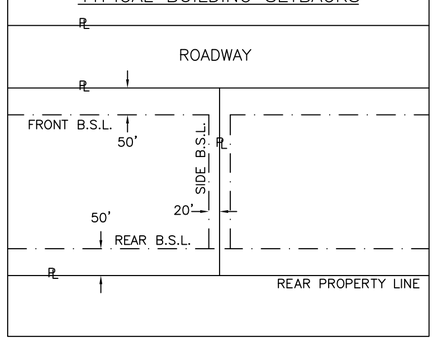
16. 5 FOOT AERIAL CONTOURS SHOWN WERE CREATED FROM TNRIS STATE LIDAR DATABASE, WARING 2019 DEM FILE.

DRAINAGE NOTE:

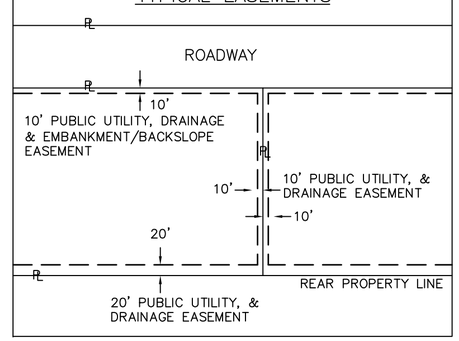
1. BASED ON THE DRAINAGE ANALYSIS, EACH LOT IS ALLOTTED 10,000 SQUARE FEET OF IMPERVIOUS COVER. ANY INCREASE ABOVE THIS AMOUNT WILL REQUIRE INDIVIDUAL LOT(S) TO ENSURE COMPLIANCE WITH TEXAS WATER CODE SECTION 11.086. COMPLIANCE LETTER SIGNED BY LICENSED PROFESSIONAL ENGINEER, TO BE SUBMITTED TO HOA, COUNTY COMMISSIONER, OR DESIGNEE.

2. VARIABLE WIDTH DRAINAGE EASEMENT–NO DEVELOPMENT OR ALTERING EXISTING DRAINAGE PATTERNS ALLOWED WITHIN SAID EASEMENT. EXISTING PONDS AND INTERCEPTOR SWALES SHALL NOT BE DISTURBED OR ALTERED.

TYPICAL BUILDING SETBACKS



TYPICAL EASEMENTS



CIVIL TECH, PLLC.
ENGINEERS, CONSULTANTS, LAND PLANNERS
Firm No. 13711 (210) 365-5029
P.O. BOX 2203 BOERNE, TX. 78006

DONNIE BOERNER SURVEYING COMPANY L.P.
228 HOLIDAY ROAD
COMFORT, TEXAS 78013
PH: 830-377-2492 FIRM NO. 10193963

DATE: 08–01–2022 | JOB# 22–252

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

THIS SUBDIVISION PLAT OF WINDMILL RANCH, KENDALL COUNTY, TEXAS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF KENDALL COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH COURT.

DATED THIS _____ DAY OF _____ A.D. 2022.

_____
COUNTY JUDGE

_____ COMMISSIONER PRECINCT NO.1

_____ COMMISSIONER PRECINCT NO.2

_____ COMMISSIONER PRECINCT NO.3

_____ COMMISSIONER PRECINCT NO.4

STATE OF TEXAS
COUNTY OF KENDALL

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

_____
REGISTERED PROFESSIONAL LAND SURVEYOR #5207
DONALD DEAN BOERNER
DONNIE BOERNER SURVEYING COMPANY L.P.
228 HOLIDAY ROAD
COMFORT, TEXAS 78013

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DONALD DEAN BOERNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, A.D., 2022.

_____
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY KENDALL COUNTY, TEXAS.

_____
REGISTERED PROFESSIONAL ENGINEER #108753
JAMES P. McGARR
CIVIL TECH, PLLC.
PO BOX 2203
BOERNE, TEXAS 78006
210–365–5029

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES P. McGARR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _____, A.D., 2022.

