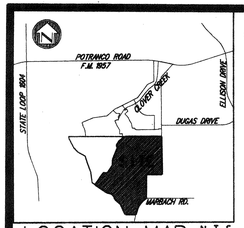
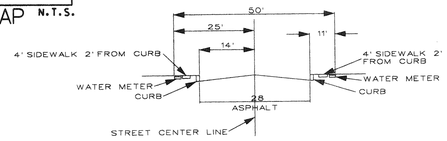
PARK PLACE PHASE II

MASTER DEVELOPMENT PLAN



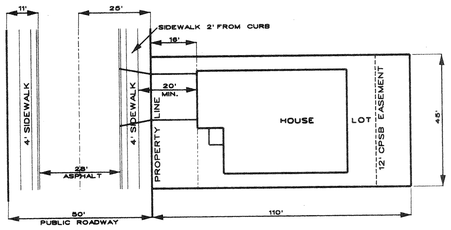
LOCATION MAP N.T.S.

GRAPHIC SCALE



TYPICAL STREET SECTION

N.T.S.



TYPICAL LOT SITE PLAN

N.T.S.

PARK AND OPEN SPACE

REQUIREMENTS:

1 ACRE PER 114 LOTS	- 6.39	ACRES
OPEN SPACE PROVIDED	- 9.04	ACRES
PICNIC AREA	- 2.70	ACRES
GRASS AREA (20,000 S.F.)	- 0.46	ACRES
PICNIC AREA	- 0.51	ACRES
GREEN WAY W-TRIAL	- 6.83	ACRES

PHASING:

	REQUIRED	TIMING OF IMPROVEMENTS
UNIT 1-4 (454 LOTS)	4 AC.	UNIT 5
UNIT 5	6.39 AC.	BY COMPLETION
UNIT 6	6.39 AC	OF UNIT 5

NOTES:
(1) PARKS AND OPEN SPACE SHALL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION FOR OWNERSHIP, MAINTENANCE & ADMINISTRATION.
(2) UNIT 6 SUBDIVISION PLAT WILL NOT BE APPROVED PRIOR TO COMPLETION OF PARK AND OPEN SPACE IMPROVEMENTS (EXCEPT FOR PICNIC AREAS ADJACENT TO COLLECTOR STREET IN UNIT 6).

