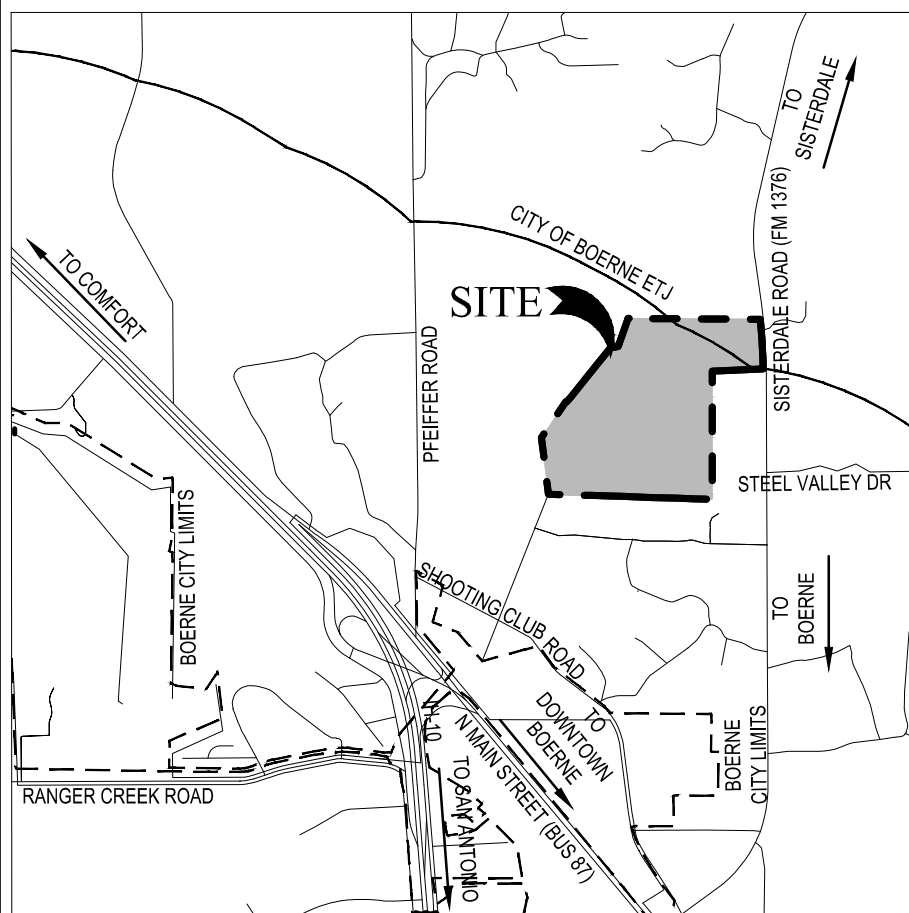




LEGAL DISCRIPTION
"BEING A 142.988 ACRE TRACT OF LAND OUT OF THE PEDRO HERRERA SURVEY NO. 202, ABSTRACT NO. 253, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A 175.513 ACRE TRACT OF LAND CALLED "FIRST TRACT", RECORDED IN VOLUME 118, PAGE 238, DEED RECORDS OF KENDALL COUNTY, TEXAS"

JEREMIAH JONES
VOLUME 1366 PAGE 633
K.C.O.R.

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

RYAN SCHWAB
K.C.O.R.

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

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

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

THOMAS LIPE
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.

