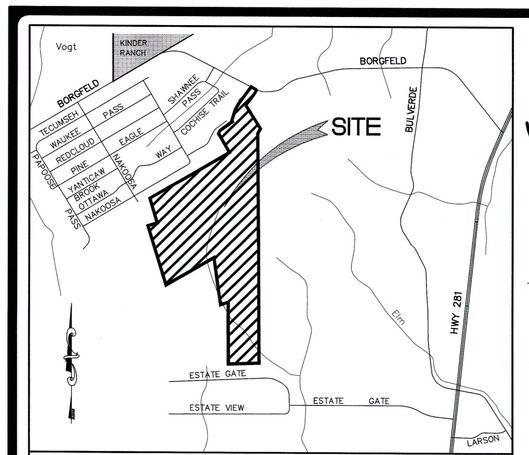
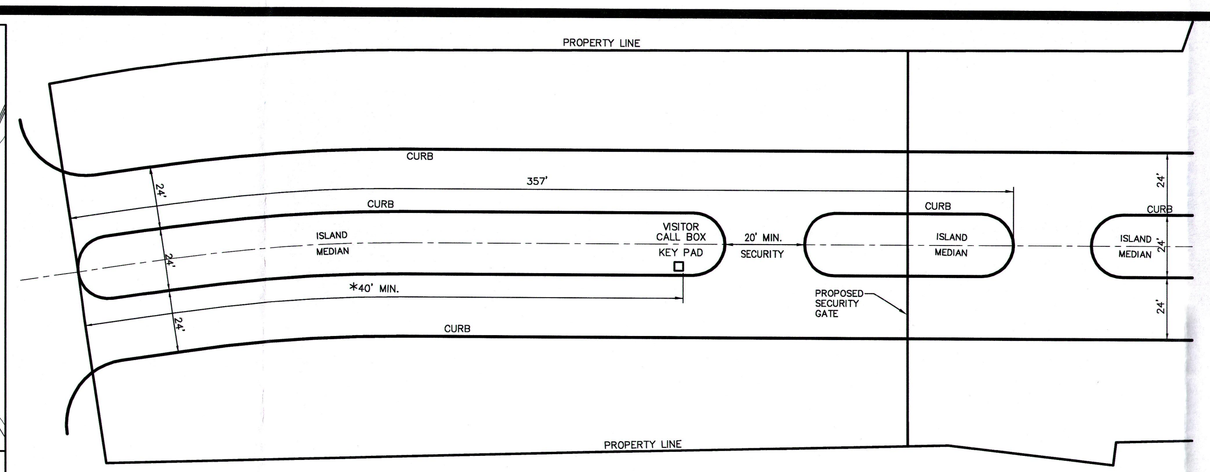
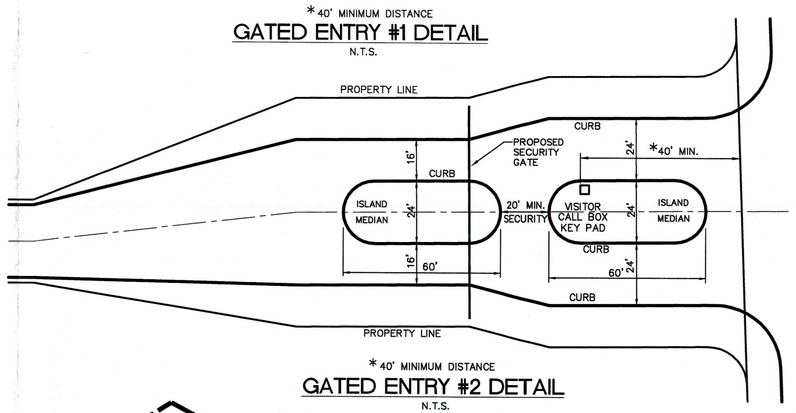


