



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/9/2018
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 the approval of the Minutes for September 24 and October 4, 2018.
REASON FOR AGENDA ITEM	To approve the Minutes from the previous Commissioners Court meetings.
IS THERE DOCUMENTATION	After approval, the minutes will be posted on the County website.
WHO WILL THIS AFFECT?	The public
ADDITIONAL INFORMATION	None



**KENDALL COUNTY COMMISSIONERS COURT
AGENDA REQUEST**

COMMISSIONER COURT DATE: 10/9/2018 OPEN SESSION	
SUBJECT	Proclamation - National 4-H Week
DEPARTMENT & PERSON MAKING REQUEST	Agrilife Extension - Kelli Lehman and Stephen Zoeller
PHONE # OR EXTENSION #	830-331-8242
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Consideration and action on proclaiming October 7-13, 2018 as National 4-H Week in Kendall County. Presentation of 4-H Star Awards to youth.
REASON FOR AGENDA ITEM	To recognize the 4-H Youth Development Program of the Texas A&M AgriLife Extension Service for providing experience-based education to youngsters throughout Texas for 111 years and to recognize local youth.
IS THERE DOCUMENTATION	Yes- 4-H Proclamation
WHO WILL THIS AFFECT?	County wide
ADDITIONAL INFORMATION	None



Proclamation

WHEREAS, Kendall County is proud to honor the 4-H Youth Development Program of the Texas A&M AgriLife Extension Service for 111 years of providing experience-based education to youngsters throughout the Lone Star State; and

WHEREAS, this admirable program, which seeks to provide a learning experience for the whole child, including head, heart, hands, and health, helps young Texans to acquire knowledge, develop life skills, and form attitudes to enable them to become self-directed, productive, and contributing members of our society; and

WHEREAS, its more than 550,000 urban, suburban, and rural youth participants, ranging in age from eight to nineteen, hail from diverse ethnic and socioeconomic backgrounds and truly represent a cross-section of the state; and

WHEREAS, the program undoubtedly could not have achieved the success that it has today were it not for the service of its more than 22,000 volunteers, who have given generously of their time, talents, energies, and resources to the youth of Texas; and

WHEREAS, throughout its proud history, the 4-H program has developed positive role models for countless Texans and through its innovative and inspiring programs, continues to build character and to instill the values that have made our state strong and great;

NOW THEREFORE, I, Darrel L. Lux, County Judge of Kendall County, Texas, do hereby proclaim October 7-13, 2018 as National 4-H Week in Texas and commend the 4-H Youth Development Program of the Texas A&M AgriLife Extension Service and the many men and women who have made the program a success.

Signed this 9th day of October 2018.

Darrel L. Lux,
Kendall County Judge



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/9/2018 OPEN SESSION	
SUBJECT	Arbor Day Proclamation
DEPARTMENT & PERSON MAKING REQUEST	Parks Department, Daniel Vetter, Parks Director
PHONE # OR EXTENSION #	830.537.3470 Ext. 509
TIME NEEDED FOR PRESENTATION	2 Minutes
WORDING OF AGENDA ITEM	Consideration and action on proclaiming the first Saturday in November as Arbor Day in Kendall County.
REASON FOR AGENDA ITEM	To encourage the community to get involved with Arbor Day.
IS THERE DOCUMENTATION	Yes
WHO WILL THIS AFFECT?	Countywide
ADDITIONAL INFORMATION	None



- Whereas,* In 1872, J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and
- Whereas,* this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and
- Whereas,* Arbor Day is now observed throughout the nation and the world, and
- Whereas,* trees can reduce the erosion of our precious topsoil by wind and water, reduce heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife, and
- Whereas,* trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and
- Whereas,* trees in our county increase property values, enhance the economic vitality of business areas, and beautify our community, and
- Whereas,* trees, wherever they are planted, are a source of joy and spiritual renewal.

Now, Therefore, I, Darrel L. Lux, County Judge of Kendall County, do hereby proclaim November 3, 2018



Arbor Day

in the County of Kendall, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

Further, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Dated this 9th day of October, 2018.

Darrel L. Lux
County Judge



**KENDALL COUNTY COMMISSIONERS COURT
AGENDA REQUEST**

COMMISSIONER COURT DATE: 10/9/2018 OPEN SESSION	
SUBJECT	Fire Prevention Week
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 on proclaiming October 7-13, 2018 as Fire Prevention Week in Kendall County.
REASON FOR AGENDA ITEM	To bring awareness to ways to help ensure the safety and security of all those living in and visiting Kendall County concerning fire danger and fire prevention.
IS THERE DOCUMENTATION	The proclamation
WHO WILL THIS AFFECT?	The public
ADDITIONAL INFORMATION	None

FIRE PREVENTION WEEK

OCTOBER 7 – 13, 2018

WHEREAS, Kendall County is committed to ensuring the safety and security of all those living in and visiting Kendall County; and

WHEREAS, fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire with the majority of U.S. fire deaths (4 out of 5) occurring at home each year; and

WHEREAS, Kendall County's residents should identify places in their home where fires can start and eliminate those hazards; and

WHEREAS, working smoke alarms can cut in half the risk of dying in reported home fires and residents should install smoke alarms in every sleeping room, outside each separate sleeping area, and on every level of the home; and

WHEREAS, Kendall County's residents should listen for the sound of the smoke alarm and when it sounds respond by going outside immediately to the designated meeting place; and

WHEREAS, Kendall County's residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire; and

WHEREAS, Kendall County's first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education; and

WHEREAS, the 2018 Fire Prevention Week theme:

“Look. Listen. Learn. Be aware – fire can happen anywhere™”

effectively serves to remind us that we need to take personal steps to increase our safety from fire.

THEREFORE, I, Darrel L. Lux, Kendall County Judge do hereby proclaim October 7-13, 2018, as Fire Prevention Week in Kendall County, and I urge all people to be aware of their surroundings, look for available ways out in the event of a fire or other emergency, to respond when the smoke alarm sounds by exiting the building immediately, and to support the public safety activities and efforts of Kendall County's fire and emergency services during Fire Prevention Week 2018.

County Judge

Date



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/9/2018 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: 10/9/2018
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	5 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
IS THERE DOCUMENTATION	Yes
WHO WILL THIS AFFECT?	County Wide
ADDITIONAL INFORMATION	None

Kendall County, Texas
Donation List for Commissioners Court October 9, 2018

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, 2018 to September 30, 2018 .

Monetary Donations:

Date	Amount	Received From	Description of Donation	Specific Department or Purpose
08/08/18	\$ 50.00	Mary Jane & Joe Morrison & Family	Check - In Memory of Tommy Pfeiffer	EMS Memorial
08/28/18	\$ 5.00	Dale Stanford	Cash	Animal Shelter
08/28/18	\$ 50.00	Tyra Kane	Cash	Animal Shelter
08/29/18	\$ 10.00	M. Blatt	Cash	Animal Shelter
08/30/18	\$ 200.00	Wesley Burke	Credit Card	Animal Shelter
09/01/18	\$ 40.00	Kathleen Eichholz	Credit Card	Animal Shelter
09/02/18	\$ 20.00	Blain Moeller / Lauren Thayn	Cash	Animal Shelter
09/04/18	\$ 25.00	Lundia Day	Cash	Animal Shelter
09/05/18	\$ 100.00	Dolores Steubing	Check for EMS in memory of Tommy Pfeiffer	EMS Memorial
09/06/18	\$ 100.00	Dolores Steubing	Cash	Animal Shelter
09/07/18	\$ 5.00	Summer Campbell	Cash	Animal Shelter
09/08/18	\$ 60.00	Gary Louie	Cash	Animal Shelter
09/08/18	\$ 70.00	Keith Mears	Cash	Animal Shelter
09/08/18	\$ 111.00	Jill Baur	Credit Card	Animal Shelter
09/11/18	\$ 5.00	Megan Talbot	Cash	Animal Shelter
09/13/18	\$ 10.00	Jody Kuyrkendall	Cash	Animal Shelter
09/13/18	\$ 100.00	Elizabeth Greiner	Credit Card	Animal Shelter
09/13/18	\$ 500.00	Jody Kuyrkendall	Credit Card	Animal Shelter
09/14/18	\$ 5.00	Brittany Thompson	Cash	Animal Shelter
09/17/18	\$ 5.00	Elaine Bernhard	Cash	Animal Shelter
09/17/18	\$ 20.00	Sean Burdick	Cash	Animal Shelter
09/17/18	\$ 100.00	Lucia Foster	Cash	Animal Shelter
09/18/18	\$ 20.00	Christopher Frausto	Credit Card	Animal Shelter
09/18/18	\$ 50.00	Angela Kimberlin	Cash	Animal Shelter
09/19/18	\$ 20.00	Debra Rennells	Cash	Animal Shelter
09/22/18	\$ 5.00	Bradley Fiore	Credit Card	Animal Shelter
09/22/18	\$ 90.00	Brian Pruiett	Credit Card	Animal Shelter
09/25/18	\$ 10.00	Janice Hunt	Cash	Animal Shelter
09/26/18	\$ 31.90	Unity Church of Boerne	Cash	Animal Shelter
09/27/18	\$ 9,500.00	Christi Wright / Comfort Health & Wellness	Cash	Animal Shelter
09/28/18	\$ 5.00	Cynthia Cooper	Cash	Animal Shelter
09/29/18	\$ 5.00	Norma Hernandez	Cash	Animal Shelter
Date		Received From	Description of Donation	Specific Department or Purpose
8/30/18		HCAL	13 Bags of Cat Litter	Animal Shelter
8/30/18		WalMart	Cat/Dog Food wet/dry, treats, chicken scratch, shavings, treats	Animal Shelter
9/18/18		Cibolo Creek Veterinary Hospital	Misc. Dog/Cat Wet & Dry Food & Vet Supplies	Animal Shelter



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/9/2018 OPEN SESSION	
SUBJECT	Investment Policy
DEPARTMENT & PERSON MAKING REQUEST	Sheryl D'Spain Treasurer
PHONE # OR EXTENSION #	830-249-9343 ext 220
TIME NEEDED FOR PRESENTATION	2 minutes
WORDING OF AGENDA ITEM	Consideration and approval of the Investment Policy for 2018
REASON FOR AGENDA ITEM	This policy serves to satisfy the statutory requirements of the Local Government Code 116.112 and the Government Code Chapter 2256 to define and adopt a formal investment policy. This code requires this policy to be reviewed and adopted at least annually.
IS THERE DOCUMENTATION	No
WHO WILL THIS AFFECT?	Countywide
ADDITIONAL INFORMATION	None



**KENDALL COUNTY COMMISSIONERS COURT
AGENDA REQUEST**

COMMISSIONER COURT DATE: 10/9/2018 OPEN SESSION	
SUBJECT	Sales Tax Report
DEPARTMENT & PERSON MAKING REQUEST	Treasurer's office Sheryl D'Spain
PHONE # OR EXTENSION #	830-249-9343 ext. 220
TIME NEEDED FOR PRESENTATION	2 minutes
WORDING OF AGENDA ITEM	Presentation of Sales Tax report
REASON FOR AGENDA ITEM	To report on the portion of sales tax reimbursed from the State Comptroller's office.
IS THERE DOCUMENTATION	Yes, the report is on the County Website under departments, County Treasurer
WHO WILL THIS AFFECT?	Countywide
ADDITIONAL INFORMATION	None



Sheryl D'Spain

Kendall County Treasurer

201 E. San Antonio, Suite 302 · Boerne, TX. 78006

830-249-9343 ext. 220 · Fax 830-249-9340

sheryl.dspain@co.kendall.tx.us

October 9, 2018

TO: Honorable Darrel Lux, County Judge
Honorable Christina Bergmann, Commissioner, Pct. 1
Honorable Richard Elkins, Commissioner, Pct. 2
Honorable Vacant, Commissioner, Pct. 3
Honorable Don Durden, Commissioner, Pct. 4

RE: Comparison report for the collection of sales tax in Kendall County

In September, Kendall County received collections of \$ 284,367.06 for the month of July 2018. This figure is up 1.44 % from September collections the previous year. Our year-to-date collections are \$ 1,989,648.72 an increase of 7.95 % from last year.

A handwritten signature in cursive script that reads "Sheryl D'Spain".

