



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 12/27/2021 OPEN SESSION	
SUBJECT	Commissioners Court Meeting Minutes
DEPARTMENT & PERSON MAKING REQUEST	County Clerk's Office Sally Peters, Deputy Clerk/Administrative Assistant
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 13 and 16, 2021.
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: 12/27/2021 OPEN SESSION	
SUBJECT	FY2022 Budget Amendments
DEPARTMENT & PERSON MAKING REQUEST	County 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 amending the FY2022 budget through certification of new revenue and regular budget adjustments.
REASON FOR AGENDA ITEM	To correctly allocate funds needed in the budget.
IS THERE DOCUMENTATION	Yes Financial Transparency Link / County Auditor Web Page
WHO WILL THIS AFFECT?	Department budgets that needed an amendment
ADDITIONAL INFORMATION	These are the final budget adjustments to the FY2022 budget.

TO: KENDALL COUNTY COMMISSIONERS COURT

FROM: COUNTY AUDITOR'S OFFICE

DATE: DECEMBER 27, 2021

THE FOLLOWING BUDGET AMENDMENTS TRANSFER BUDGETED FUNDS FROM ONE LINE ITEM TO ANOTHER.

DETENTION:

10-512-55150	JAIL EXPANSION CHARGES	+	1,000,000
10-401-56095	CONTINGENCIES - CAPITAL EXPEND	-	1,000,000



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 12/27/2021
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: 12/27/2021 OPEN SESSION	
SUBJECT	County Fire Marshal appointment
DEPARTMENT & PERSON MAKING REQUEST	Darrel L. Lux, County Judge
PHONE # OR EXTENSION #	830 249-3721
TIME NEEDED FOR PRESENTATION	3 minutes
WORDING OF AGENDA ITEM	Consideration and action concerning the appointment of the Kendall County Fire Marshal for a two-year term.
REASON FOR AGENDA ITEM	<p>SUBCHAPTER B. COUNTY FIRE MARSHAL</p> <p>Sec. 352.011. CREATION OF OFFICE: TERM. (a) The commissioners court of a county may establish the office of county fire marshal and provide office facilities, equipment, transportation, assistants, and professional services for that office. (b) The commissioners court shall establish the term of office for a county fire marshal for a period not to exceed two years.</p> <p>Sec. 352.012. QUALIFICATIONS FOR OFFICE. (a) To qualify for office, the county fire marshal must take the oath prescribed by the constitution of this state and post a bond as required by the commissioners court conditioned that the marshal will faithfully and strictly perform the duties of the office. (b) The county fire marshal may not be directly or indirectly interested in the sale of fire-fighting equipment and may not be engaged in any type of fire insurance business.</p>
WHO WILL THIS AFFECT?	Kendall County
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 12/27/2021 OPEN SESSION	
SUBJECT	Burn Ban
DEPARTMENT & PERSON MAKING REQUEST	Darrel L. Lux, 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 March 8, 2021.



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

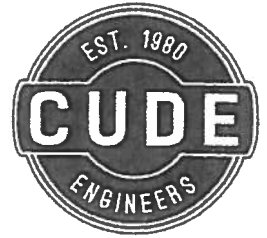
COMMISSIONER COURT DATE: 12/27/2021 OPEN SESSION	
SUBJECT	COVID-19 Coronavirus Update
DEPARTMENT & PERSON MAKING REQUEST	Darrel L. Lux, County Judge Jeffery Fincke, EMC
PHONE # OR EXTENSION #	830-249-9343
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Update on Coronavirus COVID-19 for Kendall County.
REASON FOR AGENDA ITEM	To give any new information to the public concerning the Coronavirus COVID-19.
WHO WILL THIS AFFECT?	Countywide
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 12/27/2021
OPEN SESSION

SUBJECT	Release Financial Guarantee Cordillera Ranch Unit 302
DEPARTMENT & PERSON MAKING REQUEST	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 release of Letter of Credit for Cordillera Ranch, Final Plat Unit 302 in the amount of \$641,004.00 for construction of roads and drainage (CR/KWW Partnership, LTD).
REASON FOR AGENDA ITEM	Release Financial Guarantee Cordillera Ranch Unit 302
WHO WILL THIS AFFECT?	Pct # 3
ADDITIONAL INFORMATION	None



December 09, 2021

Rick Tobolka, P.E.
Development Manager
Kendall County, Texas
201 E. San Antonio St., Suite 100
Boerne, Texas 78006

Re: Cordillera Ranch, Unit 302
Concurrence Letter

Dear Mr. Tobolka:

This letter is to confirm that all road and drainage improvements in Cordillera Ranch, Unit 302 have been completed in conformance to the Kendall County "Regulations, Rules, and Specifications for Plats, Roads, Subdivisions and Manufactured Home Parks" (effective January 1, 1997), and items granted relief from the regulations by the Kendall County Commissioner's Court on July 08, 2019.

A copy of the "Record Drawings" for both road and drainage improvements, and water improvements will be sent under separate cover for your use.

I request that the acceptance of construction of the road and drainage improvements and the release of the fiscal for roadway and drainage improvements be placed on the agenda for the next available Commissioner's Court meeting for consideration.

Thank you for your assistance.

Sincerely,

Fred C. Lockwood, P.E.



Copy: Charlie Hill
Richard Chapman, Commissioner, Pct. 3



February 1, 2021

Irrevocable Letter of Credit No.: 1130

Amount: \$641,004.00

Issue Date: February 1, 2021

Expiration Date: February 4, 2022

Beneficiary:

Name: Kendall County Judge

Beneficiary Address: 201 E. San Antonio, Boerne, Tx 78006

RE: CR/KWW Partnership, Ltd.

Unit 302, Cordillera Ranch, Kendall County, Texas

Streets & Drainage Improvements

Southside Bank does hereby issue this Irrevocable Letter of Credit No. 1130 in Beneficiary's favor for account of CR/KWW Partnership, Ltd. (the "Developer"), up to the aggregate sum of Six Hundred Forty One Thousand Four Dollars and Zero Cents (\$641,004.00) expiring February 4, 2022 at our counters available by payment against Beneficiary's draft at sight on Southside Bank (the "Bank") accompanied by:

Written certification signed by the County Judge, any County Commissioner or the County Treasurer that CR/KWW Partnership, Ltd., has failed to complete certain subdivision improvements consisting of the construction of streets and drainage structures (the "Improvements") for Unit 302 within two (2) years from the date of approval of the final plat by the Kendall County Commissioners Court or, alternatively, that the Improvements have not been completed and that CR/KWW Partnership, Ltd., has failed to timely extend this Letter of Credit."

SPECIAL CONDITIONS:

1. This Letter of Credit may not be canceled by the Developer prior to the expiration date without the written consent of the Beneficiary.
2. Any draft drawn under this letter of credit must be marked "Drawn under Irrevocable Letter of Credit No. 1130 issued by Southside Bank".
3. Unless otherwise expressly stated herein, this letter of credit shall be governed by the Uniform Commercial Code as enacted in the State of Texas on the date of issuance and shall also, to the extent not inconsistent with such code be governed by the International Standby Practices ISP98 of the International Chamber of Commerce.
4. Any funds drawn under this Letter of Credit shall be used to complete the Improvements in accordance with the plans and specifications and the applicable Kendall County, Texas Regulations, Rules and Specifications for Roads and Subdivisions (the "Subdivision Regulations").
5. Upon completion of the Improvements in accordance with the plans and specifications and the

PO Box 1079
Tyler, Texas 75710
903.531.7111
Member FDIC

Subdivision Regulations, Kendall County shall release this Letter of Credit and return it to Developer.

6. If this Letter of Credit is not extended or renewed by Southside Bank at least forty-five (45) days before the expiration date, then Beneficiary may give written notice at least fourteen (14) days prior to calling for funds on this Letter of Credit, to Bank and Developer at their respective stated addresses sent by courier/certified mail, return receipt requested, that "this Letter of Credit is about to expire (in forty-five (45) days or less) and that construction of the Improvements has not been completed, and that Kendall County intends to draw upon this Letter of Credit unless a substitute Letter of Credit in an approved form, and in an amount equal to the Stated Amount stated hereinabove or such reduced amount approved by the County Commissioner's Court, is substituted prior to the expiration date of this Letter of Credit."
7. Prior to collecting on this Letter of Credit because of Developer's failure to timely complete the Improvements in accordance with the plans and specifications and County Subdivision Regulations, Kendall County will give written notice at least seven (7) days prior to calling for funds on this Letter of Credit, to Bank and Developer at their respective stated addresses sent by courier/certified mail, return receipt requested, that the Improvements have not been completed in accordance with the plans and specifications and County Subdivision Regulations and that Kendall County intends to draw upon this Letter of Credit.

Southside Bank agrees that drafts drawn and presented in conformity with the terms of this credit will be duly honored on presentation to Southside Bank, 2510 W. Frank, Lufkin, Texas 75904 on or before the expiration date indicated. Drafts must be drawn and presented to Southside Bank by 5:00 p.m. on 02/04/2022. Drafts will be honored within seven (7) banking days of presentment. We agree that drafts drawn and presented in accordance with this letter of credit shall be duly honored. Partial draws will be permitted and the letter of credit shall be reduced by the amount of such partial draws as well as by any reduction letters authorized by the County. The sum of such partial draws shall on no account exceed the Stated Amount of this credit, and upon any draw or reduction letter which exhausts this credit, the original of this credit shall be surrendered to us.

Address of Issuer: 2510 W. Frank, Lufkin, TX 75904

SOUTHSIDE BANK

By: 

Name: Leigh Anne Rozell

Title: Senior Vice President

Address of Developer:
CR/KWW Partnership, Ltd.
28 Cordillera Trace, Suite 4
Boerne, TX 78006



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 12/27/2021
OPEN SESSION

SUBJECT	Kendall County Brush Site Operation
DEPARTMENT & PERSON MAKING REQUEST	County Engineer - Richard Tobolka
PHONE # OR EXTENSION #	830-249-9343 Ext. 250
TIME NEEDED FOR PRESENTATION	5 Minutes
WORDING OF AGENDA ITEM	Discussion on current and future operation of the Kendall County Brush Site.
REASON FOR AGENDA ITEM	Provide a forum to discuss Kendall County Brush Site operation and alternatives for future operation.
WHO WILL THIS AFFECT?	Countywide
ADDITIONAL INFORMATION	Kendall County Brush site has not accepted material for several months as the tub grinder is out of service. We do not anticipate being able to accept material in the foreseeable future unless an outside party is hired to grind the existing stockpile or a replacement grinder (used or new) is purchased.



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 12/27/2021 OPEN SESSION	
SUBJECT	Plat Revision - Shadow Valley Ranch Unit 4 Lot 62
DEPARTMENT & PERSON MAKING REQUEST	Development 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 a Plat Revision of Lot 62 Shadow Valley Ranch Unit 4, Kendall County Texas in accordance to Section 209 of the Kendall County Development Rules and Regulations. The proposed plat revision would create a 6.28-acre lot (Lot 62A-1) and a 7.7-acre lot (Lot 62A-2). A public hearing was held on October 25, 2021. No one was present to speak.
REASON FOR AGENDA ITEM	Plat Revision - Shadow Valley Ranch Unit 4 Lot 62
WHO WILL THIS AFFECT?	Pct # 3
ADDITIONAL INFORMATION	None

SITE

SEVEN SISTERS DR

SUNSET DR

FLAT ROCK

SHADOW VALLEY DR

GRAND VALLEY VIEW

SEVEN SISTERS DRIVE

473

474

N.T.S.

LOCATION MAP

DONNIE BOERNER SURVEYING COMPANY L.P.
228 HOLIDAY ROAD
COMFORT, TEXAS 78013
PH: 830-377-2492

FIRM NO. 10193963

JOB NO. 21-359DATE 09-07-2021

SURVEY NOTES:

1. BASIS OF BEARING WAS ESTABLISHED FROM THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
2. FIELD SURVEY COMPLETED 07/09/2021.
3. 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.
4. 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.
5. THESE LOTS ARE LOCATED WITHIN THE COMFORT INDEPENDENT SCHOOL DISTRICT.
6. ELECTRICAL SERVICE IS PROVIDED BY CENTRAL TEXAS ELECTRIC COOPERATIVE.
7. TELEPHONE SERVICE IS PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE.
8. THESE LOTS ARE NOT LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL INSURANCE RATE MAP: # 48259C0175 F DATED DECEMBER 17, 2010.
9. THESE LOTS ARE NOT LOCATED WITHIN THE ETJ OF ANY CITY MUNICIPALITY.
10. SEVEN SISTERS DRIVE ESTABLISHED BY SUBDIVISION PLAT.
11. THIS AMENDING PLAT DOES NOT CHANGE OR ALTER COVENANTS AND RESTRICTIONS BY PREVIOUS SUBDIVISION PLAT OR OTHER METHODS.
12. BEARINGS, DISTANCES AND ACREAGE'S SHOWN ON THIS PLAT AS "RECORD", ARE BASED ON DEED RECORDED IN VOLUME 497, PAGES 39-42, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS.

SURVEYORS CERTIFICATE:
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.

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., 2020.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

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

PLAT REVISION

CREATING LOTS 62A-1 AND 62A-2 SHADOW VALLEY RANCH UNIT NO. 4, KENDALL COUNTY, TEXAS

PLAT SHOWING: LOT 62A-1, CONTAINING 6.287 ACRES OF LAND AND LOT 62A-2, CONTAINING 7.711 ACRES OF LAND, BEING PART OF LOT 62, SHADOW VALLEY RANCH UNIT NO. 4 AS RECORDED IN VOLUME 1 PAGE 28, PLAT RECORDS, KENDALL COUNTY, TEXAS ALSO BEING ALL A 14.00 ACRE TRACT CONVEYED TO HERBERT E. DEARING AND WIFE, BOBBIE R. DEARING IN DEED RECORDED IN VOLUME 497, PAGES 39-42, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

THE OWNERS OF THE LAND IDENTIFIED BY THE 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.

BOBBIE R. DEARING

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, BOBBIE R. DEARING, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE 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., 2021.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

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 PLAT REVISION OF LOTS 62A-1 AND 62A-2, SHADOW VALLEY RANCH UNIT NO.4, 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. 2021.

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, _____, County Clerk of said county, do hereby certify that the foregoing

instrument of writing with this certificate of authentication was filed for record in my office the ____ day

of _____ A.D. 2021 at _____ .m. in the plat records of said county in Document No. _____.

