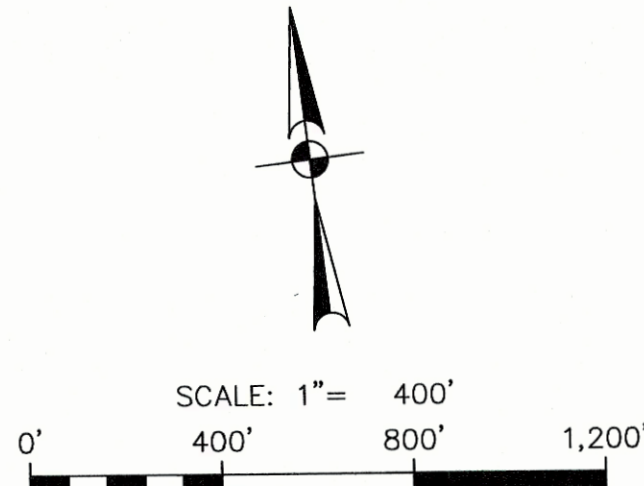


LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S07°24'13"E	181.70'	L10	S27°5'53"W	193.38'
L2	N89°41'47"W	558.27'	L11	S04°5'32"E	286.40'
L3	S08°11'45"W	154.16'	L12	S05°24'36"W	368.20'
L4	S05°43'42"E	807.18'	L13	N89°29'27"W	254.27'
L5	S00°32'14"E	145.90'	L14	N84°11'18"W	483.42'
L6	S81°35'47"W	307.94'	L15	N38°14'11"E	660.43'
L7	S71°47'23"W	212.37'	L16	N37°41'27"W	599.72'
L8	N67°22'33"W	370.50'	L17	N00°15'42"E	601.33'
L9	S64°09'10"W	102.77'			

