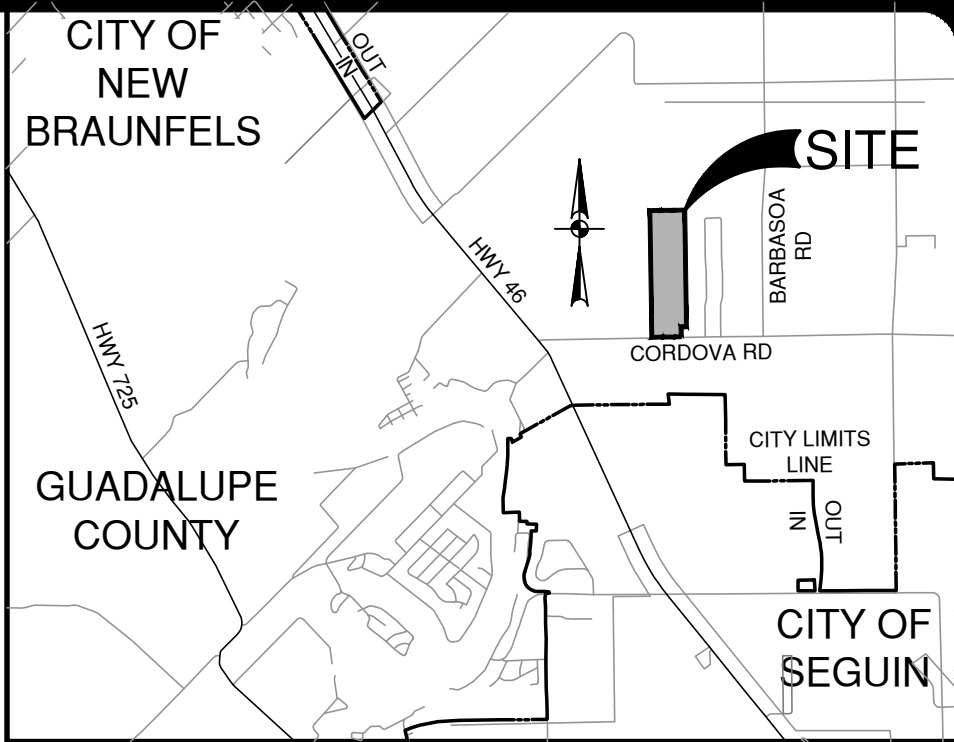
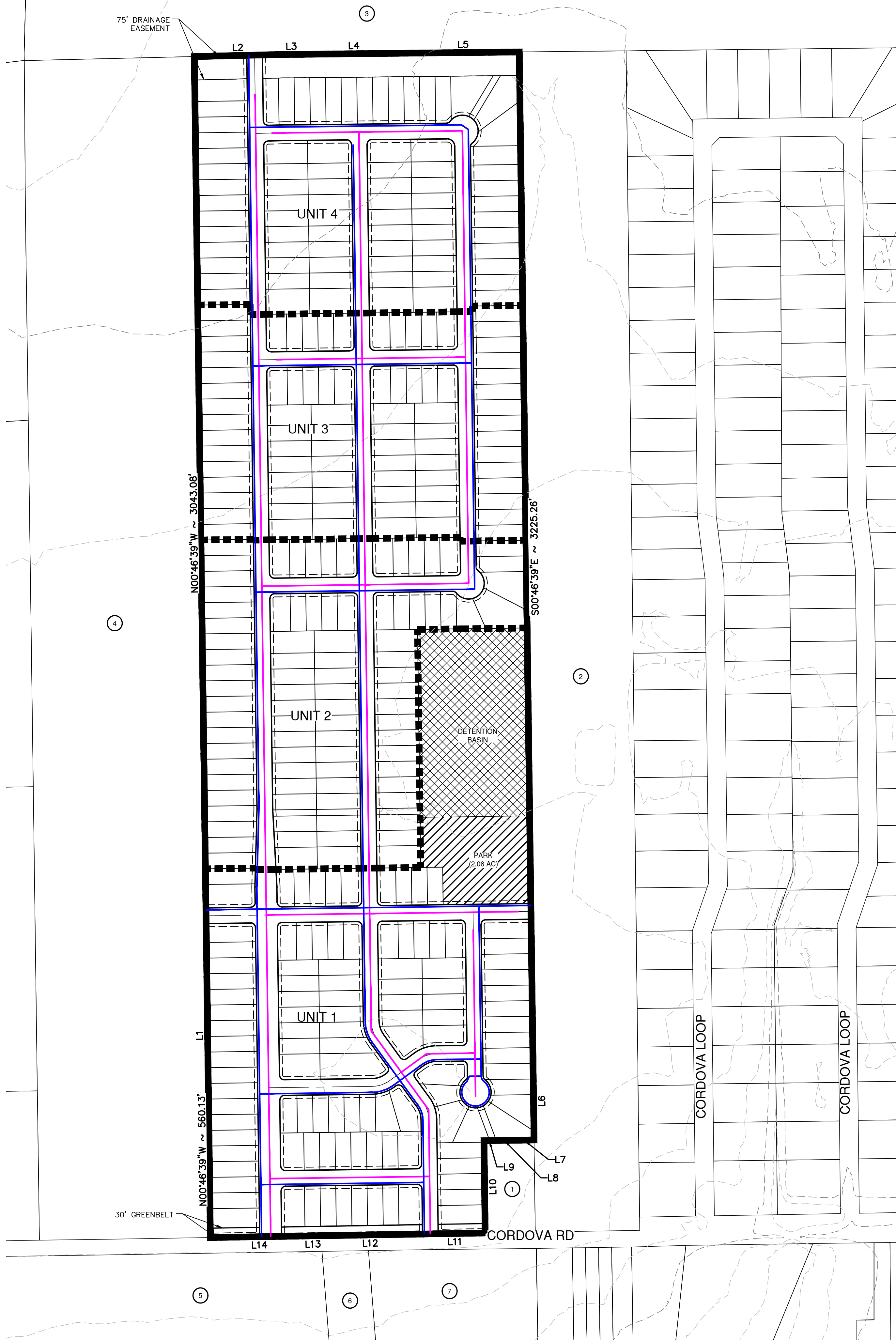
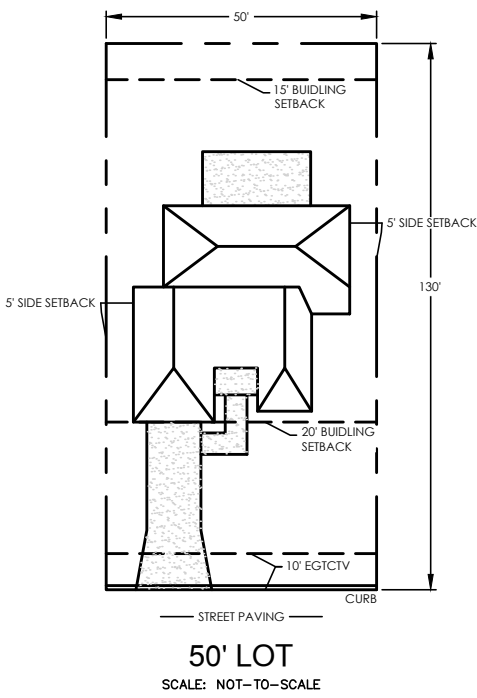


