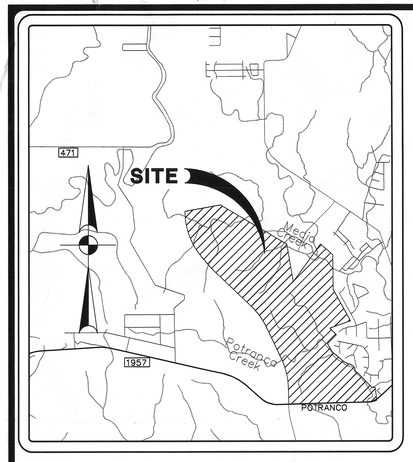


LOCATION MAP

SCALE: 1" = 5000'

GRAPHIC SCALE

600 0 300 600 1200

(IN FEET)
1 inch = 600 ft.

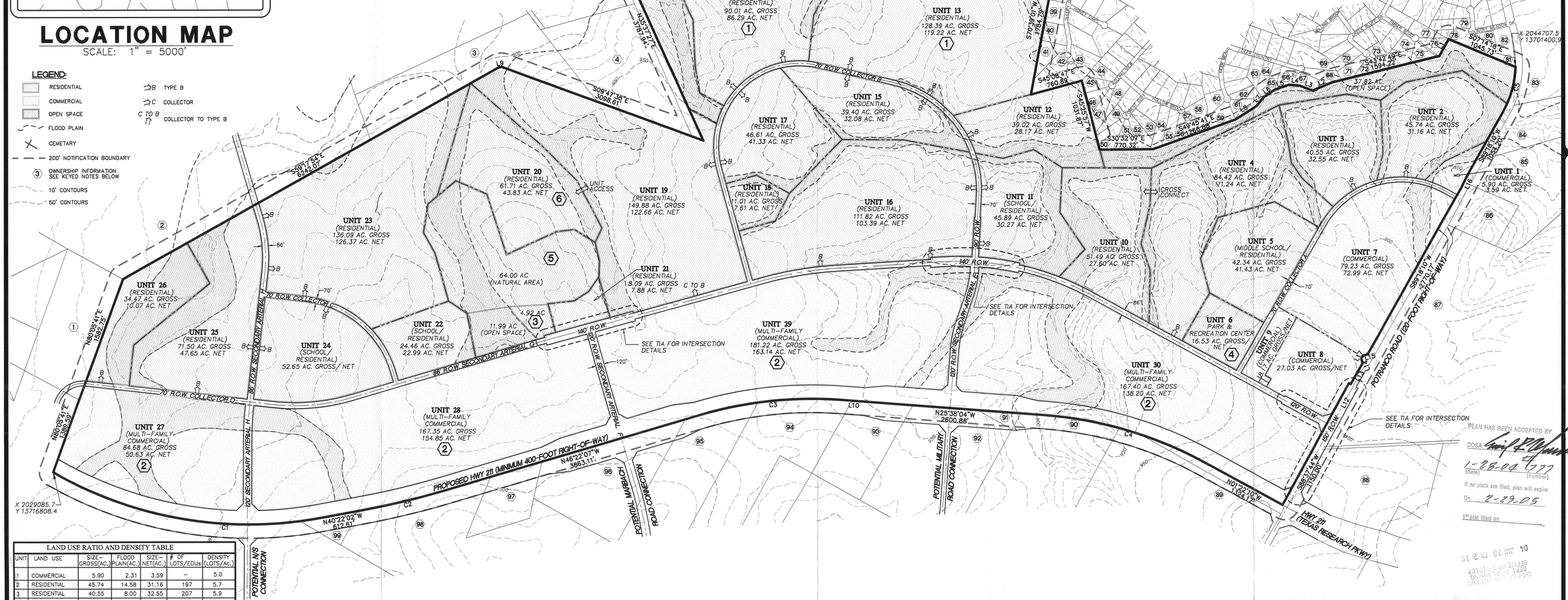
NOTES:
1. THE BEARINGS FOR THIS MASTER DEVELOPMENT PLAN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
2. SIDEWALKS WILL BE PROVIDED IN THE PUBLIC/PRIVATE RIGHT-OF-WAY IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE ARTICLE 5, DIVISION 2: 35-560Q.