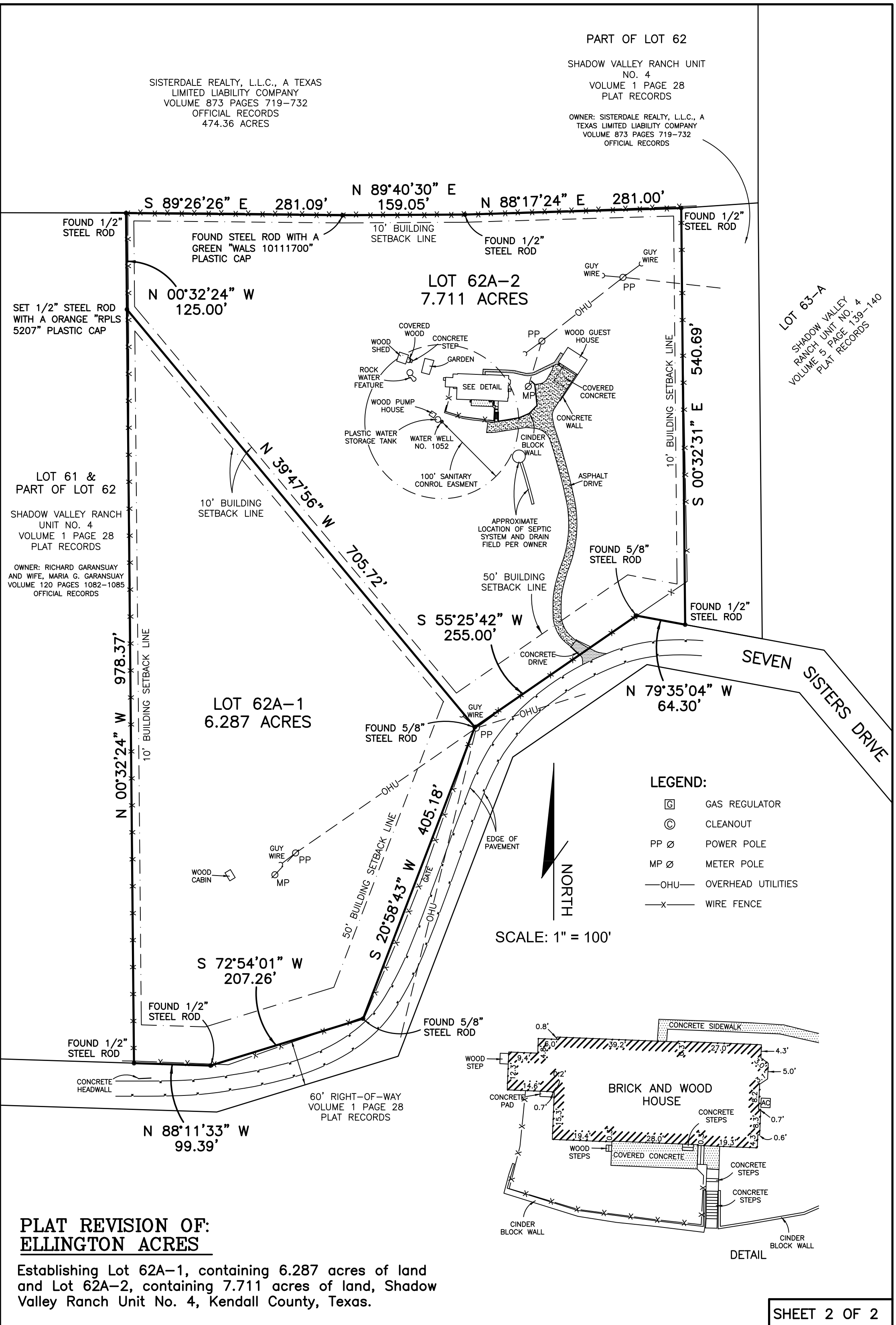
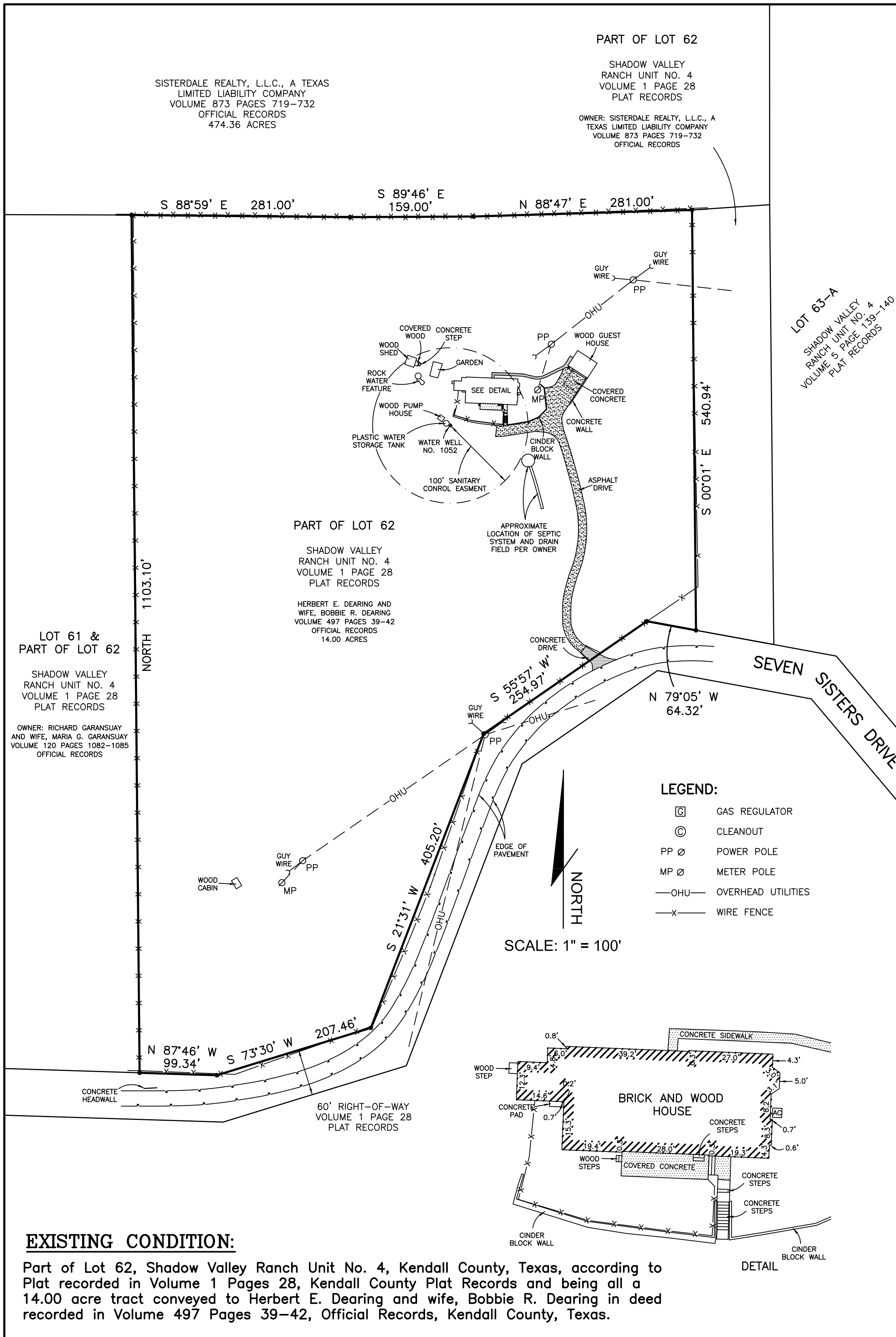
Tax Certificate Affidavit filed this date in Document No. _____, Kendall County Official Records.

In testimony, whereof, witness my hand and official seal of office, this ____ day of _____ A.D. 2021

COUNTY CLERK
KENDAL COUNTY, TEXAS

BY: _____
DEPUTY

SHEET 1 OF 2





KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 12/27/2021
OPEN SESSION

SUBJECT	Lost Valley Rd - Request for Relief
DEPARTMENT & PERSON MAKING REQUEST	Development 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 a request for relief from the road frontage and platting requirements in accordance to Sections 101 and 102 of the Kendall County Development Rules and Regulations for Tract 1, a 20-acre tract recorded in document number 2021-359856. The proposed division would create a 6(+)-acre tract and a (+/-) 14-acre tract. Access to the proposed tracts would be over a proposed 60' wide easement for roadway purposes to an existing 50' wide ingress/egress easement (Lost Valley Rd) to Walnut Grove Road (Jeremy and Ashleigh Holst – Owners)
REASON FOR AGENDA ITEM	Lost Valley Rd - Request for Relief
WHO WILL THIS AFFECT?	Pct # 4
ADDITIONAL INFORMATION	None

21-28709

REQUEST FOR RELIEF (Variance)

From the Kendall County (KC) Development Rules and Regulations
(Section 106)



1. Date 10/20/2021
2. Location of Property: 39 Lost Valley, Boerne
3. Name of Development (If Applicable): _____
4. Property Owner/Developer Name: Jeremy and Ashleigh Holst
5. Relief Requested (Reference the specific Section/Paragraph of the current KC Development Rules and Regulations:
We request 6 acres be split from our 20 acre property in order to sell to
our close family friend. We do not intend to sell our property but to use as
our homestead and a place for our children to grow up and inherit one day.
Our friend who would like to buy the 6 acres, intends to do the same.
6. Reason(s) for Requesting Relief: (Please refer to Section 106, Relief by County Commissioners Court in answering these questions)
 - a. What special circumstances or conditions affecting the land involved such that the strict interpretation of the provisions of these regulations would deprive you of the reasonable use of this land.
We see no reason for our request to be denied.
 - b. Why is relief necessary for the preservation and enjoyment of a substantial property right of yours?
We can not afford to keep the land and use it as our homestead, unless
we are able to split it and sell the 6 acre section to the above listed buyer.

Ashleigh

- c. Will the granting of relief not be detrimental to the public's health, safety, and welfare? Please explain.

We see no reason that this request should not be granted. It does not
affect any of the neighboring properties. Furthermore, the developer
that we purchased this land from, was granted this same relief.

- d. Will the granting of relief not have the effect of preventing the orderly subdivision of other land in the area? Please explain.

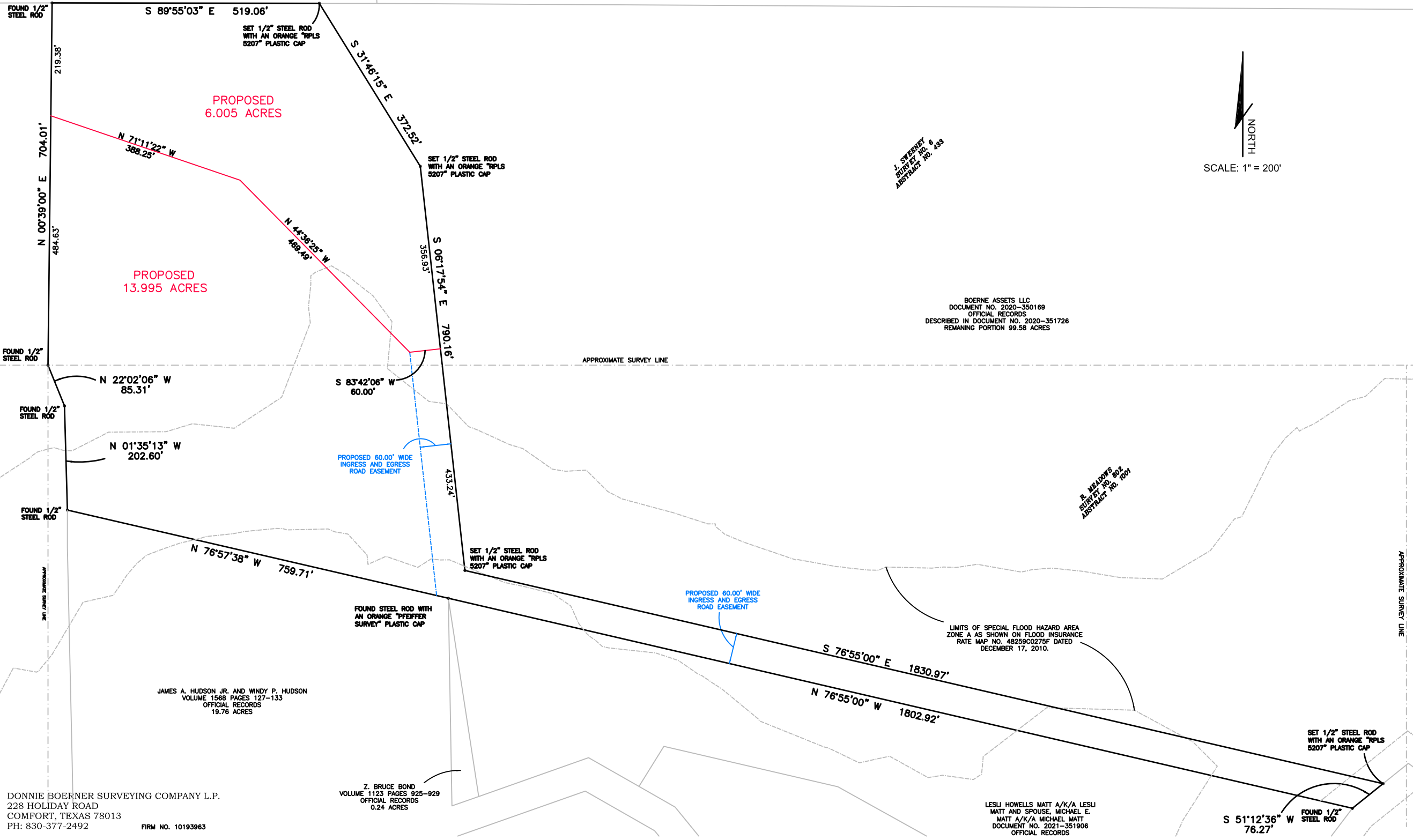
Our property split does not and will not affect any development of
of any neighboring properties. Our driveway will be used as easement
access from Lost Valley Road.


Signature

Jeremy Holst
Printed Name

~~XXXXXXXXXXXX~~
Phone Number

10/20/2021
Date



J. STEWART
SURVEY NO. 6
ABSTRACT NO. 453

BOERNE ASSETS, LLC
DOCUMENT NO. 2020-350169
OFFICIAL RECORDS
DESCRIBED IN DOCUMENT NO. 2020-351726
REMAINING PORTION 99.58 ACRES

R. MEADOWS
SURVEY NO. 802
ABSTRACT NO. 1001

LIMITS OF SPECIAL FLOOD HAZARD AREA
ZONE A AS SHOWN ON FLOOD INSURANCE
RATE MAP NO. 48259C0275F DATED
DECEMBER 17, 2010.

FOUND 1/2" STEEL ROD

FOUND 1/2" STEEL ROD

FOUND 1/2" STEEL ROD

FOUND 1/2" STEEL ROD

SET 1/2" STEEL ROD
WITH AN ORANGE "RPLS
5207" PLASTIC CAP

SET 1/2" STEEL ROD
WITH AN ORANGE "RPLS
5207" PLASTIC CAP

SET 1/2" STEEL ROD
WITH AN ORANGE "RPLS
5207" PLASTIC CAP

FOUND 1/2" STEEL ROD

DONNIE BOERNER SURVEYING COMPANY L.P.
228 HOLIDAY ROAD
COMFORT, TEXAS 78013
PH: 830-377-2492

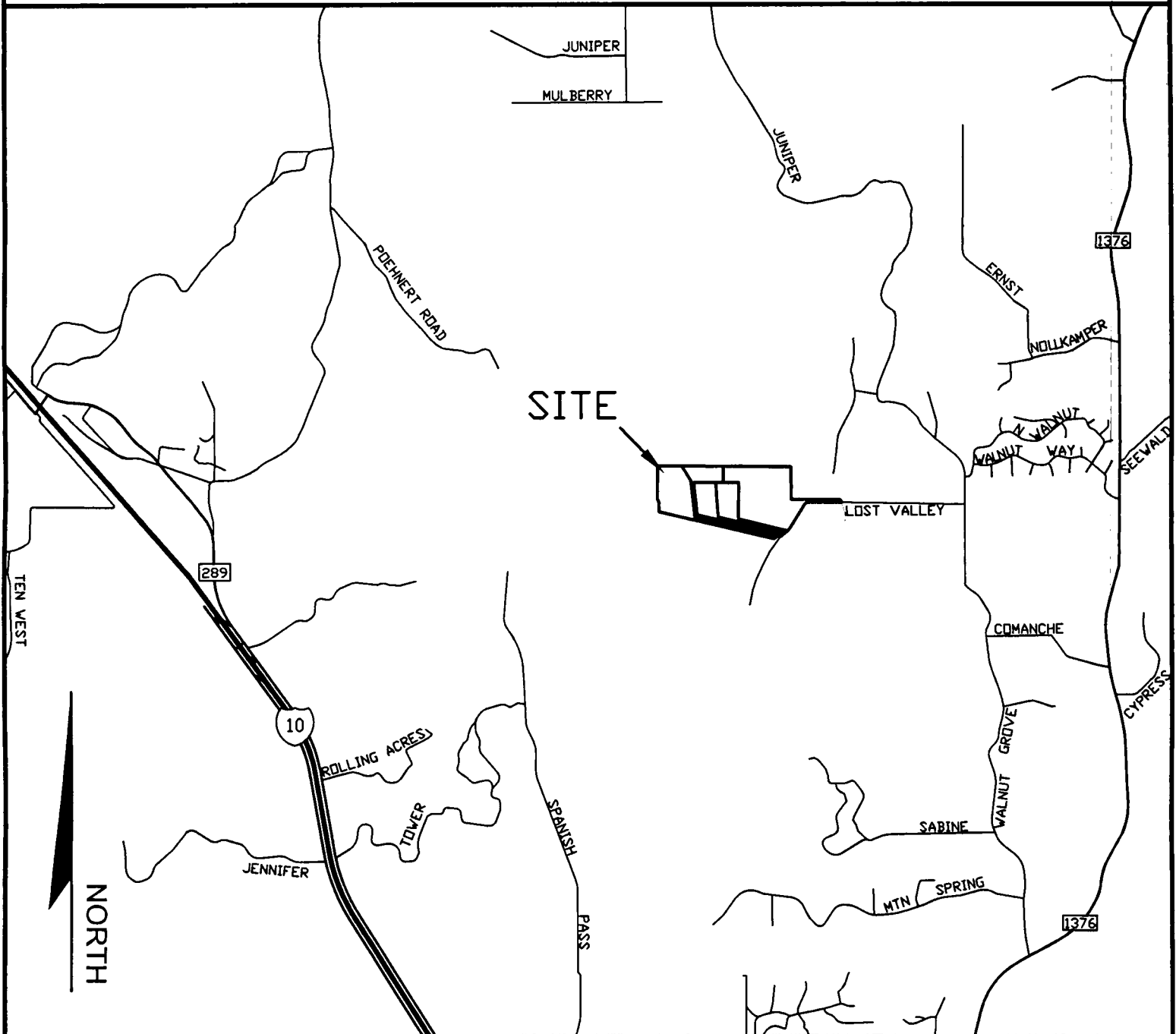
FIRM NO. 10193963

Z. BRUCE BOND
VOLUME 1123 PAGES 925-929
OFFICIAL RECORDS
0.24 ACRES

LESLI HOWELLS MATT A/K/A LESLI
MATT AND SPOUSE, MICHAEL E.
MATT A/K/A MICHAEL MATT
DOCUMENT NO. 2021-351906
OFFICIAL RECORDS

JAMES A. HUDSON JR. AND WINDY P. HUDSON
VOLUME 1568 PAGES 127-133
OFFICIAL RECORDS
19.76 ACRES

AFFIDAVIT OF LAND LOCATION



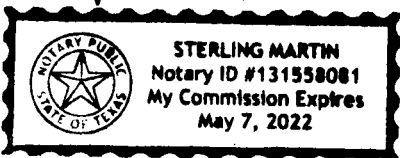
LOCATION MAP

WE, BOERNE ASSETS, LLC, OWNERS, HEREBY AFFIRM THAT THIS PLAT IS A TRUE AND CORRECT COPY OF THE PLAT PREPARED BY A REGISTERED PROFESSIONAL LAND SURVEYOR, OR LICENSED PROFESSIONAL ENGINEER, AND THAT IT DEPICTS TRACT 1, A 20.000 ACRE TRACT OF LAND, TRACT 2, A 10.001 ACRE TRACT OF LAND, TRACT 3, A 10.001 ACRE TRACT OF LAND, TRACT 4, A 10.001 ACRE TRACT OF LAND, AND TRACT 5, A 39.034 ACRE TRACT OF LAND TO BE DIVIDED AS ILLUSTRATED, SUCH BEING OUT OF THE J. SWEENEY SURVEY NO. 6, ABSTRACT NO. 433, THE R. MEADOWS SURVEY NO. 802, ABSTRACT NO. 1001, AND THE REINHARD SURVEY NO. 1118, ABSTRACT NO. 1259, KENDALL COUNTY, TEXAS

REQUEST FOR RELIEF FROM ROAD FRONTAGE AND PLATTING REQUIREMENTS IN ACCORDANCE TO SECTIONS 101 AND 102 OF THE KENDALL COUNTY DEVELOPMENT RULES AND REGULATIONS GRANTED ON JULY 26, 2021.

