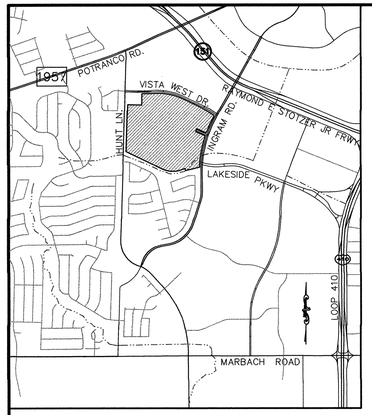


LOCATION MAP

LINE TABLE		
LINE	LENGTH	BEARING
L1	270.24'	N65°52'19"W
L2	86.00'	S24°07'41"W
L3	281.02'	S65°52'19"E
L4	419.59'	S76°14'21"W
L5	60.93'	N09°21'56"W
L6	128.15'	S70°16'20"W

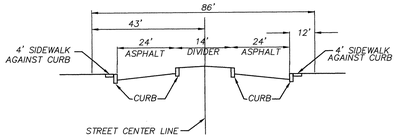
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	7°00'00"	2543.00	310.68	155.54	N88°24'25"E	310.49
C2	31°00'00"	1657.00	896.53	459.53	S79°35'35"E	885.63
C3	6°46'56"	3857.00	456.57	228.55	S60°42'08"E	456.30
C4	86°49'04"	25.00	37.88	23.65	S13°53'57"E	34.36
C5	8°44'13"	3289.47	501.61	251.29	S25°08'37"W	501.12
C6	93°20'16"	25.00	40.73	26.50	S67°27'06"W	36.37
C7	84°17'19"	25.00	36.78	22.62	S23°43'40"E	33.55
C8	15°25'34"	3289.47	885.65	445.52	S10°42'13"W	882.98
C9	45°33'39"	700.00	556.63	293.97	N86°56'52"W	542.08

LEGEND

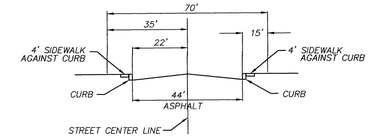
BOUNDARY
UNIT BOUNDARY
ESMT EASEMENT

SCALE: 1"=200'

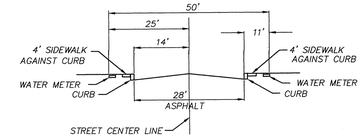
200' 0 100' 200' 400'
(IN FEET)
1 inch = 200' ft.
GRAPHIC SCALE



NON-STANDARD STREET SECTIONS
COLLECTOR -- 2-24' Asphalt Section in 86' Right-of-Way
(VIEW WEST DRIVE)



COLLECTOR STREET SECTION



LOCAL "A" STREET SECTION

UTILITIES

WATER – SAWS
SEWER – SAWS
ELECTRIC – C.P.S.B.