Sheryl D'Spain

Treasurer

Sales Tax Report 2018

Sales tax collection for month	Month collection received	Sales Tax Collection 2017	Sales Tax Collection 2018	% change from 2017	% change from previous month collection	2017 sales tax collections Year to date	2018 sales tax collections year to date	% change from 2017
Nov 2017	JANUARY 2018	261,191.52	276,348.08	5.80%	0%	261,191.52	261,191.52	5.80%
Dec 2017	FEBRUARY 2018	314,514.37	325,797.63	3.59%	17.89%	575,705.89	602,145.71	4.59%
Jan 2018	MARCH 2018	229,737.08	253,698.62	10.42%	-22.13%	805,442.97	855,844.33	6.25%
Feb 2018	APRIL 2018	228,750.31	243,636.23	6.50%	-3.97%	1,034,193.28	1,099,480.56	6.31%
Mar 2018	MAY 2018	284,748.02	321,232.71	12.81%	31.85%	1,318,941.30	1,420,713.27	7.71%
Apr 2018	JUNE 2018	255,141.92	267,805.65	4.96	-16.63	1,574,083.22	1,841,888.87	7.26%
May 2018	JULY 2018	269,005.26	301,129.80	11.94%	12.44%	1,843,088.48	1,989,648.72	7.95%
Jun 2018	AUGUST 2018	291,203.88	317,505.07	9.04%	5.44%	2,134,292.36	2,307,153.79	8.10%
Jul 2018	SEPTEMBER 2018	280,325.76	284,367.06	1.44%	-10.44%	2,414,618.12	2,591,520.85	7.32%
Aug 2018	OCTOBER 2018	249,886.96				2,664,505.08		
Sep 2018	NOVEMBER 2018	280,974.18				2,945,479.26		
Oct 2018	DECEMBER 2018	276,423.40				3,221,902.66		

Total Sales Tax Revenue in Previous Years

Year	Total Collections	% change from previous year
2017	\$ 3,221,902.66	2.64%
2016	\$ 3,138,814.44	7.42%
2015	\$ 2,921,857.17	9%

**covering payments from Nov 2017-Oct 2018



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/9/2018
OPEN SESSION

SUBJECT	Burn Ban
DEPARTMENT & PERSON MAKING REQUEST	Darrel L. Lux, County Judge Jeffery Fincke, Fire Marshal
PHONE # OR EXTENSION #	830-249-9343, ext. 213
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
IS THERE DOCUMENTATION	No
WHO WILL THIS AFFECT?	Countywide
ADDITIONAL INFORMATION	None

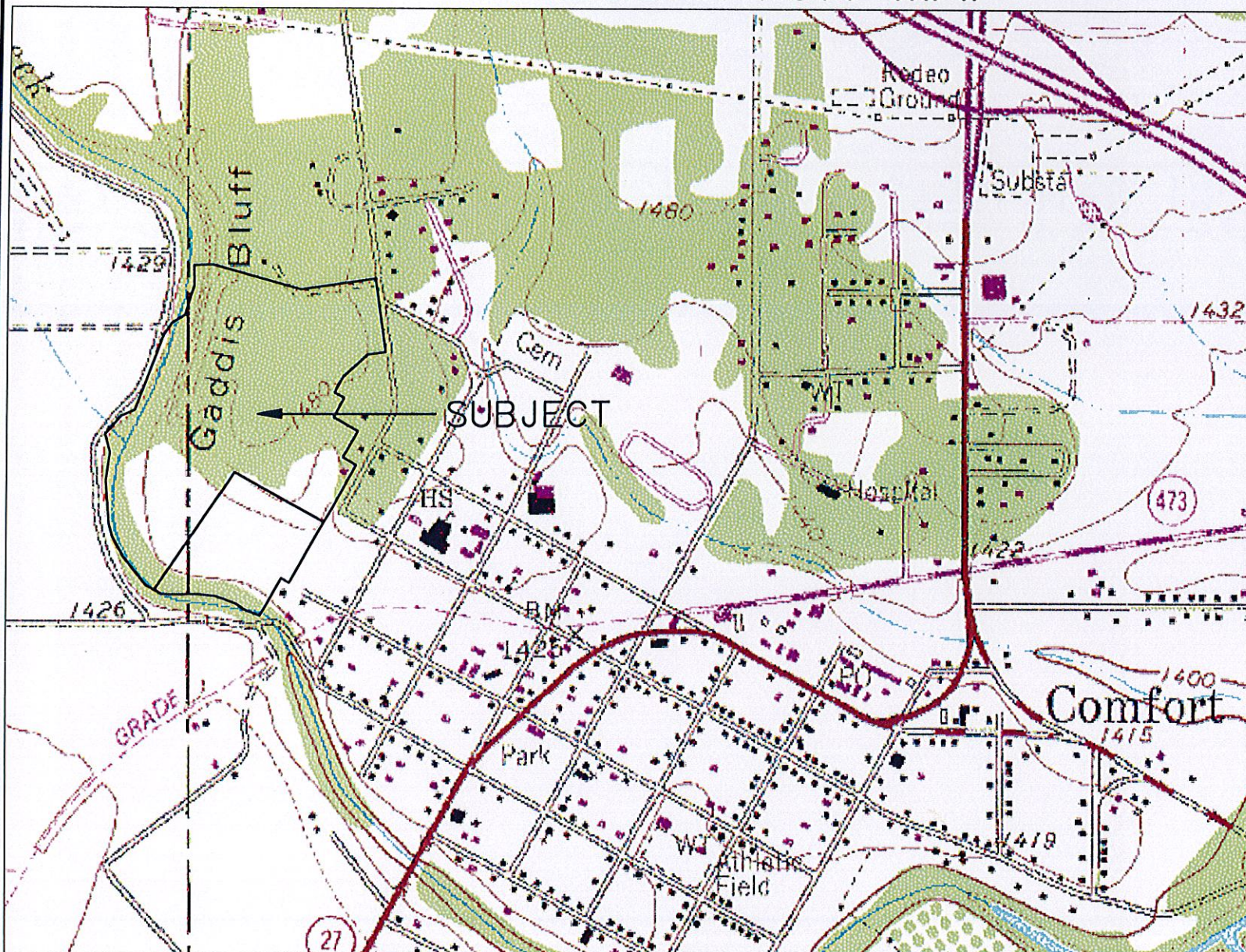


KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/9/2018
OPEN SESSION

SUBJECT	Public Hearing for Comfort Outlot 47A-1 Division
DEPARTMENT & PERSON MAKING REQUEST	Development Engineer - Mary Ellen Schulle
PHONE # OR EXTENSION #	830-249-9343
TIME NEEDED FOR PRESENTATION	5 Minutes
WORDING OF AGENDA ITEM	(9:15 a.m.) Public hearing on the application filed by Medina River Estates, LLC for the proposed revision of the subdivision plat for The Town of Comfort Outlot 47A-1 filed in Volume 7 Pages 6 & 7 of the plat records of Kendall County, Texas. The proposed plat revision would create two tracts of 53.34 acres (Outlot 47A-1A) and 13.02 acres (Outlot 47A-1B).
REASON FOR AGENDA ITEM	Public Hearing for Comfort Outlot 47A-1 Division
IS THERE DOCUMENTATION	Yes
WHO WILL THIS AFFECT?	Pct #4
ADDITIONAL INFORMATION	None

LOCATION MAP



NOT TO SCALE

PREPARED BY:

HOWARD SURVEYING, LLC
TBPLS FIRM NO. 10125700
402 STATE HWY 173 SOUTH
HONDO, TEXAS 78861
830.426.4776

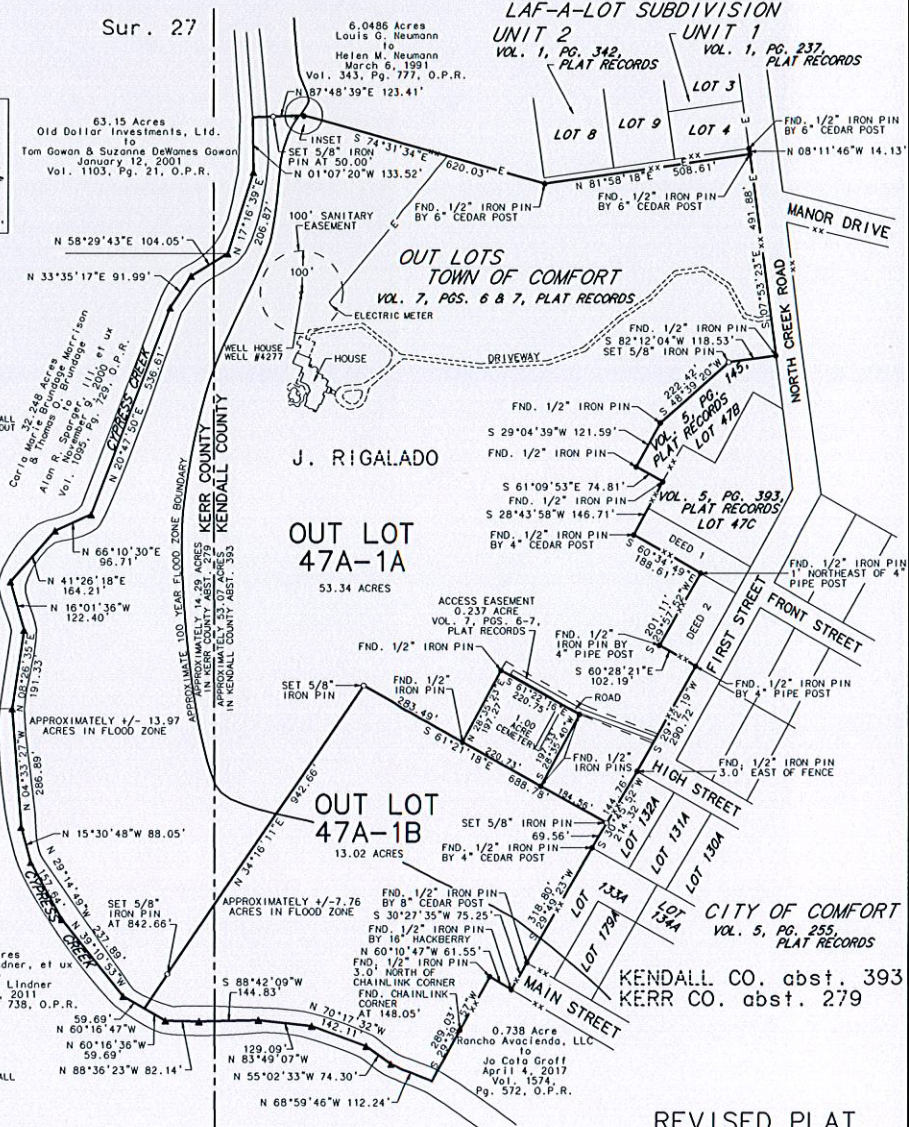
PREPARED FOR:

MEDINA RIVER ESTATES, LLC
13300 OLD BLANCO ROAD #321
SAN ANTONIO, TEXAS 78216

A Location Map of Outlots 47A-1A and 47A-1B out of the Outlots of the Town of Comfort according to the plat thereof recorded in Volume 7, Pages 6 & 7 of the Plat Records of Kendall County, Texas.