LAND USE DENSITY TABLE									
UNIT	TOTAL ACREAGE	LAND USE	DRAINAGE/ OPEN SPACE	RESIDENTIAL ACREAGE	DWELLING UNITS	TYPICAL LOT DIMENSIONS	DENSITY	ZONING	APPROXIMATE UNIT SCHEDULE
1	32.92	SINGLE FAMILY RESIDENTIAL	7.45	25.47	110	50'x130'	3.34	R-2	2021
2	18.89	SINGLE FAMILY RESIDENTIAL	0.19	18.70	88	50'x130'	4.66	R-2	2022
3	17.39	SINGLE FAMILY RESIDENTIAL	—	17.39	82	50'x130'	4.72	R-2	2023
4	19.52	SINGLE FAMILY RESIDENTIAL	1.77	17.75	79	50'x130'	4.05	R-2	2024
TOTAL	88.72		9.41	79.31	359	—	4.05	—	—

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N0°46'40"W	167.54'
L2	N88°36'33"E	279.80'
L3	N89°23'40"E	61.00'
L4	N89°23'39"E	338.91'
L5	N89°23'39"E	357.66'
L6	S0°46'39"E	248.57'
L7	S89°13'21"W	63.94'
L8	S89°13'20"W	62.38'
L9	S89°13'21"W	33.59'
L10	S0°46'39"E	294.79'
L11	S89°02'03"W	197.76'
L12	S89°02'02"W	338.92'
L13	S89°02'02"W	26.88'
L14	S89°04'13"W	313.91'

