

**The Hills at Boerne Stage
101.492 +/- Acres plus
52 Residential Lots
San Antonio, Texas**

Presented By:



DEBORAH BAUER – TRAVIS BAUER

4630 N LOOP 1604 W
SAN ANTONIO, TEXAS 78249
T: 210.402.6363
F: 210.402.6767
www.drakecommercial.com

* The information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify any and all information.

HILLS AT BOERNE STAGE II, PHASE I - III



- Approximately 101.492 acres – Phase III
- 52 Residential platted lots – Phase 1
- Northside ISD
- Water and sewer available

For more information please contact Deborah Bauer or Travis Bauer

210.402.6363

deborah@drakecommercial.com – travis@drakecommercial.com



CURVE		CURVE TABLE				
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	20.81	14.78'	12.50'	80°30'00"	19.14'	S58°14'00"E
C2	68.36	218.41'	42.22'	2°30'45"	83.66'	N10°10'37"E
C3	70.81	14.72'	12.16'	80°32'07"	10.14'	S42°52'37"E
C4	155.31'	370.00'	84.18'	2°23'31"	164.16'	N88°52'12"E
C5	26.10	130.62'	14.59'	11°03'45"	25.05'	S15°25'45"E
C6	105.16	524.00'	52.76'	11°26'42"	105.00'	S88°57'24"E
C7	65.37	375.00'	36.66'	87°54'42"	53.82'	N81°34'33"E
C8	92.17	215.140'	20.00'	7°00'33"	79.13'	N20°32'48"E
C9	70.83	625.00'	35.45'	6°28'35"	70.79'	N20°32'48"E

SURVEYER'S NOTES:

- 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THESE IRON ROD FOUND
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDA07) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATION 370 (DPA317) (TXN SAN ANTONIO IRRED CORP 2004) (P33230.342 W 008545.554 N464377) (TXCO CORPUS CHRISTI R2 CURS APR N 274346.854 W 0072630.01) (JF4842) (MAY ADRIANES PLAT N 274346.854 W 0072630.01) (N 274301.040 W 0070332.210)
4. GEODESIC CURVES ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99683.
5. THE BEARINGS ARE BASED ON THE TEXAS-AMERICAN DATE OF 1883 (COURT 1888). FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS

1/2" IRON ROD WITH YELLOW CAP MARKED
"PAPE-DAWSON" SET AT ALL CORNERS UNLESS
OTHERWISE NOTED

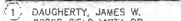
2. THE BASIS OF MONUMENTATION FOR THIS PLAT
ARE THOSE SHOWN FOUND

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM
PD BASE (PD07) REFERENCES TO BE PUBLISHED
FOR THE STATE OF TEXAS

4. THE FOLLOWING ARE THE TRIANGULATION STATIONS
DF371 TXAN SAN ANTONIO RRP2 COR3 AR
N:292328 345:0:0983435.860, DF377 TXOC CORHU
CHRIST R2 COR3 AR:N:274436.894 W:0972630.011
AF4848 COR3 ARKANSAS PACE3 J COR3 AR
N:275649.046 W:0972630.011

5. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINE
SCALE FACTOR USED IS 0.99083

6. THE BEARINGS ARE BASED ON THE NORTH AMERICAN
DATUM OF 1983 (CORS 1986), FROM THE TEXAS
COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS

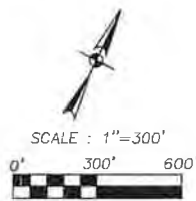


- NAME AND ADDRESS OF OWNER:

