

EASEMENT NOTES:

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

DRAINAGE EASEMENT:

DRAINAGE, WATER DIVERSION, AND SANITARY CONTROL, INCLUDING WITHOUT LIMITATION, WALLS, BEDS, EMBANKMENTS, SPILLWAYS, APURTANCES, AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM") TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER PASSABLE AREAS OF THE GRANTOR'S ADJACENT LAND, WHEN THE DELINEATED ENTRANCE POINT THAT ABUTS PUBLIC RIGHT-OF-WAY IS OBSTRUCTED AND/OR INACCESSIBLE, EITHER IN WHOLE OR IN PART, IN ORDER TO ACCESS OR LEAVE THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE DRAINAGE SYSTEM, THE RIGHT TO CHANGE THE SIZE OF THE DRAINAGE SYSTEM WITHIN THE EASEMENT, THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM, THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, RETAIL, OR DO OUT SUE STREAM COURSE, ESTABLISH OR CHANGE STREAM EMBANKMENTS WITHIN THE EASEMENT, INSTALL STORM SEWER SYSTEMS, CULVERTS, WATER GAPS, AND PROTECTING RAILS, THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES, OR PARTS THEREOF, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM, AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE DRAINAGE SYSTEM.

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

1. THE GRANTOR SPECIFICALLY RESERVES THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE, WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE GRANTEE'S USE OF THE EASEMENT.
2. THE GRANTEE SHALL MAKE COMMERCIAL REASONABLE EFFORTS TO ENSURE THE DAMAGE TO THE PROPERTY IS MINIMIZED AND WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE DRAINAGE SYSTEM, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE GRANTEE'S USUAL AND CUSTOMARY PRACTICES.
3. THE GRANTEE SHALL MAKE NECESSARY MODIFICATIONS AND IMPROVEMENTS TO CONFORM WITH THE CITY OF BOERNE DRAINAGE POLICY AND PLAN AT SUCH A TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY CITY COUNCIL OF THE CITY OF BOERNE, TEXAS.

UTILITY EASEMENT:

UTILITIES, INCLUDING WITHOUT LIMITATION, SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, AND CABLE TELEVISION, WITH ALL NECESSARY AND/OR DESIRABLE LINE LATERALS AND/OR APURTANCES THEREON (THE "UTILITIES") TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER PASSABLE AREAS OF THE GRANTOR'S ADJACENT LAND, WHEN THE DELINEATED ENTRANCE POINT THAT ABUTS PUBLIC RIGHT-OF-WAY IS OBSTRUCTED AND/OR INACCESSIBLE, EITHER IN WHOLE OR IN PART, IN ORDER TO ACCESS OR LEAVE THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING, AND REMOVING THE UTILITIES, THE RIGHT TO PLACE NEW OR ADDITIONAL UTILITIES IN THE EASEMENT AND TO CHANGE THE SIZE OF THE UTILITIES WITHIN THE EASEMENT, THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE UTILITIES, THE RIGHT TO REMOVE FROM THE EASEMENT ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OR OPERATION OF THE UTILITIES, AND THE RIGHT TO PLACE TEMPORARY STRUCTURES FOR USE IN CONSTRUCTING OR REPAIRING THE UTILITIES.

1. THE PROPERTY OWNER RETAINS THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE WHICH DOES NOT DAMAGE, DESTROY, INJURE, AND/OR UNREASONABLY INTERFERE WITH THE USE OF THE EASEMENT, HOWEVER, THE EASEMENT SHALL BE KEPT CLEAR OF ALL STRUCTURES OR OTHER IMPROVEMENTS.
2. THE CITY SHALL MAKE COMMERCIAL REASONABLE EFFORTS TO ENSURE THAT DAMAGE TO THE PROPERTY IS MINIMIZED AND THE CITY WILL AT ALL TIMES, AFTER DOING ANY WORK IN CONNECTION WITH THE UTILITIES, RESTORE THE PROPERTY TO THE CONDITION IN WHICH THE PROPERTY WAS FOUND BEFORE SUCH WORK WAS UNDERTAKEN TO THE EXTENT THAT SUCH RESTORATION IS REASONABLE IN ACCORDANCE WITH THE CITY'S USUAL AND CUSTOMARY PRACTICES.

