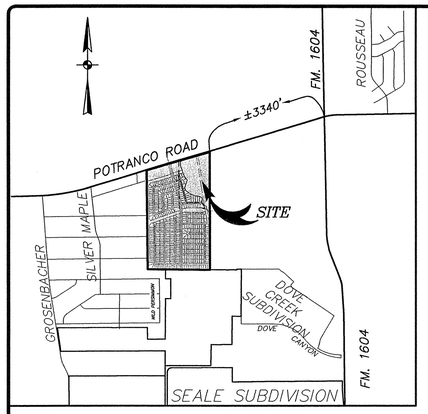
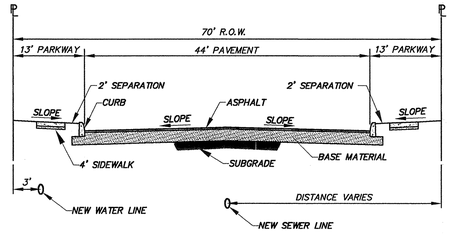
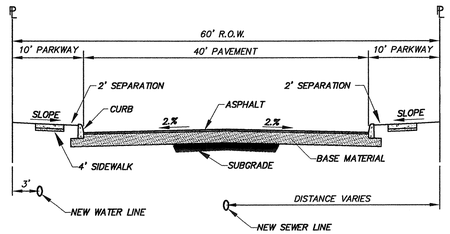
PLAT ID NUMBER _____



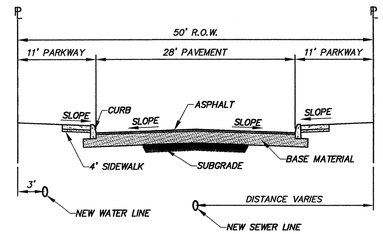
LOCATION MAP
SCALE 1" = 2000'



COLLECTOR STREET SECTION
N.T.S.



LOCAL TYPE "B" STREET SECTION
N.T.S.



LOCAL TYPE "A" STREET SECTION
SCALE: 1" = 10'

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

LEGEND

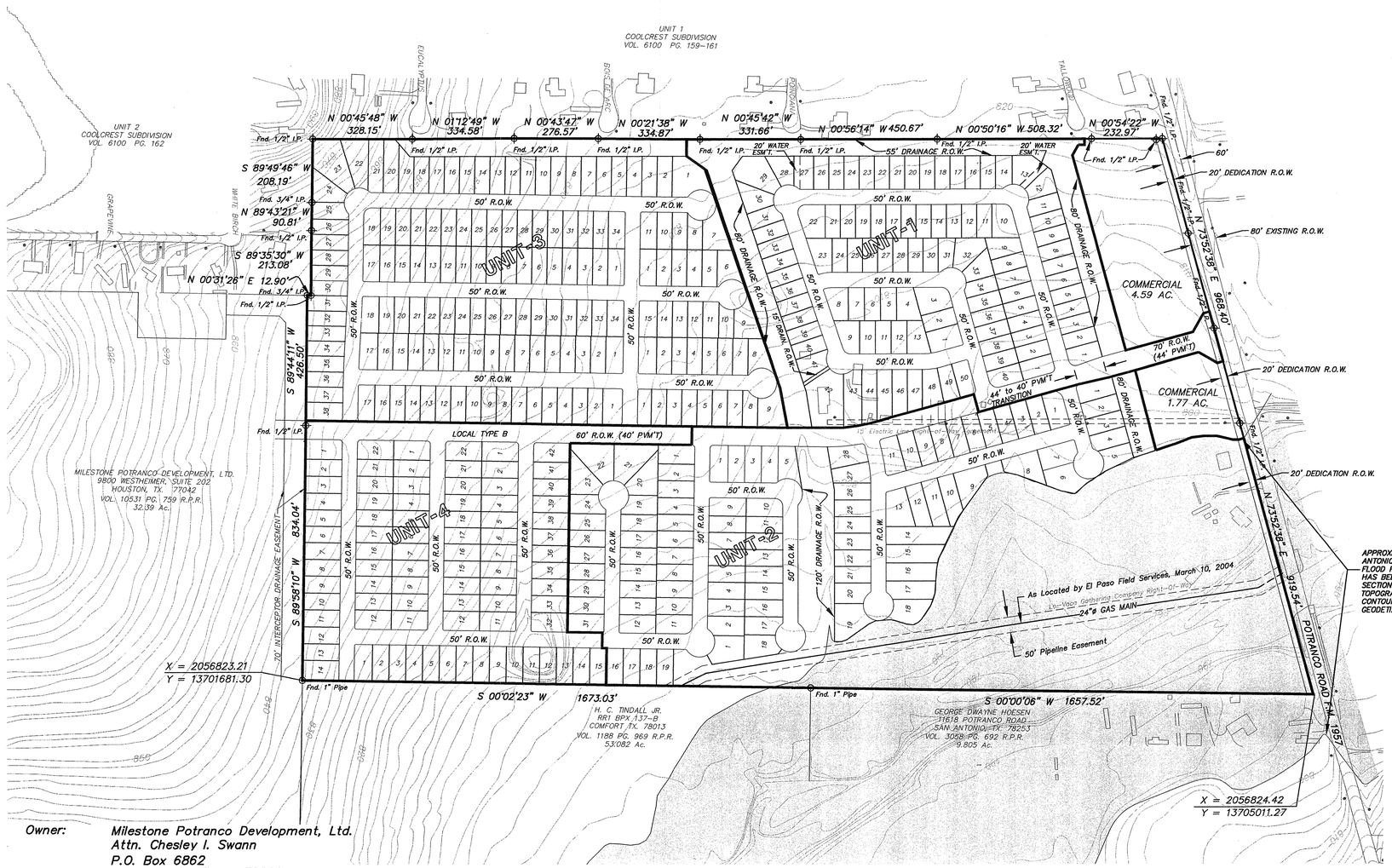
━━━	UNIT BOUNDARY
—560—	EXISTING CONTOURS

