



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/12/2021 OPEN SESSION	
SUBJECT	Domestic Violence Awareness Month - October
DEPARTMENT & PERSON MAKING REQUEST	Darrel L. Lux, County Judge Brooke House, Chief Program Officer, Kendall County Women's Shelter Lori Houck, Executive Director, Transformation House.
PHONE # OR EXTENSION #	830-249-9343, ext 212
TIME NEEDED FOR PRESENTATION	3 minutes
WORDING OF AGENDA ITEM	Consideration and action on proclaiming the month of October as Domestic Violence Awareness Month.
REASON FOR AGENDA ITEM	To bring awareness concerning domestic violence.
WHO WILL THIS AFFECT?	The public
ADDITIONAL INFORMATION	None



Proclamation for Domestic Violence Awareness Month

WHEREAS, the crime of domestic violence violates an individual's privacy and dignity, security and humanity, due to systematic use of physical, emotional, sexual, psychological and economic control and/or abuse including abuse to children and the elderly; and

WHEREAS, the problems of domestic violence are not confined to any group or groups of people, but cut across all economic, racial and societal barriers, and are supported by societal indifferences; and

WHEREAS, the impact of domestic violence is wide ranging, directly affecting individuals and society as a whole, here in this community, throughout the United States, and the world; and

WHEREAS, Kendall County Women's Shelter is the only emergency shelter center in Kendall County and Transformation House is the only transitional housing program in Kendall County and both agencies provide safe shelter, critical advocacy, supportive services, and assistance to victims of domestic violence in efforts to move victims towards self-sufficiency and a life free from violence; and

WHEREAS, survivors of domestic violence themselves have been at the forefront of efforts to bring peace and equality to the home;

NOW THEREFORE, in recognition of the important work done by domestic violence programs, I do hereby proclaim the month of October to be Domestic Violence Awareness Month and urge all citizens to actively participate in scheduled activities and programs to work toward eradicating domestic violence, improving victim safety and holding perpetrators of domestic abuse accountable for their actions against individual victims and our society as a whole.

Signed this 12th day of October 2021.

Darrel L. Lux
Kendall County Judge



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/12/2021 OPEN SESSION	
SUBJECT	Home-Delivered Meals Resolution
DEPARTMENT & PERSON MAKING REQUEST	Emily Perry, Rainbow Senior Center Development Director Darrel L. Lux, County Judge
PHONE # OR EXTENSION #	830-249-9343, ext 213
TIME NEEDED FOR PRESENTATION	2 minutes
WORDING OF AGENDA ITEM	Consideration and action to approve the Resolution pertaining to the Rainbow Senior Center's application for grant funds from the Texas Department of Agriculture for home-delivered meals.
REASON FOR AGENDA ITEM	The Rainbow Senior Center wants to apply for grant funds from the Texas Department of Agriculture to supplement and extend existing services to homebound persons in the County.
WHO WILL THIS AFFECT?	Those eligible for the services.
ADDITIONAL INFORMATION	None



**TEXAS DEPARTMENT OF AGRICULTURE
TEXANS FEEDING TEXANS: HOME-DELIVERED MEAL
GRANT PROGRAM**

**RESOLUTION AUTHORIZING COUNTY GRANT
PROGRAM YEAR 2022**

A resolution of the County of **Kendall** (County) Texas certifying that the county has made a grant to **The Rainbow Senior Center**, (Organization) an organization that provides home-delivered meals to homebound persons in the county who are elderly and/or have a disability and certifying that the county has approved the organization's accounting system or fiscal agent.

WHEREAS, the Organization desires to apply for grant funds from the Texas Department of Agriculture to supplement and extend existing services for homebound persons in the County who are elderly and/or have a disability, pursuant to the Home-Delivered Meal Grant Program (Program); and

WHEREAS, the Program rules require the County in which an Organization is providing home-delivered meal services to make a grant to the Organization, in order for the Organization to be eligible to receive Program grant funds; and

WHEREAS, the Program rules require the County to approve the Organization's accounting system or fiscal agent, in order for the Organization to be eligible to receive Program grant funds; and

WHEREAS, the County recognizes **Olivia Burdick, Executive Director** (Authorized Official) as an official of the Organization applying for a Home-Delivered Meal Grant from the Texas Department of Agriculture.

BE IT RESOLVED BY THE COUNTY:

SECTION 1: The County hereby certifies that it has made a grant to the Organization in the amount of **\$15,000.00** to be used between the:

1st of October 2021 and the 30th of September 2022

Day Month Year Day Month Year

SECTION 2: The County hereby certifies that the Organization provides home-delivered meals to homebound persons in the County who are elderly and/or have a disability.

SECTION 3: The County hereby certifies that it has approved the Organization's accounting system or fiscal agent which meets financial management system requirements as set forth in the Texas Grant Management Standards promulgated by the Texas Comptroller of Public Accounts.

Introduced, read, and passed by the affirmative vote of the County on this **12th** day of **October**, 2021

Signature

Signature of Authorized Official of the County

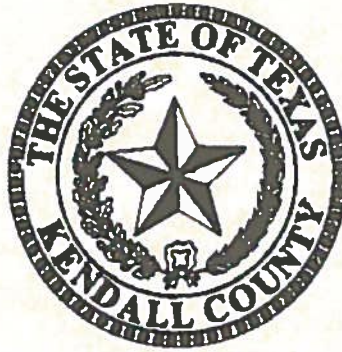
Darrel L. Lux, Kendall County Judge

Typed Name and Title



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/12/2021 OPEN SESSION	
SUBJECT	Shriners Hospitals for Children Day
DEPARTMENT & PERSON MAKING REQUEST	Darrel L. Lux, County Judge Steven Fisk, President, Boerne Shrine Club
PHONE # OR EXTENSION #	830-249-9343
TIME NEEDED FOR PRESENTATION	3 minutes
WORDING OF AGENDA ITEM	Consideration and action on proclaiming October 23, 2021 to be Shriners Hospitals for Children Day.
REASON FOR AGENDA ITEM	To recognize and honor the philanthropic cause and contribution of Shriners to Kendall County.
WHO WILL THIS AFFECT?	The public
ADDITIONAL INFORMATION	None



Proclamation

Whereas, Shriners Hospitals for Children is a health care system dedicated to improving the lives of children under the age of 18 by providing innovative research, outstanding teaching programs, and specialty pediatric care in a family centered environment regardless of the patient's ability to pay and without regard to race, religion, or relationship to a Shriner; and,

Whereas, of the 22 Shriners Hospitals located throughout North America, 19 provide pediatric orthopedic care, four treat children with severe burns, three provide spinal cord injury rehabilitation, and nine correct cleft lips and palates; and,

Whereas, the Shriners Hospitals in Boston, Cincinnati, Galveston, and Sacramento treat children with acute burns; children needing plastic reconstructive or restorative surgery as a result of "healed" burns; children with severe scarring that results in immobile limbs; and children with scarring and deformity of the face; and,

Whereas, medical research at Shriners Hospitals for Children is having a strong, positive impact on the worldwide care and cure of children with orthopedic problems, severe burns, cleft lip and palate, and spinal cord injuries; and,

Whereas, since their conception more than one million children have been served by Shriners Hospitals; and that today Shriners and their Hospitals spend \$2 million a day treating 120,000 children per year for orthopedic and/or burn injuries and for correction of congenital deformities; and,

Whereas, Alzafar Shriners and the Boerne Shrine Club have endeared themselves to all the citizens of Kendall County through their philanthropic efforts, public service, and civic involvement;

Now, Therefore, I Darrel L. Lux, Kendall County Judge, do hereby declare the 23rd Day of October 2021, to be ***Shriners Hospitals for Children Day*** in honor of all Shriners and in recognition of their philanthropic cause and selfless contributions to all the Citizens of Kendall County, Texas.

The Honorable Darrel L. Lux
Kendall County Judge



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/12/2021
OPEN SESSION

SUBJECT	Law Enforcement Expansion Center Project
DEPARTMENT & PERSON MAKING REQUEST	Richard Chapman, Commissioner Precinct 3 Don Durden, Commissioner Precinct 4
PHONE # OR EXTENSION #	830-249-9343 210-414-9099
TIME NEEDED FOR PRESENTATION	15 minutes
WORDING OF AGENDA ITEM	Review of Pre-basic services work completed, consideration of authorizing fee negotiations Basic Design Services with Burns Architecture, LLC, and possible consideration of issue notice to proceed with the Schematic Design Phase.
REASON FOR AGENDA ITEM	To review the preliminary scope and budget associated with the expansion of the Law Enforcement Center, then discuss and possibly agree on project delivery methods for the project.
WHO WILL THIS AFFECT?	Law Enforcement Center
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/12/2021 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, ext. 212
TIME NEEDED FOR PRESENTATION	1 minute
WORDING OF AGENDA ITEM	Consideration and action on approval of the Minutes for September 27, 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: 10/12/2021 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: 10/12/2021 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 September 2021.
WHO WILL THIS AFFECT?	Countywide
ADDITIONAL INFORMATION	None

Kendall County, Texas
Donation List for Commissioners Court October 12, 2021

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 September 1, 2021 to September 30, 2021.

Monetary Donations:

Date	Amount	Received From	Description of Donation	Specific Department or Purpose
09/07/21	\$ 100.00	Rue Wright	Credit Card	Animal Control
09/08/21	\$ 10.00	Sherry Walden	Cash	Animal Control
09/13/21	\$ 50.00	Kerry & Patsy Avirett	Cash	Animal Control
09/13/21	\$ 100.00	Virginia Tucker-Derby and Kenny Webb Family	Cash	EMS
09/13/21	\$ 20.00	David & Dottie Burow	Cash	Animal Control
09/13/21	\$ 100.00	Community Foundation	Cash	Animal Control
09/17/21	\$ 225.00	Debbie Lawrence	Credit Card	Animal Control
09/18/21	\$ 40.00	William F.	Cash	Animal Control
09/18/21	\$ 200.00	Comfort Health & Wellness Club	Cash	Animal Control
09/20/21	\$ 65.00	Michael Middleton	Cash	Animal Control
09/20/21	\$ 20.00	Penny Walkenhorst	Cash	Animal Control
09/21/21	\$ 2,500.00	The GVTC Foundation	Cash	Sheriff's Office - Blue Santa
09/28/21	\$ 1,750.00	Boerne Area Mode Society	Cash	Animal Control
09/29/21	\$ 40.00	Dale Bara	Cash	Animal Control
09/30/21	\$ 50.00	H.W. Schwope & Sons	In Memory of Jayne Puls	EMS

Other Donations:

Date	Received From	Description of Donation	Specific Department or Purpose
09/28/21	Kristin Burford	2 Hours of Service of Pulling Weeds by the Boerne Bass Club on 10/30/21	Parks - JSPP



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/12/2021 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: 10/12/2021
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: 10/12/2021 OPEN SESSION	
SUBJECT	Approval of Emergency Operations Plan
DEPARTMENT & PERSON MAKING REQUEST	Jeffery Fincke, EMC
PHONE # OR EXTENSION #	830-249-3721 ext 451
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Discussion and action on a Resolution Adopting the new Emergency Support Function for Kendall County/Boerne Emergency Operations Plans.
REASON FOR AGENDA ITEM	Requirement of the State of Texas Division of Emergency Management per Texas Government Code Sec. 418.106 Local and Interjurisdictional Emergency Management Plans (a) and Texas Administrative Code Title 37, Part 1, Chapter 7 Subchapter B, Rule 7.12 Local Planning Required.
WHO WILL THIS AFFECT?	Countywide
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/12/2021 OPEN SESSION	
SUBJECT	TCDRS
DEPARTMENT & PERSON MAKING REQUEST	Darrel L. Lux, County Judge
PHONE # OR EXTENSION #	830-294-9343
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Consideration and action concerning changes to the Texas County District Retirement System (TCDRS).
REASON FOR AGENDA ITEM	TCDRS review
WHO WILL THIS AFFECT?	Kendall County employees
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/12/2021 OPEN SESSION	
SUBJECT	Vacation leave bank maximum hours accrued
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 allow employees to carry over more than 160 hours in their vacation leave banks.
REASON FOR AGENDA ITEM	Employees not using their vacation leave banks and will subsequently lose accumulated hours. Per the Kendall County Policy Manual, an employee may accumulate a maximum of 160 hours of vacation leave and any excess of that amount must be taken in the year accumulated or it shall be forfeited.
WHO WILL THIS AFFECT?	Kendall County employees
ADDITIONAL INFORMATION	On December 28, 2020, Commissioners Court ordered that employees would be allowed to carryover more than 160 hours in their vacation leave banks for one year only due to the Covid pandemic situation.



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/12/2021 OPEN SESSION	
SUBJECT	Public Safety and Utilities Communication Services
DEPARTMENT & PERSON MAKING REQUEST	Darrel L. Lux, County Judge
PHONE # OR EXTENSION #	830-249-9343
TIME NEEDED FOR PRESENTATION	2 minutes
WORDING OF AGENDA ITEM	Consideration and action concerning the Interlocal Agreement between Kendall County, the City of Boerne, and Fair Oaks Ranch for Public Safety and Utilities Communication Services.
REASON FOR AGENDA ITEM	To increase efficiency and effectiveness of the functions of the public safety and utilities communications office to benefits the citizens of Kendall County.
WHO WILL THIS AFFECT?	The public
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/12/2021 OPEN SESSION	
SUBJECT	Blocking Off Streets for the Christmas in Comfort Event
DEPARTMENT & PERSON MAKING REQUEST	Don Durden, Commissioner Pct 4
PHONE # OR EXTENSION #	830-249-9343
TIME NEEDED FOR PRESENTATION	3 minutes
WORDING OF AGENDA ITEM	<p>Consideration and action to approve blocking off the following streets in Comfort for the annual Christmas in Comfort event starting on Friday, November 26, 2021 at noon through midnight on Saturday, November 27, 2021:</p> <ul style="list-style-type: none">• 7th Street between Highway 27 and Main Street,• High Street from 6th Street to 806 8th Street. This would keep 6th Street open for thru traffic and close 8th and High Street to thru traffic with emergency vehicle access if needed.• 8th Street at the north corner of High Street and just past the entrance to Simply Comfort, on the south side of High Street
REASON FOR AGENDA ITEM	To allow for vendor booths and visitors to the Christmas in Comfort event.
WHO WILL THIS AFFECT?	Precinct 4
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/12/2021 OPEN SESSION	
SUBJECT	Street Closures for the Christmas in Comfort Parade
DEPARTMENT & PERSON MAKING REQUEST	Don Durden, Commissioner Pct 4
PHONE # OR EXTENSION #	210-414-9099
TIME NEEDED FOR PRESENTATION	3 minutes
WORDING OF AGENDA ITEM	Consideration and action to approve closing the following streets in Comfort for the Christmas in Comfort Parade on Saturday, November 27, 2021 from 6:30 p.m. to 9:30 p.m.: Idlewilde Boulevard, Daniel Drive, Edgewood Drive, part of Hwy 87 and 27; and from 6:00 a.m. to 11 p.m. to block the following areas to through traffic: Lindner Avenue, High Street from Lindner Avenue to 5th Street, 5th Street from High Street to Broadway, Broadway from 5th Street to 7th Street, and 6th Street from Broadway to Main Street.
REASON FOR AGENDA ITEM	To close streets to allow for safe passage for floats on the parade route and street parking at the Christmas in Comfort event.
WHO WILL THIS AFFECT?	Precinct 4
ADDITIONAL INFORMATION	The parade begins at 7:00 PM after lining up on Idlewilde Boulevard, Daniel Drive and Edgewood Drive. The parade travels onto Hwy. 87 and Hwy. 27, turns onto Lindner Avenue to High Street, turns right and proceeds down High Street to 5th Street. Passing the Park, it takes a left onto Broadway to 7th Street where it disbands. The football field lights will be on for safety. The parade is usually over by 9:00 PM, depending on the number of entries.

