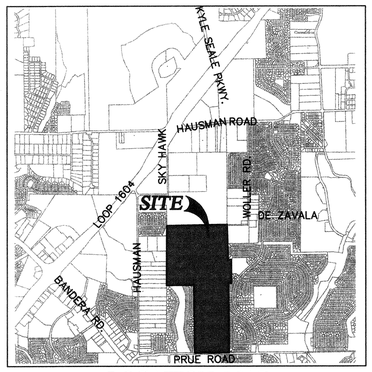
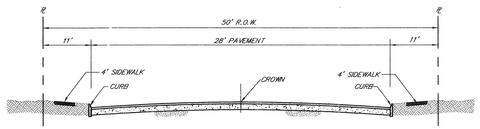
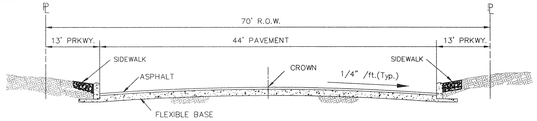


LOCATION MAP

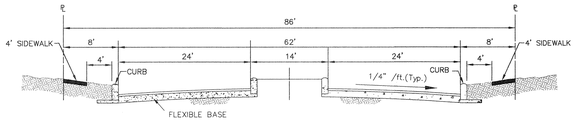
WOLLER RANCH OPEN SPACE RATIO AND DENSITY TABLE				
PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/Ac.)
1	SINGLE FAMILY RESIDENTIAL	29.45	81	2.75
2	SINGLE FAMILY RESIDENTIAL	11.66	59	5.06
3	SINGLE FAMILY RESIDENTIAL	11.97	58	4.85
4	SINGLE FAMILY RESIDENTIAL	7.366	33	4.48
	SUB-TOTAL	**60.45**	**231**	**3.82**
RIVER MIST OPEN SPACE RATIO AND DENSITY TABLE				
1	SINGLE FAMILY RESIDENTIAL	33.02	155	4.69
2	SINGLE FAMILY RESIDENTIAL	15.73	80	5.08
3	SINGLE FAMILY RESIDENTIAL	14.04	74	5.27
4	SINGLE FAMILY RESIDENTIAL	26.15	73	2.79
5	SINGLE FAMILY RESIDENTIAL	14.39	44	3.06
6	SINGLE FAMILY RESIDENTIAL	18.63	98	5.26
	SUB-TOTAL	**121.96**	**524**	**4.29**
	PRUE RD. 13' R.O.W. DED.	0.3066		
	FUTURE 86' R.O.W.	2.122		
	NON-PHASED OPEN SPACE	9.452		
	OVERALL TOTAL	**194.3**	**755**	**3.89**



LOCAL TYPE "A"
TYPICAL STREET SECTION (50' R.O.W.)
(NOT TO SCALE)



COLLECTOR
TYPICAL STREET SECTION (70' R.O.W.)
(NOT TO SCALE)



SECONDARY ARTERIAL
TYPICAL STREET SECTION (86' R.O.W.)
(NOT TO SCALE)

RECEIVED
03 JUN 20 PM 3:19
LAND DEVELOPMENT SERVICES DIVISION

SCALE : 1"=200'
0' 200' 400' 600'

