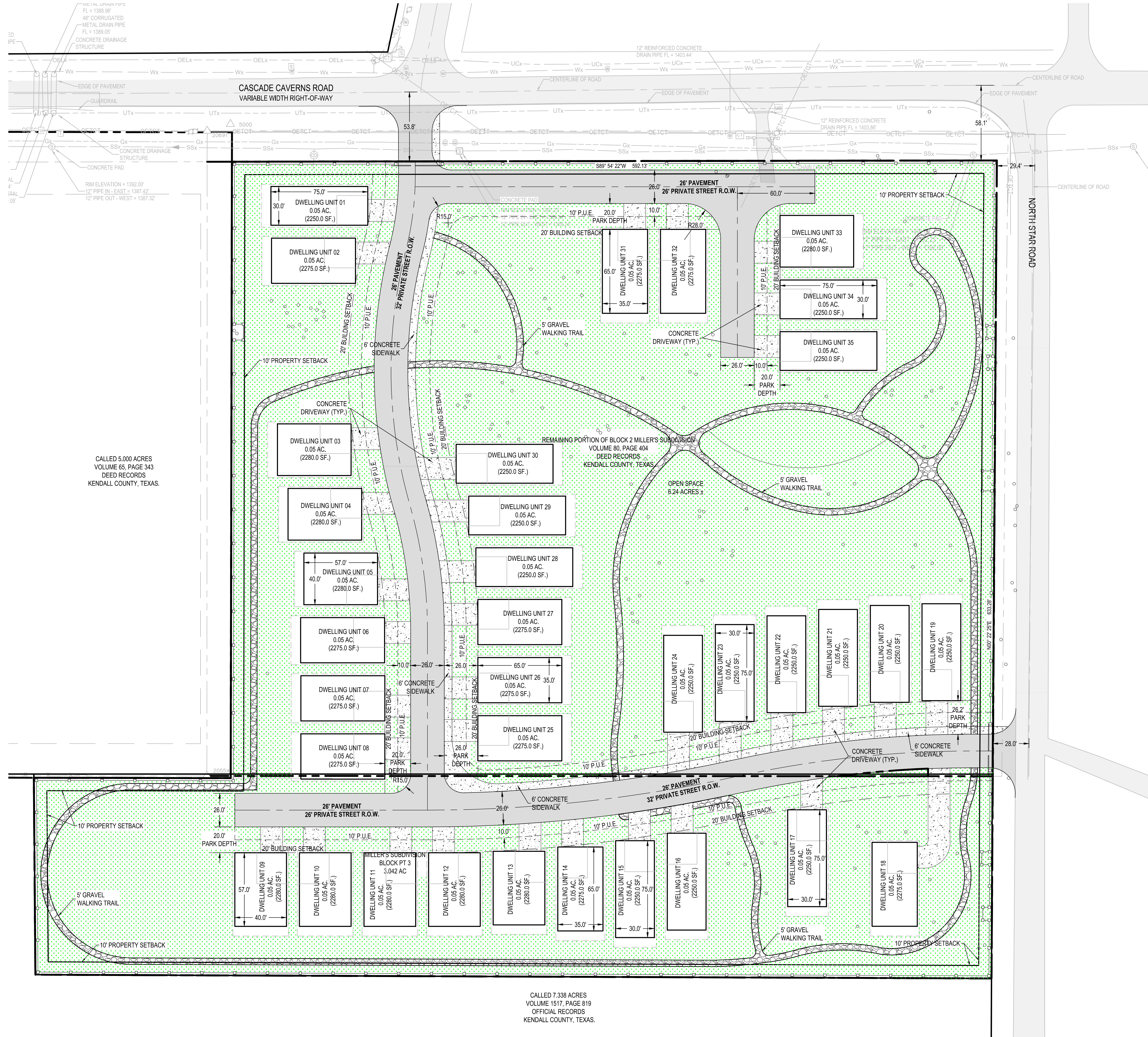




CALLED 5.000 ACRES  
VOLUME 65, PAGE 343  
DEED RECORDS  
KENDALL COUNTY, TEXAS.