BOERNE ASSETS, LLC
 KYLE GRECO - MANAGING MEMBER
 SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th DAY OF July, 2021.

NOTARY PUBLIC, STATE OF TEXAS



REVIEWED AND APPROVED BY

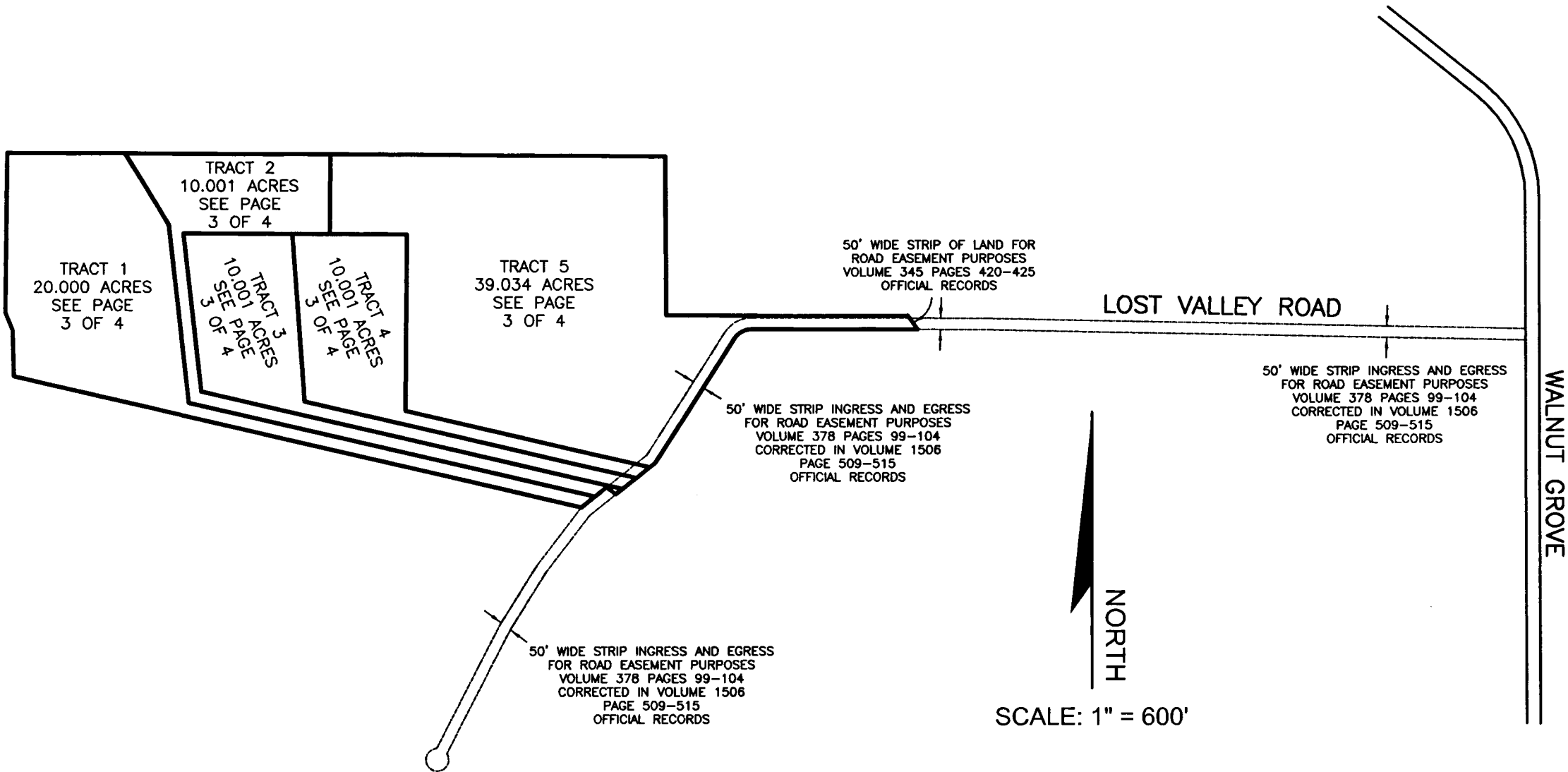
DATE 8/6/21 KENDALL COUNTY DEVELOPMENT MANAGEMENT

DONNIE BOERNER SURVEYING COMPANY L.P.
 228 HOLIDAY ROAD
 COMFORT, TEXAS 78013
 PH: 830-377-2492

FIRM NO. 10193963

SHEET 1 OF 4

AFFIDAVIT OF LAND LOCATION



DONNIE BOERNER SURVEYING COMPANY L.P.
228 HOLIDAY ROAD
COMFORT, TEXAS 78013
PH: 830-377-2492

FIRM NO. 10193963

AFFIDAVIT OF LAND LOCATION

RANDOLPH A. WISE AND CINDY L. WISE
VOLUME 502 PAGES 891-898
OFFICIAL RECORDS
REMAINING PORTION - 84.50 ACRES

DAVID MARTINEZ AND WIFE, DOLORES G. MARTINEZ
VOLUME 455 PAGES 164-169
OFFICIAL RECORDS
120.42 ACRES

LOT 4
WASP CREEK ACRES
VOLUME 1 PAGE 23
PLAT RECORDS

LINE	DISTANCE	BEARING
L1	202.80'	N 01°36'13" W
L2	85.31'	N 22°02'06" W
L3	111.98'	S 89°55'03" E
L4	174.77'	S 00°16'03" E
L5	193.03'	S 89°53'24" E
L6	93.50'	S 89°14'47" E
L7	72.39'	N 89°57'50" E
L8	133.62'	S 89°37'37" E
L9	93.52'	S 89°32'48" E
L10	73.35'	S 34°34'58" E

LOT 1A
WASP CREEK ACRES -
PART OF LOTS 1 AND 2
VOLUME 9 PAGE 311
PLAT RECORDS

LOT 2A
WASP CREEK ACRES
VOLUME 7 PAGE 143
PLAT RECORDS

SPANISH PASS ESTATES, LTD.,
A TEXAS LIMITED PARTNERSHIP
VOLUME 1058 PAGES 612-625
OFFICIAL RECORDS
506.70 ACRES

LIMITS OF SPECIAL FLOOD
HAZARD AREA ZONE A AS
SHOWN ON FLOOD INSURANCE
RATE MAP NO. 48259C0275F
DATED DECEMBER 17, 2010.

JAMES A. HUDSON JR. AND
WINDY P. HUDSON
VOLUME 1568 PAGES 127-133
OFFICIAL RECORDS
19.76 ACRES

Z. BRUCE BOND
VOLUME 1123 PAGES 925-929
OFFICIAL RECORDS
0.24 ACRES

LIMITS OF DRAINAGE REPORT
FOR GRECO'S LOST VALLEY
PREPARED BY CIVIL TECH, PLLC.
DATED MAY 11, 2011

LESU HOWELLS MATT A/K/A LESU MATT AND
SPOUSE, MICHAEL E. MATT A/K/A MICHAEL MATT
DOCUMENT NO. 2021-351906
OFFICIAL RECORDS 10.58 ACRES

JOSEPH M. SARLI AND WIFE,
KAREN G. SARLI
VOLUME 374 PAGES 220-226
OFFICIAL RECORDS
50.013 ACRES

JOSEPH M. SARLI AND
WIFE, KAREN G. SARLI
VOLUME 493 PAGES 25-32
OFFICIAL RECORDS
50.036 ACRES

NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.
- 2) THERE ARE NO WATER WELLS ON TRACT 1, A 20.000 ACRE TRACT OF LAND, TRACT 2, A 10.001 ACRE TRACT OF LAND AND TRACT 3, A 10.001 ACRE TRACT OF LAND.
- 3) THERE ARE WATER WELLS ON TRACT 4, A 10.001 ACRE TRACT OF LAND AND TRACT 5, A 39.034 ACRE TRACT OF LAND. SANITARY CONTROL EASEMENTS AROUND WATER WELLS NO. 6588 AND 6587 ARE 50 FEET AND SANITARY CONTROL EASEMENT AROUND WATER WEL NO. 6586 IS 100 FEET.
- 4) THERE ARE NO SEPTIC SYSTEMS ON TRACT 1, A 20.000 ACRE TRACT OF LAND, TRACT 2, A 10.001 ACRE TRACT OF LAND, TRACT 3, A 10.001 ACRE TRACT OF LAND AND TRACT 4, A 10.001 ACRE TRACT OF LAND.
- 5) THERE ARE SEPTIC SYSTEMS ON TRACT 5, A 39.034 ACRE TRACT OF LAND
- 6) ACRES NET REPRESENTS AREA OUTSIDE OF A SPECIAL FLOOD HAZARD AREA. THIS AREA WAS CALCULATED BY OVERLAYING THE FEMA KENDALL COUNTY DFIRM MAP. NO ELEVATIONS OR FLOOD STUDY WAS DONE TO VERIFY THE LOCATION OF THE DFIRM LINE.
- 7) BASE FLOOD ELEVATIONS ARE ESTIMATED FROM DRAINAGE REPORT FOR GRECO'S LOST VALLEY, PREPARED BY CIVIL TECH, PLLC. DATED MAY 11, 2021

LEGEND:

- BASE FLOOD ELEVATION LINE
- FIR FOUND 1/2" STEEL ROD
- SIR SET 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP
- FPS FOUND STEEL ROD WITH AN ORANGE "PFEIFFER SURVEY" PLASTIC CAP
- FMS FOUND STEEL ROD WITH AN ORANGE "MDS SURVEY" PLASTIC CAP

NORTH

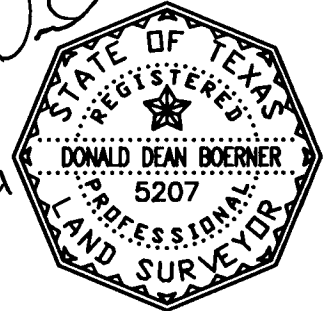
SCALE: 1" = 400'

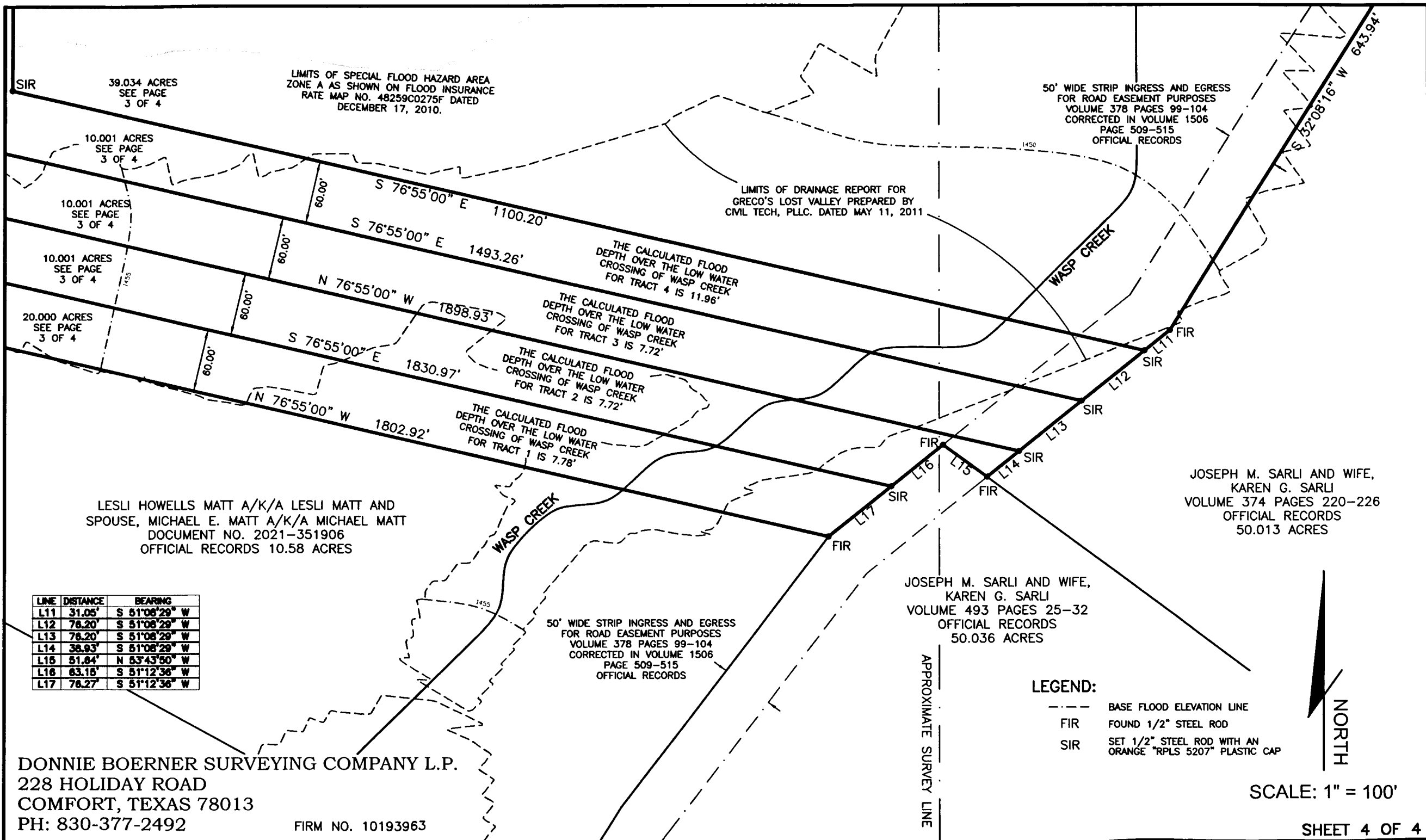
FIRM NO. 10193963

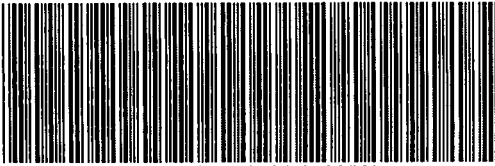
PLAT SHOWING: Tract 1, a 20.000 acre tract of land, Tract 2, a 10.001 acre tract of land, Tract 3, a 10.001 acre tract of land, Tract 4, a 10.001 acre tract of land and Tract 5, a 39.034 acre tract of land out out of the J. Sweeney Survey No. 6, Abstract No. 433, the R. Meadows Survey No. 802, Abstract No. 1001 and the J. Reinhard Survey No. 1118, Abstract No. 1259, Kendall County, Texas and being part of that certain 99.58 acre tract conveyed to Boerne Assets, LLC by deed recorded in Document No. 2020-350169, Official Records, Kendall County, Texas and being further described in Document No. 2021-351726 Official Records, Kendall County, Texas.

DONNIE BOERNER SURVEYING COMPANY L.P.
228 HOLIDAY ROAD
COMFORT, TEXAS 78013
PH: 830-377-2492

J. REINHARD
SURVEY NO. 1118
ABSTRACT NO. 1259
8.2.2021







VG-94-2021-359856

**Kendall County
Darlene Herrin
Kendall County Clerk**

Instrument Number: 359856

Real Property Recordings

Recorded On: August 06, 2021 09:18 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$38.00

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

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

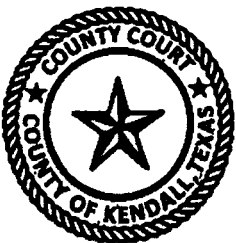
File Information:

Document Number: 359856
Receipt Number: 20210806000015
Recorded Date/Time: August 06, 2021 09:18 AM
User: Harriet S
Station: cclerk01

Record and Return To:

BOERNER DONNIE
228 HOLIDAY ROAD

COMFORT TX 78013



**STATE OF TEXAS
Kendall County**

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

Darlene Herrin
Kendall County Clerk
Kendall County, TX



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 12/27/2021
OPEN SESSION

SUBJECT	Request for Relief - Lily 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 a request for various items of the Kendall County Development Rules and Regulations for approximately 80 acres of the Lily Ranch Subdivision (JEN Texas 27, LLC, Owner)
REASON FOR AGENDA ITEM	Request for Relief - Lily Ranch
WHO WILL THIS AFFECT?	Pct # 2
ADDITIONAL INFORMATION	The request for relief is for approximately 80 acres of the Lily Ranch Subdivision, previously known as the Adams Tract.