_____
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

THE OWNER OF THE LAND IDENTIFIED BY LOT NUMBERS RECORDED IN THE VOLUME AND PAGE NUMBERS SHOWN ON THIS PLAT, AND WHOSE NAMES ARE SUBSCRIBED HERETO, AND IN PERSON OR TROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM ACTUAL SURVEYS ON THE GROUND AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAIN EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
448 WARING WALFARE, LLC,
A DELAWARE LIMITED LIABILITY COMPANY

BY: JOHN KYLE GRECO, SOLE MEMBER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JOHN KYLE GRECO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, A.D., 2022.

_____
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

I, DARLENE HERRIN COUNTY CLERK OF KENDALL COUNTY, CERTIFY THAT THE PLAT

BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE _____ DAY OF

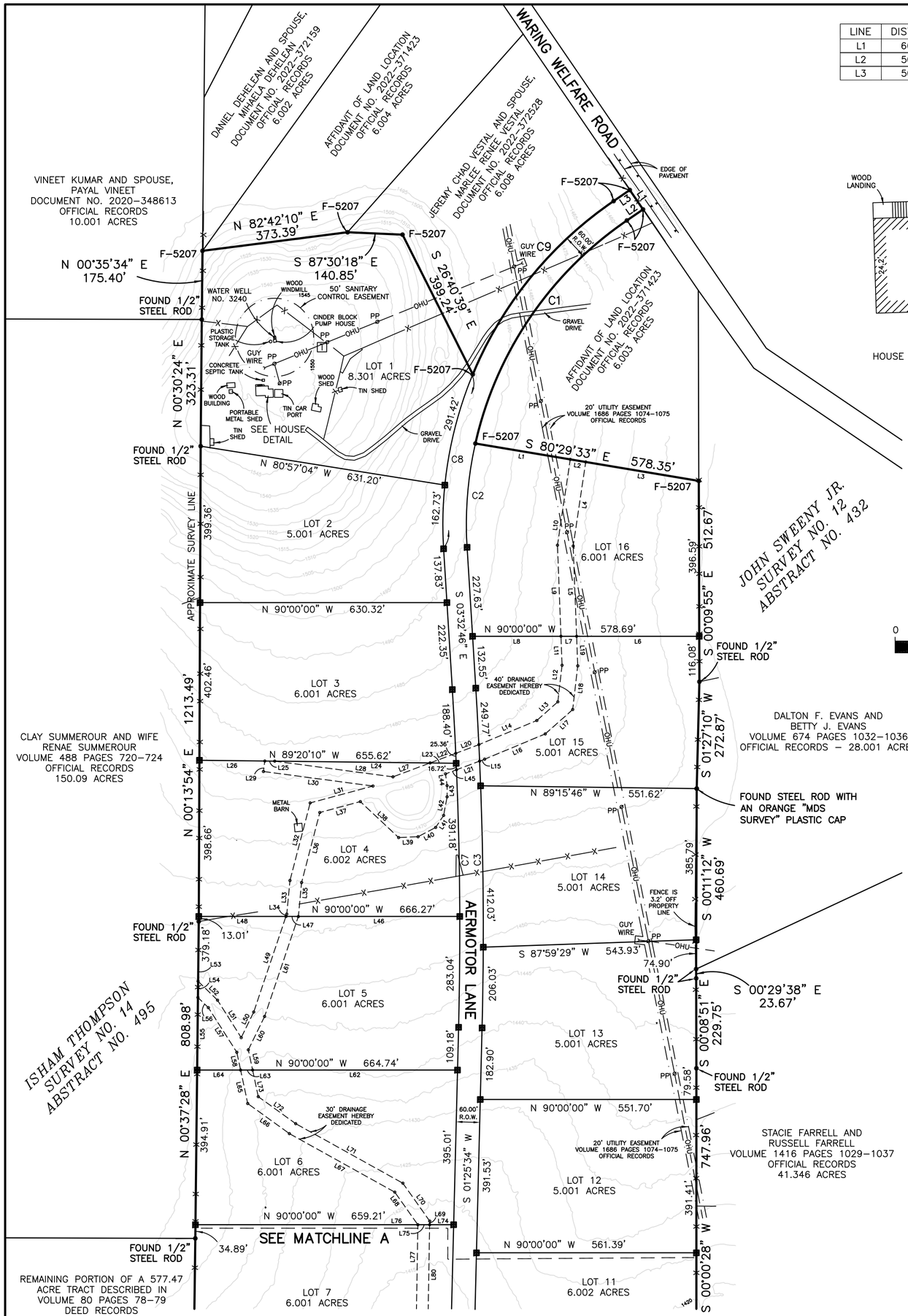
_____ 2022

AT __ O'CLOCK __ M IN THE PLAT RECORDS OF KENDALL COUNTY TEXAS,

DOCUMENT NO _____.

