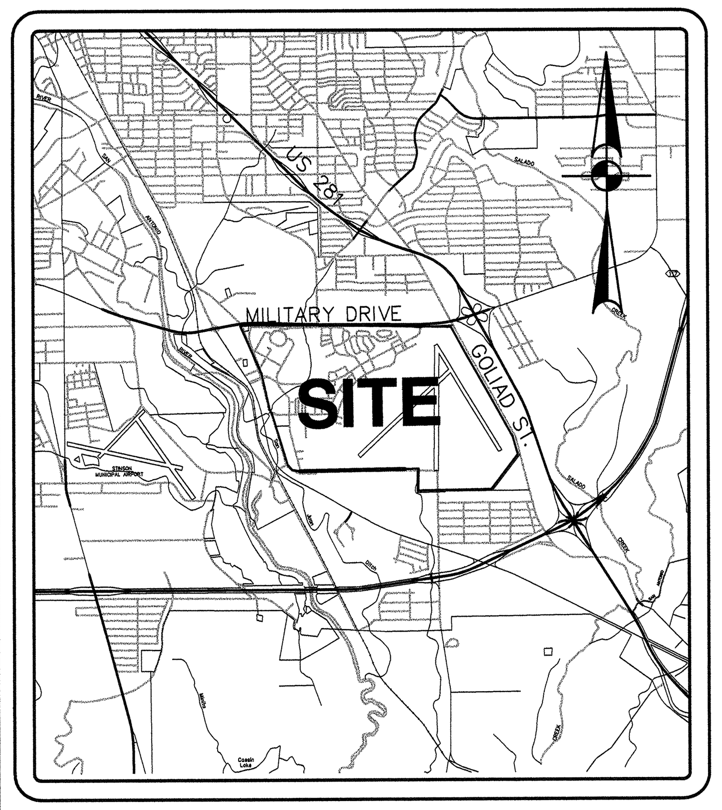


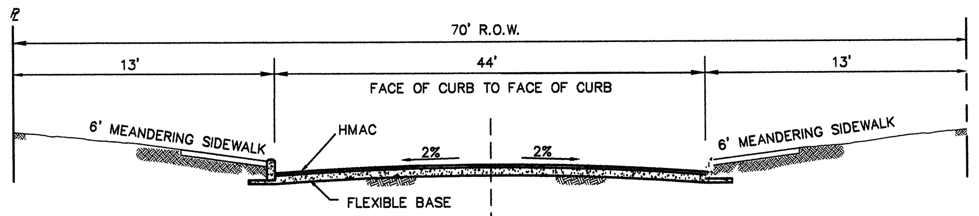
LOCATION MAP

SCALE: 1" = 5000'

GRAPHIC SCALE

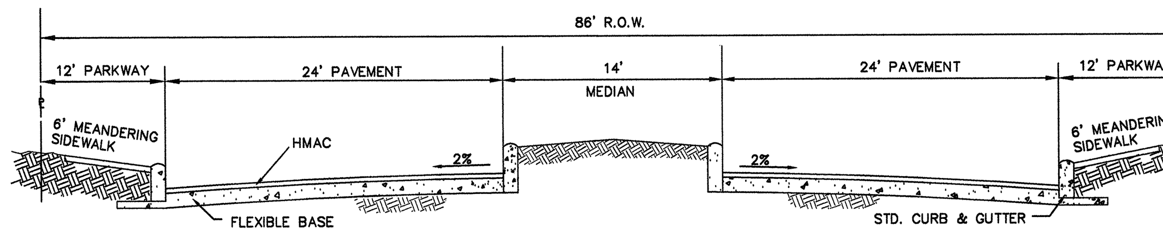
400 0 200 400 800

(IN FEET)
1 inch = 400 ft.



70' R.O.W. STREET SECTION

NOT TO SCALE



86' R.O.W. STREET SECTION

NOT TO SCALE

LAND USE RATIO AND DENSITY TABLE	
LAND USE	ACRES
TND	168.9
OFFICE OR INSTITUTIONAL CAMPUS	742.5
PUBLIC STREET	80.5
COMMERCIAL CENTER	34.4
COMMERCIAL/RETAIL	62.8
PARKS & REC.	46.7
OPEN SPACE	171.2
TOTAL	1,307.0