- 190 HARLE, SID & LORAL
300 DOLOROSA #2001
SAN ANTONIO, TX 78205
- 200 ADAMS, FRANK A
3380 COUNTRY CLUB ST
BEAUMONT, TX 77703
- 210 BERG, JOHN M & ELEANOR M
c/o GEORGE C BERRY
2000S GLEN COVE
DALLAS, TX 75260
- 220 MENOZGA, FELIPE & STORMY G
8543 CAMP VERDE RD
SAN ANTONIO, TX 78258
- 230 RODRIGUEZ, JOSE JESUS & IRMA
936 W. CARLIER ST
DALLAS, TX 75216
- 240 ZARA, SAKUL & CARMEN L
28210 HERITAGE TRAIL
FAIR OAKS HATCH, TX 78015
- 250 SIERRA, GENERAL CONSTRUCTION
1210 ABERNATHY
SAN ANTONIO, TX 78216
- 260 WARTMAN, DAVID E & ELDA T
3810 LORONGIDE DR
SAN ANTONIO, TX 78228
- 270 COLAPPOULOS, DENIS WILLIAM
& GEORGEA
2309 FINEWOOD FALLS
SAN ANTONIO, TX 78255
- 280 LUCAS, LIA D
23031 WATT DR
FARMERSVILLE, TX 76836
- 290 GRUBBA, PAUL & ELEANA
1085 PAVET CREEK
OAKLAND, MA 04353
- 300 HOTEI, JOHN S & CHRISTINA E
13311 HEIGHTS PARK
SAN ANTONIO, TX 78230
- 310 GARAY GALE & CHRISTINA
14055 MANDEVILLE CT
CORONA, CA 92680
- 320 CHAVEZ PEDRO NELSON
PAREDO RD
19407 GERMANTOWN
SAN ANTONIO, TX 78258
- 330 SMITH GRUBBA
17276 FARM BROOK DR
9802 ELMWOOD, TX 76246
- 340 SMITH SURAB & ARCHANA
8002 ELMWOOD, TX 76246
- 350 SMITH SURAB & ARCHANA
3734 HILLCREST
CARTHAGE, TX 75636

- NAME AND ADDRESS OF OWNERS

36. EVANS ACRES LTD
1210 ARION PKWY
SAN ANTONIO, TX 78258
37. OFOR DANIEL & DANA
4001 FAIRWOOD WAY
CARMICHAEL, CA 93508
38. EDWARDS MICHAEL G & BLANC
14023 COTAGE ROCK DR
SAN ANTONIO, TX 78230
39. HOTA ALEXANDER & CORNELIA
505 MESA WALZ
SAN ANTONIO, TX 78258
40. SIERRA GENERAL CONSTRUCTION
1210 ARION PKWY
SAN ANTONIO, TX 78258
41. TODD LARRY W & SUSAN S MA
P.O. BOX 12465
ODESSA, TX 78216
42. GRY WALLS BEYAR COUNTY L J
2727 DELO VISTA DR, #2
PAUL LEONARD PROPS INC
115 W 7TH ST, STE. 400
FORT WORTH, TX 76102
43. WASHINGTON, PAUL E
2727 DELO VISTA DR
SAN ANTONIO, TX 78255
44. WASHINGTON, RICHARD T & MICHAEL
2727 DELO VISTA DR
SAN ANTONIO, TX 78255
45. COONS, JULIANNE H
2727 DELO VISTA DR
SAN ANTONIO, TX 78255
- ENTRANCE # 1
SEE THIS SHEET



200' NOTIFICATION BOUNDARY
OWNERSHIP INFORMATION
SEE KEYED NOTES THIS SHEET
10' CONTOURS

● 重要提示 ●

(A) 16' OVERHEAD ESM'T.
(VOLUME 8900, PAGES 41-47)

(B) 12' OVERHEAD ESM'T.
(VOLUME 8900, PAGES 41-47)

(C) 15' DRAINAGE ESM'T.
(VOLUME 8900, PAGES 41-47)

(D) ~~30' DRAINAGE ESM'T.~~
(VOLUME 8900, PAGES 41-47)

(E) 6' DRAINAGE ESM'T.
(VOLUME 9565, PAGE 84-87)