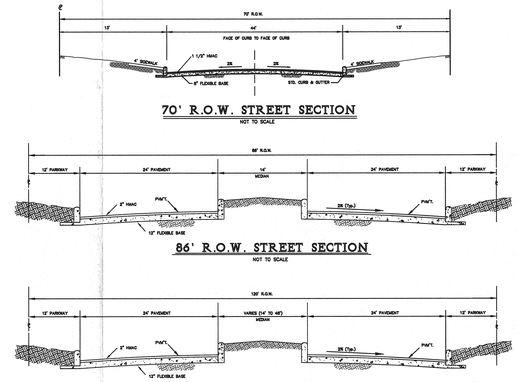
CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	4019.81'	5730.83'	2096.59'	40°11'27"	3937.90'	S20°16'11"E
C2	1200.30'	11459.16'	600.70'	6°00'05"	1199.75'	S43°22'04"E
C3	2073.17'	5728.89'	1048.05'	20°44'03"	2061.88'	N36°00'05"W
C4	2426.50'	5729.58'	1231.72'	24°15'54"	2408.41'	N13°30'07"W
C5	668.16'	1382.69'	340.74'	27°41'14"	661.68'	N75°27'34"E

LINE TABLE

LINE	LENGTH	BEARING
L1	276.44'	N88°28'50"E
L2	313.91'	S52°24'51"E
L3	192.35'	S08°37'55"E
L4	165.15'	S25°03'08"E
L5	217.26'	S49°21'54"E
L6	190.59'	S64°39'03"E
L7	162.21'	S80°33'38"E
L8	360.10'	S62°29'02"E
L9	41.80'	S36°20'06"E
L10	338.88'	N25°38'04"W
L11	386.00'	S88°37'44"W
L12	389.27'	S88°37'44"W
L13	425.29'	S89°37'13"W
L14	72.24'	S45°31'55"W
L15	68.83'	N44°33'48"W
L16	200.00'	S86°20'07"W
L17	48.89'	N89°11'37"W





LEGEND:

- RESIDENTIAL
- COMMERCIAL
- OPEN SPACE
- FLOOD PLAIN
- CEMETARY
- 200' NOTIFICATION BOUNDARY
- (3) OWNERSHIP INFORMATION SEE KEYED NOTES BELOW
- 10' CONTOURS
- 50' CONTOURS
- B TYPE B
- C COLLECTOR
- C TO B COLLECTOR TO TYPE B

LAND USE RATIO AND DENSITY TABLE

UNIT	LAND USE	SIZE-GROSS(AC.)	FLOOD PLAIN(AC.)	SIZE-NET(AC.)	# OF LOTS/EDUs	DENSITY (LOTS/Ac.)
1	COMMERCIAL	5.90	2.31	3.59	–	5.0
2	RESIDENTIAL	45.74	14.58	31.16	197	5.7
3	RESIDENTIAL	40.55	8.00	32.55	207	5.9
4	RESIDENTIAL	89.42	18.18	71.24	365	5.4
5	RES./SCHOOL	42.34	0.91	41.43	529	5.5
6	PARK & REC.	16.53	–	16.53	83	5.0
7	COMMERCIAL	79.23	6.24	72.99	–	5.0
8	COMMERCIAL	27.03	–	27.59	–	4.4
9	COMMERCIAL	8.17	–	8.17	–	4.0
10	RESIDENTIAL	51.49	23.89	27.60	138	5.0
11	RES./SCHOOL	45.89	15.62	30.27	188	4.0
12	RESIDENTIAL	39.02	10.85	28.17	197	5.5
13	RESIDENTIAL	128.39	9.17	119.22	672	5.8
14	RESIDENTIAL	90.01	3.72	86.29	567	6.1
15	RESIDENTIAL	39.40	7.32	32.08	196	4.2
16	RESIDENTIAL	111.82	8.43	103.39	571	5.5
17	RESIDENTIAL	46.61	5.28	41.33	272	6.4
18	RESIDENTIAL	11.01	3.40	7.61	91	12
19	RESIDENTIAL	149.88	27.22	122.66	671	5.5
20	RESIDENTIAL	61.71	17.88	43.83	214	5.7
21	RESIDENTIAL	8.09	0.21	7.88	100	12
22	RES./SCHOOL	24.46	1.47	22.99	126	5.5
23	RESIDENTIAL	136.09	9.72	126.37	780	6.1
24	RES./SCHOOL	52.65	–	52.65	334	6.3
25	RESIDENTIAL	71.50	23.85	47.65	130	5.2
26	RESIDENTIAL	34.47	24.40	10.07	130	4.5
27	MF/COMMERCIAL	84.68	34.05	50.63	–	4.4
28	MF/COMMERCIAL	167.35	12.50	154.85	–	4.4
29	MF/COMMERCIAL	181.22	18.08	163.14	–	4.4
30	MF/COMMERCIAL	167.40	29.20	138.20	–	4.4
	SUBTOTAL	2058.05	336.48	1722.13	6758	–
	STREETS	175.89			–	–
	OPEN SPACE/ FLOODPLAIN	189.27	189.27		–	–
	TOTAL	**2423.21**	**525.75**	**–**	**6758**	
					GRAND TOTAL:	**2,423.29 ACRES**