CALLED 7.338 ACRES  
VOLUME 1517, PAGE 919  
OFFICIAL RECORDS  
KENDALL COUNTY, TEXAS.

PLANNED UNIT DEVELOPMENT (P.U.D.)

1" = 40'



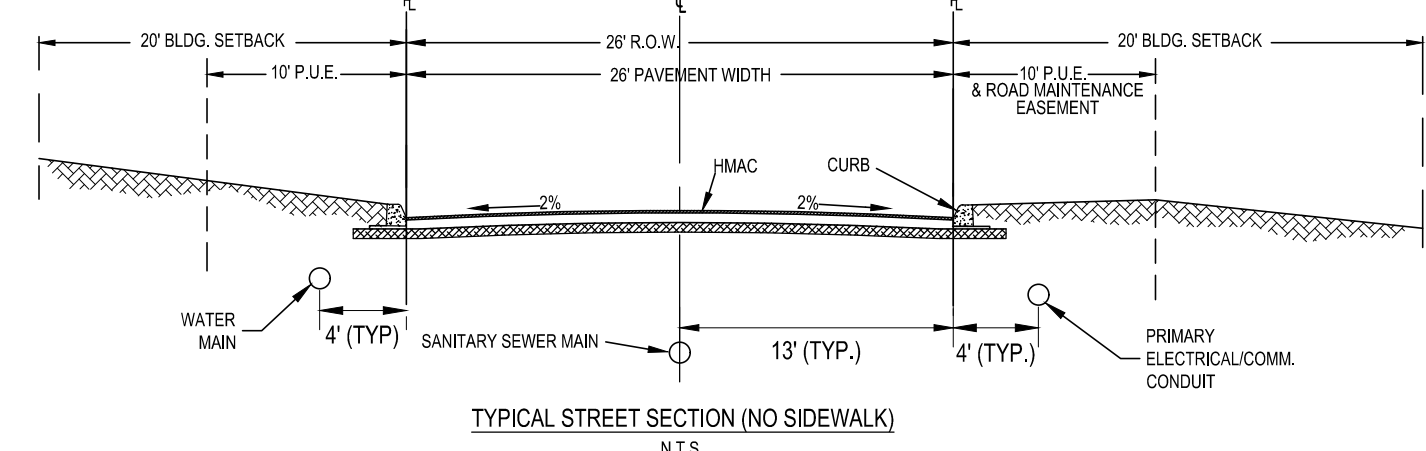
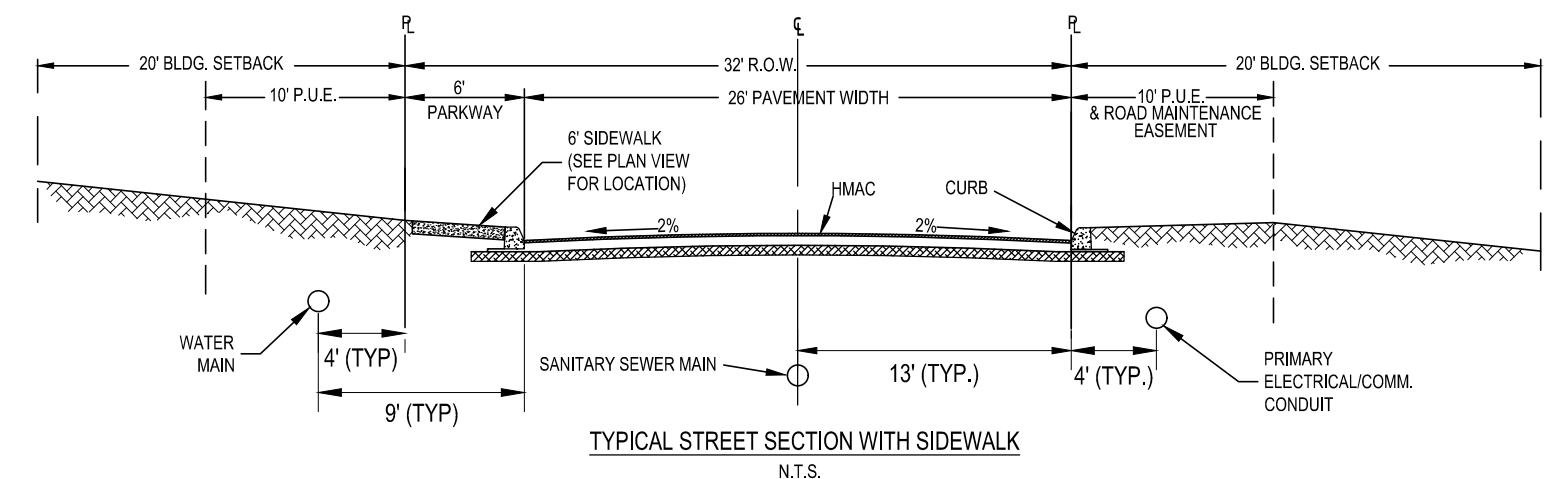
VICINITY MAP  
N.T.S.

