

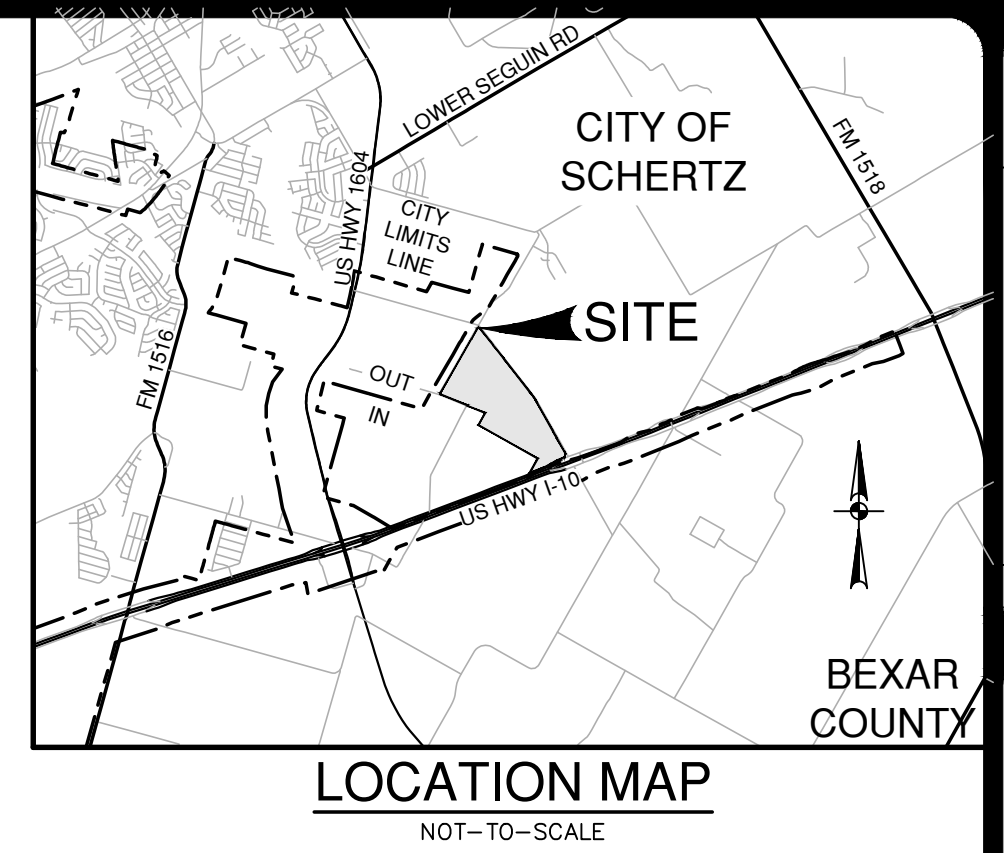
CURVE TABLE					LINE TABLE			LINE TABLE		
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
C1	325.06	90°07'59"	S7°08'28"W	460.23	L1	N37°26'03"W	123.61	L29	S60°00'00"W	38.50
C2	14.00	90°00'00"	S7°04'28"W	19.80	L2	N34°04'47"W	144.31	L30	S30°00'00"W	184.11
C3	665.11	22°04'28"	S41°02'14"W	254.67	L3	N29°20'37"W	271.85	L31	S81°46'18"W	108.18
C4	45.01	27°51'10"	S53°46'52"E	21.66	L4	N60°20'23"E	236.02	L32	S58°39'16"W	122.18
C5	75.01	105°41'16"	N46°45'30"W	119.57	L5	N30°24'43"W	15.93	L33	N54°56'26"E	159.91
C6	355.06	90°00'00"	N75°00'00"E	502.13	L6	N25°55'55"W	25.49	L34	N30°28'14"W	131.24
C7	483.09	30°00'00"	S45°00'00"W	250.07	L7	N49°10'12"E	136.40	L35	N54°31'46"E	40.10
C8	100.00	30°05'22"	N66°43'37"E	51.91	L8	S51°40'57"W	92.11	L36	N51°40'59"E	122.03
C9	100.00	51°46'18"	S55°53'09"W	87.32	L9	N37°59'32"W	130.02	L37	N81°46'18"E	95.91
C10	328.09	30°00'00"	N45°00'00"E	169.83	L10	S30°00'00"W	109.17	L38	S30°00'00"W	156.21
C11	100.00	30°00'00"	S45°00'00"W	51.76	L11	N60°00'00"W	82.57	L39	S60°00'00"W	53.23
C12	200.03	90°00'00"	N75°00'00"E	282.89	L12	N22°17'33"E	60.96	L40	S181°14'2"E	51.07
C13	100.00	41°46'18"	N39°06'51"W	71.30	L13	N64°30'55"W	104.30	L41	N52°12'27"E	189.58
C14	645.11	5°02'10"	N31°33'43"W	56.68	L14	S76°49'28"W	166.27	L42	N34°04'48"W	83.16
C15	645.11	59°02'38"	N0°28'41"E	635.76	L15	S45°32'23"W	52.53	L43	S29°16'43"E	50.01
C16	300.05	89°18'43"	N74°39'22"E	421.78	L16	S143°7'50"W	163.81	L44	N37°59'32"W	122.12
C17	300.05	90°07'59"	S7°08'28"W	424.83	L17	S42°3'49"E	109.96	L45	S13°24'29"W	60.42
C18	335.06	5°02'10"	N31°33'43"W	29.44	L18	N22°17'33"E	130.02	L46	N60°41'17"W	202.36
C19	335.06	59°02'38"	N0°28'41"E	330.20	L20	S67°42'27"E	40.01	L47	N39°51'17"W	135.60
C20	200.03	85°2'54"	S56°30'55"W	30.98	L21	S22°17'33"E	130.02	L48	S22°17'33"E	49.45
C21	200.03	22°04'28"	S41°02'14"W	76.59	L22	S67°42'27"E	25.67	L49	S00°00'43"W	57.25
C22	200.03	67°55'32"	N35°7'46"W	223.50	L23	S39°51'17"E	204.01	L50	S30°00'00"W	180.07
C23	200.03	22°04'28"	S41°02'14"W	76.59	L24	S30°00'00"W	96.50	L51	S22°17'33"E	68.01
C24	100.00	16°35'31"	S21°42'14"W	28.86	L25	N9°38'08"W	145.35	L52	N34°04'48"W	83.16
C25	200.03	22°04'28"	S41°02'14"W	76.59	L26	S67°42'27"E	400.07	L53	N60°57'22"E	60.22
C26	100.02	20°08'43"	S40°14'22"W	34.99	L27	N67°42'27"W	842.91	L54	N52°04'28"E	190.17
C27	510.09	22°04'28"	S41°02'14"W	195.31	L28	S30°00'00"W	2303.73			
C28	100.02	74°2'27"	S26°08'47"W	13.44						
C29	200.03	20°50'00"	S50°16'17"E	72.33						
C30	200.03	27°51'10"	N53°46'52"W	96.29						
C31	901.70	56°53'16"	S89°09'29"E	858.96						
C32	719.28	27°40'44"	S73°05'44"E	344.11						

