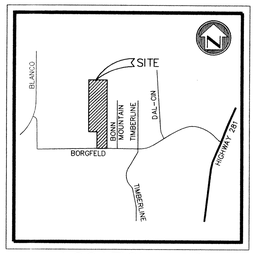
NOTE: LOT 1, BLOCK 11 IS A PRIVATE STREET AND ALSO A WATER, ELECTRIC, GAS, TELEPHONE, CABLE T.V. & DRAINAGE EASEMENT.

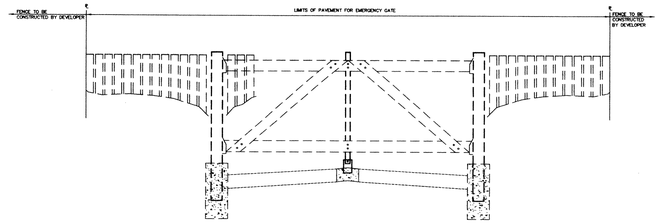


LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.



TYPICAL EMERGENCY GATE DETAIL
DETAIL "2"

THIS:

PLANNED UNIT DEVELOPMENT PLAN OF CANYON RANCH ESTATES HAS BEEN SUBMITTED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 2004.

BY: _____
CHAIRMAN

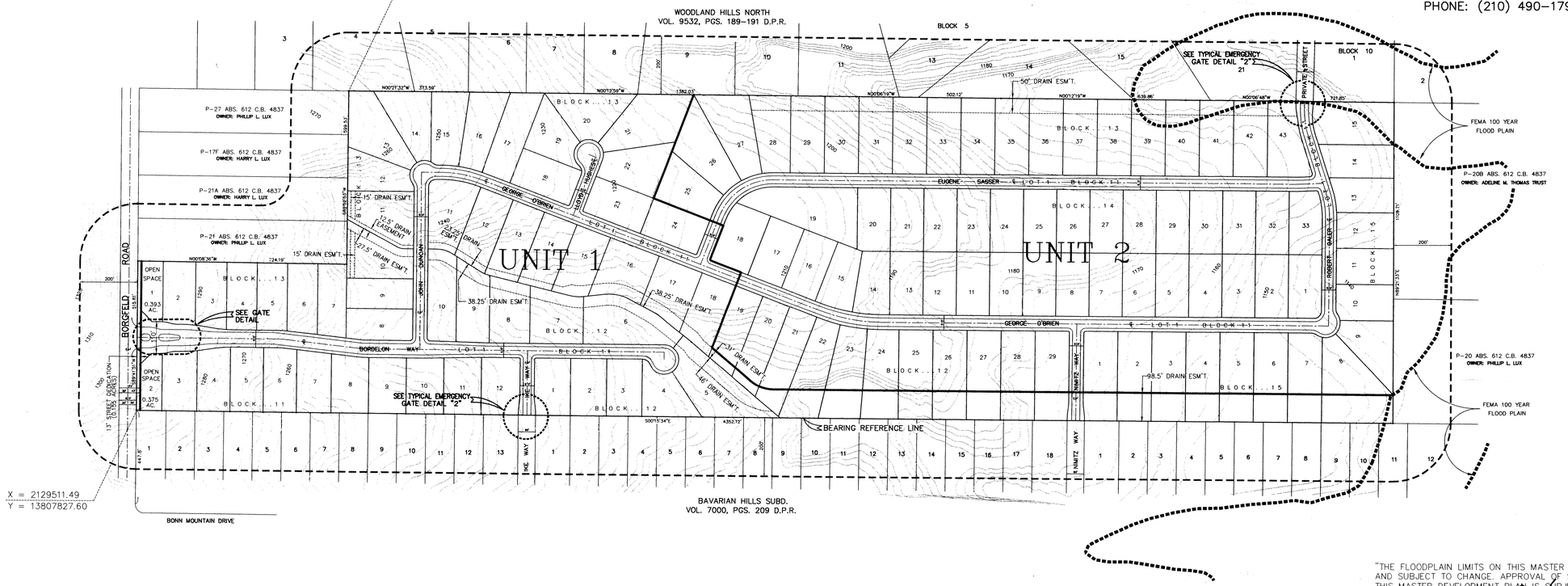
BY: _____
SECRETARY

DESCRIPTION OF A 101.146 ACRE TRACT OF LAND

Being a 101.146 acre tract of land in County Block 4837, Bexar County, Texas out of the Juan M. Rivas Survey No. 191, and being all of that certain tract of land described as a 52.515 acre tract and a 48.690 acre tract in a Decree of Partition in Volume 7347, Page 0013 of the Real Property Records of Bexar County, Texas.

"A PLANNED UNIT DEVELOPMENT"

DEVELOPER:
GORDON V. HARTMAN ENTERPRISES, INC.
1175 W. BITTERS, STE 200
SAN ANTONIO, TEXAS 78216
PHONE: (210) 490-1798



PLAN HAS BEEN ACCEPTED BY
DSA
3/23/05 816
(date) (number)
If no plats are filed, plan will expire
on 9/28/06
1st plat filed on

"THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE."

