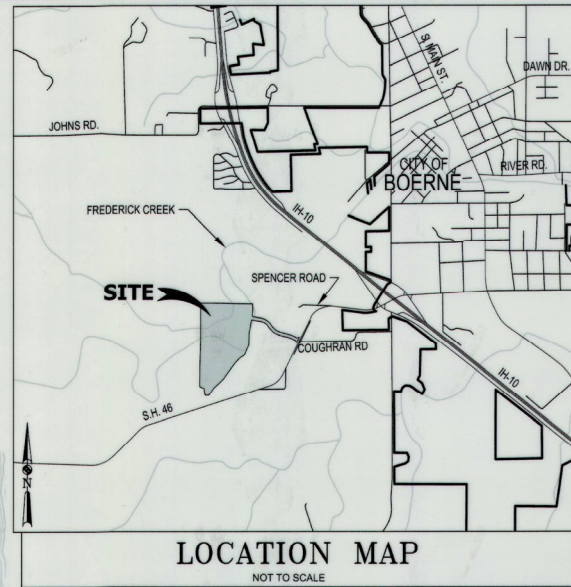


LEGEND

- PROPERTY BOUNDARY
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PHASE LINE
- STREAM CENTER LINE



N

SCALE: 1"=200'

SHEET SIZE: 18" x 24"

REV. 9/20/18 - CITY COMMENTS

MATKINHOOPER

ENGINEERING
& SURVEYING

300 SHIELL ROAD SUITE 100
BOERNE, TEXAS 78009
OFFICE: 381.390.0600
CELL: 381.390.0600
TEXAS REGISTERED ENGINEERING FIRM F-006512 SURVEYING FIRM F-10004008

MASTER PLANNED COMMUNITY PLAN
FOR
SPENCER RANCH
BOERNE, TEXAS

JOB NO. 2782.20



REMAINING PORTION OF 148.247 ACRES VOL. 1558, PAGE 748 OFFICIAL RECORDS KENDALL COUNTY, TEXAS

NEWTON & TAYLOR SURVEY NO. 179 ABSTRACT NO. 350

PROJECT SUMMARY TABLE

	PHASE 1	PHASE 2	PHASE 3	TOTALS
5,400SF (AVG.) LOTS:	62	73	74	209
ACREAGE:	30.45 AC	19.47 AC	21.20 AC	71.12 AC
AVERAGE LOTS/ACRE:	2.03	3.75	3.49	2.94
LINEAR FEET OF PRIMARY COLLECTOR:	±1,815 LF	---	---	±1,815 LF
LINEAR FEET OF LOCAL STREET:	±1,824 LF	±2,850 LF	±2,089 LF	±6,863 LF
GROSS FLOOD PLAIN:	8.58 AC	2.06 AC	2.86 AC	13.50 AC
FLOOD PLAIN CREDIT (50% OF RELO OPEN SPACE):	3.0 AC	1.9 AC	2.1 AC	7.0 AC
GREENBELT / PARK:	3.78 AC	3.20 AC	4.00 AC	10.98 AC
TOTAL OPEN SPACE:	6.78 AC	5.1 AC	6.1 AC	17.98 AC
OPEN SPACE REQUIRED:	6.1 AC	3.9 AC	4.2 AC	14.2 AC

THIS MASTER PLANNED COMMUNITY PLAN OF SPENCER RANCH SUBDIVISION, 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 1ST DAY OF OCTOBER, A.D., 20118

BY:

CHAIRMAN

BY:

SECRETARY