CURVE TABLE

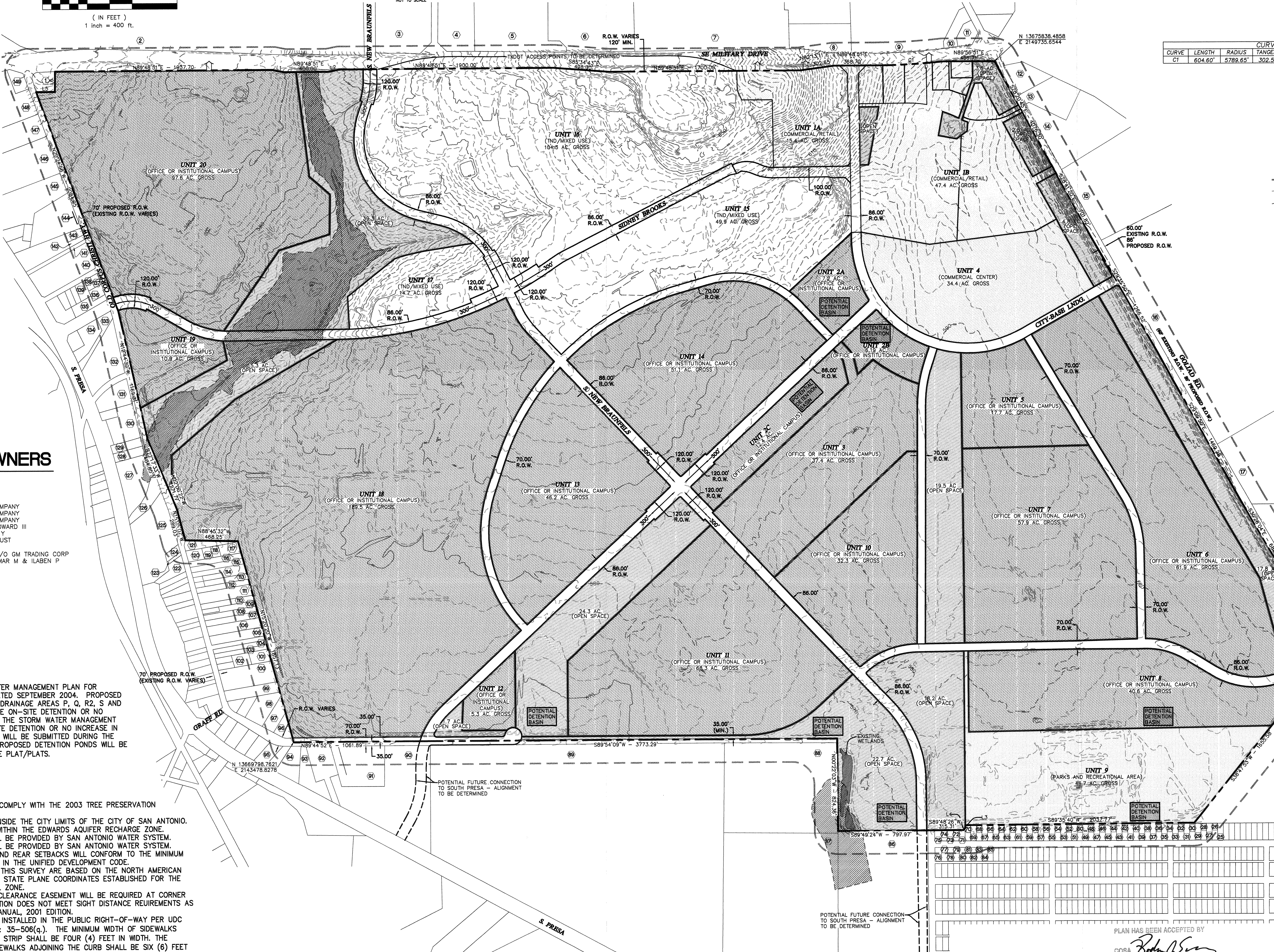
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	604.60'	5789.65'	302.58'	5°59'00"	604.33'	N86°49'21"E

LINE TABLE

LINE	LENGTH	BEARING
L1	101.98'	S78°52'33"E
L2	101.98'	N78°30'16"E
L3	26.58'	S05°21'11"W
L4	24.20'	S44°07'08"W
L5	168.30'	N89°32'15"E
L6	180.57'	N00°37'27"E

LEGEND:

- FLOOD PLAIN
- 200' NOTIFICATION BOUNDARY
- 1' CONTOURS
- 5' CONTOURS
- TXDOT ACCESS POINTS
- (OPEN SPACE / LANDSCAPE / DETENTION / DRAINAGE CHANNEL)
- (COMMERCIAL/RETAIL)
- (COMMERCIAL CENTER)
- (PARKS AND RECREATION AREA)
- (TND/MIXED USE)
- (OFFICE OR INSTITUTIONAL CAMPUS)



