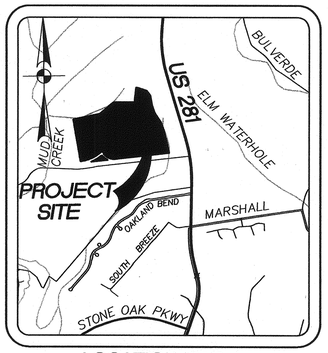


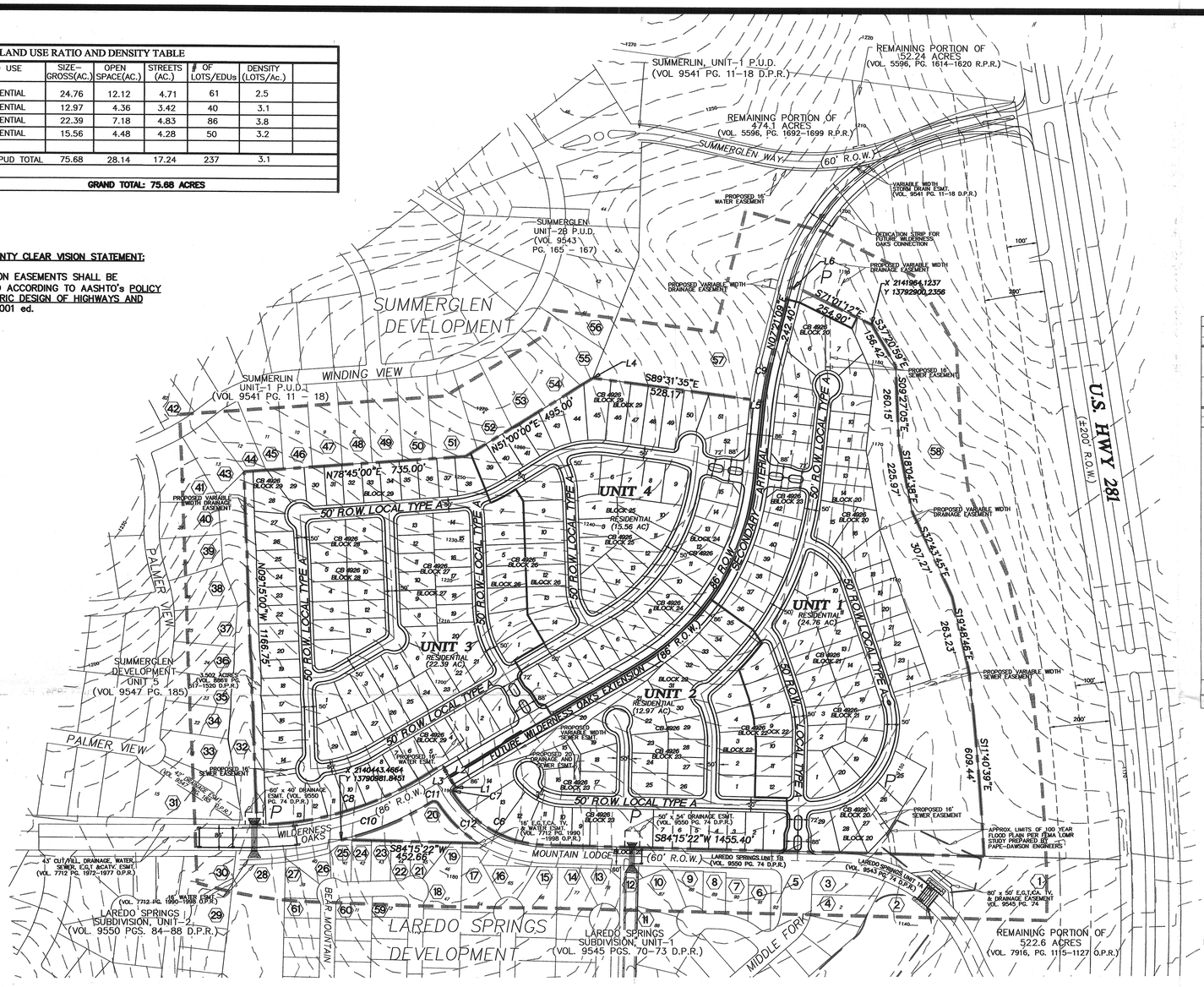
LOCATION MAP
1"=3,000'

