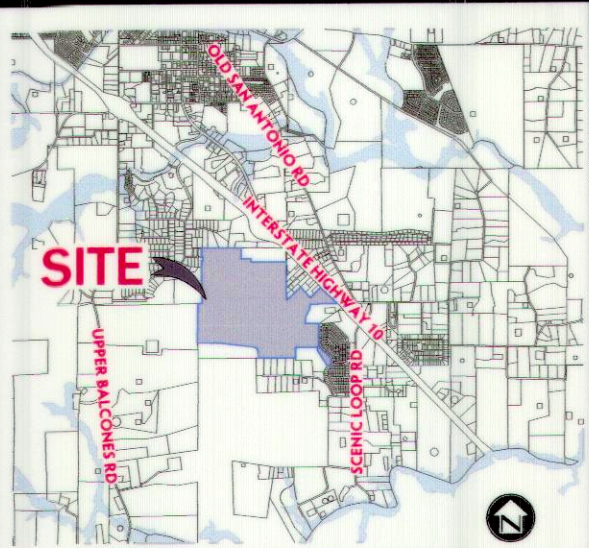
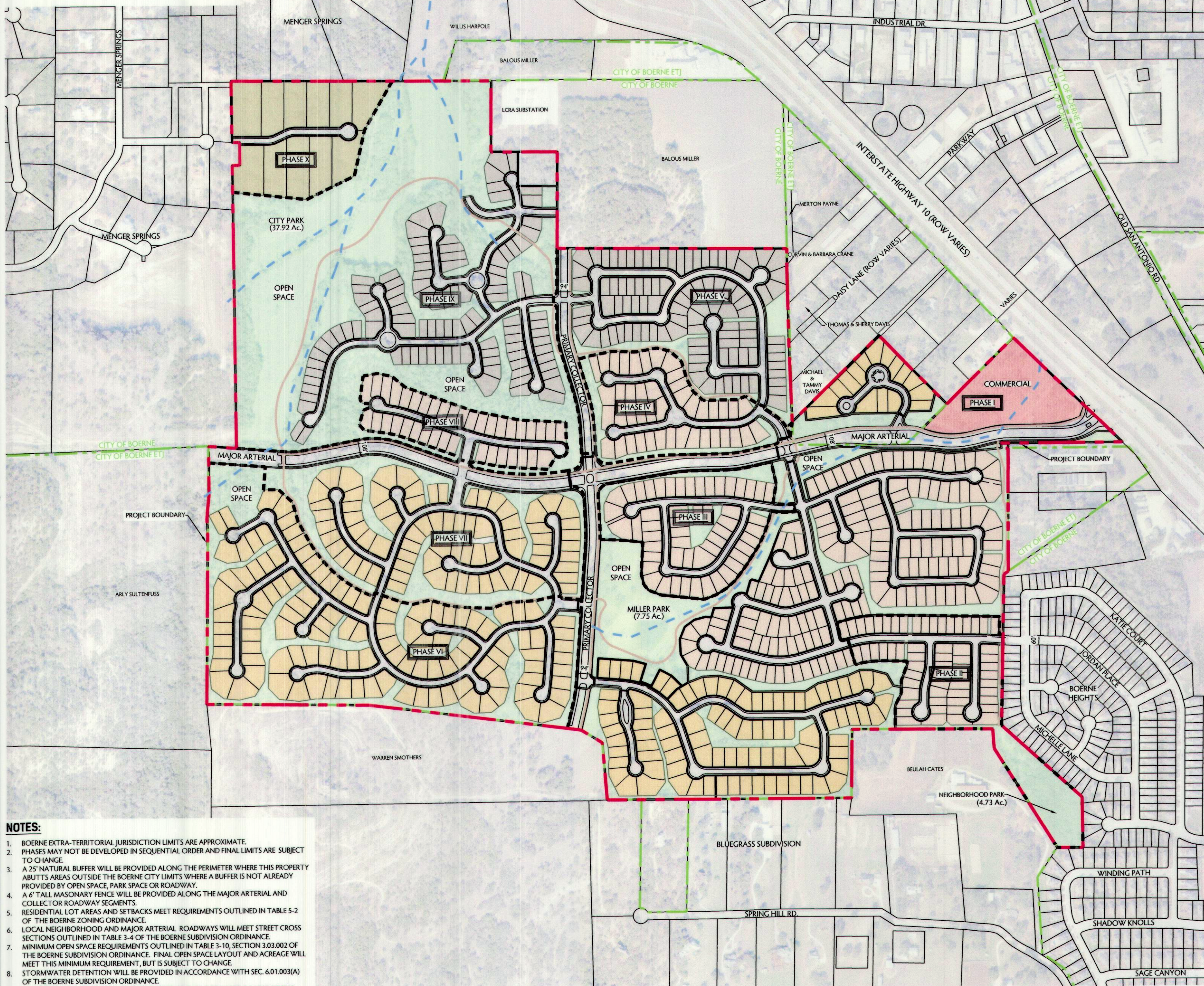




LOCATION MAP

N.T.S.