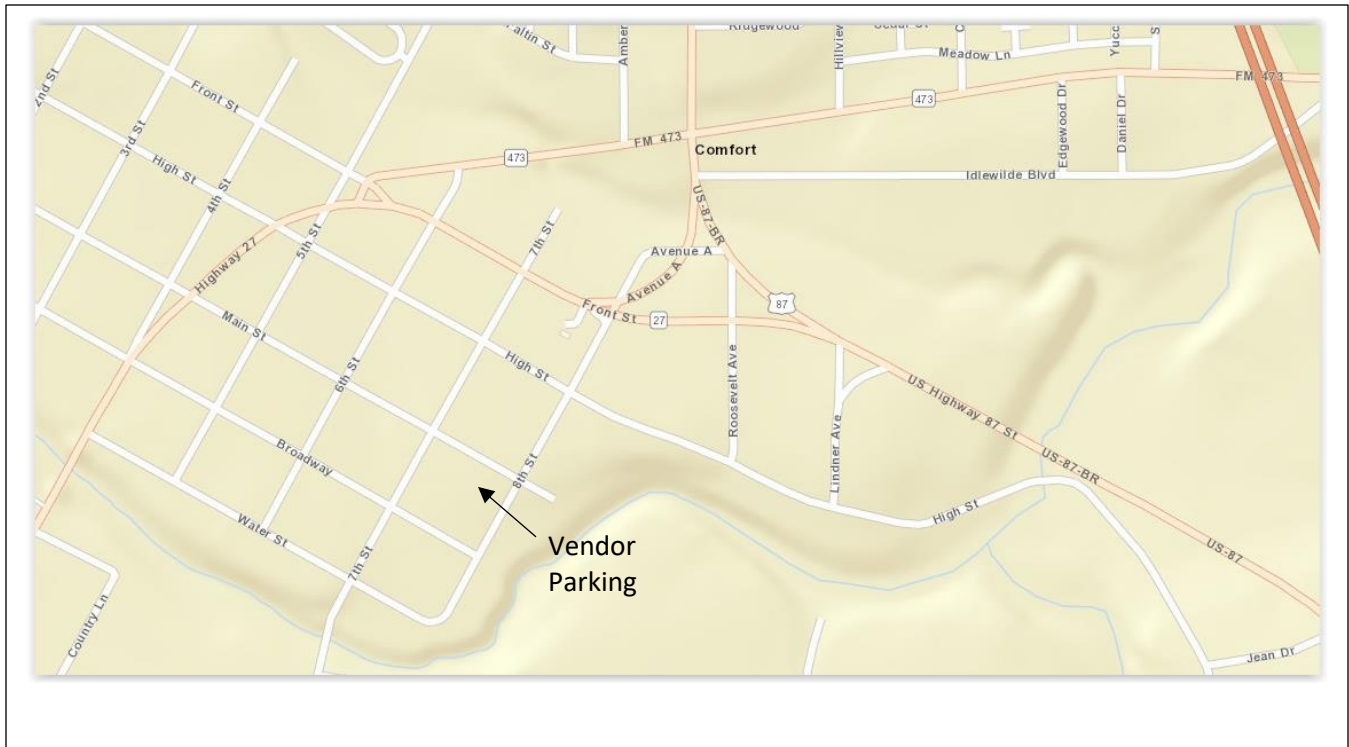


KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/12/2021 OPEN SESSION	
SUBJECT	Christmas in Comfort Event Parking
DEPARTMENT & PERSON MAKING REQUEST	Don Durden, Commissioner Pct 4
PHONE # OR EXTENSION #	210-414-9099
TIME NEEDED FOR PRESENTATION	3 minutes
WORDING OF AGENDA ITEM	Consideration and action granting the Comfort Chamber of Commerce's request to allow public parking on the north portion of the County Property at Main and 8th Streets known as Faltin Field during the Annual Christmas in Comfort event to be held November 27, 2021.
REASON FOR AGENDA ITEM	To allow parking on County property during the Christmas in Comfort event.
WHO WILL THIS AFFECT?	Precinct 4
ADDITIONAL INFORMATION	The Community Garden, which uses the south portion of the property, has given permission to the Chamber for public parking on the open area not used by the Garden.

Vendor Parking Request – Main & 8th Streets

Christmas in Comfort – November 30, 2019





KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/12/2021 OPEN SESSION	
SUBJECT	Christmas in Comfort Event Letter of Permission for TABC
DEPARTMENT & PERSON MAKING REQUEST	Don Durden, Commissioner Precinct 4
PHONE # OR EXTENSION #	210-414-9099
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Consideration and action on a letter required by the Texas Alcoholic Beverage Commission (TABC) from Commissioners Court to the Comfort Chamber of Commerce granting permission to the Chamber to sell beer at its booth at 7th Street and High Street from 10:00 a.m. to 9:00 p.m. on Saturday, November 27, 2021, during the annual Christmas In Comfort event.
REASON FOR AGENDA ITEM	TABC requires letter from County allowing beer to be sold at the Chamber booth.
WHO WILL THIS AFFECT?	Precinct 4
ADDITIONAL INFORMATION	The booth will be located on a street that will be closed to vehicle traffic. The Chamber will obtain the necessary TABC licenses and will comply with all TABC requirements.



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/12/2021 OPEN SESSION	
SUBJECT	Household Hazardous Waste Grant
DEPARTMENT & PERSON MAKING REQUEST	County Engineer - Rick Tobolka
PHONE # OR EXTENSION #	830-249-9343 ext 250
TIME NEEDED FOR PRESENTATION	5 Minutes
WORDING OF AGENDA ITEM	Consideration and action on authorizing the Engineer's Office to apply for a grant through AACOG to hold a one-time household hazardous waste collection event.
REASON FOR AGENDA ITEM	Household Hazardous Waste Grant
WHO WILL THIS AFFECT?	Pct 1-4
ADDITIONAL INFORMATION	AACOG has issued a call for applications for funds under the Regional Solid Waste Grant Program FY 2022-2023. Applications are due October 28th. Kendall County previously held a HHW collection event June 27, 2020. The cost of the previous collection event was \$30,000 (\$15,000 from Kendall County, \$15,000 through AACOG).



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/12/2021 OPEN SESSION	
SUBJECT	Preliminary Plat Cordillera Ranch Unit 303
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 the Preliminary Plat for Cordillera Ranch, Unit 303, in accordance to Sections 202 and 203 of the 1997 Kendall County Development Guidelines and Regulations Rule Book. The proposed subdivision consists of 40.476 acres, 15 single-family residential lots, 1 non-residential lot, and 2,510 linear feet of roadway with a density of 2.69 acres per lot. The proposed subdivision will be served by central water and On-Site Sewage Facilities (CR/KWW Partnership, LTD)
REASON FOR AGENDA ITEM	Preliminary Plat Cordillera Ranch Unit 303
WHO WILL THIS AFFECT?	Pct # 3
ADDITIONAL INFORMATION	no

OWNER & DEVELOPER:
CR/KWW PARTNERSHIP, LTD.
ATTN: CHARLES P. HILL
28 CORDILLERA TRACE, SUITE 4
BOERNE, TX 78006

ENGINEER:
M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231

PREPARATION DATE:

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

CORDILLERA RANCH UNIT 303

PRELIMINARY PLAT

A SUBDIVISION OF 40.476 ACRES OF LAND BEING OUT OF THE JOHN REINHARD SURVEY NO. 507, ABSTRACT NO. 422,
BEING OUT OF THE C. F. BERMANN SURVEY NO. 822, ABSTRACT NO. 1047, BEING OUT OF THE CHRISTIAN KAISER
SURVEY NO. 506, ABSTRACT 284, KENDALL COUNTY, TEXAS, ALSO BEING A PORTION OF A 500.00 ACRE TRACT OF
LAND RECORDED IN VOLUME 1055, PAGES 603-614, AND A PORTION OF A 102.75 ACRE TRACT OF LAND RECORDED IN
VOLUME 1789, PAGES 274-286, BOTH BEING OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.



LOCATION MAP
N.T.S.

NUMBER OF LOTS:

15 SINGLE FAMILY

ROAD SUMMARY:

1 NON-RESIDENTIAL LOT
2 PRIVATE ROADWAYS, DRAINAGE AND P.U.E.
(CONTAINING 2 ROADWAYS)

PROPOSED ROADWAY:

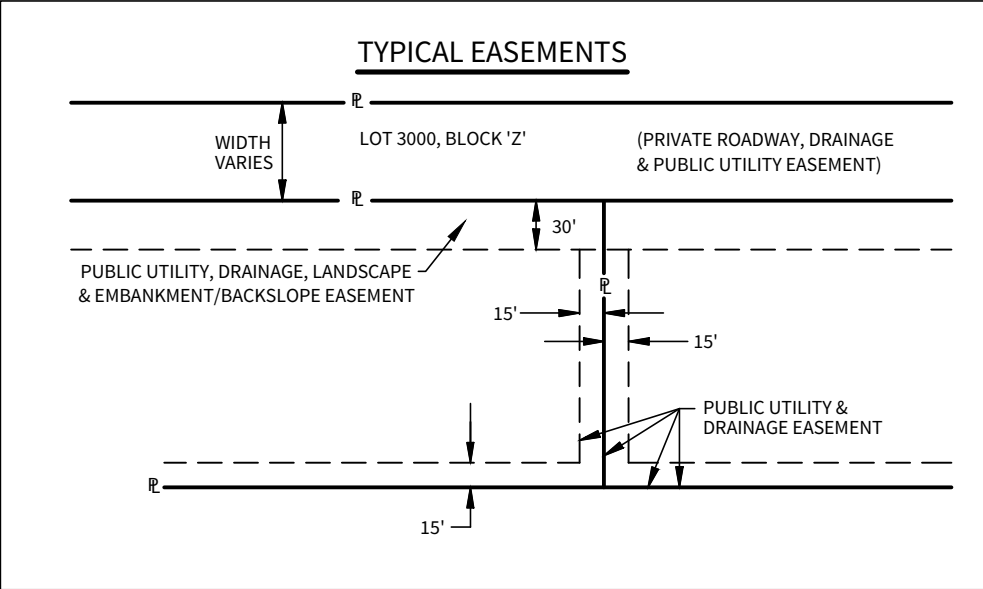
2,510 L.F.

SEWAGE DISPOSAL METHOD:

INDIVIDUAL ON-SITE SEWAGE FACILITY

POTABLE WATER SUPPLY:

PUBLIC WATER SYSTEM



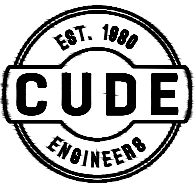
NOTES:

- MINIMUM BUILDING SETBACKS ARE LABELED ON THE PLAT MAP. THE ARCHITECTURAL REVIEW COMMITTEE OF THE PROPERTY OWNERS' ASSOCIATION MAY FURTHER RESTRICT BUILDING SETBACKS OR BUILDING LOCATIONS AS PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN THE KENDALL COUNTY OFFICIAL RECORDS.
- LOT 3000, BLOCK 'Z' IS HEREBY DEDICATED AS A PRIVATE ROADWAY, DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT. THIS LOT WILL BE DEEDED TO A PROPERTY OWNERS' ASSOCIATION FOR OWNERSHIP AND MAINTENANCE. LOT 3000, BLOCK 'Z' INCLUDES THE RIGHT-OF-WAY FOR THE FOLLOWING ROADWAY.
- CIELO VISTA
- SIERRA POINT
- WATER SERVICE SHALL BE PROVIDED BY A PUBLIC WATER SYSTEM MEETING THE REQUIREMENTS OF THE T.C.E.Q. AND ANY OTHER GOVERNMENTAL OR QUASI-GOVERNMENTAL AGENCY HAVING JURISDICTION OVER PUBLIC WATER SYSTEMS. THE PUBLIC WATER SYSTEM SHALL BE OPERATED PURSUANT TO 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.
- SEWAGE FACILITIES SHALL BE PROVIDED BY CONSTRUCTION OF A PRIVATE INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEM CONSTRUCTED ON THE LOT BY THE OWNER THEREOF APPROVED UNDER THE RULES OF KENDALL COUNTY FOR PRIVATE SEWAGE FACILITIES AND ANY OTHER GOVERNMENTAL OR QUASI-GOVERNMENTAL AGENCY OR BODY HAVING JURISDICTION OVER THE INSTALLATION AND USE OF PRIVATE SEWAGE FACILITIES. THE LOT OWNER IS RESPONSIBLE FOR OBTAINING THE NECESSARY GOVERNMENTAL PERMITS AND FOR THE MAINTENANCE OF THE PRIVATE SEWAGE FACILITY.
- TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PROVIDED BY GEODETIX, INC.
- THIS SUBDIVISION LIES TOTALLY WITHIN THE BOERNE INDEPENDENT SCHOOL DISTRICT AS DETERMINED BY THE KENDALL COUNTY CENTRAL APPRAISAL DISTRICT.
- BOUNDARIES OF ORIGINAL PATENT SURVEYS AND ACREAGES SHOWN HEREON FOR SOME ARE APPROXIMATE AND WERE NOT RELOCATED BY THIS SURVEY.
- THERE IS HEREBY DEDICATED A THIRTY (30) FOOT WIDE DRAINAGE AND LANDSCAPE ESMT. 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 DRAINAGEWAYS 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).
- 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 3000, 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 A 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 LOCATED THEREIN.
- 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 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.
- 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.

NOTES CONTINUED:

- 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.
- ALL UTILITIES INSTALLED WITHIN ANY PUBLIC UTILITY EASEMENT DEDICATED BY THIS PLAT SHALL BE UNDERGROUND EXCEPT SUCH PORTIONS THAT ARE NECESSARY OR REQUIRED BY LAW TO BE MAINTAINED ABOVEGROUND WHICH ARE TYPICAL COMPONENTS OF AN UNDERGROUND UTILITY SYSTEM THAT ARE NONETHELESS CONSTRUCTED ABOVEGROUND AND WHICH HAVE BEEN APPROVED BY THE OWNER OR THE DECLARANT OF ANY RESTRICTIVE COVENANTS IMPOSED UPON THE PROPERTY DESCRIBED HEREIN IN WRITING PRIOR TO THEIR CONSTRUCTION.
- ANY REPAIRS, MAINTENANCE OR INSTALLATION OF UTILITY LINES WITHIN THE PUBLIC UTILITY EASEMENT ON LOT 3000, BLOCK 'Z' SHALL BE PERFORMED IN A MANNER WHICH WILL NOT RESULT IN THE EXCAVATION OF THE SURFACE OF ANY EXISTING PAVED ROADWAY, ROADWAY SHOULDER, DRAINAGE DITCH OR ANY PERMANENT ROADWAY, RETAINING, OR DRAINAGE STRUCTURE WITHOUT THE APPROVAL OF AN OFFICER OF THE PROPERTY OWNERS' ASSOCIATION, UNLESS SUCH REPAIRS ARE REQUIRED IN AN EMERGENCY SITUATION. IT IS THE INTENTION THAT ANY REPAIRS, MAINTENANCE OR INSTALLATION OF NEW UTILITY LINES WHICH OCCUR AFTER THE INITIAL ROADWAY CONSTRUCTION IS COMPLETED BE PERFORMED BY BORING UNDER ANY EXISTING ROADWAY.
- 1/2" INCH IRON RODS WITH CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNERS EXCEPT WHERE NOTED OTHERWISE.
- BEARINGS USED ON THIS ARE REFERENCED TO THE DEED OF THE 500.00 ACRE TRACT RECORDED IN VOLUME 1055, PAGES 603-614, OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.
- A PORTION OF THIS TRACT, AS SHOWN, LIES WITHIN THE BOUNDARIES OF THE FEMA 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN AS SHOWN ON FLOOD INSURANCE RATE MAP OF KENDALL COUNTY, TEXAS, MAP NUMBER 48259C0450F, DECEMBER 17, 2010. ALSO SHOWN IS A DELINEATION OF A 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN, HEC-RAS SECTION NUMBER LOCATIONS AND 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN ELEVATIONS TAKEN FROM A STUDY PREPARED BY CUDE ENGINEERS DATED MAY 2021. A LETTER OF MAP REVISION SHALL BE SUBMITTED TO FEMA THAT, WHEN ISSUED, SHOULD DESIGNATE THIS FLOODPLAIN AS A SPECIAL FLOOD HAZARD AREA ON THE FEMA FLOOD INSURANCE RATE MAP.
- AS USED HEREIN, THE TERM "PROPERTY OWNERS' ASSOCIATION" SHALL MEAN ANY PROPERTY OWNERS OR HOMEOWNERS ASSOCIATION HAVING JURISDICTION OVER THE PROPERTY DESCRIBED HEREIN AND THEIR SUCCESSORS AND ASSIGNS WHENEVER CREATED.
- POSTAL SERVICE WILL BE AT A CENTRALIZED DELIVERY STATION LOCATED ON CORDILLERA SPRINGS.
- 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.
- 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.
- THIS PLAT IS NOT WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY.
- THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF KENDALL COUNTY MUNICIPAL UTILITY DISTRICT NO. 1.
- VEHICULAR ACCESS FROM LOT 1, BLOCK 'A' TO MONTEREY TRAIL IS PROHIBITED.
- LOT 3007, BLOCK 'Z' IS A NON-RESIDENTIAL LOT.
- RELIEF FROM VARIOUS SECTIONS OF THE KENDALL COUNTY, TEXAS "REGULATIONS, RULES AND SPECIFICATIONS FOR PLATS, ROADS, SUBDIVISIONS AND MANUFACTURED HOME PARKS" (EFFECTIVE JANUARY 1, 1997) WAS APPROVED BY THE KENDALL COUNTY COMMISSIONER'S COURT ON JULY 08, 2019.
- PLAT PREPARED APRIL 28, 2021

CORDILLERA RANCH
UNIT 303
SHEET 1 OF 2



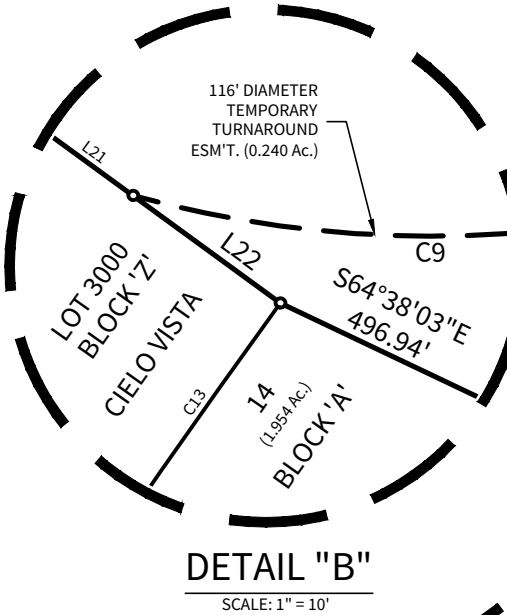
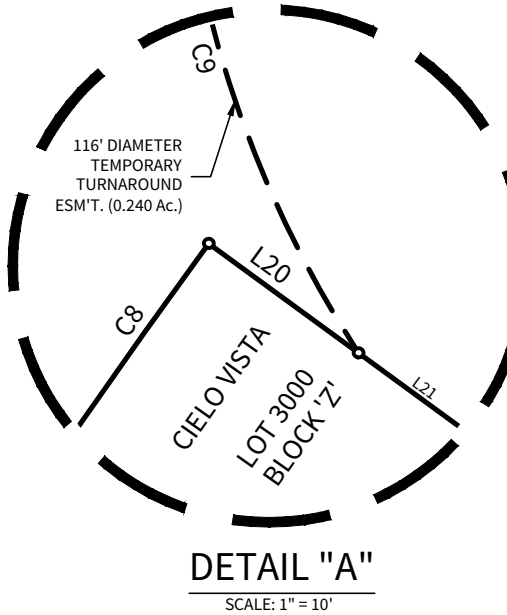
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TEL 210.681.2951 • FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE REGISTERED ENGINEERING
FIRM #0455
TBPELS NO. 10048500

