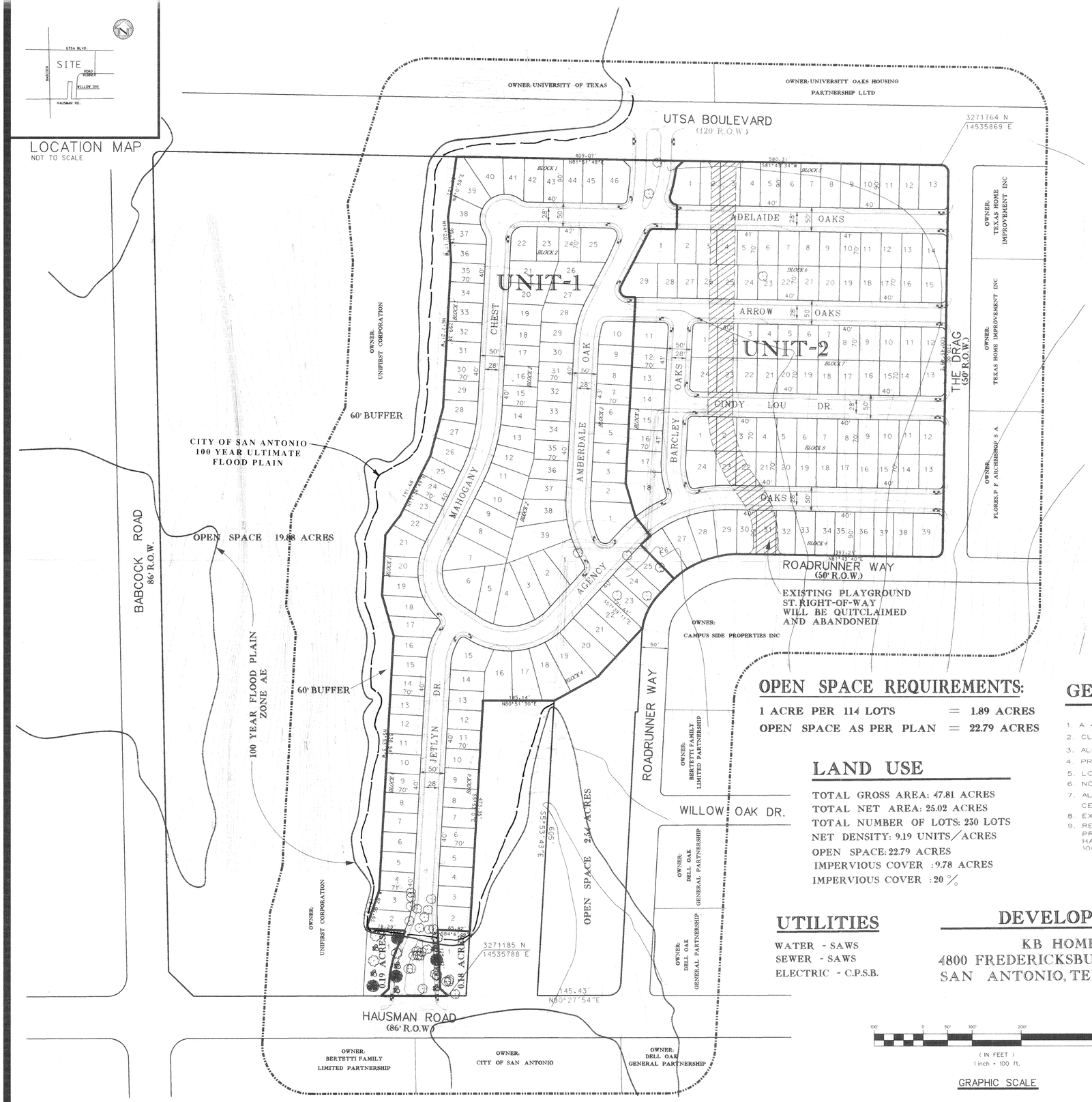
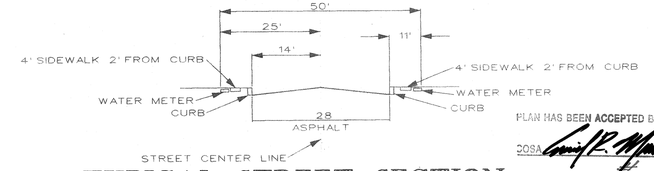
LOCATION MAP
NOT TO SCALE



