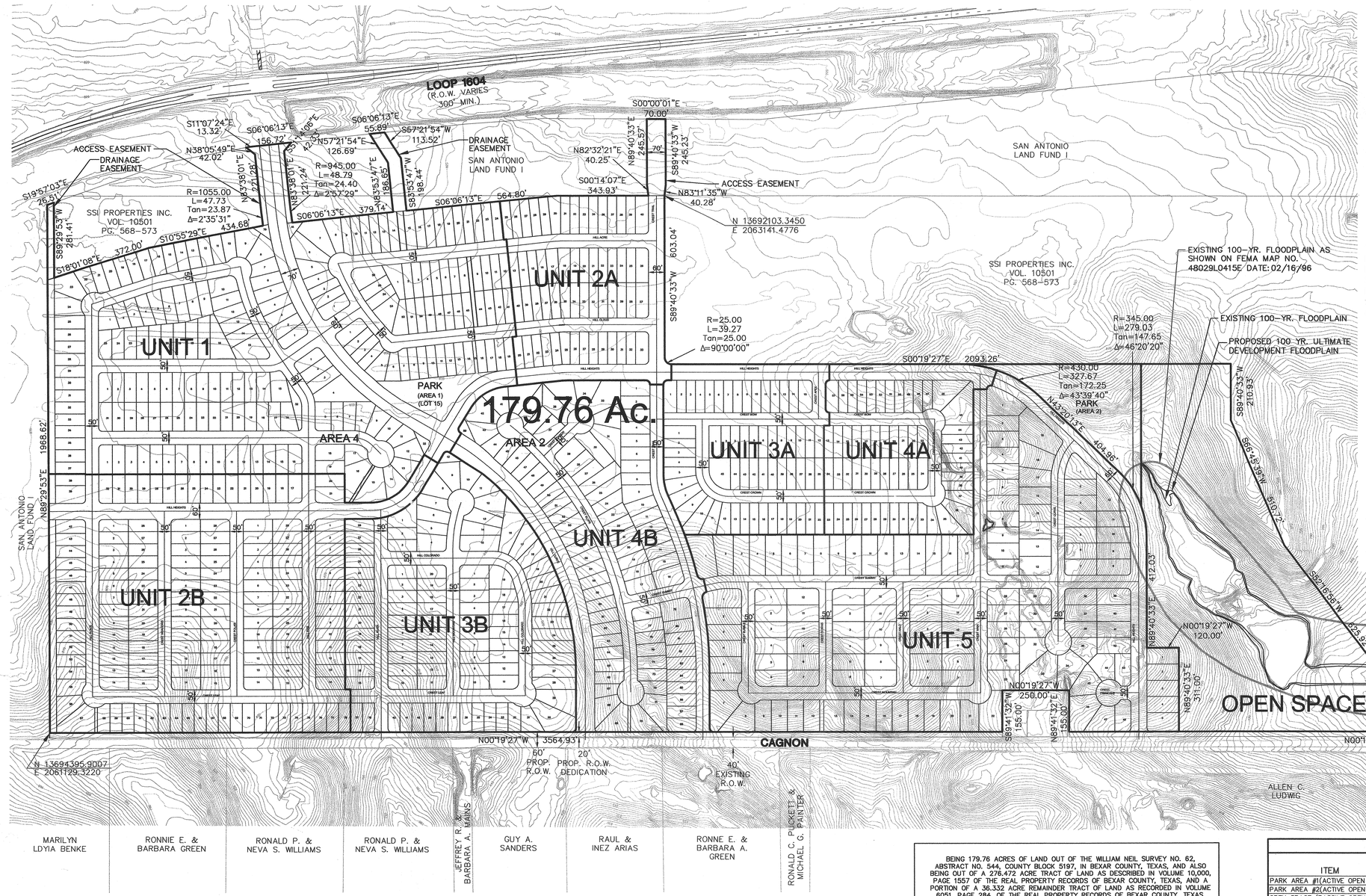
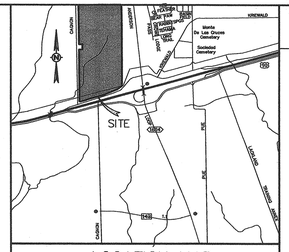




LEGEND

100 YR FEMA FLOODPLAIN

PROP. 100 YR ULTIMATE DEVELOPMENT FLOODPLAIN

NOTE:

"THE FLOODPLAIN 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 SANANTONIO UNIFIED DEVELOPMENT CODE."