ZONING

R-5

LAND USE

SINGLE FAMILY

TOTAL LAND AREA

97.39 ACRES

APPROXIMATE UNIT SCHEDULE

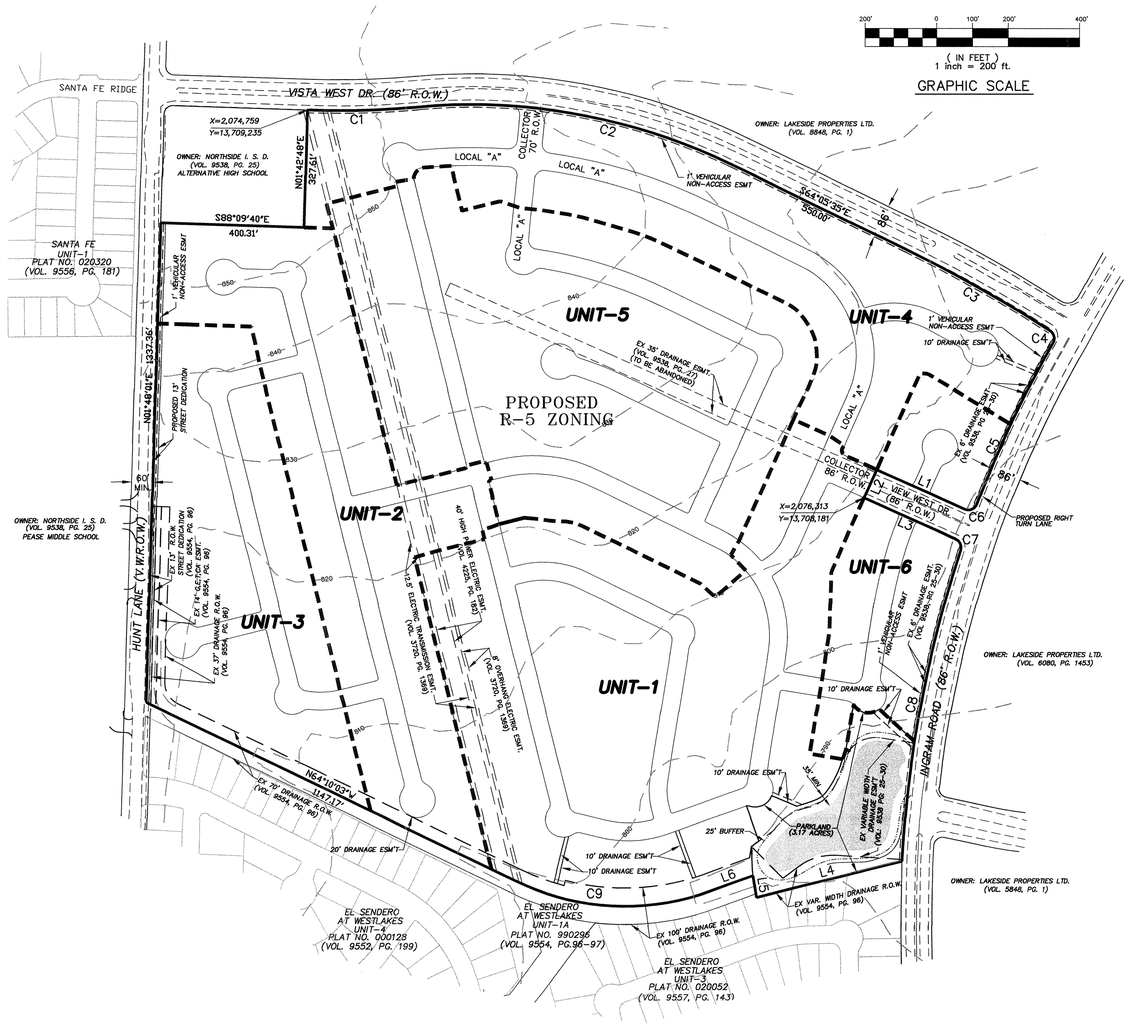
UNIT	AREA	LOTS	DENSITY
UNIT-1	25.93 ACRES	109 LOTS	4.20 UNITS/ACRES
UNIT-2	15.46 ACRES	86 LOTS	5.56 UNITS/ACRES
UNIT-3	11.61 ACRES	54 LOTS	4.65 UNITS/ACRES
UNIT-4	15.36 ACRES	76 LOTS	4.95 UNITS/ACRES
UNIT-5	22.30 ACRES	126 LOTS	5.65 UNITS/ACRES
UNIT-6	6.75 ACRES	34 LOTS	5.04 UNITS/ACRES
SUBTOTAL:	97.39 ACRES	485 LOTS	4.98 UNITS/ACRES

PARK AND OPEN SPACE REQUIREMENTS:

THE DEVELOPER HAS APPLIED FOR VESTED RIGHTS WHICH WOULD EXEMPT THE PROJECT FROM CERTAIN CITY REGULATIONS. IF THE PROJECTS DETERMINED TO NOT HAVE VESTED RIGHTS, THE PARKS AND OPEN SPACE REQUIREMENTS WILL BE COMPLIED WITH AS FOLLOWS:

PARK LAND/OPEN SPACE REQUIRED = 485 LOTS/114 ACRES PER LOT = 4.3 ACRES

PARK LAND/OPEN SPACE PROVIDED = 3.2 ACRES (DEDICATED TO CITY)
PARK LAND/OPEN SPACE FEE FOR = 1.1 ACRES



GENERAL NOTES

1. ALL STREETS SHOWN HEREIN ARE CONVENTIONAL PUBLIC LOCAL TYPE "A" WITH 50' RIGHT OF WAY AND 28' OF PAVEMENT, UNLESS OTHERWISE INDICATED.
2. A 4 FT. WIDE SIDEWALK ADJACENT TO THE CURB TO BE PROVIDED FOR PEDESTRIAN ACCESS, ALONG ALL PROPOSED STREETS.
3. A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS ADJACENT TO AN ARTERIAL OR COLLECTOR STREETS.
4. R.O.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE PLAN.
5. TYPICAL LOT SIZES RANGE FROM 45' TO 65' X 100' TO 120'. LOT SIZES MAY CHANGE DEPENDING ON MARKET DEMAND BASED ON ZONING REQUIREMENTS.
6. A MINIMUM OF 2 OFF-STREET PARKING SPACES IS PROVIDED FOR EACH RESIDENTIAL LOT.
7. PROPERTY LIES INSIDE CITY OF SAN ANTONIO LIMITS, BEXAR COUNTY, TEXAS.
8. PROPERTY LIES INSIDE NORTHSIDE INDEPENDENT SCHOOL DISTRICT.
9. NO FEMA FLOODPLAINS ARE WITHIN LIMITS OF PROJECT BASED ON FIRM PANEL 48029C0416E EFFECTIVE 2/16/1996.
10. SITE IS NOT OVER OR WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
11. BEARING REFERENCE IS THE SOUTH R.O.W. LINE OF VIEW WEST DRIVE AS SHOWN ON THE SUBDIVISION PLAT OF WESTLAKES SUBDIVISION UNIT 11 RECORED IN VOLUME 9538, PAGE 27. (N 65° 52' 19" W)

Legal Description:

97.390 acres (4,242,293 square feet) of land being out of a 1,021.590 acre tract described by Deed recorded in Volume 2498, page 475 of the Official public Records of Real Property of Bexar County, Texas, and being out of the J.W. McCamley Survey No. 70, Abstract 470, County Block 4329 and the R.E. Sevy Survey No. 357, Abstract 709, N.C.B. 15329 and also out of Block 31 and 32 Cable Ranch Subdivision according to plat thereof recorded in Volume 105, Page 162 of the Deed and Plat Records of Bexar County, Texas.

THIS PLAN HAS BEEN ACCEPTED BY
CITY OF SAN ANTONIO

CHAIRMAN DATE

SECRETARY DATE

4/6/04 TBJ

10/6/05

DEVELOPER/OWNER

FIELDSTONE COMMUNITIES
13423 BLANCO RD. #282
SAN ANTONIO, TEXAS 78216
210-479-2043

ENGINEER

VICKREY & ASSOCIATES, INC.
12940 COUNTRY PARKWAY
SAN ANTONIO, TEXAS 78216
210-349-3271

DATE PREPARED: 12/19/03
REVISED DATE: 03/16/04

MDP ID # _____

NO.	DATE	DESCRIPTION
4	3/16/04	REV PARKLAND & DRAINAGE ESMT
3	3/05/04	REVISED PARK LAND
2	2/10/04	DELETED STREET TO HUNT LANE, ADDED PARK LAND REQUIREMENTS
1	1/26/04	REVISED STREETS TO COLLECTORS, ADDED DRAIN ESMTS, UPDATED ADJOINING DRIVEWAYS & PLATS

REVISIONS

DRAWN BY:
CHECKED BY:
APPROVED BY:
FILE NO:
FILE LOCATION:

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
12940 Country Parkway
San Antonio,Texas 78216
Voice:(210) 349-3271 Fax:(210)349-2561

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MASTER DEVELOPMENT PLAN
CHESTNUT SPRINGS SUBDIVISION
San Antonio, Texas

PLAT NO.
DATE: DECEMBER 2003
SCALE
Vertical 1"=200'
Horizontal NA
0 100 200 300

SHEET 1 OF 1

PROJ NO. 0735-117

DRAWING NAME: M:\0735-117\dwg\ML_MDP03033104.dwg

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