KENDALL & KERR COUNTIES, TEXAS

Sur. 27



REVISÉD PLAT

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE RELIED UPON AS A FINAL
SURVEY AND SHALL NOT BE USED OR VIEWED OR
RECORDED AS A FINAL SURVEY DOCUMENT
COMMISSIONER, PCT. N
COUNTY JUDGE
KENDALL COUNTY, TEXAS
PRELIMINARY
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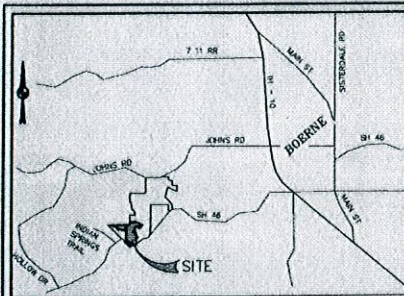
PRELIMINARY
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COUNTY CLERK



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/9/2018
OPEN SESSION

SUBJECT	Plat Revision of Miralomas Garden Homes Sudivision Unit 1
DEPARTMENT & PERSON MAKING REQUEST	Development Engineer - Mary Ellen Schulle
PHONE # OR EXTENSION #	830-249-9343
TIME NEEDED FOR PRESENTATION	5 Minutes
WORDING OF AGENDA ITEM	Consideration and action on a Plat Revision of Miralomas Garden Homes Subdivision Unit 1 filed in Volume 8 page 157-164 of the plat records of Kendall County, Texas in accordance to the Kendall County Development Rules and Regulations. A public hearing was held on 9/24/18. The purpose of this plat revision is to make changes to lot lines and open space boundaries. No one spoke against the proposed plat revision. (Miralomas Development Corp).
REASON FOR AGENDA ITEM	Plat Revision of Miralomas Garden Homes Sudivision Unit 1
IS THERE DOCUMENTATION	Yes
WHO WILL THIS AFFECT?	Pct #1
ADDITIONAL INFORMATION	None

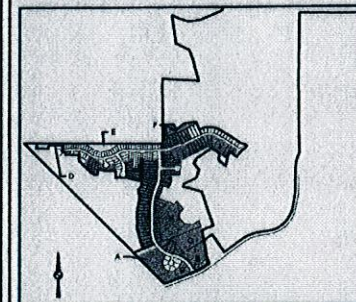


LEGEND

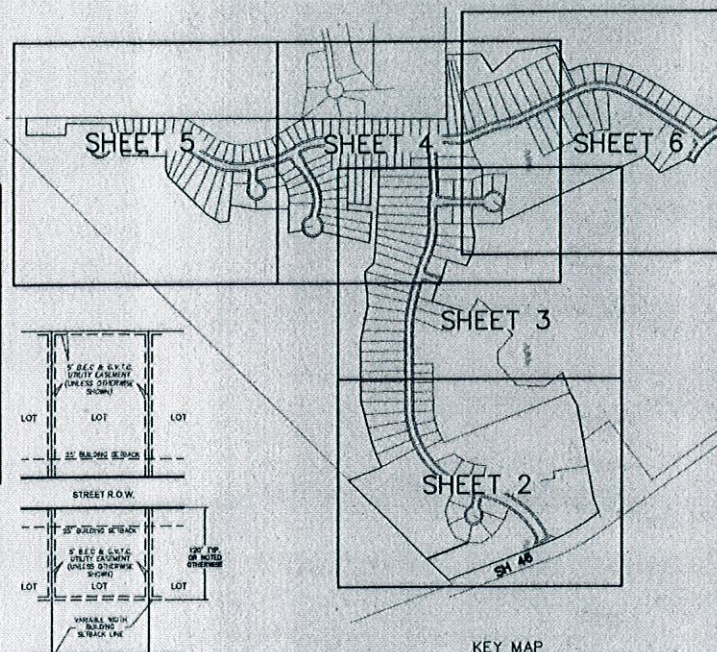
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 ○ 1/2" IRON ROD SET WITH YELLOW CAP
 ■ MARKED "STATE" (UNLESS NOTED)
 □ MONUMENT FOUND
 ⊕ MONUMENT SET
 ⊙ BENCHMARK
 --- EXISTING CONTOURS
 K.C.P.R. KENDALL COUNTY PLAT RECORDS
 K.C.O.P.R. KENDALL COUNTY OFFICIAL PUBLIC RECORDS
 BEC/VYTC BAYVIEW ELECTRIC COOPERATIVE AND
 VALLEY TELEPHONE COOPERATIVE ASSOCIATION
 B.S.L. BUILDING SETBACK LINE

SURVEYOR'S NOTES:

- SURVEYOR'S NOTES**
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "STANTEC" OR "H&H" WITH OTHERS.
2. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE UTILIZING THE MISSISSIPPI COGNITIVE VRS NETWORK. VALUES ARE IN GRID, COORDINATE AND DISTANCES TO THE NEAREST HUNDREDTH OF A FOOT. SCALE FACTOR OF 1.000193.
3. DIMENSIONS SHOWN ARE GRID, AND CAN BE CONVERTED TO SURFACE BY SCALING BY A COMBINED SCALE FACTOR OF 1.000193.
4. VERTICAL DATUM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, DERIVED FROM GPS OBSERVATION, UTILIZING THE MISSISSIPPI COGNITIVE VRS NETWORK.

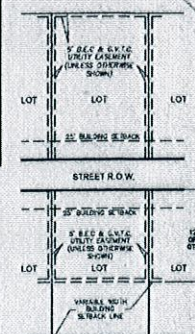


AREA BEING REPLATTED
THE AREA BEING REPLATTED WAS PREVIOUSLY
PLAYED BY STANTEC AS VACATE AND REPLAT
ESTABLISHING "MIRALOMAS GARDEN HOMES SUBDIVISION
UNIT 1" AS RECORDED IN VOLUME 8,
PAGE 157-164, OFFICIAL PUBLIC RECORDS OF KENDALL
COUNTY, TEXAS, "AMENOR PLAT FOR MIRALOMAS
GARDEN HOMES SUBDIVISION AS RECORDED IN VOLUME
8 PAGE 47-48



KEY MAP
N.T.S.

TYPICAL LOT EASEMENTS
N.T.S. (ESTABLISHED ON ALL LOTS)



THE FINAL PLAT OF MIRALOMAS SUBDIVISION, UNIT I, PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE COMMISSIONERS COURT OF KENDALL COUNTY, TEXAS, AND IS HEREFY APPROVED BY SUCH COURT.

DATED THIS _____ DAY OF _____, 2018

BY:

COUNTY JUDGE
KENDALL COUNTY, TEXAS

COMMISSIONER, PRECINCT # 1

COMMISSIONER, PRECINCT # 2

COMMISSIONER, PRECINCT 4

COMMISSIONER, PRECINCT # 4

08 01-08 ROAD DISTRICTS

- | | |
|--|---|
| GENERAL NOTES: | ON OTHER ROAD DISTRICTS. |
| <p>THIS PROPERTY IS NOT LOCATED IN FLOOD ZONE "A" ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY-PANEL-000000000 EFFECTIVE DATE DECEMBER 17, 2016.</p> <p>ALL STREETS AND DRAINS ARE TO BE CONSTRUCTED TO FEDERAL COUNTY STANDARDS WITH APPROVED VARIATIONS. ALL STREETS WILL BE MAINTAINED BY MARIPOSA HOMEOWNERS ASSOCIATION (H.O.A.) ALL UTILITIES (SEWER, WATER, GAS, ETC.) WILL BE MAINTAINED BY THE MARIPOSA HOMEOWNERS ASSOCIATION. ALL ROADS TO BE CONSTRUCTED IN THIS SUBDIVISION ARE NOT SUBJECT TO FEDERAL COUNTY STANDARDS. PRIVATE AND HOME OWNERS WILL BE RESPONSIBLE FOR THE COUNTY FOR MAINTENANCE. THE H.O.A. MAY NOT USE THE ROADS AND RIGHT OF WAY (R.O.W.) TO THE MARIPOSA MARIPOSA UTILITY DISTRICT (MUD) OR OTHER ROAD DISTRICTS.</p> | <p>THIS AREA IS VENEREY DEDICATED TO THE MARIPOSA H.O.A., A FIVE (5) FOOT WIDE SPECIFIC UTILITY AND DRAINAGE EXEMPTION ADJACENT TO ALL NON-ROADWAY LOT LINES UNLESS OTHERWISE NOTED ON THE PLAT. IF TWO OR MORE LOTS ARE COMBINED AS A SINGLE HOMELOT, THIS EXEMPTION SHALL BE CALLED OUT ALONG THE BOUNDARY OF THE COMBINED LOTS SO LONG AS NO UTILITY LINES OR DRAINAGE IMPROVEMENTS ARE LOCATED THERE.</p> |
| <p>THIS SUBDIVISION IS WITHIN THE BURENE SCHOOL DISTRICT.</p> | <p>AREA A STREETS R/W = 14.0 A.S.D.</p> |
| <p>ELECTRIC SERVICE PROVIDED BY BAKERSIA ELECTRIC CO., INC. AND NO OTHER PROVIDERS WILL BE ALLOWED TO SERVE ANY PORTION OF THE SUBDIVISION WITHOUT PERMISSION OF THE MUD.</p> | <p>ALL SPECIFIC UTILITY EXEMPTIONS ARE FOR UTILITY IMPROVEMENTS INCLUDING BUT NOT LIMITED TO WATER, SANITARY SEWER, RECLAIMED WATER, GAS, ELECTRIC, TELEPHONE AND FOR CABLE. THE INSTALLATION OF ANY FACILITIES AND/OR EXEMPTIONS REQUIRES APPROVAL BY THE MARIPOSA MUD.</p> |
| <p>CABLE, HIGH SPEED INTERNET AND TELEPHONE SERVICE WILL BE PROVIDED BY GULFVALLEY VALLEY TELEPHONE COOPERATIVE AND NO OTHER PROVIDERS WILL BE ALLOWED TO SERVE ANY PORTION OF THE SUBDIVISION WITHOUT THE PERMISSION OF THE MUD.</p> | <p>ALL UTILITIES INSTALLED WITHIN THE SPECIFIC UTILITY EXEMPTIONS DEDICATED BY THIS PLAT SHALL BE UNDERGROUND.</p> |
| <p>WATER, SEWER AND RECLAIMED WATER SERVICE SHALL BE PROVIDED BY MARIPOSA MUD. IN WHICH CASE, FOR ASIDE FOR FLOOD INSURANCE RATE MAP COMMUNITY-PANEL-000000000 EFFECTIVE DATE DECEMBER 17, 2016.</p> | <p>ALL ORIGINAL SURVEY LINES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN FIELD LOCATED BY THIS PLAT.</p> |
| <p>NO LOT MAY BE CONVEYED AND NO RESIDENTIAL BUILDING SHALL BE OCCUPIED UNTIL PORTABLE WATER AND SEWER DISPOSAL SERVICES ARE PROVIDED TO THE LOT.</p> | <p>NO REMEDIAL REPAIR SYSTEMS WILL BE ALLOWED.</p> |
| <p>THESE ARE NO EXISTING IMPROVEMENTS ON THESE LOTS OTHER THAN THOSE SHOWN ON THESE DRAWINGS OR THE LATEST COMPARISON PLANS PREPARED BY STATE OF K.A. BAY.</p> | <p>OPEN SPACE/COMMON AREA IS SET ASIDE FOR THE 10% COMMON ON THIS PLAT THAT ARE UNDER OPEN SPACE ASIDE FOR THE 10% COMMON ON THIS PLAT. COMMON SPACE/COMMON AREA WILL BECOME PART OF THE OVERALL AREA OPEN SPACE/COMMON AREA OF THE MASTER PLAN.</p> |
| <p>WALL COLLECTION FOR THIS SUBDIVISION WILL BE PROVIDED BY CLUSTER BOXES LOCATED ALONG MARIPOSA PARKWAY AND/OR MARIPOSA BOULEVARD.</p> | <p>THERE IS A MINIMUM BUILDING SETBACK OF 20' FROM THE FRONT LINE OF EACH LOT.</p> |
| <p>THIS PLAT PERSON DOES NOT ALTER OR CHANGE ANY PREVIOUSLY RECORDED COVENANTS AND DECLARATIONS.</p> | <p>COMMERCIAL WASTE COLLECTION AND DISPOSAL SERVICES TO BE PROVIDED.</p> |
| <p>CONTAINER LITERATURE IS TO BE PLACED AND TOPOGRAPHIC DATA IS PROVIDED BY GOLDER, INC., SAN ANTONIO, TX DATED JULY 2016.</p> | <p>NO WATER HELD OTHER THAN MAINTENANCE AND/OR FIRE-FIGHTING HELMS APPROVED BY THE COM. CREEK GRASSLANDS CONSERVATION DISTRICT WILL BE ALLOWED.</p> |
| <p>ALL MEDANS AND LANDSCAPE AREAS WITHIN THE FRONT-OF-YARD SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION (H.O.A.). THE H.O.A. MAY COMEY TO MARIPOSA MUD, OR OTHER ROAD DISTRICTS.</p> | <p>ONLY TOWNHOMES, GARDEN HOMES OR MULTIFAMILY HOMES SHALL BE CONSTRUCTED ON THESE LOTS.</p> |
| <p>ALL DRAINAGE EXEMPTIONS ARE VENEREY DEDICATED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (H.O.A.). THE H.O.A. MAY COMEY TO MARIPOSA MUD, OR OTHER ROAD DISTRICTS.</p> | <p>ON JUNE 14, 2016, THE COMMISSIONER OF COUNTY OF MARIPOSA, TEXAS, GRANTED VARIATION FROM THE 1997 DEVELOPMENT RULES AND REGULATIONS, SUBSECTION 103.000, TO ALLOW A DUL-CAC-LEADER LESSER THAN 300 FEET FOR A LENGTH OF 72.0 FEET ON 88.5 FT LOT AND A LENGTH OF 72.0 FEET ON CHAMBER L ON CHAMBER L SUBDIVISION (CHAMBER LOTS) WITHIN THE GARDEN HOMES UNIT D.</p> |
| <p>ALL DRAINAGE EXEMPTIONS ARE VENEREY DEDICATED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (H.O.A.). THE H.O.A. MAY COMEY TO MARIPOSA MUD, OR OTHER ROAD DISTRICTS.</p> | <p>THE BOUNDARY OF THIS SUBDIVISION IS BASED ON FEDERAL "ON THE GROUND" SURVEYS PERFORMED UNDER THE SUPERVISION OF AN R.P.L.S. AND COMPLETED BETWEEN THE DATES OF AUGUST 20 AND FEBRUARY 2016.</p> |
| <p>ALL DRAINAGE EXEMPTIONS ARE VENEREY DEDICATED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (H.O.A.). THE H.O.A. MAY COMEY TO MARIPOSA MUD, OR OTHER ROAD DISTRICTS.</p> | <p>THE TOTAL LENGTH FEET OF ROADWAY IS APPROX. 10.0 FT. THE TOTAL NUMBER OF LOTS IN THIS SUBDIVISION IS 106. THIS COUNTY INCLUDES GARDEN HOME LOTS, UTILITY LOTS AND COMMON SPACE LOTS.</p> |
| <p>ALL DRAINAGE EXEMPTIONS ARE VENEREY DEDICATED TO AND MAINTAINED BY THE HOME OWNERS ASSOCIATION (H.O.A.). THE H.O.A. MAY COMEY TO MARIPOSA MUD, OR OTHER ROAD DISTRICTS.</p> | <p>ALL NOTES APPLY TO ALL PAGES OF THIS MULTI-PAGE PLAT.</p> |


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 HEREIN, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM ACTUAL SURVEYS ON THE GROUND (AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAIN EASEMENTS, AND PUBLIC PLACES SHOWN THEREON), FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

OWNER OR AUTHORIZED AGENT
MERALOMAS DEVELOPMENT COMPA
412 SH 48 N BOERNE, TEXAS 780
CHARLES COON-OWNER/DEVELOPER

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 GIVEN UNDER MY HAND AND SEAL HEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED. 2018, AND SEAL OF OFFICE THIS 15th DAY OF August, 2018.

