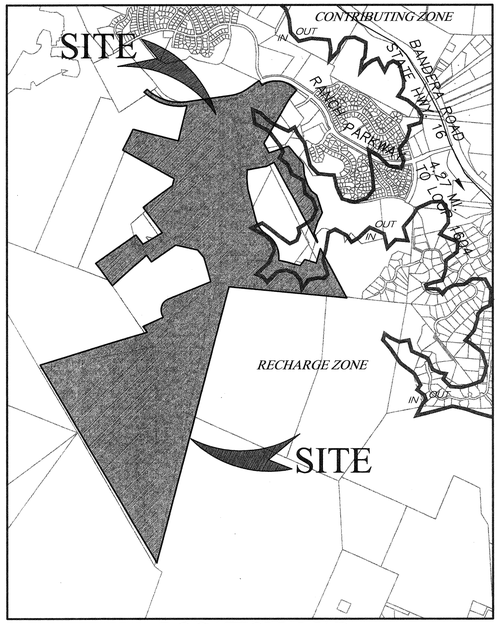
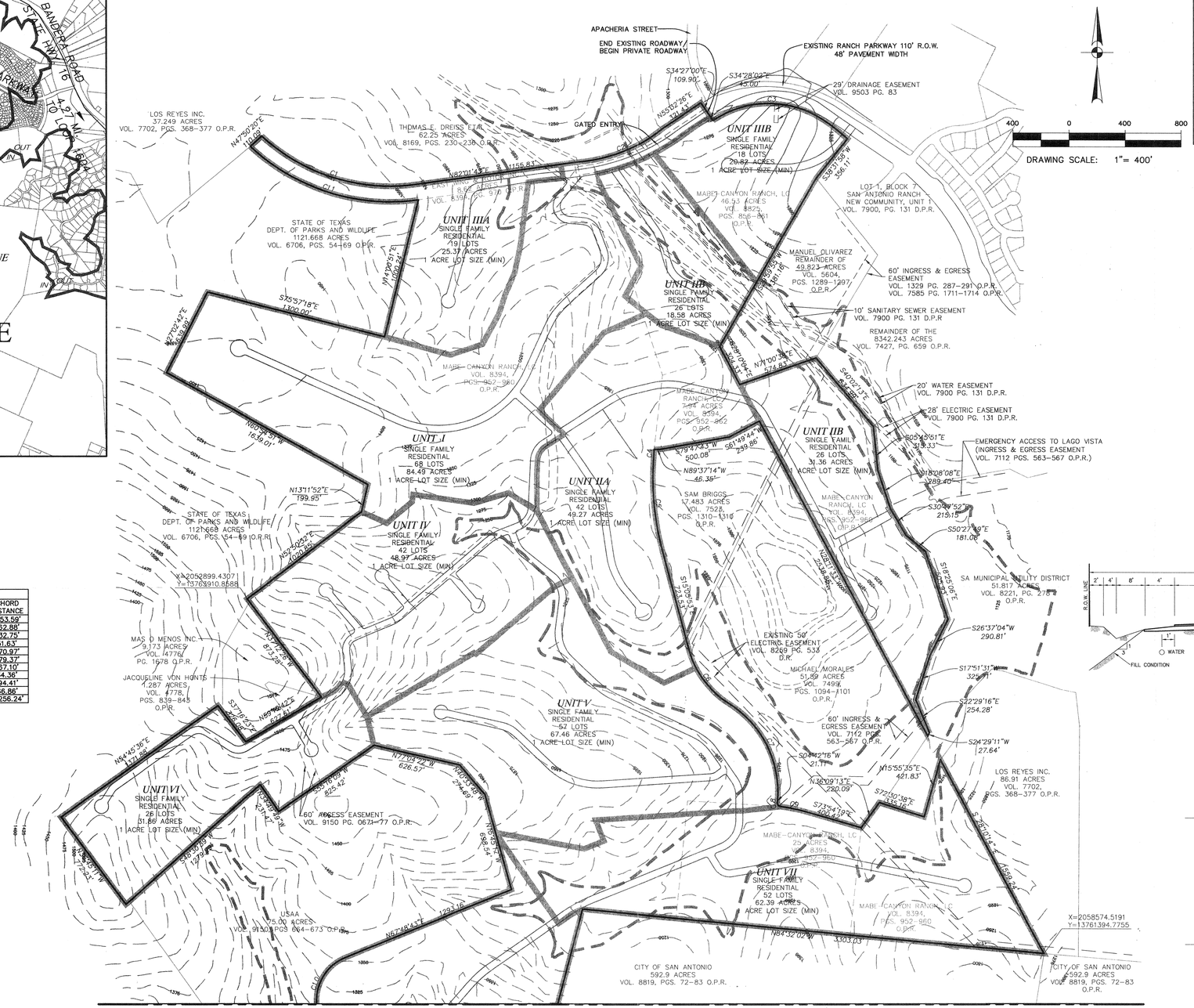