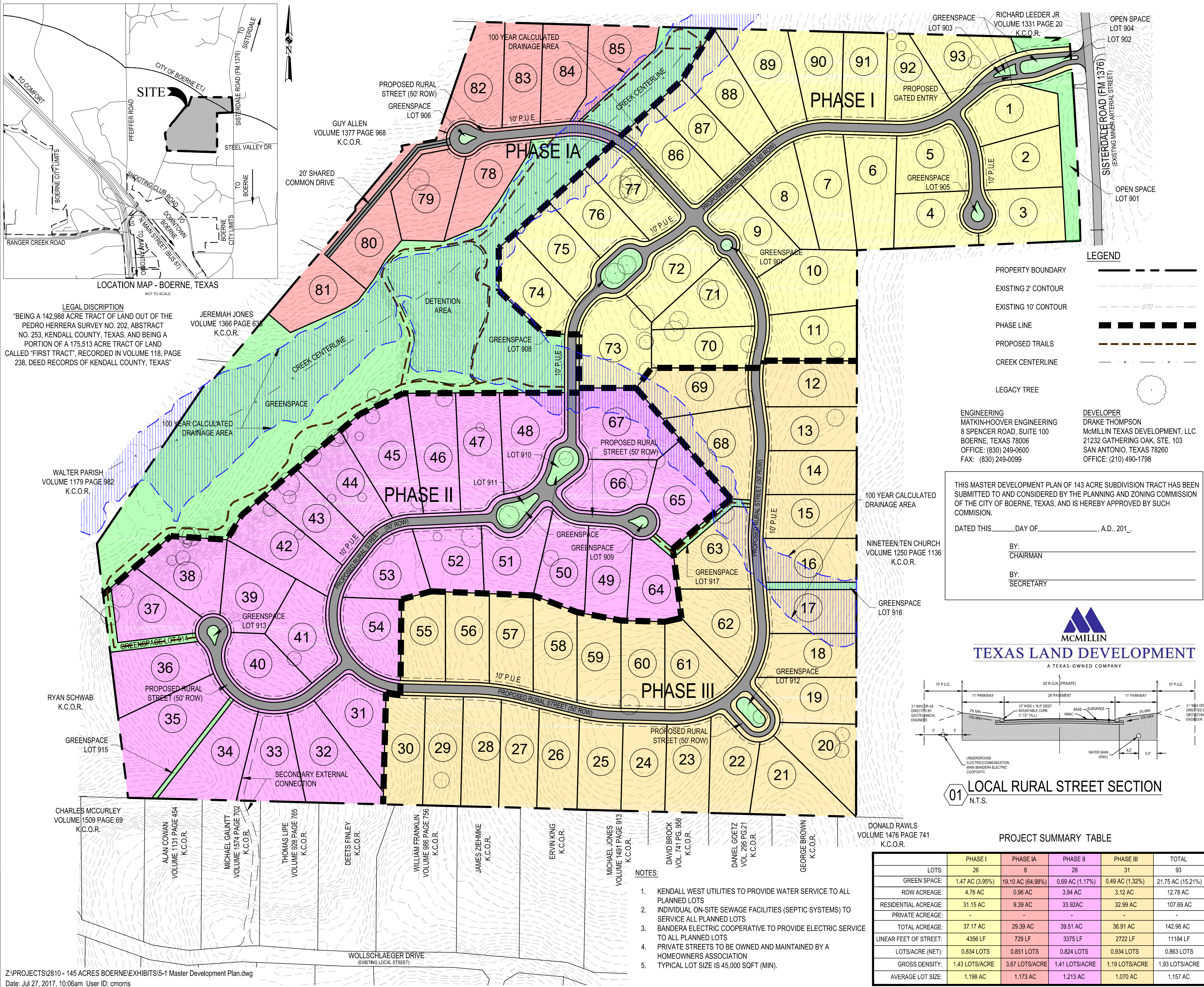
MICHAEL JONES
VOLUME 1491 PAGE 913
K.C.O.R.

DAVID BROCK
VOL. 741 PG. 988
K.C.O.R.

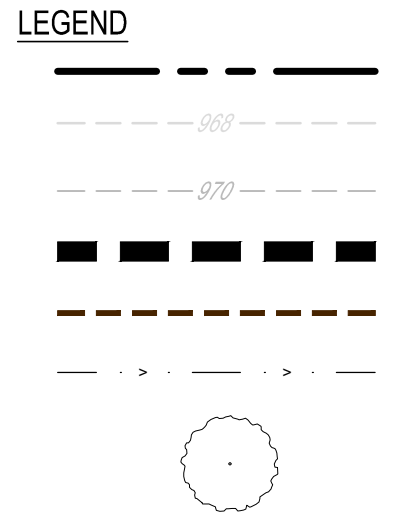
DANIEL GOETZ
VOL. 295 PG. 21
K.C.O.R.