LINE TABLE		
LINE	LENGTH	BEARING
L1	177.62'	N67°18'26"W
L2	60.00'	S09°01'02"W
L3	60.00'	N02°47'08"W
L4	42.11'	N03°06'55"E
L5	183.72'	N22°17'19"W
L6	276.95'	N36°37'01"W
L7	115.83'	S78°44'01"E
L8	197.72'	N88°41'02"E
L9	243.22'	S21°49'59"E
L10	242.39'	S63°45'30"E
L11	159.71'	N70°27'51"E
L12	177.42'	N54°46'04"E
L13	87.21'	S81°33'27"E
L14	140.29'	S60°59'28"E
L15	193.60'	S23°08'24"E
L16	144.46'	S12°01'29"W
L17	240.09'	S41°11'24"W
L18	264.57'	S38°55'08"W
L19	92.36'	S12°07'42"W
L20	9.66'	S53°53'47"E
L21	40.84'	S53°53'47"E
L22	9.50'	S53°53'47"E
L23	108.24'	S65°54'57"W
L24	137.79'	S60°59'29"W
L25	137.79'	S60°59'29"W
L26	108.24'	S65°54'57"W
L27	42.11'	N03°06'55"E
L28	76.97'	N03°42'58"E
L29	135.22'	N82°57'53"W
L30	59.26'	N43°48'08"E
L31	83.94'	S31°27'16"E
L32	35.34'	N68°38'00"E
L33	128.55'	N53°06'09"E
L34	52.33'	N71°51'22"E
L35	119.35'	N24°27'30"E
L36	95.19'	S02°51'32"E
L37	43.89'	N64°47'03"E
L38	112.76'	N77°03'09"E
L39	56.86'	S63°06'52"E
L40	95.62'	S40°40'12"E
L41	164.79'	N69°03'39"E
L43	22.02'	S29°09'43"E
L44	46.73'	S05°10'51"E
L45	56.38'	S13°24'41"W
L46	88.85'	S34°24'57"W
L47	113.37'	S44°18'49"W
L50	76.72'	S44°18'49"W
L51	50.48'	S81°05'08"W
L54	99.99'	S50°27'26"W
L55	29.58'	S38°55'08"W
L57	89.63'	S53°52'49"W
L58	51.64'	S73°27'47"E
L59	101.39'	S80°55'52"E
L60	7.36'	N68°38'00"E
L63	100.00'	S26°45'16"W
L64	37.23'	S63°46'41"E
L65	55.62'	N89°32'49"E
L66	135.99'	S63°45'30"E
L67	50.01'	S68°13'43"E
L68	135.22'	S82°57'53"E
L69	50.93'	S82°08'04"E
L70	51.07'	S73°27'47"E
L71	50.25'	N89°10'03"E
L72	51.64'	S73°27'47"E
L73	101.39'	S80°55'52"E
L74	7.36'	N68°38'00"E
L75	50.14'	N80°08'17"E
L76	35.34'	N68°38'00"E
L77	128.55'	N53°06'09"E
L78	52.33'	N71°51'22"E
L79	55.83'	N75°56'29"E
L80	43.89'	N64°47'03"E
L81	112.76'	N77°03'09"E
L82	56.86'	S63°06'52"E
L83	95.62'	S40°40'12"E

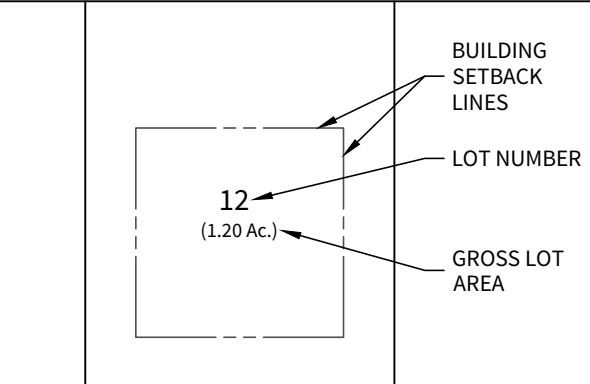
LINE TABLE		
LINE	LENGTH	BEARING
L84	50.80'	S39°49'31"E
L85	22.02'	S29°09'43"E
L86	46.73'	S05°10'51"E
L87	56.38'	S13°24'41"W
L88	88.85'	S34°24'57"W
L89	113.37'	S44°18'49"W
L90	53.15'	S44°18'49"W
L91	76.72'	S44°18'49"W
L92	50.48'	S81°05'08"W
L93	89.63'	S53°52'49"W
L94	50.00'	S46°32'57"W
L95	99.99'	S50°27'26"W
L96	29.58'	S38°55'08"W
L97	51.09'	S21°50'37"W
L98	77.61'	S38°55'08"W
L99	18.44'	S12°07'42"W
L100	80.58'	S01°14'58"W

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	450.00'	2°05'56"	8.24'	16.49'	16.48'	N68°21'25"W
C2	510.00'	13°40'31"	61.15'	121.73'	121.44'	N74°08'43"W
C3	450.02'	11°48'07"	46.51'	92.70'	92.53'	N86°53'02"W
C4	25.00'	84°05'58"	22.55'	36.70'	33.49'	N45°09'54"E
C5	310.00'	16°32'31"	45.06'	89.50'	89.19'	N11°23'10"E
C6	25.00'	80°32'59"	21.18'	35.15'	32.32'	N20°37'04"W
C7	250.00'	35°39'14"	80.40'	155.57'	153.07'	N78°43'10"W
C8	505.00'	5°48'04"	25.59'	51.13'	51.11'	N33°12'11"E
C9	58.00'	318°46'32"	21.81'	322.69'	40.84'	S53°53'47"E
C10	350.00'	22°00'46"	68.07'	134.47'	133.64'	S71°53'56"E
C11	625.00'	81°49'55"	541.70'	892.65'	818.69'	S41°59'21"E
C12	505.00'	37°21'05"	170.69'	329.21'	323.41'	S17°25'40"W
C13	445.00'	37°21'48"	150.46'	290.19'	285.07'	S17°25'19"W
C14	565.00'	81°50'29"	489.78'	807.05'	740.17'	S41°59'05"E
C15	410.00'	22°00'46"	79.74'	157.52'	156.55'	S71°53'56"E
C16	25.00'	80°33'04"	21.18'	35.15'	32.32'	N78°49'55"E
C17	310.00'	27°21'34"	75.45'	148.03'	146.63'	S52°14'10"W
C18	495.00'	4°55'28"	21.28'	42.54'	42.53'	N63°27'13"E
C19	25.00'	49°40'49"	11.57'	21.68'	21.00'	N36°09'07"E
C20	60.00'	279°21'34"	50.92'	292.54'	77.65'	N29°00'31"W
C21	25.00'	49°40'47"	11.57'	21.68'	21.00'	S85°49'53"W
C22	555.00'	4°55'28"	23.86'	47.70'	47.69'	N63°27'13"E
C23	250.00'	62°48'02"	152.60'	274.02'	260.51'	S34°30'56"W
C24	25.00'	84°07'30"	22.56'	36.71'	33.50'	S38°56'49"E

A SUBDIVISION OF 40.476 ACRES OF LAND BEING OUT OF THE JOHN REINHARD SURVEY NO. 507, ABSTRACT NO. 422, BEING OUT OF THE C. F. BERMANN SURVEY NO. 822, ABSTRACT NO. 1047, BEING OUT OF THE CHRISTIAN KAISER SURVEY NO. 506, ABSTRACT 284, KENDALL COUNTY, TEXAS, ALSO BEING A PORTION OF A 500.00 ACRE TRACT OF LAND RECORDED IN VOLUME 1055, PAGES 603-614, AND A PORTION OF A 102.75 ACRE TRACT OF LAND RECORDED IN VOLUME 1789, PAGES 274-286, BOTH BEING OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.

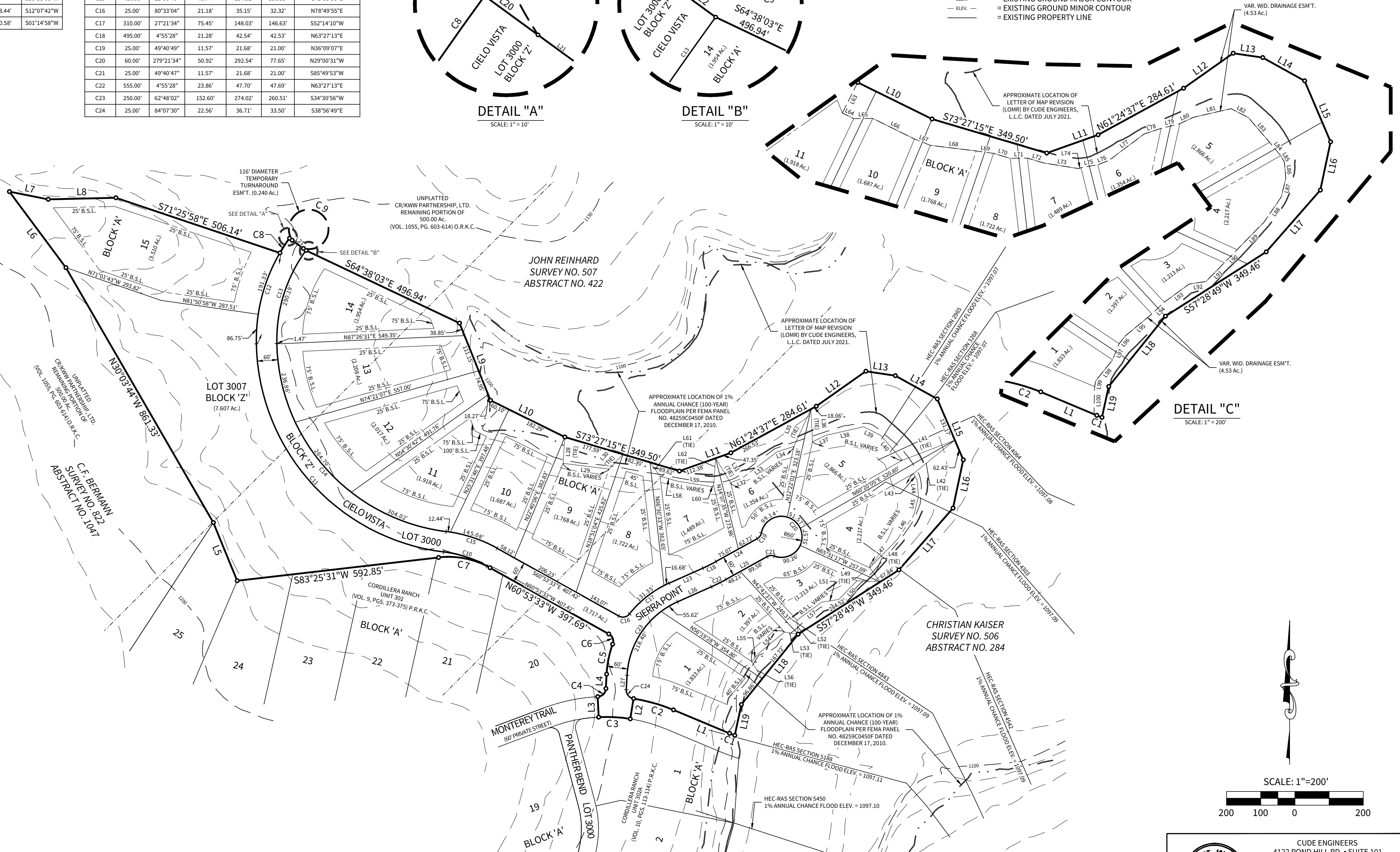


- LEGEND**
- Ac. = ACRES
 - B.S.L. = BUILDING SETBACK LINE
 - C1 = CURVE NUMBER
 - DRN. = DRAINAGE
 - ESM'T. = EASEMENT
 - FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
 - L1 = LINE NUMBER
 - L.F. = LINEAR FEET
 - NO. = NUMBER
 - N.T.S. = NOT TO SCALE
 - O.R.K.C. = OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS
 - PG. = PAGE
 - PGS. = PAGES
 - ℙ = PROPERTY LINE
 - P.R.K.C. = PLAT RECORDS OF KENDALL COUNTY, TEXAS
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - R = RADIUS
 - T.C.E.Q. = TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
 - UTIL. = UTILITY
 - VAR. = VARIABLE
 - VOL. = VOLUME
 - WID. = WIDTH
 - ELEV. — = EXISTING GROUND MAJOR CONTOUR
 - ELEV. — = EXISTING GROUND MINOR CONTOUR
 - ELEV. — = EXISTING PROPERTY LINE

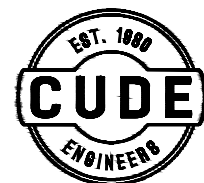


LOT 3000, BLOCK 'Z'

N.T.S.



CORDILLERA RANCH
UNIT 303
SHEET 2 OF 2



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TBPELS NO. 10048500



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/12/2021 OPEN SESSION	
SUBJECT	Preliminary Plat Cordillera Ranch Unit 304
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 the Preliminary Plat for Cordillera Ranch, Unit 304, in accordance to Sections 202 and 203 of the 1997 Kendall County Development Guidelines and Regulations Rule Book. The proposed subdivision consists of 186.605 acres, 57 single-family residential lots, 1 non-residential lot, and 8,688 linear feet of roadway with a density of 3.27 acres per lot. The proposed subdivision will be served by central water and a combination of central sewer and On-Site Sewage Facilities (CR/KWW Partnership, LTD)
REASON FOR AGENDA ITEM	Preliminary Plat Cordillera Ranch Unit 304
WHO WILL THIS AFFECT?	Pct # 3
ADDITIONAL INFORMATION	no

OWNER & DEVELOPER:
CR/KWW PARTNERSHIP, LTD.
ATTN: CHARLES P. HILL
28 CORDILLERA TRACE, SUITE 4
BOERNE, TX 78006

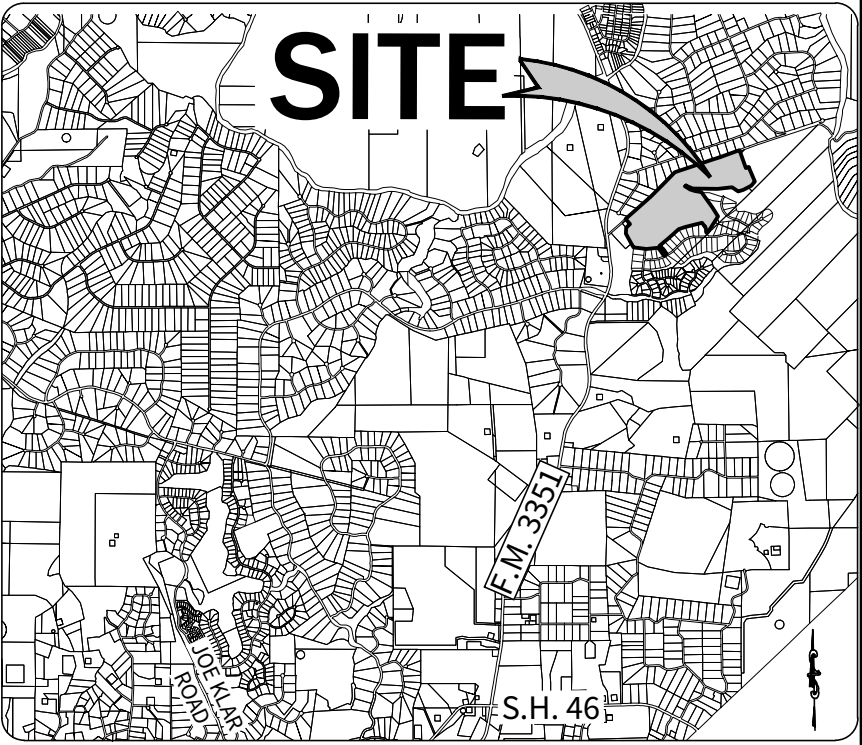
ENGINEER:
M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231

PREPARATION DATE:

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

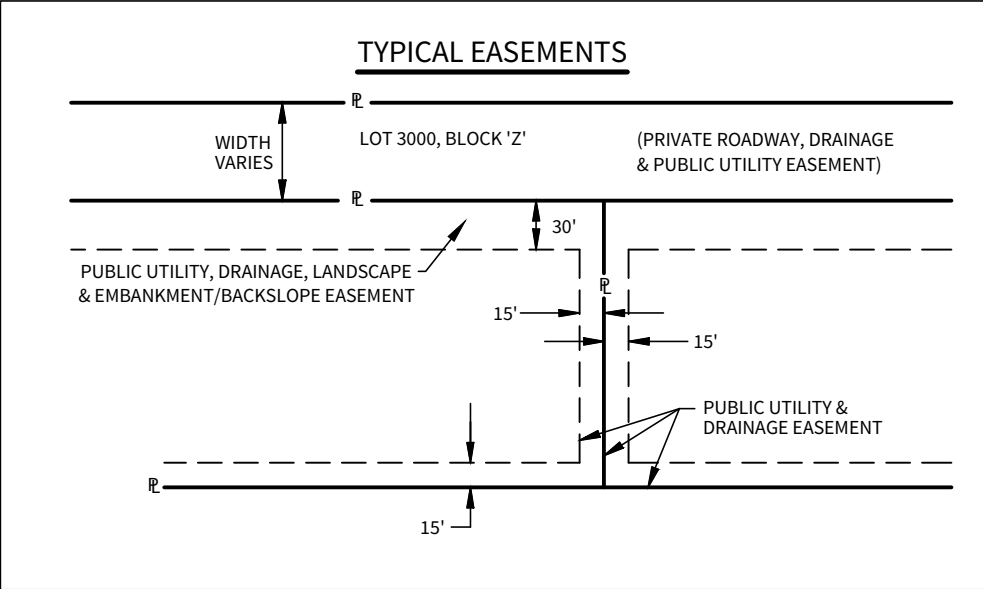
CORDILLERA RANCH UNIT 304
PRELIMINARY PLAT

A SUBDIVISION OF 186.605 ACRES OF LAND BEING OUT OF THE JOHN REINHARD SURVEY NO. 507,
ABSTRACT NO. 422 AND BEING OUT OF THE C.F. BERGMANN SURVEY NO. 822, ABSTRACT 1047, KENDALL
COUNTY, TEXAS, ALSO BEING A PORTION OF A 500.00 ACRE TRACT OF LAND RECORDED IN VOLUME
1055, PAGES 603-614, OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.



