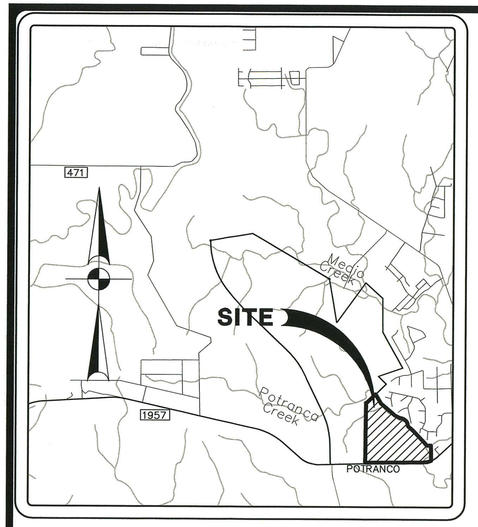



# LOCATION MAP

SCALE: 1" = 5000'

**LEGEND:**

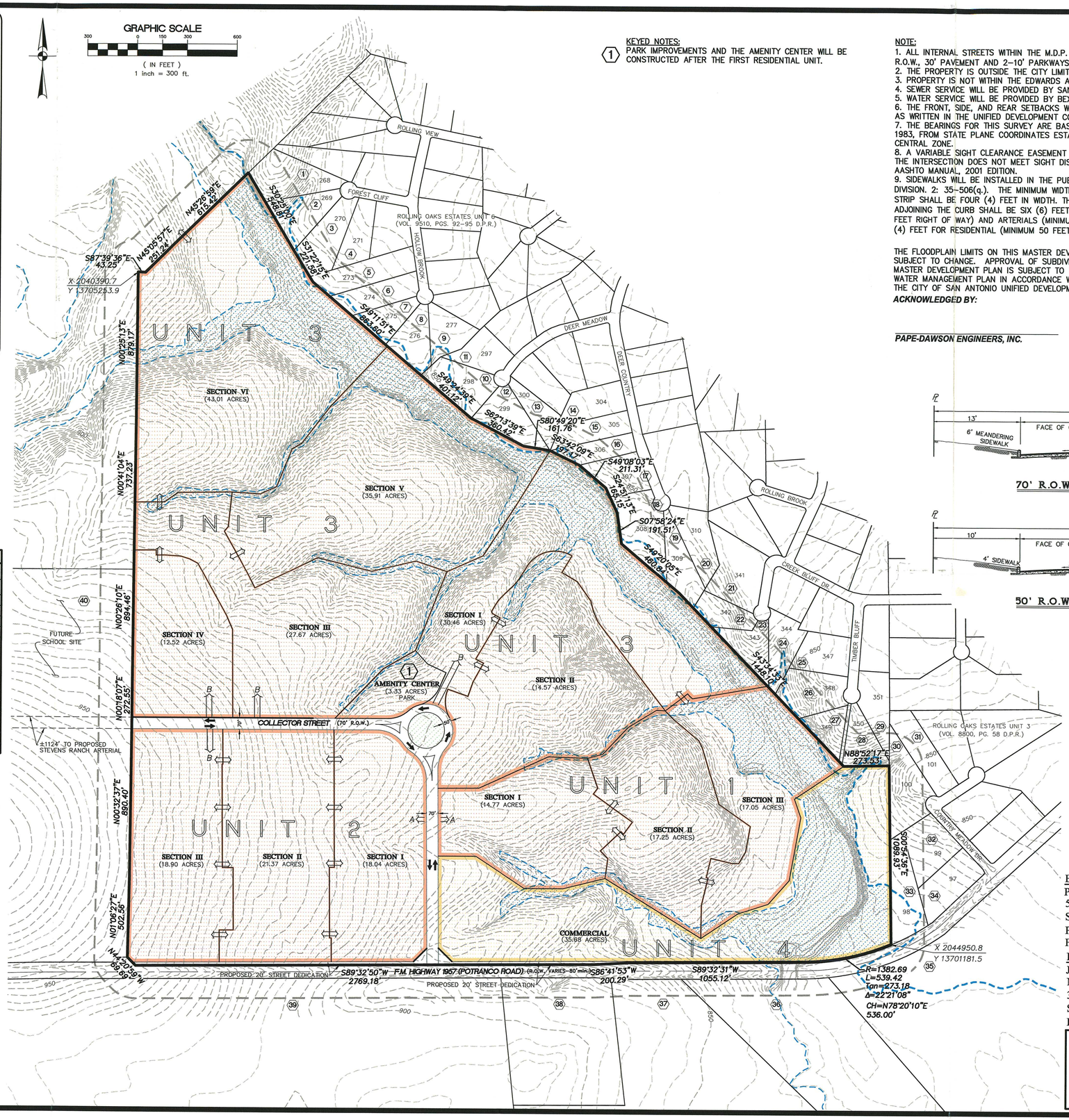
- RESIDENTIAL
- COMMERCIAL
- FLOODPLAIN
- FLOOD PLAIN
- 200' NOTIFICATION BOUNDARY
- SECTION BOUNDARY
- 10' CONTOURS
- 50' CONTOURS
- OWNERSHIP INFORMATION
- CROSS – UNIT CONNECTION