KEYNOTES

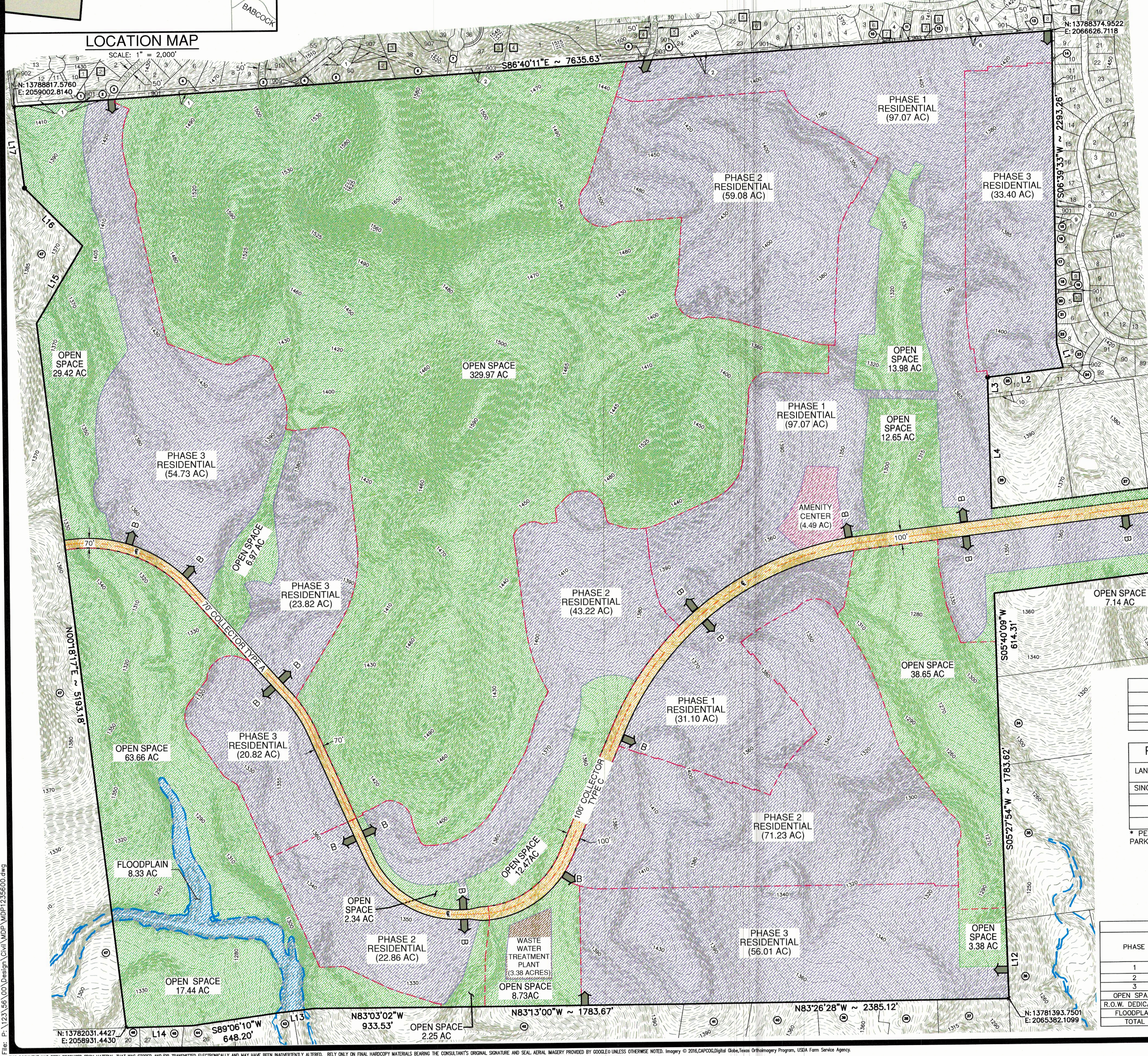
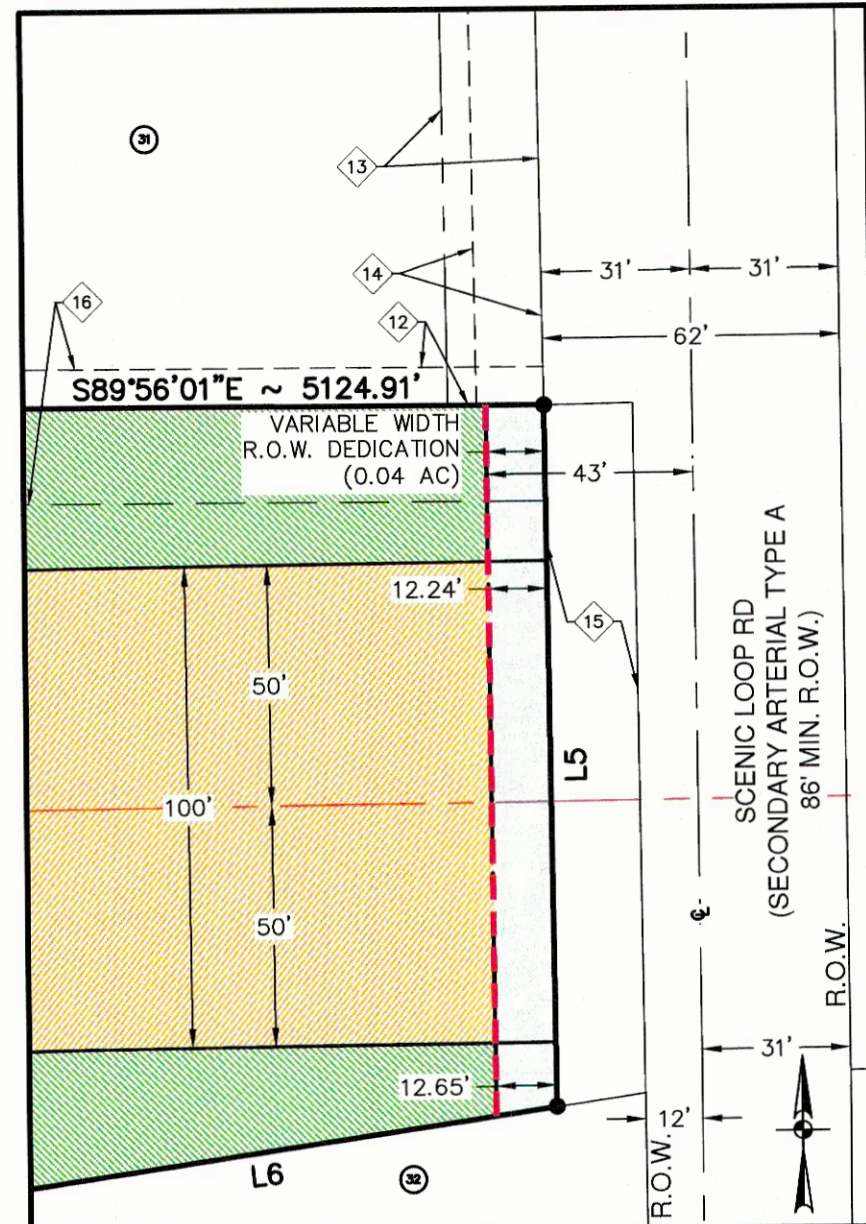
- 1 BLOCK 30 CB 4695
BLACKBUCK RANCH PHASE 2 UNIT 4 PUD
(VOL. 20002, PG. 398, PR)
- 2 BLOCK 30 CB 4695
BLACKBUCK RANCH PHASE 2 UNIT 2 PUD
(VOL. 20001, PG. 1764, PR)
- 3 BLOCK 20 CB 4695
BLACKBUCK RANCH PHASE 1 UNIT 9 PUD
(VOL. 20001, PG. 835, PR)
- 4 BLOCK 20 CB 4695
BLACKBUCK RANCH PHASE 1 UNIT 7 PUD
(VOL. 20001, PG. 592, PR)
- 5 BLOCK 17 CB 4695
BLACKBUCK RANCH PHASE 1 UNIT 5 PUD
(VOL. 9728, PG. 124, DPR)
- 6 BLOCK 13 CB 4695
BLACKBUCK RANCH PHASE 1 UNIT 3
ENCLAVE
(VOL. 9716, PG. 10, DPR)
- 7 BLOCK 13 CB 4695
BLACKBUCK RANCH PHASE 1 UNIT 1A PUD
CB 4695
(VOL. 20002, PG. 1065, PR)
- 8 BLOCK 13 CB 4695
BLACKBUCK RANCH PHASE 1 UNIT 1 PUD
(VOL. 9707, PG. 25, DPR)
- 9 BLOCK 12 CB 4695
THE CANYONS AT SCENIC LOOP UNIT
6A PUD
(VOL. 9682, PG. 32, DPR)
- 10 BLOCK 9 CB 4695
THE CANYONS AT SCENIC LOOP UNIT
6D PUD
(VOL. 9687, PG. 177, DPR)
- 11 28' WIDE ELECTRIC EASEMENT