Stephanie H. Cardenas
NOTARY PUBLIC
STATE OF TEXAS

STEPHANIE H. CARDENAS
Notary Public
TEXAS

STEPHANIE H. CARDENAS
Notary Public
STATE OF TEXAS
My Comm. Exp. 07/17/2019

STATE OF TEXAS
COUNTY OF KENDALL

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE UNDER MY SUPERVISION.

HAL B LANE, JR., R.P.L.S. DATE 8/23/11
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4690
TBPLS# 10194228

THE ENGINEERING CONSULTANT, COUNTY ENGINEER, OR PROJECT MANAGER OF KENDALL COUNTY TEXAS HAS REVIEWED THIS SUBDIVISION PLAT FOR CONFORMANCE TO ALL REQUIREMENTS OF THE 1997 KENDALL COUNTY DEVELOPMENT RULES AND ORDINANCES.

ENGINEER

DATED 365 DAY OF 201

STATE OF TEXAS
COUNTY OF HENDALL

_____, 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., 2018, 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., 2018.

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. 2018.

COUNTY CLERK, KENDALL COUNTY, TEXAS

BY _____ DEPUTY

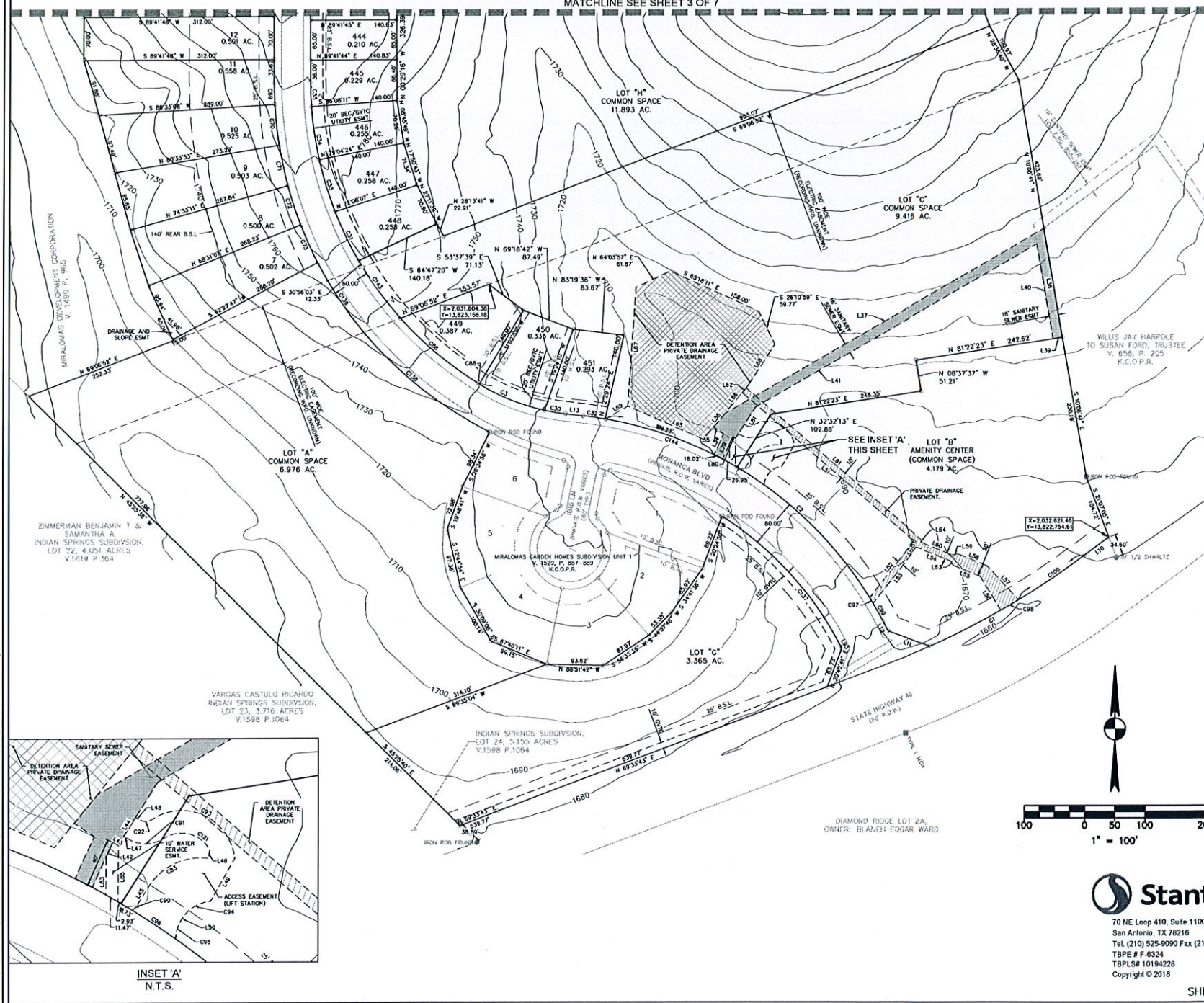
STATE OF TEXAS

I HEREBY CERTIFY THAT RECOGNIZED ENGINEERING PRACTICES AND STANDARDS WERE USED IN THE PREPARATION OF THIS FINAL PLAN 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.

John H. Hume 8/15/10
LARRY G. HUME, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 50810
STANTEC
70 NE LOOP 410, SUITE 1100
SAN ANTONIO, TEXAS 78218



MATCHLINE SEE SHEET 3 OF 7



CURVE DATA				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C1	294.04'	1357.72'	122°43'30"	293.46'
C2	349.56'	640.00'	317°40'00"	345.23'
C3	116.36'	350.00'	102°02'55"	115.83'
C4	45.70'	430.00'	6°05'24"	45.68'
C5	126.46'	570.00'	12°42'42"	126.20'
C6	14.47'	9.00'	92°06'01"	12.96'
C7	14.59'	9.00'	92°52'34"	13.04'
C8	5.34'	780.00'	0°23'33"	5.34'
C9	115.10'	480.00'	13°44'19"	114.82'
C10	34.49'	580.00'	3°24'22"	34.49'
C11	13.85'	9.00'	88°09'14"	12.52'
C12	29.63'	150.00'	11°19'02"	29.58'
C13	41.48'	210.00'	11°19'02"	41.41'
C14	9.79'	9.00'	62°20'10"	9.32'
C15	52.41'	74.98'	40°02'38"	51.35'
C16	9.79'	9.00'	62°20'10"	9.32'
C17	27.42'	150.00'	10°28'31"	27.39'
C18	36.31'	210.00'	9°54'26"	36.27'
C19	14.96'	9.00'	93°13'48"	13.30'
C20	92.92'	525.26'	10°08'10"	92.80'
C21	14.14'	9.00'	80°00'03"	12.73'
C22	47.43'	190.00'	14°18'12"	47.31'
C23	141.36'	210.00'	38°34'10"	138.71'
C24	106.04'	1530.00'	3°58'15"	106.01'
C25	133.90'	670.00'	11°27'02"	133.68'
C26	28.82'	190.00'	8°37'51"	28.59'
C27	10.70'	290.00'	2°06'49"	10.70'
C28	42.52'	1531.41'	1°35'28"	42.52'
C29	49.99'	199.05'	14°23'23"	49.86'
C30	34.26'	350.00'	5°36'31"	34.25'
C31	88.86'	580.00'	8°46'40"	88.77'
C32	36.76'	640.00'	3°17'29"	36.76'
C33	88.35'	580.00'	8°43'39"	88.26'
C34	87.58'	580.00'	8°39'08"	87.50'
C35	39.12'	580.00'	3°51'52"	39.11'
C36	75.90'	920.00'	4°43'38"	75.88'
C37	75.21'	920.00'	4°41'02"	75.19'
C38	67.31'	550.00'	7°00'42"	67.27'
C39	66.36'	550.00'	6°54'48"	66.32'
C40	77.79'	550.00'	8°06'15"	77.73'
C41	150.29'	75.00'	114°48'48"	126.38'
C42	123.88'	75.00'	94°38'22"	110.27'
C43	72.24'	74.95'	55°13'01"	69.47'
C44	7.40'	670.00'	0°37'58"	7.40'
C45	83.11'	670.00'	7°06'26"	83.06'
C46	107.82'	352.00'	17°33'03"	107.40'
C47	10.82'	412.00'	1°30'12"	10.82'
C48	66.75'	420.00'	9°06'22"	66.68'
C49	33.96'	420.00'	4°37'57"	33.95'
C50	15.83'	630.00'	1°26'21"	15.83'
C51	80.22'	630.00'	7°17'43"	80.16'
C52	43.73'	630.00'	3°58'37"	43.72'
C53	61.64'	569.99'	6°14'45"	61.61'
C54	32.22'	465.11'	3°58'09"	32.21'
C55	56.31'	465.11'	6°56'14"	56.28'
C56	45.99'	640.00'	4°07'01"	45.98'
C57	44.47'	640.00'	3°58'52"	44.46'
C58	6.81'	490.00'	0°47'46"	6.81'
C59	85.16'	490.00'	9°57'27"	85.05'
C60	75.51'	490.00'	8°49'45"	75.43'

