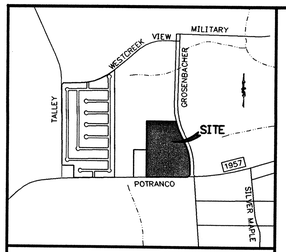
VILLAS OF WESTCREEK

MASTER DEVELOPMENT PLAN

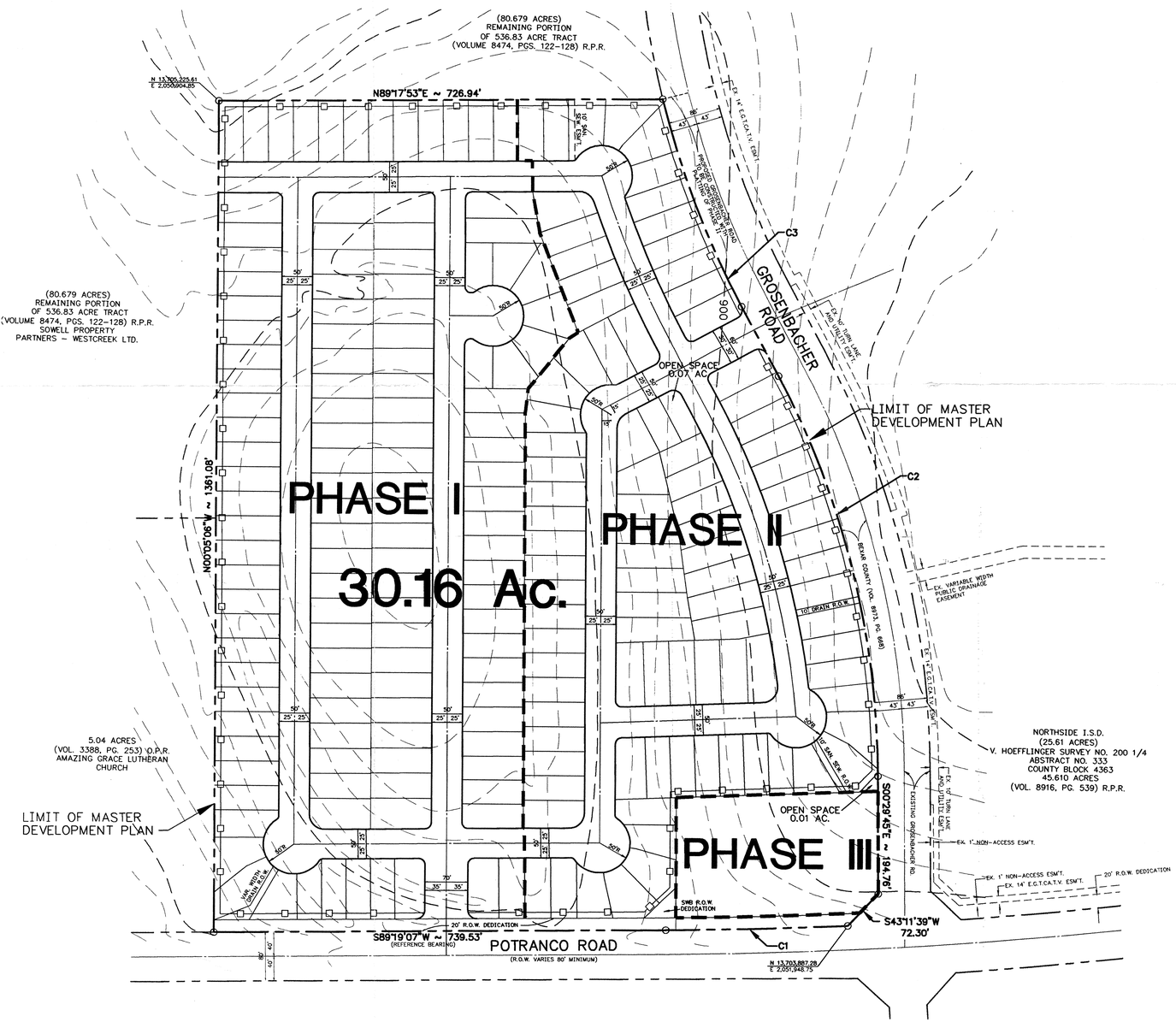
DATE : 1/27/03



LOCATION MAP N.T.S.

SCALE: 1" = 100'

100 0 50 100



CURVE TABLE				
CURVE	RADIUS	DELTA	TANGENT	LENGTH
C1	7599.49'	2°14'32"	148.73'	297.42'
C2	1407.00'	27°41'12"	346.72'	679.90'
C3	1493.00'	13°58'02"	182.88'	363.95'

DEVELOPMENT SUMMARY				PHASING
ITEM	ACRES	# UNITS	DU./Ac.	SEQUENCE
PHASE 1 (SINGLE FAMILY RESIDENTIAL)	15.85	125	7.89	1
PHASE 2 (SINGLE FAMILY RESIDENTIAL)	12.31	93	7.55	2
PHASE 3 (COMMERCIAL)	1.51	1	30% FAR	3
STREET DEDICATION	0.48	-	-	-
TOTAL DEVELOPMENT	30.16	218	7.23	-

OPEN SPACE CALCULATION METHOD: 218 OF LOTS x 0.009 = 1.96 AC. REQUIRED

MDP LIMITS

8' HIGH PERIMETER FENCE

PHASE LIMITS

PLAN HAS BEEN ACCEPTED BY
COSA
6-9-04 753
(date) (number)
If no plats are filed, plan will expire
On 12-8-04
1st plat filed on

RECEIVED
03 MAY 23 PM 3:00
LAND DEVELOPMENT SERVICES DIVISION

CITY OF SAN ANTONIO
OFFICE OF PLANNING
OFFICE OF DIRECTOR
03 MAY 28 AM 9:05

ENGINEER

M.W. CUDE ENGINEERS, L.L.C.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78232
CONTACT PERSON: IAN CUDE, PE
PHONE: (210) 681-2951
FAX: (210) 523-7112

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.

ORIGIN OF STATE PLANE COORDINATES NGS MARK MILLER PID AY0121

OWNER & DEVELOPER

CENTEX REAL ESTATE CORP.
16414 SAN PEDRO, STE 700
SAN ANTONIO, TEXAS 78232
CONTACT PERSON: RICK PIERCE
PHONE: (210) 496-1985
FAX: (210) 828-0449

CHAIRPERSON DATE

SECRETARY DATE

VILLAS OF WESTCREEK 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
4/28/03	CSA COMMENTS
4/30/03	LAND PLAN

DRAWN BY:	D.A.	DATE:	2/5/03	SHEET	1 OF 1
CHECKED BY:	I.J.C.	JOB NO.:	195100		

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