FENCE NOTES:

PLAT NOTES

1. GATES ACROSS EASEMENT DOUBLE SWING GATES WITH A MINIMUM CLEAR OPENING OF 12 FEET WIDE SHALL BE INSTALLED WHEREVER FENCES CROSS UTILITY AND DRAINAGE EASEMENTS.
2. OBSTRUCTIONS OF DRAINAGE: ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.

SIDEWALK NOTE:

AT SUCH TIME AS LOT IS DEVELOPED, A TEN-FOOT WIDE REINFORCED CONCRETE SIDEWALKS SHALL BE INSTALLED ADJACENT TO ALL STREET FRONTAGE PROPERTY LINES OF EACH LOT FRONTING A STREET.

IMPACT FEE ASSESSMENT NOTE:

ASSESSMENT AND COLLECTION OF THE CITY OF BOERNE WATER AND WASTEWATER UTILITIES' CAPITAL RECOVERY FEES SHALL BE THE AMOUNT PER LOT AS SET FORTH IN CITY ORDINANCE NO. 2015-66, SECTION 1.10 (5)

TAX CERTIFICATE NOTE:

DOCUMENT # 374323

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN VOLUME PAGE KENDALL COUNTY OFFICIAL RECORDS.

HERITAGE LEGACY TREE NOTE:

THERE EXISTS NINETEEN (19) HERITAGE LEGACY TREES, AS DEFINED IN SUBSECTION 2.02.002, IDENTIFIED ON SITE.

BUILDING SETBACK NOTE:

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

OPEN SPACE NOTE:

TOTAL OPEN SPACE PROVIDED SHALL BE 5% OF ALL BUILDING FOOTPRINTS AND AREAS OF IMPERVIOUS SURFACE DEDICATED TO VEHICLE ACCESS AND PARKING ON EACH LOT.

LANDSCAPE NOTE:

RESIDENTIAL LOTS IN EXCESS OF 12,000 SQUARE FEET SHALL ONLY IRRIGATE THE AREA THAT LIES WITHIN 75 FEET OF THE MAIN RESIDENCE. TURF GRASSES SHALL BE LIMITED TO ZOYIA, BUFFALO OR BERMUDA GRASSES OR OTHER GRASSES APPROVED BY THE CITY MANAGER OR HIS OR HER DESIGNATED REPRESENTATIVE. (ORD. NO. 2004-29). XERISCAPING IS PERMITTED AS DESCRIBED IN THE CITY OF BOERNE ZONING ORDINANCE, ARTICLE 3, SECTION 3.07.003D.

DRAINAGE BASIN NOTE:

THE SUBJECT AREA IS NOT UPSTREAM FROM A CITY WATER SUPPLY LAKE.

DRAINAGE PROTECTION ZONES:

BOERNE'S UNIFIED DEVELOPMENT CODE: SECTION 8.2 WATERSHED PROTECTION

1. PROTECTION ZONE 1 IS APPROXIMATELY THE WIDTH OF THE RIPARIAN ZONE AND IS MEASURED FROM THE DRAINAGEWAY CENTER LINE.
2. PROTECTION ZONE 1 IS INTENDED TO PROTECT OR ALLOW RESTORATION OF THE PHYSICAL AND ECOLOGICAL INTEGRITY OF NATURAL STREAM CORRIDORS.
3. NATIVE VEGETATION MUST REMAIN UNDISTURBED TO THE MAXIMUM PRACTICAL EXTENT IN THIS ZONE TO ASSURE PROPER FUNCTIONING OF THIS ZONE. LIMITED ACCESS TO A PERMANENT WATER COURSE IS ALLOWED IN PRIVATE OR PUBLICLY DEDICATED RECREATIONAL AREAS.
4. PROTECTION ZONE 2 IS THE OUTER PROTECTION ZONE AND IS MEASURED FROM THE OUTER EDGE OF PROTECTION ZONE 1 AND EXTENDS HORIZONTALLY TO THE MAXIMUM PRACTICAL EXTENT OF THE LOT PROTECTION WIDTH. THE OUTER ZONE IS INTENDED TO PREVENT ENCROACHMENT INTO THE RIPARIAN ZONE, AND TO PROVIDE DISTANCE BETWEEN DEVELOPMENT ACTIVITY AND THE RIPARIAN ZONE.