- NOTES:**
- BOERNE EXTRA-TERRITORIAL JURISDICTION LIMITS ARE APPROXIMATE.
 - PHASES MAY NOT BE DEVELOPED IN SEQUENTIAL ORDER AND FINAL LIMITS ARE SUBJECT TO CHANGE.
 - A 25' NATURAL BUFFER WILL BE PROVIDED ALONG THE PERIMETER WHERE THIS PROPERTY ABUTS AREAS OUTSIDE THE BOERNE CITY LIMITS WHERE A BUFFER IS NOT ALREADY PROVIDED BY OPEN SPACE, PARK SPACE OR ROADWAY.
 - A 6' TALL MASONRY FENCE WILL BE PROVIDED ALONG THE MAJOR ARTERIAL AND COLLECTOR ROADWAY SEGMENTS.
 - RESIDENTIAL LOT AREAS AND SETBACKS MEET REQUIREMENTS OUTLINED IN TABLE 5-2 OF THE BOERNE ZONING ORDINANCE.
 - LOCAL NEIGHBORHOOD AND MAJOR ARTERIAL ROADWAYS WILL MEET STREET CROSS SECTIONS OUTLINED IN TABLE 3-4 OF THE BOERNE SUBDIVISION ORDINANCE.
 - MINIMUM OPEN SPACE REQUIREMENTS OUTLINED IN TABLE 3-10, SECTION 3.03.002 OF THE BOERNE SUBDIVISION ORDINANCE. FINAL OPEN SPACE LAYOUT AND ACREAGE WILL MEET THIS MINIMUM REQUIREMENT, BUT IS SUBJECT TO CHANGE.
 - STORMWATER DETENTION WILL BE PROVIDED IN ACCORDANCE WITH SEC. 6.01.003(A) OF THE BOERNE SUBDIVISION ORDINANCE.
 - ALL NECESSARY EASEMENTS WILL BE PROVIDED AS OUTLINED IN SEC. 3.04.005 OF THE BOERNE SUBDIVISION ORDINANCE.
 - DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL FIRE CODE, LATEST EDITION, THEREOF.

NOTE: THIS MASTER PLANNED COMMUNITY SUPERSEDES THE PREVIOUSLY APPROVED MASTER PLANNED COMMUNITY DATED 04/07/2014.

DEVELOPER:
TENOTEX DEVELOPMENT CO., INC.
CONTACT PERSON: ISRAEL FOGIEL
10003 N.W. MILITARY HWY., SUITE 2201
SAN ANTONIO, TX 78231
TEL: (210) 344-9200
FAX: (210) 344-3137

CIVIL ENGINEER:
M.W. CUDE ENGINEERS, L.L.C.
CONTACT PERSON: CHRISTOPHER R. DICE, P.E.
4122 POND HILL ROAD, SUITE 101
SAN ANTONIO, TX 78231
TEL: (210) 681-2951
FAX: (210) 523-7112
WWW.CUDEENGINEERS.COM
INFO@MWCUDE.COM

LEGAL DESCRIPTION:

BEING 419.96 ACRES OF LAND SITUATED IN THE SAMUEL HEWES SURVEY NO. 186, ABSTRACT NO. 247, THE J.M. MCCULLOCK & CO. SURVEY NO. 185, ABSTRACT NO. 346, THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 97, AND THE JOHN SMALL SURVEY NO. 183, ABSTRACT NO. 441, CITY OF BOERNE, KENDALL COUNTY, TEXAS, BEING ALL OF A 3.755 ACRE TRACT OF LAND AS RECORDED IN VOLUME 771, PAGES 123-127, PART OF A 200 ACRE TRACT OF LAND AS RECORDED IN VOLUME 693, PAGES 52-57, PART OF A 274.884 ACRE TRACT OF LAND AS RECORDED IN VOLUME 765, PAGES 667-673, BEING ALL OF A CALLED 9.927 ACRE TRACT OF LAND AS RECORDED IN VOLUME 236, PAGE 714, AND BEING 9.938 ACRES OUT OF A CALLED 21.391 ACRE TRACT OF LAND AS RECORDED IN VOLUME 1131, PAGE 262, ALL OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