PROPERTY OWNERSHIP:

1. WURZBACK, DORIS A ET AL
2. BOEHME, ISABELL ETAL
3. SAN ANTONIO WILDLIFE EMERGENCY CENTER INC.
4. SAN ANTONIO WILDLIFE EMERGENCY CENTER INC.
5. RIGGS, T & W LIVING TRUST C/O THOMAS & WINONA RIGGS L/E
6. SPRAGGINS, EDNA A
7. ARISPE, DON D & KIMBERLY A
8. HIDDEN OASIS LTD
9. HIDDEN OASIS LTD
10. MESA, DINA
11. HIDDEN OASIS LTD
12. HIDDEN OASIS LTD
13. HIDDEN OASIS LTD
14. HIDDEN OASIS LTD
15. HIDDEN OASIS LTD
16. OAKS, DAVID R & SAKON
17. KING, FRANCIS F
18. REISCHMAN, PETER D
19. REISCHMAN, PETER D
20. MORROW, GEORGE A
21. ESTLACK, JOE O & MARGIE N
22. PIERCE, DANNY E & KATHERINE M
23. GONZALEZ, GEORGE JR & MARIA
24. DOLAN, MATTHEW J & DONNA M
25. GONZALES, HENRY & RANDA L
26. GARAY, CARLOS C. & SUSAN R.
27. ROETZEL, MARK & LAYNE C
28. GENTRY, THOMAS C & DONNA L
29. McFADDIN, RANCE M & SHARON K
30. RUIZ, JOE D & ROSA LINDA
31. DELGADO, THOMAS JOSEPH & LILIVIA
32. McCLAREN, KATHLEEN E
33. WRIGHT, JAMES L & KAREN G
34. GARCIA, RICHARD D & MARY L
35. KNIGHT, TOM D & DONNA V
36. CUELLAR, EUSEBIO & BLANCA
37. GORCZYNSKI, MICHAEL & JANET
38. FAHEY, JEAN B LIVING TRUST C/O JEAN B FAHEY L/E
39. MARTINEZ, PAMELA JOUETT
40. RICHARDSON, MARK & THERESA
41. HALL, DAVID L & CECILIA C
42. HEWTTY, JERRY JR
43. KOTERAS, RONALD & PAULITA
44. BLOOM, CHARLES E & HELEN R
45. BALDWIN, MARIE R
46. PAYNE, LEONARD R JR & MARY A
47. BENAVIDES, PEARL C & RICHARD P
48. TIJERINA, ARTURO M & ESTHER L
49. VILLARREAL, JOSIAS OWEN & DEANNA C
50. HOKANSON, JAMES C & DEBRA N
51. WILLIAMS, SIDNEY IV & ZANE C
52. TEJEDA, MARTIN & LINDA
53. TEJEDA, MARTIN J & LINDA D
54. RIVAS, ROGER J & REBECCA J
55. GONZALES, JO ANN
56. TALBOT, FERRELL L & BARBARA
57. TALBOT, BARBARA P & FERRELL
58. NOLAND, PAUL L & PAULA A
59. GRAMLEY, RUSSEL H & DOLORES J
60. GRANADO, ANTONIO & NANCY V
61. VINSON, THERON & BARBARA ANN
62. GRAHAM, LESTER H & ROSE H K
63. GARCIA, RAYMOND JR & DIANE T
64. ARGUELLO, ABEL & KIM I
65. ROBLES, RICHARD E & NANCY C
66. MORA, RUDY D & AMY H
67. YOUNG, RICHARD & RITA
68. MIRELES, DAVID R & KATHLEEN DINA
69. WINFREE, HERMAN D & JOYCE
70. CAMERO, RICHARD A
71. SALAZAR, JOHNNIE J & LOIS A
72. LOPEZ, LINO & REBECCA
73. RUIZ, GILBERTO & MIRIAM
74. MIRELES, GRACIELA
75. PASAMONTE, DIOSDADO
76. LINDHOLM, GUY B & SHARON C
77. JANETZKE, RONALD W & ANNETTE
78. TREVINO, RAYMOND C & CHRISTINE SOTO
79. MAGEE, KENNETH J & LUPE F
80. FLORES, JUAN H & MARISA I
81. RAMIREZ, JAIME JR & JAIME
82. FLORES, ADOLFO H & BERTHA L
83. WISSMANN, MARTHA LYNN & EDWIN ROBERT
84. WURZBACH, EDWIN R & HELEN
85. WURZBACH, EDWIN ROBERT & HELEN LIVING TRUST
86. SEIDENBERGER, EWALD R & MINOLA V REV L/TR
87. RANCHO DEL LAGO INC
88. LUSARDI, WARNER C FAMILY TRUST
89. HOLLIMON, J CHARLES
90. HOLLIMON, J CHARLES
91. HOLLIMON, J CHARLES
92. HOLLIMON, J CHARLES
93. HOLLIMON, J CHARLES
94. RED BIRD RANCH LTD
95. RED BIRD RANCH LTD
96. RED BIRD RANCH LTD
97. RED BIRD RANCH LTD
98. RED BIRD RANCH LTD
99. RED BIRD RANCH LTD
100. HIDDEN OASIS LTD