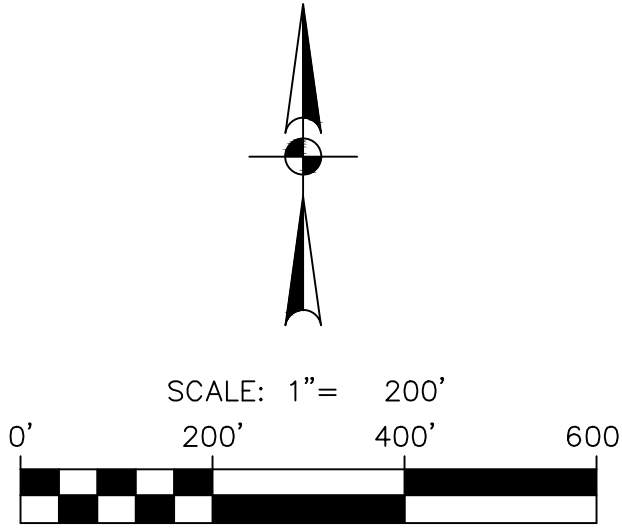
NOTES:

- ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL "A" WITH A 50' R.O.W., 30' PAVEMENT AND 10' PARKWAYS UNLESS OTHERWISE NOTED.
- UTILITY SERVICE PROVIDED BY THE FOLLOWING ENTITIES:
WATER SERVICE SPRINGS HILL WATER SUPPLY CORPORATION
SEWER SERVICE CITY OF SEGUIN
TELEPHONE SERVICE AT&T
CABLE TELEVISION SPECTRUM
ELECTRIC CITY OF SEGUIN
GAS CENTERPOINT ENERGY
- THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS REQUIRED BY THE R-2 ZONING DISTRICT.
- A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN LATEST EDITION OF AASHTO MANUAL.
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48187C0120F, DATED NOVEMBER 11, 2007, MAVERICK MEADOWS CONTAINS NO AREAS OF ZONE A FLOODPLAIN, WHICH IS DESIGNATED AS 100-YEAR FLOODPLAIN.
- ALL OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENTS OR OTHER AREAS IDENTIFIED AS PRIVATE SHALL BE THE RESPONSIBILITY OF OWNER OR OWNERS SUCCESSORS AND OR/ASSIGNS PROVIDED SUCH SUCCESSOR OR ASSIGN IS APPROVED BY THE CITY.



LOCATION MAP

NOT-TO-SCALE



LEGEND

- OVERALL BOUNDARY
- UNIT BOUNDARY
- SEWER LINE
- WATER LINE
- 10' ELECTRIC, GAS, TELEPHONE & CALBE T.V. EASEMENT
- EXISTING CONTOUR
- DETENTION BASIN
- PARK SPACE

PROPERTY OWNERSHIP KEY

- PEREZ MARGARITO R JR
- FKSS LP
- KRACKAU CHARLES R & LORI L & JERRY
- BARTOSKEWITZ WILFRED
- URBAN JOYCE MARIE & CHARLES
- PHILLIPS JON & JANE Y
- WEDNER MARK & LINDA

PARK REQUIREMENT (PRIVATE HOA PARK):

- UNIT 1: 110 LOTS - 1 ACRE/75 LOTS = 1.47 ACRES
- 1.47 ACRES @ 0.75% = 1.10 ACRES
- UNIT 2: 88 LOTS - 1 ACRE/75 LOTS = 1.17 ACRES
- 1.17 ACRES @ 0.75% = 0.88 ACRES
- UNIT 3: 82 LOTS - 1 ACRE/75 LOTS = 1.09
- 1.09 ACRES @ 0.75% = 0.82 ACRES
- UNIT 4: 79 LOTS - 1 ACRE/75 LOTS = 1.05 ACRES
- 1.05 ACRES @ 0.75% = 0.79 ACRES

UNITS 1 & 2 WILL PROVIDE PARKLAND DEDICATION
UNITS 3 & 4 WILL PAY FEE IN-LEIU-OF

ENGINEER & DESIGNER:

PAPE-DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
OFFICE: (210) 375-9000
FAX: (210) 375-9010

DEVELOPER:

LOYD A. DENTON, JR.
BY: BITTERBLUE, INC
11 LYNN BATTS LANE #100
SAN ANTONIO, TEXAS 78218
(210) 828-6131

OWNER:

2020 FI CORDOVA, LLC
1381 CR 651
DEVINE, TEXAS 78016

PREPARED: November 4, 2020

PAPE-DAWSON ENGINEERS
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TPE FIRM REGISTRATION #470 | TPELUS FIRM REGISTRATION #10028800

MAVERICK MEADOWS
SEGUIN, TEXAS
CONCEPT PLAN

PLAT NO.	-
JOB NO.	12029-00
DATE	NOVEMBER 2020
DESIGNER	RD
CHECKED	BL DRAWN RD
SHEET	1 OF 1