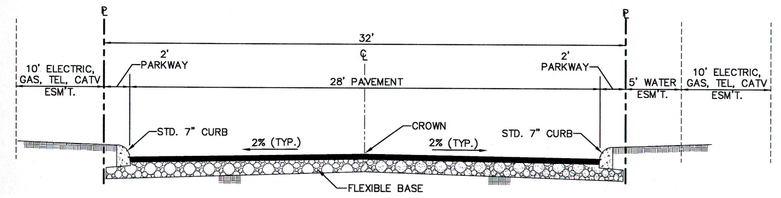
LOCATION MAP
SCALE: 1=2,000'



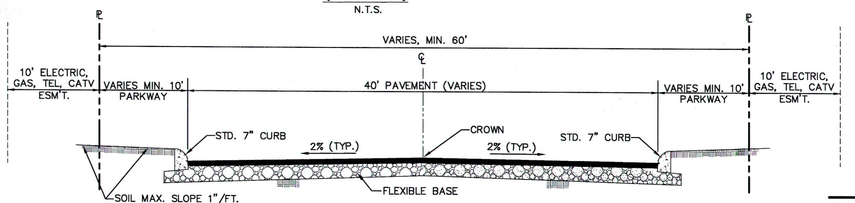
* 40' MINIMUM DISTANCE
GATED ENTRY #1 DETAIL
N.T.S.



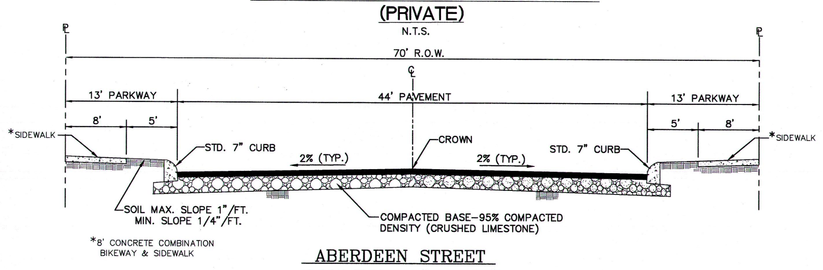
* 40' MINIMUM DISTANCE
GATED ENTRY #2 DETAIL
N.T.S.



TYPICAL STREET SECTION - LOCAL "A"
(PRIVATE)
N.T.S.



TYPICAL STREET SECTION - LOCAL "B"
(PRIVATE)
N.T.S.



ABERDEEN STREET
COLLECTOR (PUBLIC)
TYPICAL STREET SECTION (70' R.O.W.)
N.T.S.

ACREAGE / DENSITY SUMMARY

UNIT	LAND USE	GROSS AREA (AC.)	NUMBER OF DWELLING UNITS (D.U.)	DENSITY (D.U./AC.)	OPEN & PARK SPACE (AC.)	PHASING SEQUENCE	NET AREA (D.U./AC.)
1B	SINGLE FAMILY RESIDENTIAL	63.14	57	0.90	11.00	1	1.09
2	SINGLE FAMILY RESIDENTIAL	33.13	27	0.81	11.39	2	1.25
3	SINGLE FAMILY RESIDENTIAL	32.30	43	1.33	0.64	3	1.36
4	SINGLE FAMILY RESIDENTIAL	19.07	24	1.26	0	4	1.26
5	SINGLE FAMILY RESIDENTIAL	38.25	41	1.07	1.32	5	1.11
	TOTAL	185.89	192	1.03	24.35		1.19

LAND USE TABLE

LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	158.21
ACTIVE OPEN SPACE	21.74
SAWS PUMP STATION	2.00
PUBLIC ROW	1.33
WELL SITES	2.61
TOTAL	185.89

OPEN SPACE SUMMARY

REQUIRED OPEN SPACE : 192 LOTS x 1 ACRE = 2.74 ACRES
70 LOTS

PROVIDED OPEN SPACE : 20.61 ACRES

FLOOR AREA SUMMARY

LAND USE	AREA (AC.)
FLOOR AREA PER LOT	3,600 SF
NUMBER OF LOTS	192
TOTAL FLOOR AREA OF BUILDINGS	691,200 SF
TOTAL DEVELOPMENT AREA	8,072,539 SF
PERCENTAGE OF FLOOR AREA COVERAGE	8.56%
OFF-STREET PARKING PROVIDED WITH EACH RESIDENTIAL LOT	NONE