LOCATION MAP
N.T.S.

NUMBER OF LOTS: 57 SINGLE FAMILY
ROAD SUMMARY: 1 PRIVATE ROADWAY, DRAINAGE AND P.U.E.
(CONTAINING 4 ROADWAYS)
8,688 L.F.
PROPOSED ROADWAY: PUBLIC SEWER SYSTEM AND INDIVIDUAL ON-SITE
SEWAGE DISPOSAL METHOD: SEWAGE FACILITY
POTABLE WATER SUPPLY: PUBLIC WATER SYSTEM



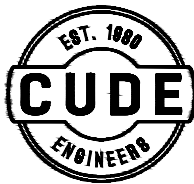
NOTES:

- MINIMUM BUILDING SETBACKS ARE LABELED ON THE PLAT MAP. THE ARCHITECTURAL REVIEW COMMITTEE OF THE PROPERTY OWNERS' ASSOCIATION MAY FURTHER RESTRICT BUILDING SETBACKS OR BUILDING LOCATIONS AS PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN THE KENDALL COUNTY OFFICIAL RECORDS.
- LOT 3000, BLOCK 'Z' IS HEREBY DEDICATED AS A PRIVATE ROADWAY, DRAINAGE EASEMENT AND PUBLIC UTILITY EASEMENT. THIS LOT WILL BE DEEDED TO A PROPERTY OWNERS' ASSOCIATION FOR OWNERSHIP AND MAINTENANCE. LOT 3000, BLOCK 'Z' INCLUDES THE RIGHT-OF-WAY FOR THE FOLLOWING ROADWAY.
- VAQUERO PASS
- MEZCAYA TRAIL
- SOTOL LANE
- CIERVA DRIVE
- 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 HAVING JURISDICTION OVER PUBLIC WATER SYSTEMS. THE PUBLIC WATER SYSTEM SHALL BE OPERATED PURSUANT TO A CERTIFICATE OF CONVENIENCE AND NECESSITY #12977 (CCN) BY ITS HOLDER, GUADALUPE-BLANCO RIVER AUTHORITY ("GBRA"). 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.
- SEWAGE FACILITIES SERVING THE LOTS LISTED BELOW SHALL BE PROVIDED BY EITHER: a) CONNECTION TO A WASTEWATER COLLECTION AND TREATMENT SYSTEM ("SEWAGE SYSTEM") BEING OPERATED BY GBRA PURSUANT TO A CERTIFICATE OF CONVEYANCE AND NECESSITY #20892 (CCN) APPROVED BY THE T.C.E.Q. OR b) CONSTRUCTION BY THE LOT OWNER OF A PRIVATE INDIVIDUAL ON-SITE SEWAGE FACILITY ("OSSF") IN ACCORDANCE WITH CONDITIONS LISTED BELOW.
- LOTS 1-8, BLOCK 'A'
- LOTS 9, 10, & 29-37, BLOCK 'B'
- LOTS 38-57, BLOCK 'C'
WHEN THE OWNER OF A LOT SUBMITS A REQUEST FOR SEWER SERVICE TO GBRA, IF CAPACITY FOR ADDITIONAL SEWER SERVICE IN THE CORDILLERA RANCH SEWER TREATMENT FACILITY EXISTS OR WILL EXIST PRIOR TO COMPLETION OF THE RESIDENCE ON THE LOT, THEN THE LOT OWNER SHALL CONNECT TO THE CENTRAL SEWER COLLECTION SYSTEM AND DESIGN, INSTALL AND CONSTRUCT THE SEWER CONNECTION ON EACH LOT IN CONFORMITY WITH THE DESIGN GUIDELINES AND SPECIFICATIONS REQUIRED BY OWNER, DECLARANT AND/OR GBRA. HOWEVER, WHEN THE OWNER OF A LOT SUBMITS A REQUEST FOR SEWER SERVICE TO GBRA, IF CAPACITY DOES NOT EXIST OR WILL NOT EXIST IN THE CORDILLERA RANCH SEWER TREATMENT FACILITY PRIOR TO COMPLETION OF THE RESIDENCE ON THE LOT, THEN THE LOT OWNER SHALL CONSTRUCT AN OSSF ON THE LOT, IN ACCORDANCE WITH THE RULES, REGULATIONS AND STATUTES OF KENDALL COUNTY, THE T.C.E.Q., AND ANY OTHER GOVERNMENTAL OR QUASI-GOVERNMENTAL AGENCY OR ENTITY HAVING JURISDICTION OVER THE INSTALLATION AND USE OF A PRIVATE SEWAGE, SEPTIC AND WASTEWATER FACILITIES.
- SEWAGE FACILITIES SERVING THE LOTS LISTED BELOW SHALL BE PROVIDED BY: CONSTRUCTION OF A PRIVATE INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEM CONSTRUCTED 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 SEWAGE FACILITY. THE LOT OWNER IS RESPONSIBLE FOR OBTAINING THE NECESSARY GOVERNMENTAL PERMITS AND FOR THE MAINTENANCE OF THE PRIVATE AND USE OF PRIVATE SEWAGE FACILITIES.
- LOTS 11-28, BLOCK 'B'
- TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PROVIDED BY GEODETIX, INC.
- THIS SUBDIVISION LIES TOTALLY WITHIN THE BOERNE INDEPENDENT SCHOOL DISTRICT AS DETERMINED BY THE KENDALL COUNTY CENTRAL APPRAISAL DISTRICT.
- BOUNDARIES OF ORIGINAL PATENT SURVEYS AND ACREAGES SHOWN HEREON FOR SOME ARE APPROXIMATE AND WERE NOT RELOCATED BY THIS SURVEY.
- 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 DRAINAGEWAYS 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).
- 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 3000, 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 A 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 LOCATED THEREIN.
- 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 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.

NOTES CONTINUED:

- IT IS UNDERSTOOD AND AGREED THAT NON-EXCLUSIVE PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERE TO, WHETHER INSTALLED UPON THE SURFACE OR UNDERGROUND WITHIN THE EASEMENTS DEDICATED HEREIN. NOTHING SHALL BE PLACED OR PERMITTED TO REMAIN WITHIN THE EASEMENT AREAS WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION AND MAINTENANCE OF UTILITIES. THE EASEMENT AREA OF EACH LOT AND ALL IMPROVEMENTS WITHIN IT SHALL BE MAINTAINED BY THE OWNER OF THE LOT, EXCEPT FOR THOSE FACILITIES FOR WHICH AN AUTHORITY OR UTILITY COMPANY IS RESPONSIBLE. UTILITY COMPANIES OR THEIR EMPLOYEES SHALL HAVE ALL OF THE RIGHTS AND BENEFITS NECESSARY OR CONVENIENT FOR THE FULL ENJOYMENT OF THE RIGHTS HEREIN GRANTED, INCLUDING BUT NOT LIMITED TO THE FREE RIGHT OF INGRESS TO AND EGRESS FROM THE PRIVATE ROADWAYS AND EASEMENT, AND THE RIGHT FROM TIME TO TIME TO CUT ALL TREES, UNDERGROWTH AND OTHER OBSTRUCTIONS THAT MAY INJURE, ENDANGER OR INTERFERE WITH THE OPERATION OF SAID UTILITY FACILITIES.
- OWNER, FOR ITSELF, SUCCESSORS, AND ASSIGNS, RESERVES THE RIGHT TO USE AND TO GRANT TO THIRD PARTIES THE RIGHT TO USE THE PUBLIC UTILITY EASEMENTS SHOWN HEREON FOR THE PURPOSES OF INSTALLING, REPAIRING, MAINTAINING, AND OPERATING A WATER DISTRIBUTION SYSTEM 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.
- ALL UTILITIES INSTALLED WITHIN ANY PUBLIC UTILITY EASEMENT DEDICATED BY THIS PLAT SHALL BE UNDERGROUND EXCEPT SUCH PORTIONS THAT ARE NECESSARY OR REQUIRED BY LAW TO BE MAINTAINED ABOVEGROUND WHICH ARE TYPICAL COMPONENTS OF AN UNDERGROUND UTILITY SYSTEM THAT ARE NONETHELESS CONSTRUCTED ABOVEGROUND AND WHICH HAVE BEEN APPROVED BY THE OWNER OR THE DECLARANT OF ANY RESTRICTIVE COVENANTS IMPOSED UPON THE PROPERTY DESCRIBED HEREIN IN WRITING PRIOR TO THEIR CONSTRUCTION.
- ANY REPAIRS, MAINTENANCE OR INSTALLATION OF UTILITY LINES WITHIN THE PUBLIC UTILITY EASEMENT ON LOT 3000, BLOCK 'Z' SHALL BE PERFORMED IN A MANNER WHICH WILL NOT RESULT IN THE EXCAVATION OF THE SURFACE OF ANY EXISTING PAVED ROADWAY, ROADWAY SHOULDER, DRAINAGE DITCH OR ANY PERMANENT ROADWAY, RETAINING, OR DRAINAGE STRUCTURE WITHOUT THE APPROVAL OF AN OFFICER OF THE PROPERTY OWNERS ASSOCIATION, UNLESS SUCH REPAIRS ARE REQUIRED IN AN EMERGENCY SITUATION. IT IS THE INTENTION THAT ANY REPAIRS, MAINTENANCE OR INSTALLATION OF NEW UTILITY LINES WHICH OCCUR AFTER THE INITIAL ROADWAY CONSTRUCTION IS COMPLETED BE PERFORMED BY BORING UNDER ANY EXISTING ROADWAY.
- 1/2" INCH IRON RODS WITH CAP STAMPED "CUDE" SET AT ALL PROPERTY CORNERS EXCEPT WHERE NOTED OTHERWISE.
- 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.
- BEARINGS USED ON THIS ARE REFERENCED TO THE DEED OF THE 500.00 ACRE TRACT RECORDED IN VOLUME 1055, PAGES 603-614, OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.
- AS USED HEREIN, THE TERM "PROPERTY OWNERS' ASSOCIATION" SHALL MEAN ANY PROPERTY OWNERS OR HOMEOWNERS ASSOCIATION HAVING JURISDICTION OVER THE PROPERTY DESCRIBED HEREIN AND THEIR SUCCESSORS AND ASSIGNS WHENEVER CREATED.
- POSTAL SERVICE WILL BE AT A CENTRALIZED DELIVERY STATION LOCATED ON CORDILLERA SPRINGS.
- 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.
- 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.
- THIS PLAT IS NOT WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF ANY CITY.
- THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF KENDALL COUNTY MUNICIPAL UTILITY DISTRICT NO. 1.
- VEHICULAR ACCESS FROM LOTS 4-8, BLOCK 'A' & LOTS 9-15 BLOCK 'B' TO EDGE FALLS ROAD IS PROHIBITED.
- LOT 3008, BLOCK 'Z' AND LOT 3009 BLOCK 'Z' ARE NON-RESIDENTIAL LOTS.
- RELIEF FROM VARIOUS SECTIONS OF THE KENDALL COUNTY, TEXAS "REGULATIONS, RULES AND SPECIFICATIONS FOR PLATS, ROADS, SUBDIVISIONS AND MANUFACTURED HOME PARKS" (EFFECTIVE JANUARY 1, 1997) WAS APPROVED BY THE KENDALL COUNTY COMMISSIONER'S COURT ON JULY 08, 2019.
- PLAT PREPARED APRIL 28, 2021

CORDILLERA RANCH
UNIT 304
SHEET 1 OF 3



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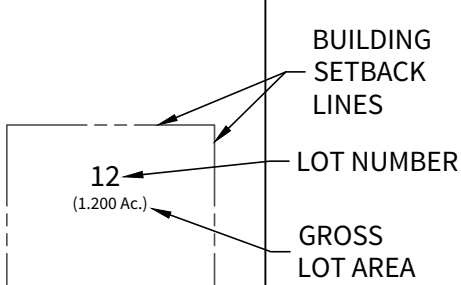
LEGEND

- Ac. = ACRES
B.S.L. = BUILDING SETBACK LINE
C1 = CURVE NUMBER
DRN. = DRAINAGE
ESM'T. = EASEMENT
L1 = LINE NUMBER
NAD = NORTH AMERICAN DATUM
NO. = NUMBER
N.T.S. = NOT TO SCALE
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.O.W. = RIGHT-OF-WAY
UTIL. = UTILITY
VAR. = VARIABLE
VOL. = VOLUME
WID. = WIDTH
— ELEV. — = EXISTING GROUND MAJOR CONTOUR
— ELEV. — = EXISTING GROUND MINOR CONTOUR
— — — = EXISTING PROPERTY LINE

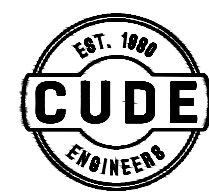
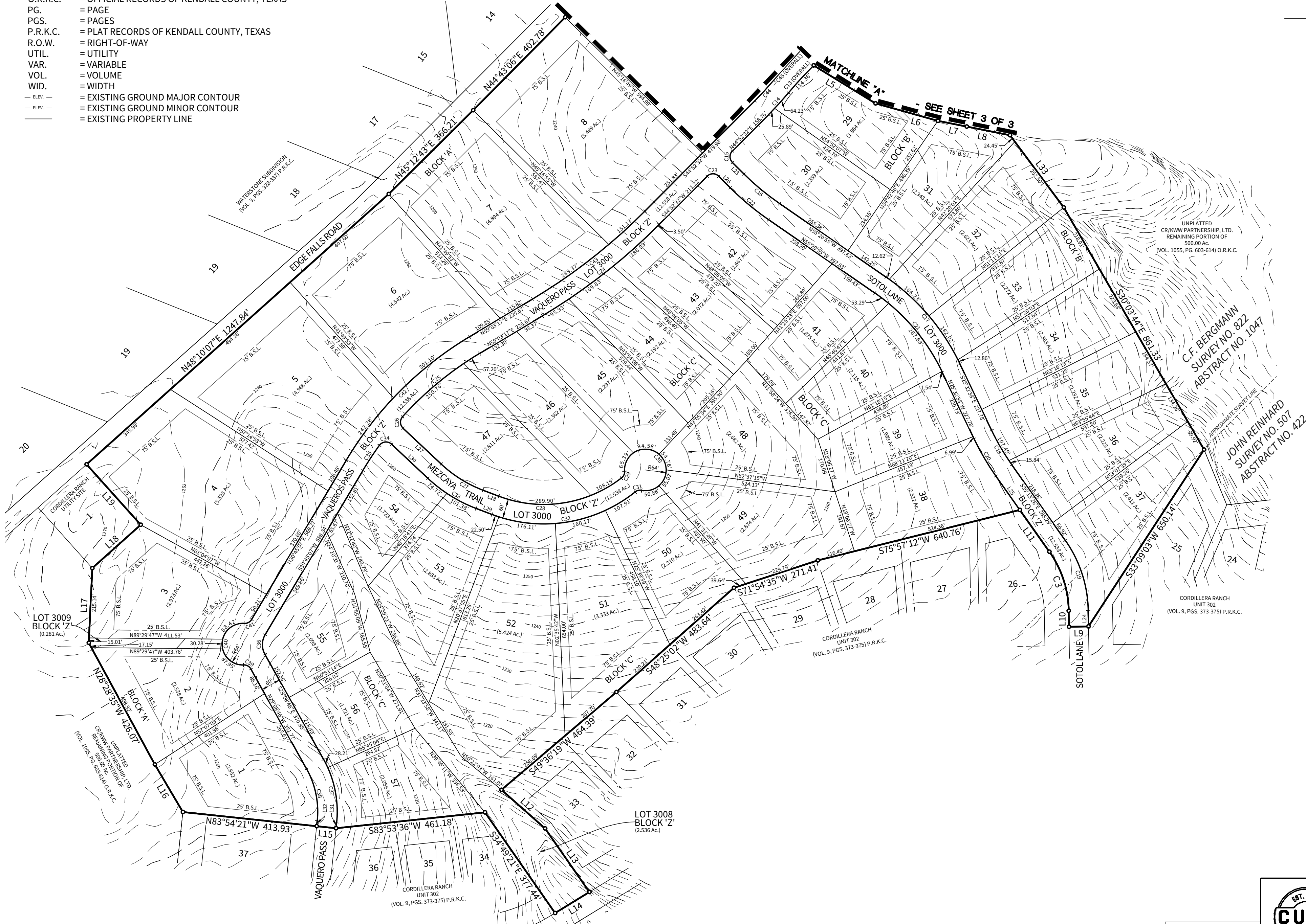
CORDILLERA RANCH UNIT 304

PRELIMINARY PLAT

A SUBDIVISION OF 186.605 ACRES OF LAND BEING OUT OF THE JOHN REINHARD SURVEY NO. 507, ABSTRACT NO. 422 AND BEING OUT OF THE C.F. BERGMANN SURVEY NO. 822, ABSTRACT 1047, KENDALL COUNTY, TEXAS, ALSO BEING A PORTION OF A 500.00 ACRE TRACT OF LAND RECORDED IN VOLUME 1055, PAGES 603-614, OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.



