

**NOTES:**

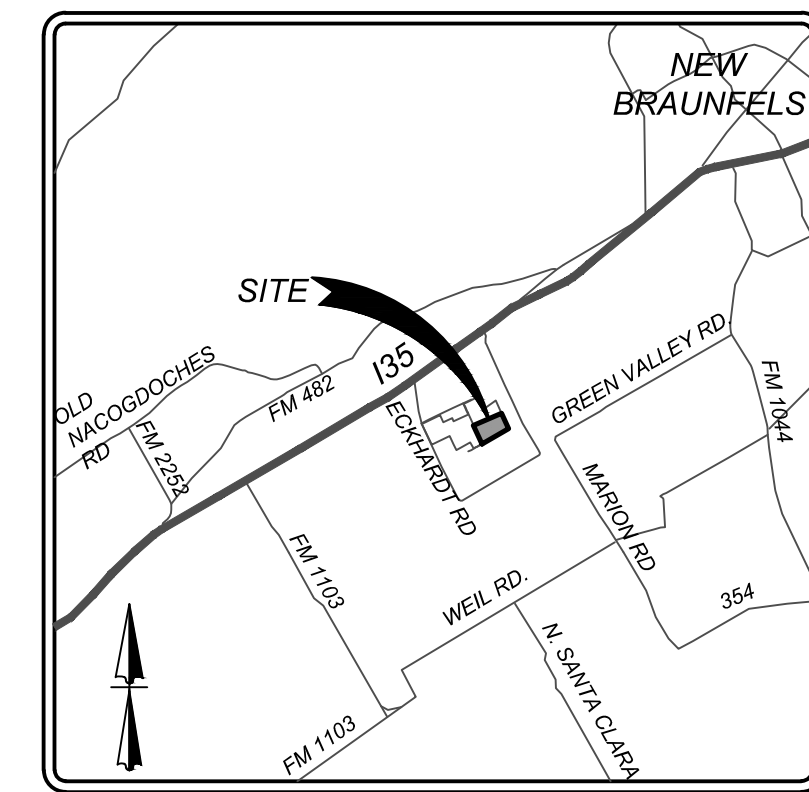
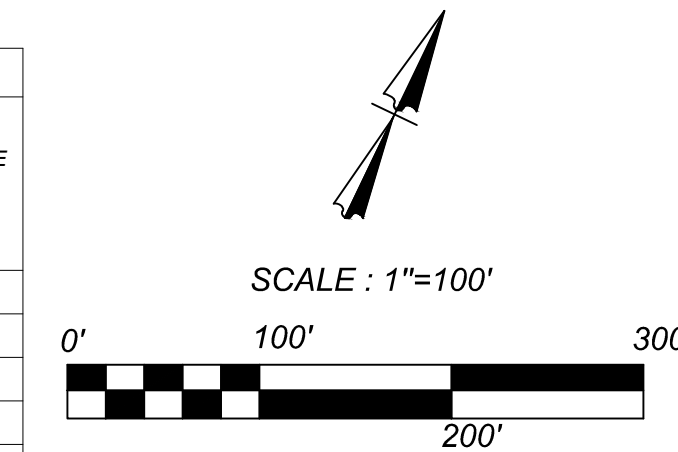
- ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL "A" WITH A 50' R.O.W., 30' PAVEMENT AND 10' PARKWAYS UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- UTILITY SERVICE PROVIDED BY THE FOLLOWING ENTITIES:  
 WATER SERVICE CITY OF SCHERTZ  
 SEWER SERVICE CITY OF SCHERTZ/CIBOLO CREEK MUNICIPAL AUTHORITY  
 TELEPHONE SERVICE AT&T  
 CABLE TELEVISION TIME WARNER CABLE  
 ELECTRIC GVEC  
 GAS CENTERPOINT ENERGY
- THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS REQUIRED BY THE PROPOSED PLANNED DEVELOPMENT DISTRICT (PDD).
- A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN LATEST EDITION OF AASHTO MANUAL.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
- THE THROUGHFARE ALIGNMENTS SHOWN ON THIS EXHIBIT ARE FOR ILLUSTRATION PURPOSES AND DO NOT SET THE ALIGNMENT. ALIGNMENT IS DETERMINED AT TIME OF FINAL PLAT.
- REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SCALED FROM FEMA FLOOD MAP-90 & 95 OF-480, COMMUNITY PANEL NO. 48187C0090F & 48187C0095F, DATED NOVEMBER 02, 2007.
- ALL PRIVATE OPEN SPACE, COMMON AREAS, GREENBELTS, DRAINAGE EASEMENT ETC. ARE THE RESPONSIBILITY OF THE DEVELOPER OR ITS SUCCESSORS AND / OR ASSIGNS.