LEGEND:

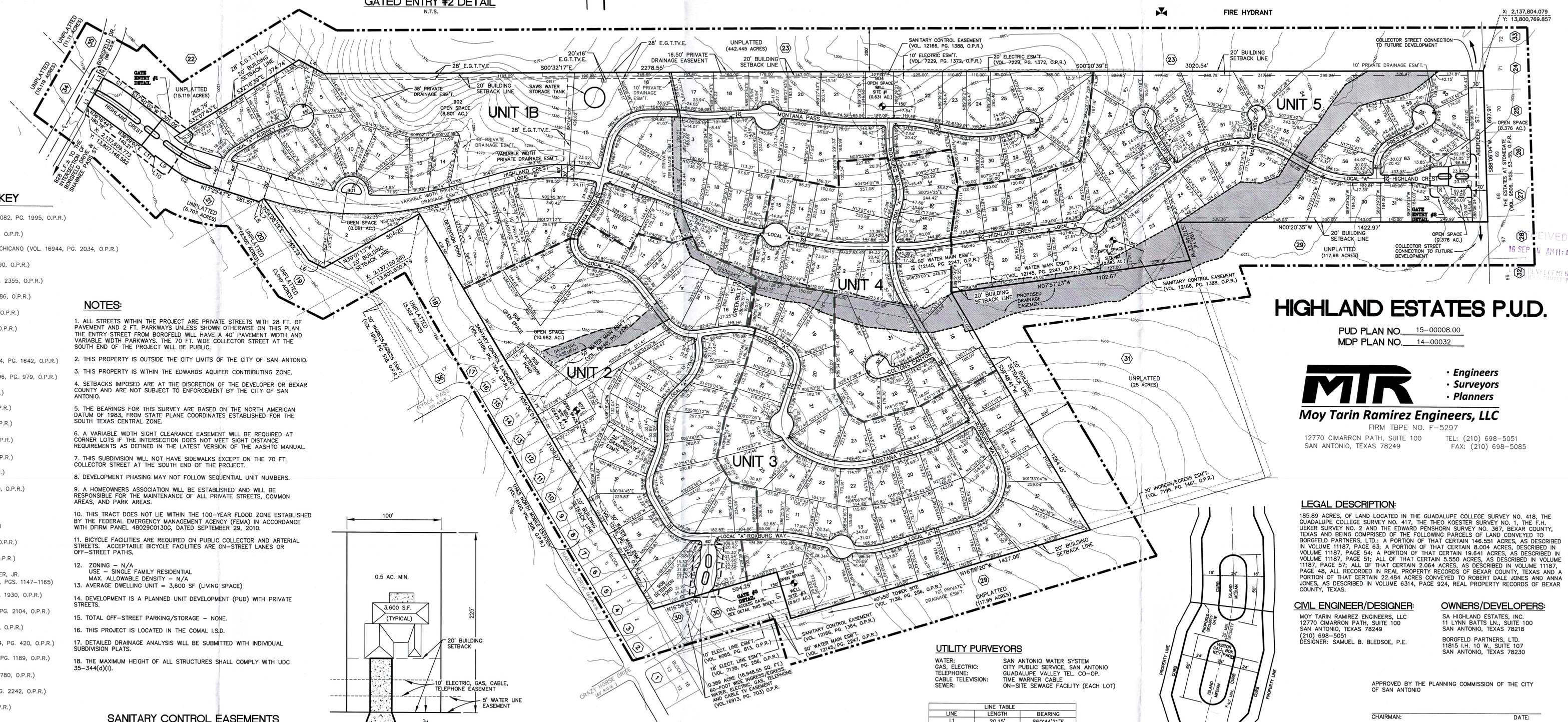
- PUD BOUNDARY LIMITS
- PHASE LINE
- WATER DISTRICT EASEMENT
- 200' NOTIFICATION LINE
- SAWS WATER WELL SITE
- (1) OWNERSHIP INFORMATION SEE PROPERTY OWNERSHIP KEY
- N.T.S. NOT TO SCALE
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- ESM'T. EASEMENTS
- E.G.T.TV.E. ELECTRIC, GAS TELEPHONE & CABLE TV EASEMENTS
- VOL. VOLUME
- PG. PAGE
- FIRE HYDRANT

SCALE: 1"=200'
0 200 400

THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEMS, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.