NOTES:

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83(1993), U.S. SURVEY FROM NGS STATION SAN ANTONIO RRP, PID AY2157, (Y) N 13726385.18251, (X) E 2103179.12018
2. WATER SERVICE TO BE PROVIDED BY BEXARMET WATER DISTRICT.
3. SANITARY SEWER SERVICE TO BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM WITH UTILITY SERVICE AGREEMENT THROUGH RESOLUTION NO. 05-004.
4. GAS AND ELECTRIC SERVICES TO BE PROVIDED BY CITY PUBLIC SERVICE.
5. TELEPHONE SERVICE TO BE PROVIDED BY SOUTHWESTERN BELL TELEPHONE COMPANY.
6. CABLE T.V. TO BE PROVIDED BY TIME WARNER CABLE.
7. ALL STREETS AND DRAINS WITHIN THE DEVELOPMENT WILL BE DEDICATED TO THE PUBLIC.
8. ALL STREETS ARE LOCAL TYPE "A" EXCEPT FOR A COLLECTOR WITH 44' PAVEMENT FOR 380Ft. SOUTH OF POTRANCO ROAD, A 100Ft. TRANSITION TO A LOCAL TYPE "B" WITH 40' PAVEMENT CONTINUING WITH 40' PAVEMENT TO THE SOUTH PROPERTY LINE OF THIS TRACT.
9. THE DEVELOPER WILL PAY A FEE IN LIEU OF DEDICATING THE REQUIRED PARKS OR OPEN SPACE TO MEET THE REQUIREMENTS OF SECTION 35-503 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE 2001, WITH DECEMBER 2, 2004. ANNUAL UPDATE.
10. THIS DEVELOPMENT WILL INCLUDE SIDEWALKS ALONG THE STREET RIGHT-OF-WAYS.
11. THE FLOOD PLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN ARE 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.
12. THE DEVELOPER WILL REQUEST TO PARTICIPATE IN THE REQUIRED STORM WATER MANAGEMENT PROGRAM AND WILL PAY A FEE IN LIEU OF ON-SITE DETENTION.
13. ALL ACREAGE SUBJECT TO CHANGE WITHOUT NOTICE.
14. THE LOCAL TYPE "A" STREETS ARE SHOWN FOR INFORMATION PURPOSES ONLY AND ARE SUBJECT TO CHANGE AT THE TIME OF PLATTING.
15. LOT LAYOUT IS FOR INFORMATIONAL PURPOSES ONLY. UNIT LAYOUTS WILL BE FINALIZED WITH PLAT SUBMITTAL.
16. THERE IS NO ALTERNATIVE PEDESTRIAN CIRCULATION SYSTEM PROPOSED. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2, SECTION 35-506 (q) (1).
17. CLEAR VISION AREAS WILL BE PROVIDED AT INTERSECTIONS OF TWO OR MORE STREETS AND WILL BE FREE OF OBSTRUCTIONS TO MEET THE REQUIREMENTS OF SECTION 35-506(d)(5) OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE (2001).
18. LAND USES –

Flood Plain	=	20.81 Acres
Commercial	=	6.36 Acres
Single Family Residential	=	99.17 Acres
Total Area	=	126.34 Acres
Unit 1	=	103 Lots (50'x110')
Unit 2	=	97 Lots (55'x120')
Unit 3	=	158 Lots (50'x120')
Unit 4	=	84 Lots (55'x120')
Total	=	442 Lots
Lots	=	103 Lots (50'x110')
		158 Lots (50'x120')
		181 Lots (55'x120')
Density	=	3.68 Lots/Acre *

* density does not include commercial acreage



PLAN HAS BEEN ACCEPTED BY
DOSA
2/15/05 805
(date) (number)
If no plats are filed, plan will expire
On 8/17/06
1st plat filed on

Owner: Milestone Potranco Development, Ltd.
Attn. Chesley I. Swann
P.O. Box 6862
San Antonio, Texas 78209

Developer: Milestone Properties, Inc.
A Texas Corporation, Its General Partner
Attn. Chesley I. Swann
P.O. Box 6862
San Antonio, Texas 78209

Engineer: Overby Descamps Engineers, Inc.
11815 Warfield
San Antonio, TX 78216

STATE OF TEXAS
EDUARDO J. DESCAMPS
40825
LICENSED
PROFESSIONAL ENGINEER
02/02/05

REVISIONS
11/10/04 REVISED LOT LAYOUT
11/30/04 REVISED FOR STREETS & DRAINAGE.
02/02/05 REVISED TO SHOW DEVELOPER'S NAME.

11815 WARFIELD
SAN ANTONIO, TX 78216
Tel: (210) 828-3320
Fax: (210) 828-3399
overbydescamps@overbydescamps.com
OVERBY DESCAMPS ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEYING

POTRANCO 126.34 ACRE TRACT
MASTER DEVELOPMENT PLAN

PROJECT NO. 0445.30
DATE 09/15/04
DRAWN JM CHECKED RT
SHEET 1 OF 1

Date: Feb 02, 2005, 1:33pm User ID: bangulo
File: M:\Land Projects\02\0445\30\dwg\0445\30_mdp.dwg

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