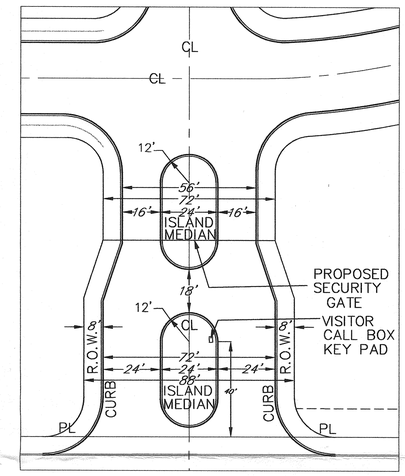
GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

LAND USE RATIO AND DENSITY TABLE							
UNIT	LAND USE	SIZE-GROSS(AC.)	OPEN SPACE(AC.)	STREETS (AC.)	# OF LOTS/EDUs	DENSITY (LOTS/Ac.)	
1	RESIDENTIAL	24.76	12.12	4.71	61	2.5	
2	RESIDENTIAL	12.97	4.36	3.42	40	3.1	
3	RESIDENTIAL	22.39	7.18	4.83	86	3.8	
4	RESIDENTIAL	15.56	4.48	4.28	50	3.2	
	MDP/PUD TOTAL	75.68	28.14	17.24	237	3.1	
	GRAND TOTAL: 75.68 ACRES						

BEXAR COUNTY CLEAR VISION STATEMENT:

CLEAR VISION EASEMENTS SHALL BE DETERMINED ACCORDING TO AASHTO's POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, 2001 ed.





ENTRANCE DETAIL
1" = 30'

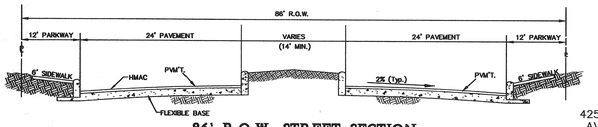
LEGEND:

- FLOOD PLAIN
- 200' NOTIFICATION BOUNDARY
- (3) OWNERSHIP INFORMATION SEE KEYED NOTES
- 1' CONTOURS
- 5' CONTOURS
- MDP/PUD LIMITS
- UNIT BOUNDARY
- P WATER QUALITY POND LOT

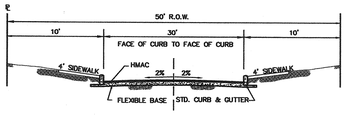
PROPERTY OWNERSHIP:

1. 281 CANYON PARTNERS LTD
2. 281 CANYON PARTNERS LTD
3. 281 EAST HOMEOWNERS ASSOCIATION INC
4. MCDONALD, MARK S & PAMA L
5. 281 EAST HOMEOWNERS ASSOCIATION INC
6. LUCE, KEVIN D & ROSIE J & MARY S
7. WIMPEY, GEORGE OF TEXAS INC
8. WIMPEY, GEORGE OF TEXAS INC
9. BODENHEIMER, GREGORY L
10. ROMANO, JAMES J & CYNTHIA L
11. MOMIN, SHAUKAT
12. 281 EAST HOMEOWNERS ASSOCIATION INC
13. JJVV LTD c/o JAPHET HOMES
14. BERLIN, CARLOS E & PHILLIP E BOHLENDER III
15. MEDINA, PEDRO JR & IRENE D
16. DEMENT, DANIEL A & KAREN S
17. HOWARD, GREGORY AND HARRIET M
18. TABLER, THOMAS
19. SCOTT, WILLIE W & BRENDA L
20. LAREDO 281, LTD.
21. RAPP, ROBERT N JR
22. KRAUS, STEPHEN & MAURA
23. ALI, SALIM & FARAHNAZ KHAMANI
24. CRAIG, JUDITH E
25. HARWOOD, ROBERT P
26. ESPINAL, ALEN & JUDITH A
27. TRENT, PHILLIP G AND ALISON R
28. 281 CANYON PARTNERS LTD
29. 281 CANYON PARTNERS LTD
30. 281 CANYON PARTNERS LTD
31. RED CREEK RANCH SUMMERLIN PROPERTIES VENTURE
32. SUMMERGLEN PROPERTY OWNERS ASSOCIATION INC
33. RED CREEK RANCH SUMMERLIN PROPERTIES VENTURE
34. HIGHLAND HOMES LTD
35. CENDANT MOBILITY FNCL CORP
36. HIGHLAND HOMES LTD
37. HIGHLAND HOMES LTD
38. HIGHLAND HOMES LTD
39. HIGHLAND HOMES LTD
40. HIGHLAND HOMES LTD
41. KEETON, STANLEY L & CAROL S
42. BUSER, GREGORY A & JULIE A
43. CAPE TOWN INVESTMENT LTD
44. HOWELL, JOHN W & MOLLY D MCCORMICK
45. HARRY, WILLIAM N & STACY J
46. FRANK, KELLY R AND ROBERT W
47. CURIA, CHRISTOPHER R AND KELLEY M
48. CARLSON, HAL & KAREN
49. EDWARDS, BRYAN AND VERONICA
50. MORLEN, RANDY R & DENISE E
51. CALLAHAN, ROLYN E & DEBRA A
52. ROBERTS, GERALD DEAN
53. ZOLKOSKI, MARTIN H & MARGIE L
54. EMBERLEY, ROBERT M & PATRICIA P
55. FELICELLA, FRANK G & MARGUERITE H
56. SANCHEZ, JUAN R
57. LAREDO 281, LTD.
58. LAREDO 281, LTD.
59. DREW, GEORGE W & DIANNE C
60. STAGG, BENJAMIN T & LEILA M
61. WARD, JOHN G. & MARY JANE

