

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

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BEING 419.95 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 CROST SURVEY NO. 170, ABSTRACT NO. 97, AND THE JOHN SMALL SURVEY NO. 183, ABSTRACT NO. 141, ALL LOCATED IN KENDALL COUNTY, TEXAS, BEING ALL OF A 2.85 ACRE TRACT OF LAND AS RECORDED IN VOLUME 665, PAGES 52-57, PART OF A 274.884 ACRE TRACT OF LAND AS RECORDED IN VOLUME 663, PAGES 62-67, PART OF A 274.884 ACRE TRACT OF LAND AS RECORDED IN VOLUME 765, PAGES 567-577, 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 10.000 ACRE TRACT OF LAND RECORDED IN VOLUME 1131, PAGE 262, ALL OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS.

PRO-RATED DEVELOPMENT SUMMARY					
PHASE	45°/50' LOTS	55°/65' LOTS	70°/80' LOTS	1 ACRE LOTS	TOTAL
I	0	159	105	0	264
II	0	60	0	0	60
III	0	53	0	0	53
IV	0	47	0	0	47
V	119	0	0	0	119
VI	0	0	128	0	128
VII	0	0	85	0	85
VIII	0	40	0	0	40
IX	139	0	0	0	139
X	0	0	0	15	15
TOTAL	258	359	318	15	950

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.

**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 \_\_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY



4122 Pond Hill Road, Suite 101

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/ IAM



SCALE: 1"=500'



A horizontal scale bar with alternating black and white segments. Below the bar are numerical markers at 0, 250, and 500.

**CUDE ENGINEERS**

TBPE No. 455

# M1

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