

**LEGEND**

PROPERTY BOUNDARY: - - - - -

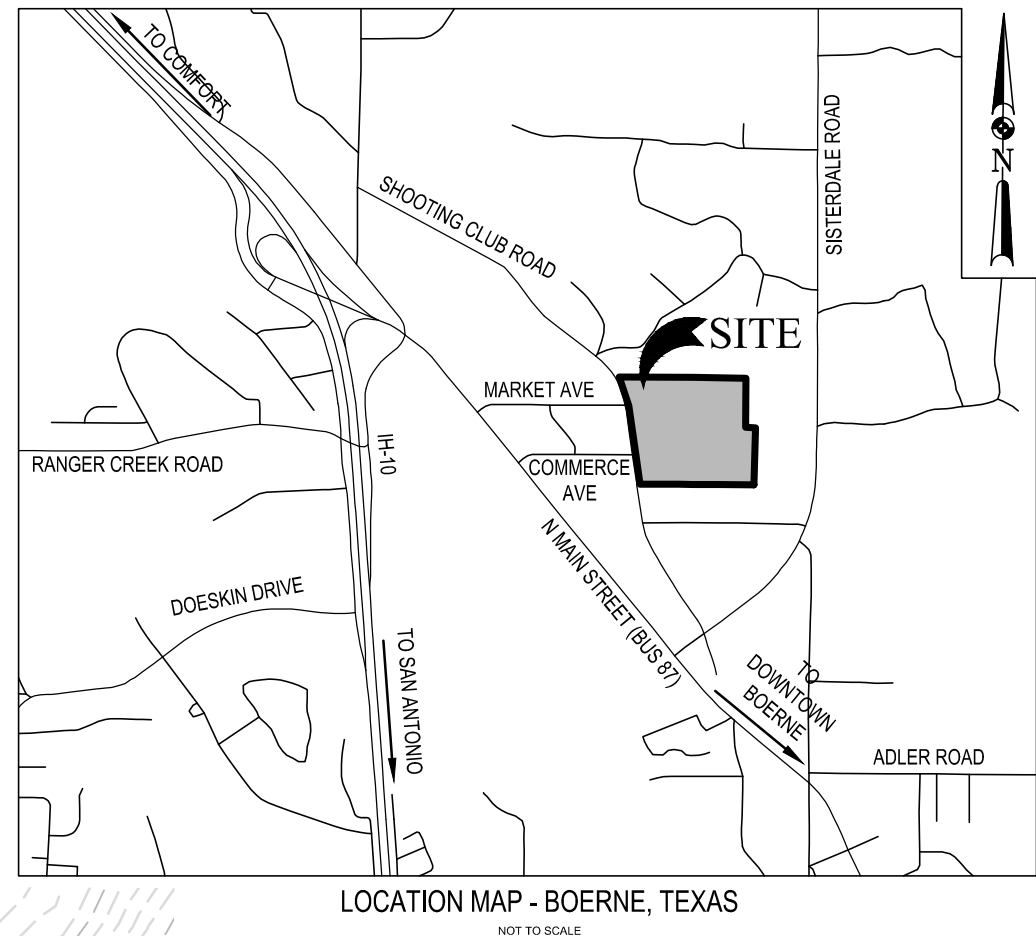
EXISTING 1' CONTOUR: --- 969 ---

EXISTING 5' CONTOUR: --- 970 ---

PHASE LINE: ■ ■ ■ ■ ■

**PROJECT SUMMARY TABLE**

	PHASE 1	PHASE 2	TOTAL
60' FRONTAGE LOTS:	0	18	18
80' FRONTAGE LOTS:	38	23	61
100' FRONTAGE LOTS:	9	0	9
OPEN SPACE:	6.362 AC (22.17%)	0.398 AC (3.82%)	6.760 AC (17.28%)
ROW ACREAGE:	3.532 AC	2.284 AC	5.816 AC
RESIDENTIAL ACREAGE:	15.102 AC	7.710 AC	22.812 AC
PRIVATE ACREAGE:	3.699 AC	-	3.699 AC
TOTAL ACREAGE:	28.695 AC	10.392 AC	39.087 AC
LINEAR FEET OF STREET:	2389 LF	1417 LF	3806 LF
LOTS/ACRE:	1.637 LOTS	3.945 LOTS	2.251 LOTS
AVERAGE LOT SIZE:	0.321 AC	0.188 AC	0.259 AC



**N**

SCALE: 1"=100'

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MASTER DEVELOPMENT PLAN  
FOR  
DURANGO RESERVE SUBDIVISION  
BOERNE, TEXAS

J & J STOKES  
FAMILY PARTNERSHIP  
4.00 ACRES  
VOLUME 1401, PAGE 506  
K.C.O.R.

THOMAS L. JR. & JANIS T.  
MALONE  
5.499 ACRES  
VOLUME 589, PAGE 806  
K.C.O.R.

NOTE: CUL-DE-SAC LOTS CONTRIBUTE THEIR COUNT TO THE CLOSEST LOT TYPE NEAR THEMSELVES.

THIS MASTER DEVELOPMENT PLAN OF DURANGO RESERVE, 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., 201\_\_.

BY: \_\_\_\_\_  
CHAIRMAN

BY: \_\_\_\_\_  
SECRETARY

TE ESTATE OF  
HUGH LEROY LAGEDROST  
5.505 ACRES  
VOLUME 1261, PAGE 737  
K.C.O.R.

THORLIN LEE  
2.816 ACRES  
VOLUME 1470, PAGE 481  
K.C.O.R.

MAUD N. ADLER ESTATE  
5.31 ACRES  
VOLUME 73, PAGE 339  
K.C.D.R.

JOB NO.	2774.01
DESIGNED BY:	CLM
DRAWN BY:	GSC
CHECKED BY:	JJV
SHEET #	1 OF 1