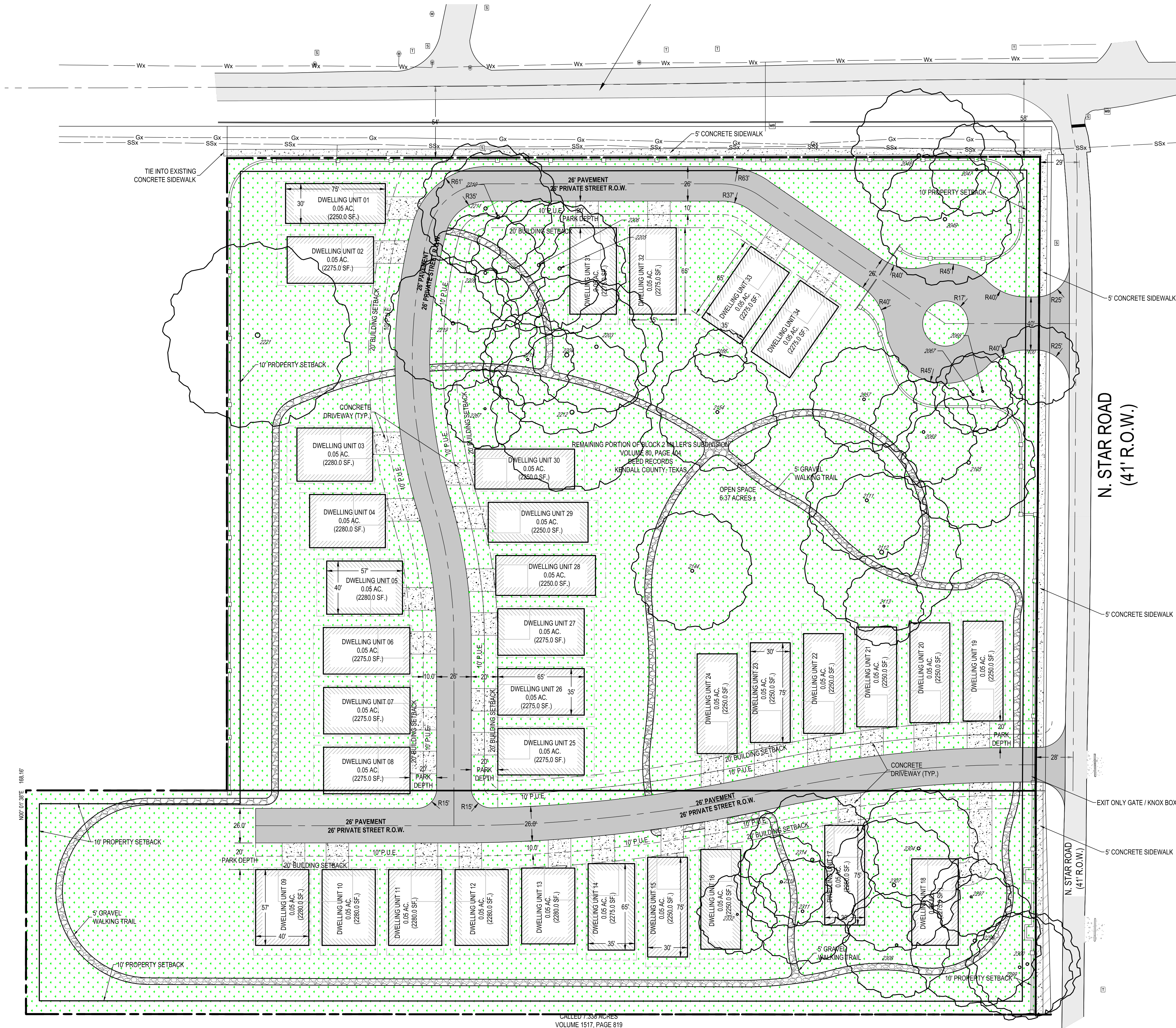