KEYED NOTES:

(1) RESIDENTIAL UNITS LOCATED MORE THAN ONE-MILE FROM PARK AREAS DESIGNATED ON THIS EXHIBIT WILL PROVIDE INTERNAL NEIGHBORHOOD PARKS TO SUPPORT THEIR OWN PLAN.

(2) MULTI-FAMILY PROJECTS LOCATED WITHIN UNITS 27-30 WILL PROVIDE INTERNAL NEIGHBORHOOD PARKS TO SUPPORT THEIR OWN PLAN.

(3) PARK AND RECREATION CENTER LOCATED ADJACENT TO NATURAL AREA AND OPEN SPACE.

(4) PARK IMPROVEMENTS AND THE RECREATION CENTER (SHOWN AS UNIT 6) WILL BE CONSTRUCTED SIMULTANEOUSLY WITH THE FIRST RESIDENTIAL UNIT.

(5) NATURAL AREA WILL BE DEVELOPED IN COMPLIANCE WITH THE PARKS AND RECREATION SYSTEM PLAN.

(6) ACCESS TO UNIT 20 WILL BE AN ALL WEATHER ACCESS THAT WILL COMPLY WITH REQUIREMENTS OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE

NOTE:
1. ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 30' PAVEMENT AND 2-10' PARKWAYS.
2. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
3. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
4. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
5. WATER SERVICE WILL BE PROVIDED BY BEXAR METROPOLITAN WATER DISTRICT.
6. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
7. 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.
8. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REUIREMENTS AS DEFINED IN AASHTO MANUAL, 2001 EDITION.
9. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION. 2: 35-506(q.). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 60 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 70 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC. *NEWMARK*

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

DEVELOPER/OWNER:
JEFF BUELL
NEWMARK HOMES
300 SONTERRA BLVD., SUITE 340
SAN ANTONIO, TEXAS 78258
PHONE: (210) 403-0448

APPROVED
MASTER DEVELOPMENT PLAN
PLANNING COMMISSION
CITY OF SAN ANTONIO
CHAIRMAN:_____ DATE:_____
SECRETARY:_____ DATE:_____

PLAN HAS BEEN ACCEPTED BY
COSA
1-28-04 (date) 4777 (number)
If no plats are filed, plan will expire
On 2-29-05
1st plat filed on

REVISIONS:

