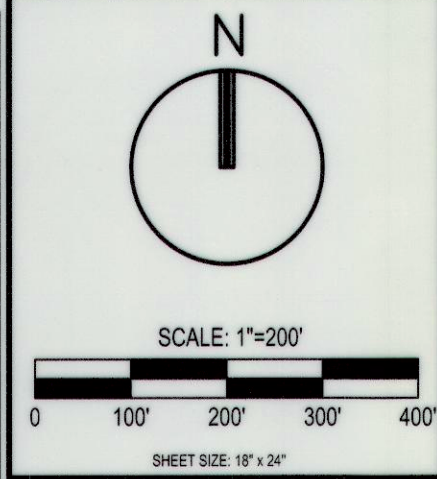
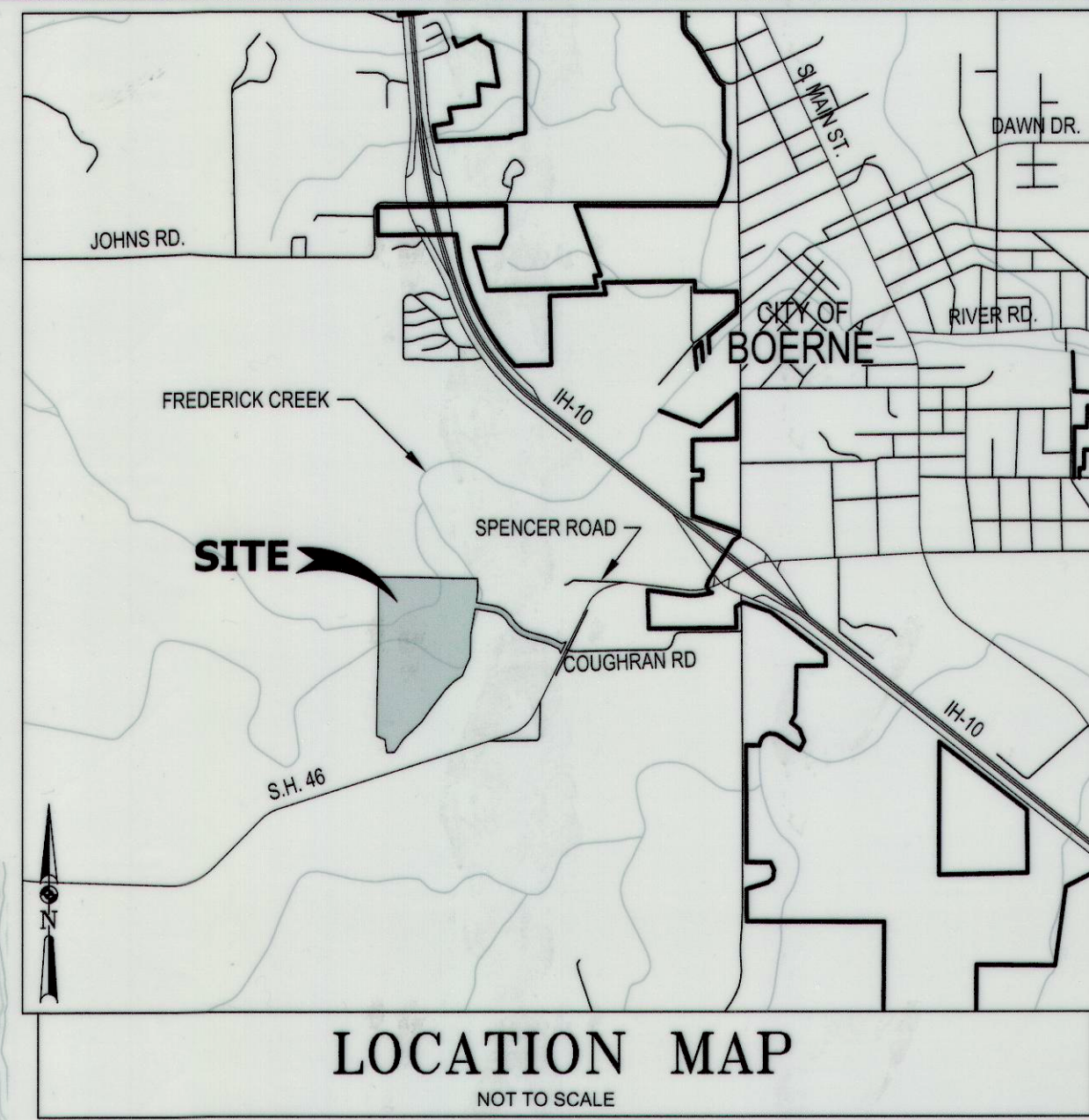
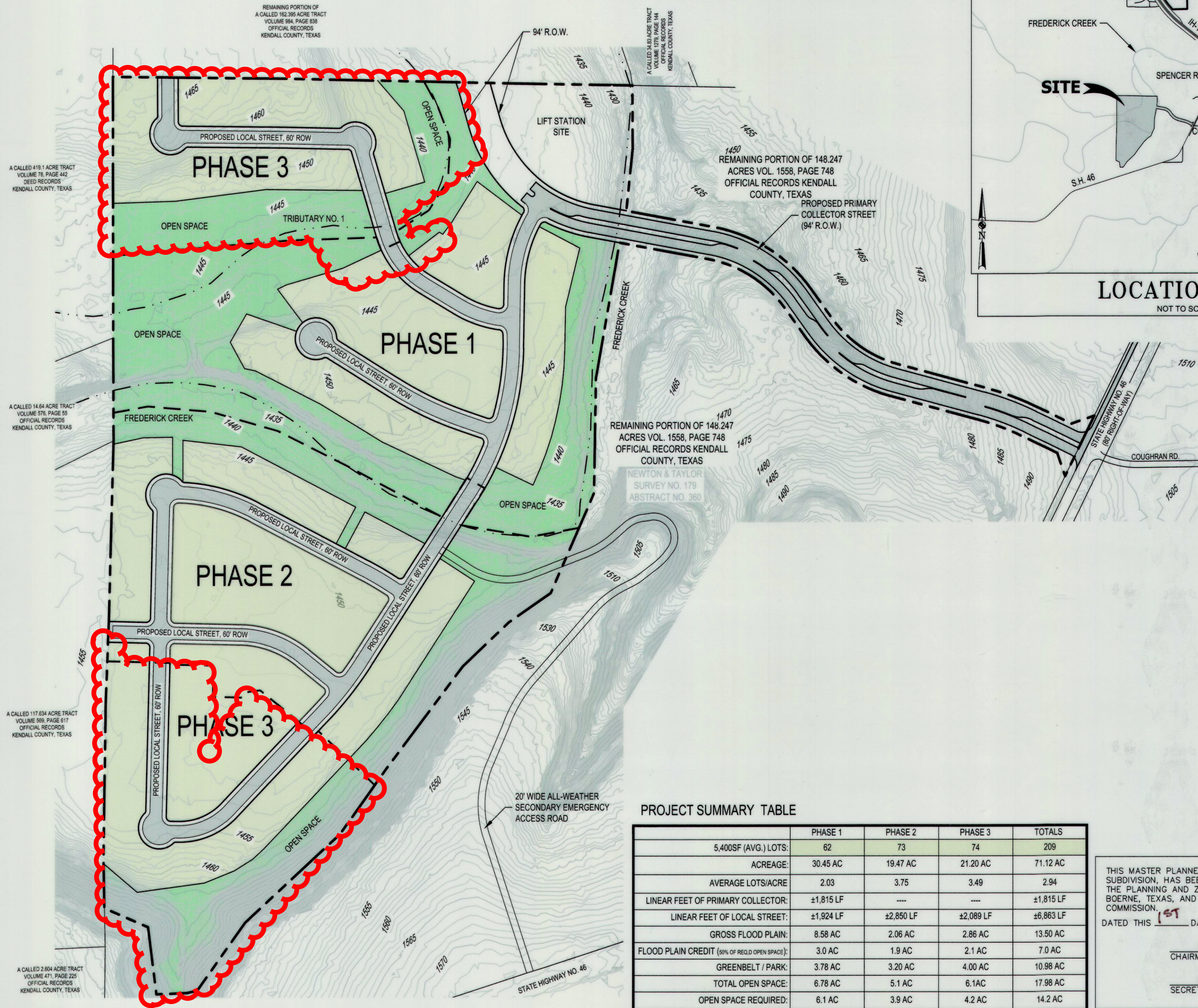


LEGEND

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



REV. 9/20/18 - CITY COMMENTS

MATKINHOOVER
ENGINEERING & SURVEYING

3303 SHELL ROAD SUITE 100
BOERNE, TEXAS 78628
OFFICE: 512.868.2244
CONTACT@MATKINHOOVER.COM
TEXAS REGISTERED ENGINEERING FIRM F-10024000

MASTER PLANNED COMMUNITY PLAN
FOR
SPENCER RANCH
BOERNE, TEXAS

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:	±1,924 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 REQ'D 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., 2018

BY: *[Signature]*
CHAIRMAN

BY: *[Signature]*
SECRETARY

JOB NO. 2782.20