(VOL. 18468, PG. 2114, OPR)
- 12 VARIABLE WIDTH ELECTRIC EASEMENT
CITY OF SAN ANTONIO
(VOL. 18468, PG. 2120, OPR)
- 13 16' WATER EASEMENT
(VOL. 9728, PG. 124, DPR)
- 14 16' WATER EASEMENT
(VOL. 20002, PG. 1065, PR)
- 15 28' E.G.T.C. EASEMENT
(VOL. 9707, PG. 25, DPR)
- 16 16' WATER EASEMENT
(VOL. 9707, PG. 25, DPR)
- 17 INGRESS AND EGRESS EASEMENT
(VOL. 9115, PG. 603, DPR)
- 18 20' ELEC. GAS, TELE. & CATV
EASEMENT
(VOL. 9682, PG. 33, DPR)
- 19 VARIABLE WIDTH DRAINAGE
EASEMENT
(VOL. 9682, PG. 33, DPR)
- 20 28' ELEC. GAS, TELE. & CATV
EASEMENT
(VOL. 9682, PG. 33, DPR)
- 21 0.053 ACRE DRAINAGE EASEMENT
(VOL. 9675, PG. 35, DPR)
- 22 8' ELEC. TELE. & CATV EASEMENT
(VOL. 9675, PG. 35, DPR)
- 23 20' BUILDING SETBACK LINE
(VOL. 9675, PG. 35, DPR)
- 24 14' ELEC. GAS, TELE. & CATV
EASEMENT
(VOL. 9606, PG. 90, DPR)
- 25 0.059 ACRE R.O.W. DEDICATION
BEXAR COUNTY, TEXAS
(DOCP 20040288107, OPR)
- 26 20' ELECTRIC EASEMENT
CITY OF SAN ANTONIO
(DOCP 20050057660, OPR)