REQUEST FOR RELIEF (Variance)

From the Kendall County (KC) Development Rules and Regulations (Section 106)

1. Date November 04, 2021
2. Location of Property: 22 Old Fredericksburg Road, Kendall County, Texas 78015
3. Name of Development (If Applicable): Lily Ranch Subdivision
4. Property Owner/Developer Name: _____
Developer: Ashton San Antonio Residential, LLC, 17319 San Pedro, Ste. 140 San Antonio, Texas 78232;
Owner: JEN Texas 27 LLC, 8023 Vantage Drive, Suite 220 San Antonio, TX 78230
5. Relief Requested (Reference the specific Section/Paragraph of the current KC Development Rules and Regulations:

The Developer requests relief from certain portions of the Kendall County Development Rules and Regulations requiring minimum lot size, density, road frontage, building setbacks and dead end streets. Relief is requested as follows:

SECTION	SUB SECTION	CURRENT STANDARDS	RELIEF REQUESTS
300	1100.5 1100.6 1100.9	Minimum Road Frontage - 100 feet Minimum Front Setback - 50 feet Minimum Rear Setback - 50 feet Minimum Side Setback - 10 feet Minimum Road Frontage on Cul-de-sac - 50' Chord length	Minimum Road Frontage - 50' (with the exception of lots in curves, knuckles or cul-de-sacs to have a chord length of 30' min.) Minimum Front Setback - 25 feet Minimum Rear Setback - 20 feet Minimum Side Setback - 5 feet Minimum Road Frontage on Cul-de-sac - 30' Chord length
400	1400	No lot shall front on a dead-end expansion street.	Lots front on dead end streets to be expanded in future phases of the project.
400	1600	Minimum Cul-de-Sac Length - 250 feet	Minimum Cul-de-Sac Length - 100 feet

6. Reason(s) for Requesting Relief: (Please refer to Section 106, Relief by County Commissioners Court in answering these questions)
 - a. What special circumstances or conditions affecting the land involved such that the strict interpretation of the provisions of these regulations would deprive you of the reasonable use of this land.

The Developer has a substantial property right to develop the property in accordance with Chapter 232 of the Local Government Code. The proposed subdivision design is critical to the success of the project and the County requirements would restrict the layout of the site needed for the project to be feasible.

- Kendall County lacks statutory authority to regulate density, lot size, rear setbacks and side setbacks.
- Kendall County has only the authority to establish setback lines equal to or less than "...25 feet from the edge of the right-of-way on all public roads other than major highways..." (TX Loc. Gov. Code 233.032). No public roads exist or are proposed within Lily Ranch.
- Kendall County's statutory authority to regulate road frontage is limited to "existing county roads" (TX Loc. Gov. Code 232.103). There are no existing county roads within Lily Ranch.

- b. Why is relief necessary for the preservation and enjoyment of a substantial property right of yours?

The Developer has a substantial property right to develop the property in accordance with Chapter 232 of the Local Government Code. The proposed subdivision design is critical to the success of the project and the County requirements would restrict the layout of the site needed for the project to be feasible.

- Kendall County lacks statutory authority to regulate density, lot size, rear setbacks and side setbacks.
- Kendall County has only the authority to establish setback lines equal to or less than "...25 feet from the edge of the right-of-way on all public roads other than major highways..." (TX Loc. Gov. Code 233.032). No public roads exist or are proposed within Lily Ranch.
- Kendall County's statutory authority to regulate road frontage is limited to "existing county roads" (TX Loc. Gov. Code 232.103). There are no existing county roads within Lily Ranch.

- c. Will the granting of relief not be detrimental to the public's health, safety, and welfare? Please explain.

The Developer will follow all Kendall County Rules and Regulations - except the relief requested above - Texas Local Government Code, TCEQ, City of San Antonio's Water Quality Control and Pollution and Prevention Ordinance, Chapter 34, Article VI, Texas Manual on Uniform Traffic Control Devices and any other code requirement authorized by law not in conflict with the Texas Local Government Code – all of which prioritize the public's health, safety and welfare. The lot density, lot size, road frontage and building setbacks proposed will not jeopardize traffic or pedestrian safety or cause stormwater or water quality run-off impacts that are unmitigated by detention or water quality ponds or similar elements. The Developer will collaborate with County staff so that the proposed development will be neither detrimental to the public's health, safety and welfare, nor deleterious to the Developer's substantial property rights.

- d. Will the granting of relief not have the effect of preventing the orderly subdivision of other land in the area? Please explain.

It will not. The Developer seeks only to enjoy the substantial property rights afforded to it under Texas law.



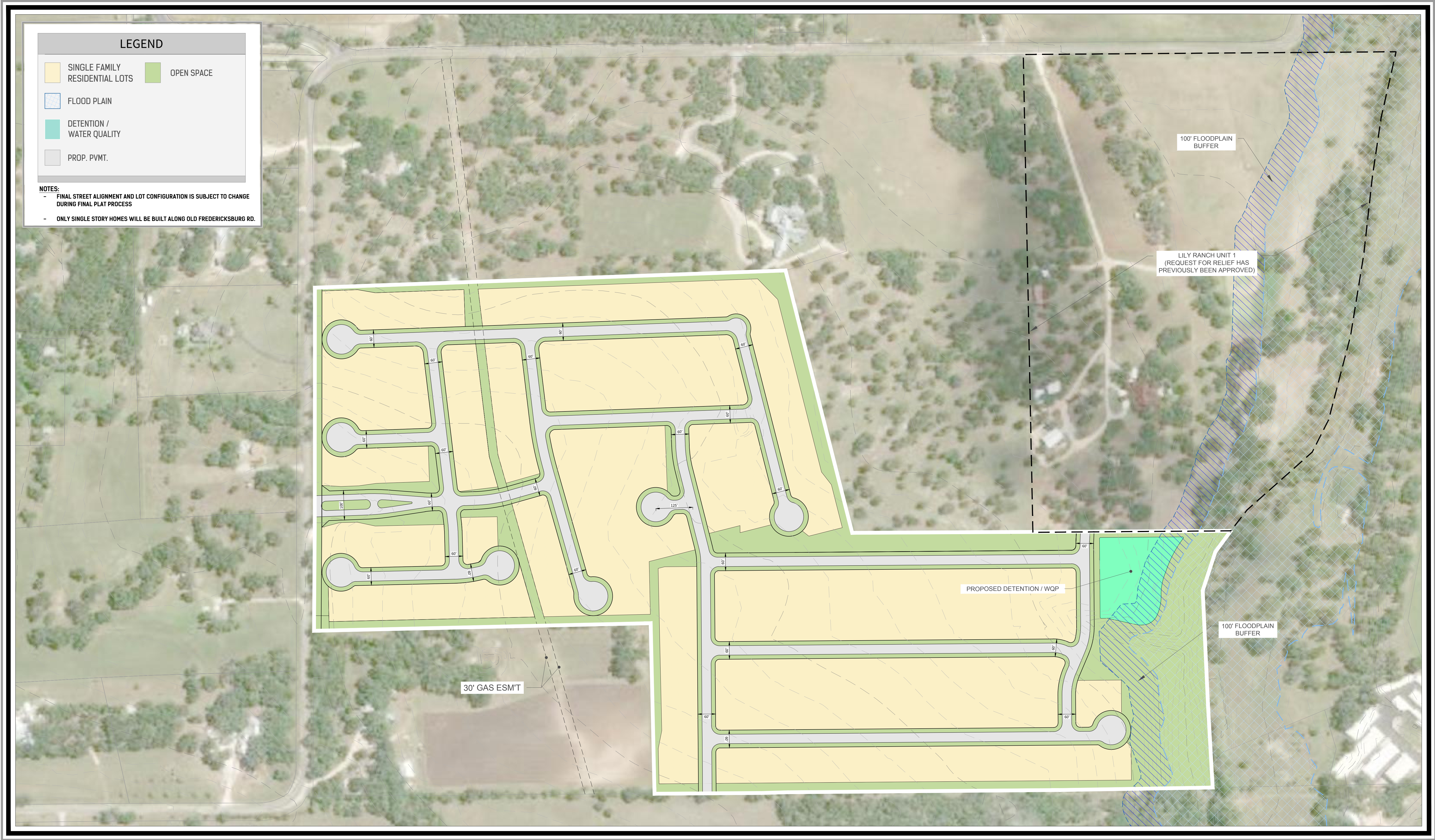
Signature

Blake Harrington
Printed Name



Phone Number

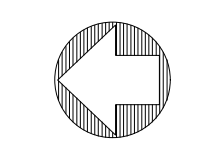
November 04, 2021
Date



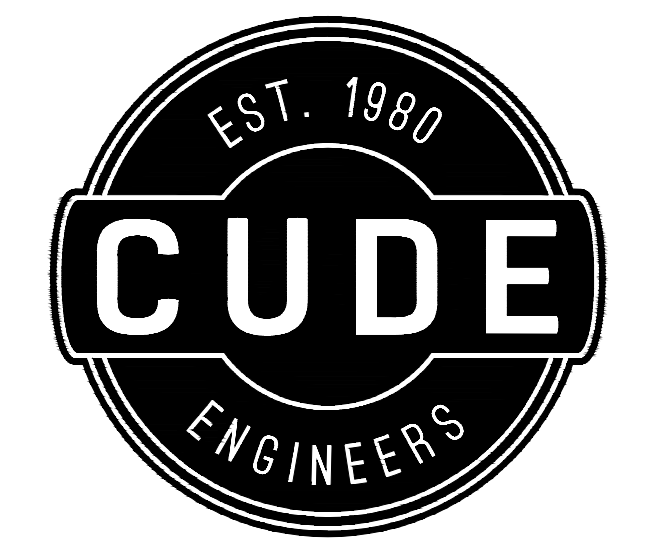
DEVELOPER:
ASHTON WOODS
17319 San Pedro, Suite 140
San Antonio, Texas 78231
P:(210) 549.2565

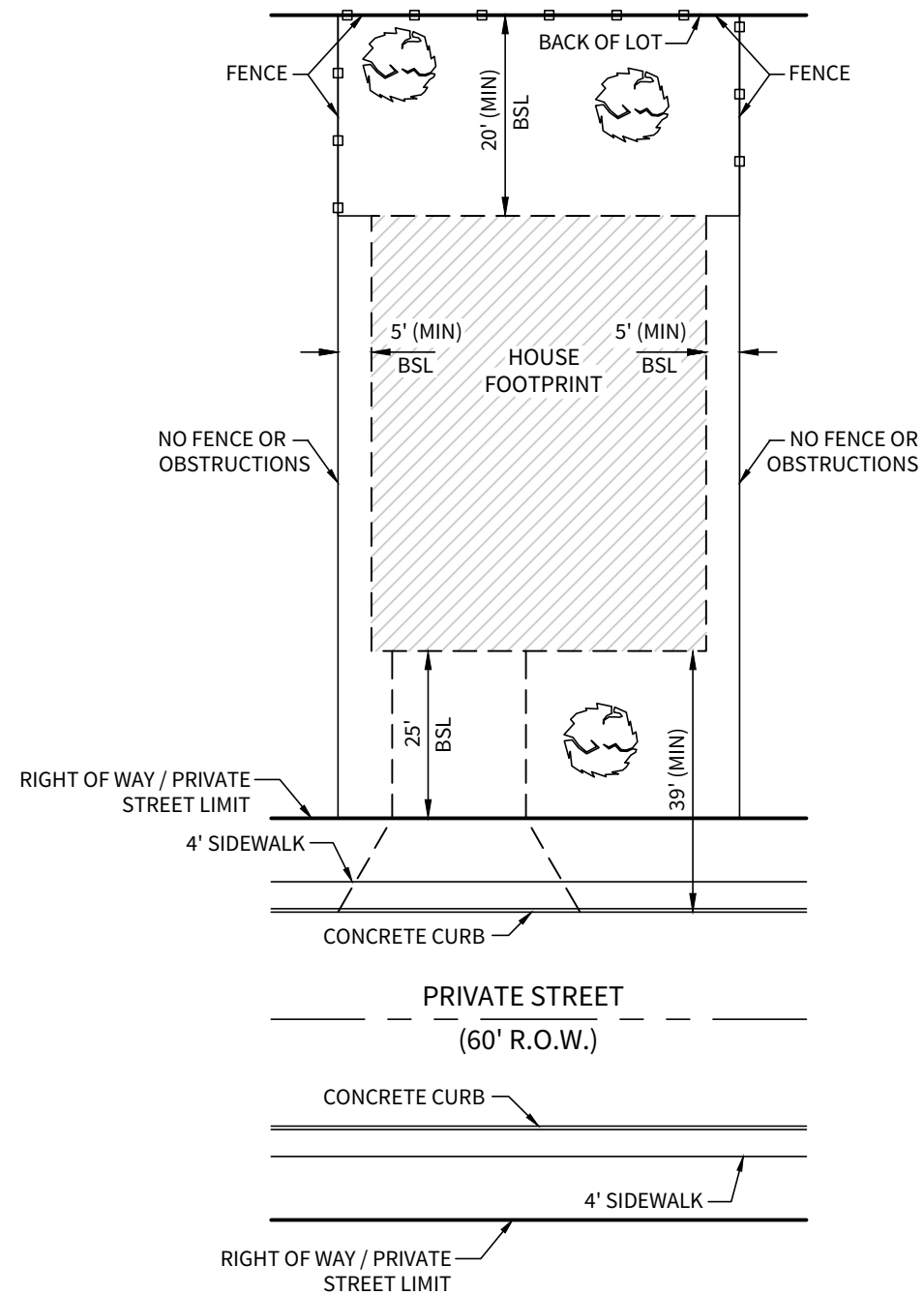
LILY RANCH / REQUEST FOR RELIEF EXHIBIT

San Antonio ETJ, Kendall County, Texas NOVEMBER 2021



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





P:\03274\000\2-Drawings\Exhibits\2021-09-09_LIN\TracLOT.dwg

© 2021 M.W. CUDE ENGINEERS, L.L.C. THIS DOCUMENT, ANY PORTION THEREOF, AND ANY ASSOCIATED COPYRIGHTS SHALL REMAIN THE PROPERTY OF M.W. CUDE ENGINEERS, L.L.C. THIS DOCUMENT MAY NOT BE REPRODUCED, USED, OR DISTRIBUTED IN ANY FORM OR BY ANY MEANS TO ANYONE FOR ANY OTHER ENDORSEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF M.W. CUDE ENGINEERS, L.L.C. THIS DOCUMENT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR USE OTHER THAN AS ORIGINALLY INTENDED BY M.W. CUDE ENGINEERS, L.L.C. AND ANY UNAUTHORIZED REPRODUCTION, USE OR DISTRIBUTION OF SAID DOCUMENTS WILL BE AT THE INFRINGING PARTY'S SOLE RISK, WITHOUT ANY LIABILITY TO M.W. CUDE ENGINEERS, L.L.C. AND WILL BE USED AGAINST ANY AND ALL PARTIES TO THE FULLEST EXTENT PERMITTED BY LAW.



DEVELOPER:
ASHTON WOODS
 17319 San Pedro, Suite 140
 San Antonio, Texas 78231
 P:(210) 549.2565

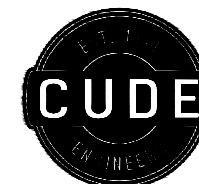
LOT SETBACK EXHBIT

Kendall County, TX

November 2021

N.T.S.

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





KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 12/27/2021
OPEN SESSION

SUBJECT	Consideration and action on Preliminary Plat Lily Ranch Unit 1
DEPARTMENT & PERSON MAKING REQUEST	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 a Preliminary Plat for Lily Ranch, Unit 1, in accordance to Section 203 of the 2010 Kendall County Development Rules and Regulations. The proposed subdivision consists of 42.538 acres, 65 residential lots, 4 open space lots, and 3625 linear feet of roadway with a density of 0.65 acres per lot. The proposed subdivision will be served by central water and central sewer (JEN Texas 27, LLC).
REASON FOR AGENDA ITEM	Consideration and action on Preliminary Plat Lily Ranch Unit 1
WHO WILL THIS AFFECT?	Pct # 2
ADDITIONAL INFORMATION	The preliminary plat is for Lily Ranch Unit 1, approximately 40 acres previously known as the Garritano Tract.

