



STATE OF TEXAS
COUNTY OF BEXAR

THE ENGINEERING CONSULTANT HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE KENDALL COUNTY COMMISSIONERS' COURT ORDER TO WHICH HER SIGNATURE IS REQUIRED.

RYAN R. PLAGENS, P.E. _____ DATE
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 111640

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
UP ENGINEERING A BOWMAN COMPANY

RICHARD L. NEUBAUER III, R.P.L.S. _____ DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6897
UP ENGINEERING A BOWMAN COMPANY
111 TOWER DR. SUITE 325
SAN ANTONIO, TEXAS 78232
(210) 774-5504
TEXAS FIRM NO. F-101206-00

SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____, A.D. 2025.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DEVELOPER/OWNER: _____ ARIF MOHAMMED - OWNER
SPENCER RANCH PARTNERS, LLC
24506 CHIANTI WAY
SAN ANTONIO, TEXAS, 78260

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED 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 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 _____, A.D. _____

NOTARY PUBLIC BEXAR COUNTY, TEXAS

TEXAS WATER COMPANY HAS REVIEWED THIS DEVELOPMENT PLAT FOR CONFORMANCE TO ALL REQUIREMENTS OF THEIR RESPECTIVE REGULATIONS.

TEXAS WATER COMPANY
DATED THIS ____ DAY OF _____, 2025.

GENERAL NOTES:

1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983, US SURVEY FEET, IN GRID.
2. FIELD SURVEY COMPLETED DECEMBER 2019.
3. WATER SERVICE SHALL BE PROVIDED BY THE TEXAS WATER COMPANY.
4. SEWAGE FACILITIES SHALL BE PROVIDED BY THE TEXAS WATER COMPANY.
5. THIS SUBDIVISION IS LOCATED IN THE BOERNE INDEPENDENT SCHOOL DISTRICT.
6. ELECTRICAL SERVICE IS PROVIDED BY BANDERA ELECTRIC COOPERATIVE, INC.
7. TELEPHONE SERVICE IS PROVIDED BY GVTC AND VERIZON.
8. THIS LOT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FLOOD INSURANCE RATE MAP: #48259C0415F DATED DECEMBER 17, 2010.
9. THIS LOT IS LOCATED WITHIN THE CITY OF BOERNE ETJ.
10. THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, TREE SAVE AREAS, DETENTION PONDS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS' ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF KENDALL COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT , BLOCK , N.C.B.
11. THERE IS ONE (1) COMMERCIAL BUILDABLE LOT IN THIS DEVELOPMENT PLAT. THE PROPOSED DENSITY IS 2.24 ACRE/LOTS.
12. COMMERCIAL WASTE COLLECTION AND DISPOSAL SERVICES ARE AVAILABLE TO THE DEVELOPMENT.

DEVELOPER/OWNER:
SPENCER RANCH PARTNERS, LLC
24506 CHIANTI WAY
SAN ANTONIO, TEXAS, 78260

**DEVELOPMENT PLAT ESTABLISHING
BIG COUNTRY #104**

LEGAL DESCRIPTION:

BEING 2.241 ACRES, INCLUSIVE OF A 0.123 ACRE RIGHT OF WAY DEDICATION TO TXDOT, RECORDED IN VOLUME 1736, PAGE 837, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS,
OUT OF A 154.247 ACRE TRACT OF LAND OUT OF THE NEWTON & TAYLOR SURVEY NO. 179, ABSTRACT NO. 360, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF LOTS 2 AND 3, OF THE ORIGINAL SUBDIVISION OF SURVEY NO. 179, AS SHOWN ON PLAT RECORDED IN VOLUME 2, PAGE 444, DEED RECORDS OF KENDALL COUNTY, TEXAS. SAVE AND EXCEPT A CALLED 6.00 ACRE TRACT OF LAND RECORDED IN VOLUME 1558, PAGE 738, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS.

