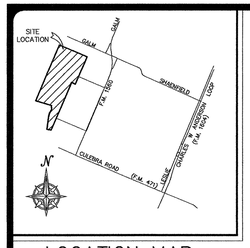
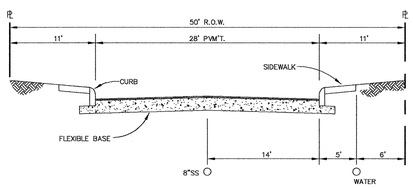


LOCATION MAP

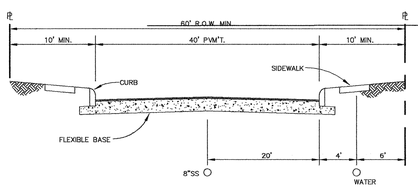
COLLECTOR

NOT TO SCALE



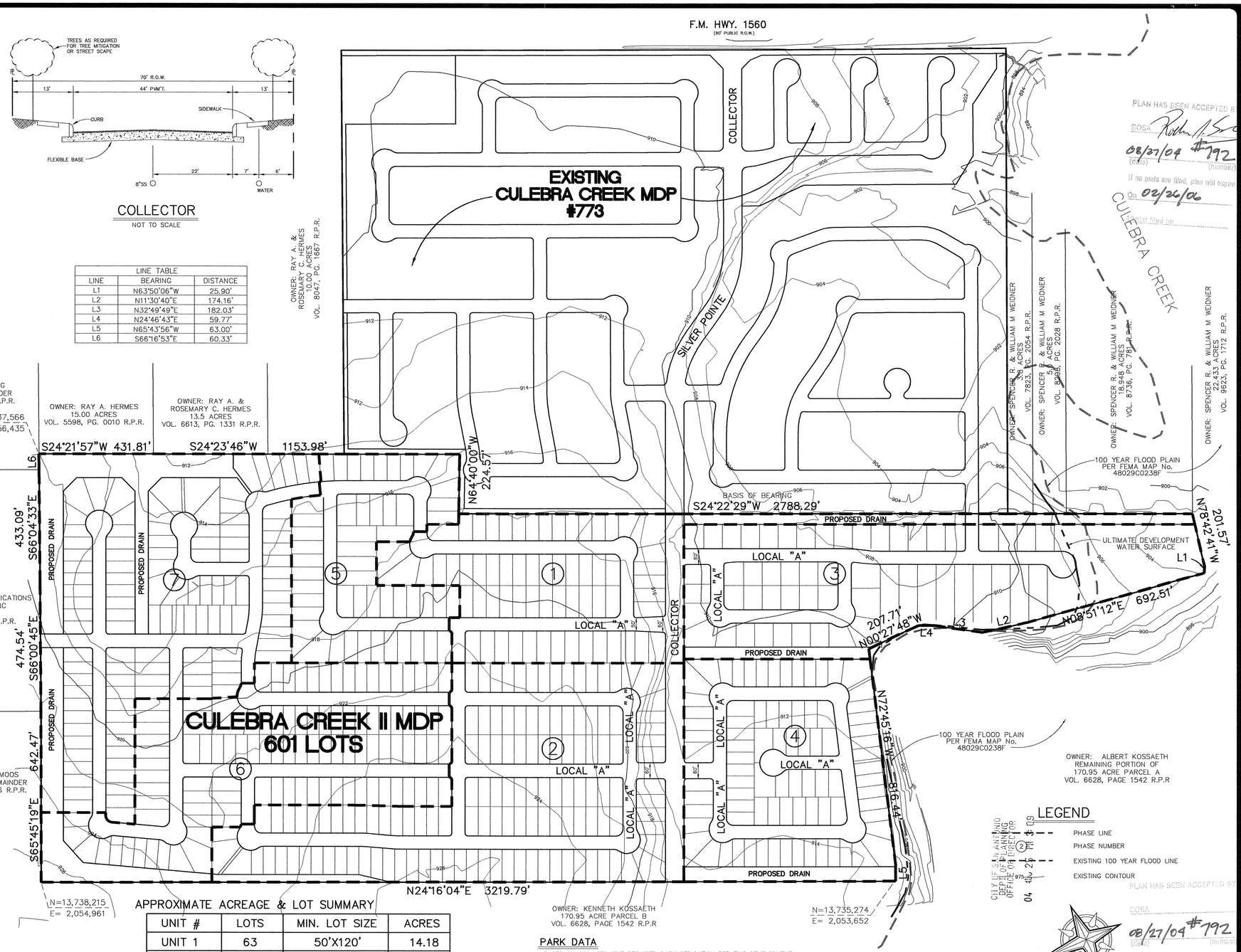
LOCAL "A"

NOT TO SCALE



LOCAL "B"

