MODECO, LLC

ENGINEERING & CONSTRUCTION SOLUTIONS

12790 FM 1560 N #216
HELOTES, TEXAS 78023
PHONE: 210-688-0000

TBPE, FIRM REGISTRATION # 14593

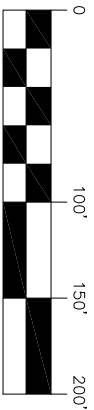## LEGEND

— · — · —   PROPERTY BOUNDARY LINE

OLD SAN ANTONIO ROAD
ROW DEDICATION

PHASE 1 - EL CHAPARRAL
RESTAURANT DEVELOPMENT

PHASE 2 - FUTURE
DEVELOPMENT
(LANDUSE UNKNOWN)

SCALE: 1" = 100'

0   100'   150'   200'

LEGAL DESCRIPTION

BEING 6.103 ACRES OF LAND OUT OF THE JOHN SMALL SURVEY NO. 183
ABSTRACT NO. 411, KENDALL COUNTY, TEXAS AND ALSO BEING THAT CERTAIN
6.099 ACRE TRACT OF LAND DESCRIBED IN VOLUME 943, PAGE 400 OF THE
OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS; SAID 6.103 ACRE
TRACT BEING MORE PARTICULARLY DESCRIBED IN THE FIELD NOTES AND
SURVEY AS SURVEYED UNDER THE SUPERVISION OF INTREPID SURVEYING &
ENGINEERING CORPORATION IN SEPTEMBER, 2017.

LOT 1 - PROPOSED 22' ROW DEDICATION
(+/- 0.17 ACRES)

PROPOSED 25' LANDSCAPE AREA

EL CHAPARRAL
RESTAURANT
PHASE 1
LOT 1
(+/- 3.45 ACRES)

POND 2

POND 1

FUTURE
DEVELOPMENT
PHASE 2
LOT 2
+/- 2.25 ACRES

OLD SAN ANTONIO ROAD

MENGER CREEK

STREAM CENTERLINE

APPROXIMATE LIMITS OF 100 YR
FEMA FLOODPLAIN

APPROXIMATE LIMITS OF
FEMA FLOODWAY

LOT 2 - PROPOSED 22' ROW DEDICATION
(+/- 0.23 ACRES)

PROPOSED 25' LANDSCAPE AREA

EL CHAPARRAL RESTAURANT - BOERNE

36 OLD SAN ANTONIO, BOERNE, TEXAS 78006
VARIANCE REQUEST SITE PLAN EXHIBIT

JOB NO.	17-021
DATE	JANUARY, 2018
DESIGNER	JML
CHECKED	JML
DRAWN	JML

SHEET:

EX 1