GENERAL NOTE:

LOT AREA INFORMATION

TOTAL PLATTED ACREAGE = 10.054 ACRE
TOTAL LOTS = 1 OPEN SPACE / PARKLAND
= 1 COMMERCIAL LOT
LOT 1 = 1.349 ACRE
LOT 900 = 2.705 ACRE

ACREAGE AND DENSITY:

TOTAL OPEN SPACE = 2.705 ACRES
TOTAL LOT = 10.054 ACRES
GROSS DENSITY = 3.717 ACRES

OWNER'S ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF KENDALL

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

ROERS BOERNE APARTMENT'S OWNER, LLC,
2 CARLSON PARKWAY NORTH SUITE 400
PLYMOUTH, MINNESOTA 55447

BY: *[Signature]*

STATE OF TEXAS

COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *[Signature]* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS 15th DAY OF Oct 2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS

COUNTY OF KENDALL

STATE OF TEXAS

COUNTY OF KENDALL

BY: *[Signature]* COUNTY CLERK OF SAID COUNTY, DO

HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

21st DAY OF October A.D. 2023 AT 4:41 AM, AND DULY RECORDED THE 24th

DAY OF October A.D. 2023 IN THE RECORDS OF PLATS OF SAID COUNTY, IN

BOOK VOLUME 102 PAGE 384323

IN TESTIMONY WHEREOF, WITNESS MY HAND AND SEAL OF OFFICE THIS 21st DAY OF October A.D. 2023

[Signature]

COUNTY CLERK, KENDALL COUNTY, TEXAS

BY: *[Signature]*

DEPUTY

NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE REDUCTION.
 2. THE DEVELOPER/OWNER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
 3. MAXIMUM ACCESS POINTS TO THE STATE HIGHWAY FROM THIS PROPERTY, WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR ONE (1) ACCESS POINT BASED ON THE AVAILABLE FRONTAGE.
 4. ANY CURRENT OR FUTURE TRAFFIC CONTROL MEASURES AS A RESULT OF THIS DEVELOPMENT, (LEFT TURN LANE, RIGHT TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
 5. THE DEVELOPER WILL BE REQUIRED TO INSTALL AN APPROVED MAIL DELIVERY SYSTEM OUTSIDE OF THE STATE RIGHT-OF-WAY FOR POSTAL PATRONS OCCUPYING THE DEVELOPMENT/PROPERTY.
- FINISHED FLOOR NOTE:
1. FINISHED FLOOR OF PROPOSED STRUCTURES TO BE PLACED MUST COMPLY WITH FEMA NFP AND CITY OF BOERNE FLOODPLAIN REQUIREMENTS.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS WILL BE MONUMENTED WITH 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "KHA", UNLESS NOTED OTHERWISE.

GEODETIC BASIS STATEMENT:

HORIZONTAL CONTROL: THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (FIPS 4204) (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS), ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

VERTICAL CONTROL: ANY ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1983 (NAVD83)

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 ON THE GROUND UNDER MY SUPERVISION.

[Signature]
JOHN G. MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6330
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH. 210-321-3402
GREG.MOSIER@KIMLEY-HORN.COM



STATE OF TEXAS
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *[Signature]* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS 16 DAY OF October 2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS

COUNTY OF KENDALL

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

[Signature]
MATTHEW G. MATNEY
REGISTERED PROFESSIONAL ENGINEER NO. 136733
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH. 210-321-3419
MATTHEW.MATNEY@KIMLEY-HORN.COM



STATE OF TEXAS
COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED *[Signature]* KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE THIS 16 DAY OF October 2023

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS

COUNTY OF KENDALL



APPROVAL OF THE PLANNING AND ZONING COMMISSION:

THIS PLAT OF BLUFFVIEW MULTI-FAMILY MAJOR SUBDIVISION PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 16 DAY OF October 2023

