

LOCATION MAP  
NOT TO SCALE

**TOTAL RESIDENTIAL AREA**  
73.5 ACRES — 110 RESIDENTIAL LOTS (INCLUDES PUBLIC R.O.W.)  
DENSITY — 110÷73.5 = 1.50 LOTS/ACRE

**RESIDENTIAL AREA**

- 0.2 Ac. — DRAIN R.O.W. (SEMI-IMPROVED EARTHEN CHANNEL \*\*)
- 0.15 Ac. — DRAIN R.O.W. (IMPROVED CONCRETE CHANNEL \*\*)
- 0.51 Ac. — PRIVATE DRAINAGE EASEMENT (DETENTION \*\*)
- 72.6 Ac. — RESIDENTIAL LOTS, STREETS, GREENSPACE, ETC.
- 73.5 Ac. — TOTAL

\*\* AS DISCUSSED WITH DEVELOPMENT SERVICES ENGINEER.  
SIZING SUBJECT TO APPROVAL OF CONSTRUCTION PLANS  
BY DEVELOPMENT SERVICES.

**UNIT-1**

38.085 ACRES — 59 RESIDENTIAL LOTS (INCLUDES PUBLIC R.O.W.)  
DENSITY — 59÷38.085 = 1.55 LOTS/ACRE

**UNIT-2**

35.401 ACRES — 51 RESIDENTIAL LOTS (INCLUDES PUBLIC R.O.W.)  
DENSITY — 51÷35.401 = 1.44 LOTS/ACRE

**LOCATION WITHIN SAN ANTONIO**

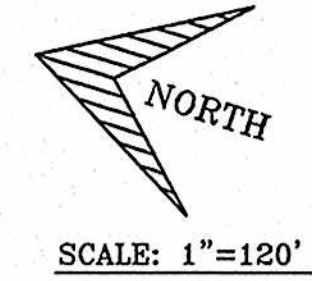
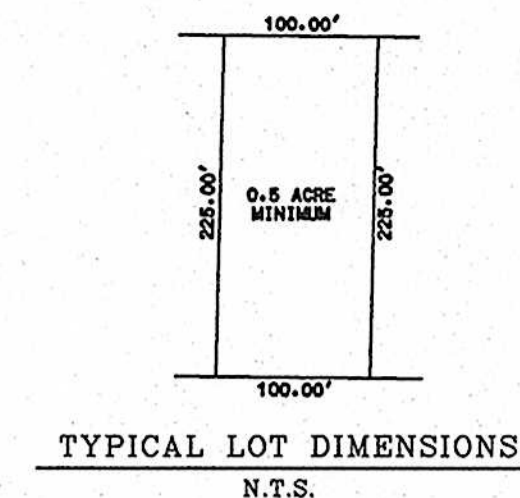
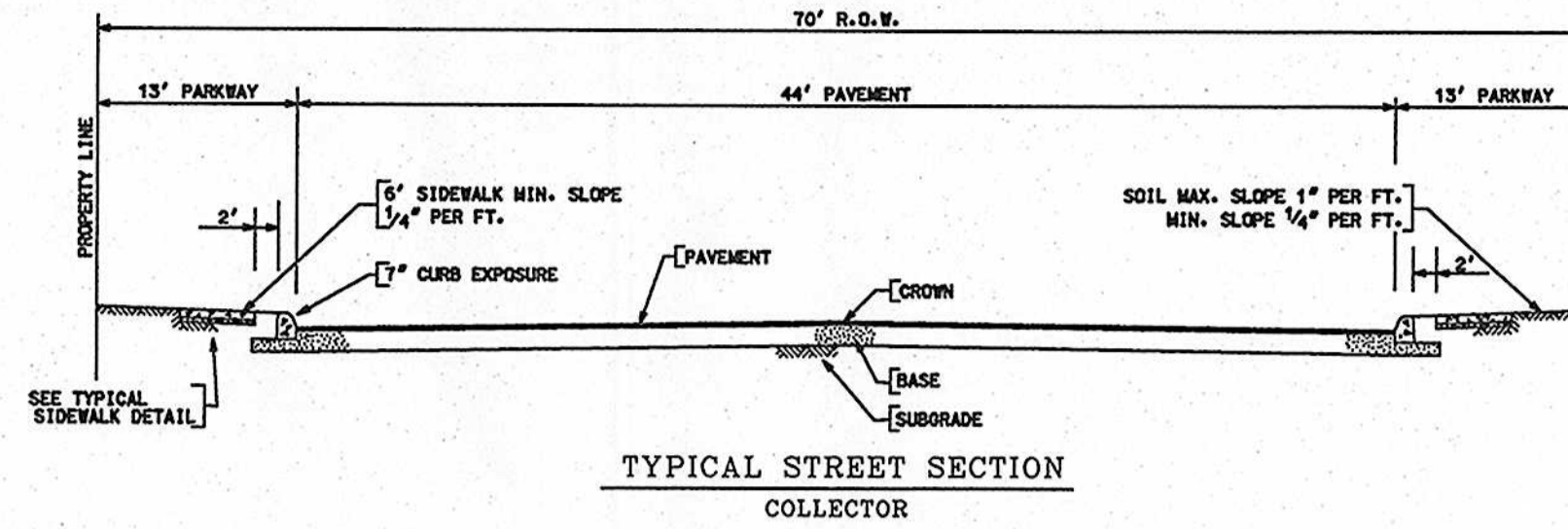
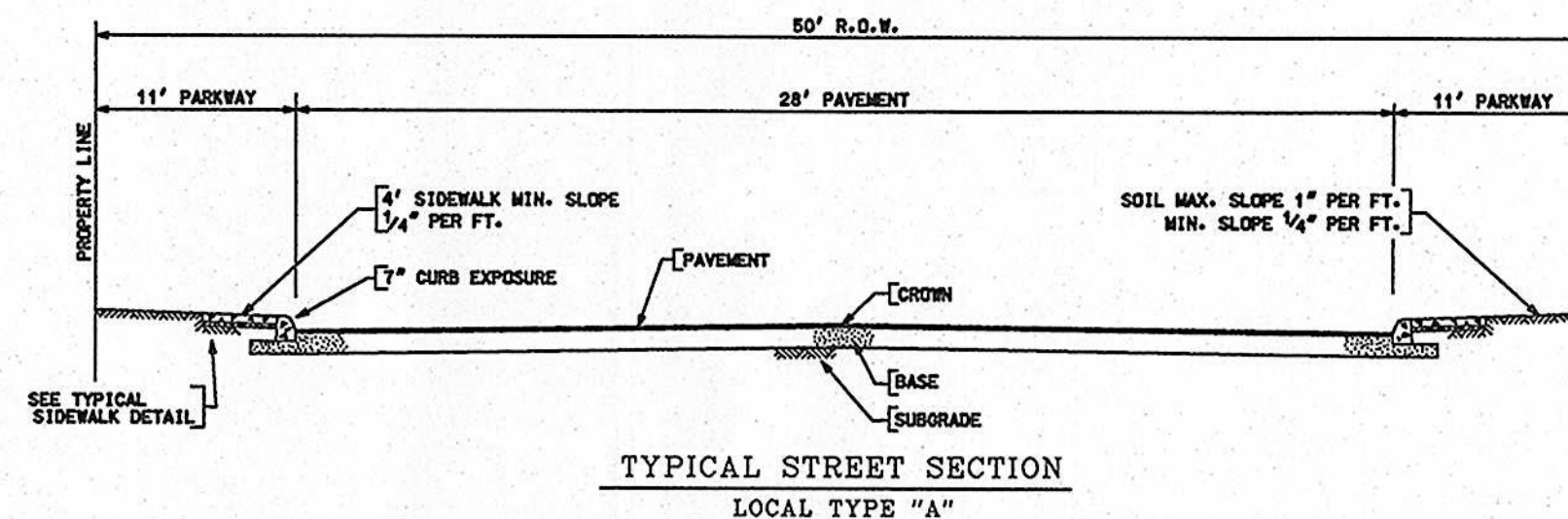
THIS SITE IS LOCATED OUTSIDE THE CITY LIMITS OF SAN ANTONIO.