LOCATION MAP
SCALE: 1" = 2000'



MATCHLINE "A-A"

DEVELOPMENT DENSITY AND PHASING CYCLE			
UNIT	ACRES	# OF LOTS	LOTS/ACRE
I	84	68	0.81
IIA	49	42	0.86
IIB	50	26	0.52
IIIA	25	19	0.76
IIIB	21	18	0.86
IV	49	42	0.86
V	68	57	0.84
VI	32	26	0.81
VII	62	52	0.84
VIII	129	38	0.29
IX	114	44	0.39
X	102	39	0.38
XI	71	27	0.38
TOTAL	856	498	

NOTES:

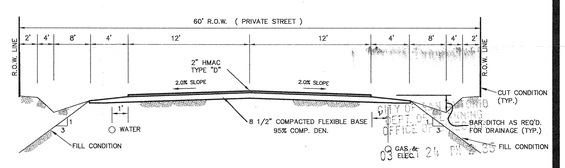
1. ALL LOTS ARE A MINIMUM OF ONE ACRE.
2. SITE WILL COMPLY WITH SECTION 35-503 OF THE UDC REGARDING PARKS/OPEN SPACE REQUIREMENTS.
3. STREET LAYOUTS ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE.

LEGEND

1860	EXISTING CONTOURS
	MASTER DEVELOPMENT PLAN LIMITS
	UNIT BOUNDARY
	APPROXIMATE LIMITS OF THE 100 YEAR ULTIMATE DEVELOPMENT FLOODPLAIN
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS

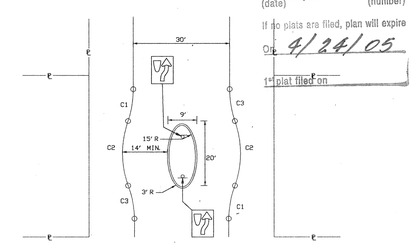
PHASING NOTE:
STANDARD CYCLE OF CONSTRUCTION FOR SINGLE-FAMILY RESIDENTIAL WILL BE USED. THIS CONSISTS OF CONSTRUCTION OF UTILITIES, ROADWAYS, AND DRAINAGE STRUCTURES.

NOTE:
THE CANYON RANCH DEVELOPMENT LIES OUTSIDE THE LIMITS OF THE CITY OF SAN ANTONIO.



TYPICAL 60' R.O.W. STREET CROSS SECTION
NOT-TO-SCALE

PLAN HAS BEEN ACCEPTED BY
COSA
10/24/03 #766
(date) (number)
If no plats are filed, plan will expire on 4/24/05
1st plat filed on



RESIDENTIAL MEDIAN ISLAND
SCALE: N. T. S.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD DISTANCE
C1	1192.04'	1348.15'	638.15'	50°39'41"	S72°37'40"E	1153.59'
C2	672.48'	1146.17'	346.23'	33°37'00"	N68°46'09"E	662.88'
C3	891.86'	700.00'	517.97'	72°59'59"	S87°58'02"E	832.75'
C4	51.64'	743.00'	25.83'	03°58'56"	S02°36'43"W	51.63'
C5	674.30'	1957.00'	340.53'	19°44'30"	S05°14'12"E	670.97'
C6	490.70'	657.00'	257.43'	42°47'34"	S36°29'56"E	479.37'
C7	806.50'	743.00'	447.83'	62°09'28"	S26°50'22"E	767.10'
C8	37.88'	25.00'	23.65'	86°49'04"	S39°23'01"E	34.36'
C9	194.60'	1255.00'	97.50'	08°53'04"	S78°17'16"E	194.41'
C10	518.60'	330.00'	330.24'	90°02'30"	N20°05'13"E	466.86'
C11	1298.75'	1458.15'	696.01'	51°01'56"	N72°25'48"W	1256.24'

CURVE TABLE				
CURVE	RADIUS	DELTA	TANGENT	LENGTH
C1	30.00'	19°47'56"	5.24'	10.37'
C2	29.42'	39°55'42"	10.40'	19.99'
C3	30.00'	19°07'46"	5.06'	10.02'

NOTES:

1) N.A.D.83 GRID COORDINATES DERIVED FROM PD BASE (PD04) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS
LONESTAR, 1953 (P.I.D. #AY1808) N:13731522.2197 E:2140520.8364
OBLATE, 1953 (P.I.D. #AY1961) N:13743129.5.2612 E:2127038.6019
BITTERS, 1953 (P.I.D. AY0072) N:13756384.2745 E:2129377.7379

2) DIMENSIONS SHOWN ARE SURFACE.

