# CIBOLO CANYON RESORT COMMUNITY
# MASTER DEVELOPMENT PLAN/
# MASTER PLAN COMMUNITY DISTRICT

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

THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY UNDER THE AUTHORIZATION OF RUBEN CERVANTES, P.E. #94644 APRIL 4, 2002

REVISIONS:

JOB NO. 1538-16
DATE APRIL 2002
DESIGNER TM
CHECKED ECT DRAWN KLV
SHEET 1 OF 1

## LAND USE SUMMARY:

| LAND USE | ACREAGE |
|---|---|
| SINGLE FAMILY RESIDENTIAL | 434.8 |
| MULTI-FAMILY RESIDENTIAL (APTS., TIMESHARE, CONDOMINIUM) | 188.9 |
| OFFICE/BUSINESS | 24.4 |
| HOTEL | 106.6 |
| GOLF (CLASS B) | 848.7 |
| OPEN SPACE (CLASS A) | 1101.7 |
| ROADWAY | 62.6 |
| LANDSCAPE BUFFER | 4.7 |
| OTHER FLOODPLAIN | 80.0 |
| TOTAL ACREAGE | 2852.4 |

* AREAS INCLUDED WITHIN OTHER LAND USES

NOTE: ALL ACREAGES ARE APPROXIMATE

| DEVELOPMENT DENSITY | | |
|---|---|---|
| DEVELOPMENT AREA | (ACRES) | DENSITY (UNITS/ACRE) |
| SINGLE FAMILY | 118.2 | ± 3 |
| SINGLE FAMILY | 316.8 | ± 4 |
| MULTI-FAMILY | 183.3 | ± 10 |
| MULTI-FAMILY | 108.3 | ± 15 |

DRAWING SCALE: 1" = 600'

NOTES:

1. PER SECTION 2.03 OF THE DEVELOPMENT AGREEMENT, MAJOR REVISIONS TO THE MASTER DEVELOPMENT PLAN SHALL BE DONE WITH APPROVAL UNDER THE PROVISIONS OF SECTION 35-345 OF THE UDC REFERRING TO MASTER PLAN COMMUNITY DISTRICTS.

2. PER SECTION 8.01 OF THE DEVELOPMENT AGREEMENT, THE MASTER DEVELOPMENT PLAN SHALL BE AMENDED TO REFLECT THE LOCATION, CHARACTER, AND DIMENSION OF EACH ROADWAY NOT PRESENTLY SHOWN.

3. PER EXHIBIT A OF THE DEVELOPMENT AGREEMENT, ROADWAY ALIGNMENTS AND LOCATIONS SHOWN ARE CONCEPTUAL IN A MANNER NECESSARY TO COMPLY WITH THE TRAFFIC IMPACT ANALYSIS.

LEGEND

- EXISTING CONTOURS
- SURVEY BOUNDARY
- MASTER DEVELOPMENT PLAN LIMITS
- 100-YEAR ULTIMATE DEVELOPMENT FLOOD PLAIN
- DEVELOPMENT POD BOUNDARY
- 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

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C1 | 1175.00' | 27°04'47" | N13°53'57"W | 550.00' | 555.20' |
| C2 | 1002.00' | 34°57'20" | N41°17'57"W | 601.87' | 611.33' |
| C3 | 975.00' | 14°58'03" | N31°15'58"W | 254.00' | 254.80' |
| C4 | 975.00' | 19°59'44" | N50°14'49"W | 338.51' | 340.37' |
| C5 | 999.00' | 22°37'08" | N00°40'06"E | 391.97' | 394.52' |
| C6 | 1025.00' | 22°37'08" | N00°40'06"E | 402.25' | 404.74' |
| C7 | 2378.59' | 08°52'15" | N72°44'24"W | 368.60' | 369.25' |

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | DELTA | CHORD BEARING | CHORD | LENGTH |
| C8 | 1175.00' | 27°04'47" | N13°53'57"W | 550.00' | 555.20' |
| C9 | 1002.00' | 34°57'20" | N41°17'57"W | 601.87' | 611.33' |
| C10 | 975.00' | 14°58'03" | N31°15'58"W | 254.00' | 254.80' |
| C11 | 975.00' | 19°59'44" | N50°14'49"W | 338.51' | 340.37' |
| C12 | 999.00' | 22°37'08" | N00°40'06"E | 391.97' | 394.52' |
| C13 | 1025.00' | 22°37'08" | N00°40'06"E | 402.25' | 404.74' |
| C14 | 2378.59' | 08°52'15" | N72°44'24"W | 368.60' | 399.25' |