PROPERTY OWNERS

1. J & F PARTNERS INC.
2. STATE OF TEXAS, SAN ANTONIO STATE HOSPITAL
3. CITY OF SNA ANTONIO
4. CICLO HILLS APARTMENTS LLC, ENCORE CAPITAL MGMT INC.
5. COSTA DORADA LTD
6. BURKE PROPERTIES LTD
7. BURKE PROPERTIES LTD
8. DEVELOPEMENT STRATEGIES INC
9. BUTT, H E GROCERY CO, ATTN. TODD PILAND
10. G D BAR FAMILY LTD PARTNERSHIP
11. WESTCAP CORPORATION
12. BURKE PROPERTIES
13. AH INNS INCORPORATED, ATTN. JOHNNY WALKER
14. BURKE PROPERTIES
15. LANGE, JON TROYE
16. INDIAN HOMES LTD
17. FIESTA HOMES INC.
18. INDIAN HOMES LTD
19. INDIAN HOMES LTD
20. INDIAN HOMES LTD
21. INDIAN HOMES LTD
22. INDIAN HOMES LTD
23. INDIAN HOMES LTD
24. INDIAN HOMES LTD
25. GARZA, MARTHA M & JOSE A
26. WILLIAMS, CHARLES L
27. MORENO, EDWARD J & CRISTINA C
28. LLANAS, EULALIA
29. LLANAS, EULALIA
30. ROJAS, PETE JR & APRIL MARIE
31. DELAROSA, THEODORE C
32. ALANIZ, JOE LUIS
33. REBOLLOSO, HENRY S & JENNIFER J
34. GONZALES, ELEUTERIO JR
35. YOHO, BELIA G
36. FIRKINS, GARY L
37. JADER, ANTHONY A & VANESSA R
38. MORENO, MARIA D & ROLAND R
39. JONES JENNIFER R
40. REED, DAWN K
41. GALVAN, ARMANDO & MERCY R
42. KAZAK, CARL S & HORTENCIA A
43. WARTHEN, ROBERT LEE
44. ZACARIAS, FEDERICO
45. LISERIO, LUCINDA
46. CHAMBERS, CHAJUANN L
47. MORA, LUIS E & IRENE A
48. FRANKLIN, MARTHA & JAMES N FRANKLIN
49. ROHDE, BARBARA B & MITCHELL H
50. TAYLOR, LONNIE E
51. CASTILLO, MICHAEL & LESLEY
52. LUNA, DANIEL & CAROLINA
53. CORTES, AURELIO III
54. MILLER, EDWARD JR & TORIE L POLLARD
55. LLAMAS, MARY B & ELIZABETH GONZALES
56. BRIDLE BIT CORP
57. VILLARREAL, ROBERT E & MARIA DE LOURDES B
58. GARCIA, BENITO T
59. ZUNIGA, ROY
60. HERNANDEZ, MARIA E
61. MILLER, TERRI LYNN
62. VILLARREAL, DAVID H & ROXANNE D
63. LOPEZ, GRACIELA M
64. PRICE, STEVEN & MELINDA
65. MEDELLIN, RAUL & DIANNE
66. ROONEY, JEFFREY A
67. WENDEBORN, SOPHIA L
68. RIVERA, JOSE O JR & LAURA S
69. MORALES, RACHEL M & HECTOR J
70. NUNNELLY, GREG A
71. MARTINEZ, RAMON JR
72. JUIEL, SHIRLEY
73. ORTIZ, R H JR ET AL
74. PECHE, JANIE A
75. CANTU, JANIE
76. VELA, ALBERTO & RACHELE E
77. BENAVIDES, CRYSTALINA
78. DAVALOS, JOSE JR
79. GARZA, DAVID & SUSAN
80. JIMENEZ, MARTHA M
81. MARTINEZ, VICTOR R & WANDA M
82. MARTINEZ, VICTOR R & WANDA M
83. BALLESTEROS, SCOTT & PATRICIA
84. BALLESTEROS, SCOTT & PATRICIA
85. DELEON, LETICIA
86. TEXAS A & M
87. TEXAS A & M
88. TEXAS A & M
89. HLH DEVELOPMENTS LP
90. MONACO, FRANK JR
91. MONACO, FRANK JR
92. CITY PUBLIC SERVICE
93. LEE, WILLIAM R
94. MOODY, DEE
95. MOODY, DEE
96. CAIN, GROVER C
97. GEIGENMILLER, DAVID L
98. GEIGENMILLER, MILDRED L
99. BARTHOLD, MARY
100. KILN, FAY A
101. SAENZ, CELIA B
102. LEYVA, MIKE
103. SERENIL, EVA H
104. EWICK, W J
105. KILLIAN, JUDSON J
106. KILLIAN, JUDSON J
107. KILLIAN, JUDSON J
108. CANTU, ADELINA M DECE, C/O JUDSON J KILLIAN
109. PAIZ, MARY E
110. CANTU, LUCIO & EUSTALIA C
111. MALDONADO, EDUARDO & MARIA
112. ARAMBULA, FRED
113. ANTHONY, JESSE & ROSEMARY
114. MONTEZ, ODILIA C
115. ARAMBULA, OFELIA
116. GAITAN, LUIS H
117. GAITAN, GREGORIA
118. GAYTAN, MICHAEL U & SANTA C
119. GAYTAN, GILBERT U & NORMA C
120. GAITAN, ROBERTO H
121. ALONZO, AMOS
122. MAYEN, MIKE S
123. MAYEN, MIKE S & BERTHA G
124. MAYEN, MIKE S & BERTHA G
125. CELDA, JUAN S
126. SAN ANTONIO RIVER AUTHORITY
127. SAN ANTONIO RIVER AUTHORITY
128. HARDROCK ROAD PROPERTIES INC
129. HARDROCK ROAD PROPERTIES INC
130. HARDROCK ROAD PROPERTIES INC
131. FERRELLGAS INC
132. MCCOY BUILDING SUPPLY #27
133. CITY OF SNA ANTONIO
134. MARTINEZ, MARIA DE LORDES
135. WILBORN, TOM JR
136. WILBORN, TOM

