DEVELOPER:
HUBE LANDQUEST CASCADE CAVERNS, L.L.C.
CONTACT PERSON: JEFF BROWN
470 S. MAIN, SUITE 4
BOERNE, TX 78006
TEL: (830) 816-5383

CIVIL ENGINEER:
MATKIN HOOVER ENGINEERING & SURVEYING
CONTACT PERSON: KEN B. KOLACNY, P.E.
8 SPENCER RD. STE 100
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LAND USE AND DENSITY TABLE				
UNIT	LAND USE	GROSS Ac.	DWELLINGS	D.U./Ac.
1	INFRASTRUCTURE	3.07	---	---
2	SINGLE FAMILY	17.04	38	2.21
3	SINGLE FAMILY	11.30	37	3.27
4	SINGLE FAMILY	8.03	36	4.21
5	SINGLE FAMILY	12.87	36	2.80
6	SINGLE FAMILY	6.19	29	4.68
6A	SINGLE FAMILY	3.47	14	4.03
7	SINGLE FAMILY	8.04	36	4.45
8	INFRASTRUCTURE	3.09	---	---
9	SINGLE FAMILY	8.77	40	4.56
10	SINGLE FAMILY	10.49	44	4.19
11	SINGLE FAMILY	20.39	86	4.22
TOTAL		114.72	397	3.46

DEVELOPMENT SUMMARY				
PHASE	45' LOTS	50' LOTS	60' LOTS	TOTAL
1	0	0	0	0
2	0	0	38	38
3	0	37	0	37
4	0	36	0	36
5	0	0	36	36
6	26	2	0	28
6A	0	0	14	14
7	36	0	0	36
8	0	0	0	0
9	40	0	0	40
10	44	0	0	44
11	0	86	0	86
TOTAL	151	174	72	397

FUNCTIONAL CLASSIFICATION	STREET DESIGN TYPE	MINIMUM ROW
LOCAL (< 2,000 VPD)	NEIGHBORHOOD (< 10 FEET)	60 FEET
ARTERIAL (< 54,000 VPD)	MAJOR	100 FEET

LAND USE	AREA (ACRES)
PARK SPACE	3.17
OPEN SPACE	17.53
PRIMITIVE RURAL OR STREAM CORRIDOR TRAIL ONLY	0.29
PARK IMPROVEMENT CREDITS	2.5
TOTAL OPEN SPACE AREA	23.49

*MINIMUM OPEN SPACE (AS DEFINED BY TABLE 3-10) IS 20% OF GROSS AREA = 23.4 Ac.

LEGAL DESCRIPTION:

114.72 ACRES OF LAND, BEING PART OF A 1,000 ACRE TRACT OF LAND SITUATED IN THE J.A. ANDERSON SURVEY NO. 171, ABSTRACT NO. 3, KENDALL COUNTY, TEXAS, BEING ALL OF LOT 2 DESCRIBED BY PLAT OF RANCH LAND SUBDIVISION AS RECORDED IN VOLUME 4, PAGE 33 OF THE PLAT RECORDS OF KENDALL COUNTY, TEXAS, ALL OF A CALLED 24.49 ACRE TRACT OF LAND DESIGNATED AS TRACT 2 AS RECORDED IN VOLUME 1155, PAGE 696, ALL OF A CALLED 19.652 ACRE TRACT OF LAND AS RECORDED IN VOLUME 595, PAGE 15, BEING 6.005 ACRES OF LAND OUT OF A 20.898 ACRE TRACT (20.000 ACRE TRACT RECORDED IN VOLUME 672, PAGE 674 AND RE-FILED IN VOLUME 675, PAGE 257), ALL OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS, BEING A REMAINING PORTION OF A CALLED 84.22 ACRE TRACT OF LAND AS RECORDED IN VOLUME 75, PAGE 18 AND A REMAINING PORTION OF A CALLED 90.42 ACRE TRACT OF LAND AS RECORDED IN VOLUME 71, PAGE 388 BOTH OF THE DEED RECORDS OF KENDALL COUNTY, TEXAS, BEING A PORTION OF A CALLED 10.11 ACRE TRACT OF LAND DESIGNATED AS FIRST TRACT AND A PORTION OF A CALLED 5.488 ACRE TRACT OF LAND DESIGNATED AS SECOND TRACT, BOTH RECORDED IN VOLUME 90, PAGE 416 OF THE DEED RECORDS OF KENDALL COUNTY, TEXAS, AND BEING A 0.57 ACRE TRACT OF LAND LOCATED IN THE J.R. ANDERSON SURVEY NO. 171, ABSTRACT NO. 3, AND BEING A PORTION OF A CALLED 7.00 ACRE TRACT AS CONVEYED TO LANDQUEST ACQUISITIONS, LLC, OF RECORD IN VOLUME 1388 PAGE 68 OF THE OFFICIAL PUBLIC RECORDS OF KENDALL COUNTY, TEXAS.