LOT 3000, BLOCK 'Z'



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CORDILLERA RANCH
UNIT 304
SHEET 2 OF 3

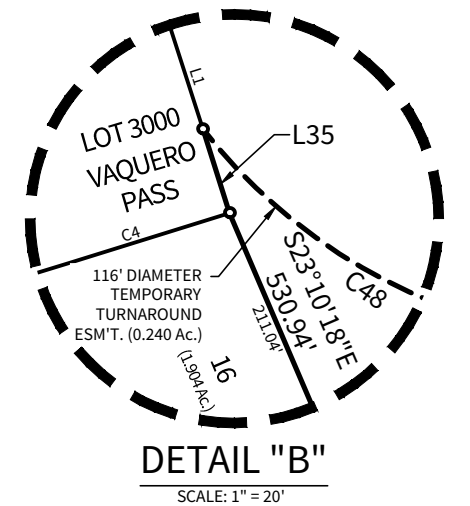
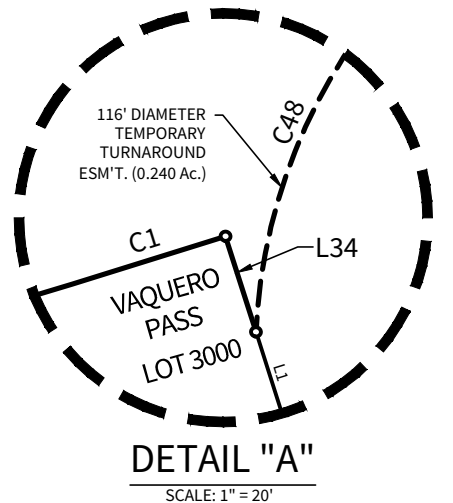
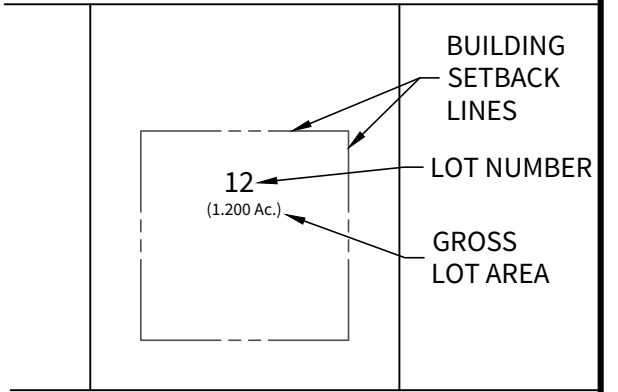
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CORDILLERA RANCH UNIT 304

PRELIMINARY PLAT

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LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	40.36'	N17°42'47"W	L15	60.00'	S84°00'44"E
L2	205.76'	N41°48'37"E	L16	169.78'	S30°33'11"E
L3	204.02'	N72°32'47"E	L17	230.15'	S02°43'28"W
L4	275.60'	S65°17'37"E	L18	200.00'	S48°10'07"W
L5	223.24'	S58°28'53"E	L19	250.00'	S41°52'09"E
L6	199.39'	S74°18'44"E	L20	85.33'	S73°38'31"W
L7	90.43'	S78°47'14"E	L21	107.89'	N11°33'37"W
L8	136.12'	N78°44'01"W	L22	107.69'	N11°33'37"W
L9	60.00'	N88°57'49"E	L23	50.15'	N45°07'28"W
L10	49.46'	S01°02'11"E	L24	49.46'	S01°02'11"E
L11	157.49'	S35°13'26"E	L25	127.80'	N35°13'26"W
L12	179.37'	N48°30'27"W	L26	50.15'	N45°07'28"W
L13	238.37'	N34°52'20"W	L27	161.33'	N46°45'44"W
L14	123.90'	N58°32'14"E	L28	52.44'	N69°11'00"W

LINE TABLE		
LINE	LENGTH	BEARING
L29	52.44'	N69°11'00"W
L30	153.13'	N46°45'44"W
L31	16.82'	S05°59'16"W
L32	16.82'	S05°59'16"W
L33	276.95'	S36°37'01"E
L34	10.46'	S17°42'47"E
L35	9.18'	S17°42'47"E

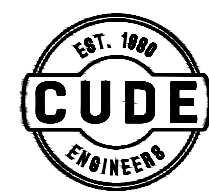
CURVE TABLE					
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD BEARING
C1	1410.00'	1°21'18"	16.67'	33.35'	N72°57'52"E
C2	1230.00'	2°10'22"	23.33'	46.65'	S46°16'35"W
C3	325.00'	34°11'16"	99.94'	193.92'	N18°07'48"W
C4	1470.00'	1°21'18"	17.38'	34.77'	N72°57'52"E
C5	1650.00'	2°48'43"	40.50'	80.98'	N75°02'53"E
C6	25.00'	88°00'51"	24.15'	38.40'	S32°26'49"W
C7	25.00'	51°49'53"	12.15'	22.62'	S37°28'33"E
C8	64.00'	283°39'46"	50.31'	316.85'	N78°26'23"E
C9	25.00'	51°49'53"	12.15'	22.62'	N14°21'20"E
C10	25.00'	88°13'21"	24.24'	38.49'	N55°40'17"W
C11	1650.00'	5°00'20"	72.12'	144.15'	N82°43'12"E
C12	1050.00'	6°33'22"	60.14'	120.15'	S81°56'41"W
C13	1230.00'	38°48'14"	433.20'	833.03'	S59°15'53"W
C14	1030.00'	5°00'46"	45.09'	90.11'	N42°22'09"E
C15	25.00'	90°00'00"	25.00'	39.27'	S00°07'28"E
C16	800.00'	10°13'27"	71.57'	142.76'	S50°14'12"E

CURVE TABLE					
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD BEARING
C17	680.00'	29°48'18"	180.96'	353.73'	N40°26'47"W
C18	730.00'	9°40'48"	61.81'	123.33'	S30°23'02"E
C19	385.00'	34°11'16"	118.40'	229.73'	N18°07'48"W
C20	790.00'	9°40'48"	66.89'	133.47'	S30°23'02"E
C21	620.00'	29°48'18"	165.00'	322.52'	N40°26'47"W
C22	860.00'	10°13'27"	76.94'	153.46'	S50°14'12"E
C23	25.00'	90°00'00"	25.00'	39.27'	S89°52'32"W
C24	1840.00'	14°10'45"	228.85'	455.35'	N51°57'55"E
C25	1040.00'	16°57'58"	155.11'	307.96'	S50°34'18"W
C26	25.00'	88°51'06"	24.50'	38.77'	S02°20'14"E
C27	390.00'	22°25'16"	77.30'	152.62'	S57°58'22"E
C28	390.00'	58°29'04"	218.34'	398.09'	N81°34'28"E
C29	25.00'	55°47'14"	13.23'	24.34'	N24°26'20"E
C30	64.00'	283°29'25"	50.46'	316.66'	N41°42'35"W
C31	25.00'	48°38'25"	11.30'	21.22'	S75°42'55"W
C32	450.00'	59°25'17"	256.79'	466.69'	N81°06'21"E

CURVE TABLE					
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD BEARING
C33	450.00'	22°25'16"	89.19'	176.10'	S57°58'22"E
C34	25.00'	97°22'44"	28.45'	42.49'	S84°32'55"W
C35	1040.00'	5°06'25"	46.38'	92.70'	S33°18'20"W
C36	60.00'	59°53'53"	34.57'	62.73'	S00°48'11"W
C37	330.00'	35°08'02"	104.47'	202.36'	N11°34'45"W
C38	270.00'	35°08'02"	85.48'	165.56'	N11°34'45"W
C39	25.00'	62°33'08"	15.19'	27.29'	N60°25'30"W
C40	64.00'	185°00'09"	1465.09'	206.65'	S00°48'11"W
C41	25.00'	62°33'09"	15.19'	27.29'	N62°01'41"E
C42	1100.00'	28°18'10"	277.35'	543.37'	S44°54'12"W
C43	1780.00'	14°10'45"	221.38'	440.51'	N51°57'55"E
C44	970.00'	5°00'46"	42.46'	84.87'	N42°22'09"E
C45	1290.00'	38°48'14"	454.33'	873.66'	S59°15'53"W
C46	1110.00'	6°33'22"	63.58'	127.01'	S81°56'41"W
C47	1590.00'	11°34'51"	161.24'	321.38'	N79°25'57"E
C48	58.00'	319°16'53"	21.52'	323.21'	S17°42'47"E



SCALE: 1"=200'
200 100 0 200



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CORDILLERA RANCH
UNIT 304
SHEET 3 OF 3



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/12/2021 OPEN SESSION	
SUBJECT	Comfort Outlot 55A Plat Revision
DEPARTMENT & PERSON MAKING REQUEST	County Engineer - Rick Tobolka
PHONE # OR EXTENSION #	830-249-9343 ext 250
TIME NEEDED FOR PRESENTATION	5 Minutes
WORDING OF AGENDA ITEM	Consideration and action on a Plat Revision of Outlot 55A, Town of Comfort, Kendall County, Texas in accordance to Section 209 of the Kendall County Development Rules and Regulations. The proposed Plat revision of the parent tract consisting of 37 acres, would create 5 tracts (55A-1 through 55A-5). A public hearing was held on September 27, 2021. No one was present to speak on the proposed plat revision (North Creek 16, LLC and North Creek Ten Investments, LLC – Owners)
REASON FOR AGENDA ITEM	Comfort Outlot 55A Plat Revision
WHO WILL THIS AFFECT?	Pct 4
ADDITIONAL INFORMATION	None

NOTES:

1. ACREAGE OF SUBDIVISION = 37.219 ACRES. THE OVERALL AVERAGE DENSITY OF LOTS IN THIS SUBDIVISION IS 7.444 AC/LOT.
2. THIS PROPERTY IS PARTIALLY LOCATED IN FEMA FLOOD ZONE "A" ACCORDING TO FLOOD INSURANCE RATE MAP #48259C0235F DATED DECEMBER 17, 2010 AND BFE'S WILL BE ESTABLISHED BY LOMR, LIMITS OF 100 YEAR FLOOD PLAIN SHOWN WERE DETERMINED BY A DETAILED HYDROLOGIC AND HYDRAULIC ANALYSIS BY MATKIN-HOOVER ENGINEERING, INC. DATED AUGUST 2021.
3. WATER SERVICE FOR LOTS 55A-1, 55A-2 AND 55A-3 SHALL BE PROVIDED BY KENDALL COUNTY WCID 1. WATER SERVICE FOR LOTS 55A-4 AND 55A-5 SHALL BE PROVIDED BY 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' SANITARY CONTROL EASEMENT UNLESS A SMALLER SANITARY CONTROL EASEMENT IS PERMITTED BY COW CREEK.
4. SEWER SERVICE TO LOTS 55A-1, 55A-2, AND 55A-3 SHALL BE PROVIDED BY KENDALL COUNTY WCID 1. SEWAGE FACILITIES FOR LOTS 55A-4 AND 55A-5 SHALL BE PROVIDED BY 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. THIS SUBDIVISION IS NOT LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF A CITY.
6. THIS SUBDIVISION IS WITHIN THE COMFORT INDEPENDENT SCHOOL DISTRICT.
7. ELECTRIC SERVICE PROVIDED BY BANDERA ELECTRIC COOPERATIVE: (866) 226-3372 SOUTH OF 100' EASEMENT ON LOT 55A-1 AND CENTRAL TEXAS ELECTRIC CO-OP: (800) 900-2832 NORTH OF 100' EASEMENT ON LOT 55A-2..
8. TELEPHONE SERVICE PROVIDED BY HILL COUNTRY TELEPHONE COOP.
9. CONTOUR INTERVAL IS 1 FT. TOPOGRAPHIC DATA PROVIDED BY THE TEXAS NATURAL RESOURCES INFORMATION SYSTEM, DATED JANUARY 2017.
10. COMMERCIAL WASTE SERVICE IS AVAILABLE TO THE SUBDIVISION BY PRIVATE COMPANIES SERVING THIS AREA.
11. NET ACRAGE IS BASED ON THE EFFECTIVE FLOODPLAIN. NET ACREAGE MAY CHANGE BASED ON APPROVAL OF PENDING LOMR BY FEMA. NET ACREAGE SHOWN IN PARENTHESIS () INDICATES AREA OF LOT OUTSIDE OF FLOOD PLAIN.
12. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND/OR CATV LINES AND APPURTENANCES.
13. GRANTOR HEREBY AGREES TO DEDICATE TO THE PUBLIC A UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
14. EXCEPT AS SHOWN, ALL CORNERS ARE 1/2" IRON RODS WITH RED PLASTIC CAPS STAMPED "MATKINHOOVER ENG. & SURVEY"
15. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
16. PROPOSED DRAINAGE EASEMENTS SHOWN ARE APPROXIMATE, PENDING DETAILED ENGINEERING DRAINAGE ANALYSIS AND DESIGN AS REQUIRED FOR FINAL PLATTING.
17. ENCROACHMENTS ARE PROHIBITED WITHIN THE DRAINAGE EASEMENTS AND FLOODPLAINS, INCLUDING FILL, NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENTS, AND OTHER DEVELOPMENTS, UNLESS CERTIFICATION BY A LICENSED PROFESSIONAL ENGINEER IS PROVIDED DEMONSTRATING THAT ENCROACHMENTS SHALL NOT RESULT IN ANY INCREASE IN FLOOD LEVELS DURING OCCURRENCE OF BASE FLOOD DISCHARGE AND SHALL BE IN COMPLIANCE TO THE KENDALL COUNTY FLOOD DAMAGE PREVENTION ORDER.
18. SETBACKS: ALL IMPROVEMENTS, EXCEPT FENCES, ON ALL RESIDENTIAL LOTS SHALL BE SET BACK AT LEAST FIFTY (50) FEET FROM THE FRONT OF THE PROPERTY LINE. FIFTY (50) FEET FROM SIDE LOT LINES THAT ADJOIN A STREET (CORNER LOTS) AND TEN (10) FEET FROM SIDE AND REAR PROPERTY LINES. BUILDING SET BACKS FOR COMMERCIAL AND PUBLIC ACCESS DEVELOPMENTS SHALL BE AT LEAST 50 FEET FROM THE FRONT, SIDES AND REAR OF THE SUBJECT PROPERTY.
19. MAILBOX LOCATION AND TYPE FOR EACH LOT ARE TO BE APPROVED BY THE CITY OF COMFORT POST OFFICE AT THE TIME OF INSTALLATION. LOT OWNERS ARE TO COORDINATE WITH THE CITY OF COMFORT POST OFFICE PRIOR TO THE CONSTRUCTION AND/OR INSTALLATION OF A MAILBOX.
20. THERE ARE NO EXISTING COVENANTS OR RESTRICTIONS FOR THIS SUBDIVISION.
21. ADJACENT OWNERSHIP INFORMATION SHOWN IS BASED ON CURRENT KENDALL COUNTY APPRAISAL DISTRICT RECORDS AND IS SUBJECT TO CHANGE AFTER PLAT RECORDATION.

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 APPROPRIATE ORDINANCE OR PER TXDOT REQUEST, THE LOCATION, THE DESIGN, AND SPECIFICATIONS SHALL ADHERE TO TXDOT REQUIREMENTS. A TDLR INSPECTION REPORT WILL BE REQUIRED FOR ANY ACCESSIBLE ROUTE WITHIN TXDOT RIGHT-OF-WAY.
5. TXDOT WILL USE THE CURRENT EDITIONS OF THE FOLLOWING TXDOT DOCUMENTS: DRIVEWAY PERMIT, SAN ANTONIO DISTRICT DRIVEWAY, SIDEWALK, LANDSCAPING, AND DRAINAGE PERMIT PACKAGE, ROADWAY DESIGN MANUAL, CONSTRUCTION SPECIFICATIONS AND STANDARD SHEETS.
6. PER THE DRIVEWAY PERMIT: IF CONSTRUCTION OF THE PROJECT IS DELAYED OVER 6 MONTHS THE PROJECT WILL BE REVIEWED TO ENSURE THE PROJECT MEETS CURRENT REQUIREMENTS.