LAND USE DENSITY TABLE												
UNIT	TOTAL ACREAGE	DRAINAGE/ OPEN SPACE	R.O.W. DEDICATION	RESIDENTIAL ACREAGE	SF 7200	SF 8200	SF 9000	TYPICAL LOT DIMENSIONS	DWELLING UNITS	DENSITY (DWELLING UNITS/ACRES)	EXISTING ZONING	APPROXIMATE UNIT SCHEDULE
1	22.28	2.94	0.49	18.85	34	15	23	60' x 120'	72	3.23	OCL	2019
2	9.74	0.32	0.14	9.28	20	5	8	60' x 120'	33	3.39	PRE/OCL	2020
3	12.00	0.44	0.48	11.08	28	14	4	60' x 120'	46	3.83	OCL	2021
4	16.78	0.62	0.57	15.59	40	13	10	60' x 120'	63	3.75	OCL	2022
<b>TOTAL</b>	<b>60.80</b>	<b>4.32</b>	<b>1.68</b>	<b>54.80</b>	<b>122</b>	<b>47</b>	<b>45</b>		<b>214</b>	<b>3.52</b>		

\* PARK REQUIREMENTS = 1 ACRE/100 RESIDENTIAL LOTS  
 PARK REQUIREMENTS = 225 LOTS X 1 ACRE/100 LOTS = 2.25 ACRES  
 OCL = OUTSIDE CITY LIMITS

**UTILITY AND STORM WATER NOTES:**

- CITY OF SCHERTZ WATER MAINS WILL BE EXTENDED FROM THE PARKLANDS DEVELOPMENT TO SERVE THIS SUBDIVISION.
- AS THIS SUBDIVISION IS UPSTREAM OF PARKLANDS, CITY OF SCHERTZ SANITARY SEWER MAINS WILL BE EXTENDED FROM THE PARKLANDS DEVELOPMENT TO SERVE THIS SUBDIVISION.
- STORM WATER FROM THIS SUBDIVISION WILL FLOW THROUGH THE PARKLANDS DEVELOPMENT.



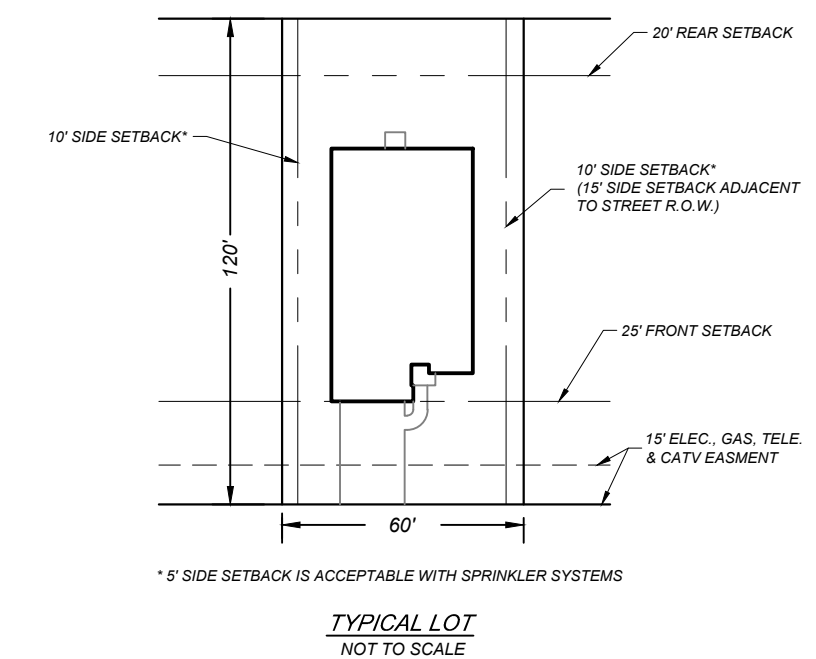
**LOCATION MAP**  
N.T.S.