3) COMBINED SCALE FACTOR USED IS 0.99983.

4) BEARINGS MUST BE ROTATED 0°00'00" COUNTERCLOCKWISE TO MATCH N.A.D. 83

NOTES:

PROPERTY BOUNDARY IS BASED ON SURVEY PREPARED BY BAKER SURVEYING AND ENGINEERING, INC.

NOTES:

1.) WATER SERVICE - SAN ANTONIO WATER SYSTEM
2.) SANITARY SEWER SERVICE - ON SITE SEWAGE FACILITIES
3.) GAS & ELECTRIC SERVICE - CITY PUBLIC SERVICE
4.) TELEPHONE SERVICE TO BE PROVIDED BY SWB TELEPHONE.
5.) ALL ACREAGES SUBJECT TO CHANGE WITHOUT NOTICE.
6.) 100-YEAR FLOOD PLAIN BASED ON PRELIMINARY FLOOD STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC.

ENGINEER/AGENT:

THE LIMITS OF THE 100 YEAR ULTIMATE DEVELOPMENT FLOODPLAIN AS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE.

LICENSED PROFESSIONAL ENGINEER

NOTE:
THE MINIMUM PAD ELEVATIONS FOR HOMES IN THE CANYON RANCH DEVELOPMENT UPSTREAM OF WILDLAKE DAM IS 1147.8' TO PREVENT INUNDATION DUE TO BACKWATER FROM WILDLAKE DAM FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD.

DEVELOPER: MABE-CANYON RANCH, LTD.

AGENT: MR. STEPHEN LOWDER
2911 TURTLE CREEK BLVD., STE. 400
DALLAS, TX 75219

THIS MASTER DEVELOPMENT PLAN, SUBMITTED TO AND CONSIDERED BY THE CITY OF SAN ANTONIO, IS HEREBY APPROVED.

DATED_____ DAY OF_____, A.D._____

BY: _____
DIRECTOR OF PLANNING DEPARTMENT

REVISIONS:
3/17/03: REVISED AS PER ZONING AND PARKS COMMENTS
4/4/03: COSA COMMENTS - TRAFFIC AND PARKS
7/22/03: STORMWATER COMMENTS