UP

ENGINEERING
a Bowman company

111 TOWER DR, SUITE 325
SAN ANTONIO, TX 78216 TEL 210-774-5504
WWW.UPENGINEERING.COM TBPE F-14309
TBPELS F-101206-00

SCALE: 1"=60'



NOTES FOR PLATS IN ETJ:

FIRE MARSHAL APPROVAL:

AT TIME OF DEVELOPMENT OF THE SUBDIVISION, THE OWNER/DEVELOPER SHALL OBTAIN A DEVELOPMENT PERMIT FOR KENDALL COUNTY; SUBMIT A SITE PLAN FOR THE PROPOSED DEVELOPMENT AND A LETTER OF APPROVAL FROM THE KENDALL COUNTY FIRE MARSHAL.

DETENTION SHALL BE PROVIDED FOR THE SUBDIVISION UNLESS OTHERWISE APPROVED BY THE CITY OF BOERNE AND KENDALL COUNTY. PRIOR TO ANY IMPROVEMENTS BEING MADE IN THE SUBDIVISION, CITY OF BOERNE SHALL REVIEW AND APPROVE DETENTION FOR THE SITE. KENDALL COUNTY RESERVES THE RIGHT TO COMMENT ON THE DETENTION PLAN.

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, APPURTENANCES, AND OTHER ENGINEERED DEVICES (THE "DRAINAGE SYSTEM").

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO OR FROM THE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, OPERATING, MAINTAINING, REPAIRING AND REMOVING THE DRAINAGE SYSTEM; THE RIGHT TO CHANGE THE SIZE THEREOF; THE RIGHT TO RELOCATE ALONG THE SAME GENERAL DIRECTION OF THE DRAINAGE SYSTEM; THE RIGHT TO CREATE AND/OR DREDGE A STREAM COURSE, REFILL, OR DIG OUT SUCH 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 AND PARTS THEREOF, OR OTHER OBSTRUCTIONS, WHICH REASONABLY ENDANGER OR MAY REASONABLY INTERFERE WITH THE EFFICIENCY OF THE DRAINAGE SYSTEM; AND THE RIGHT TO REPLACE 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.

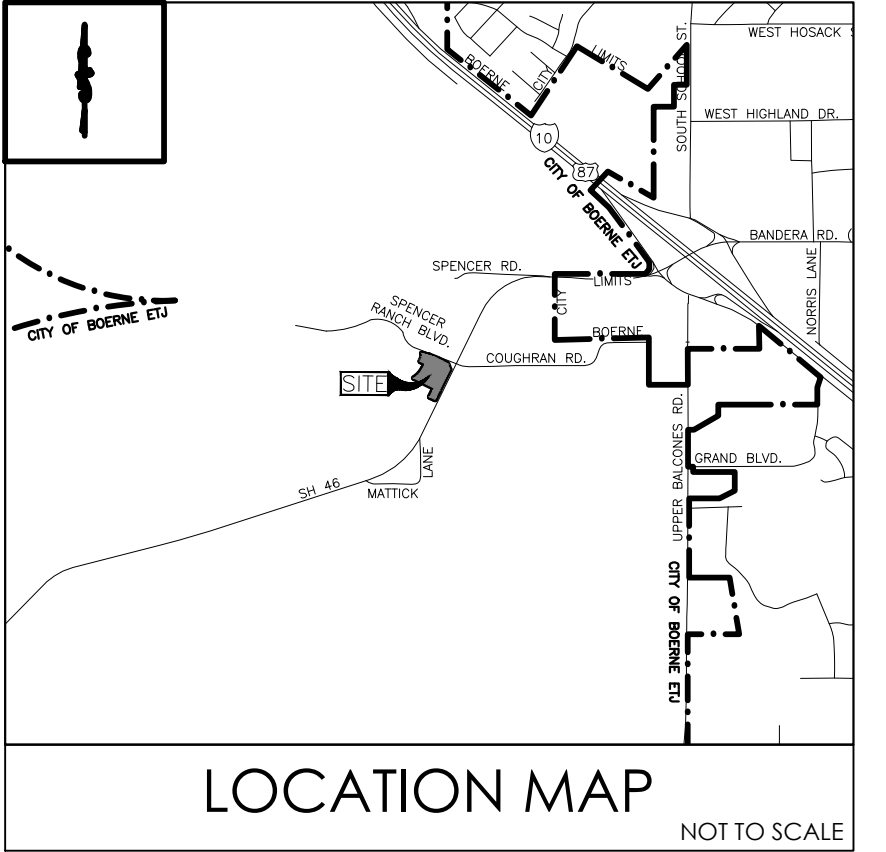
1. THE GRANTOR SPECIFICALLY RESERVES THE RIGHT TO USE ALL OR ANY PART OF THE EASEMENT FOR ANY PURPOSE, WHICH DOES NOT DAMAGE, DESTROY, INJURE AND/OR REASONABLY INTERFERE WITH THE GRANTEE'S USE OF THE EASEMENT.
2. THE GRANTEE SHALL MAKE COMMERCIAL REASONABLE EFFORTS TO ENSURE THE DAMAGE TO THE PROPERTY 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 REASONABLY 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 TIME AS THE SAID PLAN AND POLICY ARE ENACTED BY THE 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 LINES, LATERALS AND/OR APPURTENANCES THERETO (THE "UTILITIES").

TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER THE ADJACENT LAND TO AND FROM 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 THEREOF; 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 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 CITY'S USUAL AND CUSTOMARY PRACTICES.
3. PROPERTY OWNER SHALL NOT MAKE ANY IMPROVEMENTS IN THE UTILITY/ELECTRIC EASEMENTS THAT CONFLICT WITH THE NATIONAL ELECTRIC SAFETY CODE (NESC). THE UTILITY IS NOT RESPONSIBLE FOR REMOVAL OF ANY IMPROVEMENTS IN CONFLICT WITH THE NESC.



FENCE NOTES:

GATES ACROSS EASEMENTS: DOUBLE SWING GATES WITH A MINIMUM CLEAR OPENING OF 12 FEET WIDE SHALL BE INSTALLED WHENEVER FENCES CROSS UTILITY AND DRAINAGE EASEMENTS.

OBSTRUCTIONS OF DRAINAGE:

ADEQUATE STRUCTURES SHALL BE PROVIDED TO ALLOW THE UNHINDERED PASSAGE OF ALL STORM AND DRAINAGE FLOWS WHEREVER FENCES CROSS DRAINAGE EASEMENTS.

TAX CERTIFICATE:

TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOC. # _____, KENDALL COUNTY OFFICIAL RECORDS.

SETBACKS IN THE ETJ:

LOT SETBACKS ARE DETERMINED BY THE CITY OF BOERNE ZONING ORDINANCE ENFORCED AT THE TIME OF DEVELOPMENT. THE USE THAT IS BEING CONSTRUCTED AND THE LOT SIZE SHALL DETERMINE WHICH SETBACKS SHALL APPLY.

HERITAGE LEGACY TREE:

THERE ARE EIGHT (8) HERITAGE LEGACY TREES, AS IDENTIFIED IN SUBSECTION 2.02.002, IDENTIFIED ON THIS PLAT.

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.

DRAINAGE BASIN NOTE:

THE PROPERTY IS NOT LOCATED UPSTREAM FROM A CITY WATER SUPPLY LAKE.

DRIVEWAY VARIANCE NOTE:

THE PLANNING AND ZONING COMMISSION APPROVED A VARIANCE TO THE SUBDIVISION ORDINANCE SECTION 3.04.004 B TO ALLOW A DRIVEWAY TO THIS PROPERTY OFF OF STATE HIGHWAY 46 ON JUNE 7, 2021.

TXDOT NOTES:

1. FOR DEVELOPMENTS DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER AND/OR OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY TXDOT'S CURRENT EDITION OF THE "ACCESS MANAGEMENT MANUAL".
4. IF SIDEWALKS ARE REQUIRED BY TXDOT OR THE APPROPRIATE CITY ORDINANCE, THE LOCATION, DESIGN, AND SPECIFICATIONS SHALL ADHERE TO TXDOT REQUIREMENTS WHEN PERMITTED IN TXDOT RIGHT-OF-WAY. A TDLR INSPECTION REPORT WILL BE REQUIRED.
5. ANY REQUIRED TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, RIGHT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

THIS PLAT OF **BIG COUNTRY #104** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS AND IS HEREBY APPROVED BY SUCH.

DATED THIS ____ DAY OF _____, A.D. _____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF KENDALL

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH THIS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, A.D. ____ AT _____ M., IN THE PLAT RECORDS OF SAID COUNTY, IN DOCUMENT NO. ____
TAX CERTIFICATE AFFIDAVIT FILED THIS DATE IN DOCUMENT NO. ____
KENDALL COUNTY OFFICIAL RECORDS. IN TESTIMONY WHEREOF, WITNESS BY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF _____, A.D. ____.