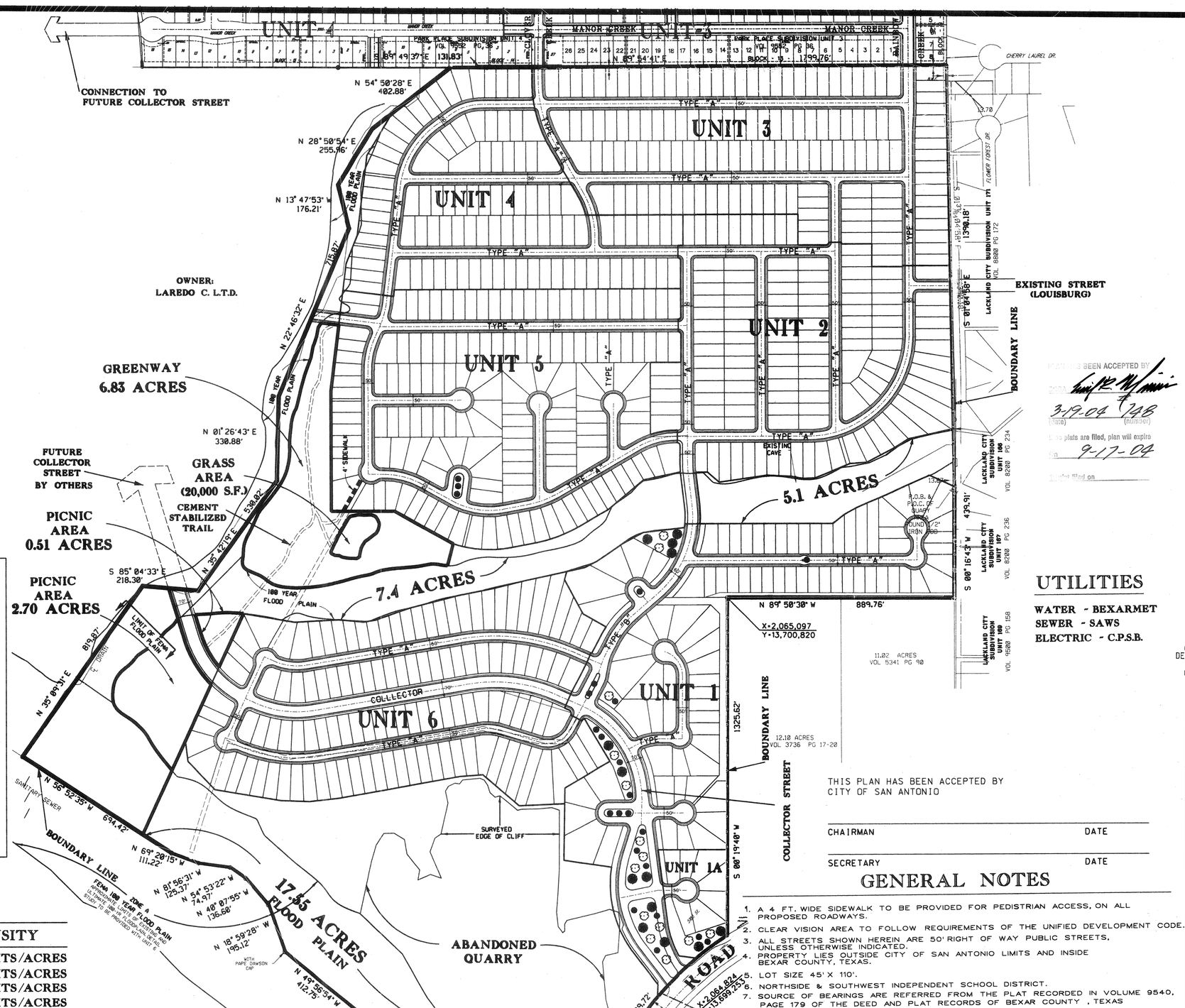
LAND USE

TOTAL LAND AREA: 213.90 ACRES

UNIT	AREA		LOTS/SIZE		DENSITY	
UNIT-1	25.09	ACRES	86	LOTS (45')	3.43	UNITS/ACRES
UNIT-1A	2.01	ACRES	7	LOTS (45')	3.48	UNITS/ACRES
UNIT-2	24.95	ACRES	134	LOTS (45')	5.37	UNITS/ACRES
UNIT-3	20.78	ACRES	126	LOTS (45')	6.06	UNITS/ACRES
UNIT-4	17.30	ACRES	101	LOTS (45')	5.84	UNITS/ACRES
UNIT-5	27.96	ACRES	153	LOTS (45')	5.47	UNITS/ACRES
UNIT-6	25.00	ACRES	121	LOTS (45')	4.84	UNITS/ACRES
TOTAL:	143.09	ACRES	728	LOTS (45')	5.09	UNITS/ACRES

Legal Description:

A 213.90-ACRE TRACT OF LAND OUT OF THE ANTONIO FUENTES SURVEY, No. 358, ABSTRACT No.248 CB 4333, AND THE WILLIAM T. NEIL SURVEY No. 62, ABSTRACT No. 544, COUNTY BLOCK 5197, BEXAR COUNTY, TEXAS AND ALSO BEING OUT OF THE 662.792-ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 6051, PAGE 284 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS



THIS PLAN HAS BEEN ACCEPTED BY CITY OF SAN ANTONIO

CHAIRMAN DATE

SECRETARY DATE

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 50' RIGHT OF WAY PUBLIC STREETS, UNLESS OTHERWISE INDICATED.
4. PROPERTY LIES OUTSIDE CITY OF SAN ANTONIO LIMITS AND INSIDE BEXAR COUNTY, TEXAS.
5. LOT SIZE 45' X 110'.
6. NORTHSIDE & SOUTHWEST INDEPENDENT SCHOOL DISTRICT.
7. SOURCE OF BEARINGS ARE REFERRED FROM THE PLAT RECORDED IN VOLUME 9540, PAGE 179 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY , TEXAS (N17-12'-52"E).
8. NO RESIDENTIAL DRIVEWAY ACCESS IS PERMITTED TO COLLECTOR STREET.
9. COLLECTOR SREET W LL BE PLATTED AND CONSTRUCTED TO THE WEST OF MASTER DEVELOPMENT PLAN W TH UNI T 6.
10. THE APPROXIMATE LIMITS OF THE MEDIO CREEK FLOODPLAIN ARE SHOWN ON THIS MAP BASED UPON A STUDY BY VICKREY & ASSOCIATES, Inc. DATED JANUARY 28, 2003. A DETAIL STUDY WILL BE PROVIDED WITH UNIT 6.

DEVELOPER

KB HOME
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TEXAS 78201

ENGINEER

VICKREY & ASSOCIATES, INC.
7334 BLANCO RD., SUITE 109
SAN ANTONIO, TEXAS 78216

UTILITIES

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

PLAT HAS BEEN ACCEPTED BY
DATE 3-19-04 (Date) 448 (Number)
If no plats are filed, plan will expire on 9-17-04
Plat filed on

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 MAR 17 AM 10:40

SCALE: 1"=200'
DATE: 8-5-02

LAND PLANNING TEAM

HOMEBUILDING • NEIGHBORHOOD DEVELOPMENT
4800 Fredericksburg at Loop 410 P.O. Box 5250 Beacon Hill Sta.
San Antonio, Tx. 78201 (210) 349-111 FAX (210) 979-0072

KB HOME

REVISED DATE: 03-13-03

m:\1893-001\E-mail\parkplace2mdpver13.dgn