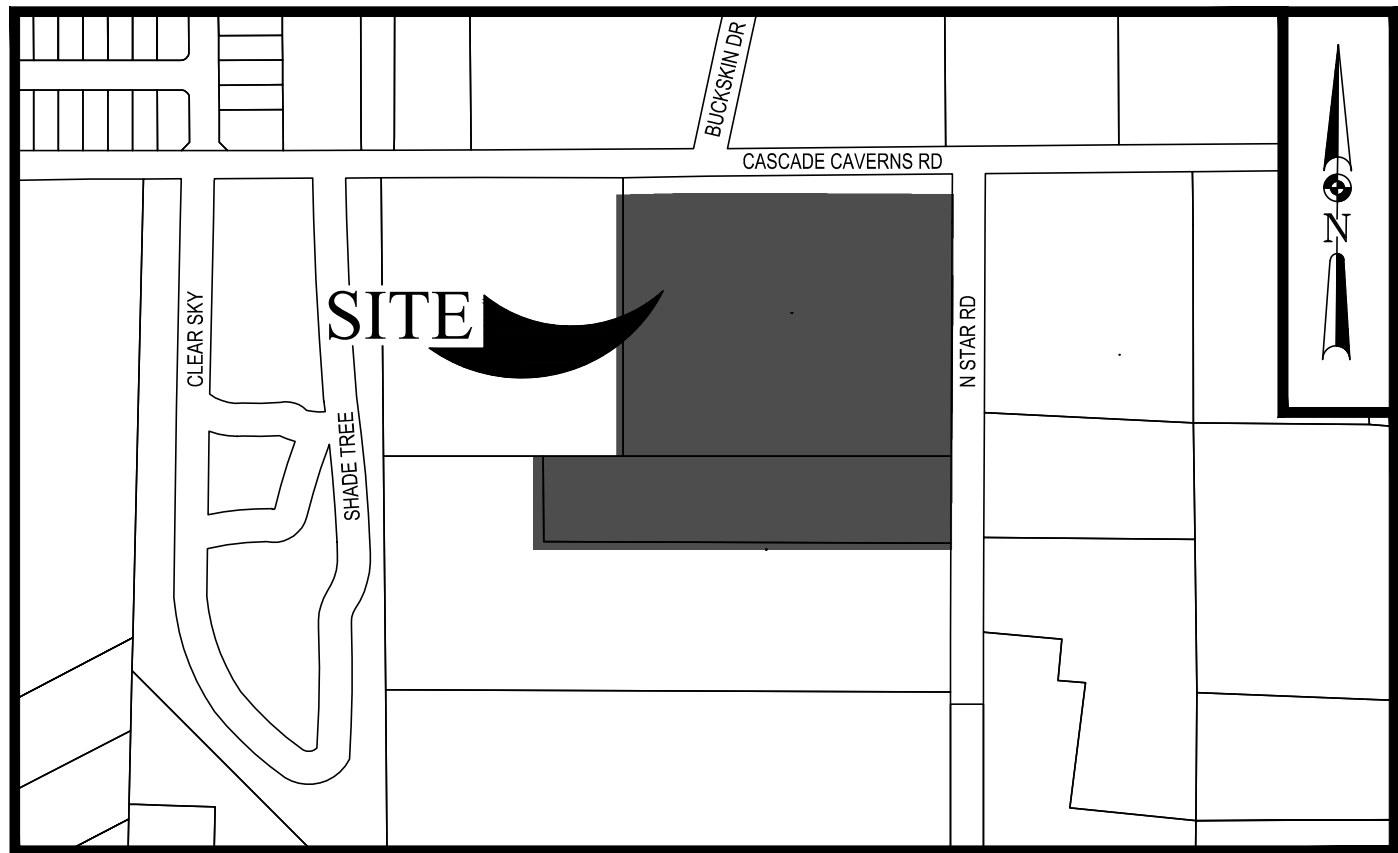




