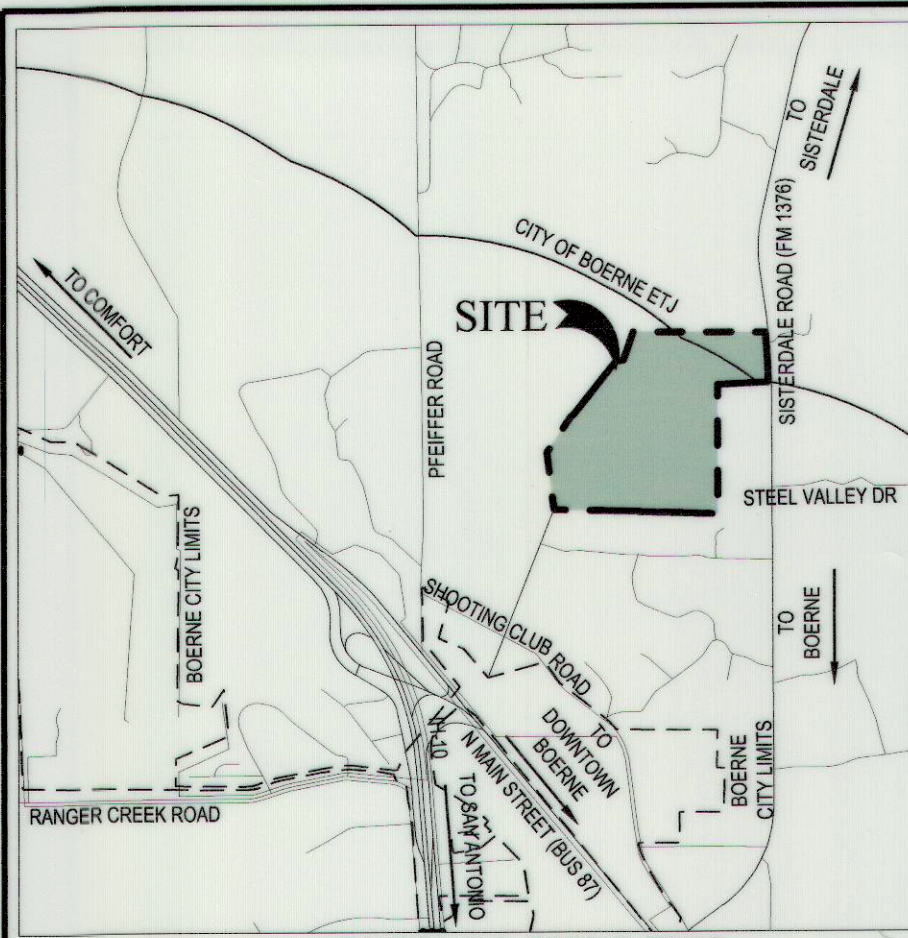




LOCATION MAP - BOERNE, TEXAS

LEGAL DESCRIPTION
"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 638
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 102
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 ZIEHME
K.C.O.R.

ERVIN KING
K.C.O.R.

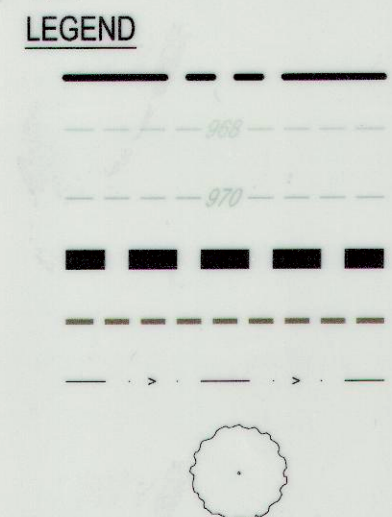
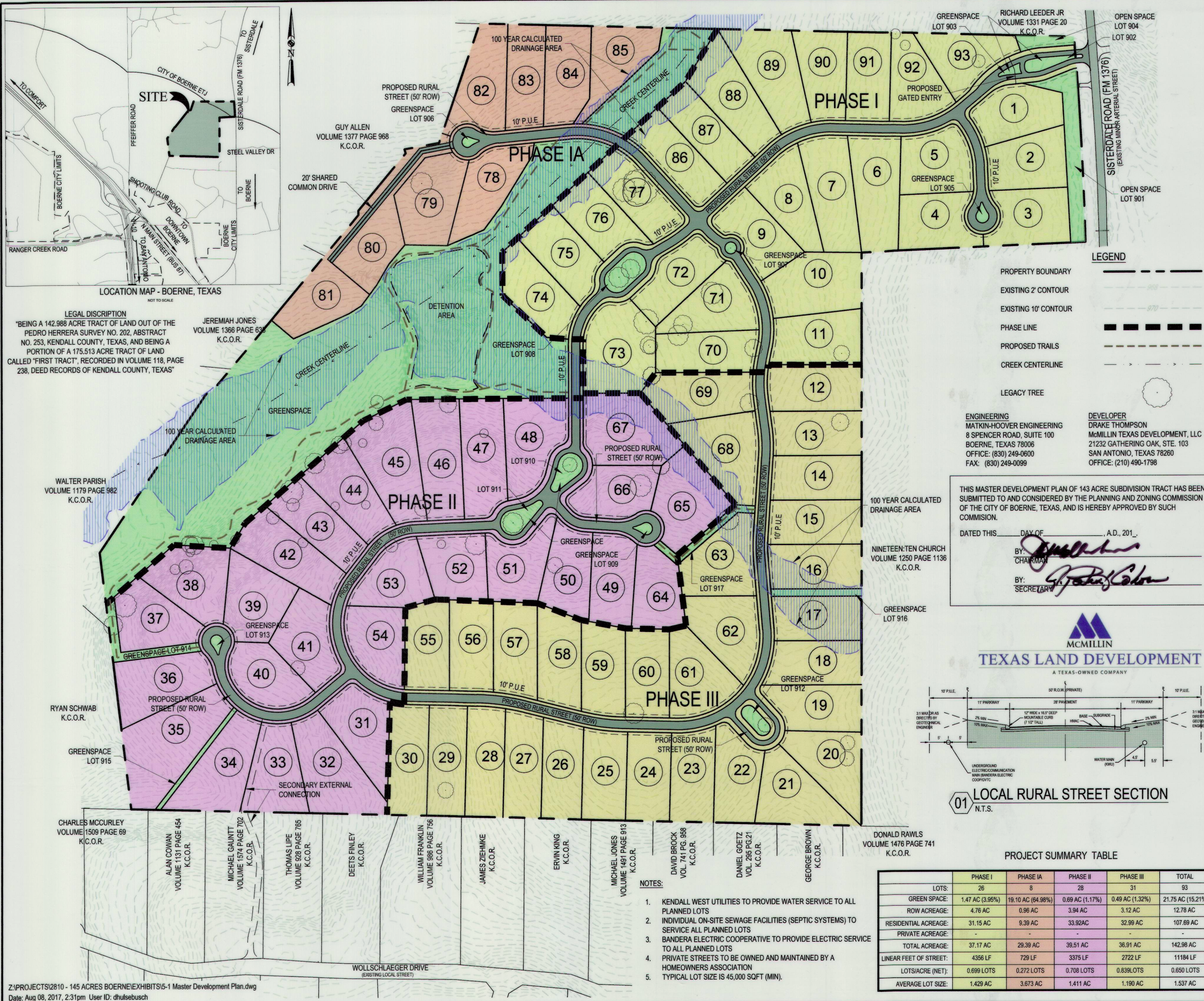
MICHAEL JONES
VOLUME 1491 PAGE 913
K.C.O.R.