NOTE FOR ALL GATES

ALL GATED ENTRANCES ARE REQUIRED TO HAVE A SIREN OPERATED SENSOR.



HIGHLAND ESTATES P.U.D.

PUD PLAN NO. 15-00008.00
MDP PLAN NO. 14-00032

MTR
• Engineers
• Surveyors
• Planners
Moy Tarin Ramirez Engineers, LLC
FIRM TBPE NO. F-5297
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

PROPERTY/OWNERSHIP KEY

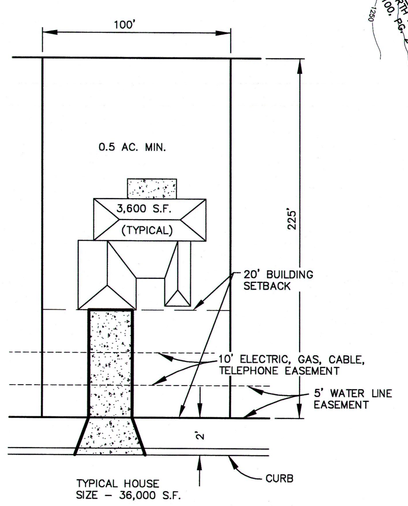
1. ROSAS, JOSE LUIS & LENA ANNETTE (VOL. 14082, PG. 1995, O.P.R.)
2. WRIGHT, CHRISTOPHER (VOL. 12560, PG. 1835, O.P.R.)
3. SANTOS, MARIA ALICA & SABINO SANTOS-PACHICANO (VOL. 16944, PG. 2034, O.P.R.)
4. CLARK, KENNY & SARAH (VOL. 6958, PG. 1590, O.P.R.)
5. FRIENDS OF FORGOTTEN INC. (VOL. 17101, PG. 2355, O.P.R.)
6. FLEURY, GEORGE & ELIA (VOL. 14864, PG. 1586, O.P.R.)
7. THOMAS, BARBARA S. (VOL. 4151, PG. 1706, O.P.R.)
8. SWWC UTILITIES, INC. (DEED No. 1436025OO, O.P.R.)
9. FELDER, DAVID (VOL. 8487, PG. 1419, O.P.R.)
10. PENNELL, DEBORAH & KEVIN DEAN (VOL. 3444, PG. 1642, O.P.R.)
11. BRUCE, HAROLD O. & MARCELLA F. (VOL. 2696, PG. 979, O.P.R.)
12. JANNEY, MARILYN (VOL. 5697, PG. 931, O.P.R.)
13. IRWIN, MICHAEL D. (VOL. 10998, PG. 1331, O.P.R.)
14. IRWIN, MICHAEL D. (VOL. 10998, PG. 1331, O.P.R.)
15. JILEK, ERIC ANTHONY (VOL. 6115, PG. 345, O.P.R.)
16. JILEK, ERIC ANTHONY (VOL. 6115, PG. 345, O.P.R.)
17. KEMP, DENNIS E. (VOL. 4283, PG. 1009, O.P.R.)
18. FLORES, JESUS HERBERT (VOL. 6434, PG. 660, O.P.R.)
19. RIDDLEBARGER, H. STATT, JR. & PATRICIA G. (VOL. 4326, PG. 1144, O.P.R.)
20. MANN, LEE ANN (VOL. 10686, PG. 815, O.P.R.)
21. JONES, ROBERT DALE (VOL. 14497, PG. 661, O.P.R.)
22. IMMEL-JONES, ANNA (VOL. 14497, PG. 658, O.P.R.)
23. SNECKNER, PARTNERS LTD. C/O W.R. SNECKNER, JR. (VOL. 7864, PG. 1620, O.P.R.) & (VOL. 13794, PGS. 1147-1165)
24. BERRY, NEIL D. & DEANNA J. (VOL. 8468, PG. 1930, O.P.R.)
25. REA, CYRUS F. II & BRENDA C. (VOL. 15153, PG. 2104, O.P.R.)
26. WINBORNE, RONALD C. (VOL. 12242, PG. 1869, O.P.R.)
27. GEORGE, THOMAS R. & JENIFER I. (VOL. 16584, PG. 420, O.P.R.)
28. DOWLING, BARRON W. & VICKI J. (VOL. 4337, PG. 1189, O.P.R.)
29. FRIESENHAHN, MARJORIE A. (VOL. 17130, PG. 780, O.P.R.)
30. WATER EXPLORATION CO. LTD. (VOL. 12145, PG. 2242, O.P.R.)
31. FRIESENHAHN, R.A. (VOL. 6046, PG. 833, O.P.R.)
32. DAVIS, DIANE (VOL. 9646, PG. 566, O.P.R.)
33. JANAK, RONALD & SUSAN (VOL. 11984, PG. 2004, O.P.R.)
34. FLAHARTY, DANIEL LEE & DEBRA GUIDO (VOL. 14665, PG. 2291, O.P.R.)
35. LAHOOD, NICHOLAS & DAVIDA (VOL. 14012, PG. 1764, O.P.R.)
36. KEMP, DENNIS & MELISSA R. (VOL. 5853, PG. 1346, O.P.R.)

