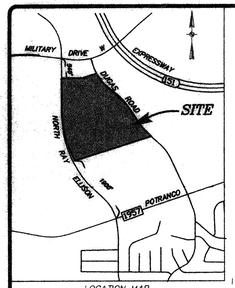
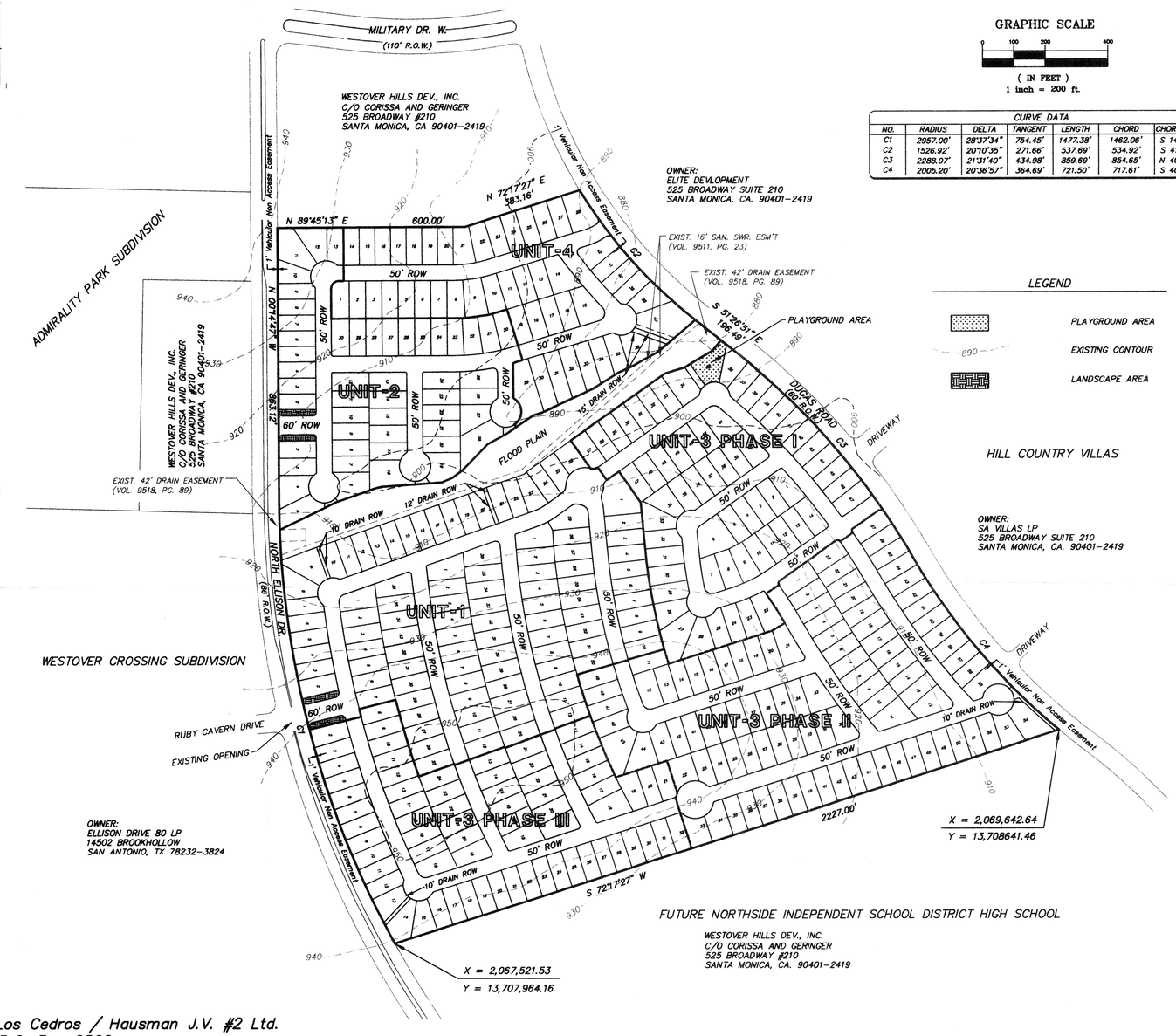
PLAN ID NUMBER 725-A