DAVID BROCK
VOL. 741 PG. 958
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.



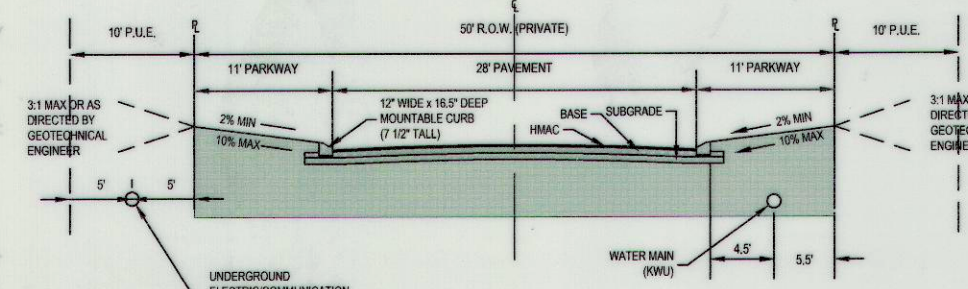
ENGINEERING
MATKIN-HOOVER ENGINEERING
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
OFFICE: (830) 249-0600
FAX: (830) 249-0099

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

TEXAS LAND DEVELOPMENT
A TEXAS-OWNED COMPANY

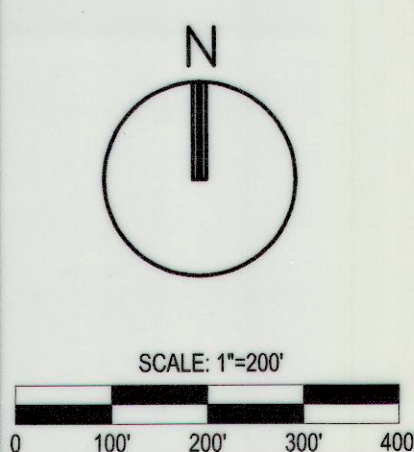


01 LOCAL RURAL STREET SECTION
N.T.S.

PROJECT SUMMARY TABLE

	PHASE I	PHASE II	PHASE III	TOTAL
LOTS:	26	8	28	31
GREEN SPACE:	1.47 AC (3.95%)	19.10 AC (64.98%)	0.69 AC (1.17%)	0.49 AC (1.32%)
ROW ACREAGE:	4.76 AC	0.96 AC	3.94 AC	3.12 AC
RESIDENTIAL ACREAGE:	31.15 AC	9.39 AC	33.92 AC	32.99 AC
PRIVATE ACREAGE:	-	-	-	-
TOTAL ACREAGE:	37.17 AC	29.39 AC	39.51 AC	142.98 AC
LINEAR FEET OF STREET:	4356 LF	729 LF	3375 LF	2722 LF
LOTS/ACRE (NET):	0.699 LOTS	0.272 LOTS	0.708 LOTS	0.650 LOTS
AVERAGE LOT SIZE:	1.429 AC	3.673 AC	1.411 AC	1.537 AC

- 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).



MATKIN-HOOVER
ENGINEERING & SURVEYING
3303 SHELL ROAD SUITE 100
BOERNE, TEXAS 78006
OFFICE: (830) 249-0600
CONTACT@MATKIN-HOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM F-004512 SURVEYING FIRM F-1002-0000

MASTER DEVELOPMENT PLAN
FOR
143 ACRE SUBDIVISION
BOERNE, TEXAS

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