BY: *[Signature]*
CHAIR TIM BANNWOLF

BY: *[Signature]*
SECRETARY BOB CATES

BLUFFVIEW MULTI-FAMILY MAJOR SUBDIVISION PLAT 10.054 ACRES

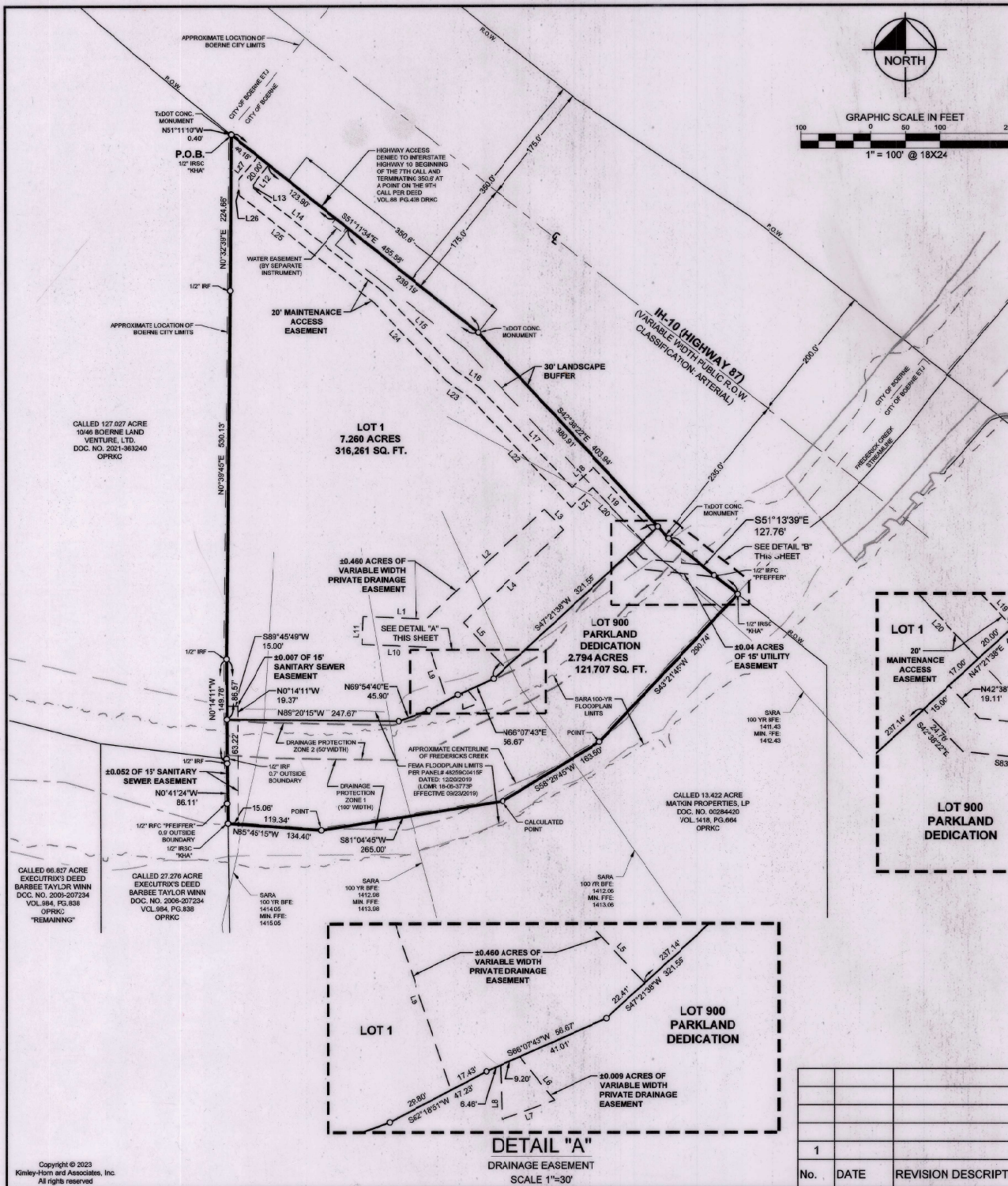
BEING A 10.054 ACRE TRACT OF LAND SITUATED IN THE A. LOCKMAR SURVEY NO. 178, ABSTRACT NO. 311, CITY OF BOERNE ETJ, KENDALL COUNTY TEXAS, AND BEING ALL OF THAT CERTAIN 10.054 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT TO ROERS BOERNE APARTMENTS OWNER, LLC, RECORDED IN DOCUMENT NO. 2022-375598, OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY.