NOTES:

1. ALL STREETS WITHIN THE PROJECT ARE PRIVATE STREETS WITH 28 FT. OF PAVEMENT AND 2 FT. PARKWAYS UNLESS SHOWN OTHERWISE ON THIS PLAN. THE ENTRY STREET FROM BORGFELD WILL HAVE A 40' PAVEMENT WIDTH AND VARIABLE WIDTH PARKWAYS. THE 70 FT. WIDE COLLECTOR STREET AT THE SOUTH END OF THE PROJECT WILL BE PUBLIC.
2. THIS PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
3. THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
4. SETBACKS IMPOSED ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
5. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE SOUTH TEXAS CENTRAL ZONE.
6. A VARIABLE WIDTH SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE LATEST VERSION OF THE AASHTO MANUAL.
7. THIS SUBDIVISION WILL NOT HAVE SIDEWALKS EXCEPT ON THE 70 FT. COLLECTOR STREET AT THE SOUTH END OF THE PROJECT.
8. DEVELOPMENT PHASING MAY NOT FOLLOW SEQUENTIAL UNIT NUMBERS.
9. A HOMEOWNERS ASSOCIATION WILL BE ESTABLISHED AND WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATE STREETS, COMMON AREAS, AND PARK AREAS.
10. THIS TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0130G, DATED SEPTEMBER 29, 2010.
11. BICYCLE FACILITIES ARE REQUIRED ON PUBLIC COLLECTOR AND ARTERIAL STREETS. ACCEPTABLE BICYCLE FACILITIES ARE ON-STREET LANES OR OFF-STREET PATHS.
12. ZONING – N/A
    USE – SINGLE FAMILY RESIDENTIAL
    MAX. ALLOWABLE DENSITY – N/A
13. AVERAGE DWELLING UNIT = 3,600 SF (LIVING SPACE)
14. DEVELOPMENT IS A PLANNED UNIT DEVELOPMENT (PUD) WITH PRIVATE STREETS.
15. TOTAL OFF-STREET PARKING/STORAGE – NONE.
16. THIS PROJECT IS LOCATED IN THE COMAL I.S.D.
17. DETAILED DRAINAGE ANALYSIS WILL BE SUBMITTED WITH INDIVIDUAL SUBDIVISION PLATS.
18. THE MAXIMUM HEIGHT OF ALL STRUCTURES SHALL COMPLY WITH UDC 35-344(d)(i).

