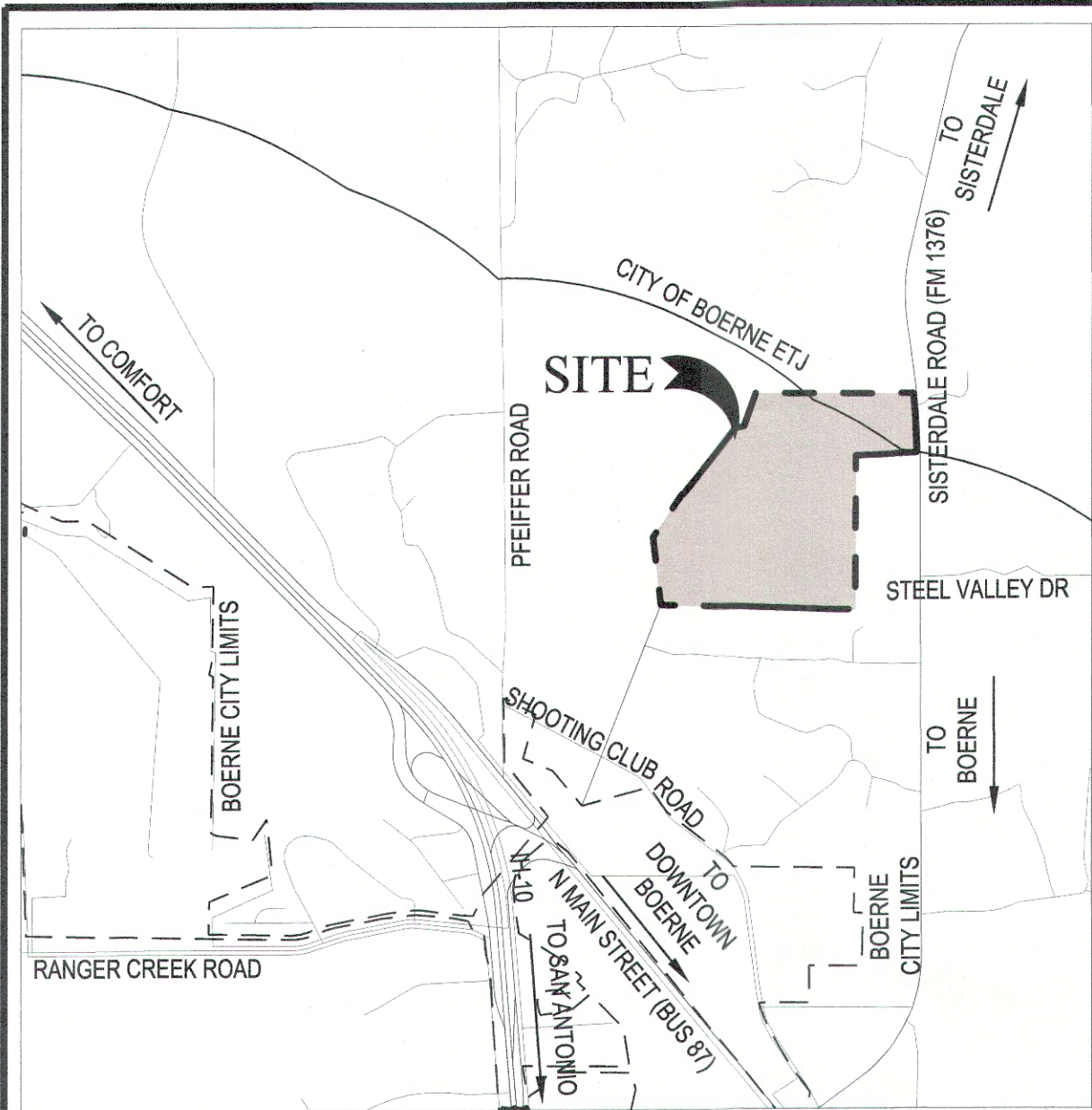




LOCATION MAP - BOERNE, TEXAS
NOT TO SCALE

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 630
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 1674 PAGE 10
K.C.O.R.

THOMAS LIPE
VOLUME 928 PAGE 76
K.C.O.R.

DEETS FINLEY
K.C.O.R.

WILLIAM FRANKLIN
VOLUME 986 PAGE 76
K.C.O.R.

JAMES ZEHMKE
K.C.O.R.

ERVING KING
K.C.O.R.

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

DAVID BROCK
VOL. 744 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.