Kimley»Horn

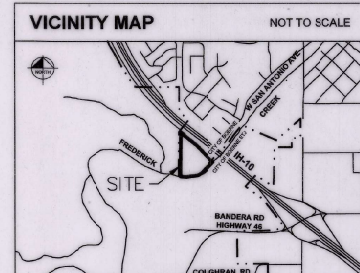
10101 Reunion Pl, Suite 400
San Antonio, Texas 78216
FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	TGC	JGM	10/12/2023	069290301	1 OF 2

No.	DATE	REVISION DESCRIPTION

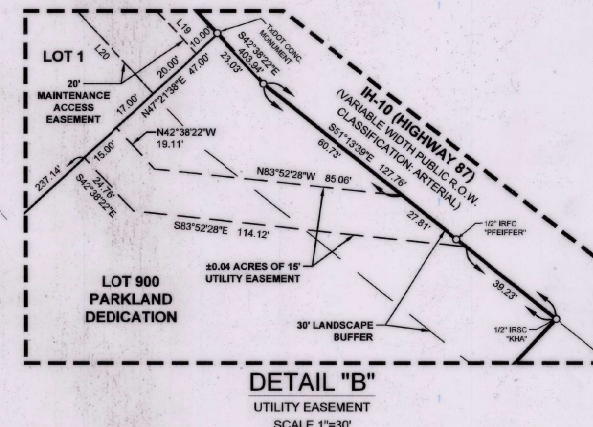


LINE TABLE		
NO.	BEARING	LENGTH
L1	S87°38'22"E	90.51'
L2	N47°21'38"E	231.98'
L3	S42°38'22"E	40.00'
L4	S47°21'38"W	196.25'
L5	S42°38'22"E	89.00'
L6	S38°51'01"E	24.01'
L7	S69°54'40"W	24.15'
L8	N01°39'39"W	23.37'
L9	N18°23'22"W	80.83'
L10	N67°38'22"W	96.57'
L11	N02°21'38"E	40.00'
L12	S38°48'26"W	36.72'
L13	S06°11'34"E	5.01'
L14	S51°11'34"E	239.78'
L15	S42°38'22"E	153.78'
L16	S53°53'22"E	44.02'
L17	S42°38'22"E	194.01'
L18	N47°21'38"E	42.50'
L19	S42°38'22"E	125.45'
L20	N42°38'22"W	105.45'
L21	S47°21'38"W	42.50'
L22	N42°38'22"W	212.04'
L23	N53°53'22"E	44.02'
L24	N42°38'22"W	154.25'
L25	N51°11'34"W	246.57'
L26	N06°11'34"W	21.57'
L27	N38°48'26"E	45.00'



LEGEND	
IRSC	5/8" IRON ROD W/ "XHA" CAP SET
IRF	IRON ROD FOUND
DRKC	DEED RECORDS OF KENDALL COUNTY
OPRC	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY
SARA	SAN ANTONIO RIVER AUTHORITY
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
BFE	BASIS FLOOD ELEVATION
FPE	FINISHED FLOOR ELEVATION

LINE TYPE LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	DRAINAGE PROTECTION ZONES
---	APPROXIMATE CENTERLINE OF FREDERICKS CREEK
---	SARA 100-YR FLOODPLAIN LIMITS
---	(LIMITS OF THE DRAFT 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN IN THE MODEL PREPARED BY SAN ANTONIO RIVER AUTHORITY AND SUBMITTED TO FEMA FLOODPLAIN LIMITS AS SHOWN AT TIME OF PLAT SUBMITTAL DATED 09/09/2023)
---	FEMA FLOODPLAIN LIMITS
---	APPROXIMATE LOCATION OF BOERNE CITY LIMITS



BLUFFVIEW MULTI-FAMILY MAJOR SUBDIVISION PLAT 10.054 ACRES

BEING A 10.054 ACRE TRACT OF LAND SITUATED IN THE A. LOCKMAR SURVEY NO. 178, ABSTRACT NO. 311, CITY OF BOERNE ETJ, KENDALL COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 10.054 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT TO ROERS BOERNE APARTMENTS OWNER, LLC, RECORDED IN DOCUMENT NO. 2022-375598, OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY.

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