COUNTY CLERK,
KENDALL COUNTY, TEXAS
BY: _____
DEPUTY

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	735.08'	118.23'	9°12'56"	118.10'	N68°28'22"W
C2	14.98'	23.89'	91°20'15"	21.44'	N61°20'14"E
C3	518.28'	95.88'	10°35'59"	95.74'	N20°52'17"E
C4	280.80'	157.87'	32°12'48"	155.80'	N42°12'38"E
C5	15.00'	23.74'	90°41'45"	21.34'	S29°42'34"E
C6	280.79'	29.72'	6°03'49"	29.70'	N33°55'45"E
C7	280.79'	23.49'	4°47'37"	23.49'	N28°30'02"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N63°59'24"W	51.06'
L2	N63°59'24"W	14.00'
L3	S19°03'54"E	19.75'
L4	S19°03'54"E	50.84'
L5	N26°04'27"E	47.82'
L6	S08°23'45"E	22.89'
L7	S64°12'34"E	23.48'
L8	S12°57'55"W	6.70'
L9	S07°18'43"E	59.17'
L10	S31°57'30"E	46.77'
L11	S26°03'50"W	23.58'
L12	N31°57'30"W	53.53'
L13	N64°12'34"W	11.66'
L14	N26°03'07"E	17.76'
L15	N07°23'50"W	30.87'
L16	N07°18'43"W	63.83'
L17	S63°56'10"E	51.03'

DEVELOPER/OWNER:
SPENCER RANCH PARTNERS, LLC
24506 CHIANTI WAY
SAN ANTONIO, TEXAS, 78260

LEGEND

- = PROPERTY BOUNDARY
- - - = ADJOINER BOUNDARY
- +— = CENTERLINE
- ⊙ = SET 1/2" IRON ROD
- = FOUND 1/2" IRON ROD STAMPED "MATKIN HOOVER" (UNLESS NOTED OTHERWISE)
- P.U.E. = PUBLIC UTILITY EASEMENT
- O.P.R.K.C.T. = OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY TEXAS
- D.R.K.C.T. = DEED RECORDS OF KENDALL COUNTY TEXAS
- N.C.B. = NEW CITY BLOCK
- ROW = RIGHT OF WAY
- VOL. = VOLUME
- PG. = PAGE
- - -1160- - - = EXISTING CONTOUR
- - - - - = PROPOSED EASEMENT
- - - - - = EXISTING EASEMENT
- ⊙ = EXISTING HERITAGE TREE
- ▨ = OPEN SPACE
- ▨ = LANDSCAPE AREA
- ▨ = EXISTING SLOPE OVER 15%