CURVE DATA				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C61	20.92'	490.00'	2°26'48"	20.92'
C62	63.14'	840.00'	4°18'23"	63.12'
C63	15.93'	840.00'	1°05'12"	15.93'
C64	59.77'	980.00'	3°29'39"	59.76'
C65	67.49'	980.00'	3°56'45"	67.48'
C66	66.86'	980.00'	3°54'33"	66.85'
C67	69.03'	980.00'	4°02'10"	69.02'
C68	7.32'	980.00'	0°25'41"	7.32'
C69	35.12'	640.00'	3°08'40"	35.12'
C70	66.88'	640.00'	5°59'16"	66.85'
C71	67.15'	640.00'	6°00'42"	67.12'
C72	67.40'	640.00'	6°02'03"	67.37'
C73	67.64'	640.00'	6°03'20"	67.61'
C74	8.47'	920.00'	0°31'59"	8.47'
C75	67.09'	370.05'	10°23'14"	66.99'
C76	14.14'	9.00'	90°00'00"	12.73'
C77	66.61'	370.03'	10°18'52"	66.52'
C78	58.81'	49.99'	65°06'42"	53.80'
C79	127.73'	351.99'	20°47'31"	127.03'
C80	94.81'	1470.00'	3°41'44"	94.80'
C81	164.26'	580.00'	16°13'36"	163.71'
C82	13.65'	9.00'	86°55'49"	12.38'
C83	3.82'	350.00'	0°37'32"	3.82'
C84	6.60'	373.22'	1°00'46"	6.60'
C85	6.76'	25.00'	15°29'12"	6.74'
C86	31.89'	27.99'	65°16'20"	30.20'
C87	11.39'	10.00'	65°16'20"	10.78'
C88	89.30'	43.99'	116°18'12"	74.74'
C89	27.53'	29.99'	52°35'29"	26.58'
C90	16.91'	29.99'	32°18'30"	16.89'
C91	42.21'	639.99'	3°46'45"	42.21'
C92	10.84'	639.98'	0°57'10"	10.84'
C93	33.98'	1357.64'	1°26'02"	33.98'
C94	33.17'	639.88'	2°58'13"	33.17'
C95	131.63'	1356.92'	5°33'29"	131.58'
C96	27.06'	290.02'	5°20'45"	27.05'
C97	36.15'	209.98'	9°51'45"	36.10'
C98	56.17'	210.00'	15°19'28"	56.00'
C99	18.06'	210.01'	4°55'43"	18.06'
C100	27.06'	290.00'	5°20'45"	27.05'
C101	123.88'	66.00'	107°32'47"	106.48'
C102	121.74'	66.00'	105°41'07"	105.20'
C103	57.93'	478.93'	6°54'53"	57.89'
C104	42.73'	209.93'	11°39'45"	42.66'
C105	38.26'	210.00'	10°26'15"	38.20'
C106	37.62'	210.00'	10°15'50"	37.57'
C107	53.90'	210.00'	14°42'24"	53.75'
C108	44.14'	210.00'	12°02'58"	44.06'
C109	10.10'	20.00'	28°55'14"	9.99'
C110	6.77'	9.00'	43°05'22"	6.61'
C111	67.70'	75.00'	51°42'56"	65.42'
C112	34.77'	75.00'	26°33'58"	34.46'
C113	43.39'	670.00'	3°42'38"	43.38'
C114	37.90'	430.00'	5°03'00"	37.89'
C115	80.52'	630.00'	7°19'24"	80.47'
C116	43.27'	25.99'	95°22'57"	38.45'
C117	78.84'	420.00'	10°45'17"	78.72'
C118	65.09'	420.56'	8°52'44"	65.03'
C119	47.38'	423.44'	6°24'39"	47.35'
C120	286.67'	560.00'	29°19'51"	283.55'

CURVE DATA				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH
C136	263.97'	640.12'	23°37'38"	262.10'
C139	136.83'	640.00'	12°15'00"	136.57'
C140	95.20'	1027.56'	5°18'31"	95.17'
C142	394.96'	75.00'	301°43'46"	73.03'
C144	229.19'	642.00'	20°27'16"	227.98'

LINE DATA			LINE DATA		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L10	S53°58'09"W	48.72'	L72	S83°55'39"E	11.21'
L11	N70°30'47"W	74.67'	L73	S56°55'11"E	6.20'
L12	N28°13'41"W	17.10'	L74	S47°29'22"W	27.23'
L13	N83°19'59"W	29.38'	L75	N81°29'22"E	118.11'
L15	S72°25'23"E	20.01'	L77	N130°41'17"W	31.49'
L16	N72°23'23"W	81.19'	L78	N45°39'39"W	20.72'
L17	N15°30'36"E	106.89'	L79	S24°32'09"W	40.33'
L18	N72°32'58"W	95.52'	L80	N57°32'02"W	4.97'
L19	N72°21'58"W	20.03'	L81	S32°27'58"W	60.60'
L20	N20°34'10"E	120.34'	L83	N02°05'56"E	30.56'
L21	N10°37'35"W	78.94'	L85	S02°05'56"W	46.22'
L22	S89°33'55"E	21.82'	L86	N64°15'25"E	9.35'
L23	N88°59'50"W	20.08'	L87	N89°18'15"E	60.18'
L24	N87°00'35"E	44.82'	L88	N89°34'21"E	57.96'
L25	S60°07'38"E	9.14'	L89	S89°34'21"E	5.77'
L26	S48°40'35"E	43.12'	L90	N10°37'35"W	78.94'
L27	N43°32'23"W	17.44'	L91	S65°18'18"W	38.21'
L28	S77°59'44"W	38.23'	L92	N65°17'02"E	43.01'
L29	S65°17'02"W	43.01'	L93	N77°59'44"E	38.23'
L30	N02°05'56"E	49.56'	L94	N64°15'25"E	27.83'
L31	N89°33'55"W	110.01'	L95	S56°09'23"E	68.12'
L32	S17°34'44"W	11.88'	L96	N167°43'37"W	50.98'
L34	N24°32'09"E	37.66'			
L35	N57°32'02"W	19.48'			
L36	N39°24'37"E	29.64'			
L37	N60°02'07"E	601.52'			
L38	S10°06'41"E	180.36'			
L39	S81°22'23"W	16.01'			
L40	N10°06'11"E	157.18'			
L41	S60°02'07"W	530.61'			
L42	N24°32'09"E	13.35'			
L43	S57°32'02"E	4.97'			
L44	N32°27'58"E	18.00'			
L45	N32°32'13"E	16.88'			
L46	N7°38'55"E	6.75'			
L47	N57°32'02"W	3.26'			
L48	S57°32'02"E	3.26'			
L49	S29°47'17"W	39.78'			
L50	S33°35'11"W	1.35'			
L51	S49°31'34"E	370.73'			
L52	S38°16'07"W	117.13'			
L53	N38°16'07"E	116.36'			
L54	S67°59'25"E	60.25'			
L55	S67°45'10"E	48.61'			
L56	S31°35'09"E	65.14'			
L57	N43°10'18"W	75.93'			
L58	N67°45'10"W	50.97'			
L59	S82°00'35"W	10.35'			
L60	N67°59'25"W	55.35'			
L61	N49°31'34"W	380.54'			
L62	S39°24'37"W	10.00'			
L63	S32°59'56"E	8.41'			
L64	N38°16'07"E	3.62'			
L65	S66°10'02"E	134.05'			
L66	N38°24'37"E	113.35'			
L67	S3°46'07"W	193.45'			
L68	S33°01'16"W	79.83'			
L69	N60°08'08"E	42.34'			
L70	N15°01'08"W	79.38'			
L71	S0°42'31"W	80.19'			



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/9/2018
OPEN SESSION

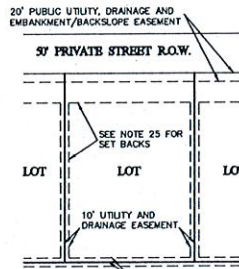
SUBJECT	Request for Relief Sabinas Creek Ranch Subdvision Clearing Operation
DEPARTMENT & PERSON MAKING REQUEST	Development Engineer - Mary Ellen Schulle
PHONE # OR EXTENSION #	830-249-9343
TIME NEEDED FOR PRESENTATION	5 Minutes
WORDING OF AGENDA ITEM	Consideration and action on a request for relief from Section 203.2000 of the Kendall County Development Rules and Regulations to allow for the clearing of vegetation from the proposed Phase I street rights-of-way prior to approval of the final plat of Phase I of Sabinas Creek Ranch Subdivision. The clearing operation will not include street excavation or embankment, and stormwater pollution prevention measures will be installed in accordance with the stormwater pollution prevention plan, as approved by the County Engineer (Ken Kolacny, Developer's engineer).
REASON FOR AGENDA ITEM	Request for Relief Sabinas Creek Ranch Subdvision Clearing Operation
IS THERE DOCUMENTATION	Yes
WHO WILL THIS AFFECT?	Pct #3
ADDITIONAL INFORMATION	None

NOTES:

- 1.) ACREAGE OF PHASE 1 = 423.68 ACRES. THE OVERALL AVERAGE DENSITY OF LOTS IN THIS PHASE 1 IS 7.18 AC/LOT.
- 2.) THIS PROPERTY IS PARTIALLY LOCATED IN FEMA FLOOD ZONE "A" ACCORDING TO FLOOD INSURANCE RATE MAP #8259C0300F DATED DECEMBER 17, 2010. LIMITS OF 100 YEAR FLOOD PLAIN SHOWN WERE DETERMINED BY A DETAILED HYDROLOGIC AND HYDRAULIC ANALYSIS BY MATKIN-HOOVER ENGINEERING, INC. DATED DECEMBER 2017.
- 3.) ALL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE. THE LINEAR FEET OF PROPOSED PRIVATE STREETS = 13,900 L.F. WITH A TOTAL AREA OF 7.44AC. ALL STREETS AND DRAINS ARE TO BE CONSTRUCTED TO KENDALL COUNTY STANDARDS. EASEMENTS AS ALLOWED BY VARIOUS STATE STANDARDS APPROVED BY COMMISSIONER'S COURT ON NOVEMBER 13, 2017, AND WILL BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION. ALL STREET RIGHT-OF-WAY SHALL BE DEDICATED AS PUBLIC UTILITY EASEMENT.
- 4.) WATER SERVICE SHALL BE PROVIDED BY INDIVIDUAL WATER WELLS ON EACH LOT IN ACCORDANCE WITH THE COW CREEK GROUNDWATER CONSERVATION DISTRICT RULES AND REGULATIONS.
- 5.) SEWAGE FACILITIES SHALL BE PROVIDED BY INDIVIDUAL SEWAGE FACILITIES ON EACH LOT IN ACCORDANCE WITH KENDALL COUNTY AND THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES AND REGULATIONS.
- 7.) THIS SUBDIVISION IS NOT LOCATED WITHIN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF BOERNE.
- 8.) THIS SUBDIVISION IS WITHIN THE BOERNE INDEPENDENT SCHOOL DISTRICT.
- 9.) ELECTRIC SERVICE PROVIDED BY BANDERA ELECTRIC COOP. INC.
- 10.) TELEPHONE SERVICE PROVIDED BY GUADALUPE VALLEY TELEPHONE COOP. INC.
- 11.) POSTAL SERVICE WILL BE PROVIDED BY CLUSTER BOXES AT THE ENTRANCE OF THE SUBDIVISION.
- 12.) COMMERCIAL WASTE SERVICE IS AVAILABLE TO THE SUBDIVISION BY PRIVATE COMPANIES SERVING THIS AREA.
- 13.) THERE IS HEREBY DEDICATED DRAINAGE EASEMENTS WITHIN THIS SUBDIVISION AS NOTED ON THIS PLAT. THE REVIEW COMMITTEE OF THE PROPERTY OWNER'S ASSOCIATION MAY FURTHER RESTRICT THE LOCATION OF BUILDINGS AND/OR OTHER IMPROVEMENTS AS PROVIDED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AT THE KENDALL COUNTY COURTHOUSE. 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, SEPTIC TANK, DRAIN FIELDS, ETC.) KENDALL COUNTY AND THE PROPERTY OWNERS ASSOCIATION RESERVES THE RIGHT OF ACCESS TO SUCH EASEMENTS.
- 14.) A TWENTY (20) FOOT UTILITY EMBANKMENT/BACKSLOPE AND DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG THE FRONT PROPERTY LINE OF ALL LOTS IN THIS SUBDIVISION IN ADDITION TO THOSE UTILITY AND DRAINAGE EASEMENTS SHOWN ON THE PLAT. THERE IS ALSO HEREBY DEDICATED 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 HOME SITE, 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.
- 15.) NET ACREAGE SHOWN IN PARENTHESIS () INDICATES AREA OF LOT OUTSIDE OF FLOOD PLAIN.
- 16.) ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND/OR CATV LINES AND APPURTENANCES.
- 17.) GRANTOR HEREBY AGREES TO DEDICATE TO THE PUBLIC A UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR THESE PURPOSES.
- 18.) EXCEPT AS SHOWN, ALL CORNERS ARE 1/2" IRON RODS.
- 19.) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GRID UNITS.
- 20.) PROPOSED DRAINAGE EASEMENTS SHOWN ARE APPROXIMATE, PENDING DETAILED ENGINEERING DRAINAGE ANALYSIS AND DESIGN AS REQUIRED FOR FINAL PLATTING.
- 21.) 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 ORDINANCE.
- 22.) SETBACKS: ALL IMPROVEMENTS, EXCEPT FENCES, ON ALL LOTS SHALL BE SET BACK AT LEAST SEVENTY-FIVE (75) FEET FROM THE FRONT PROPERTY LINE, FIFTY (50) FEET FROM SIDE LOT LINES THAT ADJOIN A STREET (CORNER LOTS), TWENTY (20) FEET FROM ALL OTHER SIDE LOT LINES, AND SIXTY (60) FEET FROM THE REAR LOT LINE. CORNER LOTS SHALL FRONT THE STREET FOR WHICH THE ADDRESS IS ASSIGNED AT TIME OF DRIVEWAY PERMITTING. THE PROPERTY OWNER'S ASSOCIATION MAY APPROVE REDUCED SETBACKS; HOWEVER, BUILDING SETBACKS SHALL NOT BE REDUCED BELOW KENDALL COUNTY MINIMUM BUILDING SETBACKS OF 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, WITHOUT APPROVAL FROM THE KENDALL COUNTY COMMISSIONERS COURT.