UTILITY EASEMENT:

1. IT IS UNDERSTOOD AND AGREED THAT PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN (10) FEET OF THE REAR, FRONT, AND SIDE LINES OF ALL LOTS AND/OR TRACTS AND IN THE STREETS, ALLEYS, LANES, AND ROADS OF THIS SUBDIVISION, AND TEN (10) FEET ALONG THE OUTER BOUNDARIES OF ALL STREETS, ALLEYS, BOULEVARDS, LANES AND ROADS WHERE SUBDIVISION LINES OR LOTS OF INDIVIDUAL TRACTS ARE DEEDED TO THE CENTER LINE OF THE ROADWAY. 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 RIGHT-OF-WAY AND EASEMENT, THE RIGHT TO CLEAR THE EASEMENT AREA AND TO KEEP IT CLEAR OF ALL BRUSH, TREES, STRUCTURES, AND OTHER OBSTRUCTIONS, INCLUDING THE RIGHT TO CUT ALL WEAK, LEANING, OR DANGEROUS TREES LOCATED OUTSIDE THE EASEMENT AREA WHICH ARE TALL ENOUGH TO STRIKE THE ELECTRIC FACILITIES IN FALLING. THE EASEMENT RIGHTS HEREIN RESERVED INCLUDE THE PRIVILEGE OF CLEARING A RIGHT-OF-WAY FOR AND ANCHORING OF ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITHIN SAID EASEMENT AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER SOME PORTIONS OF SAID LOTS AND/OR TRACTS NOT WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS AND/OR TRACTS OF THIS SUBDIVISION. UTILITIES SHALL HAVE THE RIGHT TO INSTALL AND MAINTAIN LOCKS IN GATES AS NECESSARY OR APPROPRIATE FOR THE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT AREA. THE FOREGOING NOTWITHSTANDING, THE UTILITY MAY RELOCATE ITS FACILITIES AND RIGHT-OF-WAY OVER THE PREMISES TO CONFORM TO ANY FUTURE HIGHWAY OR STREET RELOCATION, WIDENING, OR IMPROVEMENT.

OWNERS / DEVELOPERS:

B. JEFFREY BROWN, PRINCIPAL
NORTH CREEK 16 LLC
221 WATER STREET, STE 100
BEORNE, TEXAS 78006

CHARLIE FLIPPEN
NORTH CREEK TEN INVESTMENTS, LLC.
7959 VALLY CREST
FAIR OAKS RANCH, TEXAS 78015

AGENT:

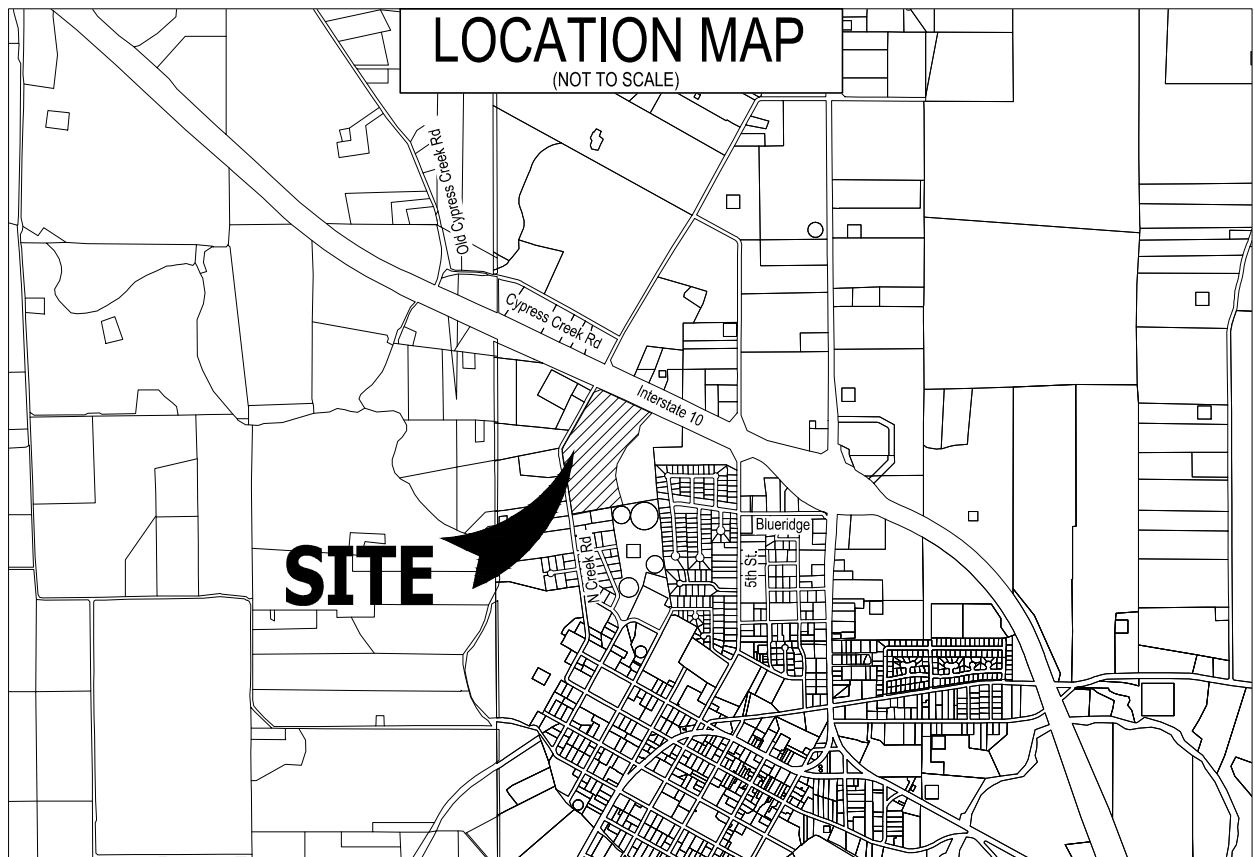
MATKINHOOVER ENGINEERING
C/O JOSHUA VALENTA, P.E.
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006

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

ENGINEER
DATED THIS _____ DAY OF _____, 2021.

FINAL PLAT REVISION OF OUTLOT 55A CREATING LOTS 55A-1, 55A-2, 55A-3, 55A-4 AND 55A-5

A 37.219 ACRE TRACT OF LAND, BEING ALL OF OUTLOT 55A, AS SHOWN ON THE AMENDING PLAT CREATING OUTLOT 55A AND OUTLOT 55B, TOWN OF COMFORT, KENDALL COUNTY, TEXAS, OF RECORD IN VOLUME 8, PAGES 84-86 OF THE DEED AND PLAT RECORDS OF KENDALL COUNTY, TEXAS.



THIS PLAT OF OUTLOT 55A SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED COURT OF THE COMMISSIONERS KENDALL COUNTY, TEXAS AND IS HEREBY APPROVED BY SUCH COURT.

DATED THIS _____ DAY OF _____, 2021.
BY: _____

COUNTY JUDGE
KENDALL COUNTY, TEXAS

COMMISSIONER, PRECINCT # 1

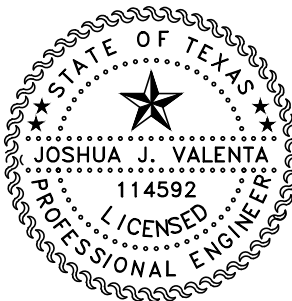
COMMISSIONER, PRECINCT # 2

COMMISSIONER, PRECINCT # 3

COMMISSIONER, PRECINCT # 4

STATE OF TEXAS)
COUNTY OF KENDALL)

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



LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF KENDALL

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



REGISTERED PROFESSIONAL LAND SURVEYOR

BEFORE ME, THE ABOVE AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED..GIVEN UNDER MY HAND. AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

MATKINHOOVER

P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 830.249.0600 FAX: 830.249.0999
TEXAS REGISTERED ENGINEERING FIRM F-004512

ENGINEERING
& SURVEYING

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS

STATE OF TEXAS
COUNTY OF KENDALL

THE OWNER OF THE LAND IDENTIFIED BY ABSTRACT NUMBERS RECORDED IN THE VOLUME AND PAGE NUMBERS SHOWN ON THE PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM ACTUAL SURVEYS ON THE GROUND.

B. JEFFREY BROWN, PRINCIPAL
NORTH CREEK 16 LLC
221 WATER STREET, STE 100
BEORNE, TEXAS 78006

BEFORE ME, THE ABOVE AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED..GIVEN UNDER MY HAND. AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021

NOTARY PUBLIC
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

THE OWNER OF THE LAND IDENTIFIED BY ABSTRACT NUMBERS RECORDED IN THE VOLUME AND PAGE NUMBERS SHOWN ON THE PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM ACTUAL SURVEYS ON THE GROUND.

CHARLIE FLIPPEN
NORTH CREEK TEN INVESTMENTS, LLC.
7959 VALLY CREST
FAIR OAKS RANCH, TEXAS 78015

BEFORE ME, THE ABOVE AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED..GIVEN UNDER MY HAND. AND SEAL OF OFFICE THIS _____ DAY OF _____, 2021

NOTARY PUBLIC
STATE OF TEXAS

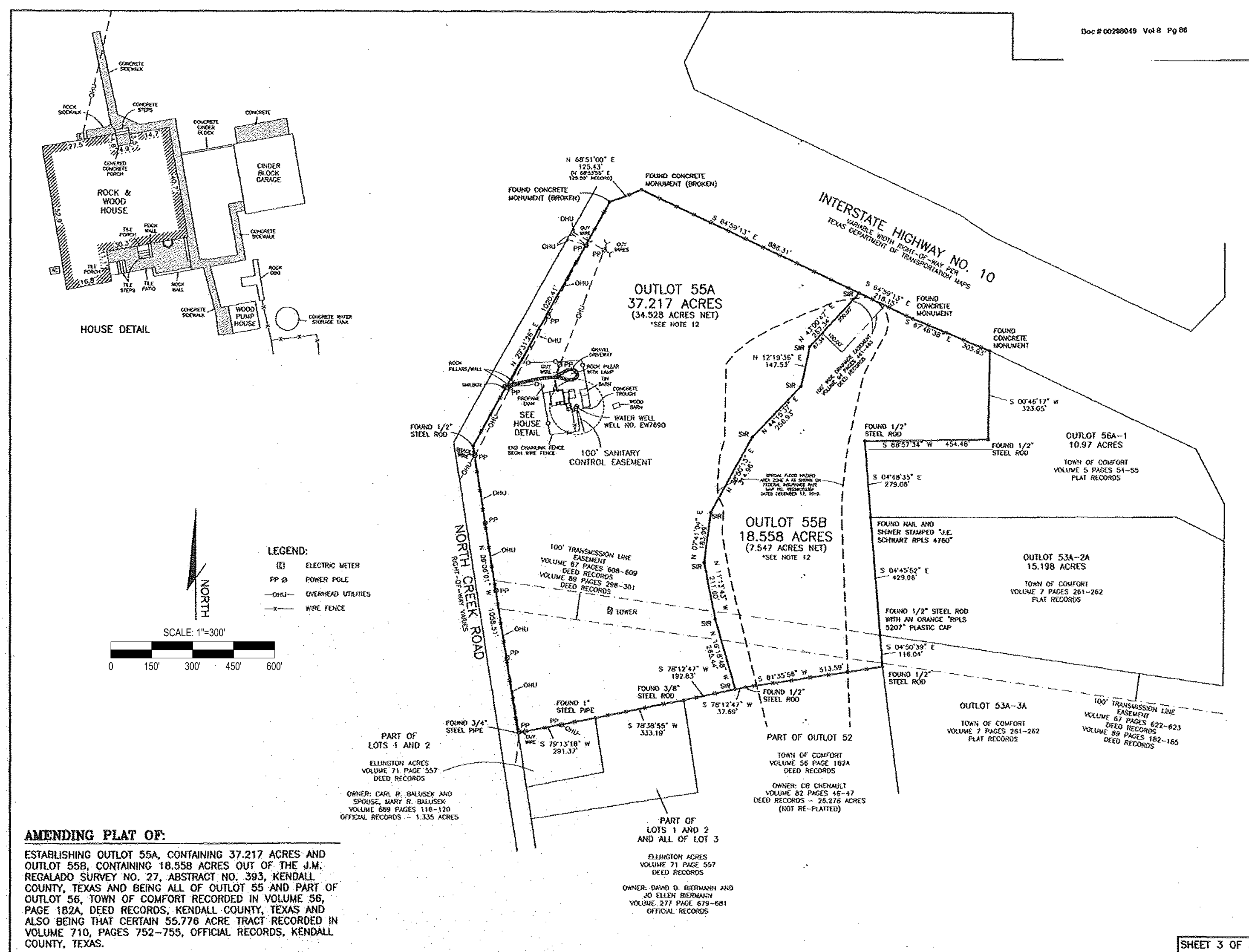
STATE OF TEXAS
COUNTY OF KENDALL

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D., 2021, AT _____, M., IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK _____ VOLUME _____, ON PAGE _____, IN TESTIMONY WHEREOF, WITNESS BY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____, A.D., 2021.

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME _____ PAGE _____, KENDALL COUNTY OFFICIAL RECORDS. IN TESTIMONY WHEREOF, WITNESS BY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D., 2021.

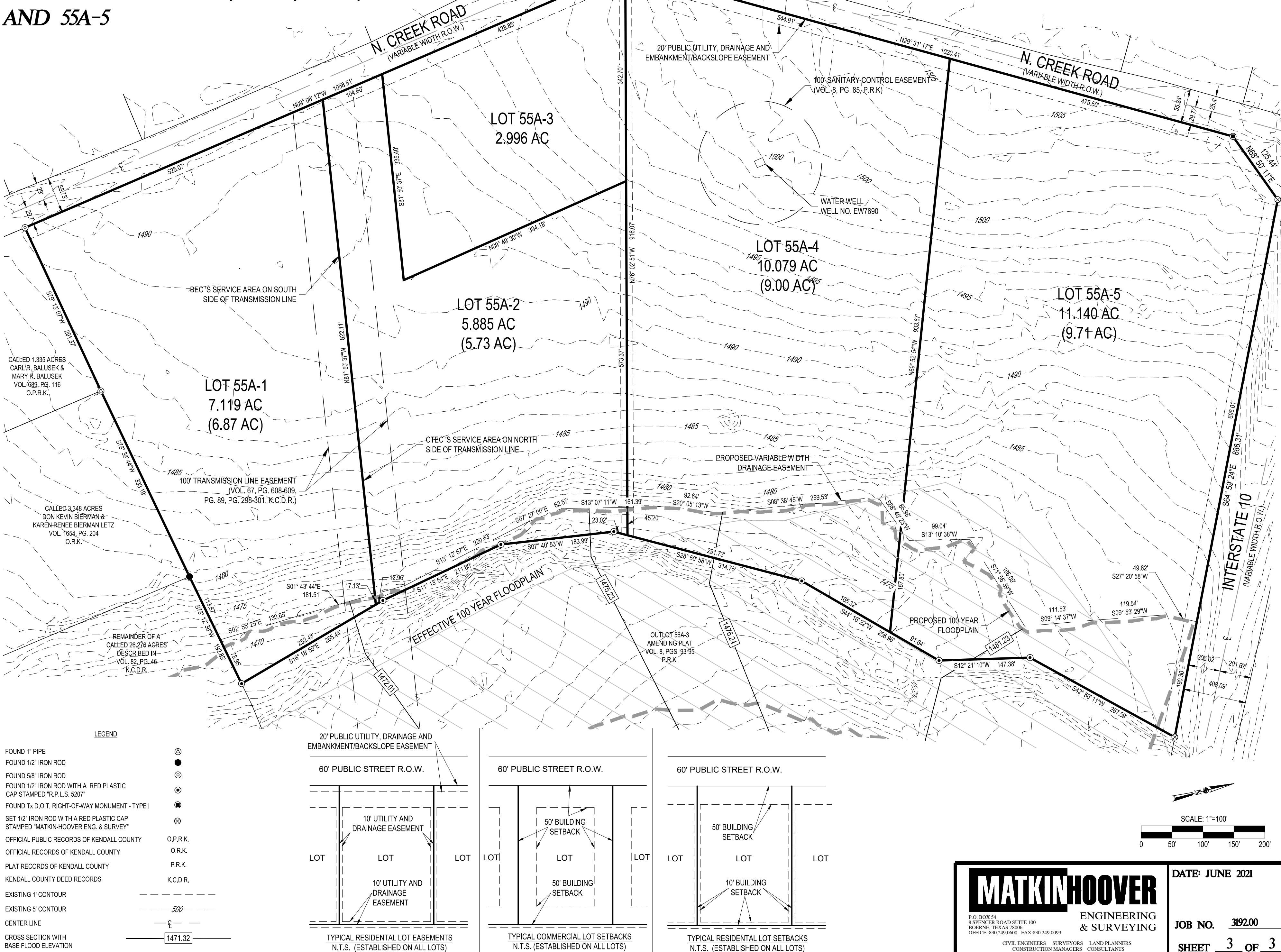
COUNTY CLERK, KENDALL COUNTY, TEXAS

DEPUTY



EXISTING PLAT : DOC# 00298049 VOL. 8 PG. 85

FINAL PLAT REVISION OF
OUTLOT 55A
CREATING LOTS 55A-1, 55A-2, 55A-3, 55A-4
AND 55A-5





KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/12/2021 OPEN SESSION	
SUBJECT	Comfort Outlot 55A Financial Guarantee
DEPARTMENT & PERSON MAKING REQUEST	County Engineer - Rick Tobolka
PHONE # OR EXTENSION #	830-249-9343 ext 250
TIME NEEDED FOR PRESENTATION	5 Minutes
WORDING OF AGENDA ITEM	Consideration and action on approving the financial Guarantee for Comfort Outlot 55A Plat Revision in the form of Cashier's Check for \$11,600.00, for submittal and approval of a Letter of Map Revision through FEMA.
REASON FOR AGENDA ITEM	Comfort Outlot 55A Plat Revision Financial Guarantee
WHO WILL THIS AFFECT?	Pct 4
ADDITIONAL INFORMATION	None

STATE OF TEXAS
COUNTY OF KENDALL

CASHIERS CHECKS DEPOSIT AGREEMENT

Before me, the undersigned authority, on this day personally appeared Jeffrey Brown who on his oath deposed as follows:

"I am Jeffrey Brown. I am the authorized representative of North Creek 16, LLC., plat located in Kendall County, Texas identified as Outlot 55A.

