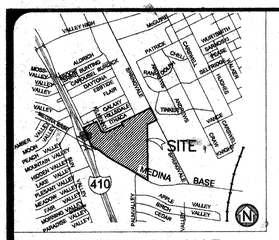


LOCATION MAP
N.T.S.

OWNER/DEVELOPER
HLH Developement, L.P.
2939 Mossrock Road # 200
San Antonio, Tx. 78230
(210)377-3849
Mr. Harry Hausman

LEGEND:

(5) # Of Nodes = 16

[10] # Of Street Links = 23

Phase line

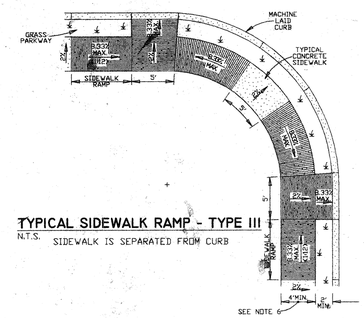
Speed Bumps

MDP OF
34.644 ACRE TRACT
HLH DEVELOPMENTS, L.P.
VOL. 5014, PG. 692
CITY OF SAN ANTONIO
BEXAR COUNTY, TEXAS

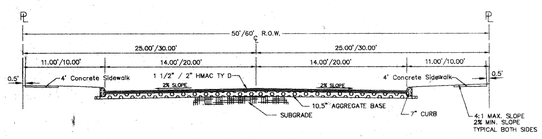
NOTE:
THIS DEVELOPEMENT IS A TIF PROJECT.

BEARING BASIS - Bearings shown hereon are based on Texas State Plain Coordinate System, South Central Zone.

Note:
Handicapped ramps will be provided at street intersections and any other required locations as per code.



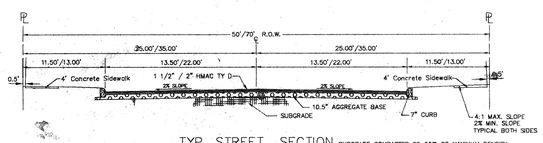
TYPICAL SIDEWALK RAMP - TYPE III
N.T.S. SIDEWALK IS SEPARATED FROM CURB



BASE COMPACTED TO 95% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH TEX-113-E AT PLUS OR MINUS 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT UNTIL PERMANENTLY COVERED.

TYP. STREET SECTION FOR PHASE-1
N.T.S.

SUBGRADE COMPACTED TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH TEX-114-E AT OPTIMUM TO 3 PERCENT ABOVE THE OPTIMUM MOISTURE CONTENT UNTIL PERMANENTLY COVERED.



BASE COMPACTED TO 95% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH TEX-113-E AT PLUS OR MINUS 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT UNTIL PERMANENTLY COVERED.

TYP. STREET SECTION FOR PHASES 2 & 3
N.T.S.

SUBGRADE COMPACTED TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH TEX-114-E AT OPTIMUM TO 3 PERCENT ABOVE THE OPTIMUM MOISTURE CONTENT UNTIL PERMANENTLY COVERED.

CONNECTIVITY RATIO

NUMBER OF SEGMENTS	NUMBER OF NODES	RATIO
23	16	1.44

LAND USE CATEGORIES

DESCRIPTION	UNIT	QTY	ACRES	DENSITY/ACRES	% LAND USE
Heather's Cove	LOT	59	10.901	5.41	25.92
Heather's Cove (Phase-2)	LOT	67	13.415	4.99	31.91
Heather's Cove (Phase-3)	LOT	47	11.876	3.96	28.24
Commercial	AC.		5.859		13.93
TOTAL	AC.		42.051		100.00

MDP NOTE:

PRELIMINARY REVISED FEMA LIMITS AS SHOWN ON THIS MASTER DEVELOPMENT PLAN TO BE REVISED WITH A LOMR SUBMITTAL FOR PLATTING AND THE REVISED LIMITS MAY AFFECT LOT LAYOUT.

FLOOD NOTE:

ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 48029C0582 E NO PORTION OF THIS PROPERTY, EXCEPT AS SHOWN IS IN FLOOD ZONE "A". IT IS IN ZONE "X".

CITY PARK
CITY OF SAN ANTONIO
44.534 Acres
Vol. 8678, Pg. 1094
18 Dec. 2000

PLAN HAS BEEN ACCEPTED BY
COSA: Robin A. Sen
9/8/04 776A
(date)
If no plats are filed, plan will expire
On 3/10/06
1st plat filed 90

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 INCH = 100 FT.

Approved _____
Director of Planning
City of San Antonio.

_____
Date

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
SEP 13 AM 9:27

revisions:

Seda Consulting Engineers, Inc.
2939 MOSSROCK, SUITE 225 (210) 308-0057
San Antonio, Texas 78230 FAX:(210) 308-8842
CIVIL• STRUCTURAL • ENVIRONMENTAL• PLANNER

HEATHER'S COVE SUBDIVISION
MASTER DEVELOPMENT PLAN

JOB NO.	965
DATE:	04/06/04
DRAWN BY:	MGM
CHECKED BY:	SED
SHEET:	1 OF 1

776A