**UTILITY PURVEYORS**

- ELECTRIC — CITY PUBLIC SERVICE
- WATER — EAST CENTRAL SPECIAL UTILITY DISTRICT
- SEWER — PRIVATE SEPTIC

**CONNECTIVITY**

TOTAL DEVELOPMENT CONTAINS LESS THAN 125 SINGLE FAMILY LOTS.

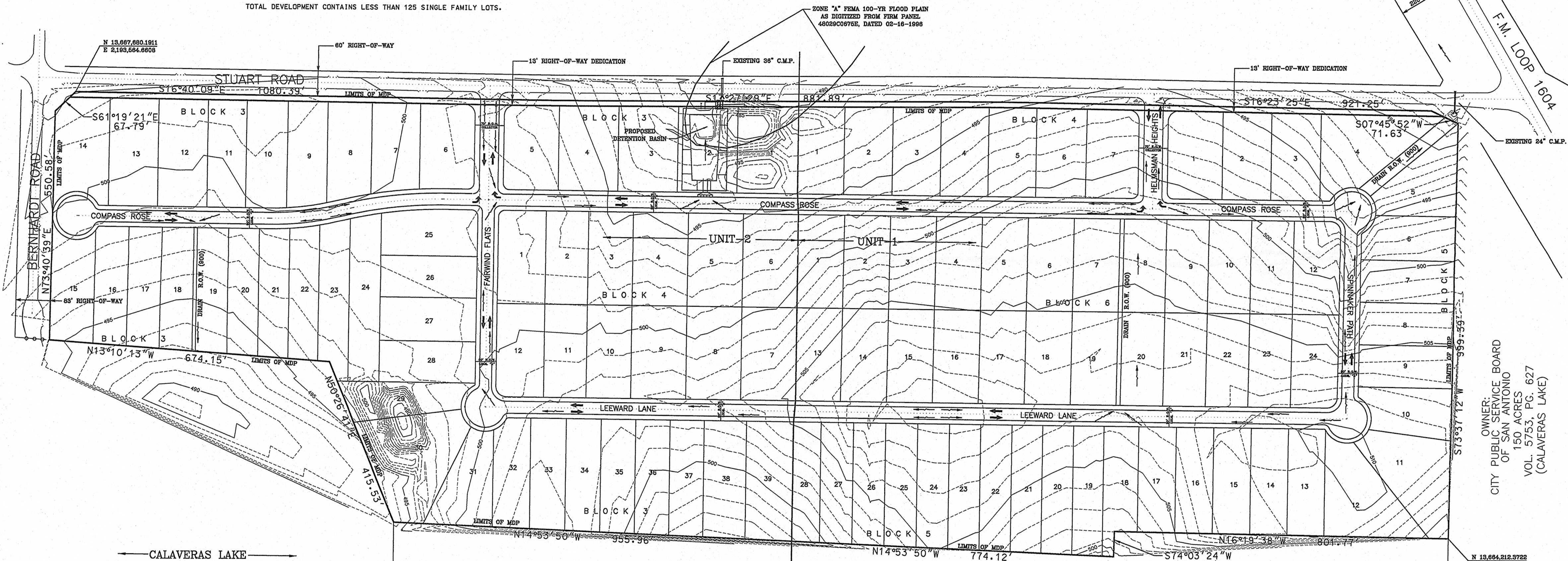


SCALE: 1"=120'

**LEGEND**

- 495 — EXISTING CONTOUR
- RUNOFF FLOW ARROW
- TRAFFIC FLOW ARROW

DEVELOPMENT SERVICES RECEIVED 2008 JUN -3 PM 3:01



← CALAVERAS LAKE →

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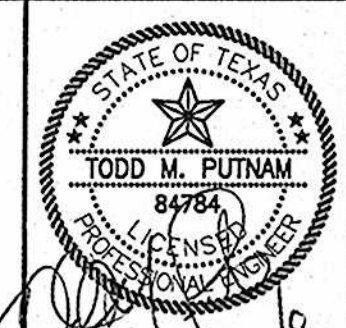
OWNER:  
CITY PUBLIC SERVICE BOARD  
OF SAN ANTONIO  
150 ACRES  
VOL. 5753, PG. 627  
(CALAVERAS LAKE)

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CITY PUBLIC SERVICE BOARD  
OF SAN ANTONIO  
150 ACRES  
VOL. 5753, PG. 627  
(CALAVERAS LAKE)

PLAN HAS BEEN ACCEPTED BY  
COSA *[Signature]*  
5/23/2008 016-07  
(Date) (Number)  
Note: this plan will have to comply with  
Section 35-412, (h) Scope of approval  
for validation or plan will expire on  
5/22/2010  
Date

MDP NO: 016-07

DEVELOPER/OWNER:  
STUART ROAD 734, LLC  
1820 APACHE SPRINGS DRIVE  
SAN ANTONIO, TEXAS 78229  
(210) 240-4988



MACINA • BOSE • COPELAND & ASSOC., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
1035 Central Parkway North, San Antonio, Texas 78232  
(210) 545-1122 Fax (210) 545-9302



LAKEVIEW RANCH SUBDIVISION  
MASTER DEVELOPMENT PLAN  
STUART ROAD

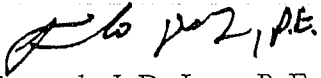
REVISIONS:	DATE	NO.	DESCRIPTION

DESIGN: TMP  
DRAWN: TMP  
CHECKED:     
DATE: 03-01-07  
JOB NO.: 29572-1965  
SHT. 1 of 1

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1).

Should you need further assistance, please contact Donna L. Schueling at (210) 207-5016.

Sincerely,



Fernando J. De Leon, P. E.  
Assistant Director Development Services Department  
Land Development Division



# City of San Antonio

Department of Development Services

May 23, 2008

Todd Putnam, P.E.  
Macina, Bose, Copeland and Associates, Inc.  
1035 Central Parkway North  
San Antonio, TX 78232

Re: **Lakeview Ranch**

**MDP # 016-07**

Dear Mr. Lopez,

The Development Review Committee has reviewed **Lakeview Ranch** Master Development Plan **M.D.P. # 016-07**. Please find enclosed an accepted and signed copy for your files. However, please note the following conditions:

In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements. Any access and R.O.W. issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements you can contact TXDOT at (210) 615-5814.

**Parks and Recreation Department** approved with the following conditions:

- At the time of platting a Fee in Lieu of Parkland Dedication will be paid in the amount of **\$33,925.60**.

This amount will be paid in two phases;

Unit 1 = \$18,187.90

Unit 2 = \$15,737.70

Total Fee in Lieu = **\$33,925.60**

If you have any further questions, please contact Samuel Sanchez at (210) 207-4091.

All platting shall comply with the Unified Development Code (UDC), Master Plan, Major Thoroughfare Plan, and all applicable regulations of the City of San Antonio. It will be expected that all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space shall be platted. It is suggested to work closely with the school district, so they can plan accordingly.