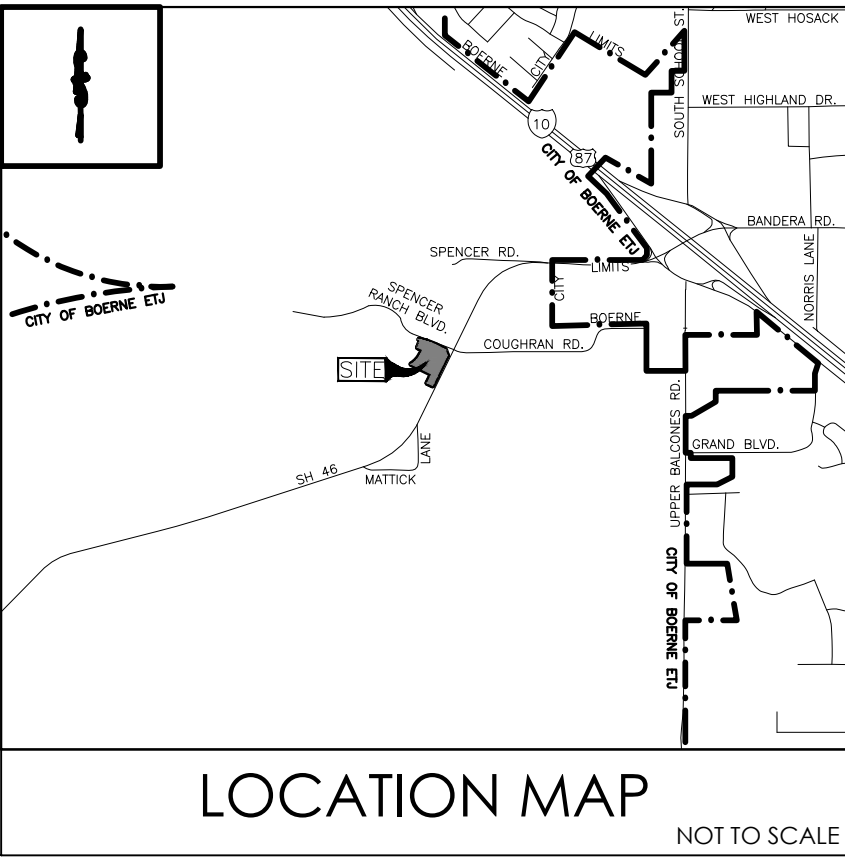
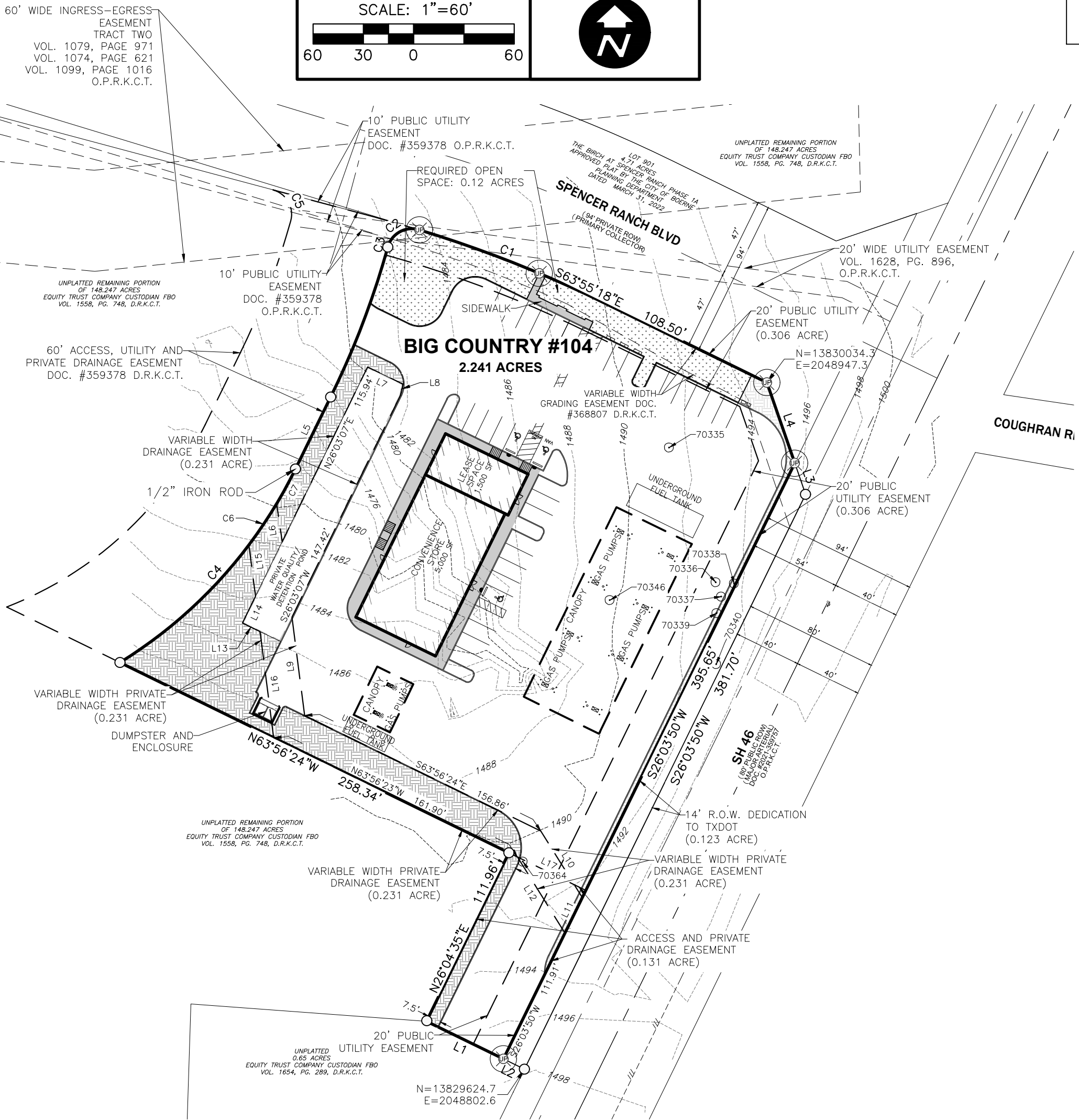
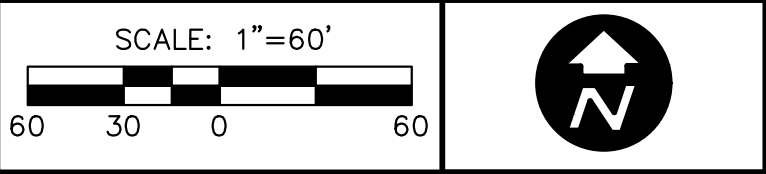
DEVELOPMENT PLAT ESTABLISHING
BIG COUNTRY #104

