

**DEVELOPER:**  
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**CIVIL ENGINEER:**  
MATKIN-HOOVER ENGINEERING & SURVEYING  
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LAND USE AND DENSITY TABLE				
UNIT	LAND USE	GROSS Ac.	DWELLINGS	DU/Ac.
1	INFRASTRUCTURE	3.97	----	----
2	SINGLE FAMILY	17.72	36	2.03
3	SINGLE FAMILY	10.60	37	3.49
4	SINGLE FAMILY	9.03	40	4.43
5	SINGLE FAMILY	12.87	36	2.80
6	SINGLE FAMILY	9.28	45	4.85
7	SINGLE FAMILY	8.56	38	4.44
8	INFRASTRUCTURE	2.86	----	----
9	SINGLE FAMILY	9.41	40	4.25
10	SINGLE FAMILY	10.23	45	4.40
11	SINGLE FAMILY	22.55	86	3.81
TOTAL		117.08	403	3.44

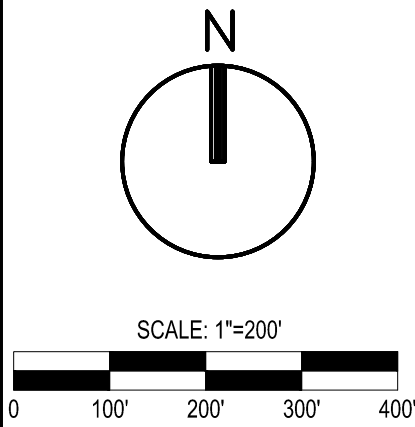
DEVELOPMENT SUMMARY				
PHASE	45' LOTS	50' LOTS	60' LOTS	TOTAL
1	0	0	0	0
2	0	0	36	36
3	0	37	0	37
4	0	40	0	40
5	0	0	36	36
6	45	0	0	45
7	24	14	0	38
8	0	0	0	0
9	40	0	0	40
10	45	0	0	45
11	0	86	0	86
TOTAL	154	177	72	403

FUNCTIONAL CLASSIFICATION	STREET DESIGN TYPE	MINIMUM ROW
LOCAL (< 2,000 VPD)	NEIGHBORHOOD (< 65 FEET)	60 FEET
ARTERIAL (< 54,000 VPD)	MAJOR	108 FEET

LAND USE	AREA (ACRES)
PARK SPACE	3.17
OPEN SPACE	17.53
PRIMITIVE RURAL OR STREAM CORRIDOR TRAIL CREDIT	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:**  
109.011 ACRES OF LAND SITUATED IN THE J.R. AROCHA SURVEY NO. 171, ABSTRACT NO. 2, 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 21.496 ACRE TRACT OF LAND DESIGNATED AS TRACT 2 AS RECORDED IN VOLUME 1133, PAGE 839, ALL OF A CALLED 18.822 ACRE TRACT OF LAND AS RECORDED IN VOLUME 696, PAGE 15, BEING 8.000 ACRES OF LAND OUT OF A 20.000 ACRE TRACT (20.000 ACRE TRACT RECORDED IN VOLUME 872, PAGE 914 AND RE-FILED IN VOLUME 879, PAGE 957), ALL OF THE OFFICIAL RECORDS OF KENDALL COUNTY, TEXAS, BEING A REMAINING PORTION OF A CALLED 64.22 ACRE TRACT OF LAND AS RECORDED IN VOLUME 72, PAGE 16 AND A REMAINING PORTION OF A CALLED 58.8 ACRE TRACT OF LAND AS RECORDED IN VOLUME 71, PAGE 100 BOTH OF THE DEED RECORDS OF KENDALL COUNTY, TEXAS, BEING A PORTION OF A CALLED 12.117 ACRE TRACT OF LAND DESIGNATED AS FIRST TRACT AND A PORTION OF A CALLED 4.598 ACRE TRACT OF LAND DESIGNATED AS SECOND TRACT, BOTH RECORDED IN VOLUME 90, PAGE 419 OF THE DEED RECORDS OF KENDALL COUNTY, TEXAS.



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TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-10024000

MASTER PLANNED  
COMMUNITY AMENDMENT  
FOR  
SOUTHGLEN SUBDIVISION  
KENDALL COUNTY, TEXAS

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

- NOTES:**
- PROPERTY IS PARTIALLY INSIDE THE LIMITS OF THE CITY OF BOERNE.
  - BOERNE EXTRA-TERRITORIAL JURISDICTION LIMITS ARE OUTSIDE THE VIEW OF THIS MAP.
  - PHASES MAY NOT BE DEVELOPED IN SEQUENTIAL ORDER AND FINAL LIMITS ARE SUBJECT TO CHANGE.
  - RESIDENTIAL LOT AREAS AND SETBACKS MEET REQUIREMENTS OUTLINED IN TABLE 5-2 OF THE BOERNE ZONING ORDINANCE.
  - LOCAL NEIGHBORHOOD AND MAJOR ARTERIAL ROADWAYS WILL MEET STREET CROSS SECTIONS OUTLINED IN TABLE 3-4 OF THE BOERNE SUBDIVISION ORDINANCE.
  - A 6" MASONRY FENCE WILL BE PROVIDED ALONG THE MAJOR ARTERIAL ROADWAY SEGMENTS.
  - STREAM CORRIDOR TRAILS WILL BE PROVIDED IN STREAM SETBACK ZONE 2 AREAS.
  - MINIMUM OPEN SPACE REQUIREMENTS OUTLINED IN TABLE 3-10, SECTION 3.03.002 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.
  - PARK AND TRAIL DEVELOPMENT CREDITS APPLIED TOWARDS FINAL OPEN SPACE CALCULATIONS WILL MEET THE REQUIREMENTS OUTLINED IN SECTION 3.03.006 OF THE BOERNE SUBDIVISION ORDINANCE.
  - STORMWATER DETENTION WILL BE PROVIDED IN ACCORDANCE WITH SEC. 6.01.003(A) OF THE BOERNE SUBDIVISION ORDINANCE.
  - ALL NECESSARY EASEMENTS WILL BE PROVIDED AS OUTLINED IN SEC. 3.04.005 OF THE BOERNE SUBDIVISION ORDINANCE.
  - DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL FIRE CODE, LATEST EDITION, THEREOF.
  - COLOR LOT SIZE SYMBOLS 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
	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