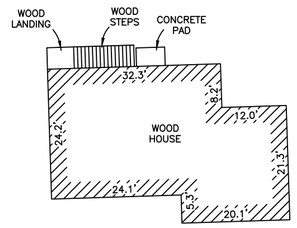
TAX CERTIFICATE AFFIDAVIT FILED THIS DATE, DOCUMENT NO. _____.

BY _____ DEPUTY



LINE	DISTANCE	BEARING
L1	60.00'	S 34°20'33" E
L2	50.00'	S 55°39'26" W
L3	50.00'	N 55°39'26" E

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	940.00	42°56'58"	704.63	S 34°10'57" W	688.25
C2	940.00	16°15'15"	266.67	S 04°34'51" W	265.77
C3	10000.00	04°58'20"	867.83	S 01°03'36" E	867.56
C4	25.00	52°48'53"	23.04	S 24°58'52" E	22.24
C5	66.00	285°37'45"	329.02	N 88°34'26" W	79.78
C6	25.00	52°48'53"	23.04	N 27°50'00" E	22.24
C7	9940.00	04°58'20"	862.62	N 01°03'36" W	862.35
C8	1000.00	26°04'41"	455.15	N 09°29'34" E	451.23
C9	1000.00	33°07'32"	578.15	N 39°05'40" E	570.13



HOUSE DETAIL

LEGEND:

⊠	SET 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP
F-5207	FOUND 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP
∘	EASEMENT POINT
B.S.L.	BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
T	TELEPHONE PEDESTAL
PP ⌀	POWER POLE
—— OHU ——	OVERHEAD UTILITIES
—X——	WIRE FENCE
– – – – –	DRAINAGE EASEMENT LINE
—— · ——	UTILITY EASEMENT