NOTES:

1. WATER SERVICE SHALL BE PROVIDED BY A PUBLIC WATER SYSTEM MEETING. THE REQUIREMENTS OF TCEQ AND ANY OTHER GOVERNMENTAL OR QUASI-GOVERNMENTAL AGENCY HAVING JURISDICTION OVER PUBLIC WATER SYSTEMS. THE PUBLIC WATER SYSTEM SHALL BE OPERATED PURSUANT TO CERTIFICATE OF CONVENIENCE AND NECESSITY NO. 10640 (CCN) BY ITS HOLDER, SAN ANTONIO WATER SYSTEM (SAWS). 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 INDIVIDUAL WATER WELLS ON A RESIDENTIAL LOT CONTAINING LESS THAN 3 ACRES THAT IS ALSO SERVED BY A PRIVATE INDIVIDUAL ONSITE SEWAGE FACILITY.
2. SEWAGE FACILITIES SHALL BE PROVIDED BY A PUBLIC WASTEWATER SYSTEM, THE REQUIREMENTS OF TCEQ AND ANY OTHER GOVERNMENTAL OR QUASI-GOVERNMENTAL AGENCY OR BODY HAVING JURISDICTION OVER THE INSTALLATION AND USE OF PUBLIC SEWAGE FACILITIES. THE PUBLIC WASTEWATER SYSTEM SHALL BE OPERATED TO CERTIFICATE OF CONVENIENCE AND NECESSITY NO. 20285 (CCN) BY ITS HOLDER, SAN ANTONIO WATER SYSTEMS (SAWS). OWNER, FOR ITSELF, SUCCESSORS, AND ASSIGNS RESERVE THE RIGHT TO DRILL, OPERATE AND MAINTAIN PRIVATE OR PUBLIC WASTE WATER FACILITIES.
3. THIS SUBDIVISION LIES TOTALLY WITHIN THE BOERNE INDEPENDENT SCHOOL DISTRICT AS DETERMINED BY THE KENDALL COUNTY CENTRAL APPRAISAL DISTRICT.
4. BOUNDARIES OF ORIGINAL PATENT SURVEYS AND ACREAGES SHOWN HEREON FOR SOME ARE APPROXIMATE AND WERE NOT RELOCATED BY THIS SURVEY.
5. 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 CATV 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 LILY RANCH, LOT 1 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.
6. 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.
7. 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.
8. 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.
9. 1/2 INCH IRON PINS WITH RED CAP STAMPED "MW CUDE" SET AT ALL CORNERS EXCEPT WHERE NOTED OTHERWISE.
10. COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE (4204 TXSC) STATE PLANE GRID COORDINATES, NORTH AMERICAN DATUM OF 1983 (2011) AS DERIVED FROM THE NGS/CORS NETWORK.
11. A PORTION OF THIS TRACT, AS SHOWN, LIES WITHIN THE BOUNDARIES OF A F.E.M.A. 100-YEAR FLOOD PLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL 0085F, MAP NUMBER 48091C0085F, DATED SEPTEMBER 29, 2010.
12. 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.
13. POSTAL SERVICE WILL BE LOCATED ON LILY RANCH DRIVE.
14. THE CURRENT TELECOMMUNICATIONS SERVICE PROVIDER IS SPECTRUM, HOWEVER, DECLARANT RESERVES THE RIGHT TO ALLOW OTHER TELECOMMUNICATIONS SERVICE PROVIDERS TO SERVE THIS PLATTED AREA OR OTHER PORTIONS OF LILY RANCH.
15. THIS PLAT IS WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF SAN ANTONIO, TEXAS.
16. CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS EASEMENT," "TRANSFORMER EASEMENT," "WATER EASEMENT," "SANITARY SEWER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHT-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT.
17. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
18. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
19. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY UNDERGROUND ELECTRIC AND GAS FACILITIES.
20. ROOF OVERHANGS ARE ALLOWED WITHIN THE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THE EASEMENTS.
21. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
22. IMPACT FEE NOTE: WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.
23. THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
24. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.
25. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WASTEWATER EASEMENT(S) SHOWN ON THIS PLAT.
26. SAN ANTONIO WATER SYSTEM HIGH PRESSURE NOTE: A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1425 FEET, WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
27. LOTS WILL HAVE A MINIMUM 25' FRONT, 20' BACK AND 5' SIDE BUILDING SETBACK LINE.
28. ALL WATER WELLS SHALL BE PLUGGED.
29. WASTE COLLECTION AND DISPOSAL SERVICES ARE AVAILABLE.

A PRELIMINARY PLAT ESTABLISHING
LILY RANCH UNIT 1

A SUBDIVISION OF 42.538 ACRES OF LAND LOCATED IN THE JOSE RAMON AROCHA SURVEY NUMBER 171, ABSTRACT NUMBER 2, KENDALL COUNTY, TEXAS AND BEING A PORTION TRACT OF LAND CONVEYED TO TERRY D. ADAMS, SYLVIA ADAMS, JAY W. RUDD AND LORETTA RUDD, FOR SECONDARY ACCESS AS DESCRIBED IN VOLUME 1086, PAGE 769, OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS, AND BEING ALL OF THE TRACT OF LAND CONVEYED TO TONY GARRITANO, AS DESCRIBED IN VOLUME 1218, PAGE 974, OFFICIAL PUBLIC RECORDS OF KENDAL COUNTY, TEXAS.

NUMBER OF LOTS:65 LOTS / 4 OPEN SPACE LOTS

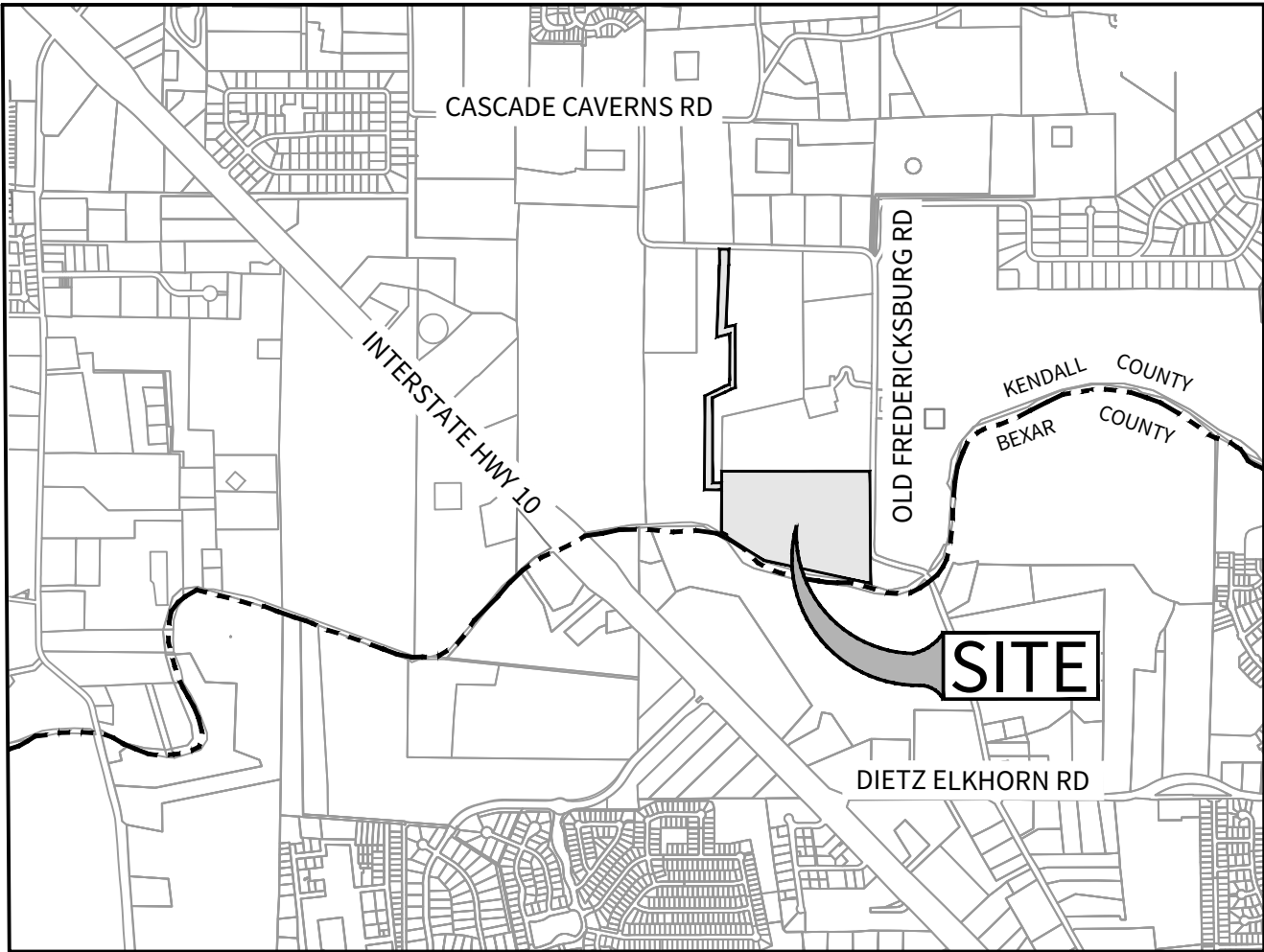
PROPOSED IMPROVEMENTS:PRIVATE ROADWAY AND DRAINAGE

SEWAGE DISPOSAL METHOD:PUBLIC SEWER SYSTEM

POTABLE WATER SUPPLY:PUBLIC WATER SYSTEM

PROPOSED ROADS:LENGTH = 3,625 L.F.
AREA = 17,084.7 S.Y.

DENSITY:DU/AC= 1.834
AC/DU= 0.54



LOCATION MAP

STATE OF TEXAS
COUNTY OF KENDALL

SCALE: 1" = 2000'

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY

THAT THE FOREGOING INSTRUMENT OF WRITING WITH THIS CERTIFICATE OF AUTHENTICATION

WAS FILED FOR RECORD IN MY OFFICE THIS _____ DAY

OF _____ A.D. 2021 AT _____ M. IN THE PLAT RECORDS OF

SAID COUNTY IN _____.

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN _____

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

SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 2021.

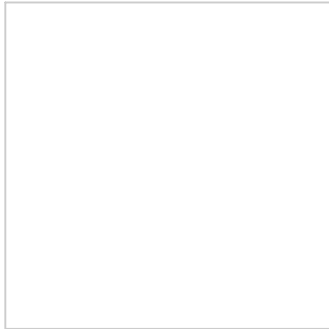
COUNTY CLERK
KENDALL COUNTY, TEXAS

BY: _____, DEPUTY

REQUEST FOR RELIEF GRANTED		
CURRENT STANDARDS	RELIEF REQUESTS	APPROVAL DATE
MINIMUM ROAD FRONTAGE - 100 FEET	MINIMUM ROAD FRONTAGE - 60 FEET	APRIL 12TH 2021
MINIMUM FRONT SETBACK - 50 FEET	MINIMUM FRONT SETBACK - 25 FEET	APRIL 12TH 2021
MINIMUM REAR SETBACK - 50 FEET	MINIMUM REAR SETBACK - 20 FEET	APRIL 26TH 2021
MINIMUM SIDE SETBACK - 10 FEET	MINIMUM SIDE SETBACK - 5 FEET	APRIL 26TH 2021
MINIMUM ROAD FRONTAGE ON CUL-DE-SAC - 50' CHORD LENGTH	MINIMUM ROAD FRONTAGE ON CUL-DE-SAC - 30' CHORD LENGTH	APRIL 12TH 2021
MINIMUM CUL-DE-SAC LENGTH - 250 FEET	MINIMUM CUL-DE-SAC LENGTH - 100 FEET	APRIL 12TH 2021

STATE OF TEXAS
COUNTY OF _____

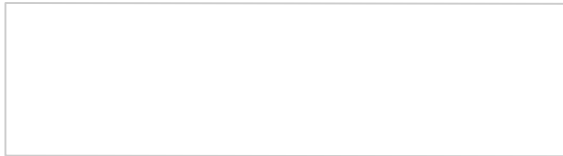
I HEREBY CERTIFY THAT RECOGNIZED ENGINEERING PRACTICES AND STANDARDS WERE USED IN THE PREPARATION OF THIS FINAL PLAT AND IN THE DESIGN OF SITE IMPROVEMENTS STRUCTURES AND WERE ACCOMPLISHED UNDER MY DIRECT SUPERVISION TO CONFORM TO ALL REQUIREMENTS OF THE KENDALL COUNTY DEVELOPMENT RULES AND REGULATIONS.



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

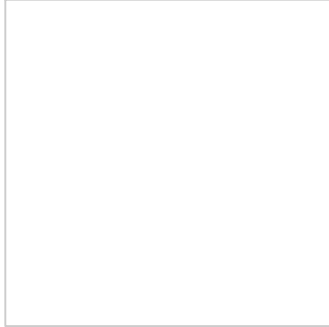
SWORN TO AND SUBSCRIBED BEFORE ME, THIS _____ DAY OF _____, A.D., _____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS
COUNTY OF _____

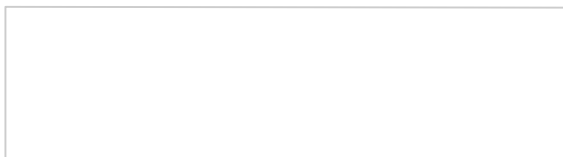
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.



M.W. CUDE ENGINEERS, L.L.C.
YURI BALMACEDA, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4320

SWORN TO AND SUBSCRIBED BEFORE ME, THIS _____ DAY OF _____, A.D., _____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



STATE OF TEXAS
COUNTY OF _____

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

OWNER:
JEN TEXAS 27 LLC
8023 VANTAGE DRIVE SUITE 220
SAN ANTONIO, TEXAS 78230

OWNER

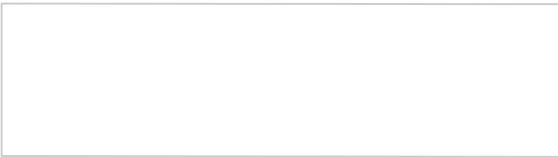
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF _____

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

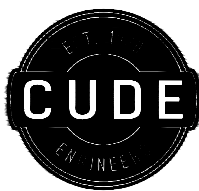
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, A.D., _____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



CONTACT: DAVID D. CUPIT II , P.E.
DCUPIT@CUDEENGINEERS.COM

PROJECT # 03274.000



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

DATE: JUNE 2021

1 OF 4

MATCH LINE "A" - MATCH TO SHEET 3

A PRELIMINARY PLAT ESTABLISHING
LILY RANCH UNIT 1

A SUBDIVISION OF 42.538 ACRES OF LAND LOCATED IN THE JOSE RAMON AROCHA SURVEY NUMBER 171, ABSTRACT NUMBER 2, KENDALL COUNTY, TEXAS AND BEING A PORTION TRACT OF LAND CONVEYED TO TERRY D. ADAMS, SYLVIA ADAMS, JAY W. RUDD AND LORETTA RUDD, FOR SECONDARY ACCESS AS DESCRIBED IN VOLUME 1086, PAGE 769, OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS, AND BEING ALL OF THE TRACT OF LAND CONVEYED TO TONY GARRITANO, AS DESCRIBED IN VOLUME 1218, PAGE 974, OFFICIAL PUBLIC RECORDS OF KENDAL COUNTY, TEXAS.

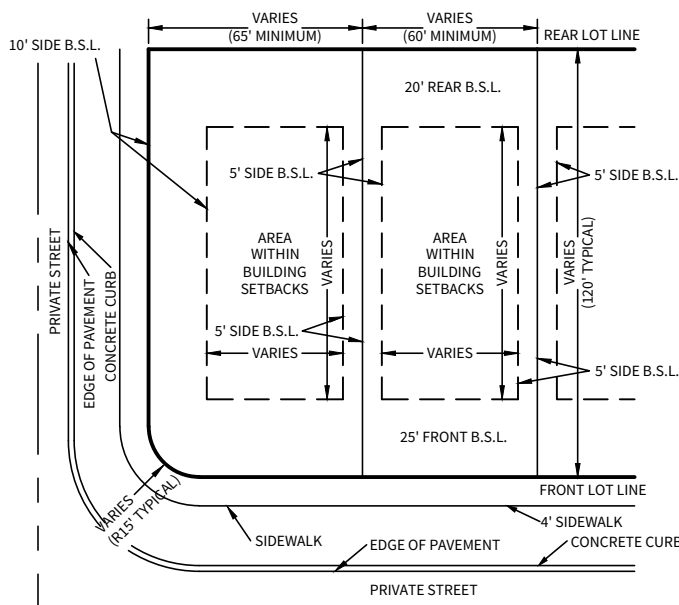


LEGEND

AC.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
C1	= CURVE NUMBER
E.G.T.CA.	= ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
ESMT.	= EASEMENT
EX.	= EXISTING
L1	= LINE NUMBER
NAD	= NORTH AMERICAN DATUM
MIN.	= MINIMUM
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
O.R.K.C.	= OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
PG.	= PAGE
PGS.	= PAGES
R.O.W.	= RIGHT-OF-WAY
VAR.	= VARIABLE
VOL.	= VOLUME
WID.	= WIDTH
---	= STREET CENTERLINE
---	= BUILDING SETBACK LINE
---	= EXISTING GROUND MAJOR CONTOUR
---	= EXISTING GROUND MINOR CONTOUR
---	= EXISTING PROPERTY LINE
---	= COUNTY LINE
---	= 1% ANNUAL CHANCE FEMA FLOODPLAIN LIMITS
---	= FEMA FLOODPLAIN BUFFER

KEYNOTES

- ① = 10' E.G.T.CA. ESM'T.
② = 14' E.G.T.CA. ESM'T.
③ = OFF-LOT 60' INGRESS/EGRESS, WAT., & SAN. SEW. EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PRIVATE STREET
④ = EX. 50' SCE ESM'T. TO BE VACATED



TYPICAL LOT LAYOUT
(ESTABLISHED ON ALL LOTS)
NOT TO SCALE

BENCHMARK (MONUMENT)			
POINT #	ELEVATION	NORTHING	EASTING
1	1377.998	13821843.6410	2069801.0850
2	1366.814	13821820.9630	2071373.6720
3	1387.451	13821952.6520	2068823.8410

UNPLATTED
VEP LEMON CREEK LP
82.266 AC. TRACT
(DOC#20190015746, O.P.R.)

