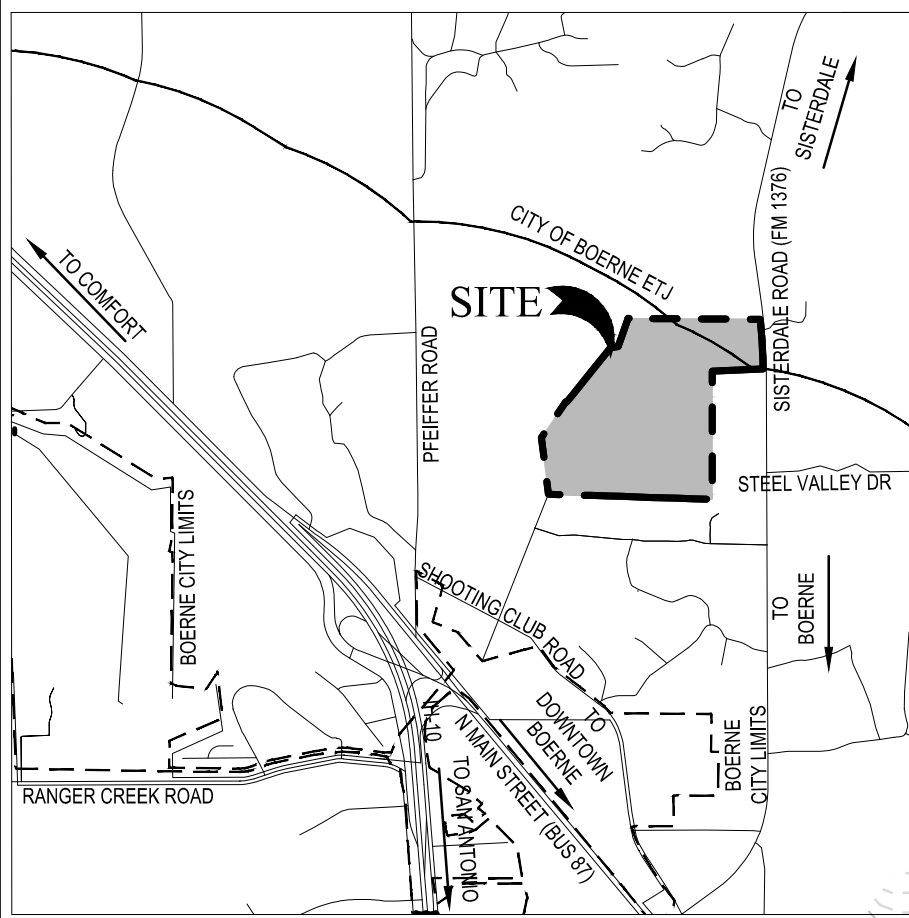




LEGAL DISCRIPTION
"BEING A 142.988 ACRE TRACT OF LAND OUT OF THE PEDRO HERRERA SURVEY NO. 202, ABSTRACT NO. 253, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A 175.513 ACRE TRACT OF LAND CALLED "FIRST TRACT", RECORDED IN VOLUME 118, PAGE 238, DEED RECORDS OF KENDALL COUNTY, TEXAS"

JEREMIAH JONES
VOLUME 1366 PAGE 635
K.C.O.R.

WALTER PARISH
VOLUME 1179 PAGE 982
K.C.O.R.

RYAN SCHWAB
K.C.O.R.

GREENSPACE
LOT 915

CHARLES MCCURLEY
VOLUME 1509 PAGE 69
K.C.O.R.

ALAN COWAN
VOLUME 1131 PAGE 454
K.C.O.R.

MICHAEL GAUNTT
VOLUME 1574 PAGE 702
K.C.O.R.

THOMAS LUPE
VOLUME 928 PAGE 765
K.C.O.R.

DEETS FINLEY
K.C.O.R.

WILLIAM FRANKLIN
VOLUME 986 PAGE 756
K.C.O.R.

JAMES ZEHNIKE
K.C.O.R.

ERVIN KING
K.C.O.R.

