BANDERA ROAD (STATE HWY. 16)

7.1 ACRES
APARTMENT SITE

UNPLATTED AREA
2.0 ACRES

UNPLATTED AREA

22' SAFETY LANE

22' ACCESS EASEMENT

POOL

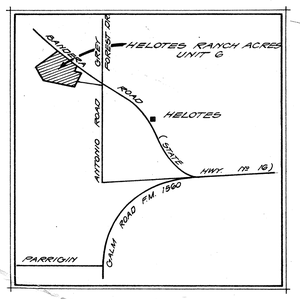
TANK

FOOT BRIDGE

ANTONIO ROAD

LAND USE TABLE	
RESIDENTIAL USE	88.0
TOTAL	88.0
AVERAGE RESIDENTIAL LOT SIZE 1.0 AC.	
113 RESIDENTIAL LOTS	82
DENSITY = 1.1 UNITS PER ACRE	

NOTE:
MINIMUM AREA PER LOT IS (1) ONE ACRE.



LOCATION MAP

scale: 1"=100'

MASTER PLAN
HELOTES RANCH ACRES - UNIT № 6
"PLANNED UNIT DEVELOPMENT"

Groves, Fernandez, Barry, Telford and Associates, Inc.
CONSULTING ENGINEERS/PLANNERS/LANDSCAPE ARCHITECTS
San Antonio Texas 78240

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CURVE DATA				
NO.	RADIUS	DELTA	TANGENT	LENGTH
A	441.76'	35°02'57"	139.50'	270.24'
B	554.37'	28°46'44"	142.23'	278.45'
C	160.00'	30°00'00"	42.87'	83.78'
D	100.00'	30°00'00"	26.80'	52.36
E	25.00'	42°48'49"	9.78'	18.65'
F	25.00'	42°56'11"	9.83'	18.74'
G	50.00'	265°40'00"	—	231.84'

SCALE 1" = 100'

STATE HIGHWAY No. 16

TO BANDERA

TO HELOTES

S 31°30'28"E - 45.57'

S 31°30'22"E 142.08'

S 23°36'45"E - 209.34'

S 60°06'04"W - 123.36'

S 14°20'20"E - 132.82'

S 45°40'37"W - 320.61'

"A"

N 71°47'00"E 15.00'

S 15°01'54"E 106.58'

S 18°23'45"E - 851.00'

N 04°07'00"W - 55.38'

N 00°26'36"E - 65.06'

N 09°57'38"W - 50.53'

N 21°59'00"W - 139.18'

N 33°16'48"W - 36.79'

N 18°12'08"W - 35.71'

S 27°54'48"E - 277.64'

N 27°42'15"W - 187.08'

S 49°45'44"E - 225.51'

S 34°58'02"E - 265.38'

S 40°37'23"E - 215.24'

S 12°18'46"E - 210.46'

S 70°23'11"W - 206.38'

S 70°21'34"W - 435.45'

S 70°18'36"W - 306.38'

N 54°37'39"W - 49.57'

N 54°03'20"W - 300.19'

N 54°10'24"W - 299.97'

N 54°02'29"W - 630.11'

N 54°08'58"W - 858.92'

N 08°01'17"E - 340.86'

N 05°47'56"E - 92.22'

N 04°49'15"E - 165.36'

N 05°43'28"E - 672.93'

S 80°27'53"E - 372.24'

S 65°37'05"E 141.30'

S 85°03'53"E - 43.39'

S 84°48'49"E - 129.05'

S 85°53'02"E 128.89'

S 85°18'07"E - 205.12'

S 89°42'01"W - 30.79'

S 26°46'00"E - 41.38'

N 53°48'32"E - 140.06'

N 57°48'51"E - 33.04'

S 71°21'11"E - 52.36'

UNDEVELOPED RANCH LAND

C-1 C-2 C-3 C-4 C-5 C-6 C-7 C-8 C-9 C-10 C-11 C-12 C-13 C-14 C-15 C-16 C-17

EXISTING STABLES & RIDING AREA

EXISTING RESTAURANT & CLUB

TENNIS COURTS

POOL

TANK

4.40 ACRES COMMON RECREATION AREA

DRAINAGE EASEMENT

DRAINAGE ESMT.

PEDESTRIAN BRIDGE

50' PAVEMENT

22' R.O.W. & PAVEMENT

20' ACCESS TO COMMON RECREATION AREA

10' UTILITY EASEMENT (WATER)

4 MILE BOSQUE CREEK

HELOTES RANCH ACRES, UNIT 1

RESIDENTIAL AREA 67.70 ACRES

HELOTES RANCH ACRES, UNIT 2

22' PAVEMENT

60.0' R.O.W.

MARIN HOLLOW ROAD

LAND USE TABLE	
COMMERCIAL USE	18.90 ACRES
COMMON. REC USE	4.40 ACRES
RESIDENTIAL USE	67.70 ACRES
TOTAL	90.00 ACRES
AVERAGE RESIDENTIAL LOT SIZE	0.75 ACRE
NO. RESIDENTIAL LOTS	75
DENSITY = 1.11 UNITS PER ACRE	

HELOTES RANCH ACRES II-G

GREY FOREST DRIVE

RABUN HOLLOW DRIVE

ALTOVISO DRIVE

HELOTES

BANDERA ROAD

GALM RD.

LOCATION MAP
NOT TO SCALE

Helotes Ranch Acres
Unit - 6
PLANNED UNIT DEVELOPMENT
MASTER PLAN

Rabun San Antonio * Engineering Austin

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