MDP HAS BEEN ACCEPTED BY
COSA: *Melissa Ramirez*
9 March 2023 22-11100008
(Date) (Number)
Note: this plan will have to comply with
Section 35-412 (i)(1) Scope of Approval
For validation or plans will expire on
8 March 2028
(Date)

LEGEND

- AC ACRE(S)
DPR DEED AND PLAT RECORDS OF
BEXAR COUNTY, TEXAS
DR DEED RECORDS OF
BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS OF
(OFFICIAL PUBLIC RECORDS OF
REAL PROPERTY) OF BEXAR
COUNTY, TEXAS
- PR PLAT RECORDS OF
BEXAR COUNTY, TEXAS
ROW RIGHT-OF-WAY
VOL VOLUME
PG PAGE(S)
- MDP LIMITS
100 YEAR FEMA FLOODPLAIN
(FIRM PANEL 48029C0090F &
48029C0095F)
EXISTING CONTOUR
PHASE BOUNDARY
ON-SITE FLOODPLAIN
PROPOSED ROW/SECONDARY
ARTERIAL TYPE A - 86' ROW
MINIMUM PER COSA UDC
AMENITY
SINGLE FAMILY RESIDENTIAL
WASTE WATER TREATMENT PLANT
ON-SITE FLOODPLAIN/PARK LAND
OPEN SPACE/DETENTION/WATER
QUALITY TREATMENT
RIGHT-OF-WAY DEDICATION
PROJECTING PUBLIC
STREET



PHASING SCHEDULE	
PHASE	CONSTRUCTION START
1	2023
2	2027
3	2030

PARKLAND REQUIREMENTS

LAND USE
SINGLE FAMILY: 3000 LOTS = 42.85 ACRES PARKLAND REQUIRED
1. 8.33 ACRES FLOODPLAIN PROVIDED*
2. 34.52 ACRES OPEN SPACE (MINIMUM) PROVIDED

* PER UDC 35-503, 50 PERCENT (MAXIMUM) OF TOTAL
PARKLAND DEDICATION MAY BE COUNTED AS FLOODPLAIN.

OWNER/DEVELOPER:
GUAJALOTE RANCH, INC.
127 CHARLES RD
SAN ANTONIO, TX 78209

DocuSigned by:
Richard Mott
OWNER (10485244F)
DocuSigned by:
Richard Mott
OWNER (11085012E)

ENGINEER

OWNER/DEVELOPER:
SYDNEY & MARCIE EDWARDS
2720 DONALD ROSS RD APT 413
PALM BEACH GARDENS FL
33410-1159

ENGINEER/DESIGNER:
PAPE-DAWSON ENGINEERS
2000 NW LOOP 410
SAN ANTONIO, TEXAS 78213
PHONE: (210)375-9000
FAX: (210)375-9010

LAND USE DENSITY											
PHASE	LAND USAGE	ACREAGE (GROSS)	# OF LOTS (SINGLE FAMILY)	GROSS DENSITY (LOTS/AC)	DRAINAGE RESERVE/OPEN SPACE (AC)	AMENITY CENTER (AC)	WASTE WATER TREATMENT PLANT (AC)	MAJOR RIGHT-OF-WAY (AC)	ACREAGE (NET)	ZONING	STREET CONNECTIVITY RATIO
1	SINGLE FAMILY RESIDENTIAL	252.54	810	3.21	66.41	4.49	3.38	23.66	154.60	OCL	
2	SINGLE FAMILY RESIDENTIAL	215.69	1089	5.05	17.06			2.24	196.39	OCL	
3	SINGLE FAMILY RESIDENTIAL	233.54	1101	4.71	39.77			4.99	188.78	OCL	
OPEN SPACE		449.83								OCL	
R.O.W. DEDICATION		0.04								OCL	
FLOODPLAIN		8.33								OCL	
TOTAL		1159.97	3000	2.59	123.24	4.49	3.38	30.89	539.78		1.48

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

GUAJALOTE TRACT
BEXAR COUNTY, TEXAS
MASTER DEVELOPMENT PLAN NO. 22-11100008
1159.967 ACRE TRACT

PLAT NO. N/A
JOB NO. 12356-03
DATE JANUARY 2023
DESIGNER BS
CHECKED BS DRAWN CG
SHEET 1 OF 2