I or someone representing me has delivered to Kendall County a cashiers check in the amount of:

- 1) Eleven thousand, Six hundred and no/100 dollars (\$11,600.00) as a cash deposit to serve as a financial guarantee pursuant to section 204.1000, Kendall County, Texas Development Rules and Regulations for satisfactory and timely completion of:
 - a. FEMA Letter of Map Revision (LOMR)

I acknowledge and agree on behalf of myself and as the authorized representative of North Creek 16, LLC., that the cashiers check will be deposited in an interest bearing account by the County Treasurer, with any interest accruing to such funds to be retained in the account for the benefit of Kendall County. I further acknowledge and agree that, in the event that completion of the FEMA Letter of Map Revision (LOMR) in the above named plat are not completed in accordance with the final plat approved by the County and within the time set by the County, such time being _____, which is one year following the date of plat approval, such funds will be forfeited to Kendall County, Texas to use to complete the work on the FEMA Letter of Map Revision (LOMR) of such plat"

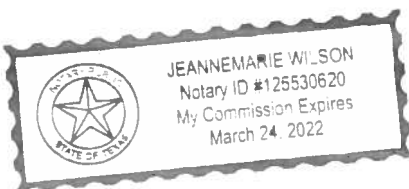
SIGNED THIS 17th DAY OF September, 2021

B. J. Brown

JEFFREY BROWN, INDIVIDUALLY AND AS

AUTHORIZED REPRESENTATIVE OF NORTH CREEK 16, LLC

SIGNED AND SWORN TO BEFORE ME THIS 17th DAY OF September, 2021



Jeannemarie Wilson

NOTARY PUBLIC, STATE OF TEXAS

My Commission Expires: 3/24/2022

July 16, 2021

North Creek 16, LLC
c/o D. Scot Wilson, Member
221 Water Street, #100
Boerne, TX 78006

Re: Proposal for Professional Civil Engineering Services
Lot 57A Replat
Kendall County, Texas
MHE Project No. 3192.02.01

Dear Mr. Wilson,

We appreciate this opportunity to provide you with Professional Civil Engineering Services on the above referenced project. Our proposed Scope of Services, Assumptions and Exclusions are outlined below:

IV. FEMA Letter of Map Revision (LOMR)

Engineer will prepare a FEMA LOMR package for review and approval by Kendall County and FEMA.
This task includes:

- Prepare FEMA Letter of Map Revision (LOMR) Submittal Package
- Submit to Kendall County Floodplain Administrator for approval as required by Kendall County Subdivision Ordinance
- Once approved by Kendall County, the LOMR package will be submitted to FEMA for their review and approval

Upon approval of the LOMR request, FEMA will issue a letter stating that the 100-year flood plain has been revised and the Flood Insurance Rate Maps will be revised at the next scheduled publication date.

Exclusions- The following items as well as any other item not specifically described in the scope of services identified above are not included in this proposal:

- A. Environmental site assessment, archeological or endangered species studies
- B. ALTA Survey
- C. On-Site Sewage Facility (OSSF) Suitability Report, Septic System Design
- D. Water System Model / Fire Hydrant Flow Testing
- E. Ground Water Availability Study
- F. Annexation / Rezoning
- G. Planned Development District (PDD Zoning)
- H. Open Space Plan
- I. FEMA floodplain analysis / Map Revisions / Elevation Certificate
- J. Heritage Tree Removal Permitting or Tree Preservation Plan
- K. Construction Plans
- L. Stormwater Inundation Analysis
- M. Lot Grading
- N. Field notes and exhibits of easements
- O. Variance requests for all governing agencies and Authorities Having Jurisdiction (AHJ)
- P. Required after hour meetings shall be billed at current hourly rates
- Q. Any and all required fees by Reviewing agencies and Authorities Having Jurisdiction (AHJ)
- R. Direct costs such as shipping, mileage and printing costs, see attached Professional Services Agreement



Summary of Fees - proposed fees for the services outlined above are as follows:

Section IV –	FEMA Letter of Map Revision (LOMR)	\$	<u>11,600.00</u>
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TOTAL LUMP SUM FEE		\$	11,600.00
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Thank you for your time and consideration. If the above is acceptable, please acknowledge such by signing below and returning the enclosed original to our office. If you or your staff have questions, comments, or require additional information, please contact me at your first convenience.

Sincerely,
MatkinHoover Engineering & Surveying
TBPE Firm Certification No. F-4512

Joshua Valenta, P.E.
Vice President

Agreed to and Accepted,
With Authorization To Proceed:

NORTH CREEK 16, LLC

Mr. Wilson: D. J. Wilson
MEMBER

Date: 7/20/2021



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/12/2021 OPEN SESSION	
SUBJECT	Doc Holladay Business Park
DEPARTMENT & PERSON MAKING REQUEST	County Engineer - Rick Tobolka
PHONE # OR EXTENSION #	830-249-9343 ext 250
TIME NEEDED FOR PRESENTATION	5 Minutes
WORDING OF AGENDA ITEM	Consideration and action a Development Plan for Doc Holladay Business Park. The proposed business park consists of six lots to be served by individual well and OSSF. Relief was granted on September 13, 2021 to the requirement for fencing the perimeter of the business park.
REASON FOR AGENDA ITEM	Doc Holladay Business Park
WHO WILL THIS AFFECT?	Pct 4
ADDITIONAL INFORMATION	None

STATE OF TEXAS
COUNTY OF KENDALL

KNOWN ALL MEN BY THESE PRESENTS

THAT WE, K&R CAPITAL, LLC., ROBERT EUGENE FOX, III, AND KASIE NICOLE FOX OWNERS OF THAT CERTAIN 3.050 ACRE TRACT RECORDED IN DOCUMENT NO. 2020-349050, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS, AND FRANK W. HOLLADAY AND SHARON C. HOLLADAY OWNER OF THE REMAINING PORTION OF THAT CERTAIN 40.204 ACRE TRACT RECORDED IN VOLUME 1480, PAGES 937-948, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 40.204 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS "WHITE BUSINESS PARK" 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 EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

OWNER:
K&R CAPITAL, LLC.
2220 ALISA LANE
TROPHY CLUB, TEXAS 76262

ROBERT EUGENE FOX, III
MANAGING PARTNER OF K&R CAPITAL, LLC.

OWNER:
ROBERT EUGENE FOX, III
2220 ALISA LANE
TROPHY CLUB, TEXAS 76262

OWNER:
KASIE NICOLE FOX
220 ALISA LANE
TROPHY CLUB, TEXAS 76262

ROBERT EUGENE FOX, III

KASIE NICOLE FOX

STATE OF TEXAS
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY , ON THIS DAY PERSONALLY APPEARED ROBERT EUGENE FOX, III, AND KASIE NICOLE FOX, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION 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

OWNER:
FRANK W. HOLLADAY
P.O. BOX 121
WARING, TEXAS 78074

OWNER:
SHARON C. HOLLADAY
P.O. BOX 121
WARING, TEXAS 78074

FRANK W. HOLLADAY

SHARON C. HOLLADAY

STATE OF TEXAS
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY , ON THIS DAY PERSONALLY APPEARED FRANK W. HOLLADAY AND SHARON C. HOLLADAY, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

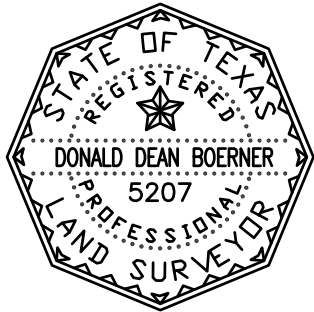
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, A.D., 2021.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

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.



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., 2021.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

DONNIE BOERNER SURVEYING COMPANY
228 HOLIDAY ROAD
COMFORT, TEXAS 78013
PH: 830-377-2492
JOB NO. 15-324

FIRM NO. 10193963
7-12-2021

DOC HOLLADAY BUSINESS PARK

PLAT SHOWING: A 40.204 ACRE TRACT OUT OF THE A. WHITE SURVEY NO. 348, ABSTRACT NO. 853, THE LD. WHITE SURVEY NO. 251, ABSTRACT NO. 705 AND THE WACO MFG. CO. SURVEY NO. 61, ABSTRACT NO. 606, KENDALL COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 3.050 ACRE TRACT RECORDED IN DOCUMENT NO. 2020-349050, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS, AND ALL THE REMAINING PORTION OF THAT CERTAIN 40.204 ACRE TRACT RECORDED IN VOLUME 1480, PAGES 937-948, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS.

6 COMMERCIAL LOTS
AVERAGE DENSITY PER LOT FOR THIS SUBDIVISION – 6.701 ACRES

PLAT NOTES:

1. NO PORTION OF THIS TRACT (DOC HOLLADAY BUSINESS PARK) IS WITHIN THE BOUNDARIES OF A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) # 48259C0275 F DATED DECEMBER 17, 2010.

2. 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 TECO. WELLS SHALL HAVE A 50 FOOT SANITARY CONTROL EASEMENT UNLESS A SMALLER IS PERMITTED BY COW CREEK GROUNDWATER CONSERVATION DISTRICT.

3. 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.

4. TOPOGRAPHIC INFORMATION SHOWN HEREON WAS PROVIDED BY LYDAR CONTOURS.

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

6. THERE IS HEREBY DEDICATED A TEN (10) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT OUTSIDE OF AND ADJACENT TO BOTH F.M. HIGHWAY 289 AND INTERSTATE HIGHWAY 10 AND A TEN (10) FOOT WIDE PUBLIC UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL NON-ROADWAY LOT LINES UNLESS OTHERWISE NOTED ON THE PLAT. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE LOT, 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 LOCATED THEREIN.

7. ALL PUBLIC UTILITY EASEMENTS SHALL ONLY BE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND/OR COMMUNICATION LINES AND APPURTENANCES, WHICH PROVIDE SERVICE TO THE PROPERTY INCLUDED IN THIS PLAT OR ANY ADJOINING PROPERTY DEVELOPED OR TO BE DEVELOPED AS PART OF THE WHITE BUSINESS PARK SUBDIVISION.

8. IT IS UNDERSTOOD AND AGREED THAT PERPETUAL EASEMENTS ARE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND ALL NECESSARY APPURTENANCES THERETO, WHETHER INSTALLED IN THE AIR, UPON THE SURFACE OR UNDERGROUND, ALONG AND WITHIN TEN (10) FEET OF THE REAR, FRONT, AND SIDE LINES OF ALL LOTS AND/OR TRACTS AND IN THE STREETS, ALLEYS, LANES, AND ROADS OF THIS SUBDIVISION, AND TEN (10) FEET ALONG THE OUTER BOUNDARIES OF ALL STREETS, ALLEYS, BOULEVARDS, LANES AND ROADS WHERE SUBDIVISION LINES OR LOTS OF INDIVIDUAL TRACTS ARE DEEDED TO THE CENTER LINE OF THE ROADWAY. 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 RIGHT-OF-WAY AND EASEMENT, THE RIGHT TO CLEAR THE EASEMENT AREA AND TO KEEP IT CLEAR OF ALL BRUSH, TREES, STRUCTURES, AND OTHER OBSTRUCTIONS, INCLUDING THE RIGHT TO CUT ALL WEAK, LEANING, OR DANGEROUS TREES LOCATED OUTSIDE THE EASEMENT AREA WHICH ARE TALL ENOUGH TO STRIKE THE ELECTRIC FACILITIES IN FALLING. THE EASEMENT RIGHTS HEREIN RESERVED INCLUDE THE PRIVILEGE OF CLEARING A RIGHT-OF-WAY FOR AND ANCHORING OF ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITHIN SAID EASEMENT AND THE RIGHT TO INSTALL WIRES AND/OR CABLES OVER SOME PORTIONS OF SAID LOTS AND/OR TRACTS NOT WITHIN SAID EASEMENT SO LONG AS SUCH ITEMS DO NOT PREVENT THE CONSTRUCTION OF BUILDINGS ON ANY OF THE LOTS AND/OR TRACTS OF THIS SUBDIVISION. UTILITIES SHALL HAVE THE RIGHT TO INSTALL AND MAINTAIN LOCKS IN GATES AS NECESSARY OR APPROPRIATE FOR THE RIGHT OF INGRESS TO AND EGRESS FROM THE EASEMENT AREA. THE FOREGOING NOTWITHSTANDING, THE UTILITY MAY RELOCATE ITS FACILITIES AND RIGHT-OF-WAY OVER THE PREMISES TO CONFORM TO ANY FUTURE HIGHWAY OR STREET RELOCATION, WIDENING, OR IMPROVEMENT.

9. BEARINGS USED ON THIS PLAT ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, TEXAS SOUTH CENTRAL ZONE.

10. ELECTRICAL SERVICE IS PROVIDED BY BANDERA ELECTRIC COOPERATIVE.

11. TELEPHONE SERVICE IS PROVIDED BY GUADALUPE VALLEY TELEPHONE COOPERATIVE.

12. THIS SUBDIVISION IS NOT LOCATED WITHIN THE ETJ OF ANY CITY MUNICIPALITY.

13. NO STRUCTURES OR IMPROVEMENTS WILL BE LOCATED IN A MANNER THAT WOULD RESTRICT VEHICLE SIGHT DISTANCE.

14. APPROVAL OF A DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY DEVELOPMENT OR THE PLACEMENT OF FILL.

15. EACH DEVELOPER OF THESE LOTS SHALL SUBMIT TO THE COUNTY DEVELOPMENT OFFICE FOR APPROVAL A STUDY ADDRESSING STORM WATER RUNOFF FROM THE SITE AS REQUIRED BY COUNTY REGULATION 405.1600. STORM WATER DETENTION MAY BE REQUIRED.

16. TRACT SIZE, LIMITATIONS ON BUILDING HEIGHT AND BUILDING SETBACK REQUIREMENTS: DUE TO THE LIMITED EQUIPMENT CAPABILITIES AVAILABLE IN THE COUNTY TO FIGHT FIRES, NO BUILDING OR STRUCTURE SHALL EXCEED THREE STORIES (35 FEET) IN HEIGHT, SUBJECT TO THE ADDITIONAL REQUIREMENTS IMPOSED BY SUBSECTIONS 5.5.3 AND 5.6.1, EACH BUILDING SHALL BE LOCATED ON A TRACT OF LAND SUFFICIENT IN SIZE TO ACCOMMODATE THE BUILDING OR BUILDINGS LOCATED ON IT AND PROVIDE AT LEAST TWENTY FIVE FEET OF SETBACK BETWEEN THE BUILDING OR BUILDINGS AND ANY PROPERTY LINE OR STREET, ROAD OR ALLEY, AT LEAST FIFTY FEET OF OPEN SPACE BETWEEN THE BUILDING AND ANY ADJACENT BUILDING, AND LARGE ENOUGH TO PROVIDE ADEQUATE OFF STREET PARKING FOR THE NUMBER OF MOTOR VEHICLES AS DETERMINED BY THE COUNTY ENGINEER TO RESULT FROM THE OCCUPANCY OR USE OF THE UNIT OR UNITS LOCATED ON THE TRACT OF LAND.

17. LIGHTING: SUFFICIENT LIGHTING SHALL BE PROVIDED WITHIN THE DEVELOPMENT TO ILLUMINATE ALL AREAS OF THE DEVELOPMENT FOR SAFETY, SECURITY, LAW ENFORCEMENT AND EMERGENCY SERVICES PURPOSES. SUCH LIGHTING SHALL BE DESIGNED AND INSTALLED SO THAT LIGHT IS DIRECTED DOWNWARD AND OUTWARD WITH MINIMAL LIGHT DIRECTED UPWARD ("DARK SKY" FIXTURES).