BY: _____ OWNER BY: _____ ENGINEER

UNIT	RESIDENTIAL LOTS	AREA	DENSITY
CANYON RANCH ESTATES SUBDIVISION UNIT 1	51 LOTS	40.464 AC.	0.793 UNITS PER ACRE
CANYON RANCH ESTATES SUBDIVISION UNIT 2	78 LOTS	60.852 AC.	0.780 UNITS PER ACRE

APPROXIMATELY 129 RESIDENTIAL LOTS

- 129 RESIDENTIAL UNITS
- TOTAL ACREAGE 101.316 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

PROPERTY IS OUTSIDE CITY LIMITS AND THEREFORE HAS NO ZONING CLASSIFICATION

BEARING REFERENCE SOURCE IS THE TEXAS STATE PLANE COORDINATES NAD 83 TEXAS SOUTH CENTRAL ZONE.

101.146 ACRES GROSS AREA
-11.710 ACRES R.O.W
-0.155 ACRES STREET DEDICATION
-11.846 ACRES (AVG. PAD + DRIVEWAY & WALK) (4000 S.F. x 129 LOTS)

77.435 ACRES YARD AREA CONTAINED IN RESIDENTIAL LOTS [PER SEC. 35-344 (g)]

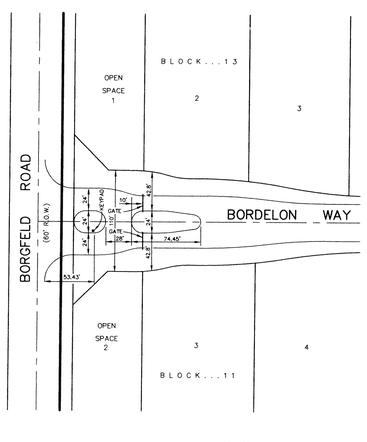
*0.393 ACRE OPEN SPACE (LOT 1, BLOCK 13)
*0.375 ACRE OPEN SPACE (LOT 2, BLOCK 11)
*0.768 ACRE TOTAL
*BENEFICIAL OPEN AREA WITH REASONABLE EXPECTANCY OF PERPETUITY, SEE SEC. 35-344(g)

77.435 ACRES YARD AREA
+ 0.384 [0.768 AC./2 PER SEC. 35-344(g)]

=77.819/101.146 ACRES GROSS AREA
=77% OPEN SPACE RATIO

CLEAR VISION AREA

ALL INTERSECTIONS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-506(d)(5) OF THE UNIFIED DEVELOPMENT CODE.



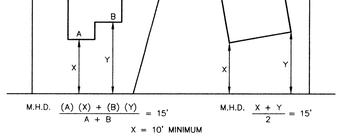
GATE DETAIL "1"
NOT TO SCALE

NOTES:

1. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
2. ALL STREETS WITHIN UNITS 1 & 2 ARE PRIVATE STREETS. 4256 L.F. OF INTERNAL STREET.
3. PROPERTY IS WITHIN COMAL IND. SCHOOL DISTRICT
4. ALL WEATHER CROSSINGS SHALL BE INSTALLED WHEREVER STREETS CROSS EXISTING OR PROPOSED WATER COURSES.

NOTES: 1. INFORMATION PROVIDED ON THIS MAP IS BASED ON PRELIMINARY LANDPLANNING ETC. AND IS SUBJECT TO CHANGE.

REAR YARD SETBACK ON CUL-DE-SAC OR OTHER UNUSUALLY SHAPED LOTS



M.H.D. $\frac{(A)(X) + (B)(Y)}{A + B} = 15'$ M.H.D. $\frac{X + Y}{2} = 15'$

X = 10' MINIMUM

MEAN HORIZONTAL DISTANCE

M.D.P./P.U.D. PLAN
for
CANYON RANCH ESTATES SUBDIVISION

BEING 101.316 ACRES OF LAND IN C.B. 4837, BEXAR COUNTY, TEXAS.

A TCB INC. Company
W.F.CASTELLA & ASSOCIATES, INC.
Engineers – Surveyors – Planners
6800 Park Ten Blvd., Suite 180 South – San Antonio, Texas 78213 – (210)734-5351

REVISIONS:
12/2/04 – COUNTY REDLINES
12/28/04 – COUNTY REDLINES

JOB NO. 052281748.01
FILE: ~
DATE: 07/15/04
DESIGN: ~
DRAWN: C.M./R.R.
CHECK D:
SHEET 1 OF 1

D:\DEVELOPMENT\GH\CANYON RANCH ESTATES\dwg\Canyon Ranch Estates MDP-PUD.dwg, 3/22/2005 1:13:01 PM, RussellR 1:200

816