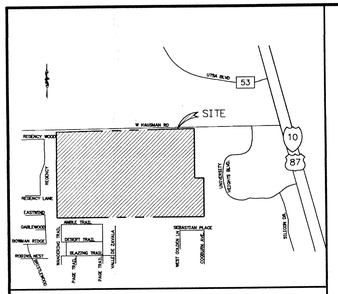
THE PARK AT UNIVERSITY HILLS SUBDIVISION

MASTER DEVELOPMENT PLAN # 767A

DATE : FEB., 2004

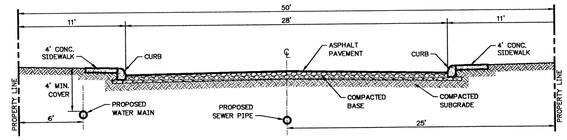
RECEIVED 04 MAR -3 PM 3:59 LAND DEVELOPMENT SERVICES DIVISION



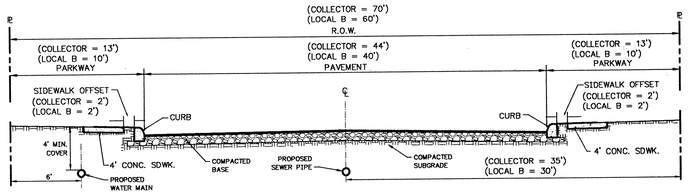
LOCATION MAP N.T.S.

SCALE: 1" = 200'

