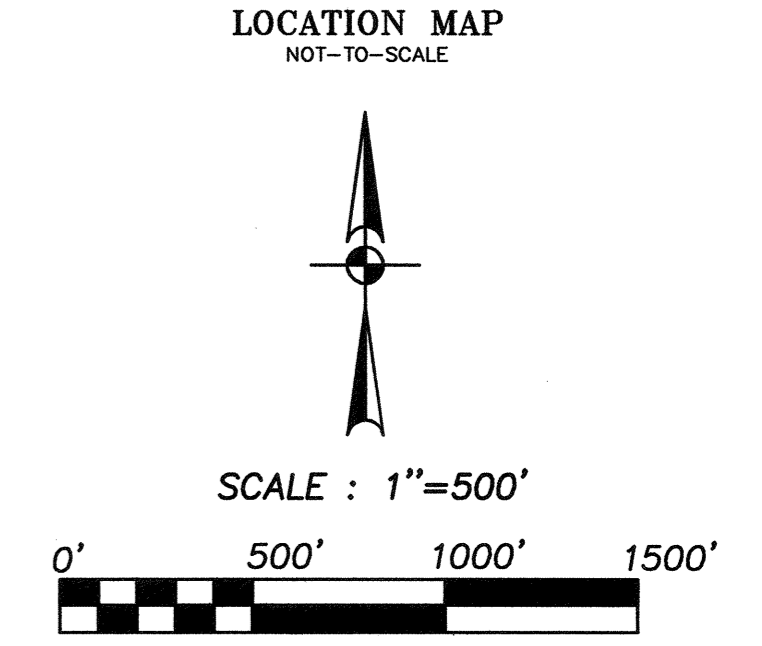
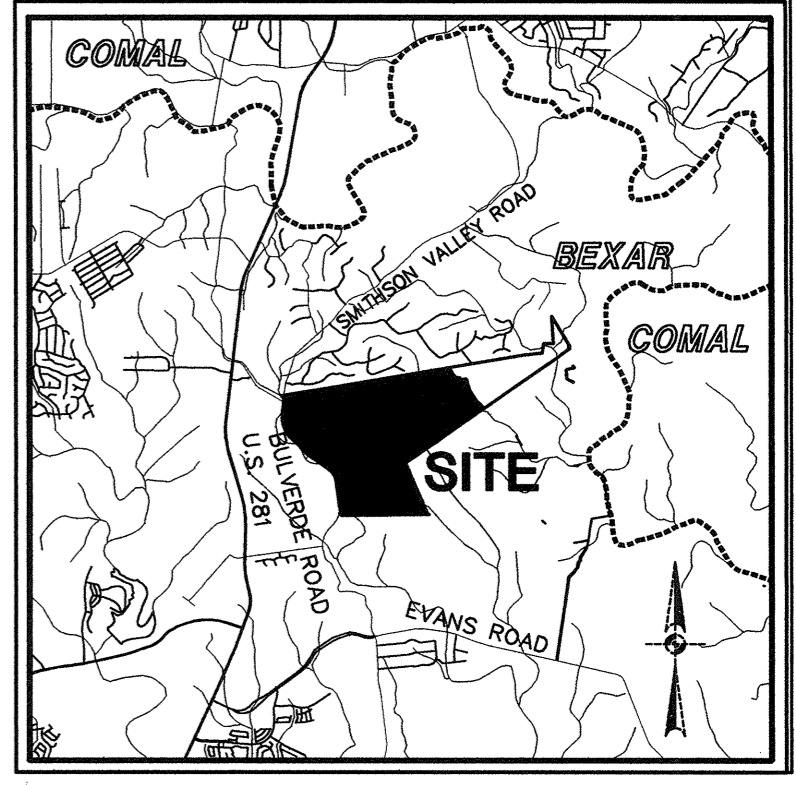


CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	276.94'	1189.00'	139.10'	13°20'42"	276.31'	N36°03'28"E
C2	219.83'	867.00'	109.93'	21°23'31"	219.82'	S04°47'50"W
C3	781.47'	324.00'	403.85'	47°13'33"	740.03'	N31°17'55"W
C4	396.16'	1103.00'	200.24'	20°34'43"	394.03'	S44°37'05"E
C5	335.76'	1189.00'	169.01'	16°10'47"	334.65'	N42°25'07"W
C6	627.97'	1124.20'	322.41'	32°00'17"	619.83'	S34°30'22"E
C7	266.14'	1103.00'	133.72'	13°49'29"	265.49'	S11°35'29"E
C8	293.27'	1103.00'	147.50'	15°14'02"	292.40'	S02°58'17"W
C9	200.00'	1189.00'	100.24'	9°38'16"	199.77'	N05°44'10"E
C10	108.53'	216.13'	54.37'	8°41'00"	108.43'	S09°15'32"W
C11	879.19'	989.00'	353.04'	39°17'22"	864.98'	N09°44'24"E