**LAND USE RATIO AND DENSITY TABLE**

| UNIT | SECTION | LAND USE | SIZE–GROSS(AC.) | FLOOD PLAIN(AC.) | SIZE–NET(AC.) | # OF LOTS/EDUs | DENSITY (LOTS/Ac.) |
|---|---|---|---|---|---|---|---|
| 1 | I | RESIDENTIAL | 13.17 | 0.73 | 12.44 | 42 | 3.19 |
| | II | RESIDENTIAL | 17.25 | 0.78 | 16.47 | 41 | 2.38 |
| | III | RESIDENTIAL | 17.05 | 7.08 | 9.97 | 35 | 2.05 |
| 2 | I | RESIDENTIAL | 18.04 | 0 | 18.04 | 80 | 4.43 |
| | II | RESIDENTIAL | 21.37 | 0 | 21.37 | 121 | 5.66 |
| | III | RESIDENTIAL | 18.90 | 0 | 18.90 | 95 | 5.03 |
| 3 | I | RESIDENTIAL | 30.46 | 11.49 | 18.97 | 53 | 1.74 |
| | II | RESIDENTIAL | 24.61 | 1.42 | 23.19 | 59 | 2.40 |
| | III | RESIDENTIAL | 27.67 | 1.52 | 26.15 | 108 | 3.90 |
| | IV | RESIDENTIAL | 12.52 | 0 | 12.52 | 69 | 5.51 |
| | V | RESIDENTIAL | 35.91 | 7.01 | 28.90 | 109 | 3.04 |
| | VI | RESIDENTIAL | 43.01 | 11.73 | 31.28 | 113 | 2.63 |
| | | RESIDENTIAL LOT TOTAL | | | | 925 | |
| 4 | | COMMERCIAL | 37.28 | 15.82 | 21.46 | 103 | – |
| 5 | | STREET | 6.69 | 0 | 6.69 | – | – |
| | | TOTAL | 323.93 | 57.58 | 266.35 | 1028 | – |

**PROPERTY OWNERSHIP:**

1. HOKANSON, JAMES C & DEBRA N
2. WILLIAMS, SIDNEY IV & ZANE C
3. TEJEDA, MARTIN & LINDA
4. TEJEDA, MARTIN J & LINDA D
5. RIVAS, ROGER J & REBECCA J
6. GONZALES, JO ANN
7. TALBOT, FERRELL L & BARBARA
8. TALBOT, BARBARA P & FERRELL
9. NOLAND, PAUL L & PAULA A
10. GRAMLEY, RUSSEL H & DOLORES J
11. GRANADO, ANTONIO & NANCY V
12. VINSON, THERON & BARBARA ANN
13. GRAHAM, LESTER H & ROSE H K
14. GARCIA, RAYMOND JR & DIANE T
15. ARGUELLO, ABEL & KIM I
16. ROBLES, RICHARD E & NANCY C
17. MORA, RUDY D & AMY H
18. YOUNG, RICHARD & RITA
19. MIRELES, DAVID R & KATHLEEN DINA
20. WINFREE, HERMAN D & JOYCE
21. CAMERO, RICHARD A
22. ESPARZA, YVETTE
23. LOPEZ, LINO & REBECCA
24. RUIZ, MIRIAM
25. RODRIGUEZ, RUDY O
26. MIRELES, GRACIELA
27. PASAMONTE, DIOSDADO
28. PETERSON, ROBERT C & CHRISTINE ET AL
29. JANETZKE, RONALD W & ANNETTE
30. TREVINO, RAYMOND C & CHRISTINE SOTO
31. MAGEE, KENNETH J & LUPE F
32. FLORES, JUAN H & MARISA I
33. RAMIREZ, JAIME JR & JAIME
34. FLORES, ADOLFO H & BERTHA L
35. WISSMANN, MARTHA LYNN & EDWIN ROBERT
36. WURZBACH, EDWIN R & HELEN
37. WURZBACH, EDWIN ROBERT & HELEN LIVING TRUST
38. SEIDENBERGER, EWALD R & MINOLA V REV L/TR
39. RANCHO DEL LAGO INC
40. STEVENS RANCH, LTD.