(F) VARIABLE WDH DRAINAGE ESM.
(VOLUME 9565, PAGE 84-87)

REQUIRED PARK/OPEN SPACE
$$0.014 \frac{\text{ACRE}}{\text{LOT}} \times 124 \text{ LOTS} = 1.7 \text{ ACRES}$$

FLOOR AREA RATIO

$$\text{FLOOR AREA RATIO} = \frac{4,000 \text{ SF}}{20,000 \text{ SF}} = 0.2$$

OPEN AREA CALCULATIONS (IN ACRES)						
Description	PHASE I	PHASE II	PHASE III	PARK	WATER FACTORY	TOTAL
Number of Lots	55	58	58	0	0	126
Dwelling Units	58	11	58	0	0.00	124
Gross Area	125.35	20.08	113.67	7.52	1.83	268.65
Building Coverage	3.05	6.1	5.23	3.02	3.10	17.50
Open Coverages:						
a. Streets	10.42	1.41	10.35	0.00	0.06	22.24
b. Sidewalk	3.00	0.00	0.00	0.05	0.09	3.14
c. Driveway	0.94	0.13	0.83	0.30	0.09	2.32
d. 50% Green	3.00	0.06	0.00	0.00	0.00	3.06
Total Coverages	19.42	2.60	16.51	3.35	0.16	35.83
Open Spaces						
a. Greenbelts/buffers	0.00	0.00	0.00	7.52	1.83	9.35
b. Residential Lots	105.40	17.50	93.63	0.00	0.00	215.93
c. 50% Green	0.00	0.00	0.00	0.00	0.00	0.00
d. Parkway	3.33	0.45	3.83	0.00	0.00	7.61
Total Open Space	108.33	18.35	97.46	7.52	1.83	235.12

UTILITY AGENCY:

SANITARY SEWER: SEPTIC SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
GAS & ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: AT&T

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE (210) 375-9000
FAX: (210) 375-9010

DEVELOPER/OWNER:
LAREDO BOERNE STAGE, LTD
18618 TUSCANY STONE, SUITE 100
SAN ANTONIO, TEXAS 78258
PHONE (210) 497-3385

HILLS AT BOERNE STAGE II
(PHASE I, II & III)
**MASTER DEVELOPMENT PLAN AND
PLANNED UNIT DEVELOPMENT
MDP NO. 035-07**

07 031

PUD PLAN NO. 07-031
APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: 10/8/08
SECRETARY: _____ DATE: 10/8/08

DATE: APRIL 03, 2007 JOB NO. 6680-01

BEXAR COUNTY CLEAR VISION STATEMENT:
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS,
E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE
HIGHER THAN THREE FEET AND COVER THE HIGHWAY TO EXCEED
THE PAVEMENT AS PER THE LATEST VERSION OF THE AMERICAN
ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
(AASHTO), A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND
STREETS.

DEVELOPMENT PHASING:
CONSTRUCTION IS SCHEDULED FOR PHASE 1 TO BEGIN
JUNE 2008 UNLESS REDIRECTED BY THE DEVELOPER.

CONSTRUCTION IS SCHEDULED FOR PHASE II TO BEGIN JULY 2008 UNLESS REDIRECTED BY THE DEVELOPER.

