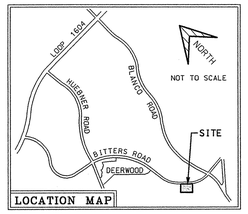


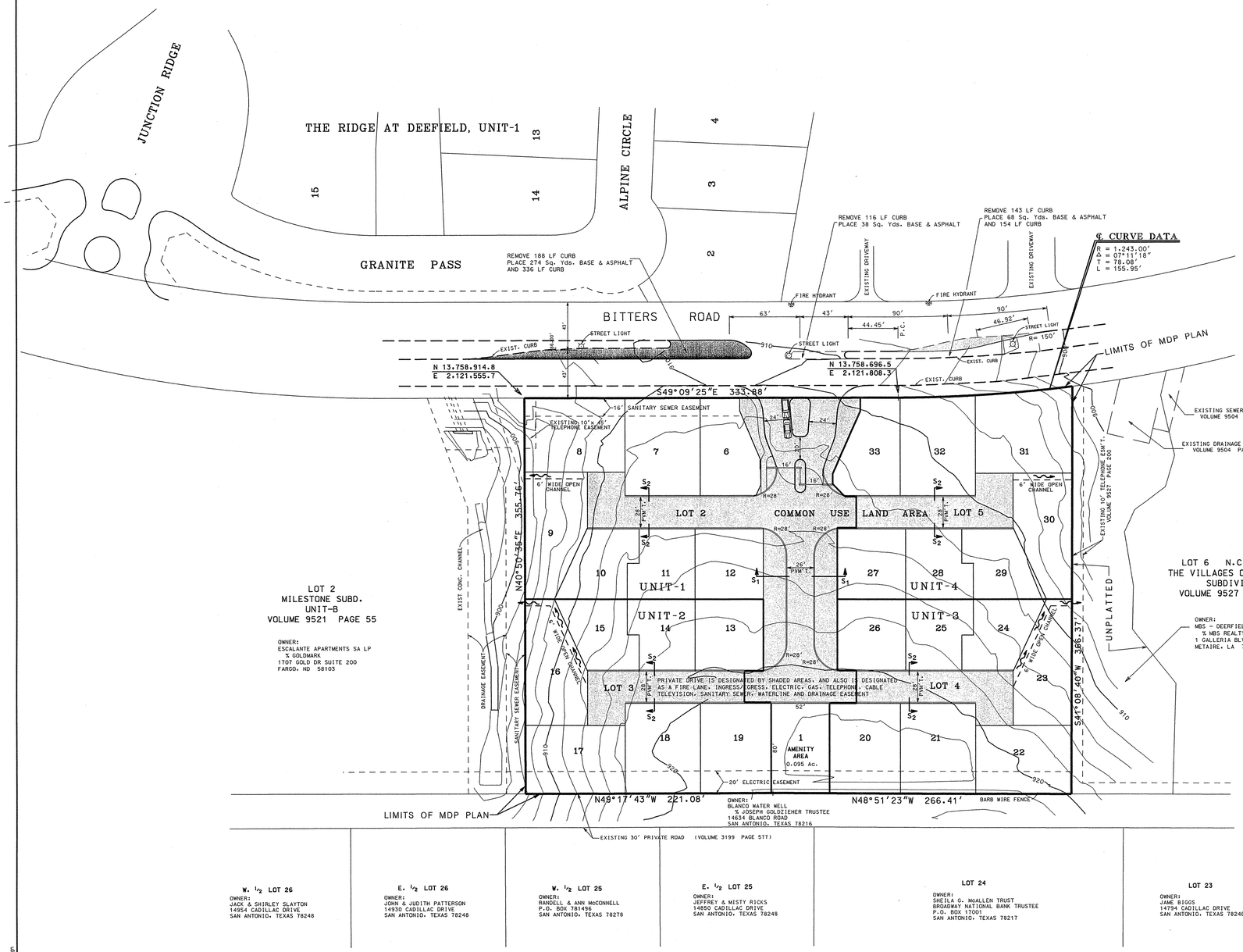
LOCATION MAP

N.G.S. STATION ID "MILLER PID AT4291", BLANCO FWD OVERAGE SLOPE FOR ADDITIONAL COORDINATE POINTS IS: GAM1071 N, 333.88 (GRID). BEARINGS ON THIS PLAT DO NOT MATCH GRIDS BEARINGS.

NORTH

SCALE: 1"=50'