TYPICAL 60' R.O.W. STREET SECTION (LOCAL TYPE A) NOT-TO-SCALE

TYPICAL 60' R.O.W. STREET SECTION (LOCAL TYPE B) NOT-TO-SCALE

TYPICAL 70' R.O.W. STREET SECTION (COLLECTOR) NOT-TO-SCALE

TYPICAL 86' R.O.W. STREET SECTION (CIBOLO CANYON EXTENSION/STONE OAK EXTENSION) NOT-TO-SCALE

TYPICAL 102' R.O.W. STREET SECTION (CIBOLO CANYON) NOT-TO-SCALE

NOTES:
1.) WATER SERVICE – SAN ANTONIO WATER SYSTEM
2.) SANITARY SEWER SERVICE – SAN ANTONIO WATER SYSTEM
3.) GAS SERVICE – CITY PUBLIC SERVICE
4.) TELEPHONE SERVICE TO BE PROVIDED BY SWB TELE & TELECABLE SERVICE TO BE PROVIDED BY TCI
5.) ALL ACREAGES SUBJECT TO CHANGE WITHOUT NOTICE
6.) ALL DIMENSIONS SHOWN ARE APPROXIMATE
7.) EXHIBIT PREPARED BY PAPE-DAWSON ENGINEERS, INC.
8.) CLASS A OPEN SPACE IS PASSIVE OPEN SPACE
9.) CLASS B OPEN SPACE IS ACTIVE OPEN SPACE

DEVELOPER: LUMBERMEN'S INVESTMENT CORPORATION

AGENT: JOHN K. PIERRET
5495 BELTLINE ROAD
SUITE 225
DALLAS, TX 75240

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

DATED 4th DAY OF June A.D. 2002

BY: DIRECTOR OF PLANNING DEPARTMENT

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 APR -4 PM 1:57

10-9-03

LIMITS OF MASTER DEVELOPMENT PLAN

CLASS A

CLASS B

SINGLE FAMILY 47.51 AC ±3.8 UNITS/ACRE PHASE V/B

SINGLE FAMILY 48.53 AC ±4 UNITS/ACRE PHASE V/B

SINGLE FAMILY 4.53 AC ±4 UNITS/ACRE PHASE III

SINGLE FAMILY 8.3 UNITS/ACRE PHASE III

SINGLE FAMILY ±4 UNITS/ACRE PHASE III

SINGLE FAMILY ±4 UNITS/ACRE PHASE V/B

MULTI-FAMILY 18.43 AC ±10 UNITS/ACRE PHASE V/B

MULTI-FAMILY 25.06 AC ±15 UNITS/ACRE PHASE V/B

MULTI-FAMILY ±15 UNITS/ACRE PHASE III

MULTI-FAMILY ±10 UNITS/ACRE PHASE III

MULTI-FAMILY ±15 UNITS/ACRE PHASE V/B

HOTEL 49.15 AC PHASE I

HOTEL 57.20 AC PHASE II

OFFICE/BUSINESS 3.873 AC

OFFICE/BUSINESS 9.59 AC PHASE III

GOLF 50.44 AC PHASE I

GOLF 362.3 AC

GOLF 260.4 AC PHASE II

PARK 1.89 AC

OPEN SPACE 841.7 AC

10.08 AC ±

PROPOSED 10 ACRE ELECTRIC SUBSTATION SITE (UNRECORDED)

PROPOSED 70' ELECTRICAL TRANSMISSION EASEMENT (UNRECORDED)

PROPOSED ROADWAY (VARIABLE WIDTH R.O.W.) (102' MIN.)

PROPOSED ROADWAY (VARIABLE WIDTH R.O.W.) (110' MIN.)

PROPOSED ROADWAY (VARIABLE WIDTH R.O.W.) (86' R.O.W.)

PROPOSED ROADWAY (VARIABLE WIDTH R.O.W.) (70' MIN.)

NORTH-SOUTH ROADWAY LOCAL TYPE 'B' (60' R.O.W.)

NORTH-SOUTH ROADWAY LOCAL TYPE 'A' (60' R.O.W.)

CIBOLO VISTA (PRIVATE ROADWAY)

CONNECTION TO CIBOLO CANYON AS PER ROADS #659

CONNECT TO FUTURE CIBOLO CANYON EXTENSION

TRANSITION TO 5 LANE COLLECTOR/THOROUGHFARE INTERSECTION WITH ARTERIAL

FUTURE CIBOLO CANYON EXTENSION CSA MAJOR THOROUGHFARE PLAN SECONDARY ARTERIAL 'A' (86' R.O.W. MIN.)

EXISTING BULVERDE ROAD CSA MAJOR THOROUGHFARE PLAN PRIMARY ARTERIAL (86' R.O.W.)

FUTURE EXTENSION OF EXISTING EVANS ROAD CSA MAJOR THOROUGHFARE PLAN SECONDARY ARTERIAL (110' R.O.W.)

BULVERDE ROAD

SCHERTZ PARKWAY

EVANS ROAD

HWY. 281

SAN ANTONIO CITY LIMITS

OUT

IN

LOCATION MAP

SITE

EDWARD'S AQUIFER RECHARGE ZONE

CONTRIBUTING ZONE

SCALE: 1" = 4000'

NOTES:
1) THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED BY THE NATIONAL GEODETIC SURVEY (NGS).
2) N.A.D.83 GRID COORDINATES DERIVED FROM MELLER (FD.DAVID21) OBLATE, 1983
3) ALL DISTANCES SHOWN ARE SURFACE. COMBINED SCALE FACTOR USED IS 1.00017.

Date: Apr 04, 2002, 11:56am User ID: kyoung
File: N:\1538-16\Design\Civil\MDP1538-16.dwg