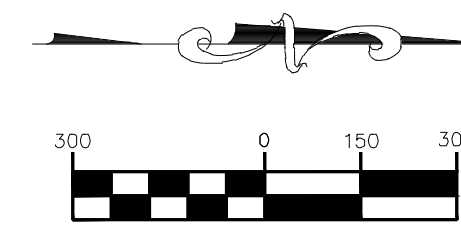BOERNE

CITY LIMIT

SITE

LOCATION MAP
N.T.S.

SCALE: 1" = 300'

300 0 150 300

LEGEND

- 80' SINGLE FAMILY RESIDENTIAL LOT
- 65' SINGLE FAMILY RESIDENTIAL LOT
- 55' SINGLE FAMILY RESIDENTIAL LOT
- PARK TRAIL/OPEN SPACE/UTILITY EASEMENT
- COMMERCIAL LOT
- CIBOLO CREEK
- APPROVED PRIVATE STREET/PUBLIC ROW
- PROPOSED PRIVATE STREET/PUBLIC ROW

LAND USE DENSITY TABLE

UNIT	LAND USE	GROSS Ac.	DWELLINGS	OPEN SPACE/PARK AREA	DU/Ac.
UNIT-1A (1)	SINGLE FAMILY	54.62	114	8.91	2.09
UNIT-1B (2)	SINGLE FAMILY	7.33	25	0.08	3.41
UNIT-2	SINGLE FAMILY	54.04	175	6.25	3.26
UNIT-3A (3)	SINGLE FAMILY	16.97	45	2.69	2.65
UNIT-3B	SINGLE FAMILY	12.34	43	1.38	3.48
UNIT-4A (4)	SINGLE FAMILY	16.41	56	0.86	3.41
UNIT-4B (5)	SINGLE FAMILY	12.34	43	0.70	3.48
UNIT-4C	PARK	3.34	---	3.34	---
UNIT-5	SINGLE FAMILY	22.91	69	3.07	3.01
UNIT-6	SINGLE FAMILY	27.41	92	2.62	3.58
UNIT-7	SINGLE FAMILY	41.31	120	6.59	2.90
UNIT-8	SINGLE FAMILY	37.87	91	5.51	2.48
TOTAL		306.89	873	42.00	2.89

COMMERCIAL 3.261 AC.

COMMERCIAL 5.382 AC.

STATE HWY NO. 46 (ROW 125)

50.0'

48.3'

AMMANN RD (ROW 60')

UNIT-1A
UNIT-1B
UNIT- 4A
UNIT 4C PARK/ AMENITY
UNIT- 4B
UNIT- 3A
UNIT- 3B
UNIT - 5
UNIT - 7
UNIT - 8
UNIT - 6
UNIT- 2

TRAILS OF HERFF RANCH, UNIT 2 VOLUME 5 PAGES 350-353 PLAT RECORDS

SANDY SHOAL (60' ROW)
SANDY SHOAL (60' ROW)
25.0'

TRAILS OF HERFF RANCH, UNIT 6 VOLUME 6 PAGES 343-346 PLAT RECORDS

TRAILS OF HERFF RANCH, UNIT 7 VOLUME 6 PAGES 394-395 PLAT RECORDS

LOT 39, BLOCK 1 TRAILS OF HERFF RANCH, UNIT 1 VOLUME 5 PAGES 333-336 PLAT RECORDS

RATTLESNAKE BLUFF (60' ROW)
25.0'

BROWN HAWK (60' ROW)
25.0'

HERFF RANCH BLVD (70' ROW)

TRAILS OF HERFF RANCH, UNIT 4 LOT 1, BLOCK 8 VOLUME 5 PAGES 89-91 PLAT RECORDS

OPEN SPACE/ UTIL. ESM'T.
203 LF
60' PRIVATE LOCAL A
60' PRIVATE LOCAL A
60' PRIVATE LOCAL A
70' COLLECTOR (HERFF RANCH)

56" PRIVATE LOCAL A (CIMARRON CREEK)
56' PRIVATE LOCAL A (CIMARRON CREEK)
54' PRIVAL LOCAL A (CIMARRON CREEK)
56' PRIVATE LOCAL (TURTLE CREEK)
500 LF
56' PRIVATE LOCAL A (ONION CREEK)
95 LF

56" PRIVATE LOCAL A (DRY CREEK)
87 LF

56 PRIVATE LOCAL A (COLETO CREEK)
247 LF

94' ARTERIAL (COPPER CREEK)

56' PRIVATE LOCAL A (COLDWATER CREEK)
497 LF

54' PRIVATE LOCAL A (BOULDER CREEK)

80' PRIVATE LOCAL B (CINNAMON CREEK)

60' PRIVATE EMERGENCY/ UTILITY ACCESS

881 LF
56' PRIVATE LOCAL A (CAPANO CREEK)

60' PRIVATE LOCAL B (CINNAMON CREEK)

60' PRIVATE LOCAL A (BOULDER CREEK)
211 LF

150 LF

60' PRIVATE LOCAL A
60' PRIVATE LOCAL A
60' PRIVATE LOCAL A
176 LF
94' ARTERIAL (COPPER CREEK)
60' PRIVATE LOCAL A

60' PRIVATE LOCAL A
60' PRIVATE LOCAL A
206 LF
60' PRIVATE LOCAL A
172 LF
60' PRIVATE LOCAL A
60' PRIVATE LOCAL A
60' PRIVATE LOCAL A
60' PRIVATE LOCAL A
205 LF

100-YEAR FLOODPLAIN

THE FRIENDS OF THE CIBOLO WILDERNESS 27 ACRE TRACT VOLUME 902 PAGES 473-477 OFFICIAL RECORDS

CIBOLO CREEK

CREEK CENTERLINE

CHESTER PFEIFFER AND WIFE EVA MAE PFEIFFER 419.190 ACRE TRACT VOLUME 95 PAGES 743-746 DEED RECORDS

25.0'

LOT B WOODLAND RANCH ESTATES VOLUME 2 PAGES 123-125 PLAT RECORDS

PLAT REVISION OF WOODLAND RANCH ESTATES VOLUME 3 PAGES 67 PLAT RECORDS

60' PRIVATE EMERGENCY/ UTILITY ACCESS

LOT A-1 PLAT REVISION OF WOODLAND RANCH ESTATES VOLUME 3 PAGES 67 PLAT RECORDS

GARY J. GALBREATH AND WIFE BRENDA GALBREATH 13.685 ACRE TRACT VOLUME 347 PAGES 85-88 OFFICIAL RECORDS

LOT 3A AMENDING PLAT OF WOODLAND RANCH ESTATES VOLUME 6 PAGES 3 PLAT RECORDS

DAVID POESKE AND WIFE KARYN K. POESKE 7.8 ACRE TRACT VOLUME 1218 PAGES 581-585 OFFICIAL RECORDS

25.0'

CHAIRMAN OF PLANNING AND ZONING COMMISSION

SECRETARY OF PLANNING AND ZONING COMMISSION

RANCHES AT CREEKSIDE
MASTER COMMUNITY PLAN