CONSTRUCTION IS SCHEDULED FOR PHASE III TO BEGIN
SEPTEMBER 2008 UNLESS REDIRECTED BY THE DEVELOPER

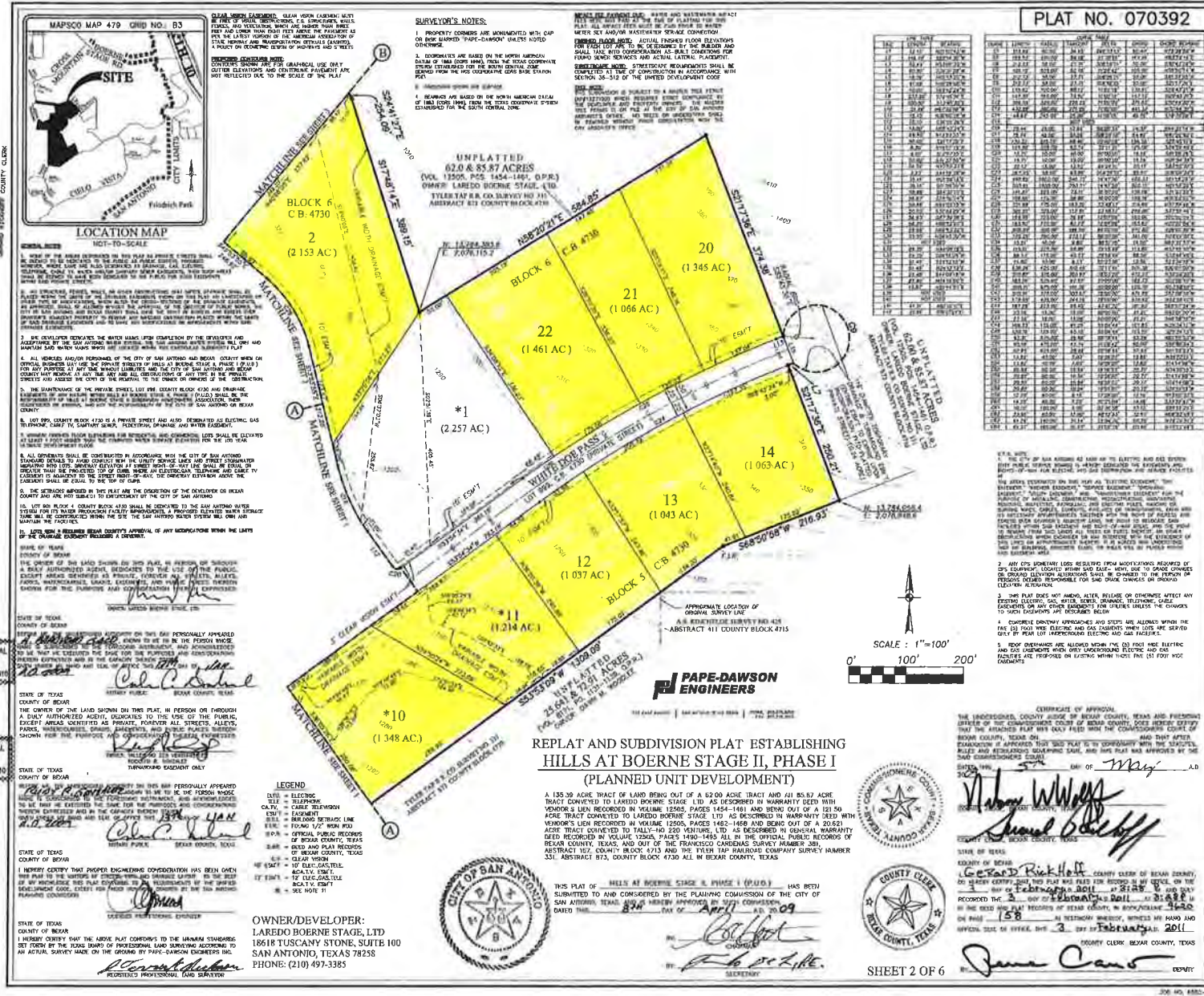
DAWSON

PAPE-DAWSON ENGINEERS

355 EAST RAMSEY SAN ANTONIO TEXAS 78218 PHONE 210.375.5000
FAX 210.375.8210







RECORDING INFORMATION
AT THE TIME OF RECORDING THIS PLAT, THE FOLLOWING INSTRUMENTS WERE ON FILE IN THE PUBLIC RECORDS OF BEXAR COUNTY, TEXAS:
VOLUME 12505, PAGES 1454-1461
VOLUME 12505, PAGES 1462-1468
VOLUME 12506, PAGES 1490-1495
VOLUME 12506, PAGES 1490-1495

CARLOS C. SANDOVAL
Notary Public
State of Texas
My Comm. Exp. 08/29/2010

CARLOS C. SANDOVAL
Notary Public
State of Texas
My Comm. Exp. 08/29/2010

CARLOS C. SANDOVAL
Notary Public
State of Texas
My Comm. Exp. 08/29/2010

CARLOS C. SANDOVAL
Notary Public
State of Texas
My Comm. Exp. 08/29/2010

CARLOS C. SANDOVAL
Notary Public
State of Texas
My Comm. Exp. 08/29/2010

CARLOS C. SANDOVAL
Notary Public
State of Texas
My Comm. Exp. 08/29/2010

CARLOS C. SANDOVAL
Notary Public
State of Texas
My Comm. Exp. 08/29/2010

CARLOS C. SANDOVAL
Notary Public
State of Texas
My Comm. Exp. 08/29/2010

CARLOS C. SANDOVAL
Notary Public
State of Texas
My Comm. Exp. 08/29/2010



HILLS AT BOERNE STAGE II

PHASE I

<u>BLOCK 4</u>	<u>ADDRESS</u>	<u>ACRES</u>	<u>PRICE</u>
1	22211 Ravine Pass	2.918 +/-	\$100,000
2	22223 Ravine Pass	4.684 +/-	\$150,000
3	8751 San Fidel Way	2.102 +/-	\$135,000
16	8615 San Fidel Way	5.407 +/-	\$140,000
17	8611 San Fidel Way	3.218 +/-	\$110,000
18	8607 San Fidel Way	2.042 +/-	\$110,000
19	8603 San Fidel Way	2.058 +/-	\$110,000
20	8523 San Fidel Way	3.937 +/-	\$100,000

<u>BLOCK 5</u>	<u>ADDRESS</u>	<u>ACRES</u>	<u>PRICE</u>
1	22315 White Doe Pass	2.867+/-	\$ 89,000
2	22311 White Doe Pass	1.752+/-	\$125,000
3	22210 Ravine Pass	1.878+/-	\$ 99,000
4	22202 Ravine Pass	1.713+/-	\$ 99,000
5	22307 White Doe Pass	1.456+/-	\$145,000
6	22303 White Doe Pass	2.280+/-	\$145,000
7	22302 White Doe Pass	1.992+/-	\$145,000
8	22306 White Doe Pass	0.805+/-	\$120,000
9	22310 White Doe Pass	1.004 +/-	\$120,000
10	22314 White Doe Pass	1.348+/-	\$ 99,000
11	22402 White Doe Pass	1.214+/-	\$ 99,000
12	22406 White Doe Pass	1.037+/-	\$130,000



Drake Commercial Group

4630 N Loop 1604 W
Suite 510
San Antonio, TX 78249
www.drakecommercial.com

HILLS AT BOERNE STAGE II

<u>BLOCK 5</u>	<u>ADDRESS</u>	<u>ACRES</u>	<u>PRICE</u>
13	22410 White Doe Pass	1.043+/-	\$130,000
14	22414 White Doe Pass	1.063+/-	\$130,000

<u>BLOCK 6</u>	<u>ADDRESS</u>	<u>ACRES</u>	<u>PRICE</u>
2	8754 San Fidel Way	2.153 +/-	\$ 99,000
20	22415 White Doe Pass	1.345 +/-	\$130,000
21	22411 White Doe Pass	1.066 +/-	\$130,000
22	22407 White Doe Pass	1.461 +/-	\$130,000

All information regarding this property is from sources deemed reliable; however, Drake Commercial Group makes no warranties or representations as to the accuracy of the sources of information. This information is submitted subject to errors, omissions, change of price, rental or other conditions, prior sales or lease or withdrawal from market without notice.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date