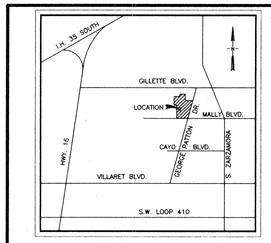
PLAN NO. 020269

PLAN HAS BEEN ACCEPTED BY
DOSK
(date) 9-30-02 (number) 734
If no plats are filed, plan will expire
On 3-31-04
1st plat filed on



LOCATION MAP
N.T.S.

OWNER/DEVELOPER :

JOEY LOPEZ
5618 TIMBER STREAM
SAN ANTONIO, TEXAS 78250
VOL. 9290, PG. 2080 D.P.R., BEXAR COUNTY, TEXAS

PHASE 1 – 3 LOTS (LOTS 21–23)(1.864 ACRES)
PHASE 2 – 10 LOTS & STREET (LOTS 24–33)(4.995 ACRES)
TOTAL M.D.P. AREA (6.859 ACRES)

100–YR FLOOD PLAIN : REF. FIRM MAP NUMBER 48029C0608 E
EFFECTIVE DATE: FEBRUARY 16,1996
(NOT IN PRINT PER FEMA INDEX)

SUBDIVISION DATA :

1. NUMBER OF DWELLINGS : UNIT 1 – 3
   UNIT 2 – 10
2. TOTAL NUMBER OF UNITS PER ACRE : 1.89
3. RESIDENTIAL DENSITY : 52.78 PERSONS
4. TOTAL AREA IN PASSIVE OPENSPACE ON LOTS : 6.032 ACRES
5. TOTAL AREA IN ACTIVE DEVELOPEMENT RECREATIONAL OPEN SPACE : NONE
6. TOTAL NUMBER OF OFF–STREET PARKING SPACES : 13

TRAFFIC IMPACT ANALYSIS : 13.26 PEAK HOUR TRIPS (PM)

STORMWATER MANAGEMENT PLAN : ATTACHED DRAINAGE REPORT & MDP GRADING PLAN

LANDUSE : RESIDENTIAL (ZONED : R–1)

ESTIMATED PHASING SCHEDULE :

UNIT 1 – SEPT. 2002 TO DEC. 2002 (NO UTILITIES)
UNIT 2 – APRIL 2003 TO APRIL 2003
(STREET, S/W, DRAINAGE,SEWER, WATER, ELEC., TEL. etc.)

ENGINEER :

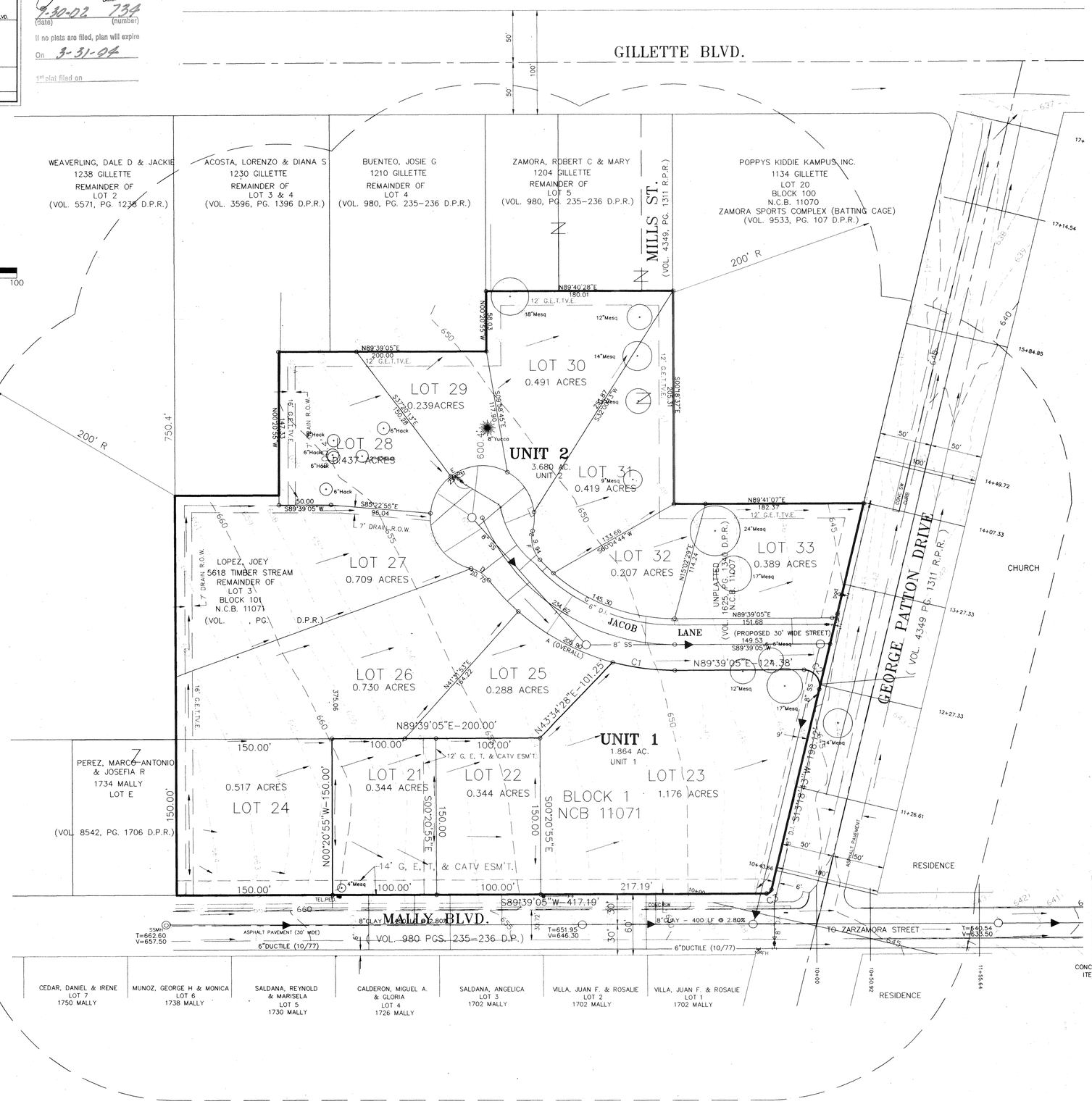
S.M. GALINDO ENGINEERS, INC.
404 E. NAKOMA
SAN ANTONIO, TEXAS 78216
210–349–4695