CALLED 7.336 ACRES
VOLUME 1517, PAGE 519
OFFICIAL RECORDS
KENDALL COUNTY, TEXAS.

PLANNED UNIT DEVELOPMENT (P.U.D.)

1" = 40'



VICINITY MAP

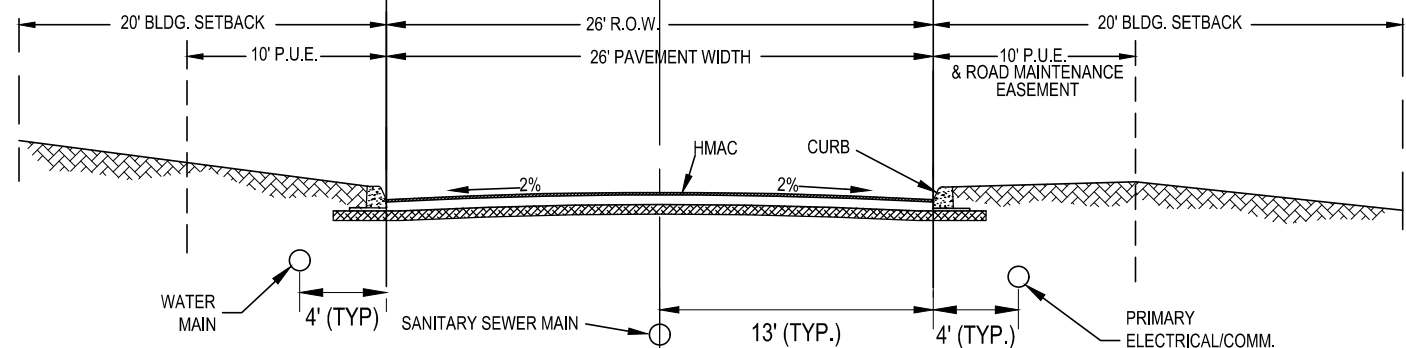
N.T.S.

LEGEND

---	PROPERTY BOUNDARY
---1411---	EXISTING 1' CONTOURS
---1410---	EXISTING 5' CONTOURS
---	CENTERLINE
---OHUx---	EXISTING OVERHEAD UTILITY LINE
---Wx---	EXISTING WATER LINE
---SSx---	EXISTING SEWER MAIN
---Gx---	EXISTING GAS MAIN
---	ZERO LOT LINE
---	PROPOSED PRIVACY FENCE
---	PUBLIC UTILITY EASEMENT
---	EXISTING TREE

LAND USE SUMMARY		
NUMBER OF DWELLING UNITS	34	
	ACRES	SQUARE FEET
TOTAL PROJECT AREA	9.60	418,004 SQFT
DWELLING UNIT AREA	1.77 +/- of an Acre	77,065 SQFT
PUBLIC STREET R.O.W.	N/A	N/A
PRIVATE STREET R.O.W.	1.05 +/- of an Acre	45,746 SQFT
CONCRETE DRIVEWAYS	0.41 +/- of an Acre	18,102 SQFT
OPEN SPACE	6.37 +/- of an Acre	277,091 SQFT
PERCENT OPEN SPACE	66.3%	
UNIT DENSITY (UNIT/ACRE) *	3.6	

- 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.
 - ANY DWELLINGS WITHIN THIS P.U.D. SHALL BE A MAXIMUM OF TWO STORIES.
 - DWELLING CLUSTERS FOR THIS P.U.D. WILL NOT MEET CITY OF BOERNE DWELLING CLUSTER REQUIREMENTS.



TYPICAL STREET SECTION (NO SIDEWALK)
N.T.S.

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

OWNER / DEVELOPER:
Source Texas LLC
24163 Boerne Stage Road
San Antonio, TX 78255
O: 210.319.4111
C: 801.540.4040

PLANNED UNIT DEVELOPMENT (P.U.D.) - OPTION 1

FOR
MOONDANCER 6.665 AC TRACT + 3 AC TRACT

BOERNE, TEXAS

JOB NO. 3224.01
DESIGNED BY: DM
DRAWN BY: GA
CHECKED BY: JJV
SHEET # 1 of 1

MATKIN-HOOVER
ENGINEERING
& SURVEYING

8 SPENCER ROAD SUITE 100
BOERNE, TEXAS 78006
O: 830.249.0600
C: 801.540.4040
CONTACT: MATKIN-HOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM E-004512 SURVEYING FIRM F-1052400

REVISIONS:

This document is released for
REVIEW PURPOSES ONLY,
NOT FOR CONSTRUCTION
and was prepared under the
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Engineer, State of Texas,
Registration No. 114592.

