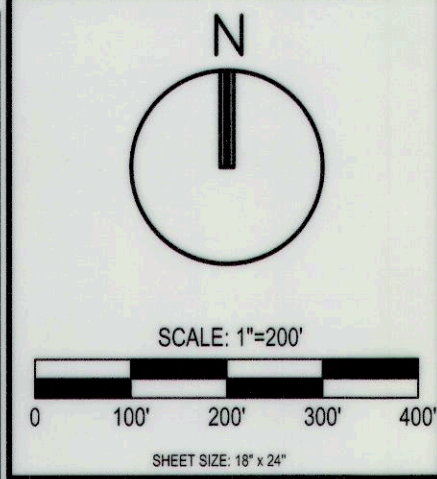
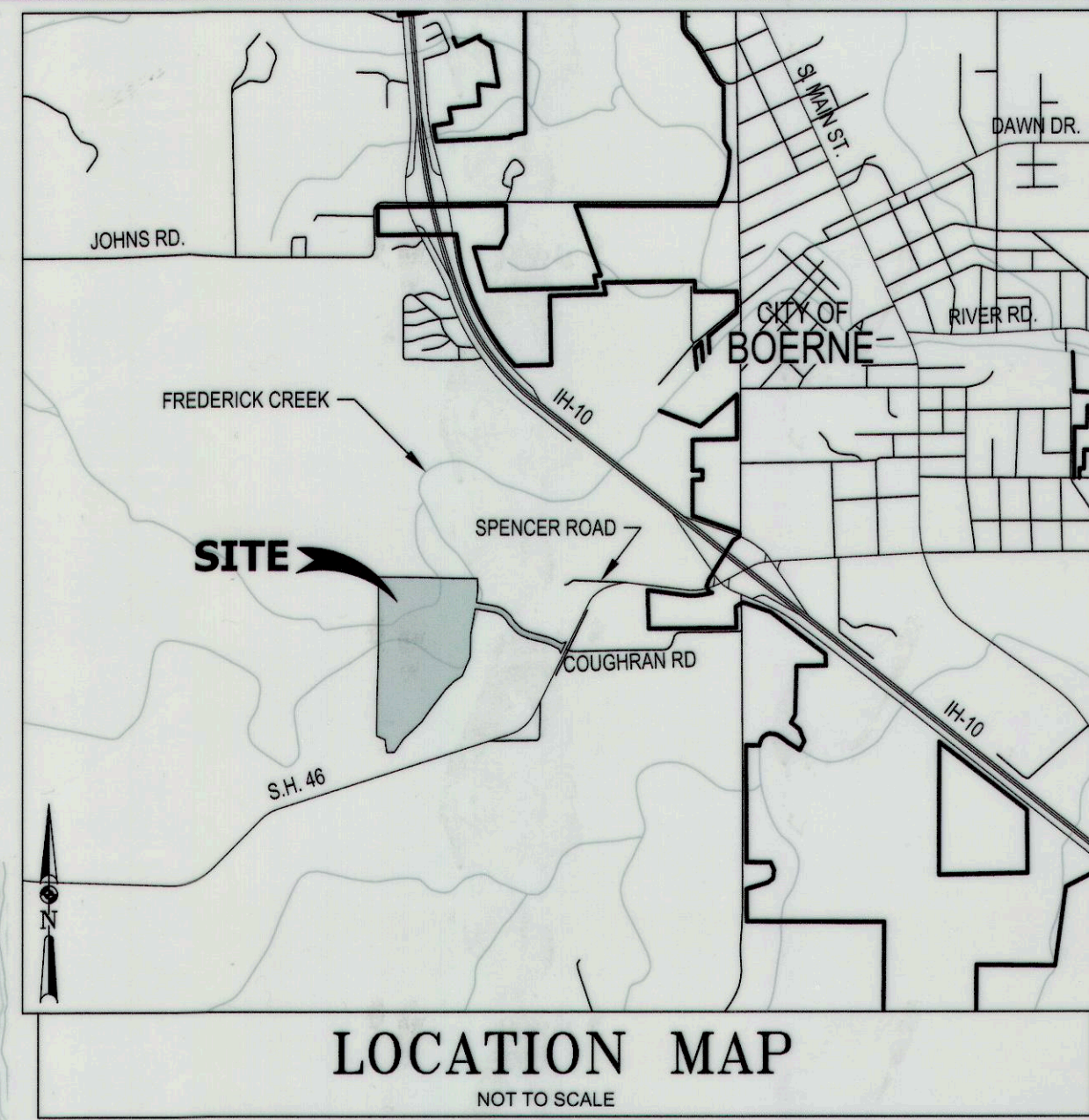
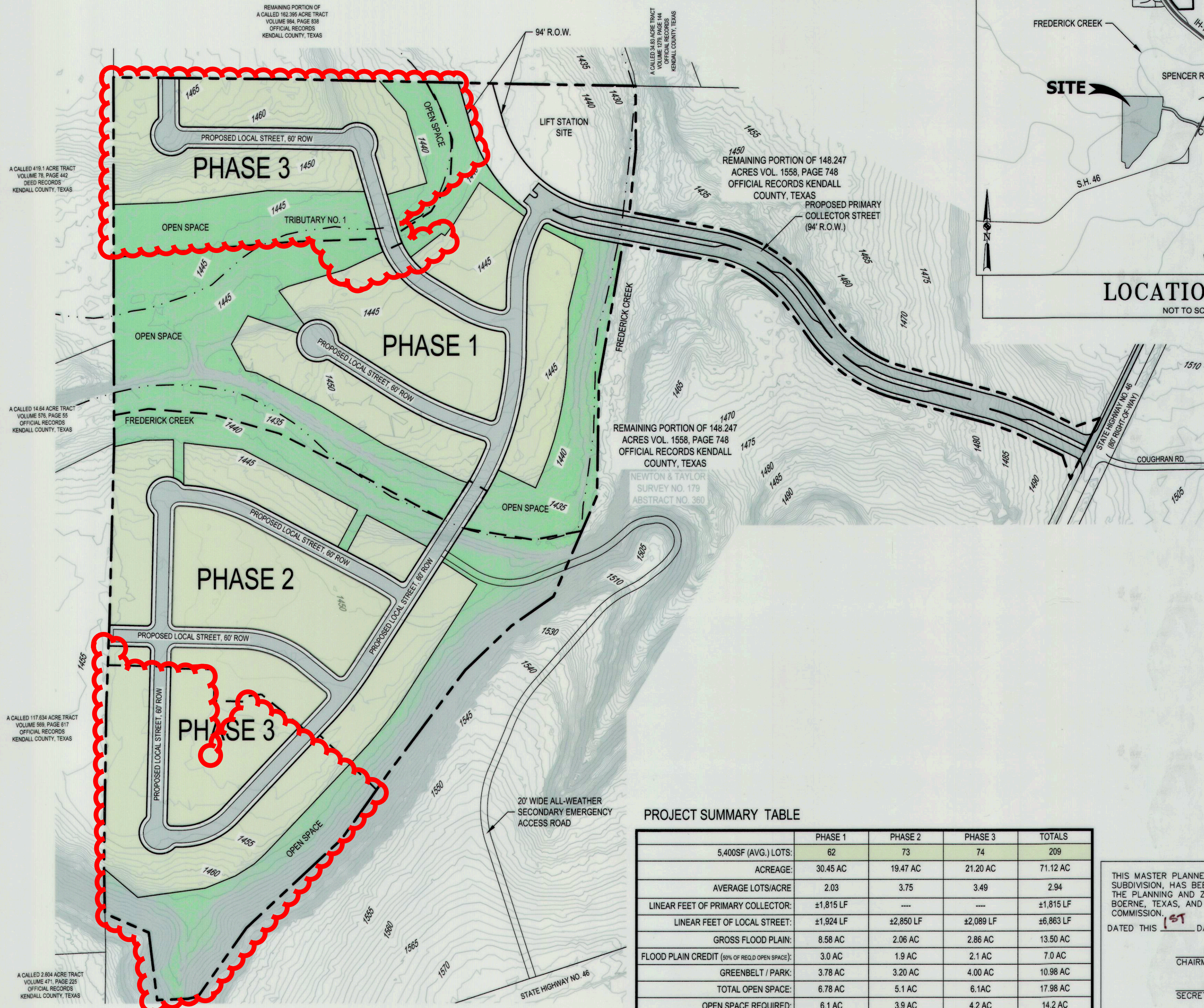


LEGEND

| | |
|---------------------|-----|
| 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