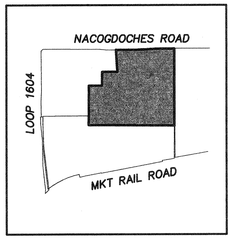
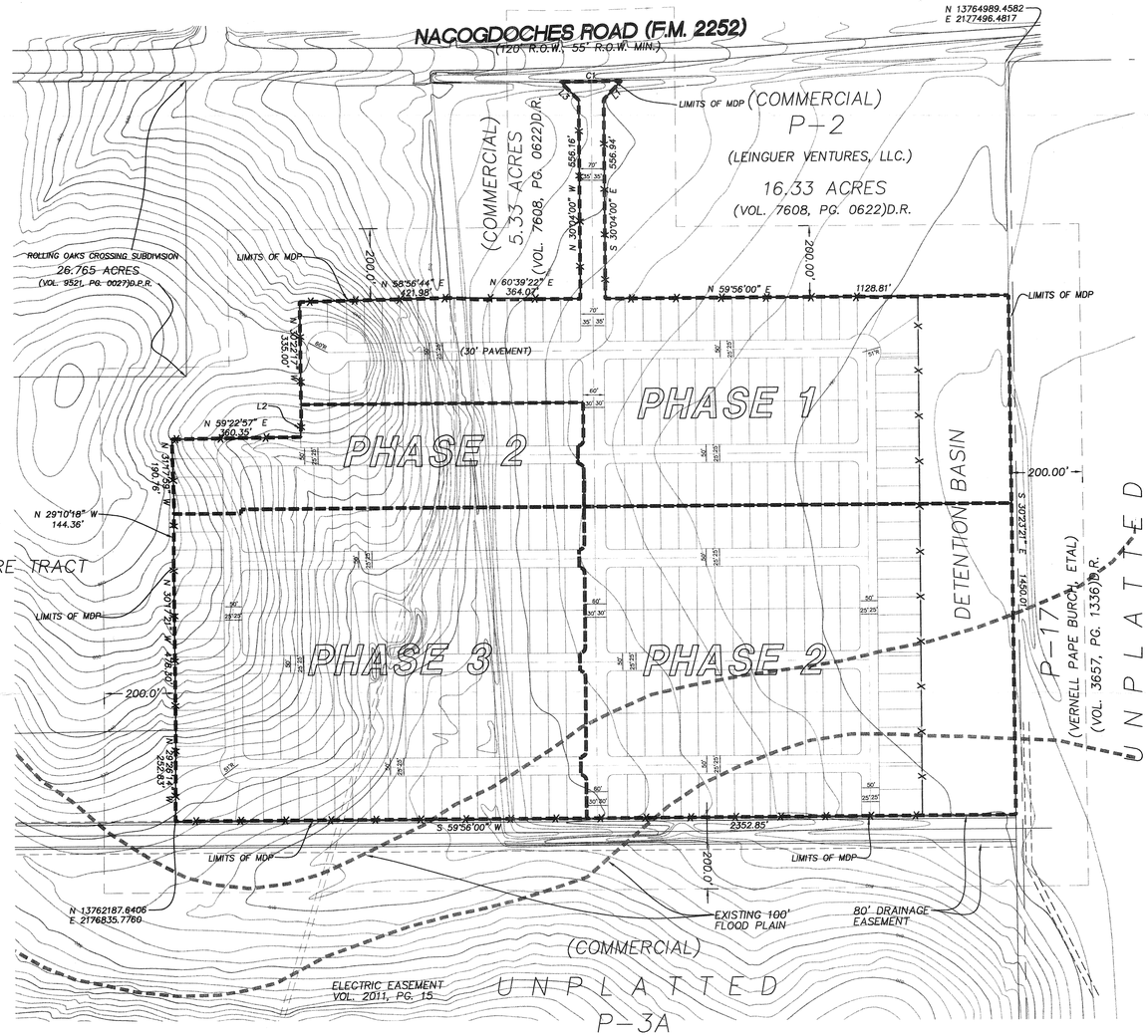


LOCATION MAP

SCALE: 1"=2000'

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 AUG 11 AM 7:24
RECEIVED
03 AUG-8 PM 3:18
LAND DEVELOPMENT SERVICES DIVISION



(COMMERCIAL)

UNPLATTED

P-1

(M/SW NACOGDOCHES & 1604 JV ETAL)

REMAINING PORTION OF A 69.155 ACRE TRACT

(VOL. 6605, PGS. 596-606) R.P.R.