18. TRASH AND WASTE COLLECTION AND DISPOSAL: ALL MULTI-UNIT DEVELOPMENTS, COMMERCIAL ESTABLISHMENT, PUBLIC BUILDING, AND MULTIFAMILY RESIDENTIAL BUILDING, SHALL BE SERVED BY A PUBLIC OR COMMERCIAL WASTE COLLECTION AND DISPOSAL SERVICE THAT COLLECTS ALL TRASH AND RUBBISH AT LEAST ONCE WEEKLY. IT SHALL BE A CONDITION OF OCCUPANCY THAT ALL OWNERS OF UNITS IN THE DEVELOPMENT AGREE TO BE SERVED BY SUCH SERVICE. ALL ROADS, STREET, ALLEYS, AND DRIVEWAYS, AND ALL COMMON AREAS SHALL BE KEPT CLEAR OF ALL WASTE, TRASH, INOPERATIVE MOTOR VEHICLES AND OTHER UNSANITARY, UNHEALTHFUL, UNSIGHTLY AND NUISANCE CONDITIONS. ALL AREAS SHALL BE KEPT MOWED AND FREE OF HIGH GRASS AND WEEDS OR OTHER CONDITIONS THAT HARBOR INSECTS, RODENTS OR OTHER CONDITIONS THAT POSE A THREAT TO THE HEALTH, SAFETY OR WELFARE OF THE OCCUPANTS, USERS, AND/OR GUESTS OF THE DEVELOPMENT OR CITIZENS OF KENDALL COUNTY.

19. PARKING: UNLESS DESIGNATED ON THE DEVELOPMENT PLAN AND APPROVED BY THE COMMISSIONERS COURT, NO ON STREET PARKING OF MOTOR VEHICLES WILL BE PERMITTED IN THE DEVELOPMENT. ADEQUATE PARKING SPACES SHALL BE PROVIDED WITHIN THE DEVELOPMENT FOR OCCUPANTS, USERS, AND/OR GUESTS AS DETERMINED BY THE COUNTY ENGINEER AND/OR DEVELOPMENT ENGINEER, BASED ON THE NUMBER OF UNITS IN THE DEVELOPMENT, THE SIZE OF SUCH UNITS, AND THE INTENDED USE OF SUCH UNITS.

20. REQUEST OF RELIEF GRANTED ON SEPTEMBER 13, 2021 FOR KENDALL COUNTY ORDER NO. 06-27-2016A – SECTION 6. RULES – 6.2 FENCING AND LANDSCAPING

21. SUBDIVISION RESTRICTIONS RECORDED IN DOCUMENT NO. 2021-362143

22. MAIL BOX DELIVERY SERVICES IS NOT AVAILABLE TO LOTS WITHIN THIS SUBDIVISION, OWNERS WILL REQUIRE A P.O. BOX AT THE POST OFFICE.

THIS SUBDIVISION PLAT OF DOC HOLLADAY BUSINESS PARK 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

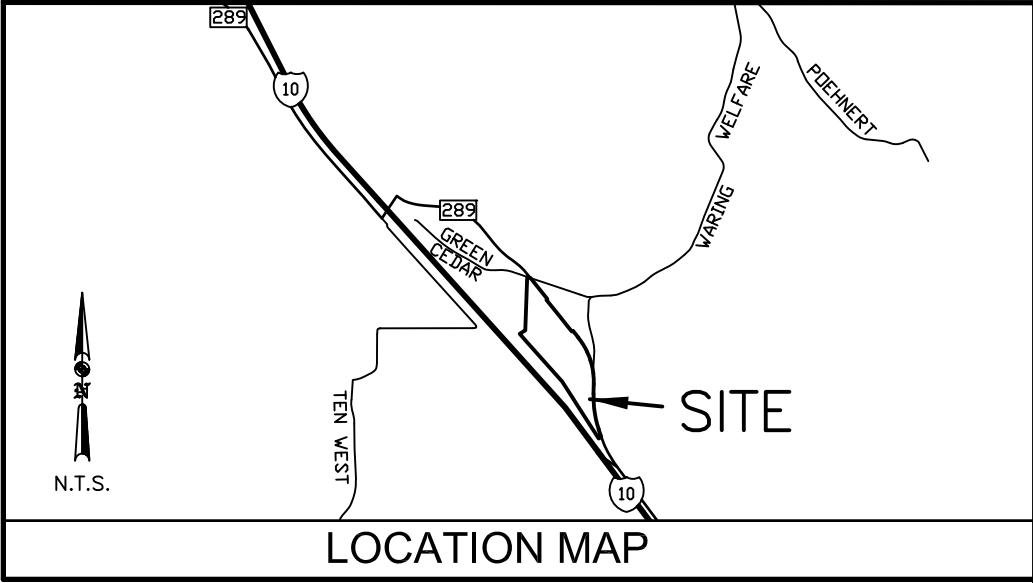
COMMISSIONER PRECINCT NO.1

COMMISSIONER PRECINCT NO.2

COMMISSIONER PRECINCT NO.3

COMMISSIONER PRECINCT NO.4

KENDALL COUNTY
RECORDING STICKER
TO BE PLACED HERE



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 future landowner is responsible for preventing any adverse impact to TxDOT highway and drainage system within in the right-of-way. A hydraulic review is required.

(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. This subdivision is eligible for entrances to not be less than 425' in spacing, non access easements have been drawn for adequate spacing.

(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. A sidewalk easement is 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 Roadway Design Manual, TxDOT Hydraulic Manual, TxDOT Construction Specifications, and TxDOT Standard Sheets when the site develops.

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

REGISTERED PROFESSIONAL ENGINEER # 108753
JAMES P. MCGARR
CIVIL TECH, PLLC.
P.O. BOX 13711
BOERNE, TEXAS 78006

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES 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., 2021.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

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

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

of _____ A.D. 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
KENDALL COUNTY, TEXAS

BY: _____
DEPUTY

I. THOMPSON
SURVEY NO. 4
ABSTRACT NO. 495

BOLLINGER INVESTMENTS
PARTNERS, LTD.
VOLUME 950 PAGES 323-330
OFFICIAL RECORDS
14.586 ACRES

BOLLINGER INVESTMENTS
PARTNERS, LTD.
A TEXAS LIMITED PARTNERSHIP
VOLUME 1475 PAGES 79-87
OFFICIAL RECORDS
0.126 ACRES

A. WHITE
SURVEY NO. 348
ABSTRACT NO. 853

WACO MFG. CO.
SURVEY NO. 61
ABSTRACT NO. 606

A. WHITE
SURVEY NO. 348
ABSTRACT NO. 853

L.D. WHITE
SURVEY NO. 251
ABSTRACT NO. 705

INT. & CT. NORTHERN R.R. CO
SURVEY NO. 85A
ABSTRACT NO. 950

LEGEND:

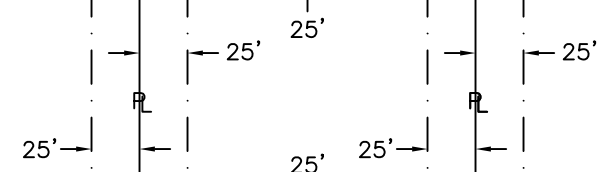
- TELEPHONE PEDESTAL
- PP Ø POWER POLE
- OHU— OVERHEAD UTILITIES
- X— WIRE FENCE
- SET 1/2" STEEL ROD WITH AN ORANGE "RPLS 5207" PLASTIC CAP EXCEPT WHERE NOTED OTHERWISE

SCALE: 1" = 200'

NORTH

TYPICAL BUILDING SETBACKS

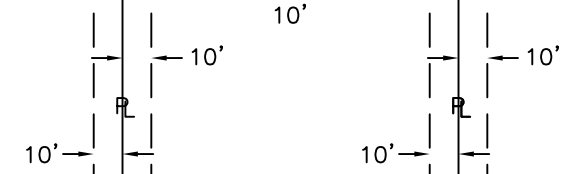
F.M. HIGHWAY 289



INTERSTATE HIGHWAY NO. 10

TYPICAL UTILITY & DRAINAGE EASEMENTS

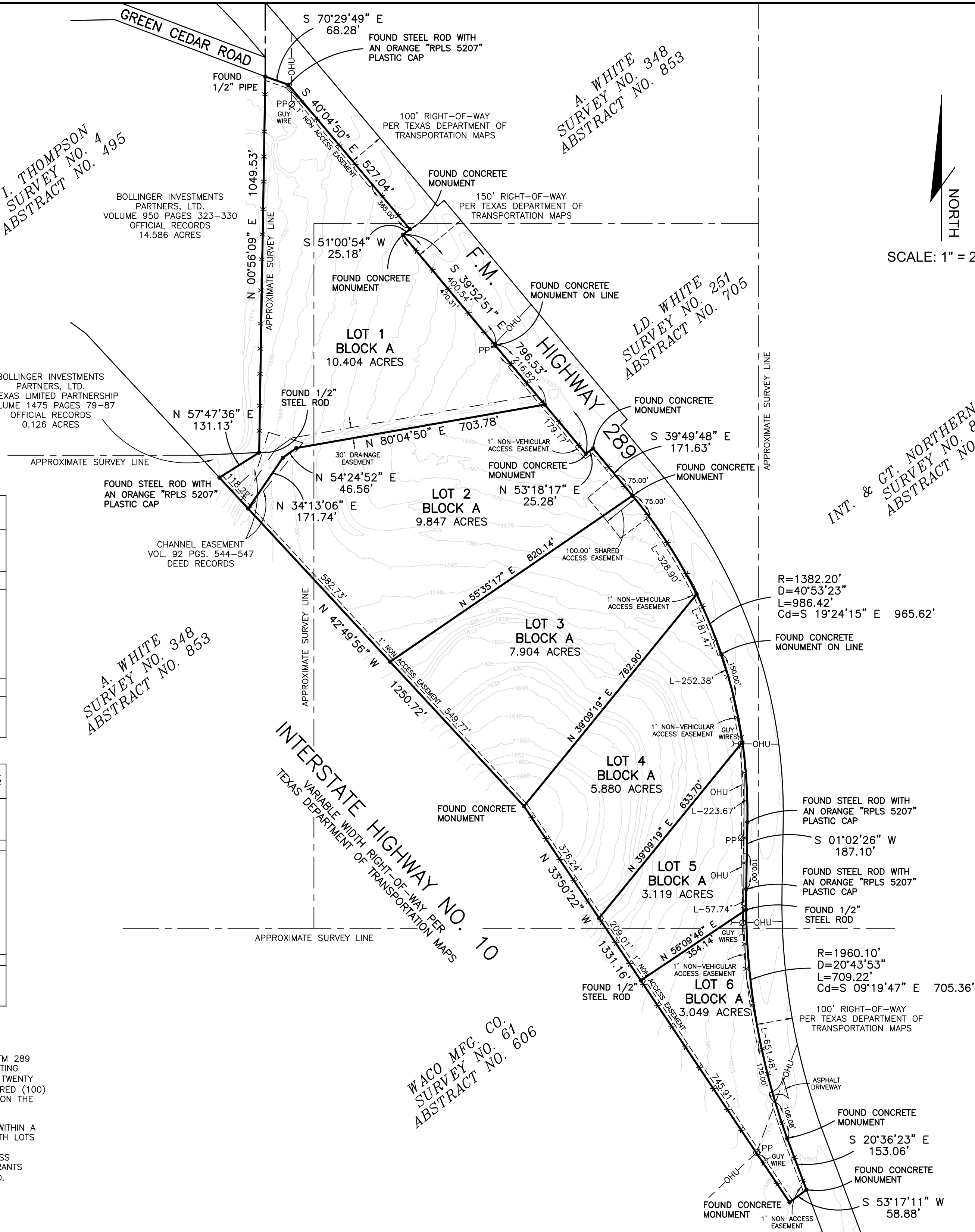
F.M. HIGHWAY 289



INTERSTATE HIGHWAY NO. 10

ACCESS EASEMENT NOTES:

- ONE (1) FOOT NON-VEHICULAR ACCESS EASEMENT ALONG FM 289 ESTABLISHED TO ENSURE ADEQUATE ACCESS TO ALL LOTS MEETING TXDOT'S DRIVEWAY SPACING REQUIREMENT OF FOUR HUNDRED TWENTY FIVE (425) FEET. LOTS SHALL HAVE A MINIMUM OF ONE HUNDRED (100) FEET WITHOUT NON-VEHICULAR ACCESS EASEMENT AS SHOWN ON THE PLAT.
- LOTS 2 AND 3 SHALL HAVE A SINGLE ACCESS CONTAINED WITHIN A SHARED ACCESS EASEMENT SHOWN ON PLAT THAT SERVES BOTH LOTS
- ALL LOTS TO HAVE A ONE (1) FOOT NON-VEHICULAR ACCESS EASEMENT ALONG IH10 FRONTAGE SET TO EXPIRE IF TXDOT GRANTS ACCESS PERMITS TO THE FUTURE I10 ACCESS/FRONTAGE ROAD.





KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/12/2021 OPEN SESSION	
SUBJECT	Contract with Kofile to scan development files
DEPARTMENT & PERSON MAKING REQUEST	County Engineer - Rick Tobolka
PHONE # OR EXTENSION #	830-249-9343 ext 250
TIME NEEDED FOR PRESENTATION	5 Minutes
WORDING OF AGENDA ITEM	Consideration and action on approval of a contract with Kofile to scan legacy development files.
REASON FOR AGENDA ITEM	Contract with Kofile to scan development files
WHO WILL THIS AFFECT?	Engineering
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/12/2021 OPEN SESSION	
SUBJECT	Vehicle Purchase
DEPARTMENT & PERSON MAKING REQUEST	County Engineer - Rick Tobolka
PHONE # OR EXTENSION #	830-249-9343 ext 250
TIME NEEDED FOR PRESENTATION	5 Minutes
WORDING OF AGENDA ITEM	Consideration and action on the approval to purchase a vehicle for the Engineering Department.
REASON FOR AGENDA ITEM	Vehicle Purchase
WHO WILL THIS AFFECT?	Engineering
ADDITIONAL INFORMATION	A Chevy Tahoe 4x4 was requested during budget. Due to the lack of available Tahoes we are requesting approval to purchase a Jeep Grand Cherokee or other similar 4-wheel drive vehicle.



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/12/2021 OPEN SESSION	
SUBJECT	Award Road Material Bid # 2022-02
DEPARTMENT & PERSON MAKING REQUEST	Rick Tobolka, County Engineer
PHONE # OR EXTENSION #	830-249-9343 Ext. 240
TIME NEEDED FOR PRESENTATION	5 Minutes
WORDING OF AGENDA ITEM	Consideration and action to award the Road Material Bid # 2022-02 for Fiscal Year 2022.
REASON FOR AGENDA ITEM	To award road materials
WHO WILL THIS AFFECT?	Road and Bridge
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/12/2021 OPEN SESSION	
SUBJECT	Approval of 2021 Property Tax Levy Roll
DEPARTMENT & PERSON MAKING REQUEST	Tax Office - James Hudson Tax Assessor Collector
PHONE # OR EXTENSION #	830-249-9343 EXT 271
TIME NEEDED FOR PRESENTATION	3 Minutes
WORDING OF AGENDA ITEM	Consideration and action to approve the 2021 Property Tax Levy Roll Total of \$28,999,982.39.
REASON FOR AGENDA ITEM	Approve Tax Levy Total
WHO WILL THIS AFFECT?	Countywide
ADDITIONAL INFORMATION	The Tax Assessor Collector may not attend this meeting

2021 LEVY TOTALS

Property Count: 31,414

GKE - KENDALL COUNTY
Grand Totals

9/24/2021 12:41:16PM

Land		Value			
Homesite:		1,091,591,449			
Non Homesite:		1,043,480,879			
Ag Market:		2,615,228,468			
Timber Market:		0	Total Land	(+)	4,750,300,796
Improvement		Value			
Homesite:		3,610,483,763			
Non Homesite:		2,147,027,897	Total Improvements	(+)	5,757,511,660
Non Real	Count	Value			
Personal Property:	2,977	477,804,010			
Mineral Property:	0	0			
Autos:	0	0	Total Non Real	(+)	477,804,010
			Market Value	=	10,985,616,466
Ag	Non Exempt	Exempt			
Total Productivity Market:	2,615,228,468	0			
Ag Use:	21,902,234	0	Productivity Loss	(-)	2,593,326,234
Timber Use:	0	0	Appraised Value	=	8,392,290,232
Productivity Loss:	2,593,326,234	0			
			Homestead Cap	(-)	129,859,163
			Assessed Value	=	8,262,431,069
			Total Exemptions Amount (Breakdown on Next Page)	(-)	900,692,684
			Net Taxable	=	7,361,738,385

Freeze	Assessed	Taxable	Actual Tax	Ceiling	Count			
DP	50,278,892	45,307,740	144,964.75	151,408.85	213			
DPS	1,010,930	988,861	3,654.38	3,655.49	3			
OV65	1,703,265,706	1,624,324,014	5,364,123.65	5,463,839.26	4,573			
Total	1,754,555,528	1,670,620,615	5,512,742.78	5,618,903.60	4,789	Freeze Taxable	(-)	1,670,620,615
Tax Rate	0.4127000							
						Freeze Adjusted Taxable	=	5,691,117,770

Levy Info			
M&O Rate:	0.3642690	M&O Tax:	25,596,789.69
I&S Rate:	0.0484310	I&S Tax:	3,403,192.70
Protected I&S	0.0000000	Protected I&S Tax	0.00
		Ag Penalty:	0.00
		PP Late	0.00
		Penalty:	0.00
		Late Correction	0.00
		Penalty:	0.00
		Total Levy	28,999,982.39
Tax Increment Finance Value:	0		
Tax Increment Finance Levy:	0.00		