

### **DEVELOPER:**

CONTACT PERSON: DAVID MATLOCK 3522 PAESANOS PARKWAY SAN ANTONIO, TX 78232 TEL: (210) 562-3460

### **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.

TINU	LAND USE	GROSS Ac.	DWELLINGS	DU/Ac.
1	SINGLE FAMILY & COMMERCIAL	124.37	282	2.27
11	SINGLE FAMILY	19.28	65	3.37
III	SINGLE FAMILY	18.21	57	3.13
IV	SINGLE FAMILY	14.93	47	3.15
٧	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	
1	82	98	102	0	282	
11	65	0	0	0	65	
III	0	57	0	0	57	
IV	0	47	0	0	47	
٧	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.

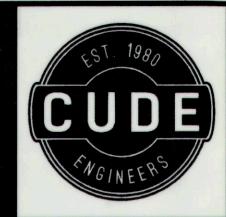
FUNCTIONAL CLASSIFICATION	STREET DESIGN TYPE	MINIMUM ROW	
LOCAL (< 2,000 VPD)	NEIGHBORHOOD (> 65 FEET)	54 FEET	
LOCAL (< 2,000 VPD)	NEIGHBORHOOD (< 65 FEET)	60 FEET	
COLLECTOR (>10,000 VPD)	PRIMARY	94 FEET	
ARTERIAL (< 54,000 VPD)	MAJOR	108 FEET	

# LEGEND:

PROJECT BOUNDARY
BOERNE CITY LIMITS
STREAM CORRIDOR
■ PHASE LIMITS
PROPOSED STREET PAVEMENT
PROPOSED TRAIL
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

AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.





# **CUDEENGINEERS.COM**

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# **MILLER TRACT**

DATE 4/2/2014

MASTER PLANNED COMMUNITY

PROJECT NO. 02133.080

DRAWN BY MBS

CHECKED BY **JMC** 



**CUDE ENGINEERS** TBPE No. 455

> PLAT NO. N/A

SAWS JOB NO. N/A

1 OF 1