**LEGEND**

- = BOUNDARY
- = RIGHT-OF-WAY
- = PHASING LIMITS
- = 5' CONTOURS
- = OVERHEAD ELECTRIC TRANSMISSION LINES
- = OPEN SPACE / DRAINAGE EASEMENT

**DEVELOPER/APPLICANT/OWNER:**  
 SCRAPPY DEVELOPMENT, LLC  
 1202 W. BITTERS RD BLDG. 1 SUITE 1200  
 SAN ANTONIO, TX 78216  
 PHONE: (210) 493-2811

**SURVEYOR:**  
 KFW SURVEYING  
 3421 PAESANOS PKWY, SUITE 101  
 SAN ANTONIO, TX 78231  
 PHONE: (210) 979-8444  
 FAX: (210) 979-8441



TYPICAL LOT  
NOT TO SCALE

**THE PARKLANDS II SUBDIVISION  
 MASTER DEVELOPMENT PLAN**

SCHERTZ, TEXAS  
 GUADALUPE COUNTY

**LEGAL DESCRIPTION:**  
 A 60.80 ACRE TRACT OF LAND, BEING ALL OF A 10.0 ACRE TRACT, CALLED TRACT 1, THE REMAINING PORTION OF A 50.800 ACRE TRACT, CALLED TRACT 2 CONVEYED TO NANCY PINDER OF RECORD IN VOLUME 1306 PAGE 477 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, A 10.01 ACRE TRACT CONVEYED TO THOMAS JORDAN OF RECORD IN VOLUME 3068 PAGE 400 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, A 3.00 ACRE TRACT CONVEYED TO PATRICK LYNN PINDER OF RECORD IN VOLUME 2338 PAGE 732 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS, A 2.00 ACRE TRACT CONVEYED TO NANCY PINDER OF RECORD IN VOLUME 3062 PAGE 852 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS AND A 1.00 ACRE TRACT CONVEYED TO NANCY PINDER OF RECORD IN VOLUME 2550 PAGE 244 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

PROPOSED ZONING FOR ALL PROPERTY WITHIN THE LIMITS OF THIS MASTER DEVELOPMENT IS PLANNED DEVELOPMENT DISTRICT (PDD).