KENDALL COUNTY
BEXAR COUNTY

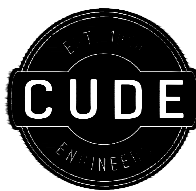
UNPLATTED
VEP LEMON CREEK LP
82.266 AC. TRACT
(DOC#20190015746, O.P.R.)

KENDALL COUNTY
BEXAR COUNTY

CONTACT: DAVID D. CUPIT II, P.E.
DCUPIT@CUDEENGINEERS.COM

PROJECT # 03274.000

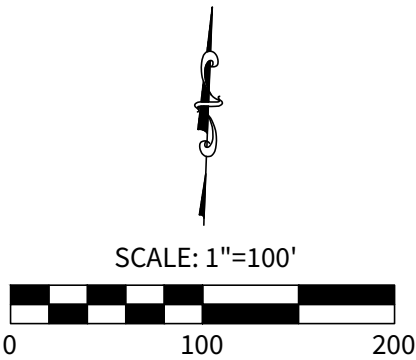
DATE: JUNE 2021



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

A PRELIMINARY PLAT ESTABLISHING
LILY RANCH UNIT 1

A SUBDIVISION OF 42.538 ACRES OF LAND LOCATED IN THE JOSE RAMON AROCHA SURVEY NUMBER 171, ABSTRACT NUMBER 2, KENDALL COUNTY, TEXAS AND BEING A PORTION TRACT OF LAND CONVEYED TO TERRY D. ADAMS, SYLVIA ADAMS, JAY W. RUDD AND LORETTA RUDD, FOR SECONDARY ACCESS AS DESCRIBED IN VOLUME 1086, PAGE 769, OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS, AND BEING ALL OF THE TRACT OF LAND CONVEYED TO TONY GARRITANO, AS DESCRIBED IN VOLUME 1218, PAGE 974, OFFICIAL PUBLIC RECORDS OF KENDAL COUNTY, TEXAS.

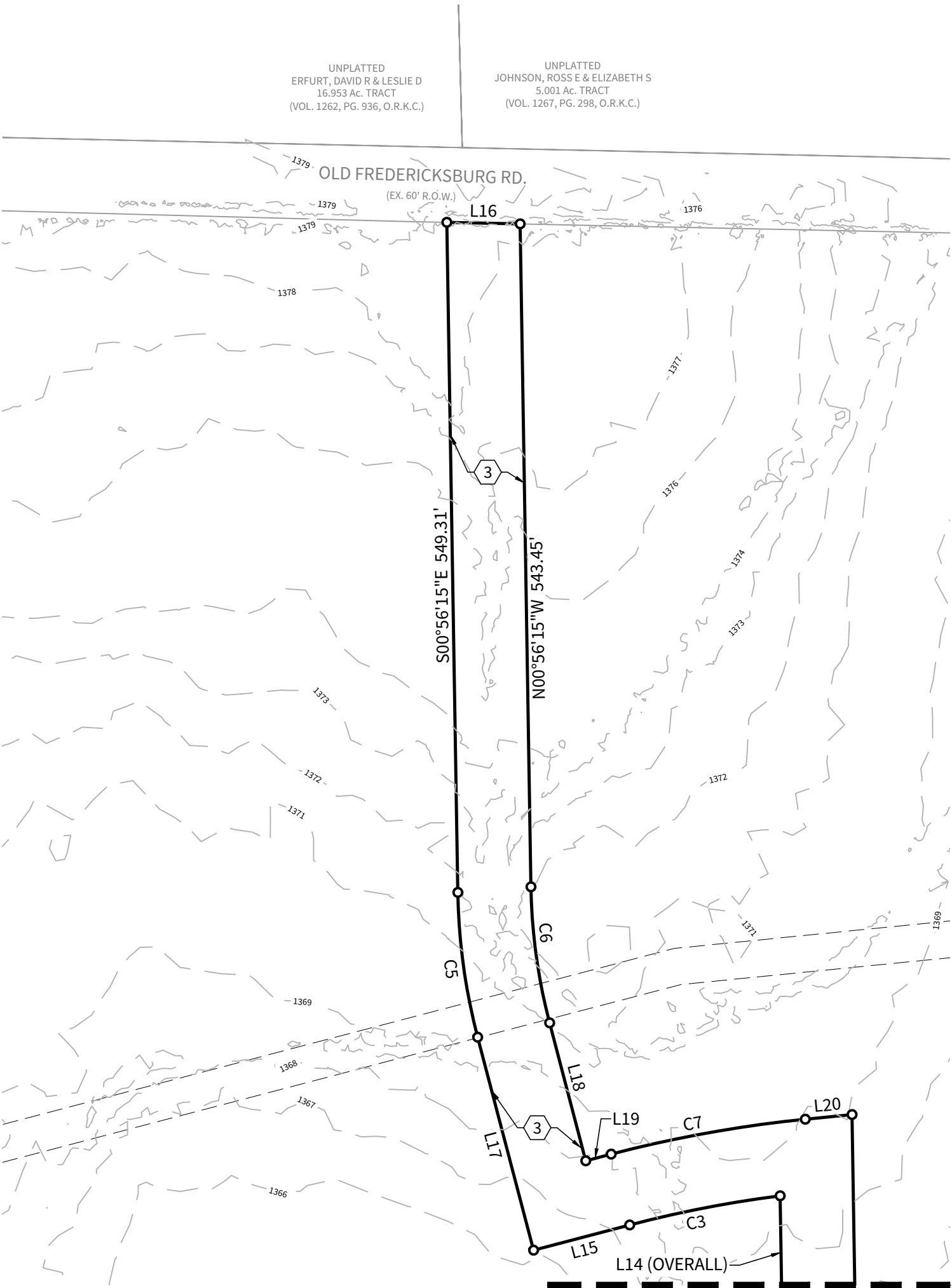
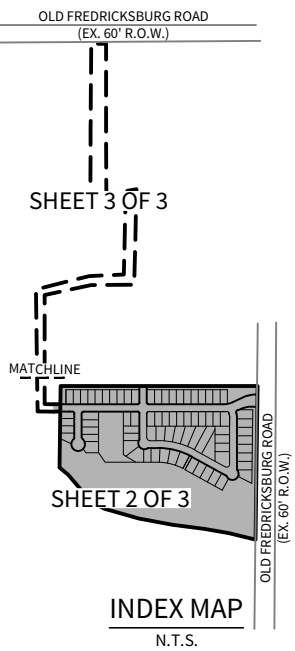


LEGEND

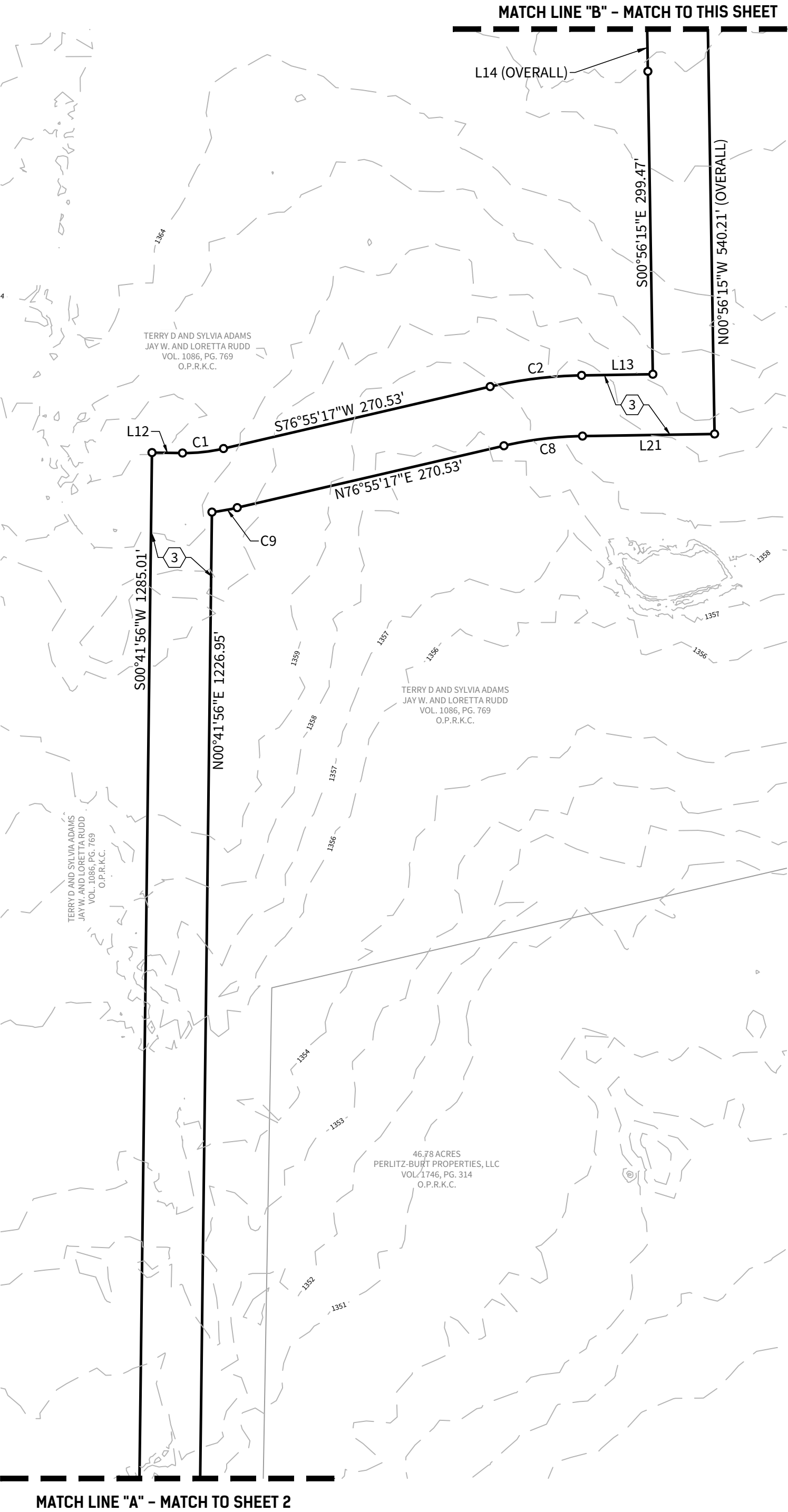
- Ac. = ACRES
- B.S.L. = BUILDING SETBACK LINE
- C1 = CURVE NUMBER
- E.G.T.CA. = ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION
- ESM'T. = EASEMENT
- EX. = EXISTING
- L1 = LINE NUMBER
- NAD = NORTH AMERICAN DATUM
- MIN. = MINIMUM
- N.T.S. = NOT TO SCALE
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- O.R.K.C. = OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS
- PG. = PAGE
- PGS. = PAGES
- R.O.W. = RIGHT-OF-WAY
- VAR. = VARIABLE
- VOL. = VOLUME
- WID. = WIDTH
- = STREET CENTERLINE
- - - = BUILDING SETBACK LINE
- - - = EXISTING GROUND MAJOR CONTOUR
- - - = EXISTING GROUND MINOR CONTOUR
- - - = EXISTING PROPERTY LINE
- - - = COUNTY LINE
- - - = 1% ANNUAL CHANCE FEMA FLOODPLAIN LIMITS

KEYNOTES

- ① = 10' E.G.T.CA. ESM'T.
- ② = 14' E.G.T.CA. ESM'T.
- ③ = OFF LOT 10' ESM'T.



BENCHMARK (MONUMENT)			
POINT #	ELEVATION	NORTHING	EASTING
1	1377.998	13821843.6410	2069801.0850
2	1366.814	13821820.9630	2071373.6720
3	1387.451	13821952.6520	2068823.8410



CONTACT: DAVID D. CUPIT II, P.E.
DCUPIT@CUDEENGINEERS.COM

PROJECT # 03274.000

DATE: JUNE 2021

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

3 OF 4

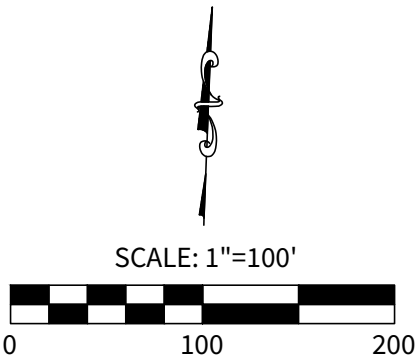
A PRELIMINARY PLAT ESTABLISHING
LILY RANCH UNIT 1

A SUBDIVISION OF 42.538 ACRES OF LAND LOCATED IN THE JOSE RAMON AROCHA SURVEY NUMBER 171, ABSTRACT NUMBER 2, KENDALL COUNTY, TEXAS AND BEING A PORTION TRACT OF LAND CONVEYED TO TERRY D. ADAMS, SYLVIA ADAMS, JAY W. RUDD AND LORETTA RUDD, FOR SECONDARY ACCESS AS DESCRIBED IN VOLUME 1086, PAGE 769, OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS, AND BEING ALL OF THE TRACT OF LAND CONVEYED TO TONY GARRITANO, AS DESCRIBED IN VOLUME 1218, PAGE 974, OFFICIAL PUBLIC RECORDS OF KENDAL COUNTY, TEXAS.

BENCHMARK (MONUMENT)			
POINT #	ELEVATION	NORTHING	EASTING
1	1377.998	13821843.6410	2069801.0850
2	1366.814	13821820.9630	2071373.6720
3	1387.451	13821952.6520	2068823.8410

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°59'51"W	36.00'
L2	S76°01'54"E	228.43'
L3	S80°24'36"E	201.43'
L4	S61°55'31"E	122.02'
L5	S50°53'35"E	93.53'
L6	N28°47'15"E	0.31'
L7	S52°30'58"E	12.63'
L8	S86°32'15"E	20.04'
L9	S89°10'14"E	80.18'
L10	S87°55'10"E	8.20'
L11	S00°42'03"W	59.81'
L12	N89°18'04"W	30.15'
L13	S89°03'45"W	70.47'
L14	S00°56'15"E	115.17'
L15	N75°18'37"E	81.48'
L16	N88°47'56"W	60.04'
L17	S14°41'23"E	180.47'
L18	N14°41'23"W	116.85'
L19	S75°18'37"W	21.48'
L20	S84°18'37"W	38.53'
L21	N89°03'45"E	130.47'
L22	N89°18'04"W	20.18'
L23	N86°32'15"W	30.41'
L24	S00°43'25"W	147.09'
L25	S64°53'02"W	97.42'
L26	N64°53'02"E	6.59'
L27	N11°48'02"W	10.66'
L28	S89°59'55"E	13.05'
L29	S89°58'06"E	58.14'
L30	S89°58'04"E	98.79'
L31	S89°58'04"E	62.86'
L32	S86°32'15"E	28.51'
L33	S00°43'25"W	60.07'
L34	N86°32'15"W	31.38'
L35	S89°58'04"E	61.70'
L36	S11°48'02"E	18.61'
L37	N89°59'55"W	14.95'
L38	S00°44'00"W	48.96'
L39	S33°42'14"E	33.48'