PLAN HAS BEEN ACCEPTED BY
COSA
3-14-03 (date) 725-A (number)
If no plats are filed, plan will expire
On 9-12-04
1st plat filed on



LOCATION MAP
SCALE: 1" = 2000'



SCALE: 1" = 200'

GRAPHIC SCALE

0 100 200 400

(IN FEET)
1 inch = 200 ft.

CURVE DATA						
NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	2957.00'	28°37'34"	754.45'	1477.38'	1462.06'	S 14°33'33" E
C2	1526.92'	20°10'35"	271.66'	537.69'	534.92'	S 41°21'34" E
C3	2288.07'	21°31'40"	434.98'	859.69'	854.65'	N 40°41'01" W
C4	2005.20'	20°36'57"	364.69'	721.50'	717.61'	S 40°13'39" E

LEGEND

- PLAYGROUND AREA
- 890 EXISTING CONTOUR
- LANDSCAPE AREA

NOTES:

1. Original POADP was accepted by the City of San Antonio Development review Committee on 5/17/91, File #110.
2. Development Right Permit #250 start 5/6/87 and expires 9/01/07
3. The bearings and coordinates shown are based on the Texas State Plane Coordinate System, South Central Zone, NAD83 and tied to National Geodetic Survey Station San Antonio R.P.R. PID No. AY2157.
4. Water from Service Level 7 and Sanitary Sewer service with active sewer service contract through City Ordinance No. 58469, to be provided by the San Antonio Water System.
5. Gas and Electric services to be provided by City Public Service.
6. Telephone Service to be provided by Southwestern Bell Telephone Company.
7. Cable T.V. to be provided by Time Warner Cable.
8. All streets and drains within the development will be dedicated to the public
9. All Streets are local Type "A" except the portions of the street connecting to North Ellison Drive will be local Type "B".
10. The Developer will pay a fee in lieu of dedicating the required parks or open space.
11. This Development will include sidewalks along the street right-of-ways.
12. Land Uses –

Flood Plain	–	3.64 Acres
Playground Area	–	0.19 Acre
Landscape Area	–	0.21 Acre
Single Family Residential	–	80.96 Acres
Total Area	–	85.00 Acres

Single Family

Unit–1	100 Lots
Unit–2	50 Lots
Unit–3 Phase I	61 Lots
Unit–3 Phase II	97 Lots
Unit–3 Phase III	70 Lots
Unit–4	48 Lots

Total Number of Lots	–	426 (50' X 120')
Lot Density	=	5.01 Lots Per Acre

Owner: Los Cedros / Hausman J.V. #2 Ltd.
P.O. Box 6862
San Antonio, Texas 78209

Developer: Los Cedros / Hausman J.V. #2 Ltd.
Connell Barron, Inc., General Partner
P.O. Box 6862
San Antonio, Texas 78209

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

This Master Development Plan is hereby approved by the City of San Antonio Director of Planning Department.

EMIL R. Moncivais, AICP, AIA — DATE

REVISIONS

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 MAR -4 PM 2:01

11815 WARFIELD
SAN ANTONIO, TX 78216
Tel: (210) 828-3529
Fax: (210) 828-3530
odeengineers@overbydescamps.com

OVERBY DESCAMPS ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEYING

Magnolia Heights Subdivision
Formerly Known as Westover 85 Acre Tract
Master Development Plan

PROJECT NO. 042100
DATE 08/15/2002
DRAWN JAS CHECKED ED
SHEET 1 OF 1

M:\Land Projects R2\042100\dwg\42100MDP.dwg 02/27/2003 03:57:44 PM CST