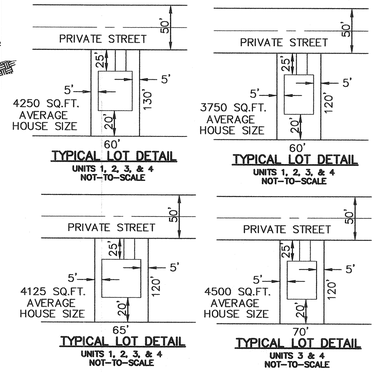
LINE TABLE		
LINE	LENGTH	BEARING
L1	1.92'	N51°59'50"E
L2	86.00'	N38°00'10"W
L3	92.97'	S51°59'50"W
L4	0.34'	N13°59'48"E
L5	43.02'	N89°26'17"E
L6	43.00'	N82°38'49"E



86' R.O.W. STREET SECTION
NOT TO SCALE



50' R.O.W. STREET SECTION
NOT TO SCALE



TYPICAL LOT DETAIL
UNITS 1, 2, 3, & 4
NOT-TO-SCALE

TYPICAL LOT DETAIL
UNITS 1, 2, 3, & 4
NOT-TO-SCALE

TYPICAL LOT DETAIL
UNITS 1, 2, 3, & 4
NOT-TO-SCALE

TYPICAL LOT DETAIL
UNITS 3 & 4
NOT-TO-SCALE

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C6	370.00'	55°19'10"	S 68°05'03" E	343.52'	357.24'
C7	15.00'	92°25'18"	S 05°47'11" W	21.66'	24.20'
C8	1057.00'	30°23'50"	N 67°11'45" E	554.22'	560.77'
C9	1200.00'	6°52'55"	S 03°54'46" W	143.98'	144.07'
C10	1143.00'	16°17'50"	N 60°05'51" E	324.02'	325.12'
C11	15.00'	88°07'00"	N 83°59'34" W	20.86'	23.07'
C12	430.00'	25°10'42"	S 52°31'25" E	187.44'	188.96'

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. WILDERNESS OAKS IS A SECONDARY ARTERIAL WITH AN 86' R.O.W., 2-24' PAVEMENTS, 14' MIN. MEDIAN, AND 2-12' PARKWAYS.
3. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
4. PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
5. WATER AND SEWER SERVICES WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
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).

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

DEVELOPER/OWNER:
BRAD GALO
LAREDO 281, LTD.
15102 JONES MALTSBERGER, SUITE 101
SAN ANTONIO, TEXAS 78247-3367
PHONE: (210) 497-3385

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

PLAN HAS SEEN ACCEPTED BY COSA
05/21/04 #784
(date) (number)
If no plats are filed, plan will expire on 11/20/05
1st plat filed on _____

REVISIONS:

CITY OF SAN ANTONIO
04 MAY 19 AM 7:48
OFFICE OF THE DIRECTOR
DEVELOPMENT SERVICES

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

FUENTES PROPERTY
75.68 ACRE TRACT
MASTER DEVELOPMENT/ P.U.D. PLAN

JOB NO. 5906-00
DATE JANUARY 2004
DESIGNER LKJ
CHECKED SLW DRAWN LKJ
SHEET C1.00

Date: May 14, 2004, 2:47pm User ID: Lowers
File: P:\59\06\00\Design\Civil\MDP\59060.dwg

784