LEGAL DESCRIPTION:
BEING 2.241 ACRES, INCLUSIVE OF A 0.123 ACRE RIGHT OF WAY DEDICATION TO TXDOT, RECORDED IN VOLUME 1736, PAGE 837, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS,
OUT OF A 154.247 ACRE TRACT OF LAND OUT OF THE NEWTON & TAYLOR SURVEY NO. 179, ABSTRACT NO. 360, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF LOTS 2 AND 3, OF THE ORIGINAL SUBDIVISION OF SURVEY NO. 179, AS SHOWN ON PLAT RECORDED IN VOLUME 2, PAGE 444, DEED RECORDS OF KENDALL COUNTY, TEXAS. SAVE AND EXCEPT A CALLED 6.00 ACRE TRACT OF LAND RECORDED IN VOLUME 1558, PAGE 738, OFFICIAL RECORDS, KENDALL COUNTY, TEXAS.

UP

ENGINEERING
a Bowman company

111 TOWER DR, SUITE 325
SAN ANTONIO, TX 78216 TEL 210-774-5504
WWW.UPENGINEERING.COM TBPE F-14309
TBPELS F-101206-00



LOCATION MAP

NOT TO SCALE

POINT #	TREE TYPE	TREE CIRCUMFERENCE
70335	LIVE OAK	91
70336	LIVE OAK	86
70337	LIVE OAK	97
70338	LIVE OAK	96
70339	LIVE OAK	79
70340	LIVE OAK	112
70346	LIVE OAK	101
70364	LIVE OAK	85

PARKING SUMMARY TABLE

SITE USE CONVENIENCE STORE	6,500 SF
PARKING STORAGE STANDARDS MINIMUM PARKING RATIO	1 PER 200 SF GFA
REGULAR MINIMUM REQUIRED PARKING	33
PARKING SPACES	33
PARKING BY GAS PUMPS	24
ACTUAL/PROPOSED PARKING (INCLUDING H.C. PARKING)	57
HANDICAPPED (ADA) REQUIRED REGULAR H.C. PARKING	2 TOTAL
PROPOSED H.C. PARKING	2 (1 V.A. INCLUDED)
REQUIRED V.A. PARKING	1 (1 INCLUDED IN TOTAL)

LOT AREA:
TOTAL AREA.....2.24 ACRE

IMPERVIOUS COVER:
EXISTING IMPERVIOUS COVER.....0 ACRE
PROPOSED IMPERVIOUS COVER.....1.74 ACRE
TOTAL INCREASE IN IMPERVIOUS COVER1.74 ACRE

OPEN SPACE:
TOTAL OPEN SPACE REQUIRED.....0.12 ACRE
TOTAL OPEN SPACE PROVIDED.....0.12 ACRE

ENTRANCE CORRIDOR:
THE PROPERTY IS LOCATED WITHIN THE CITY OF BOERNE
ENTRANCE CORRIDOR OVERLAY DISTRICT