200 0 100 200



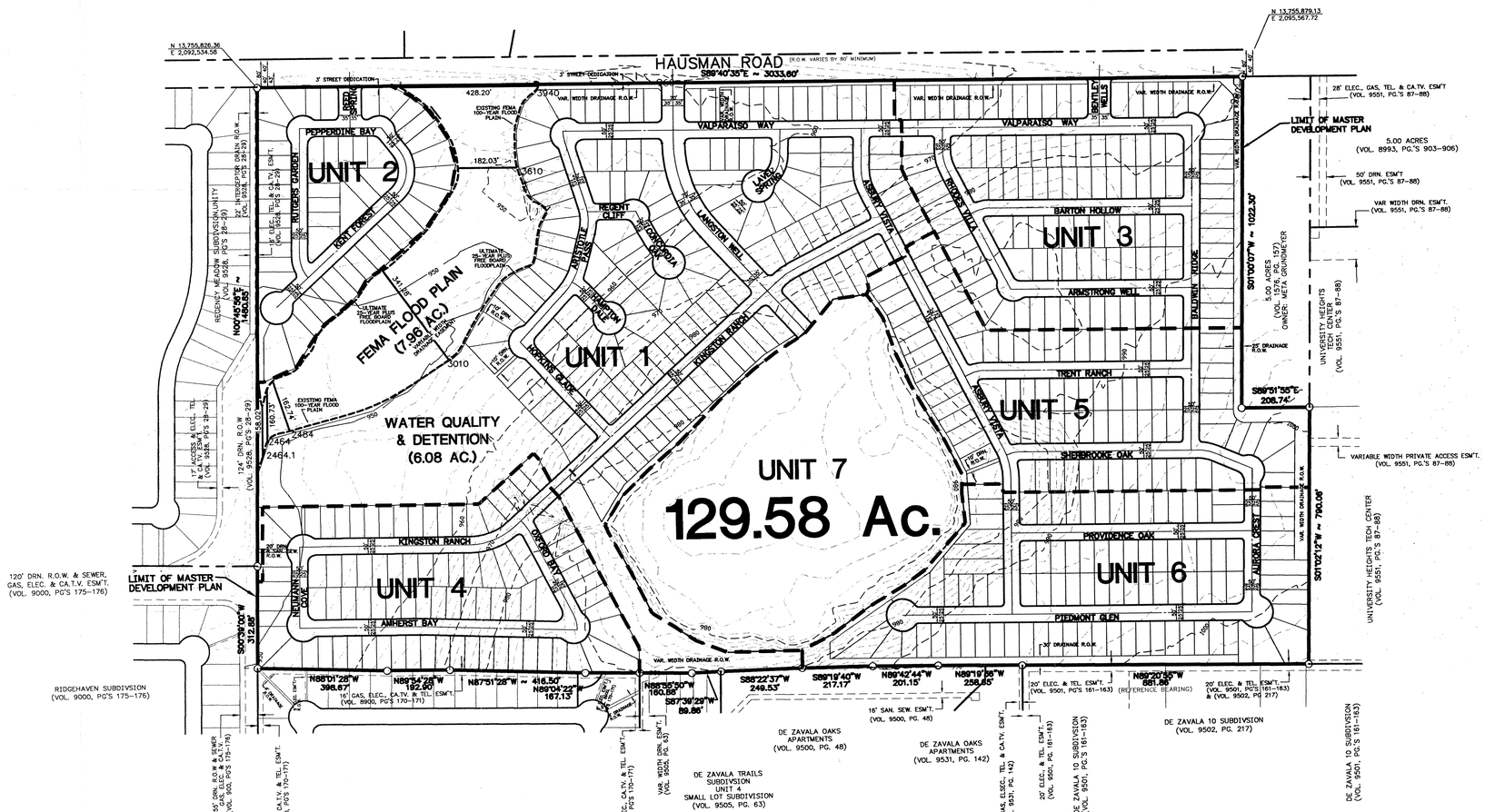
TYPICAL LOCAL "A" STREET CROSS-SECTION



TYPICAL COLLECTOR & LOCAL B STREET CROSS SECTION

DEVELOPMENT SUMMARY				PHASING
ITEM	ACRES	# UNITS	DU./Ac.	SEQUENCE
UNIT 1	26.89	135	5.02	1
UNIT 2	8.73	49	5.61	2
UNIT 3	17.96	112	6.24	3
UNIT 4	13.01	85	6.53	4
UNIT 5	17.26	98	5.68	5
UNIT 6	14.42	91	6.31	6
UNIT 7	17.26	–	–	6
WATER QUALITY/DETENTION	6.08	–	–	–
FEMA FLOOD PLAIN	7.96	–	–	–
TOTAL DEVELOPMENT	129.58	570	4.38	–

OPEN SPACE CALCULATION METHOD: 570 OF LOTS x 0.009 = 5.13 AC. REQUIRED
PERCENTAGE OF OPEN SPACE = 16.91%



LEGAL DESCRIPTION

129.575 ACRES OF LAND IN THE CITY OF SAN ANTONIO, N.C.B. 14861 BEING ALL OF THE REAL PROPERTY DESIGNATED AS TRACT 2 (129.636 ACRES OF LAND) AS DESCRIBED BY DEED RECORDED IN VOLUME 6527, PAGES 828-831, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE ANSELMO PRU SURVEY NO. 20, ABSTRACT NO. 574, COUNTY BLOCK 4766, BEXAR COUNTY, TEXAS.

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

NON-RESIDENTIAL TRACT SET ASIDE AS POTENTIAL PARK SPACE.

STREETSCAPE WILL BE INSTALLED ALONG THE HAUSMAN R.O.W. AND ALONG THE COLLECTOR TYPE STREETS WITHIN THE DEVELOPMENT.

AS A CONDITION OF THE MASTER DEVELOPMENT PLAN APPROVAL, LEFT TURN LANE IMPROVEMENTS ON HAUSMAN ROAD WILL BE CONSTRUCTED AT THE TIME OF DEVELOPMENT OF UNIT 3.

LEGEND:

- MDP LIMITS
- PHASE LIMITS
- 8' HIGH PERIMETER FENCE
- EXISTING FEMA 100-YEAR FLOOD PLAIN
- ULTIMATE 25-YEAR PLUS FREE BOARD FLOODPLAIN
- VARIABLE WIDTH DRAINAGE EASMENT

PLAN HAS BEEN ACCEPTED BY
CCSA
3/22/04 (date) 767-A (number)
If no plats are filed, plan will expire
On 9/21/05
1st plat filed on

PLANNING DIRECTOR DATE

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

THE PARK AT UNIVERSITY HILLS SUBDIVISION
MASTER DEVELOPMENT PLAN

DATE	REVISION
3/2/04	CSA COMMENTS

DRAWN BY: C.R.D.	DATE: 1/5/04	SHEET 1 OF 1	P4
CHECKED BY: I.J.C.	JOB NO.: 197400		

767A