NOTES:

1. PROPERTY IS ZONED "R-1" PER THE CITY OF BOERNE.
2. BOUNDARY INFORMATION, JURISDICTION LIMITS AND OUTSIDE THE SCOPE OF THIS MAP.
3. PHASES MAY NOT BE DEVELOPED IN SEQUENTIAL ORDER AND FINAL LIMITS ARE SUBJECT TO CHANGE.
4. RESIDENTIAL LOT AREAS AND SETBACKS MEET REQUIREMENTS OUTLINED IN TABLE 5-1 OF THE BOERNE ZONING ORDINANCE.
5. LOCAL NEIGHBORHOOD AND MAJOR ARTERIAL ROADWAYS WILL MEET STREET CROSS SECTIONS OUTLINED IN TABLE 3-1 OF THE BOERNE SUBDIVISION ORDINANCE.
6. A 6' MASONRY FENCE WILL BE PROVIDED ALONG THE MAJOR ARTERIAL ROADWAY SEGMENTS.
7. STREAM CORRIDOR TRAILS WILL BE PROVIDED IN STREAM SETBACK ZONE 2 AREAS.
8. MINIMUM OPEN SPACE REQUIREMENTS OUTLINED IN TABLE 3-10, SECTION 3.2.1(D) OF THE BOERNE SUBDIVISION ORDINANCE WILL BE MET AT THE TIME OF PLATTING OF THE FINAL PHASE OF THE SUBDIVISION. OPEN SPACE CONFIGURATION IS SUBJECT TO CHANGE.
9. PARKLAND TRAIL DEVELOPMENT CREDITS APPLIED TOWARDS FINAL OPEN SPACE CALCULATIONS WILL MEET THE REQUIREMENTS OUTLINED IN SECTION 3.2.1(D)(8) OF THE BOERNE SUBDIVISION ORDINANCE.
10. DETENTION BASIN WILL BE PROVIDED IN ACCORDANCE WITH SEC. 5.2.1(D)(3) OF THE BOERNE SUBDIVISION ORDINANCE.
11. ALL NECESSARY EASEMENTS WILL BE PROVIDED AS OUTLINED IN SEC. 3.4 OF THE BOERNE SUBDIVISION ORDINANCE.
12. DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL FIRE CODE, LATEST EDITION THEREOF.
13. COLORED LOT SUBDIVISIONS ARE FOR GRAPHICAL PURPOSES ONLY AND ARE NOT TO SCALE AND ARE NOT INTENDED TO REPRESENT ACTUAL LOT COUNTS. REFERENCE "DEVELOPMENT SUMMARY" TABLE FOR ANTICIPATED LOT COUNTS BY UNIT AND LOT SIZE.

LEGEND:

- PROJECT BOUNDARY
- BOERNE CITY LIMITS
- STREAM CORRIDOR
- PHASE LIMITS
- PROPOSED STREET PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED TRAIL
- PROPOSED STREET CENTERLINE
- 0.0 EX. — EXISTING TOPOGRAPHY
- 45' SINGLE FAMILY RESIDENTIAL LOT
- 50' SINGLE FAMILY RESIDENTIAL LOT
- 60' SINGLE FAMILY RESIDENTIAL LOT

THIS MASTER PLANNED COMMUNITY AMENDMENT OF THE SOUTHGLEN SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF BOERNE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF ____, ____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

Z:\PROJECTS\2777 - SOUTHGLEN, CASCADE CAVERNS RD\02 - 8 ACRE PH11 EXPANSION ANNEX & MDP\EXHIBITS\MASTER PLANNED COMMUNITY AMENDMENT.dwg
Date: Dec 21, 2017, 10:34am User ID: sloch

N

SCALE: 1"=200'
0 100' 200' 300' 400'

DATE: 12/20/2017
REVISIONS:

MATKIN HOOVER ENGINEERING & SURVEYING

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OFFICE: (830) 249-0600
CONTACT@MATKINHOOVER.COM

3900 WEST ROAD SUITE 100
GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244

TEXAS REGISTERED ENGINEERING FIRM F-10024600
TEXAS REGISTERED SURVEYING FIRM F-10024400

MASTER PLANNED COMMUNITY AMENDMENT FOR SOUTHGLEN SUBDIVISION

KENDALL COUNTY, TEXAS

JOB NO.	2777.02
DESIGNED BY:	KBK
DRAWN BY:	SGL

SHEET 1 OF 1