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	170.00'	13°46'39"	20.54'	40.88'	40.78'	S83°48'37"W
C2	430.00'	12°08'28"	45.73'	91.12'	90.95'	S82°59'31"W
C3	970.00'	7°25'23"	62.92'	125.67'	125.58'	N79°01'19"E
C5	500.00'	13°45'08"	60.30'	120.01'	119.72'	S07°48'49"E
C6	470.00'	13°45'08"	56.68'	112.81'	112.54'	N07°48'49"W
C7	1030.00'	9°00'00"	81.06'	161.79'	161.63'	S79°48'37"W
C8	370.00'	12°08'28"	39.35'	78.40'	78.26'	N82°59'31"E
C9	230.00'	6°19'12"	12.70'	25.37'	25.36'	N80°04'53"E
C10	230.00'	2°45'49"	5.55'	11.09'	11.09'	N87°55'10"W
C11	25.00'	79°33'58"	20.82'	34.72'	31.99'	S40°30'59"W
C12	240.00'	15°24'55"	32.48'	64.57'	64.38'	S72°35'30"W
C13	170.00'	25°07'02"	37.87'	74.52'	73.93'	S77°26'34"W
C14	25.00'	93°33'39"	26.60'	40.82'	36.44'	S46°02'50"E
C15	170.00'	22°17'18"	33.49'	66.13'	65.71'	N76°01'42"E
C16	230.00'	8°10'40"	16.44'	32.83'	32.80'	N68°58'23"E
C17	15.00'	84°51'45"	13.71'	22.22'	20.24'	N30°37'51"E
C18	180.00'	11°48'06"	18.60'	37.08'	37.01'	N05°53'58"W
C19	15.04'	36°09'58"	4.91'	9.49'	9.33'	N18°06'11"W
C20	50.00'	188°52'11"	644.69'	164.82'	99.70'	N59°35'46"E
C21	15.00'	35°09'59"	4.75'	9.21'	9.06'	S43°33'08"E
C22	570.00'	28°51'47"	146.69'	287.14'	284.12'	S75°34'01"E
C23	15.00'	46°11'04"	6.40'	12.09'	11.77'	N66°54'33"E
C24	50.00'	182°22'17"	2415.66'	159.15'	99.98'	S44°59'51"E
C25	15.00'	46°11'13"	6.40'	12.09'	11.77'	S23°05'41"W
C26	15.00'	90°00'00"	15.00'	23.56'	21.21'	S44°59'55"E
C27	99.65'	48°20'11"	44.72'	84.06'	81.59'	N62°31'39"E
C28	125.38'	105°33'45"	165.07'	231.01'	199.69'	N89°40'01"E
C29	100.00'	50°33'49"	47.23'	88.25'	85.41'	S62°50'00"E
C30	15.00'	90°01'02"	15.00'	23.56'	21.21'	N45°00'02"E
C31	15.00'	56°15'06"	8.02'	14.73'	14.14'	N28°05'35"W
C32	66.00'	292°30'07"	44.10'	336.94'	73.33'	S89°58'04"E
C33	15.00'	56°15'02"	8.02'	14.73'	14.14'	S28°09'29"W
C34	15.00'	90°00'01"	15.00'	23.56'	21.21'	S44°58'03"E
C35	230.00'	3°25'48"	6.89'	13.77'	13.77'	S88°15'09"E
C36	170.00'	3°25'48"	5.09'	10.18'	10.18'	N88°15'09"W
C37	93.00'	32°36'44"	27.21'	52.94'	52.22'	S73°01'59"W
C38	204.15'	65°20'00"	130.89'	232.79'	220.38'	N90°00'00"W
C39	95.34'	34°14'34"	29.37'	56.98'	56.13'	S74°03'08"E
C40	15.00'	90°00'03"	15.00'	23.56'	21.21'	N45°00'05"E
C41	15.00'	90°00'00"	15.00'	23.56'	21.21'	N44°59'55"W
C42	15.00'	78°11'54"	12.19'	20.47'	18.92'	S50°53'58"E
C43	120.00'	11°48'06"	12.40'	24.72'	24.67'	S05°53'58"E
C44	25.00'	118°51'47"	42.33'	51.86'	43.05'	S59°25'59"W
C45	630.00'	28°51'47"	162.13'	317.37'	314.02'	N75°34'01"W
C46	15.00'	90°00'00"	15.00'	23.56'	21.21'	N44°59'55"W
C47	15.00'	90°00'00"	15.00'	23.56'	21.21'	N45°00'05"E
C74	450.00'	22°47'15"	90.69'	178.97'	177.80'	N72°31'45"W



CONTACT: DAVID D. CUPIT II, P.E.
DCUPIT@CUDEENGINEERS.COM

PROJECT # 03274.000

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

DATE: JUNE 2021

4 OF 4



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 12/27/2021 OPEN SESSION	
SUBJECT	Annual Quality Elevator Inspections - TKElevator
DEPARTMENT & PERSON MAKING REQUEST	Robert Kinsey, Facilities Manager
PHONE # OR EXTENSION #	830-249-9343
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Consideration and action on the approval of work order(s) providing for the annual State required elevator inspections.
REASON FOR AGENDA ITEM	Compliance with State Law
WHO WILL THIS AFFECT?	Kendall County
ADDITIONAL INFORMATION	This is for 4 Elevators



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 12/27/2021
OPEN SESSION

SUBJECT	New Job Description
DEPARTMENT & PERSON MAKING REQUEST	Juanita Espino, Human Resources Director
PHONE # OR EXTENSION #	830-249-9343 Ext 600
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Consideration and action on the approval of the new job description for the position of Support Services Lieutenant in the Sheriff's Office.
REASON FOR AGENDA ITEM	New position for budget year 2022
WHO WILL THIS AFFECT?	Sheriff's Office
ADDITIONAL INFORMATION	None

KENDALL COUNTY CLASS SPECIFICATION

SUPPORT SERVICES LIEUTENANT – SHERIFF

Department: Sheriff's Office

Report to: Sheriff

Date Approved:

FLSA: Non-Exempt

Work Status: Full time

EEO Category: Protective Services

GENERAL SUMMARY

Under limited supervision, the purpose of the position is to provide support service, community service, and administrative support activities. The position is responsible for overseeing assigned units including planning, organizing, implementing, administering and evaluating operations of the unit. Provides leadership, guidance, and training to assigned unit personnel.

ESSENTIAL FUNCTIONS

Supervises the Kendall County Courthouse Security Deputies, School Resource Deputies, the Mental Health Detail and the Reserve Deputy Program. Works closely with public and private groups and individuals to explain or coordinate proposed programs; responds to citizen concerns or inquiries regarding police services; responds to inquiries from the media. Manages the Sheriff's Office Recognition and Grant programs.

Supervises assigned personnel including instructing, assigning, reviewing and planning the work of others; organizes schedules and work activities; counsels, trains, and advises assigned personnel regarding department policies and procedures relating to law enforcement functions.

Directs the efforts of assigned staff during emergency situations within the County.

Reviews and approves reports from assigned personnel; receives communications regarding daily operations and problem situations needing attention.

Reviews and responds to citizen and employee complaints.

OTHER DUTIES/RESPONSIBILITIES

Provides guidance, training and monitors unit functions to ensure policies and procedures are followed.

Assists in the preparation of budgets for the unit and monitors expenditures.

Perform all other duties assigned by the Sheriff or Chief Deputy.

EXPERIENCE AND TRAINING

High school diploma or GED; supplemented by three to five years previous experience or training that includes law enforcement; knowledge of criminal laws and codes; knowledge of management and supervision of personnel.

LICENSES AND CERTIFICATIONS

Must possess Peace Officer license for Texas; must possess valid driver's license.

KNOWLEDGE, SKILLS AND ABILITIES

Knowledge of:

- Law enforcement practices, community relations, school resource polices and procedures, grant management, open records act, recognition program management, and other legal processes.
- Administrative principles and practices, including goal setting, program development, implementation and evaluation.
- Principles, methods, and procedures utilized in the preparation and management of a unit budget.
- Office procedures and equipment.
- Computer and emergency equipment functions.
- Speak English.

Ability to:

- Supervise employees and provide evaluation and counseling in regards to performance of job duties.
- Analyze daily issues requiring planning for interrelated activities that may involve more than one department.
- Define problems, collect data, establish facts, and draw valid conclusions and interpret an extensive variety of technical instructions.
- Exercise judgment, decisiveness, and creativity required in uncertain, highly stressful situations.
- Provide guidance assistance and/or interpretation to others on how to apply procedures and standards to specific situations.
- Communicate verbally and in writing.

- Understand and exchange information with supervisors, subordinates, and co-workers when giving and receiving assignments and instructions.
- Communicate and interact with general public, attorneys, judges, and local, state, and federal law enforcement officials.
- Provide verbal direction to personnel in conformance of rules, regulations, and other directives.
- Follow safe work practices including workplace safety policies and procedures; analyze and recommend improvements to equipment and facilities.
- Prolonged periods of sitting at a desk in front of a computer.
- Operate a motor vehicle.
- Use firearms, radios, radar gun, handcuffs, leg irons, stun cuff, taser, and first aid equipment.
- Maintain physical ability in order to restrain offenders and perform self-defense tactics as needed.

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: 12/27/2021
OPEN SESSION

SUBJECT	ARPA Funds Checklist
DEPARTMENT & PERSON MAKING REQUEST	County 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 to approve the ARPA - Coronavirus State and Local Fiscal Recovery Funds form provided by the County Auditor.
REASON FOR AGENDA ITEM	To approve the checklist for department heads to use if requesting ARPA funds.
WHO WILL THIS AFFECT?	All County Employees
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 12/27/2021
OPEN SESSION

SUBJECT	Handicap Accessible Van for Kronkosky Place
DEPARTMENT & PERSON MAKING REQUEST	Richard Elkins Commissioner Precinct 2
PHONE # OR EXTENSION #	830-249-9343 ext 315
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Discussion and action on use of ARPA funds to Kronkosky Place to purchase a Handicap Accessible Van totaling \$75,000.
REASON FOR AGENDA ITEM	To provide transportation to Seniors with limited mobility that require wheelchair accessibility. Currently there are serious challenges in transporting these seniors to obtain life-altering services.
WHO WILL THIS AFFECT?	Countywide
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 12/27/2021
OPEN SESSION

SUBJECT	Christian Job Corp Training Program
DEPARTMENT & PERSON MAKING REQUEST	Richard Elkins Commissioner Precinct 2
PHONE # OR EXTENSION #	830-249-9343 ext 315
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Discussion and action on use of ARPA funds to the Christian Job Corp training program totaling \$40,000.
REASON FOR AGENDA ITEM	To provide training to individuals to become productive citizens for themselves, their family and the community.
WHO WILL THIS AFFECT?	Countywide
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 12/27/2021
OPEN SESSION

SUBJECT	Sole source vendor
DEPARTMENT & PERSON MAKING REQUEST	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 designating InVeris Training Solutions as a sole source provider of SURVIVR's Virtual Reality Training Suite.
REASON FOR AGENDA ITEM	LGC §262 grants a discretionary exemption from the general rule of bidding for sole source products. InVeris Training Solutions is the manufacturer and sole distributor of the SURVIVR Virtual Reality Training Suite.
WHO WILL THIS AFFECT?	Sheriff's Department
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 12/27/2021
OPEN SESSION

SUBJECT	Survivor Virtual Reality Simulator
DEPARTMENT & PERSON MAKING REQUEST	Al Auxier, County Sheriff
PHONE # OR EXTENSION #	830-249-9343
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Discussion and action on use of ARPA funds for the Sheriff's Office to purchase the InVeris SURVIVR Simulator for \$112,200.00.
REASON FOR AGENDA ITEM	To allow the Kendall County Sheriff's Office to purchase the Survivor VR Training Simulator used in training deputies in de-escalation tactics when dealing with subjects in a mental crisis.
WHO WILL THIS AFFECT?	Countywide
ADDITIONAL INFORMATION	This purchase of this training equipment was discussed in the use of federal ARPA funds at no cost to the county. Survivor/InVeris is a sole vendor provider.



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 12/27/2021
OPEN SESSION

SUBJECT	Purchase of a real property
DEPARTMENT & PERSON MAKING REQUEST	Darrel L. Lux, County Judge Bill Ballard, General Counsel
PHONE # OR EXTENSION #	830-249-9343 Ext. 303
TIME NEEDED FOR PRESENTATION	10 minutes
WORDING OF AGENDA ITEM	Consideration and action on the purchase of a real property located at #5 Toepperwein.
REASON FOR AGENDA ITEM	The Kendall County Commissioners Court intends to purchase the subject property to allow for future expansion of its facilities.
WHO WILL THIS AFFECT?	Kendall County
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 12/27/2021 OPEN SESSION	
SUBJECT	ADT proposal and sales agreement
DEPARTMENT & PERSON MAKING REQUEST	Darrel L. Lux, County Judge
PHONE # OR EXTENSION #	830-249-9343
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Consideration and action to approve the proposal and sales agreement with ADT concerning the alarm system at the historic courthouse.
REASON FOR AGENDA ITEM	Resolve problem.
WHO WILL THIS AFFECT?	Historic Courthouse
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 12/27/2021
OPEN SESSION

SUBJECT	Road & Bridge Monthly Report
DEPARTMENT & PERSON MAKING REQUEST	Road and Bridge: Don L Evans, Road Supervisor
PHONE # OR EXTENSION #	830-249-9343 EXT 656
TIME NEEDED FOR PRESENTATION	5 Minutes
WORDING OF AGENDA ITEM	Summary of Road Work For November 2021
REASON FOR AGENDA ITEM	Report Progress of Road Work
WHO WILL THIS AFFECT?	County wide progress report.
ADDITIONAL INFORMATION	None.

Kendall County Road Bridge November 2021 Report

Precinct	Address	Street	Location	Activity	Notes	Task ID	Date
1	16	DEEP HOLLOW DR		Brush	Brush Removal	53186	11/2/21
1	46	COUGHRAN RD		Maintenance	Pot Hole Repair	53187	11/3/21

Kendall County Road Bridge November 2021 Report

Precinct	Address	Street	Location	Activity	Notes	Task ID	Date
2		KREUTZBERG RD	@ 7.29 Miles	Cleaning and Debris	Litter	53280	11/22/21
2	202	CHARGER BLVD	Brush Site	Equipment	Equipment Staging	53188	11/4/21
2	101	WIND RIDGE DR		Maintenance	Ditch Maint.	53255	11/16/21
2	101	WIND RIDGE DR		Maintenance	Ditch Maint.	53253	11/15/21
2	101	WIND RIDGE DR		Maintenance	Ditch Maint.	53272	11/17/21
2		SPRING CREEK RD	Includes Spring Creek Sub.	Mowing	Mow/Weed Eat	53391	11/23/21
2	202	CHARGER BLVD	Brush Site	Non Road and Bridge	Assist Other Agency	53299	11/20/21
2	202	CHARGER BLVD	Brush Site	Non Road and Bridge	Grind Co. Brush 6.5 Hrs.	53164	11/5/21
2	202	CHARGER BLVD	Brush Site	Non Road and Bridge	Assist Other Agency	53291	11/18/21
2	202	CHARGER BLVD	Brush Site	Non Road and Bridge	Assist Other Agency	53292	11/17/21
2	202	CHARGER BLVD	Brush Site	Non Road and Bridge	Grind Co. Brush 4 Hrs.	53138	11/1/21
2	202	CHARGER BLVD	Brush Site	Non Road and Bridge	Grind Co. Brush 6.5 Hrs.	53150	11/4/21
2	202	CHARGER BLVD	Brush Site	Non Road and Bridge	Grind Co. Brush 7.5 Hrs.	53200	11/9/21
2	202	CHARGER BLVD	Brush Site	Non Road and Bridge	Grind Co. Brush 7 Hrs.	53204	11/10/21
2	202	CHARGER BLVD	Brush site	Non Road and Bridge	Grind Co. Brush 7.5 Hrs.	53197	11/8/21
2	202	CHARGER BLVD	Brush Site	Non Road and Bridge	Assist Other Agency	53298	11/19/21
2	202	CHARGER BLVD	Brush Site	Non Road and Bridge	Grind Co. Brush 6.5 Hrs.	53149	11/3/21
2	202	CHARGER BLVD	Brush Site	Non Road and Bridge	Grind Co. Brush 6 Hrs.	53147	11/2/21

Kendall County Road Bridge November 2021 Report

Precinct	Address	Street	Location	Activity	Notes	Task ID	Date
3	1133	FM 3351 N	Kendalia Yard	Equipment	Equipment Standby	53287	11/18/21
3		OLD BLANCO RD	4.60 to 5 Miles	Maintenance	Ditch Maint.	53406	11/29/21
3		ACKER RD	@ 3.791 Miles	Maintenance	Blade Rough Road	53402	11/30/21
3		OLD BLANCO RD	4.6 to 5.0 Miles	Maintenance	Ditch Maint.	53331	11/23/21
3	44	OLD BLANCO RD		New Construction	Drainage Structure Work	53328	11/22/21
3	44	OLD BLANCO RD		New Construction	Drainage Structure Work	53333	11/24/21
3	44	OLD BLANCO RD		New Construction	Drainage Structure Work	53363	11/22/21
3	44	OLD BLANCO RD		New Construction	Drainage Structure Work	53296	11/19/21
3	44	OLD BLANCO RD		New Construction	Drainage Structure Work	53377	11/29/21
3	44	OLD BLANCO RD		New Construction	Drainage Structure Work	53218	11/16/21
3	44	OLD BLANCO RD		New Construction	Drainage Structure Work	53056	11/2/21
3	44	OLD BLANCO RD		New Construction	Drainage Structure Work	53384	11/30/21
3	44	OLD BLANCO RD		New Construction	Drainage Structure Work	53340	11/17/21
3	44	OLD BLANCO RD		New Construction	Drainage Structure Work	53055	11/1/21
3	44	OLD BLANCO RD		New Construction	Drainage Structure Work	53339	11/24/21
3	9	TOEPPERWEIN RD		Non Road and Bridge	Assist Other Agency	53271	11/17/21
3		MARQUARDT RD	@ .0 Miles	Road Structure	Cattle Guard Repair	53345	11/18/21