SANITARY CONTROL EASEMENTS

WELL SITE #1	VOL 12166, PG 1364
WELL SITE #2	VOL 12166, PG 1364
WELL SITE #3	VOL 12166, PG 1388
WELL SITE #4	VOL 12166, PG 1388



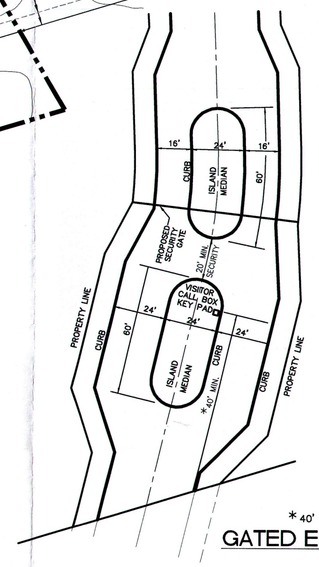
TYPICAL LOT
N.T.S.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	11°30'18"	655.62'	131.65'	S31°54'53"W	131.43'
C2	19°03'21"	410.00'	136.82'	N26°57'27"E	135.73'

UTILITY PURVEYORS

WATER:	SAN ANTONIO WATER SYSTEM
GAS, ELECTRIC:	CITY PUBLIC SERVICE, SAN ANTONIO
TELEPHONE:	GUADALUPE VALLEY TEL. CO-OP.
CABLE TELEVISION:	TIME WARNER CABLE
SEWER:	ON-SITE SEWAGE FACILITY (EACH LOT)

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.15'	S60°44'21"E
L2	108.41'	S60°42'07"E
L3	18.99'	S60°49'17"E
L4	131.04'	S28°34'18"W
L5	223.52'	N73°04'00"E
L6	76.97'	N26°45'33"E
L7	15.04'	N31°42'09"W
L8	11.42'	N31°37'25"W
L9	106.87'	N36°29'07"E
L10	9.00'	N45°38'58"W
L11	63.17'	N44°35'58"E



* 40' MINIMUM DISTANCE
GATED ENTRY #3 DETAIL
N.T.S.

LEGAL DESCRIPTION:

185.89 ACRES, OF LAND LOCATED IN THE GUADALUPE COLLEGE SURVEY NO. 418, THE GUADALUPE COLLEGE SURVEY NO. 417, THE THEO KOESTER SURVEY NO. 1, THE F.H. UEKER SURVEY NO. 2 AND THE EDWARD PENSHORN SURVEY NO. 367, BEXAR COUNTY, TEXAS AND BEING COMPRISED OF THE FOLLOWING PARCELS OF LAND CONVEYED TO BORGFELD PARTNERS, LTD.: A PORTION OF THAT CERTAIN 146.551 ACRES, AS DESCRIBED IN VOLUME 11187, PAGE 63; A PORTION OF THAT CERTAIN 8.004 ACRES, DESCRIBED IN VOLUME 11187, PAGE 54; A PORTION OF THAT CERTAIN 19.641 ACRES, AS DESCRIBED IN VOLUME 11187, PAGE 51; ALL OF THAT CERTAIN 5.550 ACRES, AS DESCRIBED IN VOLUME 11187, PAGE 57; ALL OF THAT CERTAIN 2.064 ACRES, AS DESCRIBED IN VOLUME 11187, PAGE 48, ALL RECORDED IN REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND A PORTION OF THAT CERTAIN 22.484 ACRES CONVEYED TO ROBERT DALE JONES AND ANNA JONES, AS DESCRIBED IN VOLUME 6314, PAGE 924, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

CIVIL ENGINEER/DESIGNER:

MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
(210) 698-5051
DESIGNER: SAMUEL B. BLEDSOE, P.E.

OWNERS/DEVELOPERS:

SA HIGHLAND ESTATES, INC.
11 LYNN BATTS LN., SUITE 100
SAN ANTONIO, TEXAS 78218

BORGFELD PARTNERS, LTD.
11815 I.H. 10 W., SUITE 107
SAN ANTONIO, TEXAS 78230

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO

CHAIRMAN: DATE:

SECRETARY: DATE:

THIS PUD PLAN WAS PREPARED ON SEPTEMBER 1, 2016

RECEIVED
16 SEP 2016 AM 11:46
DEVELOPMENT SERVICES

R:\Highland Estates\MDP - PUD\Drawings\ACAD\12117_HIGHLANDESTATES-P.U.D.-Layout 2016\09\13-3:31 pm bgonzo