NOT TO SCALE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N63°50'06"W	25.90'
L2	N11°30'40"E	174.16'
L3	N32°49'49"E	182.03'
L4	N24°46'43"E	59.77'
L5	N65°43'56"W	63.00'
L6	S66°16'53"E	60.33'

NOTES

1. WATER SERVICE TO BE PROVIDED BY SAWS
2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS
3. GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS
4. TELEPHONE SERVICE TO BE PROVIDED BY SBC TELEPHONE
5. CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE
6. ALL STREETS ARE LOCAL "A" UNLESS OTHERWISE SHOWN
7. INDIVIDUAL LOT DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLATS
8. ALL LAND USE IS SINGLE FAMILY RESIDENTIAL
9. THIS DEVELOPMENT WILL BE COMPLETED IN SEVEN PHASES
10. THIS DEVELOPMENT IS IN THE NORTHSIDE INDEPENDENT SCHOOL DISTRICT
11. DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS.
12. DEVELOPER WILL COMPLY WITH UDC ARTICLE V,VII CONCERNING PARKS AND OPEN SPACE, WHICH WILL BE DEFERRED UNTIL ASSOCIATED SUBDIVISION PLAT IS FILED.
13. BEARING REFERENCE SOURCE IS N24°22'29"E SHOWN ON A WESTERN BOUNDARY LINE OF THE 170.95 ACRE TRACT 'A' RECORDED IN VOLUME 6628, PAGE 1542 REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.
14. SIDEWALKS WILL BE INSTALLED ON THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-509(a.).
15. ALL PROPERTY WITHIN THE BOUNDARY OF THIS MDP IS LOCATED IN CITY OF SAN ANTONIO ETJ.
16. DEVELOPER WILL COMPLY WITH ORDINANCE CONCERNING TREES, WHICH WILL BE DEFERRED UNTIL ASSOCIATED SUBDIVISION PLAT IS FILED.
17. TYPICAL RADIUS FOR KNUCKLE SAC AND CUL DE SAC WILL BE 51' AT THE PROPERTY LINE.
18. THE VALUE OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS, DATUM IS NAD 83/93(HARN), SOUTH CENTRAL ZONE. ROTATION GRID TO PLAT IS 00°16'24".
19. ALL INTERSECTIONS WILL MEET MINIMIUM SITE DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SIGHT CLEARANCE EASEMENTS AS REQUIRED.

APPROXIMATE ACREAGE & LOT SUMMARY

UNIT #	LOTS	MIN. LOT SIZE	ACRES
UNIT 1	63	50'X120'	14.18
UNIT 2	129	45'X100'	22.19
UNIT 3	55	70'X90'	17.71
UNIT 4	84	45'X105'	14.44
UNIT 5	51	50'X120'	9.46
UNIT 6	106	45'X100'	17.60
UNIT 7	113	45'X100'	23.49
TOTAL	601		119.07

5.05 UNITS PER ACRE

PARK DATA

BASED ON 601 LOTS, THE REQUIRED PARK DEDICATION FOR THIS DEVELOPMENT IS 5.27 ACRES. THE DEVELOPER WILL PAY PARK FEE IN-LEIU OF DEDICATION. BASED ON BEXAR APPRAISAL DISTRICT THIS LAND IS VALUED AT $5760.16 PER ACRE. PARK FEE REQUIRED IS 5.27 x $5760.16 = $30,356.06

OWNER:
ALBERT KOSSAETH
12379 W. F.M. 471 #2
SAN ANTONIO, TEXAS 78253
PHONE:

DEVELOPER:
CENTEX HOMES
1354 NORTH LOOP 1604, SUITE 108
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-1985

LEGEND

- PHASE LINE
- PHASE NUMBER
- EXISTING 100 YEAR FLOOD LINE
- EXISTING CONTOUR

CITY OF SAN ANTONIO DEPT. OF PLANNING OFFICE OF DIRECTOR 04 AUG 26 PM 3 09

PLAN HAS BEEN ACCEPTED BY
COSA
08/27/04 #792
(date) (number)
If no plats are filed, plan will expire
On 02/26/06
1st plat filed on

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

119.07 TOTAL ACRES

THIS MDP WAS PREPARED ON APRIL 30th, 2004

REVISED:
06/15/04 ADDED ULTIMATE WATER SURFACE AND UPDATED FLOOD PLAIN
08/13/04 REVISED ENTRY TO UNIT 4

Denham-Ramones Engineering and Associates, Inc.
12961 Park Central, Suite 1390
San Antonio, Tx. 78216
(210) 495-3100 Office
(210) 495-3122 Fax

MASTER DEVELOPMENT PLAN for CULEBRA CREEK II

JOB # 030070.00
DWG FILE:
DATE: 4/30/04
DESIGN:
DRAWN: J.M.M.
CHECKED:
SHEET 1 OF 1