PHASE III

PHASE II

PHASE I

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

SISTERDALE ROAD (FM 1376)
(EXISTING MINOR ARTERIAL STREET)

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.

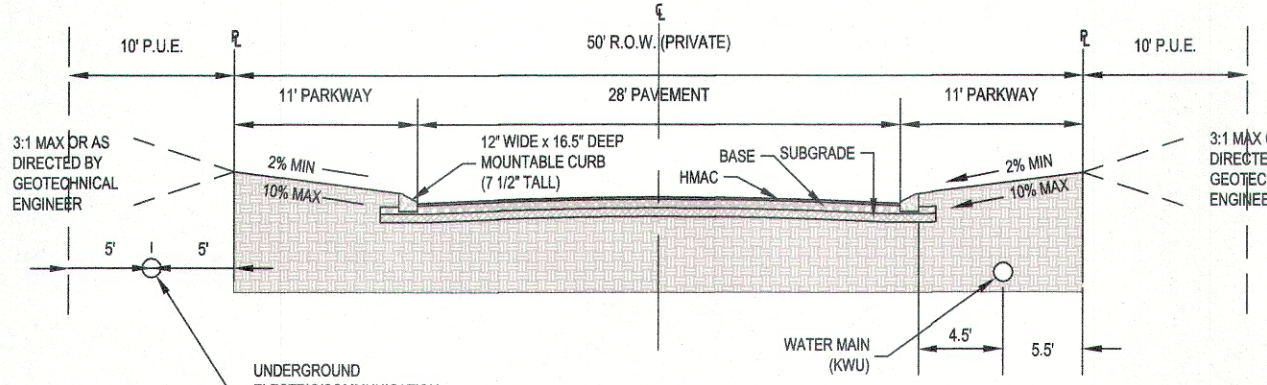
DATED THIS _____ DAY OF _____, A.D., 202_.

BY:
CHAIRMAN

BY:
SECRETARY

SECONDARY EXTERNAL CONNECTION

MCMILLIN
TEXAS LAND DEVELOPMENT
A TEXAS-OWNED COMPANY



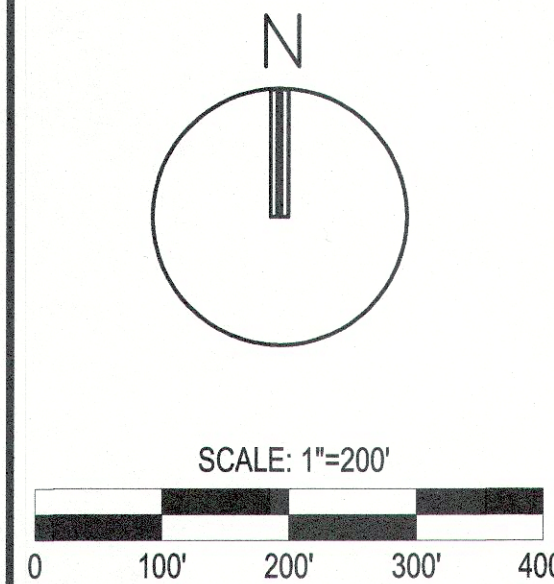
01 LOCAL RURAL STREET SECTION
N.T.S.

PROJECT SUMMARY TABLE

	PHASE I	PHASE II	PHASE III	TOTAL
RESIDENTIAL LOTS:	41	29	25	95
GREEN SPACE:	10.38 AC (15.85%)	2.02 AC (5.39%)	6.85 AC (17.11%)	19.25 AC (13.46%)
ROW ACREAGE:	5.79 AC	3.37 AC	2.77 AC	11.93 AC
RESIDENTIAL ACREAGE:	49.33 AC	32.06 AC	30.42 AC	111.81 AC
TOTAL ACREAGE:	65.499 AC	37.448 AC	40.040 AC	142.987 AC
LINEAR FEET OF STREET:	4,074 LF	2,812 LF	2,310 LF	9,196 LF
LOTS/ACRE (NET):	0.626 LOTS	0.774 LOTS	0.624 LOTS	0.664 LOTS
AVERAGE LOT SIZE:	1.20 AC	1.11 AC	1.22 AC	1.18 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).



"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JASON W. HUBBERT, P.E. 91839 ON 2/3/21. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES."

MATKIN-HOOVER
ENGINEERING
& SURVEYING

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GEORGETOWN, TEXAS 78628
OFFICE: 512.868.2244
8 SPENCER 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