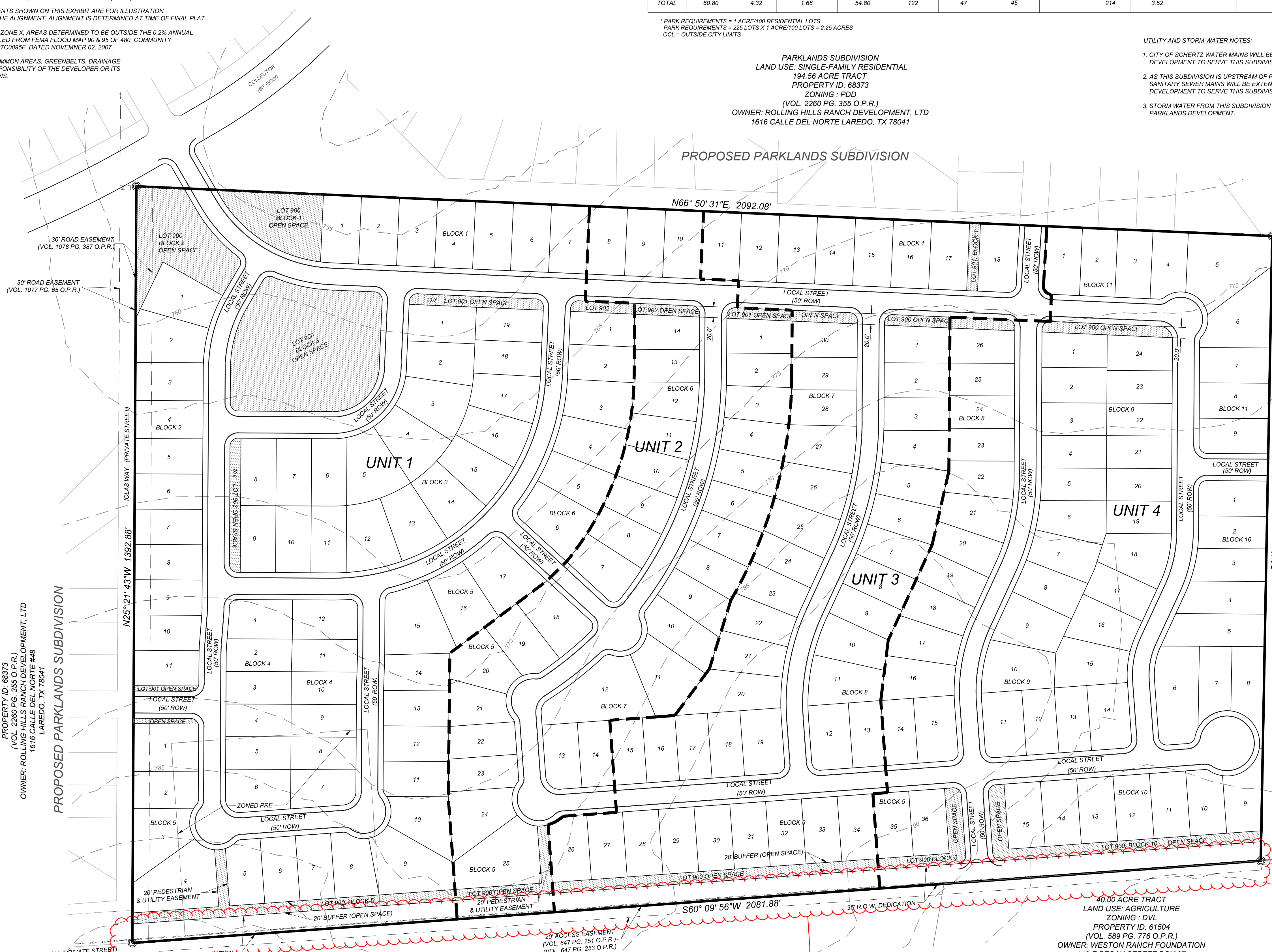
PREPARED : JUNE 07, 2019

**EXHIBIT B**

**PROPOSED PARKLANDS SUBDIVISION**

PARKLANDS SUBDIVISION  
 LAND USE: SINGLE-FAMILY RESIDENTIAL  
 194.56 ACRE TRACT  
 PROPERTY ID: 68373  
 ZONING: PDD  
 (VOL. 2260 PG. 355 O.P.R.)  
 OWNER: ROLLING HILLS RANCH DEVELOPMENT, LTD  
 1616 CALLE DEL NORTE LAREDO, TX 78041

N66° 50' 31"E 2092.08'



PARKLANDS SUBDIVISION  
 LAND USE: SINGLE-FAMILY RESIDENTIAL  
 194.56 ACRE TRACT  
 ZONING: PDD  
 PROPERTY ID: 68373  
 (VOL. 2260 PG. 355 O.P.R.)  
 OWNER: ROLLING HILLS RANCH DEVELOPMENT, LTD  
 1616 CALLE DEL NORTE #46  
 LAREDO, TX 78041

**PROPOSED PARKLANDS SUBDIVISION**

N25° 21' 43"W 1392.88'

20' PEDESTRIAN & UTILITY EASEMENT

167.89 ACRE TRACT  
 LAND USE: AGRICULTURE  
 ZONING: DVL  
 PROPERTY ID: 61511  
 (VOL. 2338 PG. 451 O.P.R.)  
 OWNER: WESTON RANCH FOUNDATION  
 112 E PECAN STREET BOX 27  
 SAN ANTONIO, TX 78205

Thoroughfare Planned Residential Collector  
 "Big John Lane"

40.00 ACRE TRACT  
 LAND USE: AGRICULTURE  
 ZONING: DVL  
 PROPERTY ID: 61504  
 (VOL. 589 PG. 776 O.P.R.)  
 OWNER: WESTON RANCH FOUNDATION  
 112 E PECAN STREET BOX 27  
 SAN ANTONIO, TX 78205

80.00 ACRE TRACT  
 LAND USE: AGRICULTURE  
 ZONING: DVL  
 PROPERTY ID: 66382  
 (VOL. 2944 PG. 640 O.P.R.)  
 OWNER: RONALD K. & SUZANNE L. SCHOTT  
 1300 ENGEL RD  
 NEW BRAUNFELS, TX 78132