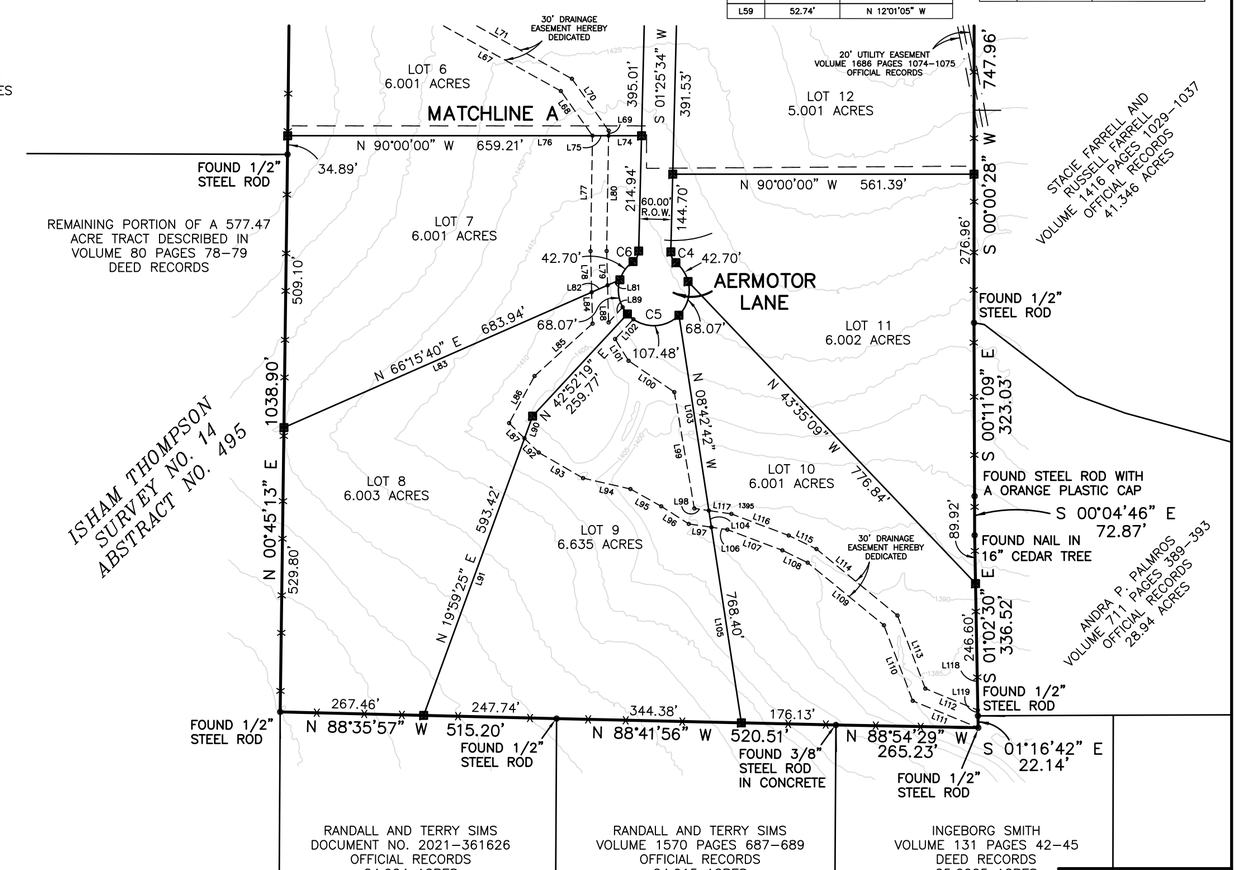
NORTH

SCALE: 1" = 200'

