



- 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 ADJUTS 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.

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**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.

LAND USE AND DENSITY TABLE				
UNIT	LAND USE	GROSS Ac.	D'WELLINGS	DU/Ac.
I	SINGLE FAMILY & COMMERCIAL	124.37	282	2.27
II	SINGLE FAMILY	19.28	65	3.37
III	SINGLE FAMILY	18.21	57	3.13
IV	SINGLE FAMILY	14.93	47	3.15
V	SINGLE FAMILY	30.79	106	3.44
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	92.47	125	1.35
X	SINGLE FAMILY	14.83	15	1.01
TOTAL		419.96	950	2.26

DEVELOPMENT SUMMARY					
PHASE	45'/50' LOTS	55'/65' LOTS	70'/80' LOTS	1 ACRE LOTS	TOTAL
I	82	98	102	0	282
II	65	0	0	0	65
III	0	57	0	0	57
IV	0	47	0	0	47
V	106	0	0	0	106
VI	0	0	128	0	128
VII	0	0	85	0	85
VIII	0	40	0	0	40
IX	125	0	0	0	125
X	0	0	0	15	15
TOTAL	378	242	315	15	950

LAND USE	AREA (ACRES)
CITY PARK	37.92
MILLER PARK	7.75
NEIGHBORHOOD PARK	4.73
OPEN SPACE	89.63
TOTAL OPEN SPACE AREA	140.03

NOTE: MINIMUM REQUIRED OPEN SPACE = 83.20 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
- ELEV. EXISTING TOPOGRAPHY
- 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
- MULTI-FAMILY RESIDENTIAL
- 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 7th DAY OF April, 2014

BY: [Signature] CHAIRMAN  
BY: [Signature] SECRETARY

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**MILLER TRACT**

MASTER PLANNED COMMUNITY

DATE  
4/2/2014

PROJECT NO.  
02133.080

DRAWN BY  
MBS

CHECKED BY  
JMC

CUDE ENGINEERS  
TBPE No. 455

PLAT NO.  
N/A

SAWS JOB NO.  
N/A

**M1**

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