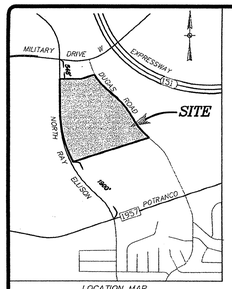
PLAN ID NUMBER 725



LOCATION MAP
SCALE: 1"= 2000'

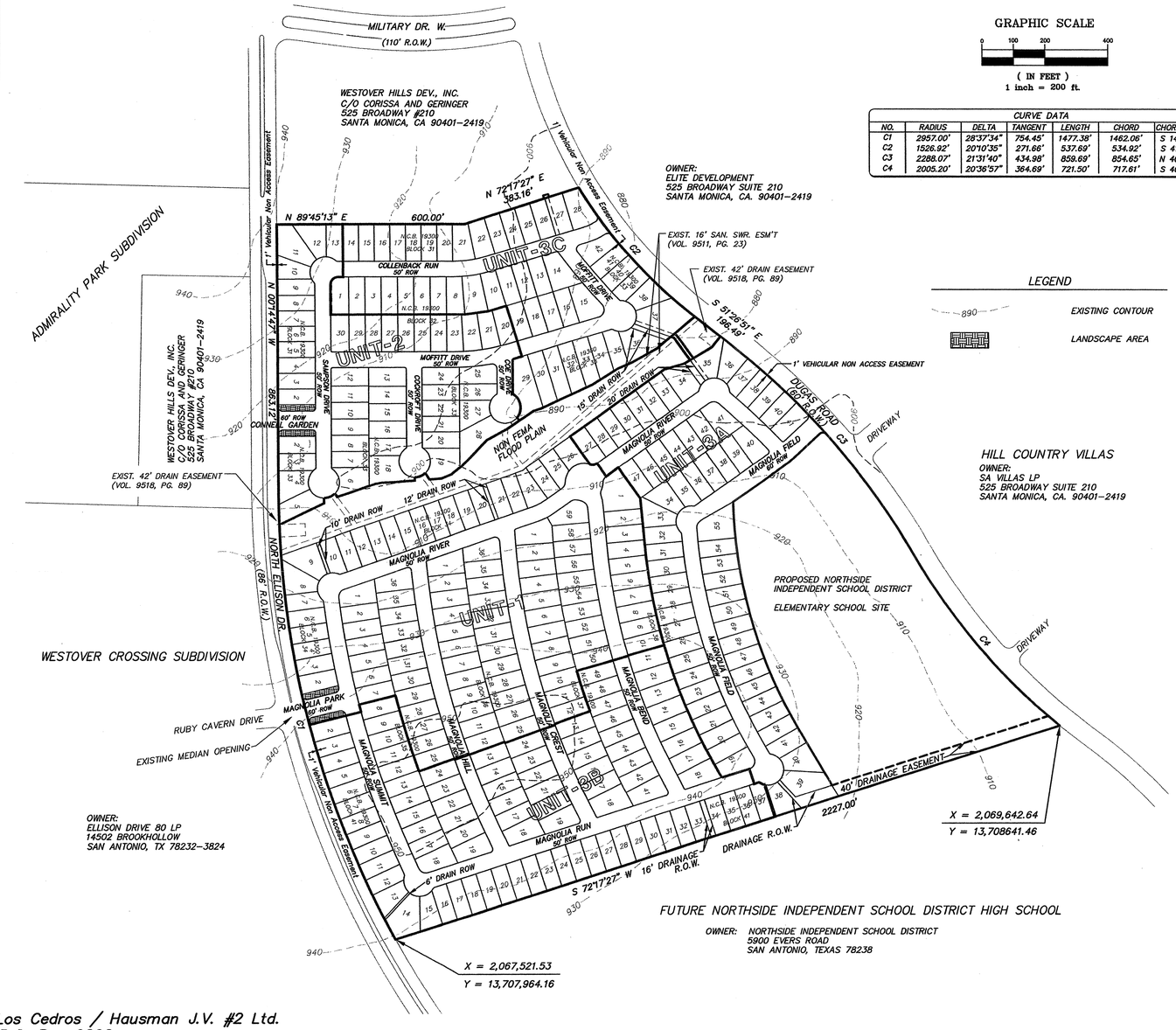
SCALE: 1"= 200'

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

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. Subsequent Master Development Plan accepted by the City of San Antonio on March 26, 2002. Plan ID Number 725.
3. Development Right Permit #250 start 5/6/87 and expires 9/01/07
4. 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.
5. 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.
6. Gas and Electric services to be provided by City Public Service.
7. Telephone Service to be provided by Southwestern Bell Telephone Company.
8. Cable T.V. to be provided by Time Warner Cable.
9. All streets and drains within the development will be dedicated to the public
10. All Streets are local Type "A" except Magnolia Park and Connell Garden connecting to North Ellison Drive and a portion of Magnolia Field, along the NSISD Elementary School Site connecting to Dugas Road will be local Type "B".
11. The Developer will pay a fee in lieu of dedicating the required parks or open space.
12. This Development will include sidewalks along the street right-of-ways.
13. Land Uses –

Flood Plain	– 3.64 Acres
NISD School Site	– 14.06 Acres
Landscape Area	– 0.21 Acres
Single Family Residential	– 67.09 Acres
Total Area	– 85.00 Acres

Single Family

Unit–1	102 Lots
Unit–2	41 Lots
Unit–3A	64 Lots
Unit–3B	88 Lots
Unit–3C	48 Lots

Total Number of Lots – 350 (50' X 120')
Lot Density = 4.94 Lots Per Acre

PLAN HAS BEEN ACCEPTED BY
CCSA
3-22-04 # 725-B
(Date) (Plan ID #)
If no plats are filed, plan will expire
On 9-21-05
1st plat filed on

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

EMIL R. Moncivais, AICP,AIA — DATE

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

EDUARDO J. DESCAMPS 4082 LICENSED
03/09/04

REVISIONS

03/09/04 REVISED MAGNOLIA FIELD TO 60' ROW AT ENTRANCE FROM DUGAS ROAD.

11815 WARFIELD
SAN ANTONIO, TX 78216
Tel: (210) 828-3520
Fax: (210) 828-3399
ode@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 12/05/03
DRAWN BA CHECKED ED
SHEET 1 OF 1

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