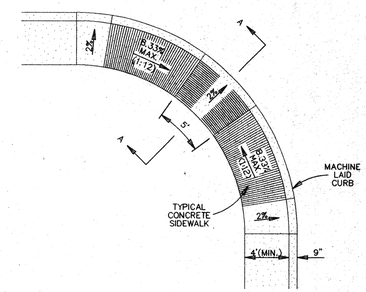
BEARING SOURCE: NAD '83
NAVD '29
TEXAS PLANE COORDINATES
SOUTH CENTRAL ZONE
FACTOR : 0.999771658308

DATE PREPARED : APRIL 8, 2002

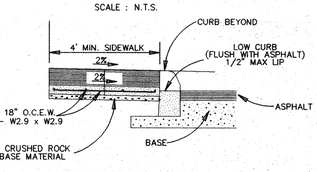
CURVE DATA

LABEL	RADIUS	ANGLE	CHORD	CHD.BRG.	TANGENT	ARC LEN
A	225.00'	52°25'59"	198.79'	N 64°07'56" W	110.79'	205.90'
C1	225.00'	15°22'23"	60.19'	S 82°39'44" E	30.37'	60.37'
C2	15.00'	103°39'38"	23.59'	S 38°31'06" E	19.08'	27.14'
C3	5.00'	76°20'22"	6.18'	S 51°28'54" W	3.93'	6.66'
D	30.00'	39°37'35"	20.34'	N 57°43'44" W	10.81'	20.75'
E	50.00'	271°56'33"	69.50'	N 58°25'48" E	–48.32'	237.31'
F	30.00'	57°10'42"	28.71'	S 14°11'19" E	16.35'	29.94'
G	175.00'	47°34'15"	141.16'	S 66°33'48" E	77.13'	145.30'
H	5.00'	76°20'22"	6.18'	N 51°28'54" E	3.93'	6.66'
I	200.00'	67°12'47"	221.39'	N 56°44'31" W	132.91'	234.62'

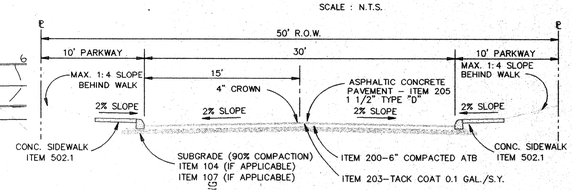




TYPICAL SIDEWALK RAMP – TYPE V
SIDEWALK ABUTS CURB
SCALE : N.T.S.



SECTION A–A
SCALE : N.T.S.



TYPICAL JACOB LANE SECTION
SCALE : N.T.S.

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 SEP 27 PM 12:58

APPROVED BY:

DIRECTOR OF DEVELOPMENT SERVICES DATE

SECRETARY DATE

STATE OF TEXAS
SAMUEL M. GALINDO
35386
REGISTERED PROFESSIONAL ENGINEER
9/13/02

SMG GALINDO ENGINEERS, INC.
104 E. NAKOMA P.O. BOX 792227
SAN ANTONIO, TEXAS 78216
(210) 349–4695

DESIGNED BY : SMG
DRAWN BY : OL
CHECKED BY : SMG
DATE : APRIL 8, 2002
JOB NO. : 5157
REVISIONS:

MASTER DEVELOPMENT PLAN
FOR
GRAN FORTALEZA SUBDIVISION

SHEET 1 OF 1

#734