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. THIS SUB-DIVISION IS GRANTED ONE (1) ACCESS LOCATION TO FM 474.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE ORDINANCE OR PER TXDOT REQUEST, THE LOCATION, THE DESIGN, AND SPECIFICATIONS SHALL ADHERE TO TXDOT REQUIREMENTS. A TDR 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.

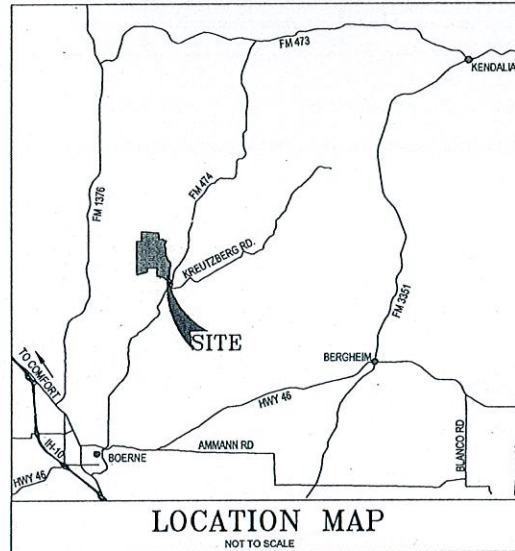


TYPICAL LOT BASEMENTS
NTS (ESTABLISHED ON ALL LOTS)

FINAL PLAT OF SABINAS CREEK RANCH SUBDIVISION, PHASE 1

BEING A 423.68 ACRE TRACT OF LAND LOCATED IN THE KARL MESELY SURVEY, ABSTRACT 518, KARL MESELY SURVEY NO. 521, ABSTRACT 602, THE JULIAN COBARUBIO SURVEY NO. 226, ABSTRACT 112, THE G.B. & C.N.G. R.R. CO. SURVEY NO. 226, ABSTRACT 838, THE G.B. & C.N.G. R.R. CO. SURVEY NO. 225, ABSTRACT 711, THE NICHOLAS LADNER SURVEY, ABSTRACT 305, THE JULIAN COBARUBIO SURVEY NO. 225, ABSTRACT 111, THE C.C.S.D. & R.G.N.G. R.R. CO. SURVEY NO. 200, ABSTRACT 944, THE ADAM PHILLIP SURVEY NO. 159, ABSTRACT 663, THE RICHARD RUTLEDGE SURVEY NO. 391, ABSTRACT 410 AND THE JOHANN V. PHILLIPS SURVEY NO. 487, ABSTRACT 375, KENDALL COUNTY, TEXAS AND BEING A PORTION OF A CALLED 807.2 ACRE TRACT OF LAND AS CONVEYED TO SOUTHERLAND BOERNE LAND, LLC IN VOLUME 1607 PAGE 266 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.

NEW RESIDENTIAL LOTS: 59
L. F. OF NEW STREET: 13,900LF
ACREAGE OF NEW STREET: 7.44AC



THIS PLAT OF SABINAS CREEK RANCH 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 ____, 2018.

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

BY: _____ DEPUTY

OWNER:
SOUTHERLAND BOERNE LAND,
LLC,
110 RIVER CROSSING BLVD.
SPRING BRANCH, TEXAS 78070

DEVELOPER:
SOUTHERLAND BOERNE LAND,
LLC,
110 RIVER CROSSING BLVD.
SPRING BRANCH, TEXAS 78070

AGENT:
MATKIN HOOVER
C/O KEN KOLACNY, P.E.
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006

MATKIN HOOVER
ENGINEERING & SURVEYING
CIVIL ENGINEER SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGER CONSULTANTS
P.O. BOX 14
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: 817.241.5500 FAX: 817.241.5005

DATE: JUNE 2018

JOB NO. 29101

SHEET 1 OF 7

STATE OF TEXAS
COUNTY OF KENDALL

THE OWNER OF THE LAND IDENTIFIED BY ABSTRACT NUMBERS RECORDED IN THE VOLUME AND PAGE NUMBERS SHOWN ON THIS 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.

SOUTHERLAND BOERNE LAND, LLC,
110 RIVER CROSSING BLVD
SPRING BRANCH, TEXAS 78070

OWNER

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 ____, 2018.

NOTARY PUBLIC
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF KENDALL

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL 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 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., 2018.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

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 ____, 2018.

STATE OF TEXAS
COUNTY OF KENDALL

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

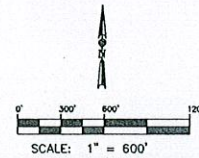
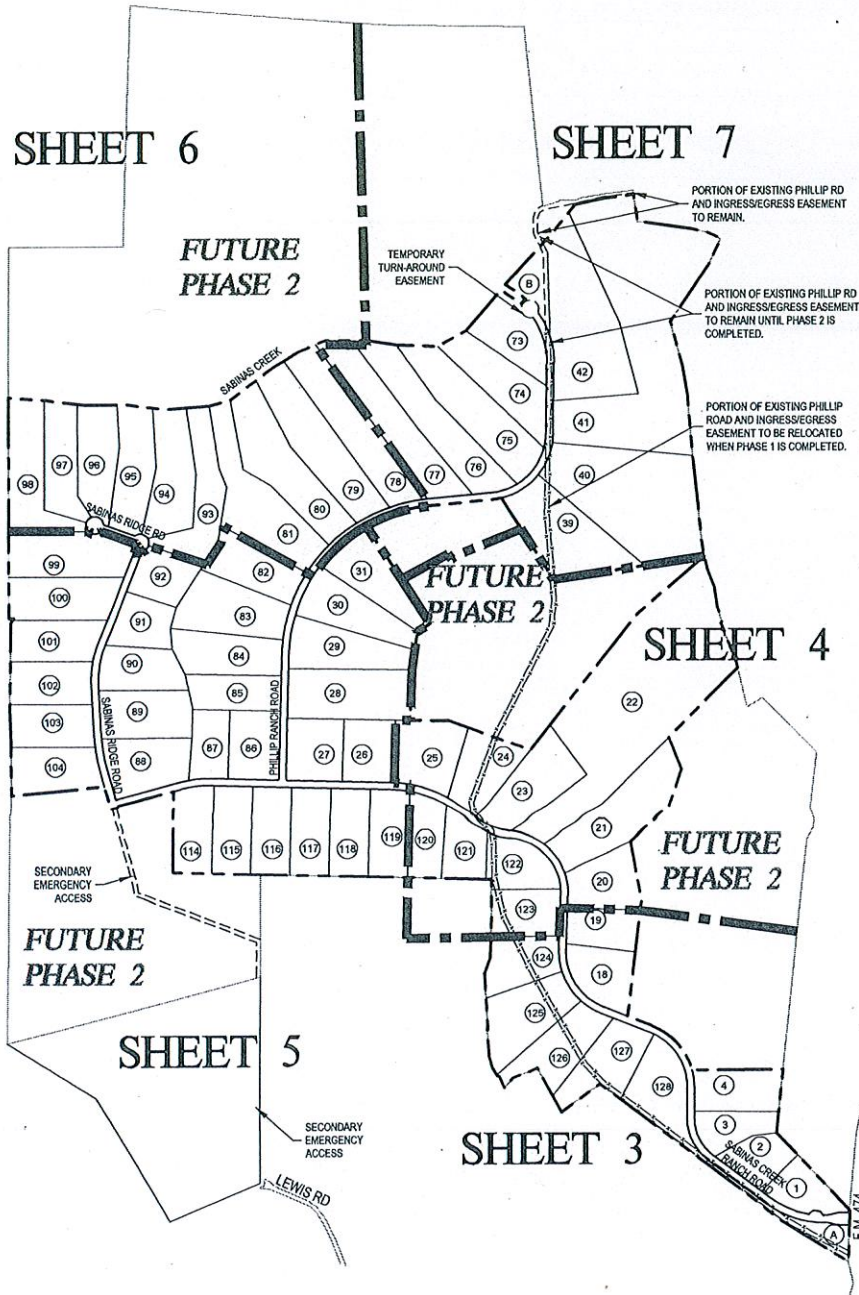
CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ____, A.D., 2018, AT ____ M., IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY, IN BOOK VOLUME ____, ON PAGE ____ IN TESTIMONY WHEREOF, WITNESS BY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF ____, A.D., 2018.

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., 2018.

COUNTY CLERK, KENDALL COUNTY, TEXAS

**FINAL PLAT OF
SABINAS CREEK RANCH
SUBDIVISION, PHASE 1
SHEET INDEX**

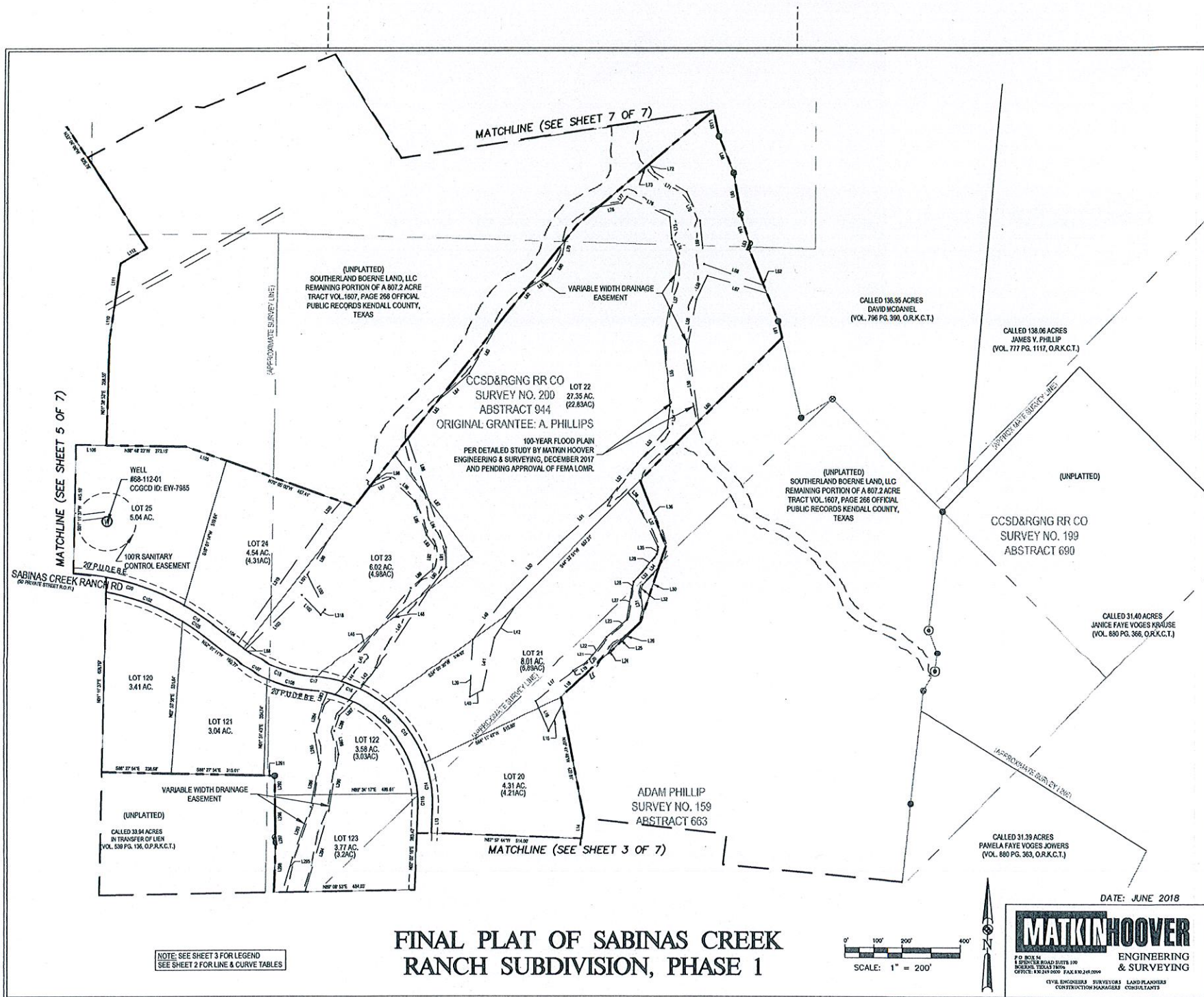
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DATE: JUNE 2018

MATKIN HOOVER
ENGINEERING
& SURVEYING

P.O. BOX 54
8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78009
OFFICE: 817.245.0000 FAX: 817.245.0050

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS



SABIN SUBDIVISION

KARL WESELY SURVEY 521 ABSTRACT 602

LOT 82 4.55 AC. (4.37 AC.)