PROPERTY OWNERS

137. WILBORN, TOM
138. WILBORN, TOM
139. WRIGHT, MARIE L
140. WILBORN, TOM
141. WILBORN STEEL COMPANY
142. WILBORN STEEL COMPANY
143. WILBORN STEEL COMPANY
144. GOODWYN, JACK HOWARD III
145. WILLIAMSON, DIANE Y
146. KEILMAN, LIVING TRUST
147. BROOKSFIELD LTD
148. GLENDORA CORP C/O GM TRADING CORP
149. BHAKTA, PRADIPKUMAR M & ILABEN P

DRAINAGE NOTE:
REFERENCE STORM WATER MANAGEMENT PLAN FOR BROOKS CITY-BASE DATED SEPTEMBER 2004. PROPOSED DEVELOPMENTS WITHIN DRAINAGE AREAS P, Q, R2, S AND T2 WILL EITHER REQUIRE ON-SITE DETENTION OR NO INCREASE IN RUNOFF. THE STORM WATER MANAGEMENT PLAN WITH THE ON-SITE DETENTION OR NO INCREASE IN RUNOFF CALCULATIONS WILL BE SUBMITTED DURING THE PLATTING PROCESS. PROPOSED DETENTION PONDS WILL BE SHOWN ON THE FUTURE PLAT/PLATS.

NOTES:
1. THIS PROJECT WILL COMPLY WITH THE 2003 TREE PRESERVATION ORDINANACE
2. THE PROPERTY IS INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
3. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
4. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
5. WATER SERVICE 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 AND ARTERIALS (MINIMUM RIGHT OF WAY PER 2004 UDC STANDARDS) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
10. WITHIN THE TRADITIONAL NEIGHBORHOOD DEVELOPEMENT AREAS SHOWN, STREETS WILL CONFORM TO TND STREET STANDARDS PER ARTICLE 2 OF THE UDC.

THE FLOODPLAIN LIMITS 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 SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC. ***BROOKS DEVELOPEMENT AUTHORITY***

PLAN HAS BEEN ACCEPTED BY
COSA [signature]
2/17/05 TIF 807
(date) (number)
If no plats are filed, plan will expire
On 8/19/06
1st plat filed on

APPROVED
MASTER DEVELOPMENT PLAN
PLANNING COMMISSION
CITY OF SAN ANTONIO
CHAIRMAN:__________ DATE:______
SECRETARY:__________ DATE:______

DEVELOPER/OWNER:
BROOKS DEVELOPEMENT AUTHORITY
8030 CHALLENGER DRIVE, BLDG. 1156
BROOKS CITY-BASE, TX 78235-5145
PHONE: (210) 536-2036
FAX: (210) 563-2018

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9030

REVISIONS:

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

BROOKS CITY BASE

1,307 ACRE TRACT

MASTER DEVELOPMENT PLAN

JOB NO. 5735-10
DATE OCTOBER 2004
DESIGNER CEL
CHECKED SLW DRAWN CBD
SHEET

Date: Feb 21, 2005, 6:02pm User ID: BDohogne
File: P:\57\35\00\Design\Civil\MDP573500.dwg

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