LEGEND

- PROPERTY BOUNDARY
- EXISTING 1' CONTOURS
- EXISTING 5' CONTOURS
- CENTERLINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING WATER LINE
- EXISTING SEWER MAIN
- EXISTING GAS MAIN
- ZERO LOT LINE
- 8' WOODEN PRIVACY FENCE
- P.U.E. PUBLIC UTILITY EASEMENT
- EXISTING TREE

| LAND USE SUMMARY           |                     |                |
|----------------------------|---------------------|----------------|
| NUMBER OF DWELLING UNITS   | 35                  |                |
| TOTAL PROJECT AREA         | 9.1                 | 396,196.1 SQFT |
| DWELLING UNIT AREA         | 1.82 +/- of an Acre | 79,295 SQFT    |
| PUBLIC STREET R.O.W.       | N/A                 | N/A            |
| PRIVATE STREET R.O.W.      | 1.03 +/- of an Acre | 45,002 SQFT    |
| OPEN SPACE                 | 6.24 +/- of an Acre | 271,899.1 SQFT |
| PERCENT OPEN SPACE         | 68.6%               |                |
| UNIT DENSITY (UNIT/ACRE) 1 | 3.9                 |                |

- NOTES:
- DENSITY CALCULATION EXCLUDES PUBLIC STREET ROW AREA.
  - NO PARKING WILL BE ALLOWED ON THE 26 FT. WIDE PRIVATE STREET. "NO PARKING" SIGNAGE AND/OR FIRELANE MARKINGS WILL BE REQUIRED TO MEET FIRE CODE REQUIREMENTS.



ENGINEER / SURVEYOR:  
E: KEN KOLACNY  
S: KYLE PRESSLER  
MATKIN-HOOVER ENGINEERING & SURVEYING  
8 SPENCER ROAD SUITE 100  
BOERNE, TX 78006  
O: 830.249.0600

OWNER / DEVELOPER:  
TROPHY PROPERTIES  
MR. JAY PARKER  
10004 JOHNS ROAD  
BOERNE, TX 78006  
O: 830.386.3352

JOB NO. 3224.01  
DESIGNED BY: DM  
DRAWN BY: DCB  
CHECKED BY: JJV  
SHEET # 1061

PLANNED UNIT DEVELOPMENT (P.U.D.)

FOR  
MOONDANCER 6.665 AC TRACT + 3 AC TRACT

BOERNE, TEXAS

**MATKIN-HOOVER**  
ENGINEERING & SURVEYING

8 SPENCER ROAD SUITE 100  
BOERNE, TEXAS 78006  
CONTACT: MATKIN-HOOVER.COM  
TEXAS REGISTERED ENGINEERING FIRM E-004512 SURVEYING FIRM F-1052400

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and was prepared under the  
authorization of Josh J. Valenta,  
Registered Professional  
Engineer, State of Texas,  
Registration No. 114592.

REVISIONS: