

NOTES:

1. ACREAGE OF SUBDIVISION = 24.096 ACRES. THE OVERALL AVERAGE DENSITY OF LOTS IN THIS SUBDIVISION IS 12.048 AC/LOT.
2. THIS PROPERTY IS PARTIALLY LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INDICATED ON FEMA PANEL NO. 235 OF 525, MAP NO. 48259C0235F, DATED DECEMBER 17, 2020.
3. WATER SERVICE FOR LOTS 1 AND 2 SHALL BE PROVIDED BY KENDALL COUNTY WCID 1. SEWER SERVICE TO LOTS 1 AND 2 SHALL BE PROVIDED BY KENDALL COUNTY WCID 1.
4. SEWAGE FACILITIES FOR LOTS 1 AND 2 SHALL BE PROVIDED BY WCID1 VIA PUBLIC SEWER SERVICE.
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
8. TELEPHONE SERVICE PROVIDED BY FIBERLIGHT.
9. TOPOGRAPHIC DATA PROVIDED BY MATKINHOOVER ON FEBRUARY 10, 2022 AND THE UNITED STATES GEOLOGICAL SURVEY, DATED FEBRUARY 20, 2019.
10. COMMERCIAL WASTE SERVICE IS AVAILABLE TO THE SUBDIVISION BY PRIVATE COMPANIES SERVING THIS AREA.
11. ALL PUBLIC UTILITY EASEMENTS ARE FOR UTILITY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO ELECTRIC, TELEPHONE AND/OR CATV LINES AND APPURTENANCES.
12. GRANTOR HEREBY AGREES TO DEDICATE TO THE PUBLIC A UTILITY EASEMENT AND/OR UTILITY RIGHT-OF-WAY ON THIS PLAT FOR UTILITY PURPOSES.
13. EXCEPT AS SHOWN, ALL CORNERS ARE 1/2" IRON RODS WITH RED PLASTIC CAPS STAMPED "MATKINHOOVER ENG. & SURVEY"
14. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
15. PROPOSED DRAINAGE EASEMENTS SHOWN ARE APPROXIMATE, PENDING DETAILED ENGINEERING DRAINAGE ANALYSIS AND DESIGN AS REQUIRED FOR FINAL PLATTING.
16. 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.
17. 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.
18. THERE ARE NO EXISTING COVENANTS OR RESTRICTIONS FOR THIS SUBDIVISION.
19. ADJACENT OWNERSHIP INFORMATION SHOWN IS BASED ON CURRENT KENDALL COUNTY APPRAISAL DISTRICT RECORDS AND IS SUBJECT TO CHANGE AFTER PLAT RECORDATION.
20. DETENTION FACILITIES WILL BE PROVIDED BY THE OWNER OF EACH LOT AND APPROVED BY KENDALL COUNTY.
21. ACCESS TO LOT 2 IS THROUGH LOT 1. ACCESS TO IH-10 IS PROHIBITED.

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.

MUTUAL ACCESS EASEMENT:

MUTUAL ACCESS EASEMENT, DEPICTED AS "M.A.E." OR "MUTUAL ACCESS EASEMENT" ON THE ACCOMPANYING PLAT, IS HEREBY ESTABLISHED FOR THE PURPOSES OF PERMITTING VEHICULAR AND PEDESTRIAN ACCESS TO AND FROM ALL STREETS AND ROADS. SUCH EASEMENT SHALL BE FOR THE MUTUAL USE AND BENEFIT OF THE OWNER OF ANY LOT ADJACENT TO THE EASEMENT BOUNDARY AND THE OWNER'S GUESTS, AND INVITEES, AND SHALL BE APPURTENANT TO EACH LOT IMMEDIATELY ADJACENT THE BOUNDARY OF THE MUTUAL ACCESS EASEMENT.

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:

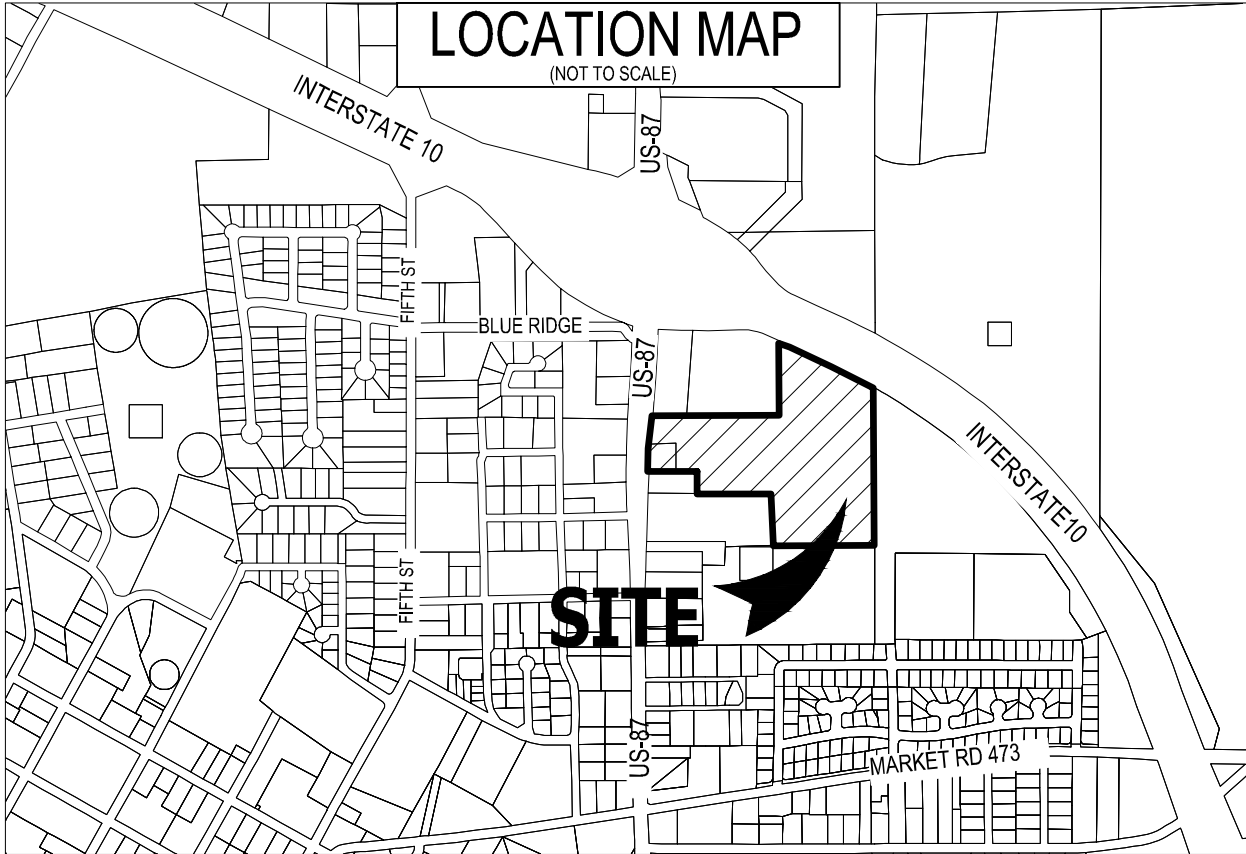
MATTHEW D. MILLER OR  
AUTHORIZED AGENT  
DIRECTOR OF REAL ESTATE  
QT SOUTH LLC  
742 NW LOOP 410 STE 102  
SAN ANTONIO, TX, 78216

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 \_\_\_\_\_, 20\_\_\_\_.



THIS PLAT QT 4002 ADDITION 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 \_\_\_\_\_, 20\_\_\_\_.  
BY: \_\_\_\_\_

COUNTY JUDGE  
KENDALL COUNTY, TEXAS

COMMISSIONER, PRECINCT # 1

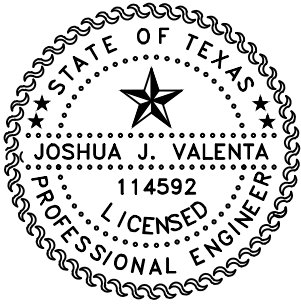
COMMISSIONER, PRECINCT # 2

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  
EMAIL: JVALENTA@MATKINHOOVER.COM

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  
EMAIL: KYLE.PRESSLER@MATKINHOOVER.COM

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 \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC IN AND FOR  
THE STATE OF TEXAS

# FINAL PLAT OF QT 4002 ADDITION

± 24.096 ACRE TRACT OF LAND, LOCATED IN THE JOSE MARIA RIGALADO SURVEY NO. 27, ABSTRACT 393, KENDALL COUNTY, TEXAS, AND BEING A PART OF COMFORT OUTLOTS 69, 70, AND 71 AS SHOWN ON THE MAP OF THE TOWN, COMFORT, OF RECORD IN VOLUME 56, PAGE 182 OF THE DEED RECORDS OF KENDALL COUNTY, TEXAS, AND ALSO BEING ALL OF A CALLED 1.45 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 1787, PAGE 554, AND ALL OF A CALLED 22.655 ACRE TRACT OF LAND AS DESCRIBED OF RECORD IN VOLUME 1654, PAGE 197, BOTH OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, 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.

MATTHEW D. MILLER  
PRESIDENT  
QT SOUTH, LLC  
742 NW LOOP 410, SUITE 102  
SAN ANTONIO, TEXAS 78216  
(469) 766-8331

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 \_\_\_\_\_, 20\_\_\_\_.

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., 20\_\_\_\_, 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., 20\_\_\_\_.

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., 20\_\_\_\_.

COUNTY CLERK, KENDALL COUNTY, TEXAS

DEPUTY

CROSS ACCESS EASEMENT  
PROVIDED BY SEPARATE  
EASEMENT AGREEMENT  
DEDICATION BY QT

SEWER WOULD HAVE  
TO BE EXTENDED  
FROM SOUTH  
NEIGHBORING  
PROPERTY OWNERS

WATER LINE WILL BE  
STUBBED TO SURPLUS  
PROPERTY LINE