GENERAL NOTES

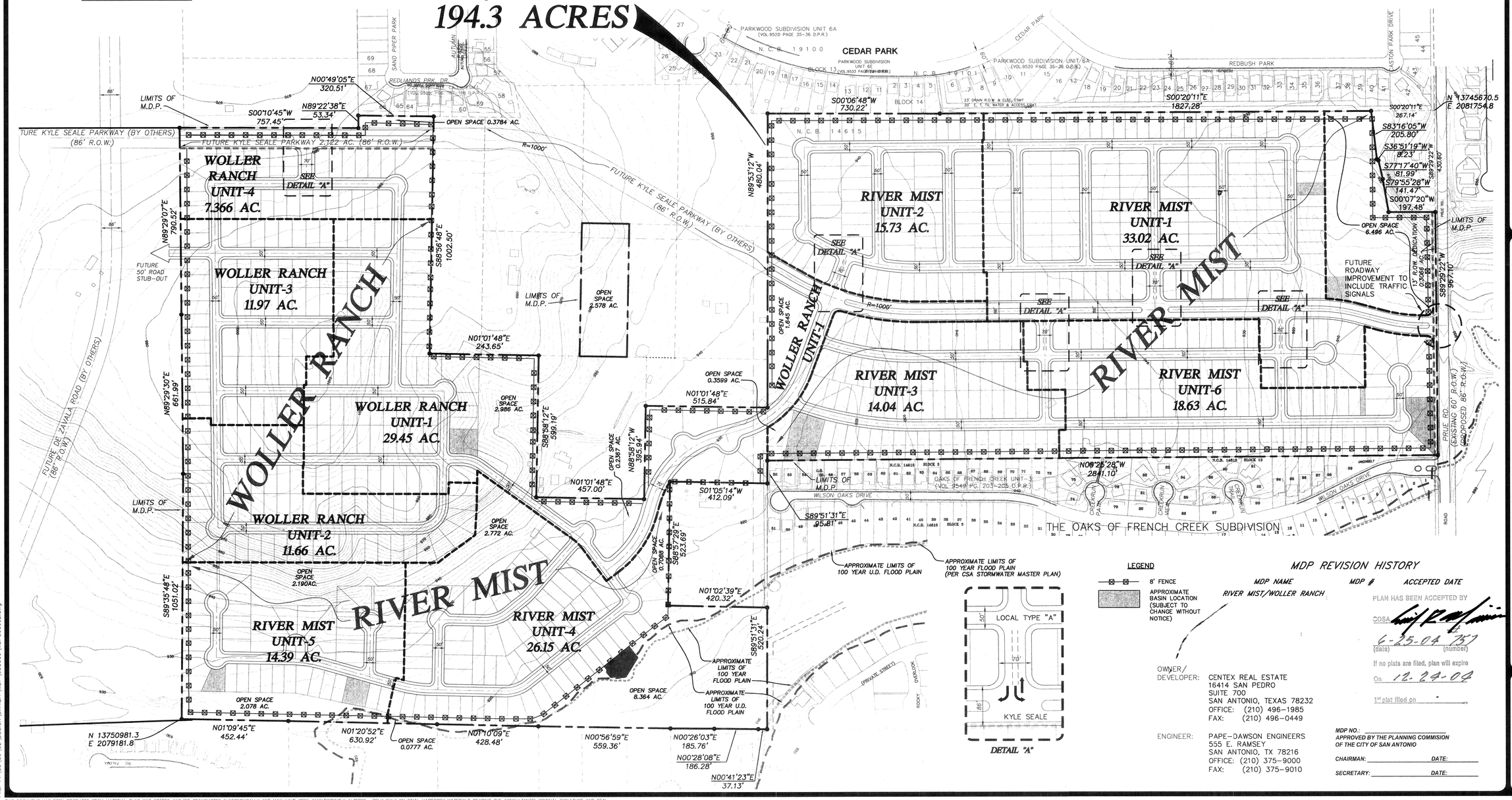
A. CLEAR VISION
1. ALL INTERSECTIONS WILL COMPLY WITH THE REQUIREMENTS OF SECTION 35-506(D)(5) OF THE UNIFIED DEVELOPMENT CODE.
2. STREETS SHALL CONFORM TO TRAFFIC CALMING REQUIREMENTS OF SECTION 35-506(T) OF THE UNIFIED DEVELOPMENT CODE.

B. DEVELOPER WILL DEDICATE 86' R.O.W. FOR KYLE SEALE PARKWAY AND BUILD TO COLLECTOR STANDARDS.

C. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTERAL ZONE.

D. PARKS AND OPEN SPACE STANDARDS (35-503)
1. AT THE TIME OF THE M.D.P. SUBMITTAL THE DEVELOPER ELECTS TO PAY THE "FEE-IN-LIEU" OF 755 TOTAL LOTS => 6.8 AC. OF PARK/OPEN SPACE

RIVER MIST/WOLLER RANCH
194.3 ACRES



LEGEND

- 8' FENCE
- APPROXIMATE BASIN LOCATION (SUBJECT TO CHANGE WITHOUT NOTICE)

MDP REVISION HISTORY

MDP NAME	MDP #	ACCEPTED DATE
RIVER MIST/WOLLER RANCH		

PLAN HAS BEEN ACCEPTED BY
COSA
6-25-04 757
(date) (number)
If no plats are filed, plan will expire
On 12-24-04
1st plat filed on -

OWNER/DEVELOPER: CENTEX REAL ESTATE
16414 SAN PEDRO
SUITE 700
SAN ANTONIO, TEXAS 78232
OFFICE: (210) 496-1985
FAX: (210) 496-0449

ENGINEER: PAPE-DAWSON ENGINEERS
555 E. RAMSEY
SAN ANTONIO, TX 78216
OFFICE: (210) 375-9000
FAX: (210) 375-9010

MDP NO.:
APPROVED BY THE PLANNING COMMISION OF THE CITY OF SAN ANTONIO
CHAIRMAN: DATE:
SECRETARY: DATE:

REVISIONS:
1) REVISED KYLE SEALE PKWY. AND LOCAL TYPE "A" STREET CONN. 2) REVISED SUBDIVISION ENTRYS. 3) REVISED PER C.S.A. MEETING 6-4-2003 REV. ROAD ALIGN. 6-4-2003 REV. BOUNDARY PER NEW BENKE SURVEY. 6-6-2003 ADDED 13' R.O.W. DED.

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 JUN 23 AM 7:45

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

RIVER MIST/WOLLER RANCH
MASTER DEVELOPMENT PLAN

JOB NO.	560602
DATE	APRIL, 2003
DESIGNER	JDA
CHECKED JDA DRAWN ISL	
SHEET	1

Date: Jun 20, 2003, 9:39am User ID: ILozano
File: P:\56\05\02\DESIGN\EXHIBIT\MDP\030606\MDP560602.dwg

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