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	N37°26'03"W	123.61	L29	S60°00'00"W	38.50
L2	N34°04'47"W	144.31	L30	S30°00'00"W	184.11
L3	N29°20'37"W	271.85	L31	S81°46'18"W	108.18
L4	N60°20'23"E	236.02	L32	S58°39'16"W	122.18
L5	N30°24'43"W	15.93	L33	N54°56'26"E	159.91
L6	N25°55'55"W	25.49	L34	N30°28'14"W	131.24
L7	N49°10'12"E	136.40	L35	N54°31'46"E	40.10
L8	S51°40'57"W	92.11	L36	N51°40'59"E	122.03
L9	N37°59'32"W	130.02	L37	N81°46'18"E	95.91
L10	S30°00'00"W	109.17	L38	S30°00'00"W	156.21
L11	N60°00'00"W	82.57	L39	S60°00'00"W	53.23
L12	N22°17'33"E	60.96	L40	S181°14'2"E	51.07
L13	N64°30'55"W	104.30	L41	N52°12'27"E	189.58
L14	S76°49'28"W	166.27	L42	N34°04'48"W	83.16
L15	S45°32'23"W	52.53	L43	S29°16'43"E	50.01
L16	S143°7'50"W	163.81	L44	N37°59'32"W	122.12
L17	S42°3'49"E	109.96	L45	S13°24'29"W	60.42
L18	N22°17'33"E	130.02	L46	N60°41'17"W	202.36
L19	S67°42'27"E	40.01	L47	N39°51'17"W	135.60
L20	S22°17'33"E	130.02	L48	S22°17'33"E	49.45
L21	S67°42'27"E	25.67	L49	S00°00'43"W	57.25
L22	S39°51'17"E	204.01	L50	S30°00'00"W	180.07
L23	S30°00'00"W	96.50	L51	S22°17'33"E	68.01
L24	S30°00'00"W	96.50	L52	N34°04'48"W	83.16
L25	N9°38'08"W	145.35	L53	N60°57'22"E	60.22
L26	S67°42'27"E	400.07	L54	N52°04'28"E	190.17
L27	N67°42'27"W	842.91			
L28	S30°00'00"W	2303.73			

