Date: May 23, 2023, 7:46am User ID: Kkolacny

TRACT 6
42.04 Ac

TRACT 7
37.56 Ac

EL RANCH RD.
100' PRIVATE ROAD R.O.W

TRACT 4
32.86 Ac

TRACT 5
47.00 Ac

Utility Easement
Inst. No. 201506018034
O.P.R.C.C.T.

EXISITING BUILDING

WATER WELL

EXISITING BUILDING

EXISITING BUILDING

EXISITING BUILDING
& FENCED ARENA

GRAVEL ROAD

50', 150', 300', AND 500'
SANITARY CONTROL EASEMENT
DOCUMENT NO. 200106008559

TRACT 8
30.69 Ac

30' TEMPORARY
ACCESS
EASEMENT

GROTTO CREEK CT.
VAR. WIDTH PRIVATE ROAD R.O.W

TRACT 9
20.59 Ac

TRACT 10
25.36 Ac

Utility Easement
Inst. No. 201506018034
O.P.R.C.C.T.

TRACT 12
22.82 Ac

TRACT 14
19.87 Ac

30' R.O.W. Easement
Vol. 271, Pg. 37
O.P.R.H.C.T.
(Affects 60' R.O.W. Easement
Only)
(To Be Vacated)

60' R.O.W. EASEMENT
DOC# 202006059428
O.P.R.C.C.T.

TRACT 11
13.89 Ac

TRACT 22
17.90 Ac

TRACT 13
20.05 Ac

PROP 60' PRIVATE ROAD R.O.W

SENTINEL PEAK

BASE ROAD

30' TEMPORARY
ACCESS
EASEMENT

TRACT 16
17.37 Ac

TRACT 3
26.93 Ac

TRACT 17
55.64 Ac

TRACT 2
17.85 Ac

EXISITING BUILDING

DINING HALL

Utility Easement
Inst. No. 201006015374
O.P.R.C.C.T.

TRACT 15
27.75 Ac

60' PRIVATE ROAD R.O.W

GUARDIAN WAY

SCOUT CREEK CT.
60' PRIVATE ROAD R.O.W

30' R.O.W. Easement
Vol. 221, Pg. 139
Comal County

TRACT 24
27.00 Ac

TRACT 1
20.24 Ac

30' R.O.W. Easement
Vol. 221, Pg. 139
O.P.R.C.C.T.
(Affects 60' R.O.W. Easement
Only)
(To Be Vacated)

TRACT 19
31.52 Ac

TRACT 18
21.57 Ac

SENTRY PT.
VAR. WIDTH PRIVATE ROAD R.O.W

60' R.O.W. Easement
DOC# 202006059428
O.P.R.C.C.T.

EXISITING EL RANCHO
CIMA RD

TRACT 23
13.52 Ac

TRACT 25
13.83 Ac

TRACT 21
27.33 Ac

TRACT 20
24.16 Ac

TRACT 26
14.15 Ac

RANCH ROAD NO. 32
(R.O.W. VARIES)

(Hays County)
(Comal County)

N

SCALE: 1"=300'

0 150' 300' 450' 600'

SHEET SIZE: 24" x 36"

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REVISIONS:

	11/15/2022	2/9/2023
	11/22/2022	2/15/2023
	12/27/2022	4/17/2023
	1/3/2023	5/18/2023
	1/23/2023	
	2/1/2023	

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3103 SHELL ROAD SUITE 1
PALACIOS, TEXAS 77465
OFFICE: 512.868.2244

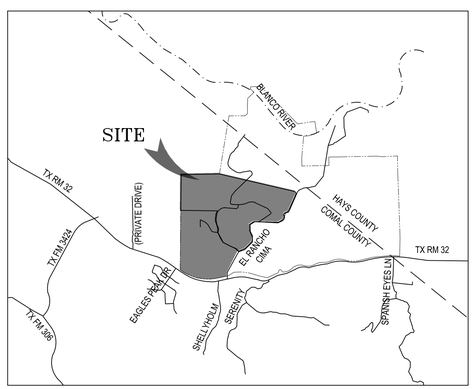
CONCEPTUAL LAND PLAN - PHASES 1 & 2
FOR
RANCHES AT SENTINEL PEAK
COMAL COUNTY, TEXAS

LEGEND

- PROPERTY BOUNDARY
- 1220 EXISTING 5' CONTOURS
- 1225 EXISTING 25' CONTOURS
- HOME SITES
- PROPOSED SHARED ENTRANCES/DRIVEWAYS

NOTE: 5' CONTOURS SHOWN

LAND SUMMARY TABLE		
	PHASE 1	PHASE 2
TOTAL ACREAGE	430.98	246.66
TOTAL TRACTS	16	10
AVERAGE TRACT SIZE	26.9 ACRES	24.7 ACRES



LOCATION MAP
N.T.S.

JOB NO.	3231.00
DESIGNED BY:	KBK
DRAWN BY:	RJV
CHECKED BY:	KBK
SHEET #	1 OF 1

Z:\PROJECTS\3231 - Sentinel Peak Ranch\Exhibits\Figure 1.0 Preliminary Land Plan_430 + 250 Acres.dwg