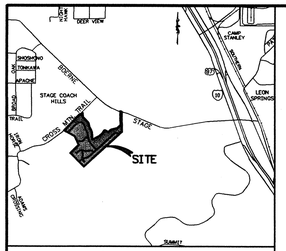
THE SPRINGS
AT BOERNE STAGE

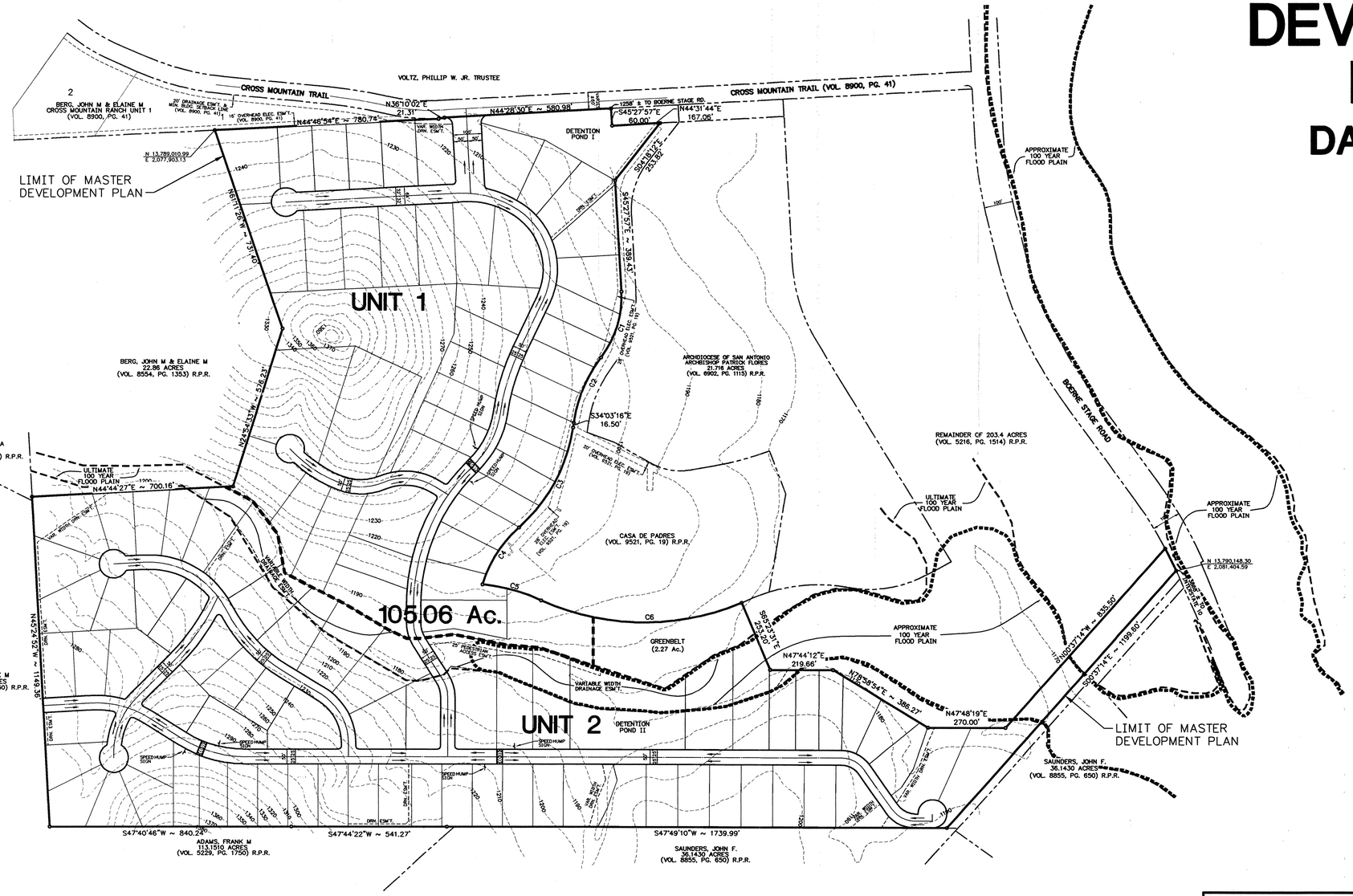
MASTER DEVELOPMENT PLAN

DATE : 3/15/02



LOCATION MAP N.T.S.

SCALE: 1" = 200'



PLAN HAS BEEN ACCEPTED BY
PBSD
2-7-03 744
(date) (number)
If no plats are filed, plan will expire
on 8-8-04
1st plat filed on

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 FEB -7 AM 10:29

NOTE:

SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. PER UDC REQUIREMENTS.
CUL-DE-SAC STREETS LONGER THAN 500 L.F. SHALL ADHERE TO THE CSA U.D.C. MINIMUM 30' PAVEMENT REQUIREMENT.

DEVELOPMENT SUMMARY				PHASING
ITEM	ACRES	# UNITS	DU./Ac.	SEQUENCE
UNIT 1	46.19	46	1.14	1
UNIT 2	56.87	67	0.99	2
GREENBELT	2.27	–	–	3
RECREATIONAL OPEN SPACE	0.00	–	–	–
OFF-STREET PARKING/LOADING SPACE	0.00	–	–	–
TOTAL DEVELOPMENT	105.06	113	1.08	–

GREENBELT CALCULATION METHOD: 113 OF LOTS x 0.009 = 1.02 AC. REQUIRED

CURVE TABLE				
CURVE	RADIUS	DELTA	TANGENT	LENGTH
C1	346.35'	40°25'12"	127.50'	244.34'
C2	492.85'	29°00'31"	127.50'	249.50'
C3	577.22'	40°07'39"	211.06'	404.61'
C4	432.53'	31°29'28"	121.95'	237.73'
C5	626.68'	19°23'14"	107.05'	212.05'
C6	869.44'	12°35'24"	95.87'	190.95'
C7	1113.16'	04°26'41"	43.20'	86.35'

ORIGIN OF STATE PLANE COORDINATES
NGS MARK MILLER PID AY0121

OWNER & APPLICANT
EVANS ACRES, LTD.
CONTACT PERSON: BRAD GALO
15102 JONES MALTSBERGER, STE. 101
SAN ANTONIO, TX., 78247-3367
TEL: (210) 497-3385
FAX: (210) 495-2587

CIVIL ENGINEER
M.W. CUDE ENGINEERS, L.L.C.
CONTACT PERSON: IAN CUDE
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
TEL: (210) 681-2951
FAX: (210) 523-7112
URL: WWW.MWCUDE.COM

CHAIRPERSON DATE

SECRETARY

THE SPRINGS AT BOERNE STAGE SUBDIVISION
MASTER DEVELOPMENT PLAN

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
(210) 681-2951
INFO@MWCUDE.COM
WWW.MWCUDE.COM
FAX: (210) 523-7112

DATE	REVISION
6/13/02	STORMWATER COMMENTS
6/19/02	SPEED HUMP – TIA
6/20/02	SIDEWALK NOTE
6/20/02	PARKS : GREENBELT
9/24/02	STREET & DRAINAGE

DRAWN BY:	J.M.C.	DATE:	3/15/02	SHEET 1 OF 1
CHECKED BY:	I.J.C.	JOB NO.:	169010	

744