**NOTES:**

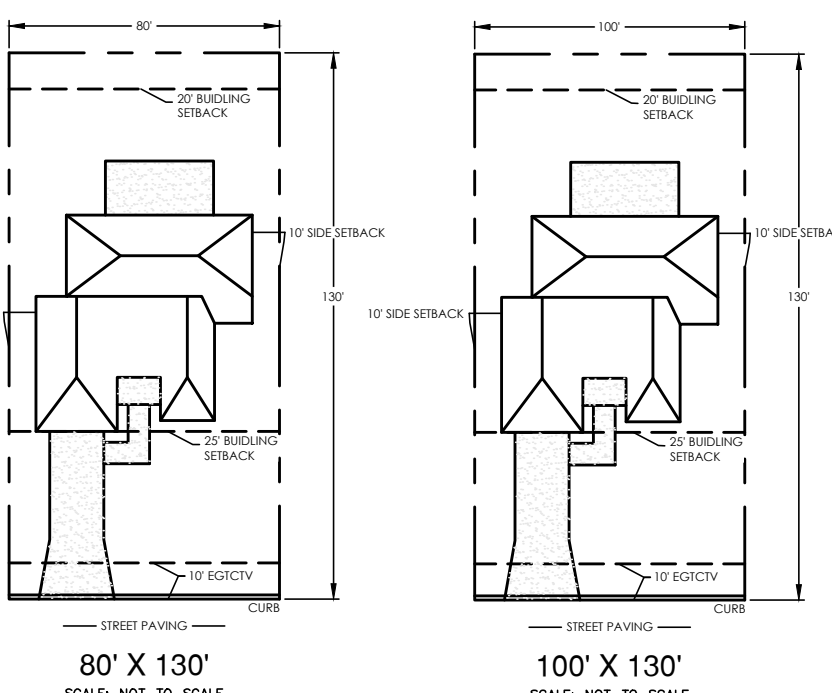
- ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL "A" WITH A 50' R.O.W., 30' PAVEMENT AND 10' PARKWAYS UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- UTILITY SERVICE PROVIDED BY THE FOLLOWING ENTITIES:  
WATER SERVICE CITY OF SCHERTZ  
SEWER SERVICE CITY OF SCHERTZ/SARA  
TELEPHONE SERVICE AT&T  
CABLE TELEVISION SPECTRUM  
ELECTRIC GVEC  
GAS CENTERPOINT ENERGY
- THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS REQUIRED BY THE PROPOSED ESTATE NEIGHBORHOOD PLANNED DEVELOPMENT DISTRICT (PDD)
- 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.
- THE THOROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
- ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48029C0435, DATED SEPTEMBER 29, 2010, GRAYTOWN CONTAINS AREAS OF ZONE A FLOODPLAIN, WHICH IS DESIGNATED AS 100-YEAR FLOODPLAIN.
- IF FLOODPLAIN EXISTS ON THE PROPERTY, PROVIDE A NOTE STATING THAT ANY DEVELOPMENT SHALL BE IN ACCORDANCE WITH FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.
- 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.