PRO-RATED LAND USE AND DENSITY TABLE				
UNIT	LAND USE	GROSS Ac.	DWELLINGS	DU/Ac.
I	SINGLE FAMILY & COMMERCIAL	126.06	264	2.09
II	SINGLE FAMILY	18.63	60	3.22
III	SINGLE FAMILY	17.15	53	3.09
IV	SINGLE FAMILY	14.93	47	3.15
V	SINGLE FAMILY	30.80	119	3.86
VI	SINGLE FAMILY	54.04	128	2.37
VII	SINGLE FAMILY	40.84	85	2.08
VIII	SINGLE FAMILY	10.20	40	3.92
IX	SINGLE FAMILY	92.48	139	1.50
X	SINGLE FAMILY	14.83	15	1.01
TOTAL		419.96	950	2.26

PRO-RATED DEVELOPMENT SUMMARY				
PHASE	45'/50' LOTS	55'/65' LOTS	70'/80' LOTS	1 ACRE LOTS
I	0	159	105	0
II	0	60	0	0
III	0	53	0	0
IV	0	47	0	0
V	119	0	0	0
VI	0	0	128	0
VII	0	0	85	0
VIII	0	40	0	0
IX	139	0	0	0
X	0	0	0	15
TOTAL	258	359	318	15

LAND USE	AREA (ACRES)
CITY PARK	37.92
MILLER PARK	7.75
NEIGHBORHOOD PARK	4.73
OPEN SPACE	54.90
TOTAL OPEN SPACE AREA	105.30

NOTE: MINIMUM REQUIRED OPEN SPACE = 83.99 ACRES PER TABLE 3-10, SECTION 3.03.002 OF BOERNE SUBDIVISION ORDINANCE. FINAL OPEN SPACE LAYOUT AND ACREAGE WILL MEET THIS MINIMUM REQUIREMENT, BUT IS SUBJECT TO CHANGE.

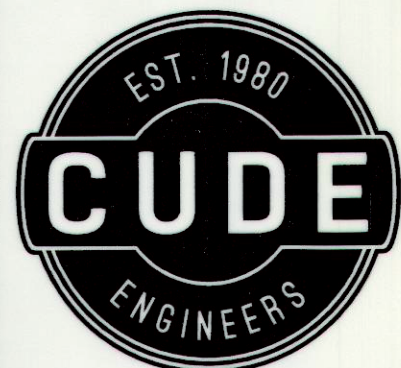
FUNCTIONAL CLASSIFICATION	STREET DESIGN TYPE	MINIMUM ROW
LOCAL (< 2,000 VPD)	NEIGHBORHOOD (> 65 FEET)	54 FEET
LOCAL (< 2,000 VPD)	NEIGHBORHOOD (< 65 FEET)	60 FEET
COLLECTOR (> 10,000 VPD)	PRIMARY	94 FEET
ARTERIAL (< 54,000 VPD)	MAJOR	108 FEET

LEGEND:

- PROJECT BOUNDARY
- BOERNE CITY LIMITS
- STREAM CORRIDOR
- PHASE LIMITS
- PROPOSED STREET PAVEMENT
- PROPOSED TRAIL
- 45'/50' SINGLE FAMILY RESIDENTIAL LOTS
- 55'/65' SINGLE FAMILY RESIDENTIAL LOTS
- 70'/80' SINGLE FAMILY RESIDENTIAL LOTS
- 1 ACRE SINGLE FAMILY RESIDENTIAL LOTS
- COMMERCIAL
- OPEN SPACE

THIS MASTER PLANNED COMMUNITY OF THE MILLER TRACT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 1ST DAY OF MAY, 2017
BY: *Christopher R. Dice* CHAIRMAN
BY: *David G. Carr* SECRETARY



CUDEENGINEERS.COM

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San Antonio, Texas 78231

P:(210) 681.2951 F: (210) 523.7112

MILLER TRACT
(ALSO KNOWN AS REGENT PARK)

MASTER PLANNED COMMUNITY

DATE

4/21/2017

PROJECT NO.

02133.080

DRAWN BY

MBS/SMR

CHECKED BY

BAS/JAM



SCALE: 1"=500'

CUDE ENGINEERS

TBPE No. 455

M1