LEGEND:

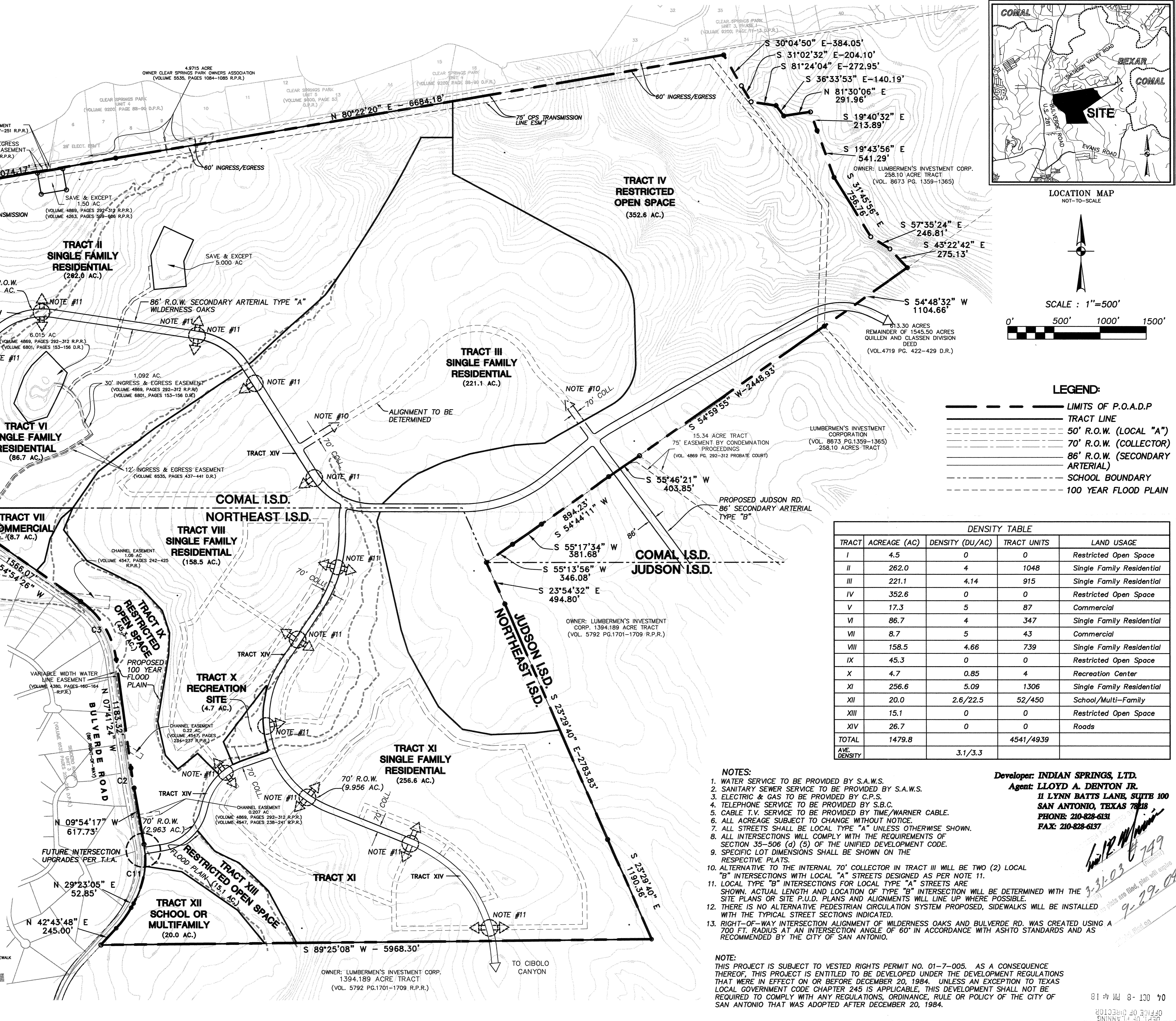
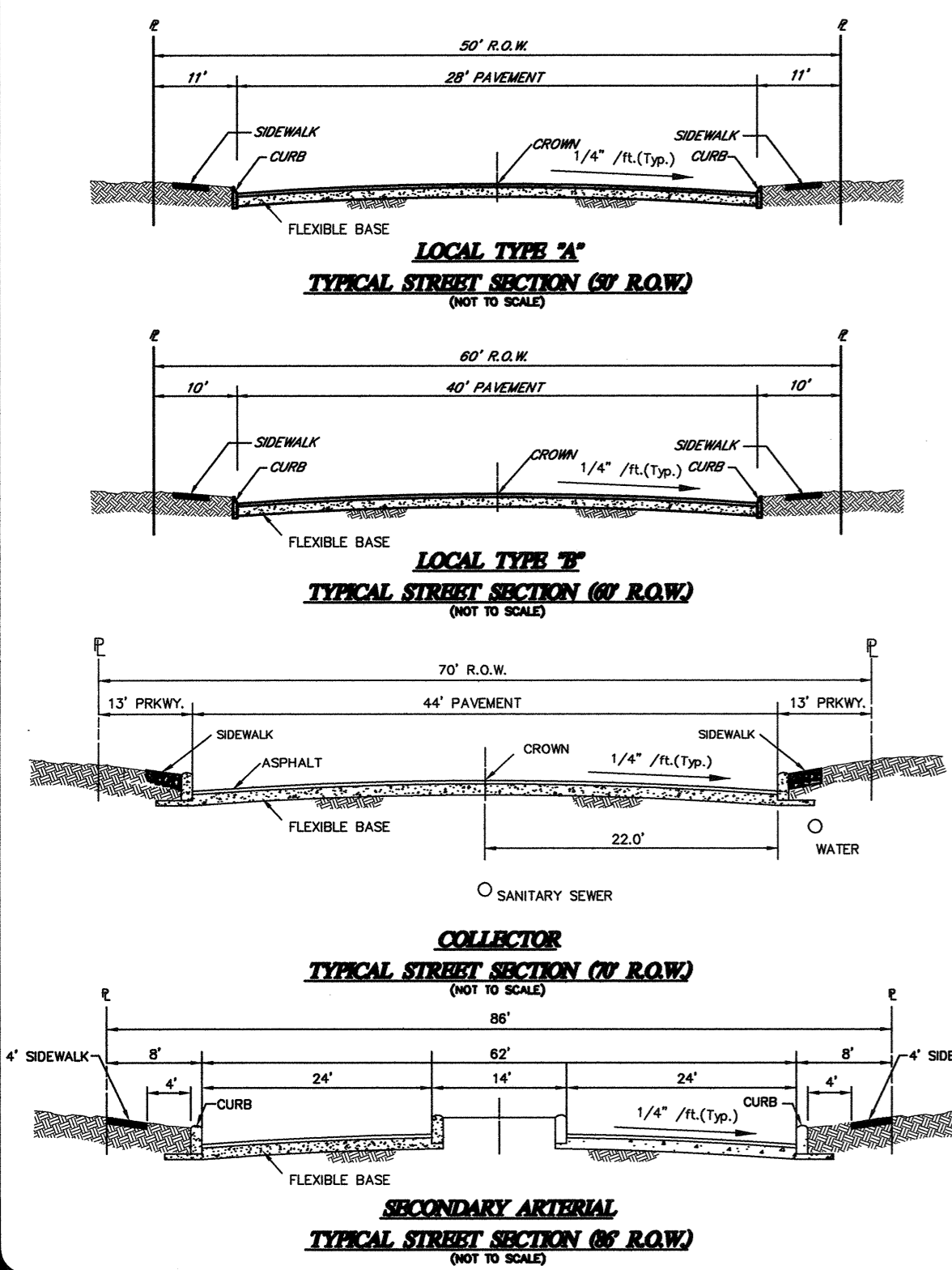
- LIMITS OF P.O.A.D.P.
- TRACT LINE
- 50' R.O.W. (LOCAL "A")
- 70' R.O.W. (COLLECTOR)
- 86' R.O.W. (SECONDARY ARTERIAL)
- SCHOOL BOUNDARY
- 100 YEAR FLOOD PLAIN