DEVELOPER/AGENT — DATE 5/5/04

ENGINEER — DATE 5/5/04

CHAIRPERSON — DATE

SECRETARY

OWNER & APPLICANT
PULTE HOMES OF TEXAS. L.P.
CONTACT PERSON: BART SWIDER
823 NAKOMA DR. EAST, STE. 101
SAN ANTONIO, TX., 78231
TEL: (210) 496-2066
FAX: (210) 494-9076

CIVIL ENGINEER
CARTER & BURGESS, INC.
CONTACT PERSON: BILLY CLASSEN, P.E.
911 CENTRAL PARKWAY N. SUITE 425
SAN ANTONIO, TEXAS 78231-5065
TEL: (210) 494-0088
FAX: (210) 494-4525
URL: WWW.C-B.COM

BEING 179.76 ACRES OF LAND OUT OF THE WILLIAM NEIL SURVEY NO. 62, ABSTRACT NO. 544, COUNTY BLOCK 5197, IN BEXAR COUNTY, TEXAS, AND ALSO BEING OUT OF A 276.472 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 10,000, PAGE 1557 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF A 36.332 ACRE REMAINDER TRACT OF LAND AS RECORDED IN VOLUME 6051, PAGE 284, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

PARKS & OPEN SPACE

ITEM	ACRES	IMPROVEMENTS	TOTAL ACRES/ CREDIT ACRES
PARK AREA #1(ACTIVE OPEN SPACE)	0.80	4.00 AC	4.80 AC
PARK AREA #2(ACTIVE OPEN SPACE)	2.90		2.90 AC
OPEN SPACE (PASSIVE OPEN SPACE)	20.75		
TOTAL ACTIVE AND PASSIVE OPEN SPACE	24.45		

NOTE:

1.) SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE REQUIREMENTS.

2.) ORIGIN OF STATE PLANE COORDINATES: N.A.D. 83/HARN 93 COORDINATES. ALL DISTANCES SHOWN ARE SCALED TO SURFACE USING COMBINATION SCALE FACTOR OF 0.999837.

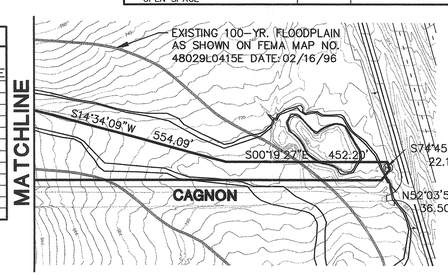
3.) ADJACENT UNITS TO CAGNON ROAD WILL ADDRESS THE R.O.W. DEDICATION TO CAGNON ROAD DURING THE PLATTING STAGE.

4.) NO EXISTING STREETS ARE LOCATED ADJACENT TO CAGNON ROAD ALONG THE LIMITS OF THE PROPOSED HILLCREST MDP. PROPOSED STREETS ADDRESS THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE SECTION 35-506 E(2).

5.) ADJACENT UNITS TO TxDOT R.O.W. WILL BE SUBMITTED TO TxDOT FOR REVIEW DURING THE PLATTING STAGE.

DEVELOPMENT SUMMARY

ITEM	ACRES	# UNITS	DU./Ac.	PHASING SEQUENCE
UNIT 1	35.66	198	5.55	1
UNIT 2A	9.65	57	5.91	2
UNIT 2B	25.12	155	6.17	3
UNIT 3A	8.68	60	6.91	4
UNIT 3B	16.41	97	5.91	5
UNIT 4A	8.29	57	6.87	6
UNIT 4B	17.54	88	5.01	7
UNIT 5	33.96	137	4.03	8
OPEN SPACE	20.75	–	–	–
PARK 1	2.90	–	–	–
PARK 2	0.80	–	–	–
TOTAL DEVELOPMENT	179.76	849	4.72	



PLAN HAS BEEN ACCEPTED BY
COSA
06/02/04 (date) #787 (number)
If no plats are filed, plan will expire
On 12/02/05
1st plat filed on

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 JUN -2 PM 2:37

HILLCREST SUBDIVISION MASTER DEVELOPMENT PLAN #:

DATE: 08/22/03

RESUBMITTED: 04/29/04

NO.	DATE	REVISION	BY

Carter :: Burgess
Consultants in Engineering, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway North, Suite 425
San Antonio, Texas 78232
(210) 494-0088 Fax (210) 494-4525
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MASTER DEVELOPMENT PLAN

HILLCREST SUBDIVISION

PULTE HOMES OF TEXAS, LP.
823 NAKOMA DR. EAST, SUITE 101
SAN ANTONIO, TX 78131

DATE: 04/29/04
DRAWN BY: AB
DESIGNED BY: AB
CHECKED BY: BKC
REVIEWED BY: BKC
PROJECT NUMBER: 310034.142

SHEET 1 OF 1

Drawing Name: M:\310034.142 Pulte - Hwy 1604 & 90\dwg\MDP\310034142MDP.dwg May 05, 2004 - 8:35am