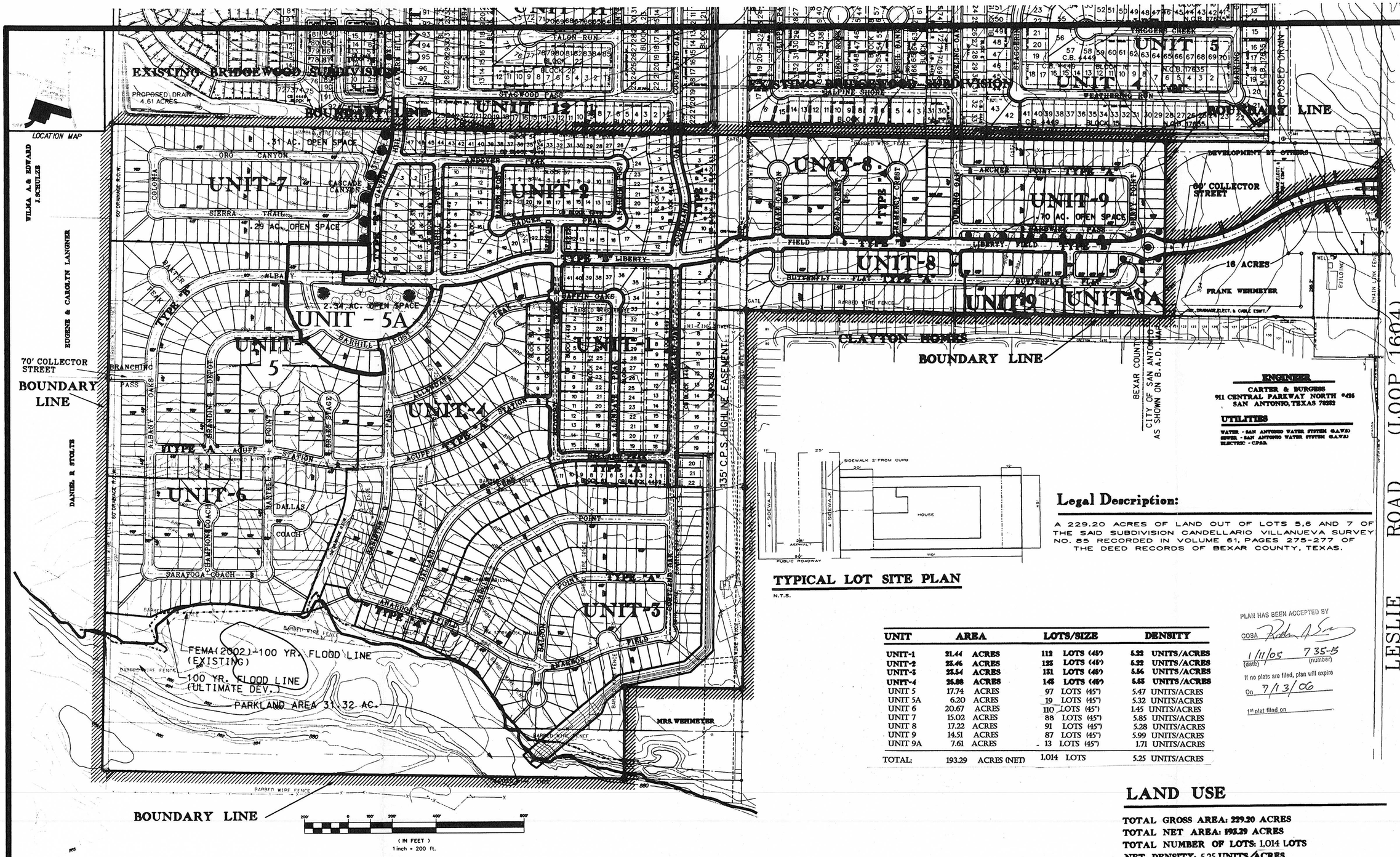
THE MEADOWS OF BRIDGEWOOD

MASTER DEVELOPMENT PLAN

LESLIE ROAD (LOOP 1604)



ENGINEER
CARTER & BURGESS
911 CENTRAL PARKWAY NORTH #435
SAN ANTONIO, TEXAS 78232

UTILITIES
WATER - SAN ANTONIO WATER SYSTEM (S.A.W.S)
SEWER - SAN ANTONIO WATER SYSTEM (S.A.W.S)
ELECTRIC - CPSB.

TYPICAL LOT SITE PLAN

N.T.S.