**KEYED NOTES:**

1. PARK IMPROVEMENTS AND THE AMENITY CENTER WILL BE CONSTRUCTED AFTER THE FIRST RESIDENTIAL UNIT.

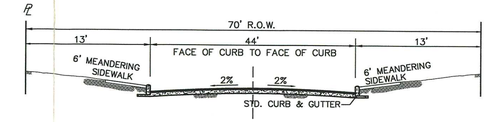
**NOTE:**

1. ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 30' PAVEMENT AND 2–10' PARKWAYS.
2. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
3. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
4. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
5. WATER SERVICE WILL BE PROVIDED BY BEXAR METROPOLITAN WATER DISTRICT.
6. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
7. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
8. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REUIREMENTS AS DEFINED IN AASHTO MANUAL, 2001 EDITION.
9. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT–OF–WAY PER UDC ARTICLE 5, DIVISION. 2: 35–506(q.). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 70 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 86 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35–B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

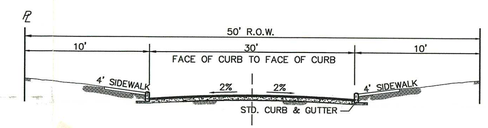
***ACKNOWLEDGED BY:***

***PAPE-DAWSON ENGINEERS, INC.*** ***S.R. HOLDINGS, LTD.***




**70' R.O.W. STREET SECTION**

NOT TO SCALE




**50' R.O.W. STREET SECTION**

NOT TO SCALE


FILED FOR RECORDING
OFFICE OF THE COUNTY CLERK
05 JAN 11 PM 1:30


PLAN HAS BEEN ACCEPTED BY
COSA
01/10/2005 777A
(date) (number)
If no plats are filed, plan will expire
On 07/12/2006
1st plat filed on


ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9010
DEVELOPER/OWNER:
JEFF BUELL
NEWMARK HOMES
300 SONTERRA BLVD., SUITE 340
SAN ANTONIO, TEXAS 78258
PHONE: (210) 403-0448


**APPROVED**
**MASTER DEVELOPMENT PLAN**
CITY OF SAN ANTONIO
PLANNING COMMISSION

CHAIRMAN:_____ DATE:_____
SECRETARY:_____ DATE:_____

REVISIONS:


PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010


# WISSMAN TRACT

## 323.91 ACRE TRACT
## MASTER DEVELOPMENT PLAN

JOB NO. 5293-00
DATE SEPTEMBER 2004
DESIGNER AKP
CHECKED SLW DRAWN AKP
SHEET C1.00


Date: Jan 07, 2005, 11:37am User ID: AProvost
File: P:\32\93\00\DESIGN\Civil\MDP\29300-Wissman.dwg

# CITY OF SAN ANTONIO

January 10, 2005

Mrs. Shauna Weaver, P.E.

Pape-Dawson Engineers, Inc.
555 East Ramsey,
San Antonio, TX 78216

Re: Wissman 323.91 Acre Tract Subdivision MDP # 777A

Dear Mrs. Weaver:

The City Staff Development Review Committee has reviewed Wissman 323.91 Acre Tract Subdivision Master Development Plan M.D.P. # 777A. 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.

- The acceptance of this Master Development Plan # 777A is confined to the boundary limits of the site. Any projection(s) of future roadways outside the boundaries does not infer any set alignment of future roadways. All major arterials and streets shall follow all regulations.

- 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 615-5814.

- 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.

- Historic Preservation Office cites the following condition:

  If a previously unidentified archaeological site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO (210-207-7306) and SHPO notified.



DEVELOPMENT SERVICES DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

- Streets and Drainage approves this project with the following conditions:

  It should be understood that this is a general review of a conceptual plan and that all technical requirements of the Unified Development Code for Streets and Drainage shall be complied with.

- This project will be subject to the Streetscape standards and the 2003 Tree Preservation ordinance. If you have any further questions, please (210) 207-0278.

- Parks and Open Space cites the following conditions:

  1. A 7.57-acre Park is proposed to include a playground, trails, and picnic areas. Additionally, the applicant states that additional improvements will be included to earn credit against the park dedication requirement. A recreation center and swimming pool is proposed for a total of 4.0 acres of credit. The recreation center must be a minimum of 1,000 square feet and the swimming pool must have a minimum of 2,500 square feet of water surface area.

  2. The combination of land and credits exceeds the requirements.

  3. The construction of the park may be deferred to after the first residential unit, but must be completed prior to the platting of subsequent units.

- Bexar County Infrastructures Services Department cites the following conditions:

  1. It is understood that this MDP is a conceptual plan and all regulations will be addressed at time of platting.

  2. County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

  3. All traffic control improvements shall conform to the Texas Manuel on Uniform Traffic Control Devices.

  4. Roadway configurations adjacent to and within this development shall be consistent with the recommendations set forth in the Stevens Ranch Traffic Impact Analysis dated November 2003.

I would encourage you to work closely with the school district, so that they can plan accordingly.

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 Master Development Plan M.D.P. will be invalid.

**ALL Platting shall 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) 207-7873.

Sincerely,

Roderick J. Sanchez, AICP
Assistant Development Services Director

cc: 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