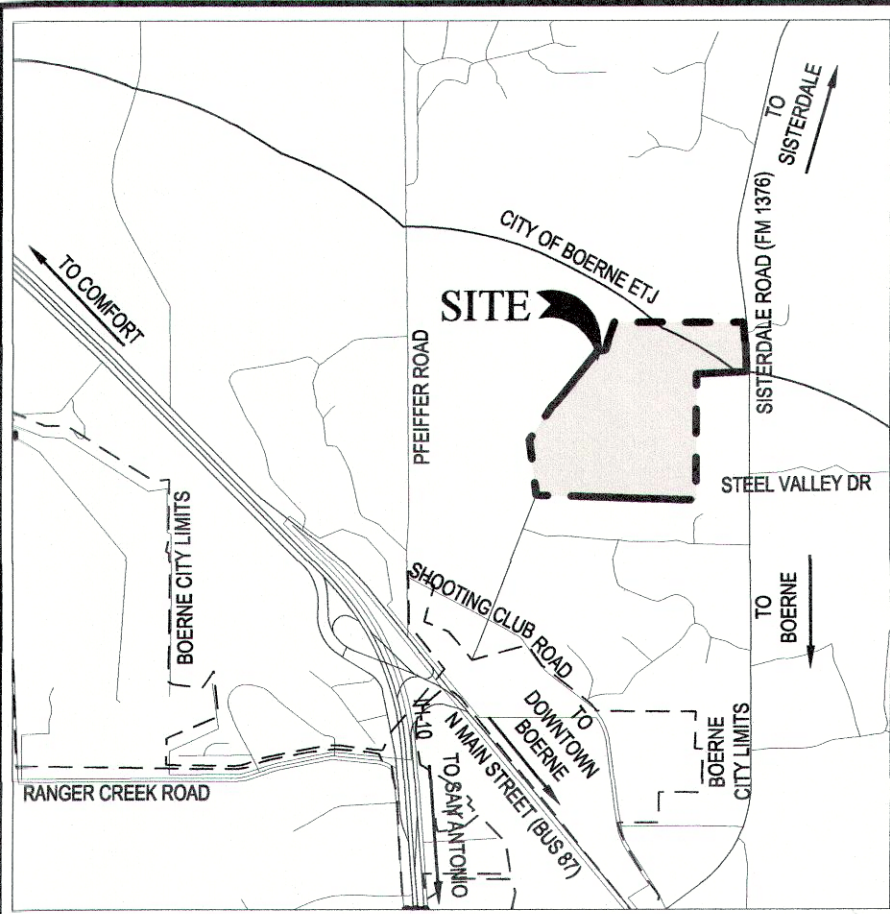




LEGAL DESCRIPTION
"BEING A 142.988 ACRE TRACT OF LAND OUT OF THE PEDRO HERRERA SURVEY NO. 202, ABSTRACT NO. 253, KENDALL COUNTY, TEXAS, AND BEING A PORTION OF A 175.513 ACRE TRACT OF LAND CALLED "FIRST TRACT", RECORDED IN VOLUME 118, PAGE 238, DEED RECORDS OF KENDALL COUNTY, TEXAS"

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.

GREENSPACE
LOT 915

CHARLES MCCURLEY
VOLUME 1509 PAGE 69
K.C.O.R.

ALAN COWAN
VOLUME 1131 PAGE 454
K.C.O.R.

MICHAEL GAUNITT
VOLUME 1574 PAGE 702
K.C.O.R.

THOMAS LIPE
VOLUME 928 PAGE 785
K.C.O.R.

DEETS FINLEY
K.C.O.R.

WILLIAM FRANKLIN
VOLUME 986 PAGE 756
K.C.O.R.

JAMES ZIEHNKE
K.C.O.R.

ERVIN
K.C.O.R.

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

DAVID B. BUCK
VOL. 741 G. 958
K.C.O.R.

DANIEL JETZ
VOL. 285 G. 321
K.C.O.R.

GEORGE TOWN
K.C.O.R.

DONALD RAWLS
VOLUME 1476 PAGE 741
K.C.O.R.

PROPOSED RURAL
STREET (50' ROW)
GREENSPACE
LOT 906

20' SHARED
COMMON DRIVE

DETENTION
AREA

PHASE III

PHASE II

PHASE I

RICHARD LEEDER JR
VOLUME 1331 PAGE 20
K.C.O.R.

LEGEND

PROPERTY BOUNDARY
EXISTING 2' CONTOUR
EXISTING 10' CONTOUR
PHASE LINE
GREEN SPACE
CREEK CENTERLINE
LEGACY TREE

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.

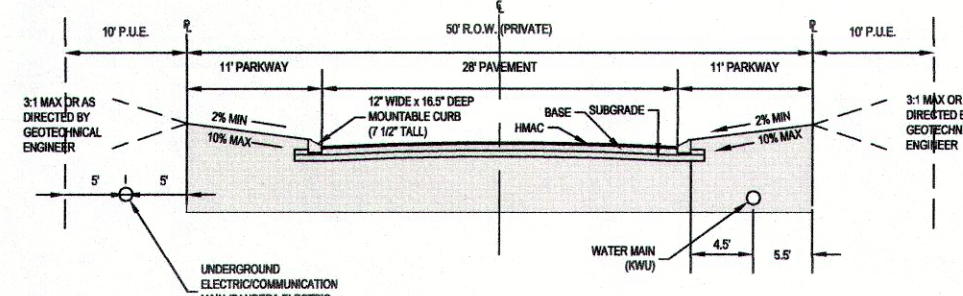
DATED THIS _____ DAY OF _____, A.D., 201__

BY:
CHAIRMAN

BY:
SECRETARY

SECONDARY EXTERNAL
CONNECTION

MCMILLIN
TEXAS LAND DEVELOPMENT
A TEXAS-OWNED COMPANY



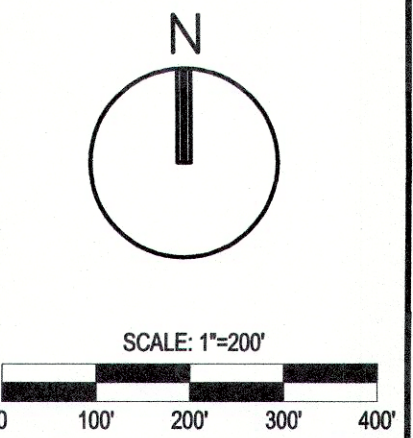
01 LOCAL RURAL STREET SECTION
N.T.S.

PROJECT SUMMARY TABLE

	PHASE I	PHASE II	PHASE III	TOTAL
RESIDENTIAL LOTS:	41	29	25	95
GREEN SPACE:	9.29 AC (14.4%)	0.0 AC	9.80 AC (22.9%)	18.89 AC (13.3%)
ROW ACREAGE:	5.79 AC	3.27 AC	2.58 AC	11.64 AC
RESIDENTIAL ACREAGE:	49.33 AC	32.24 AC	29.81 AC	111.38 AC
TOTAL ACREAGE:	64.41 AC	35.51 AC	41.99 AC	141.91 AC
LINEAR FEET OF STREET:	4075 LF	2299 LF	2132 LF	8506 LF
LOTS/ACRE (NET):	0.837 LOTS	0.817 LOTS	0.60 LOTS	0.67 LOTS
AVERAGE LOT SIZE:	1.20 AC	1.11 AC	1.19 AC	1.17 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).



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MAR 10 2020
BY: [Signature]

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-10024000

MASTER DEVELOPMENT PLAN

FOR
143 ACRE SUBDIVISION
BOERNE, TEXAS

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