LOT 83 6.01 AC. (5.86 AC.)

LOT 84 5.01 AC. (4.95 AC.)

LOT 85 3.74 AC. (3.72 AC.)

LOT 86 4.01 AC.

LOT 87 3.01 AC.

LOT 88 5.01 AC.

LOT 89 5.04 AC.

LOT 90 4.01 AC. (3.93 AC.)

LOT 91 3.23 AC. (3.06 AC.)

LOT 92 3.27 AC. (3.05 AC.)

LOT 99 6.13 AC.

LOT 100 5.17 AC.

LOT 101 4.19 AC.

LOT 102 4.02 AC.

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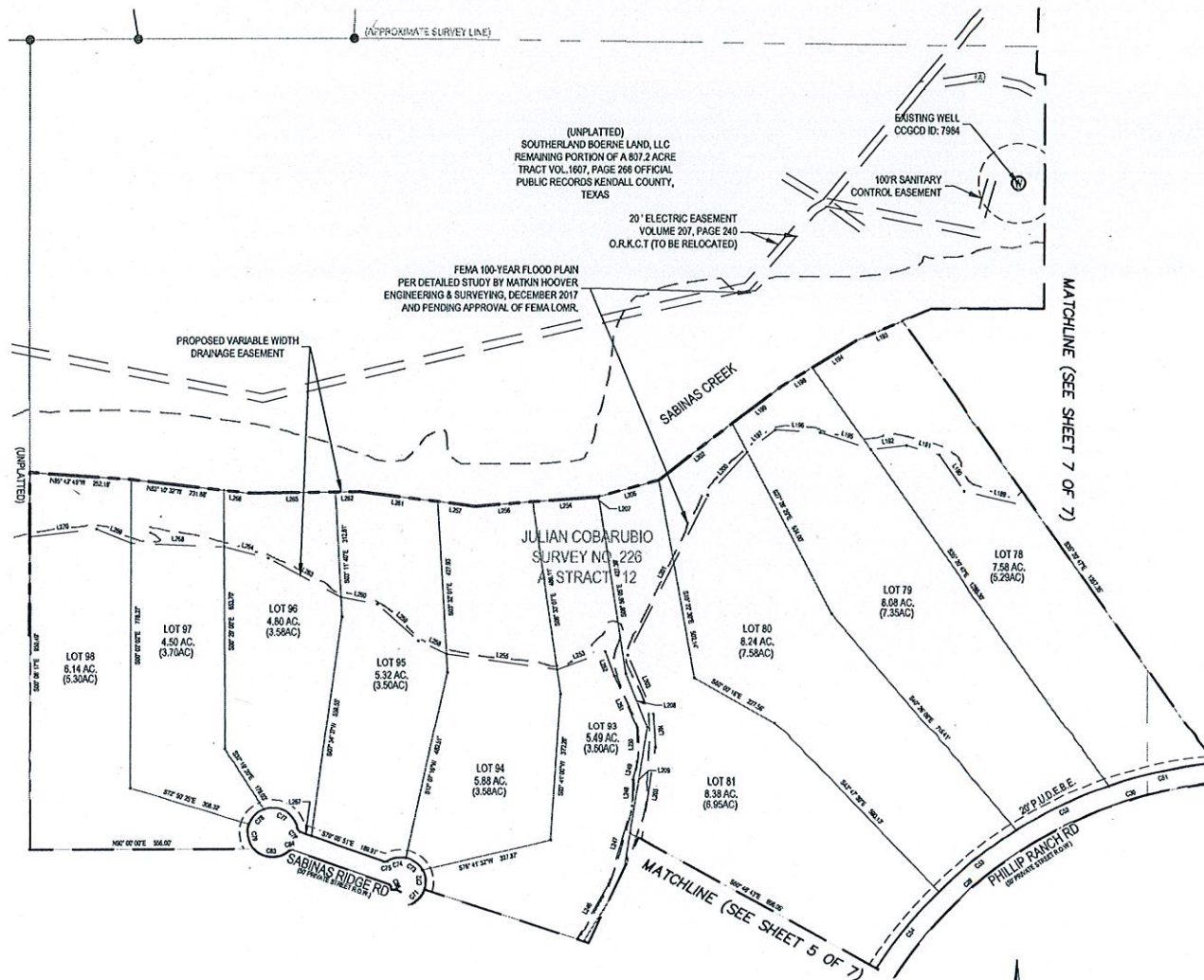
LOT 262 4.02 AC.

LOT 263 4.02 AC.

MATKIN HOOVER
ENGINEERING
& SURVEYING

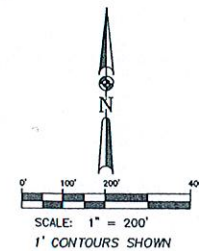
P.O. BOX 54
11 BRUNER ROAD SUITE 100
BOEHRF, TEXAS 78009
OFFICE: 810.249.0500 FAX: 810.249.0009

CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS



NOTE: SEE SHEET 3 FOR LEGEND
SEE SHEET 2 FOR LINE & CURVE TABLES

FINAL PLAT OF SABINAS CREEK RANCH SUBDIVISION, PHASE 1



DATE: JUNE 2018

MATKINHOOPER
ENGINEERING
& SURVEYING
P.O. BOX 54
1 SPURLOCK ROAD SUITE 110
DRENNAN, TEXAS 79026
OFFICE: 817.241.0000 FAX: 817.241.0009
CIVIL ENGINEERS SURVEYORS LAND PLANNERS
CONSTRUCTION MANAGERS CONSULTANTS



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/9/2018
OPEN SESSION

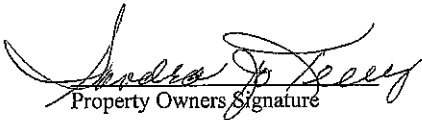
SUBJECT	Request for Relief from Road Frontage and platting Requirements for 133 River Ranch Road
DEPARTMENT & PERSON MAKING REQUEST	Development Engineer - Mary Ellen Schulle
PHONE # OR EXTENSION #	830-249-9343
TIME NEEDED FOR PRESENTATION	5 Minutes
WORDING OF AGENDA ITEM	Consideration and action on a request for relief from road frontage and platting requirements in accordance to Sections 101 and 102 of the Kendall County Development Rules and Regulations. A 13.326-acre parent tract is proposed to be divided into three tracts as a family division. Each tract will be 4.42 acres and have 230.82 feet of frontage. The parent tract is eligible for two wells based on current Cow Creek Groundwater Conservation District Rules. If any lot is sold, given, or otherwise transferred to an individual who is not related to the owner within the third degree by consanguinity or affinity, the platting requirements apply (Sandra Jo Kelly, Owner / Jim Schwarz, Surveyor).
REASON FOR AGENDA ITEM	Request for Relief from Road Frontage and platting Requirement 133 River Ranch Road
IS THERE DOCUMENTATION	Yes
WHO WILL THIS AFFECT?	Pct #3
ADDITIONAL INFORMATION	None

Request for Relief (Variance)

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

1. Date: **September 28, 2018**
2. Location of property: **133 River Ranch Road**
3. Name of Subdivision (If Applicable) **Not Applicable**
4. Property Owner/Developer Name: **Sandra Jo Kelly**
5. **Relief Requested** (Reference the specific Section/Paragraph of the current KC Development Rules and Regulations and state the relief requested.

300.1100 Road Frontage. I desire to create three 4.42 acre tracts out of my 13.326 acre tract to be deeded to a family members. Each proposed tract will have 230.82 feet.
6. Reason(s) for Requesting Relief: (Please refer to Section 106, Relief by County Commissioners Court in answering these questions)
 - a. Are there special circumstances or conditions affecting the land involved such that the strict interpretation of the provisions of the regulations would deprive you of the reasonable use of this land: **Yes** (If "yes" please state the special circumstances or conditions) **There is not enough road frontage on the parent tract to allow 250 feet for each proposed tract.**
 - b. Is relief necessary for the preservation and enjoyment of a substantial property right for you? **Yes** (if "yes" please state the substantial property right involved)
Family Division


Property Owners Signature

Sandra Jo Kelly
Print Owner Name

Phone Number 910-710-3442

Date 9/28/18

09-28-18P03:55 RCVD

Schwarz Land Surveying & Development, Inc.
P.O. Box 198, Boerne, Texas 78006
Phone: 830-249-8907 Fax: 830-584-0445

August 16, 2018

Sandra Jo Kelly
133 River Ranch Rd.
Boerne, TX 78006

Ms. Kelly,

This is our formal proposal to perform the surveying work that you have requested. By signing and approving this form, you are authorizing us to perform the requested work, including any correspondence with outside entities, filing of all necessary documents with the city or county records or representation on your behalf with city and county officials in regards to the transaction listed below. Three copies of the Final Plat (Four copies if plat is larger than ledger) and Metes & Bounds Description, if produced, will be provided. All additional copies will be at the current copy policy rate set by Schwarz Land Surveying. You are expressly agreeing to pay for our services according to the terms of this agreement and the fee scheduled set forth below. You are agreeing that you are personally and directly responsible for payment. Payment for our work is not contingent upon the success of your transaction such as obtaining financing, refinancing approval, governmental approval, the agreement of other parties, the sale or purchase of this or other property, etc. Any estimate given by us is an **estimate only, with the assumption that all monumentation will be found, and is subject to final adjustment** in accordance with this agreement.

-Client	Kelly, Sandra Jo
-Location	13.326 acres out of Abstracts 786 and 244
-Service	Boundary survey, w/ plat, M&B and Affidavit of Land Location
-Estimate	\$1,570 + Tax

The **actual cost** will be calculated on a **per hour basis**, according to the following schedule, plus expenses:

1 man field crew (Includes drive time one way)	\$100
2 man field crew (Includes drive time one way)	\$150
Office work/Meetings/Research/Drafting (Registrant)	\$150
Office work/Research/Drafting (Non-Registrant)	\$80
Office work/Research (Clerical)	\$80
Sales Tax	8.25%

Payments are due to Schwarz Land Surveying & Development Inc. in Boerne, Kendall County, Texas and shall be paid upon delivery of invoice. Unpaid balances are subject to reasonable attorney fees and court costs should formal collection be necessary. It is expressly agreed by client that venue for any collection proceeding brought in court shall be in Kendall County, Texas.

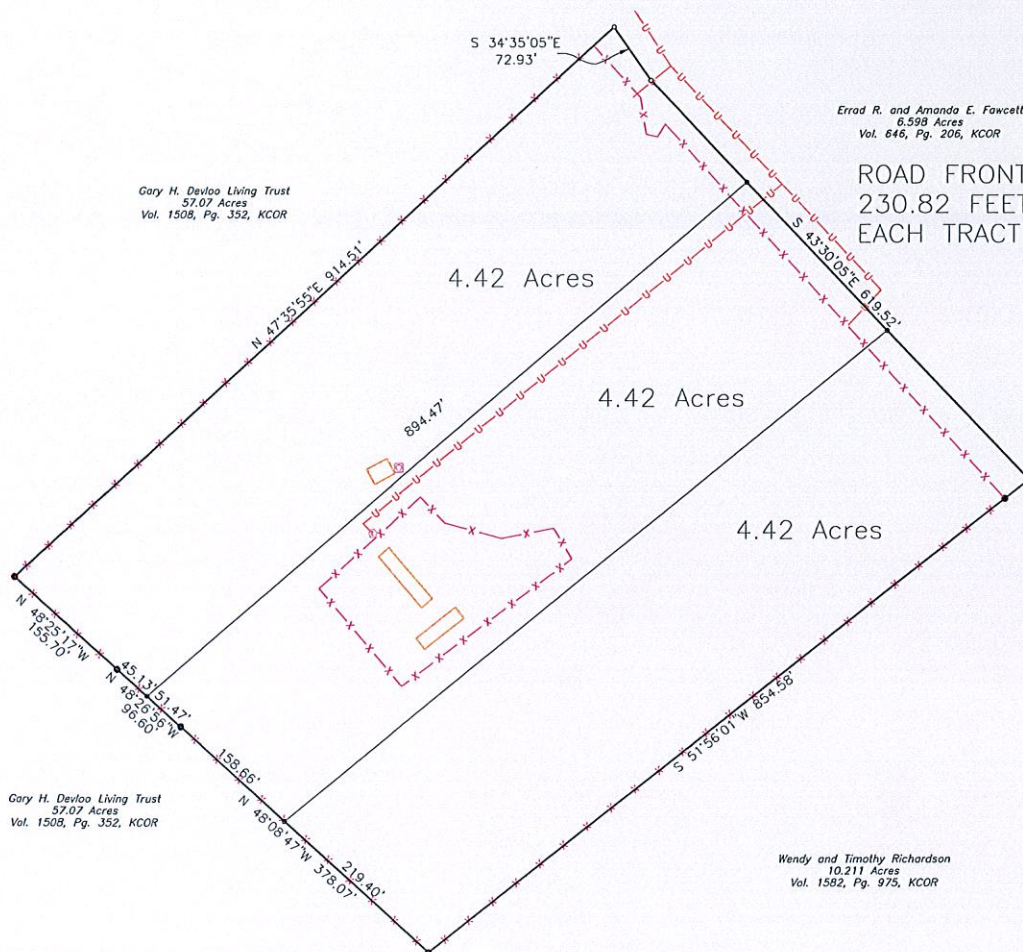
Please sign and date this proposal and return to our office as your authorization to proceed.

