

- LEGEND
- HORIZONTAL/VERTICAL CONTROL POINT
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  - PROPOSED HANDICAP STALL
  - PARKING LOT LANDSCAPING/SCREENING

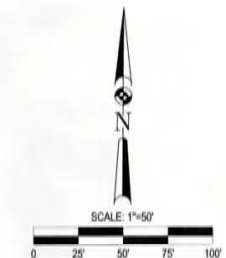
## A DEVELOPMENT PLAT ESTABLISHING THE PIZZA CAVE

A 1.046 ACRE TRACT OF LAND LOCATED IN THE M.J. LEAL SURVEY NO. 180, ABSTRACT NO. 298, BEING A PART OF ORIGINAL LOT NO. 44 IN THE CITY OF BOERNE, KENDALL COUNTY, TEXAS, ESTABLISHING LOT 1 BEING 0.989 OF ONE ACRE AND A 7.5' RIGHT-OF-WAY DEDICATION BEING 0.057 OF ONE ACRE, AND BEING ALL OF A CALLED 1.046 ACRE TRACT OF LAND CONVEYED TO EQUITY TRUST COMPANY CUSTODIAN FBO CLINTON LEE ORMS IRA OF RECORD IN VOLUME 1523, PAGE 785 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.

BUILDING AREA	0.07 ACRES
ACCESS/PARKING	0.39 ACRES
TOTAL IMPERVIOUS SURFACE	0.46 ACRES
MINIMUM OPEN SPACE (5%) REQUIRED	0.02 ACRES
OPEN SPACE PROVIDED	0.62 ACRES

NOTE:  
REQUIRED OPEN SPACE PER BOERNE SUBDIVISION REGULATIONS, COMMERCIAL DISTRICTS, CENTERS AND MIXED USE DISTRICTS REQUIRE 5% OF ALL BUILDING FOOTPRINTS AND AREAS OF IMPERVIOUS SURFACE DEDICATED TO VEHICLE ACCESS AND PARKING.

POINT NUMBER	SITE CONTROL (GRID)			DESCRIPTION
	NORTHING	EASTING	ELEVATION	
CP1	13840141.63	2051896.25	1450.09	SET IRON ROD WITH BLUE CAP
CP10	13840201.39	2052174.26	1450.51	SET IRON ROD WITH BLUE CAP
CP11	13839976.19	2051973.98	1451.21	SET IRON ROD WITH BLUE CAP
BM100	13840244.83	2052141.80	1451.48	SCRIBED "X" IN HEADWALL
BM101	13840213.14	2051822.89	1452.13	SCRIBED "X" IN HEADWALL



NOTE:  
1. ALL SIGNATURE BLOCKS ARE ON SHEET 1 OF 2

### OWNER:

EQUITY TRUST COMPANY  
CUSTODIAN FBO  
CLINTON LEE ORMS IRA  
215 W. BANDERA RD #114  
BOERNE, TX 78006

**MATKINHOOVER**  
ENGINEERING & SURVEYING

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