BEARINGS BASED ON THE NORTH PROPERTY LINE OF MILESTONE SUBD., UNIT-B VOLUME 9521 PAGE 55 AS BEING S49°09'25"E



LOT 2
MILESTONE SUBD.
UNIT-B
VOLUME 9521 PAGE 55

OWNER:
ESCALANTE APARTMENTS SA LP
% GOLDMARK
1707 GOLD DR SUITE 200
FARGO, ND 58103

LOT 6 N.C.B. 17859
THE VILLAGES OF DEERFIELD
SUBDIVISION
VOLUME 9527 PAGE 200

OWNER:
MBS - DEERFIELD LTD.
% MBS REALTY INVESTORS LTD
1 GALLERIA BLVD, SUIT 1950
METAIRE, LA 70001

OWNER:
BLANCO WATER WELL
% JOSEPH GOLDZIEHER TRUSTEE
14634 BLANCO ROAD
SAN ANTONIO, TEXAS 78216

W. ½ LOT 26
OWNER:
JACK & SHIRLEY SLAYTON
14954 CADILLAC DRIVE
SAN ANTONIO, TEXAS 78248

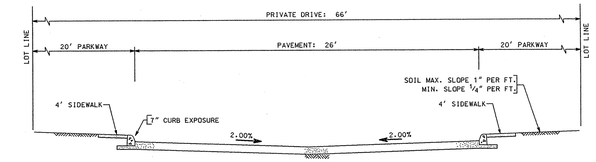
E. ½ LOT 26
OWNER:
JOHN & JUDITH PATTERSON
14930 CADILLAC DRIVE
SAN ANTONIO, TEXAS 78248

W. ½ LOT 25
OWNER:
RANDELL & ANN McCONNELL
P.O. BOX 781496
SAN ANTONIO, TEXAS 78278

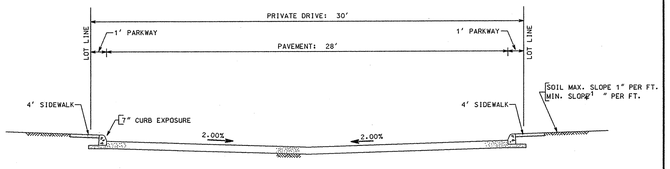
E. ½ LOT 25
OWNER:
JEFFREY & MISTY RICKS
14850 CADILLAC DRIVE
SAN ANTONIO, TEXAS 78248

LOT 24
OWNER:
SHEILA G. McALLEN TRUST
BROADWAY NATIONAL BANK TRUSTEE
P.O. BOX 17001
SAN ANTONIO, TEXAS 78217

LOT 23
OWNER:
JAME BIGGS
14794 CADILLAC DRIVE
SAN ANTONIO, TEXAS 78248



SECTION "S1 - S1"



SECTION "S2 - S2"

GENERAL NOTES:
1. THIS PROPERTY DOES NOT LIE OVER THE EDWARDS RECHARGE ZONE AND INSIDE CITY LIMITS.
2. WATER SERVICE TO BE PROVIDED BY SAWS.
3. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS.
4. GAS AND ELECTRIC TO BE PROVIDED BY CPS.
5. TELEPHONE SERVICE TO BE PROVIDED BY SBC.
6. CABLE TV SERVICE TO BE PROVIDED BY TIME WARNER CABLE.
7. DEVELOPER HAS ELECTED TO PAY THE PARK FEE IN LIEU OF PARKLAND DEDICATION.
8. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5. DIVISION.2:35-506(q.)
9. ZONING IS PUD, MF33

DEVELOPMENT PLAN / SCHEDULE

				SCHEDULE OF CONSTRUCTION
SINGLE FAMILY UNIT - 1	1.44 Acres	7	RESIDENTIAL LOTS + 1 AMENITY AREA	MARCH '05
SINGLE FAMILY UNIT - 2	0.86 Acres	7	RESIDENTIAL LOTS	AUGUST '05
SINGLE FAMILY UNIT - 3	0.84 Acres	7	RESIDENTIAL LOTS	DECEMBER '05
SINGLE FAMILY UNIT - 4	0.86 Acres	7	RESIDENTIAL LOTS	APRIL '06
TOTAL	3.9984 Acres	28 SINGLE FAMILY LOTS DENSITY = 7 LOTS/ACRE.		

THIS WILL BE A PLANNED UNIT DEVELOPMENT WITH INDIVIDUALLY-OWNED LOTS. LINKED BY A PRIVATE, "COMMON AREA" ACCESS EASEMENT

PROPERTY CURRENTLY PLATTED AS LOT 1, N.C.B. 17859

PROPERTY USE: ATTACHED AND/OR DETACHED SINGLE FAMILY HOMES

PLAN HAS BEEN ACCEPTED BY
DSDA Robert A. Sun
3/29/05 817
(date) (number)
If no plats are filed, plan will expire
On 9/28/06
1st plat filed on

RECEIVED
05 MAR 30 AM 10:44
LAND DEVELOPMENT SERVICES DIVISION

DEVELOPER:
D. F. LAND Co., L.P.
c/o REGENT COMMUNITIES, INC.
5949 SHERRY LANE, SUITE 1225
DALLAS, TEXAS 75225
PHONE No. (214) 987-9908

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
Tel. No. (210) 545-1122 Fax No. (210) 545-9302 www.mbceng.com

BITTERS POINT VILLAS
MASTER DEVELOPMENT PLAN

REVISIONS: DATE	NO.	DESCRIPTION	BY
3-24-05	1	INCREASED INSIDE RADII AT INTERSECTIONS; INCREASED WIDTH OF CENTER LANE TO 26'	R.A.L.

DESIGN R. A. L.
DRAWN P. A. E.
CHECKED
DATE NOV. 2004
JOB NO. 1-8920/1275
SHT. 1 of 1

ORIGINAL IN GREEN

10:19:19 AM - 03/24/2005 - pamyel
P:\1275\8920-Bitters Pt\cad\MDP.dgn

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