TRACT	ACREAGE (AC)	DENSITY (DU/AC)	TRACT UNITS	LAND USAGE
I	4.5	0	0	Restricted Open Space
II	262.0	4	1048	Single Family Residential
III	221.1	4.14	915	Single Family Residential
IV	352.6	0	0	Restricted Open Space
V	17.3	5	87	Commercial
VI	86.7	4	347	Single Family Residential
VII	8.7	5	43	Commercial
VIII	158.5	4.66	739	Single Family Residential
IX	45.3	0	0	Restricted Open Space
X	4.7	0.85	4	Recreation Center
XI	256.6	5.09	1306	Single Family Residential
XII	20.0	2.6/22.5	52/450	School/Multi-Family
XIII	15.1	0	0	Restricted Open Space
XIV	26.7	0	0	Roads
TOTAL	1479.8		4541/4939	
Ave. Density		3.1/3.3		

- NOTES:**
- WATER SERVICE TO BE PROVIDED BY S.A.W.S.
 - SANITARY SEWER SERVICE TO BE PROVIDED BY S.A.W.S.
 - ELECTRIC & GAS TO BE PROVIDED BY C.P.S.
 - TELEPHONE SERVICE TO BE PROVIDED BY S.B.C.
 - CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.
 - ALL ACREAGE SUBJECT TO CHANGE WITHOUT NOTICE.
 - ALL STREETS SHALL BE LOCAL TYPE "A" UNLESS OTHERWISE SHOWN.
 - ALL INTERSECTIONS WILL COMPLY WITH THE REQUIREMENTS OF SECTION 35-506 (d) (5) OF THE UNIFIED DEVELOPMENT CODE.
 - SPECIFIC LOT DIMENSIONS SHALL BE SHOWN ON THE RESPECTIVE PLATS.
 - ALTERNATIVE TO THE INTERNAL 70' COLLECTOR IN TRACT III WILL BE TWO (2) LOCAL "B" INTERSECTIONS WITH LOCAL "A" STREETS DESIGNED AS PER NOTE 11.
 - LOCAL TYPE "B" INTERSECTIONS FOR LOCAL TYPE "A" STREETS ARE SHOWN. ACTUAL LENGTH AND LOCATION OF TYPE "B" INTERSECTION WILL BE DETERMINED WITH THE SITE PLANS OR SITE P.U.D. PLANS AND ALIGNMENTS WILL LINE UP WHERE POSSIBLE.
 - THERE IS NO ALTERNATIVE PEDESTRIAN CIRCULATION SYSTEM PROPOSED, SIDEWALKS WILL BE INSTALLED WITH THE TYPICAL STREET SECTIONS INDICATED.
 - RIGHT-OF-WAY INTERSECTION ALIGNMENT OF WILDERNESS OAKS AND BULVERDE RD. WAS CREATED USING A 700 FT. RADIUS AT AN INTERSECTION ANGLE OF 60° IN ACCORDANCE WITH ASHTO STANDARDS AND AS RECOMMENDED BY THE CITY OF SAN ANTONIO.

NOTE:
THIS PROJECT IS SUBJECT TO VESTED RIGHTS PERMIT NO. 01-7-005. AS A CONSEQUENCE THEREOF, THIS PROJECT IS ENTITLED TO BE DEVELOPED UNDER THE DEVELOPMENT REGULATIONS THAT WERE IN EFFECT ON OR BEFORE DECEMBER 20, 1984. UNLESS AN EXCEPTION TO TEXAS LOCAL GOVERNMENT CODE CHAPTER 245 IS APPLICABLE, THIS DEVELOPMENT SHALL NOT BE REQUIRED TO COMPLY WITH ANY REGULATIONS, ORDINANCE, RULE OR POLICY OF THE CITY OF SAN ANTONIO THAT WAS ADOPTED AFTER DECEMBER 20, 1984.

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Date: Mar 31, 2003, 11:34am User: ILozano File: P:\50120\03\design\civil\exhibits\030326\POADP.dwg

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PAPE-DAWSON ENGINEERS

INDIAN SPRINGS

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

60-1-20-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100

565 EAST RAMSEY | SAN ANTONIO, TEXAS 78218 | PHONE: 210.375.9000 | FAX: 210.375.9010

JOB NO. 5020-03
 DATE JULY 2002
 DESIGNER FG
 CHECKED - DRAWN ISL
 SHEET 1 OF 1