SCALE : 1"=200'

0' 200' 300' 400'

LEGEND

PHASE LINES

—x—x— 8' PRIVACY FENCE

LINE TABLE		
LINE	LENGTH	BEARING
L1	71.39'	N14°23'24"E
L2	42.75'	N26°59'44"W
L3	70.59'	N75°09'55"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	170.01'	7709.44'	85.01'	1°15'49"	170.01'	N59°17'22"E

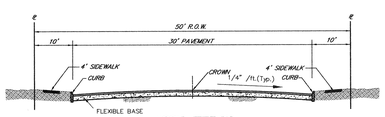
PHASE	LAND USE	ACREAGE (Ac.)	# OF LOTS	UNITS/AC.
1	RESIDENTIAL	22.26	97	4.35
2	RESIDENTIAL	30.94	138	4.46
3	RESIDENTIAL	22.84	130	5.69
	TOTAL	76.04	365	4.80

REVISION HISTORY

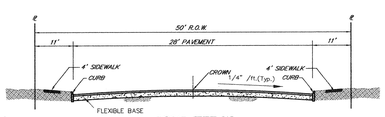
MDP	ACCEPTED DATE

NOTES:

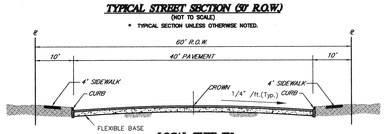
1. WATER SERVICE TO BE PROVIDED BY S.A.W.S.
2. SANITARY SEWER SERVICE TO BE PROVIDED BY CCMA
3. ELECTRIC & GAS TO BE PROVIDED BY C.P.S.
4. TELEPHONE SERVICE TO BE PROVIDED BY S.B.C.
5. CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.
6. ALL ACREAGE SUBJECT TO CHANGE WITHOUT NOTICE.
7. ALL STREETS SHALL BE LOCAL TYPE "A" UNLESS OTHERWISE SHOWN.
8. ALL INTERSECTIONS WILL COMPLY WITH THE REQUIREMENTS OF SECTION 35-506 (d) (5) OF THE UNIFIED DEVELOPMENT CODE.
9. SPECIFIC LOT BEARINGS & DIMENSIONS SHALL BE SHOWN ON THE RESPECTIVE PLATS.
10. THERE IS NO ALTERNATIVE PEDESTRIAN CIRCULATION SYSTEM PROPOSED, SIDEWALKS WILL BE INSTALLED WITH THE TYPICAL STREET SECTIONS INDICATED.
11. DEVELOPER WISHES TO PAY FEE IN LIEU OF 3.39 AC. OF PARK LAND DEDICATION IN ACCORDANCE WITH SECTION 35-503 (C).
12. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.



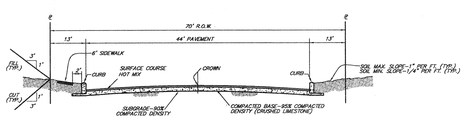
LOCAL TYPE "A"
TYPICAL STREET SECTION (50' R.O.W.)
(NOT TO SCALE)



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



LOCAL TYPE "B"
TYPICAL STREET SECTION (60' R.O.W.)
(NOT TO SCALE)



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

DEVELOPER: LEINGUER VENTURES, LLC.
AGENT: JOEY GUERRA
11202 DISCO
SAN ANTONIO, TEXAS 78216
PHONE: 210-495-8777
FAX: 210-499-4217

PLAN HAS BEEN ACCEPTED BY
9/8/03 760
(date) (number)

If no plats are filed, plan will expire
On 3/9/05

1st plat filed on

M.D.P. # 760

REVISIONS:
ENTRY DRIVE MODIFICATION-7/14/03

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

ROLLING MEADOWS
SAN ANTONIO, TEXAS
MASTER DEVELOPMENT PLAN

JOB NO.	5652-01
DATE	AUGUST 2003
DESIGNER	RG
CHECKED RG	DRAWN MK
SHEET	1

Date: Aug 08, 2003, 9:23am User ID: mkrause
File: P:\56\52\01\DESIGN\CIVIL\M0565201.dwg

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