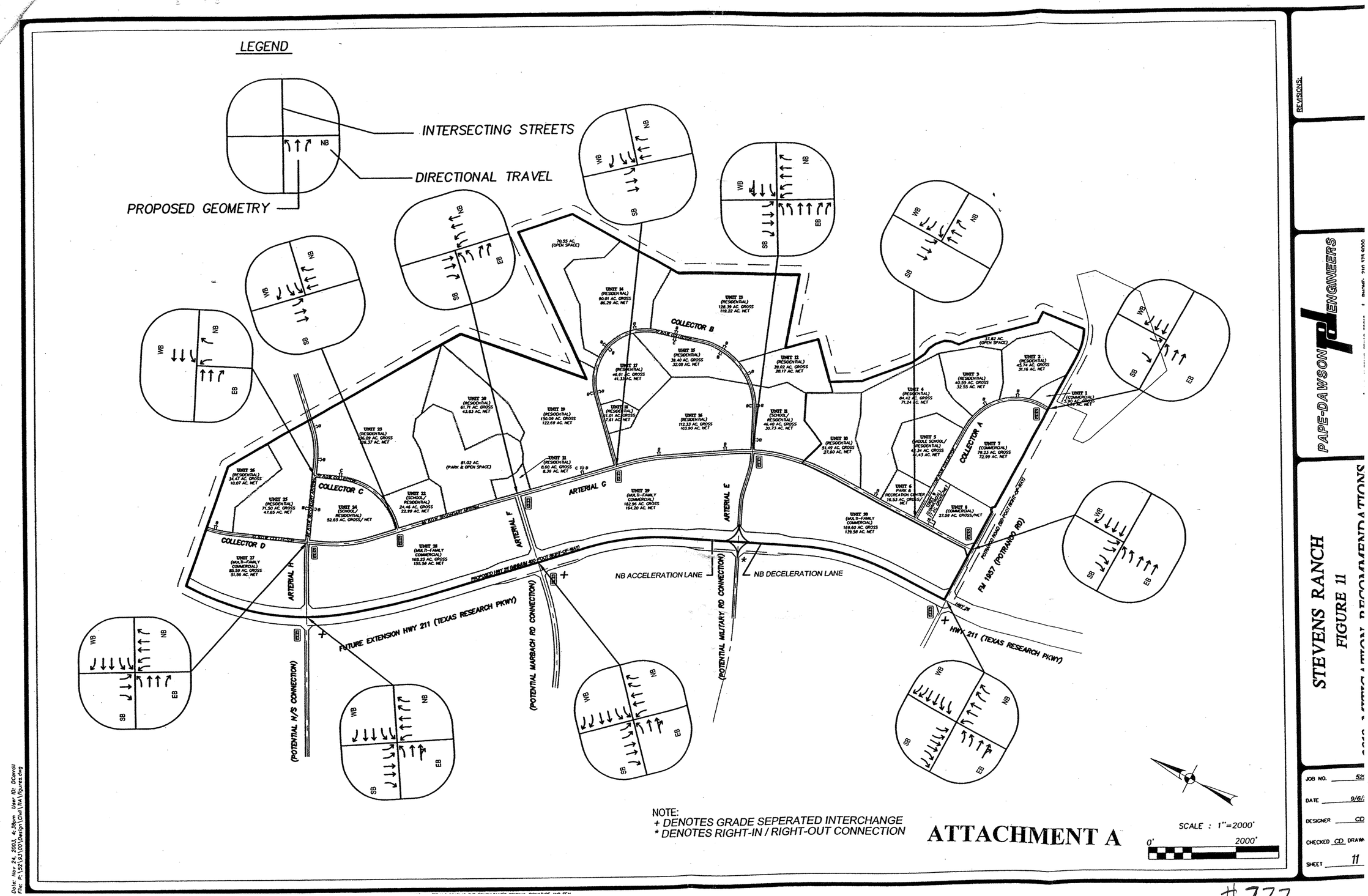
PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

STEVENS RANCH
2,423.29 ACRE TRACT
MASTER DEVELOPMENT PLAN

JOB NO. 5293-00
DATE OCTOBER 2003
DESIGNER AKP
CHECKED SLW DRAWN AKP
SHEET C1.00

04 JAN 28 PM 2:18
CITY OF SAN ANTONIO
DEPT. OF DEVELOPMENT
OFFICE OF DIRECTOR

Date: Jan 27, 2004, 6:51pm User ID: AProvost
File: K:\323\93\00\Design\Civil\MDP\5293C00.dwg



NOTE:
+ DENOTES GRADE SEPERATED INTERCHANGE
* DENOTES RIGHT-IN / RIGHT-OUT CONNECTION

ATTACHMENT A

REVISIONS:

PAPE-DAWSON ENGINEERS

STEVENS RANCH
FIGURE 11

JOB NO. 52
DATE 9/6/
DESIGNER CD
CHECKED CD DRAW
SHEET 11

Date: Nov 24, 2003, 4:38pm User ID: DCarroll
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