GEORGE BROWN
K.C.O.R.

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



- NOTES:
- KENDALL WEST UTILITIES TO PROVIDE WATER SERVICE TO ALL PLANNED LOTS
 - INDIVIDUAL ON-SITE SEWAGE FACILITIES (SEPTIC SYSTEMS) TO SERVICE ALL PLANNED LOTS
 - BANDERA ELECTRIC COOPERATIVE TO PROVIDE ELECTRIC SERVICE TO ALL PLANNED LOTS
 - PRIVATE STREETS TO BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION
 - TYPICAL LOT SIZE IS 45,000 SQFT (MIN).



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MATKIN-HOOVER ENGINEERING
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BOERNE, TEXAS 78006
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DEVELOPER
DRAKE THOMPSON
McMILLIN TEXAS DEVELOPMENT, LLC
21232 GATHERING OAK, STE. 103
SAN ANTONIO, TEXAS 78260
OFFICE: (210) 490-1798

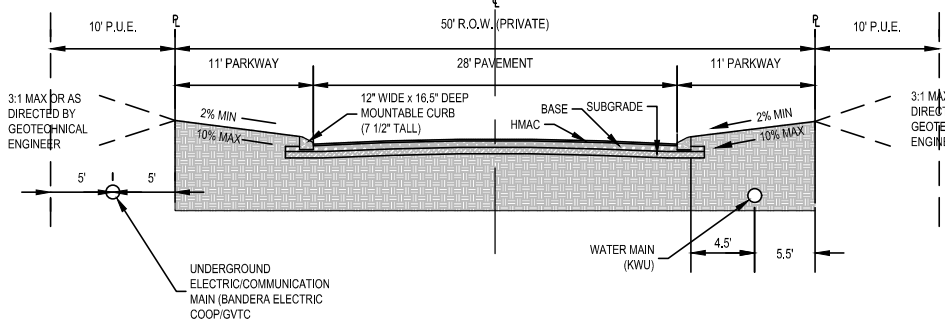
THIS MASTER DEVELOPMENT PLAN OF 143 ACRE SUBDIVISION TRACT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY:
CHAIRMAN

BY:
SECRETARY

MCMILLIN
TEXAS LAND DEVELOPMENT
A TEXAS-OWNED COMPANY



01 LOCAL RURAL STREET SECTION
N.T.S.

PROJECT SUMMARY TABLE

	PHASE I	PHASE IA	PHASE II	PHASE III	TOTAL
LOTS:	26	8	28	31	93
GREEN SPACE:	1.47 AC (3.95%)	19.10 AC (64.98%)	0.69 AC (1.17%)	0.49 AC (1.32%)	21.75 AC (15.21%)
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	33.92 AC	32.99 AC	107.69 AC
PRIVATE ACREAGE:	-	-	-	-	-
TOTAL ACREAGE:	37.17 AC	29.39 AC	39.51 AC	36.91 AC	142.98 AC
LINEAR FEET OF STREET:	4356 LF	729 LF	3375 LF	2722 LF	11184 LF
LOTS/ACRE (NET):	0.834 LOTS	0.851 LOTS	0.824 LOTS	0.934 LOTS	0.863 LOTS
GROSS DENSITY:	1.43 LOTS/ACRE	3.67 LOTS/ACRE	1.41 LOTS/ACRE	1.19 LOTS/ACRE	1.93 LOTS/ACRE
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@MATKIN-HOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

MASTER DEVELOPMENT PLAN

FOR
143 ACRE SUBDIVISION

BOERNE, TEXAS

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