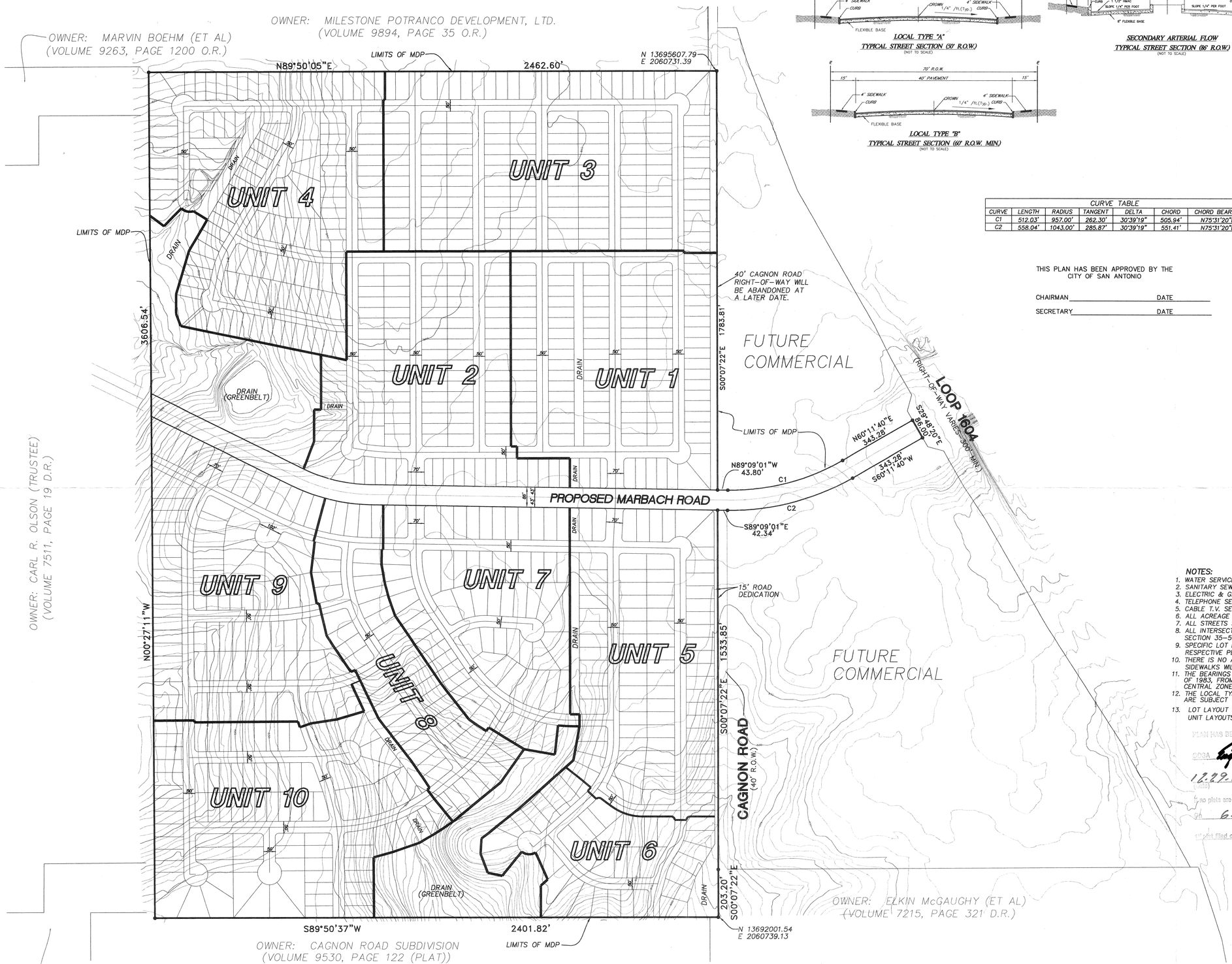
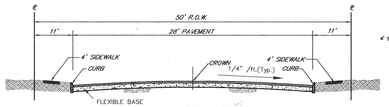
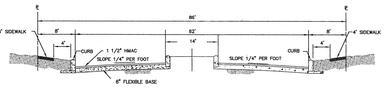


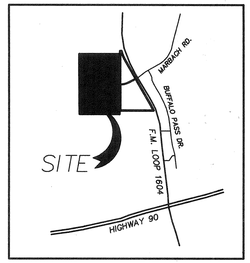


LOCAL TYPE "A"
TYPICAL STREET SECTION (50' R.O.W.)
(NOT TO SCALE)



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

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



LOCATION MAP
NOT-TO-SCALE

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	512.03'	957.00'	262.30'	30°39'19"	505.94'	N75°31'20"E
C2	558.04'	1043.00'	285.87'	30°39'19"	551.41'	N75°31'20"E

THIS PLAN HAS BEEN APPROVED BY THE CITY OF SAN ANTONIO

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

LEGEND

PHASE LINES

LIMITS OF MDP

REVISION HISTORY

MDP	ACCEPTED DATE

UNIT	ACREAGE (Ac.)	# OF LOTS	UNITS/AC.
1	19.66 Ac.	113	5.74
2	18.24 Ac.	113	6.21
3	25.00 Ac.	156	6.24
4	22.30 Ac.	134	6.02
5	18.33 Ac.	81	4.42
6	9.72 Ac.	36	3.70
7	15.29 Ac.	66	4.32
8	10.08 Ac.	49	4.86
9	19.27 Ac.	87	4.51
10	20.69 Ac.	93	4.49
N. DRAIN	9.27 Ac.	-----	-----
S. DRAIN	6.99 Ac.	-----	-----
ROAD	6.76 Ac.	-----	-----
TOTAL	201.6 Ac.	928	4.60

NOTES:

1. WATER SERVICE TO BE PROVIDED BY BEXAR METROPOLITAN WATER DISTRICT.
2. SANITARY SEWER SERVICE TO BE PROVIDED BY S.A.W.S.
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. 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.
12. THE LOCAL TYPE "A" STREETS SHOWN FOR INFORMATION PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT THE TIME OF PLATTING.
13. LOT LAYOUT IS FOR INFORMATIONAL PURPOSES ONLY, UNIT LAYOUTS WILL BE FINALIZED WITH PLAT SUBMITTAL.

PLAN HAS BEEN ACCEPTED BY
COSA
12.29.03 770
(date) (number)
if no plats are filed, plan will expire
on 6-29-05
if plat filed on _____

SCALE : 1"=200'

0' 200' 400'
300'

DEVELOPER: INTEGRATED ASSET MANAGEMENT
AGENT: J.L. GUERRA JR.
11202 DISCO
SAN ANTONIO, TEXAS 78216
PHONE: 210-495-8777
FAX: 210-499-4217

M.D.P. # 770

REVISIONS:

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

CHAMPIONS PARK

MASTER DEVELOPMENT PLAN

JOB NO.	5775-01
DATE	AUGUST 2003
DESIGNER	RG
CHECKED RG	DRAWN MK JD
SHEET	1

Date: Dec 23, 2003, 10:16am User ID: JDuarte
File: P:\5775\01\Design\Civil\MDP\5775-01-030807.dwg

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