Thank you for choosing Schwarz Land Surveying and Development, Inc..

Sincerely,

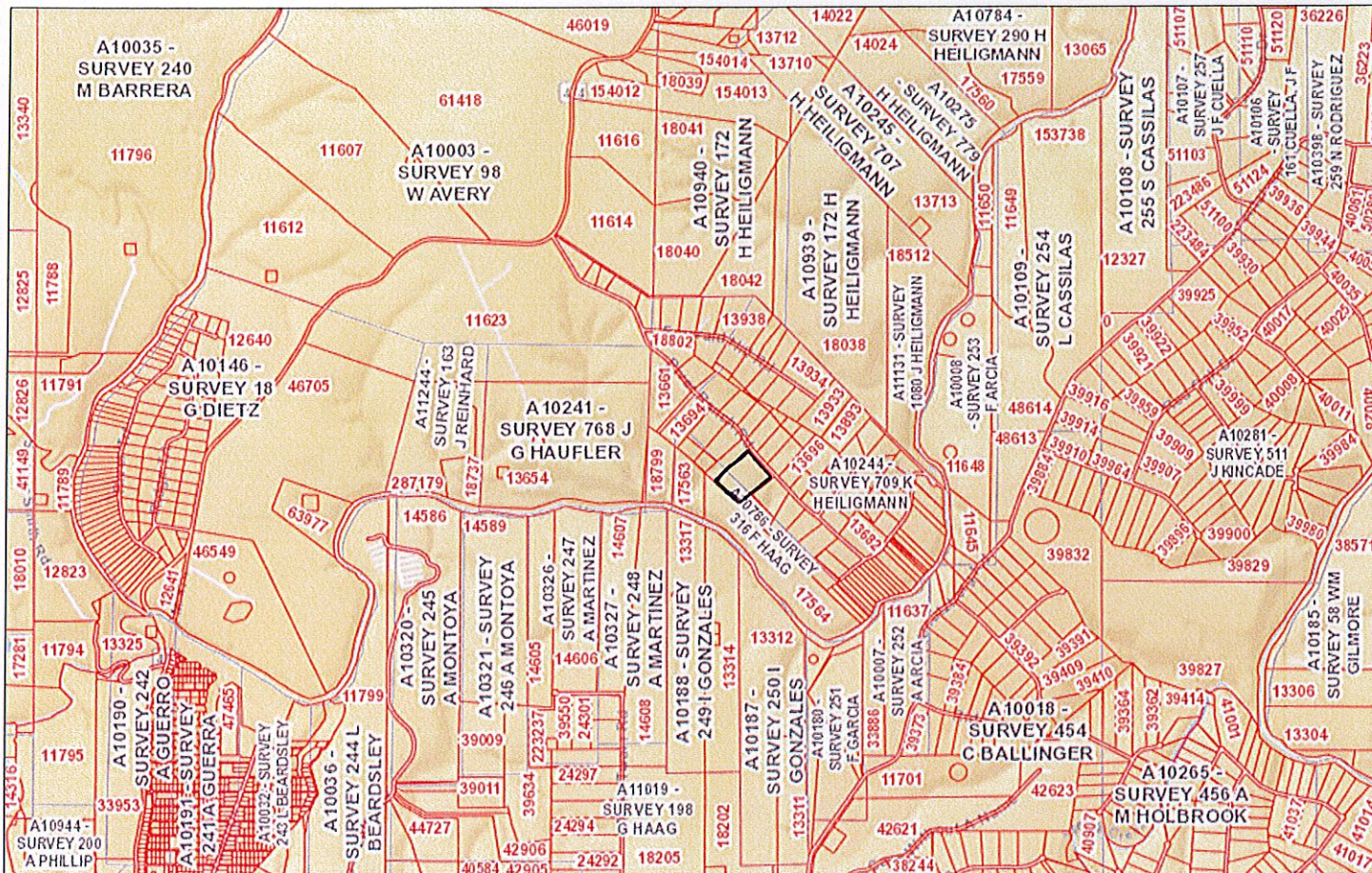
Approved by: Chyma Berchona
Date: 8/17/18

Ashley Schwarz
Office Manager





ROAD FRONTAGE:
230.82 FEET FOR
EACH TRACT

PID 13690

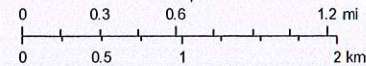


September 28, 2018

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

-  Parcels
-  Abstracts

1:36,112



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand).

Kendal Central Appraisal District; BIS Consulting - www.bisconsultants.com
Comal County, Esri, HERE, Garmin, INCREMENT P, NGA, USGS | Esri, HERE |



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/9/2018 OPEN SESSION	
SUBJECT	Replace Air Conditioning System - 114 Blanco
DEPARTMENT & PERSON MAKING REQUEST	Robert Kinsey, Facilities Manager
PHONE # OR EXTENSION #	830-249-9343 ext 380
TIME NEEDED FOR PRESENTATION	3 minutes
WORDING OF AGENDA ITEM	Consideration and action on approval of new Air Conditioning System for the Kendall County building located at 114 Blanco.
REASON FOR AGENDA ITEM	Existing system is failing.
IS THERE DOCUMENTATION	no
WHO WILL THIS AFFECT?	Building occupants
ADDITIONAL INFORMATION	None



**KENDALL COUNTY COMMISSIONERS COURT
AGENDA REQUEST**

COMMISSIONER COURT DATE: 10/9/2018
OPEN SESSION

SUBJECT	County provided cell phone
DEPARTMENT & PERSON MAKING REQUEST	JP Precinct 1, Judge Teri Nunley
PHONE # OR EXTENSION #	830-249-9343
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Consideration and action concerning cell phone for JP Precinct 1
REASON FOR AGENDA ITEM	On call 24 hours a day. Not at office frequently
IS THERE DOCUMENTATION	No
WHO WILL THIS AFFECT?	JP Precinct 1
ADDITIONAL INFORMATION	\$47.99 a month, \$575.88 annually



**KENDALL COUNTY COMMISSIONERS COURT
AGENDA REQUEST**

COMMISSIONER COURT DATE: 10/9/2018 OPEN SESSION	
SUBJECT	Job Description
DEPARTMENT & PERSON MAKING REQUEST	Juanita Espino, Human Resources Director
PHONE # OR EXTENSION #	830-249-9343 ext 600
TIME NEEDED FOR PRESENTATION	3 minutes
WORDING OF AGENDA ITEM	Consideration and action to approve the job description for Court Coordinator.
REASON FOR AGENDA ITEM	New position
IS THERE DOCUMENTATION	Yes
WHO WILL THIS AFFECT?	District Judge' s Office
ADDITIONAL INFORMATION	None

KENDALL COUNTY CLASS SPECIFICATION

COURT COORDINATOR

GENERAL SUMMARY

Under general supervision of the District Judge, the purpose of this position is to manage, direct, supervise, coordinate and plan the operations of courts and to assist the judiciary in making certain decisions, except those judicial decisions required by law to be made by judges. This position must follow the canons from the Texas Code of Judicial Conduct located in the Judicial Rules and Standards (a copy will be provided).

EXAMPLES OF ESSENTIAL FUNCTIONS

Duties may include but are not limited to the following:

Docket Management

- Maintain and control the master docket for the court (misdemeanor, felony, civil, family), including the setting and preparation of weekly and monthly dockets for the court.
- Maintain close contact with the district attorney's office to allow sufficient docket control of criminal docket.
- Attend and assist the court in calling dockets to get announcements and resetting cases for date and purpose certain.
- Supervise notification to attorneys on case settings.
- Supervise preparation, duplication and distribution of all dockets for use by court personnel.
- Maintain data and records, utilize electronic case management systems and implement tickler system.
- Inform court bailiff of defendants in custody and their scheduled dates and times for appearances in court.
- Check with attorneys on status of cases set for trial.
- Keep the court informed of any changes in status of weekly and monthly dockets.
- Schedule defendant's metal appointments and transportation.

Other court proceedings to be covered may include, but not limited to:

- a. Trial Management
- b. Jury Management
- c. Grand Jury Management

Records and Reports

- Supervise record keeping of all court functions and dockets.
- Prepare an annual report of court work and cases processed.
- Prepare periodic reports, maintain schedules, statistics and other matters at the request of the judge, court and general public.

Research and Resources

- Acquire and maintain materials and contact with related professional disciplines.
- Maintain special legal resource files.
- Obtain legal materials as requested by judge.
- Research specialized topics as assigned by judge.

General Administration

- Expedite all other non-routine administrative matters as they arise.
- Prepare and recommend rule changes.
- Plan and supervise attorney appointments.
- Evaluate and coordinate court schedules.
- Prepare non-routine correspondence for judge.
- Develop procedures to merge documents to expedite routine correspondence such as pretrial notices, transmittal letters, and juror correspondence.
- Assist with any administrative duties as requested or required by judges.
- Act as recording secretary for county juvenile board and court security committee.
- Prepare reimbursement vouchers to State Comptroller for reimbursement to county and judge for expenditures.

Fiscal

- Plan the acquisition of operating supplies.
- Routinely inspect equipment and arrange for maintenance and repair.
- Assist in department budgeting and spending.
- Plan and assign space for court and for court-related activities.

EXPERIENCE AND TRAINING

College degree in a related field. In addition, 5 plus years of experience and specific knowledge of relevant areas, including court procedures, budgeting, management and legislation. Participate in continuing professional education programs.

LICENSES AND CERTIFICATIONS

None

KNOWLEDGE, SKILLS AND ABILITIES

Knowledge of:

- Modern office procedures and equipment.
- Computer and recording/transcribing equipment functions.
- Correct English usage and grammar.

Ability to:

- Communicate verbally and in writing so as to allow comprehension by receiving party.
- Understand and exchange information with supervisors and co-workers when receiving assignments and instructions.
- Communicate and interact with judges, general public, attorneys, and employees.
- Follow safe work practices including workplace safety policies and procedures.
- Exert light physical work mainly in a sedentary position.

Kendall County is an Equal Opportunity Employer and maintains compliance with the Americans with Disabilities Act by providing reasonable accommodations to qualified individuals and employees with disabilities.



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/9/2018 OPEN SESSION	
SUBJECT	Digitization & Preservation of County Clerk's Real Property Records
DEPARTMENT & PERSON MAKING REQUEST	Darlene Herrin, County Clerk
PHONE # OR EXTENSION #	830-249-9343, ext 230
TIME NEEDED FOR PRESENTATION	5 minutes
WORDING OF AGENDA ITEM	Consideration and action to approve KoFile Technologies Phase III Archival Digitization & QuickLink of Real Property Records.
REASON FOR AGENDA ITEM	Advise the Court and request the Court's approval
IS THERE DOCUMENTATION	No
WHO WILL THIS AFFECT?	The General Public, Attorneys, Title/Abstract Companies, Realtors, Surveyors
ADDITIONAL INFORMATION	None



KENDALL COUNTY COMMISSIONERS COURT AGENDA REQUEST

COMMISSIONER COURT DATE: 10/9/2018 OPEN SESSION	
SUBJECT	Road and Bridge bid extensions.
DEPARTMENT & PERSON MAKING REQUEST	Road and Bridge: Ricky Pfeiffer , Road Supervisor.
PHONE # OR EXTENSION #	830-249-9343 EXT 656
TIME NEEDED FOR PRESENTATION	5 Minutes
WORDING OF AGENDA ITEM	Consideration and action to approve Road and Bridge to roll over Various concrete work Bid #2018-04 and Pavement surface repair Bid #2018-05 to 2019 FY.
REASON FOR AGENDA ITEM	Roll over of Various concrete and Pavement surface repair bids from FY 2018 to FY 2019.
IS THERE DOCUMENTATION	
WHO WILL THIS AFFECT?	Road and Bridge Department.
ADDITIONAL INFORMATION	None