LAND USE DENSITY TABLE										
UNIT	TOTAL ACREAGE	LAND USE	DRAINAGE/OPEN SPACE (ACREAGE)	RESIDENTIAL ACREAGE	SF80/SF100 DIMENSIONS	NUMBER OF LOTS	DWELLING UNITS PER TOTAL ACRE	EXISTING ZONING	PROPOSED ZONING	APPROXIMATE UNIT SCHEDULE
1	32.31	SINGLE FAMILY RESIDENTIAL	14.12	18.19	80'X130' 100'X130'	51	1.58	GB/M-1	ENPDD	2020
2	29.69	SINGLE FAMILY RESIDENTIAL	14.99	14.70	80'X130' 100'X130'	48	1.62	GB/M-1	ENPDD	2021
3	32.41	SINGLE FAMILY RESIDENTIAL	15.89	16.52	80'X130' 100'X130'	0	1.27	GB/M-1	ENPDD	2020
4	22.01	SINGLE FAMILY RESIDENTIAL	12.78	9.23	80'X130' 100'X130'	0	1.04	GB/M-1	ENPDD	2021
5	22.48	SINGLE FAMILY RESIDENTIAL	3.79	18.69	80'X130' 100'X130'	0	2.00	GB/M-1	ENPDD	2022
6	31.75	SINGLE FAMILY RESIDENTIAL	8.39	23.36	80'X130' 100'X130'	0	1.67	GB/M-1	ENPDD	2023
7	33.36	SINGLE FAMILY RESIDENTIAL	14.41	18.95	80'X130' 100'X130'	0	1.17	GB/M-1	ENPDD	2024
TOTAL	204.00		84.37	119.64		300	1.47			



**LEGEND**

- OVERALL BOUNDARY
- RIGHT OF WAY
- PHASING LIMITS
- CONTOURS
- EASEMENTS
- OPEN SPACE/DRAINAGE (40.791 ACRES)
- PARK SPACE (43.579 ACRES)
- PROPOSED 100 YR FEMA FLOODPLAIN
- EXISTING 100 YR FEMA FLOODPLAIN



**UTILITY & STORM WATER NOTES:**

- CITY OF SCHERTZ WATER MAINS WILL BE EXTENDED FROM GRAYTOWN TO SERVE THIS SUBDIVISION.
- SARA SANITARY SEWER IS LOCATED IN THE FEMA FLOODPLAIN WITHIN THE PROJECT LIMITS.
- STORM WATER FROM THIS SUBDIVISION WILL DISCHARGE INTO THE ON SITE FEMA FLOODPLAIN.

**PROPERTY OWNERSHIP KEY**

- TORRES DAVID & EVELYN S
- BARNETT GLENN H & JANET K
- RESERVE AT SCHERTZ HOMEOWNERS ASSOCIATION INC
- RESERVE AT SCHERTZ HOMEOWNERS ASSOCIATION INC
- MAIN FRANCIS SCOTT
- RESERVE AT SCHERTZ HOMEOWNERS ASSOCIATION INC
- ANTHONY MARGARET SARANDI & WILLIAM E ANTHONY
- TAYLOR TYRON DALE & STOUTON-TAYLOR ROSLYN R
- BREWSTER KEVIN I & EARNEY M
- RESERVE AT SCHERTZ HOMEOWNERS ASSOCIATION INC
- TINSON FERENIE & REGINALD
- BEE WILLIAM & SHIRELENE
- WEIR DANIEL F & ALAINA M
- RESERVE AT SCHERTZ HOMEOWNERS ASSOCIATION INC
- HUFFMAN MARSHALL
- MILLER ALFRED & JO NELL
- ROPER BURNIE L & LAWANDA L
- RUFFIN JOEZEIT LATRICE
- RICKS TIMOTHY & DORETHEA G
- RAGAY DOMINADOR S & GRACE R
- VINSON ALONZA & COURTLYN
- PARSONS LYNN M
- BOHANNON-BEY PAMELA & RUMEL
- COSOROVE MATTHEW T
- MUZYNY ALAN G & BARBARA K
- MELLO MARK T & MELLO JANET
- MELLO MARK T & MELLO JANET
- KGG ENTERPRISES
- VELMA DEVELOPMENT LLC
- VELMA DEVELOPMENT LLC
- VELMA DEVELOPMENT LLC

**ENGINEER & DESIGNER:**

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

**OWNER:**

LEANNI DIPPER INVESTMENTS, LTD  
PO BOX 120217  
SAN ANTONIO, TEXAS 78212  
(210)-419-2467

**DEVELOPER:**

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

PREPARED: AUGUST 19, 2020

**PAPE-DAWSON ENGINEERS**  
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TBPB FIRM REGISTRATION #0791 | TBPBS FIRM REGISTRATION #1088880

**GRAYTOWN SUBDIVISION**  
SCHERTZ, TEXAS  
CONCEPT PLAN

DATE	
NO. REVISION	
PLAT NO.	-
JOB NO.	11686-00
DATE	AUGUST 2020
DESIGNER	RD
CHECKED	BL DRAWN RD
SHEET	1 of 1

DATE: Aug 27, 2020, 5:19pm, User: ID: b1666666, File: P:\1666666\000\Design\Exhibits\CMPT168600.dwg

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