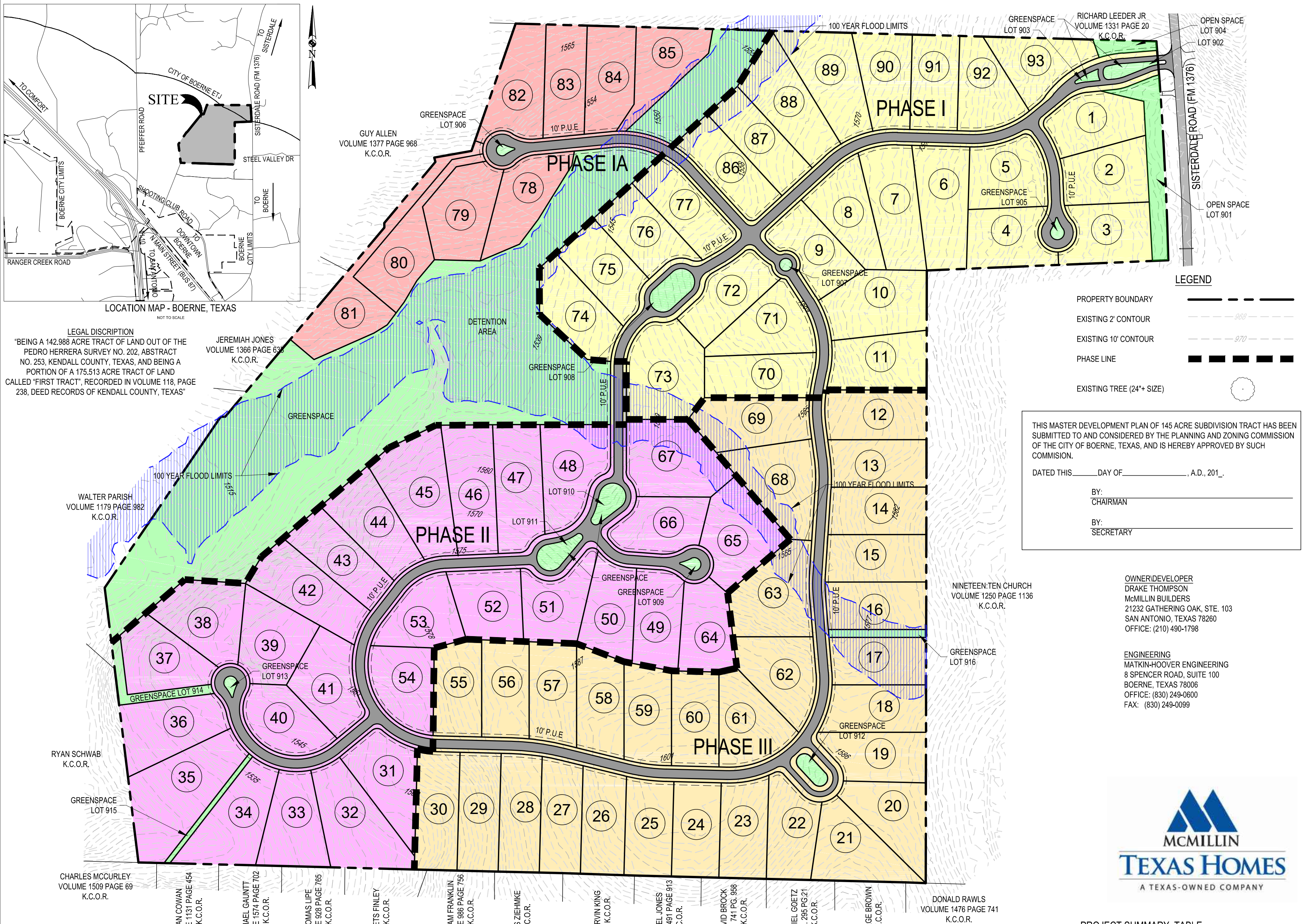
MICHAEL JONES
VOLUME 1491 PAGE 913
K.C.O.R.

DAVID BROCK
VOL. 741 PG. 968
K.C.O.R.

DANIEL GOETZ
VOL. 295 PG. 21
K.C.O.R.

GEORGE BROWN
K.C.O.R.

DONALD RAWLS
VOLUME 1476 PAGE 741
K.C.O.R.



- LEGEND
- PROPERTY BOUNDARY
 - EXISTING 2' CONTOUR
 - EXISTING 10' CONTOUR
 - PHASE LINE
 - EXISTING TREE (24'+ SIZE)

THIS MASTER DEVELOPMENT PLAN OF 145 ACRE SUBDIVISION TRACT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D., 201_.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

OWNER/DEVELOPER
DRAKE THOMPSON
McMILLIN BUILDERS
21232 GATHERING OAK, STE. 103
SAN ANTONIO, TEXAS 78260
OFFICE: (210) 490-1798

ENGINEERING
MATKIN-HOOVER ENGINEERING
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
OFFICE: (830) 249-0600
FAX: (830) 249-0099



	PHASE I	PHASE IA	PHASE II	PHASE III	TOTAL
LOTS:	26	8	28	31	93
GREEN SPACE:	1.47 AC (3.93%)	19.10 AC (64.85%)	0.64 AC (1.66%)	0.30 AC (0.81%)	21.51 AC (15.15%)
ROW ACREAGE:	4.76 AC	0.96 AC	3.94 AC	3.12 AC	12.78 AC
RESIDENTIAL ACREAGE:	31.15 AC	9.39 AC	33.97 AC	33.18 AC	107.69 AC
PRIVATE ACREAGE:	-	-	-	-	-
TOTAL ACREAGE:	37.38 AC	29.45 AC	38.55 AC	36.60 AC	141.98 AC
LINEAR FEET OF STREET:	4356 LF	729 LF	3375 LF	2722 LF	11184 LF
LOTS/ACRE:	0.834 LOTS	0.851 LOTS	0.824 LOTS	0.934 LOTS	0.863 LOTS
AVERAGE LOT SIZE:	1.198 AC	1.173 AC	1.213 AC	1.070 AC	1.157 AC

MATKIN-HOOVER
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CONTACT@MATKINHOOVER.COM

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BOERNE, TEXAS 78006
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TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

MASTER DEVELOPMENT PLAN
FOR
145 ACRE SUBDIVISION
BOERNE, TEXAS

JOB NO.	2810.00
DESIGNED BY:	CLM
DRAWN BY:	DJH
CHECKED BY:	JJV
SHEET #	OF