Legal Description:

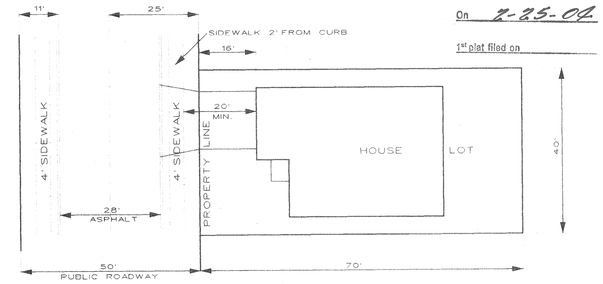
BEING 1.805 ACRES AND 10.003 ACRES OF LAND OUT OF THE ANSELMO PRUE SURVEY NO. 20, ABSTRACT NO. 574, NEW CITY BLOCK 14889, SAN ANTONIO, BEXAR COUNTY, TEXAS, AND LAND TITLE SURVEY OF 6.084 ACRES (TRACT "A"), 7.630 ACRES (TRACT "B") AND SHOWING 0.949 ACRES (TRACT "C") SITUADED WITHIN THE ANSELMO PRU SURVEY NO. 20, ABSTRACT NO. 574, N.C.B. 16631 AND 16632, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



TYPICAL STREET SECTION

N.T.S.

PLAN HAS BEEN ACCEPTED BY
COSA
8-26-02 (date) 731 (number)
If no plats are filed, plan will expire
On 2-25-04
1st plat filed on



TYPICAL LOT SITE PLAN

N.T.S.

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 AUG 23 AM 9:47

UNIT	AREA	LOTS/SIZE	DENSITY
UNIT-1	13.48 ACRES	118 LOTS (40')	8.75 UNITS/ACRES
UNIT-2	11.54 ACRES	112 LOTS (40')	9.71 UNITS/ACRES
OPEN SPACE	22.79 ACRES		
TOTAL	47.81 ACRES	230 LOTS	

LENGTH OF STREET: 3,675'

OPEN SPACE REQUIREMENTS:

1 ACRE PER 114 LOTS = 1.89 ACRES
OPEN SPACE AS PER PLAN = 22.79 ACRES

LAND USE

TOTAL GROSS AREA: 47.81 ACRES
TOTAL NET AREA: 25.02 ACRES
TOTAL NUMBER OF LOTS: 230 LOTS
NET DENSITY: 9.19 UNITS/ACRES
OPEN SPACE: 22.79 ACRES
IMPERVIOUS COVER : 9.78 ACRES
IMPERVIOUS COVER : 20 %

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 INSIDE CITY LIMITS.
5. LOT SIZE 40' X 70'
6. NORTH SIDE INDEPENDENT SCHOOL DISTRICT.
7. ALL BEARINGS SHOWN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (NAD '83 DATUM), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).
8. EXISTING PLAYGROUND ST. RIGHT-OF-WAY WILL BE QUITCLAIMED AND ABANDONED.
9. RESIDENCES ON LOTS ADJACENT TO ZONE AE AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NUMBER 48029C0234F DATED JANUARY 4, 2002 SHALL HAVE A FINISHED FLOOR ELEVATION ONE (1) FOOT ABOVE THE CITY OF SAN ANTONIO ULTIMATE 100 YEAR FREQUENCY WATER SURFACE ELEVATION.

UTILITIES

WATER - SAWS
SEWER - SAWS
ELECTRIC - C.P.S.B.

DEVELOPER

KB HOME
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TEXAS 78201

ENGINEER

BROWN ENGINEERING
1000 CENTRAL PARKWAY N., SUITE 100
SAN ANTONIO, TEXAS 78232

THIS PLAN HAS BEEN ACCEPTED BY
CITY OF SAN ANTONIO

CHAIRMAN DATE

SECRETARY DATE

P.U.D. PLAN NUMBER: _____

REVISED: 08-9-02

100' 0 50' 100' 200' 400'
(IN FEET)
1 inch = 100 ft.
GRAPHIC SCALE

MAVERICK CREEK SUBDIVISION

PLANNED UNIT DEVELOPMENT

SCALE: 1"=100'
DATE: 02-06-02

LAND PLANNING TEAM

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

KB HOME

FILE: /rick/temp/maverickckpoadp2.dgn

731