Kendall County Road Bridge November 2021 Report

Precinct	Address	Street	Location	Activity	Notes	Task ID	Date
4		POEHNERT RD	0' to 750'	Brush	Tree Removal	53286	11/18/21
4	238	MARQUARDT RD		Brush	Tree Removal	53163	11/5/21
4		SADDLE WOOD TRL	0 to .1 Miles	Brush	Brush Removal	53385	11/30/21
4		SPARKLING SPRINGS DR	@ Cibolo Creek	Cleaning and Debris	Remove Object	53159	11/4/21
4		BROADWAY	@ .1 Miles	Cleaning and Debris	Debris Removal	53329	11/23/21
4	716	FM 289	Joshua Springs Park	County Road and Bridge	Repair Gate	53354	11/19/21
4	3	OLD COMFORT RD	R&B Yard	County Road and Bridge	Fire Extinguishers Insp.	53072	11/1/21
4	716	FM 289	Ring Mountain	County Road and Bridge	811 Training	53192	11/8/21
4	310	DEER RD		County Road and Bridge	Repair Mailbox	53285	11/17/21
4		LITTLE JOSHUA CREEK RD	16 to 21	County Road and Bridge	Training	53214	11/4/21
4	3	OLD COMFORT RD	R&B Yard	County Road and Bridge	Pick Up Material	53332	11/23/21
4	3	OLD COMFORT RD	R&B Yard	County Road and Bridge	Pick Up Materials	53189	11/3/21
4	716	FM 289	Joshua Springs Park	County Road and Bridge	Repair Gate	53193	11/9/21
4	3	OLD COMFORT RD	R&B Yard	Equipment	Equipment Stand By	53062	11/1/21
4		GILES RANCH RD	@ .0 Miles	Equipment	Equip. Staging	53293	11/18/21
4	3	OLD COMFORT RD	R&B Yard	Equipment	Repairs Needed	53254	11/15/21
4	10	CRAVEY RD		Equipment	Equip. Staging	53228	11/18/21
4	37	WARING RD		Maintenance	Driveway Work	53337	11/24/21
4		CRAVEY RD	0 to .1 Miles	Maintenance	Ditch Maint.	53239	11/15/21
4		LITTLE JOSHUA CREEK RD	.50 to .75 Miles	Maintenance	Blade Rough Road	53283	11/17/21
4		WARING WELFARE RD	101,103 439,231	Maintenance	Pot Hole Repair	53288	11/17/21
4	10	CRAVEY RD		Maintenance	Level Road Surface	53258	11/16/21
4		OLD NUMBER 9 HWY	@ 5.6 Miles	Maintenance	Road Surface	53330	11/23/21
4		POEHNERT RD	0 to .1 Miles	Maintenance	Ditch Maint.	53238	11/15/21
4		MAIN ST	@ .3 Miles	Maintenance	Driveway Work	53382	11/29/21
4		UPPER SISTERDALE RD	0 to 7.28 Miles	Mowing	Mow/Weed Eat	53319	11/18/21
4		BLASCHKE RD	0 to 2.43 Miles	Mowing	Mow Weed Eat	53390	11/22/21
4		HEIN RD	0 to 1.51 Miles	Mowing	Mow Weed Eat	53399	11/24/21
4		WARING RD	0 to 2.05 Miles	Mowing	Mow/Weed Eat	53388	11/22/21
4		ALAMO SPRINGS SUB	Complete	Mowing	Mow/Weed Eat	53240	11/17/21
4		ZOELLER LN	0 to 4.38 Miles	Mowing	Mow Weed Eat	53387	11/22/21
4		OLD NUMBER 9 HWY	7.3 to 10.6 Miles	Mowing	Mow/Weed Eat	53198	11/9/21

Kendall County Road Bridge November 2021 Report

Precinct	Address	Street	Location	Activity	Notes	Task ID	Date
4		GRAPE CREEK RD	0 to 5.6 Miles	Mowing	Mow/Weed Eat	53199	11/10/21
4		LOS RICOS POBRES SBDVN	Complete	Mowing	Mow/Weed Eat	53326	11/18/21
4		WARING WELFARE RD	9.81 to 3.75 Miles	Mowing	Mow/Weed Eat	53392	11/24/21
4		GILES RANCH RD	@ 1.6 Miles	New Construction	Drainage Structure Work	53294	11/19/21
4		GILES RANCH RD	@ 1.6 Miles	New Construction	Drainage Structure Work	53252	11/15/21
4		GILES RANCH RD	@ 0 miles	New Construction	Paving & Prep	53378	11/29/21
4		GILES RANCH RD	1.5 to 1.8 Miles	New Construction	Priming	53334	11/24/21
4		GILES RANCH RD	1.4 to 1.8 Miles	New Construction	Road Surface	53073	11/2/21
4		GILES RANCH RD	1.2 to 1.4 Miles	New Construction	Road Surface	53135	11/4/21
4		GILES RANCH RD	0 to .1 Miles	New Construction	Road Surface	53279	11/22/21
4		GILES RANCH RD	@ 1.6 Miles	New Construction	Drainage Structure Work	53284	11/17/21
4	648	OLD NUMBER 9 HWY	Material Staging Area	New Construction	Road Surface	53087	11/3/21
4		GILES RANCH RD	@ 1.6 Miles	New Construction	Drainage Structure Work	53295	11/19/21
4		GILES RANCH RD	@ 1.6 Miles	New Construction	Drainage Structure Work	53259	11/16/21
4		GILES RANCH RD	.6 to .8 Miles	New Construction	Spot Pave	53383	11/30/21
4		GILES RANCH RD	@ 1.0 miles	New Construction	Road Surface	53190	11/4/21
4		GILES RANCH RD	@ 1.0 Miles	New Construction	Road Surface	53191	11/5/21
4	716	FM 289	Joshua Springs Park	Non Road and Bridge	Assist Other Agency	53237	11/10/21
4	1175	N MAIN ST	Ems	Non Road and Bridge	Assist Other Agency	53059	11/2/21
4	648	FM 289	4-H/Equestrian Center	Non Road and Bridge	Assist Other Agency	53162	11/5/21
4	42	SPANISH PASS RD	Solid Waste	Non Road and Bridge	Haul Recycle	53194	11/9/21
4	648	FM 289	4-H Center	Non Road and Bridge	Assist Other Agency	53058	11/2/21
4	1175	N MAIN ST	Ems	Non Road and Bridge	Assist Other Agency	53054	11/1/21
4	4	MARQUARDT RD	@ .1 Miles	Road Structure	Remove Cattle Guard	53232	11/9/21
4		CRAVEY RD	@ 2.01 Miles	Road Structure	Cattle Guard Repair	53346	11/18/21
4	10	CRAVEY RD		Road Structure	Remove Cattle Guard	53264	11/9/21
4		CRAVEY RD	@ 2.01 Miles	Road Structure	Cattle Guard Repair	53281	11/10/21
4		MARQUARDT RD	@ .68 Miles	Road Structure	Cattle Guard Repair	53282	11/10/21
4		MARQUARDT RD	220, 241	Road Structure	Cattle Guard Repair	53341	11/18/21

Kendall County Road Bridge November 2021 Report

Precinct	Address	Street	Location	Activity	Notes	Task ID	Date
			Kyrish Truck Center/SA	County Road and Bridge	Pick Up Truck	53161	11/4/21
			DMV	County Road and Bridge	CDL Test	53338	11/24/21
			Ergon/Oil	County Road and Bridge	Pick Up Mat./Pleasanton	53381	11/29/21
			Kyrish Truck Center/SA	County Road and Bridge	Took Truck For Repairs	53057	11/2/21



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 12/27/2021
OPEN SESSION

SUBJECT	Operations Monthly Report
DEPARTMENT & PERSON MAKING REQUEST	Kendall County Road & Bridge; Operations Jean Maxwell Operations Manager
PHONE # OR EXTENSION #	830-249-9343 EXT 652
TIME NEEDED FOR PRESENTATION	3 Minutes
WORDING OF AGENDA ITEM	Summary of Operations For November 2021
REASON FOR AGENDA ITEM	Operations Monthly Report
WHO WILL THIS AFFECT?	County Wide
ADDITIONAL INFORMATION	None

Kendall County Operations Nov 2021 Report

Precinct	Address #	Street	Location Description	Activity	Notes	Task ID	Date
1	234	SKYVIEW DR	Fabricate @ Shop	Fabricate	Fabricate Address Plate	53308	11/9/2021
1	165	SABINAS CREEK RANCH RD	Fabricate @ Shop	Fabricate	Fabricate Address Plate	53307	11/9/2021
1		RANGER CREEK RD	@ 2.74 Miles	Relocate	Relocate Winding Rd. Sign	53322	11/18/2021

Kendall County Operations Nov 2021 Report

Precinct	Address #	Street	Location Description	Activity	Notes	Task ID	Date
2	134	WHITE OAK TRL	Fabricate @ Shop	Fabricate	Fabricate Address Plate	53370	11/30/2021
2		NICKEL LN	Fabricate @ Shop	Fabricate	Fabricate Nickel Ln. Sign	53368	11/30/2021
2	418	RIVER MOUNTAIN DR	Fabricate @ Shop	Fabricate	Fabricate Address Plate	53178	11/2/2021
2		NICKEL LN	@ .01 Miles	Install Sign	Install Nickel Ln Sign	53369	11/30/2021
2		OLD FREDERICKSBURG RD	@ .75 Miles	Repair Sign Support	Repair Chevron Support	53216	11/8/2021
2		OLD FREDERICKSBURG RD	@ 1.45 Miles	Trash Removal	Remove Adopt A Road Trash	53217	11/8/2021

Kendall County Operations Nov 2021 Report

Precinct	Address #	Street	Location Description	Activity	Notes	Task ID	Date
3		SEEWALD RD	@ .12 Miles	Change	Change Loose Livestock To 30 MPH Sign	53313	11/17/2021
3		EDGE FALLS RD	@ 3.95 Miles	Data Collection	GPS Culvert Site	53175	11/2/2021
3		WENGENROTH RD	@ .68 & .92 Miles	Data Collection	GPS Cattle Guards For GIS Map	53168	11/2/2021
3		EDGE FALLS RD	@ 4.5 Miles	Data Collection	GPS Cattle Guard Site	53177	11/2/2021
3		EDGE FALLS RD	@ 3.9 Miles	Data Collection	GPS Culvert Site	53171	11/2/2021
3		EDGE FALLS RD	@ 3.8 Miles	Data Collection	GPS Culvert Site	53169	11/2/2021
3	117	SMOKEY RIV N	Fabricate @ Shop	Fabricate	Fabricate Address Plate	53325	11/19/2021
3	101	SADDLE MOUNTAIN DR	Fabricate @ Shop	Fabricate	Fabricate Address Plate	53306	11/9/2021
3	115	SMOKEY RIV N	Fabricate @ Shop	Fabricate	Fabricate Address Plate	53324	11/19/2021
3		EDGE FALLS RD	@ 3.9 Miles	Object Marker Replace	Replace Two Object Markers	53174	11/2/2021
3	425	EDGE FALLS RD	@ 3.9 Miles	Object Marker Replace	Replace Two Object Markers	53172	11/2/2021
3	402	EDGE FALLS RD	@ 3.8 Miles	Object Marker Replace	Replace Two Object Markers	53170	11/2/2021
3	401	EDGE FALLS RD	@ 3.95 Miles	Object Marker Replace	Replace Two Object Markers	53176	11/2/2021
3		EDGE FALLS RD	@ 5.2 Miles	Relocate	Relocate Loose Livestock Sign	53367	11/30/2021
3		SEEWALD RD	@ .7 Miles	Remove	Remove Livestock Crossing Sign	53311	11/17/2021
3		OLD BLANCO RD	@ 1.46 Miles	Remove	Removed Two Object Markers	53165	11/2/2021
3		BREEZE WAY	@ .03 Miles	Remove	Remove Loose Livestock Sign	53309	11/17/2021

Kendall County Operations Nov 2021 Report

Precinct	Address #	Street	Location Description	Activity	Notes	Task ID	Date
3		SEEWALD RD	@ .9 Miles	Remove	Remove Livestock Crossing Sign	53310	11/17/2021
3	343	WENGENROTH RD	@ 3 Miles	Remove	Remove Two Object Markers	53166	11/2/2021
3	337	WENGENROTH RD	@ 2.9 Miles	Remove	Remove Object Markers	53167	11/2/2021
3	74	RIVER TRL	@ .63 Miles	Repair Sign	Repair Road May Flood Sign	53323	11/18/2021
3		SEEWALD RD	@ 1 Mile	Replace	Replace Intersecting Rd. Sign & Pole	53312	11/17/2021

Kendall County Operations Nov 2021 Report

Precinct	Address #	Street	Location Description	Activity	Notes	Task ID	Date
4	3	OLD COMFORT RD	Fabricate @ Shop	Fabricate	Fabricate Info Signs For Wild game Dinner	53210	11/5/2021
4	218	HOLIDAY RD	Fabricate @ Shop	Fabricate	Fabricate Address Plate	53304	11/9/2021
4	204	FM 289	Fabricate @ Shop	Fabricate	Fabricate Address Plate	53303	11/9/2021
4	166	LAKE FRONT DR	Fabricate @ Shop	Fabricate	Fabricate Address Plate	53318	11/18/2021
4		FM 473	Fabricate @ Shop	Fabricate and Install	Fabricate & Install Closed For Holiday Sign	53358	11/23/2021
4		ZOELLER LN	@ 4.38 Miles	Fabricate and Install	Fabricate & Install Zoeller Ln. Sign	53302	11/9/2021
4		FM 289	Various Locations	Place or Remove Temp Sign	For Wild Game Dinner	53215	11/8/2021
4		FM 473	@ .1 Miles	Place or Remove Temp Sign	Install Parade Detour 500' Sign	53351	11/22/2021
4		SH 27 W	@ .5 Miles	Place or Remove Temp Sign	Place Message Board & Barrels For Parade	53348	11/22/2021
4		FM 473	Various Locations	Place or Remove Temp Sign	Place Parade Detour Signs	53357	11/23/2021
4		FM 289	Various Locations	Place or Remove Temp Sign	Place Info Signs For Wild Game Dinner	53212	11/5/2021
4			Various Locations	Place or Remove Temp Sign	Leave Barricades At Various Locations For Parade	53356	11/23/2021
4		SH 27	@ .08 Miles	Place or Remove Temp Sign	Install One Lane Rd Sign/Drop 30 Cones	53355	11/22/2021

Kendall County Operations Nov 2021 Report

Precinct	Address #	Street	Location Description	Activity	Notes	Task ID	Date
4		FM 473	Various Locations	Place or Remove Temp Sign	Remove Parade Detour Signs	53366	11/29/2021
4		FM 289	@ 8.7 Miles	Place or Remove Temp Sign	Remove Message Board	53213	11/8/2021
4			Various Locations	Place or Remove Temp Sign	Remove Barricades/Cones From Parade Route	53364	11/29/2021
4		IH 10 W ACCESS	@ 19.1 Miles	Place or Remove Temp Sign	Place Message Board & Barrels For Parade	53349	11/22/2021
4		FM 289	@ 8.7 Miles	Place or Remove Temp Sign	Place Message Board For Wild Game Dinner	53209	11/5/2021
4		FM 289	@ 2.45 Miles	Place or Remove Temp Sign	Board For Wild Game Dinner	53211	11/5/2021
4			IH 10/SH 27	Place or Remove Temp Sign	Remove Message Boards & Barrels	53365	11/29/2021
4		SH 27 W	@ .12 Miles	Place or Remove Temp Sign	Install Parade Detour 1000' Sign	53352	11/22/2021
4		SH 27 W	@ .02 Miles	Place or Remove Temp Sign	Install Parade Detour 500' Sign	53353	11/22/2021
4		MILL DAM RD	@ 1.3 Miles	Relocate	Bus Stop Ahead Sign	53203	11/4/2021
4		TURKEY KNOB RD	@ 3.3 Miles	Relocate	Relocate Sign Away From Road	53320	11/18/2021
4		WALNUT GROVE ROAD N	@ 1.53 Miles	Remove	Livestock Sign & Pole	53315	11/17/2021
4		HIGH ST	@ .58 Miles	Remove	Remove Stop Ahead Sign	53201	11/3/2021
4		MARQUARDT RD	@ .04 Miles	Remove	Remove Loose Livestock Sign & Pole	53316	11/17/2021
4		CRAVEY RD	@ .08 Miles	Remove	Remove Loose Livestock Sign & Pole	53317	11/17/2021

Kendall County Operations Nov 2021 Report

Precinct	Address #	Street	Location Description	Activity	Notes	Task ID	Date
4		HIGH ST	@ .71 Miles	Remove	Remove Stop Ahead Sign	53202	11/3/2021
4		MILL DAM RD	@ 2 Miles	Replace	Replace Chevron & U Channel	53300	11/4/2021
4		MILL DAM RD	@ 2 Miles	Replace	Replace Chevron & U Channel	53301	11/4/2021
4		MILL DAM RD	@ 1.75 Miles	Replace Sign	Replace Right Turn Sign	53208	11/4/2021
4		MILL DAM RD	@ 1.5 Miles	Trim Brush	School Bus Stop Sign	53207	11/4/2021