Legal Description:

A 229.20 ACRES OF LAND OUT OF LOTS 5,6 AND 7 OF THE SAID SUBDIVISION CANDELLARIO VILLANUEVA SURVEY NO. 85 RECORDED IN VOLUME 61, PAGES 275-277 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

UNIT	AREA	LOTS/SIZE	DENSITY
UNIT-1	21.44 ACRES	112 LOTS (45')	5.22 UNITS/ACRES
UNIT-2	22.46 ACRES	123 LOTS (45')	5.22 UNITS/ACRES
UNIT-3	23.54 ACRES	131 LOTS (45')	5.56 UNITS/ACRES
UNIT-4	25.08 ACRES	143 LOTS (45')	5.53 UNITS/ACRES
UNIT 5	17.74 ACRES	97 LOTS (45")	5.47 UNITS/ACRES
UNIT 5A	6.20 ACRES	19 LOTS (45")	5.32 UNITS/ACRES
UNIT 6	20.67 ACRES	110 LOTS (45")	1.45 UNITS/ACRES
UNIT 7	15.02 ACRES	88 LOTS (45")	5.85 UNITS/ACRES
UNIT 8	17.22 ACRES	91 LOTS (45")	5.28 UNITS/ACRES
UNIT 9	14.51 ACRES	87 LOTS (45")	5.99 UNITS/ACRES
UNIT 9A	7.61 ACRES	13 LOTS (45")	1.71 UNITS/ACRES
TOTAL:	193.29 ACRES (NET)	1,014 LOTS	5.25 UNITS/ACRES

PLAN HAS BEEN ACCEPTED BY
COSA
1/11/05 (date) 735-B (number)
If no plats are filed, plan will expire
On 7/13/06
1st plat filed on

LAND USE

TOTAL GROSS AREA: 229.20 ACRES
TOTAL NET AREA: 193.29 ACRES
TOTAL NUMBER OF LOTS: 1,014 LOTS
NET DENSITY: 5.25 UNITS/ACRES
REQUIRED OPEN SPACE: 1,014 DIVIDED 114 EQUALS 8.89 AC.
OPEN SPACE PER PLAN: 34.96 AC.

THIS PLAN HAS BEEN ACCEPTED BY
CITY OF SAN ANTONIO

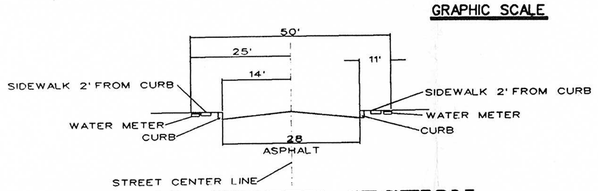
CHAIRMAN DATE

SECRETARY DATE

P.U.D. PLAN NUMBER: 735 B

revised date: 11-6-2002

GRAPHIC SCALE



TYPICAL STREET SECTION

N.T.S.

GENERAL NOTES

1. A 4 FT. WIDE SIDEWALK TO BE PROVIDED FOR PEDISTRIAN ACCESS, ON ALL PROPOSED ROADWAYS.
2. CLEAR VISION AREA TO FOLLOW REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
3. ALL STREETS SHOWN HEREIN ARE PUBLIC STREETS.
4. PROPERTY OUTSIDE CITY LIMITS.
5. LOT SIZE 45' X 110'.
6. NORTHSIDE INDEPENDENT SCHOOL DISTRICT.
7. ALL STREETS ARE 50' R.O.W. UNLESS OTHERWISE NOTED.

SCALE: 1"=200'
DATE: 10-23-01

LAND PLANNING TEAM
HOMEBUILDING • NEIGHBORHOOD DEVELOPMENT
4800 Fredericksburg at Loop 410 P.O. Box 5250 Beacon Hill Sta.
San Antonio, Tx. 78201 (210) 349-1111 FAX (210) 979-0072

KB HOME

FILE: /rick/weymeyer tract/meadowsbridgewoodmstr8.dgn

CITY OF SAN ANTONIO

January 11, 2005

Mr. Todd Mills

M. W. Cude Engineers.
10325 Bandera Road
San Antonio, TX 78250

Re: The Meadows of Bridgewood (Amendment) Master Development Plan # 735-B

Dear Mr. Mills:

The City Staff Development Review Committee has reviewed the Meadows of Bridgewood Subdivision Master Development Plan (MDP) #735-B. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- 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 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Development Services at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.), to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7873 TTY: (210) 207-7911 FAX: (210) 207-7897

Mr. Mills
January 11, 2005

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. If the proposed development is not platted in phases this MDP will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

Sincerely,

Roderick J. Sanchez, A.I.C.P.
Assistant Director, Development Services

cc: Sam Dent, P. E., Development Services
Richard De La Cruz, P.E., Development Services
Arturo Villarreal Jr, P.E. Strom Water Engineering
John McDonald, Senior Planner Parks Department
Christina De La Cruz, P.E. Bexar County