0 200 400

EASEMENT LINE TABLE

LINE	DISTANCE	BEARING
L1	245.54'	S 80°23'12" E
L2	40.00'	S 81°32'03" E
L3	292.81'	S 80°26'21" E
L4	217.21'	S 08°27'57" W
L5	230.55'	S 02°11'12" E
L6	313.07'	N 90°00'00" W
L7	40.03'	N 90°00'00" W
L8	225.59'	N 90°00'00" W
L9	232.75'	N 02°11'12" W
L10	220.94'	N 08°27'57" E
L11	74.06'	S 02°11'12" E
L12	93.92'	S 06°36'44" W
L13	71.76'	S 48°20'51" W
L14	156.74'	S 67°21'32" W
L15	13.69'	N 69°26'52" E
L16	167.67'	N 67°21'32" E
L17	93.70'	N 48°20'51" E
L18	112.25'	N 06°36'44" E
L19	75.61'	N 02°11'12" W
L20	63.05'	S 69°26'52" W
L21	63.14'	N 69°26'52" E
L22	69.96'	S 69°26'52" W
L23	66.63'	N 89°20'10" W
L24	396.73'	N 89°20'10" W
L25	25.25'	N 89°20'10" W
L26	167.00'	N 89°20'10" W
L27	101.19'	S 69°26'52" W
L28	304.61'	N 82°25'54" W
L29	26.96'	S 07°34'06" W
L30	281.99'	S 82°25'54" E
L31	165.90'	S 74°56'24" W
L32	204.66'	S 14°35'50" W
L33	85.77'	S 05°24'58" W
L34	6.64'	S 18°38'40" W
L35	86.84'	N 05°24'58" E
L36	184.81'	N 14°35'50" E
L37	107.08'	N 74°56'24" E
L38	134.05'	S 46°48'47" E
L39	49.68'	N 87°38'53" E
L40	50.79'	N 62°04'36" E
L41	36.76'	N 33°42'21" E
L42	48.39'	N 10°31'36" E
L43	28.54'	N 00°00'00" W
L44	30.21'	N 07°46'11" W
L45	29.95'	N 69°26'52" E
L46	412.04'	N 90°00'00" W
L47	31.66'	N 90°00'00" W
L48	222.57'	N 90°00'00" W
L49	257.48'	S 18°38'40" W
L50	72.81'	S 26°02'26" W
L51	113.05'	N 32°17'26" W
L52	69.28'	N 45°45'28" W
L53	152.49'	S 00°37'28" W
L54	41.44'	S 00°37'28" W
L55	185.25'	S 00°37'28" W
L56	37.15'	S 45°45'28" E
L57	135.18'	S 32°31'04" E
L58	46.35'	S 12°01'05" E
L59	52.74'	N 12°01'05" W
L60	94.81'	N 26°02'26" E
L61	269.55'	N 18°38'40" E
L62	523.12'	N 90°00'00" W
L63	30.67'	N 90°00'00" W
L64	110.95'	N 90°00'00" W
L65	87.44'	S 12°01'05" E
L66	131.14'	S 54°10'05" E
L67	307.80'	S 60°57'24" E
L68	101.95'	S 35°20'07" E
L69	9.33'	N 00°57'38" E
L70	118.60'	N 35°20'07" W
L71	312.85'	N 60°57'24" W
L72	117.80'	N 54°10'05" W
L73	69.49'	N 12°01'05" W
L74	61.37'	N 90°00'00" W
L75	30.00'	N 90°00'00" W
L76	567.84'	N 90°00'00" W
L77	215.15'	S 00°57'38" W
L78	76.68'	S 01°33'57" E
L79	63.79'	N 01°33'57" W
L80	214.99'	N 00°57'38" E
L81	25.14'	S 66°15'40" W
L82	32.40'	S 66°15'40" W
L83	626.40'	S 66°15'40" W
L84	58.50'	S 01°33'57" E
L85	145.57'	S 47°54'11" W
L86	99.69'	S 28°20'54" W
L87	40.28'	S 45°09'40" E
L88	69.21'	S 01°33'57" E
L89	38.54'	N 42°52'19" E
L90	44.06'	S 19°59'25" W
L91	549.36'	S 19°59'25" W
L92	37.42'	S 45°09'40" E
L93	95.42'	S 59°58'53" E
L94	90.57'	S 77°02'45" E
L95	65.82'	S 60°40'35" E
L96	60.82'	S 57°24'39" E
L97	42.70'	S 81°35'40" E
L98	27.31'	N 81°35'40" W
L99	220.00'	N 09°46'31" W
L100	103.32'	N 55°36'16" W
L101	47.64'	N 31°40'57" W
L102	50.16'	N 42°52'19" E
L103	368.28'	S 08°42'42" E
L104	31.39'	S 08°42'42" E
L105	368.73'	S 08°42'42" E
L106	30.10'	S 81°35'40" E
L107	109.47'	S 69°21'08" E
L108	52.50'	S 64°02'20" E
L109	183.78'	S 50°36'51" E
L110	150.79'	S 20°53'11" E
L111	131.78'	S 67°40'46" E
L112	105.74'	N 67°40'46" W
L113	145.77'	N 20°53'11" W
L114	195.27'	N 50°36'51" W
L115	57.42'	N 64°02'20" W
L116	114.07'	N 69°21'08" W
L117	42.56'	N 81°35'40" W
L118	325.94'	S 01°02'30" E
L119	10.58'	S 01°02'30" E



SHEET 2 OF 2

KENDALL COUNTY COMMISSIONERS COURT
AGENDA REQUEST

COMMISSIONER COURT DATE: 1/9/2023 OPEN SESSION	
SUBJECT	Update on the 451st District Court docket
DEPARTMENT & PERSON MAKING REQUEST	Judge Kirsten B. Cohoon, 451st District Court
PHONE # OR EXTENSION #	830-249-9343 ext. 308
TIME NEEDED FOR PRESENTATION	10-15 min depending on questions
WORDING OF AGENDA ITEM	Discussion and update on the 451st District Court
REASON FOR AGENDA ITEM	Update the Commissioner's Court and public on the District Court docket
WHO WILL THIS AFFECT?	Countywide
ADDITIONAL INFORMATION	none