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.8010

CANYON RANCH
MASTER DEVELOPMENT PLAN

JOB NO. 5000-01
DATE NOVEMBER, 2002
DESIGNER JD
CHECKED CCT DRAWN KLV
SHEET 1 OF 2

Date: Oct 21, 2003, 1:27pm User ID: BTresch
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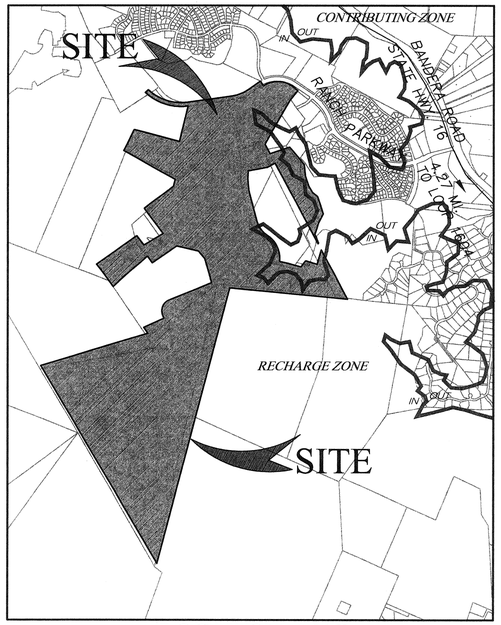
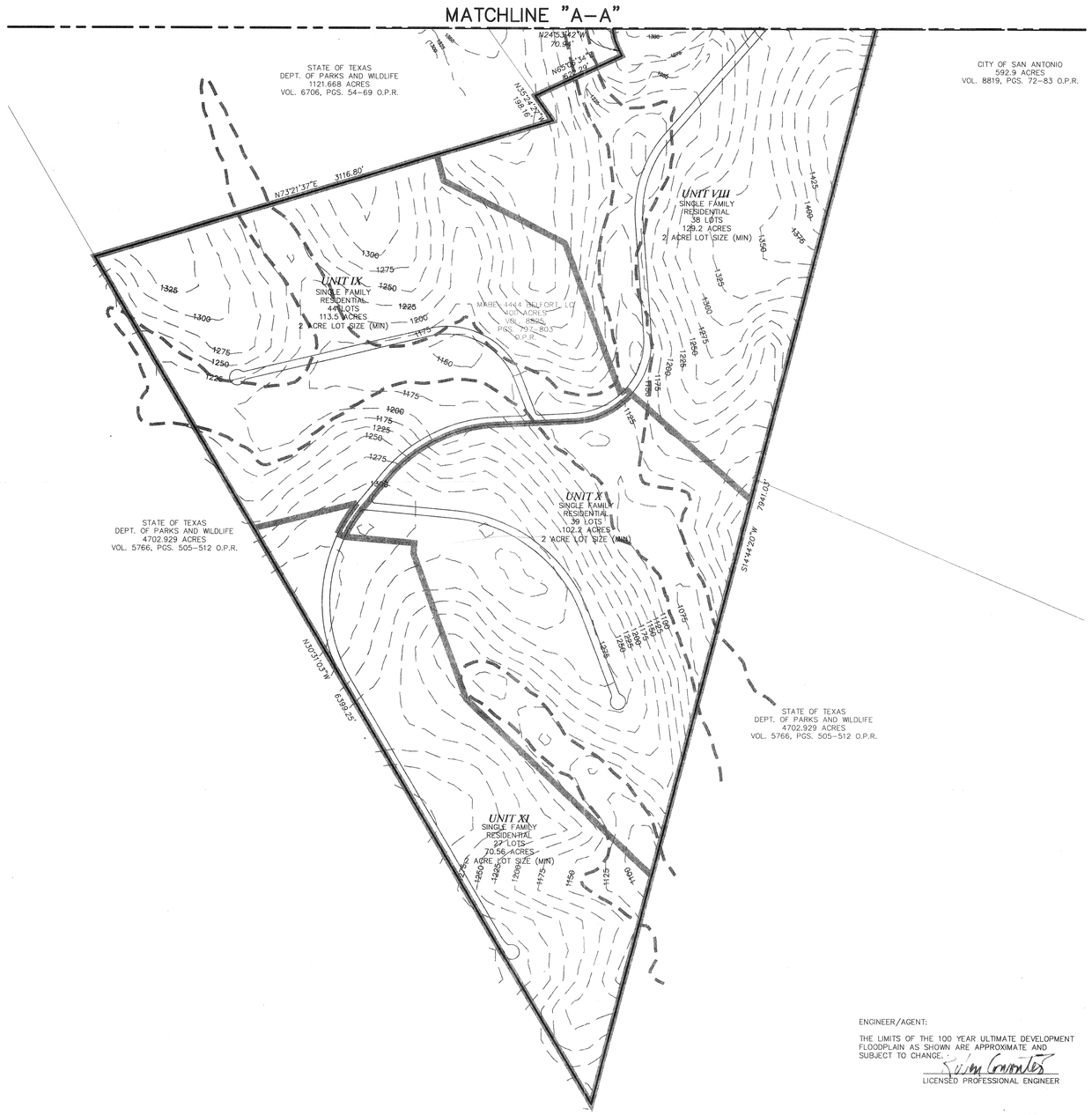


LOCATION MAP

SCALE: 1" = 2000'



400 0 400 800

DRAWING SCALE: 1"= 400'

DEVELOPMENT DENSITY AND PHASING CYCLE			
UNIT	ACRES	# OF LOTS	LOTS/ACRE
I	84	68	0.81
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LEGEND

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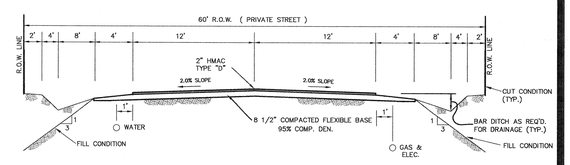
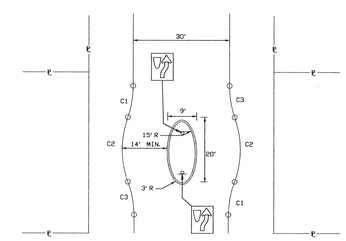


TYPICAL 60' R.O.W. STREET CROSS SECTION

NOT-TO-SCALE



RESIDENTIAL MEDIAN ISLAND

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DATED_____ DAY OF_____, A.D._____

BY: _____
DIRECTOR OF PLANNING DEPARTMENT

REVISIONS:
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7/22/03: STORMWATER COMMENTS

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

CANYON RANCH
MASTER DEVELOPMENT PLAN

JOB NO. 5000-01
DATE NOVEMBER, 2002
DESIGNER JD
CHECKED CCT DRAWN KLV
SHEET 2 OF 2

Date: Oct 21, 2003, 1:28pm User ID: BTriesch
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