LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

- 217 RESIDENTIAL UNITS
- TOTAL ACREAGE 39.77 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

## APPROXIMATE UNIT SCHEDULE

| UNIT | ACRES | LOTS | DENSITY (LOTS/ACRE) |
|---|---|---|---|
| 1 | 15.36 | 76 | 4.9 |
| 2 | 14.34 | 85 | 5.9 |
| 3 | 10.07 | 56 | 5.6 |
| TOTAL | 39.77 | 217 | 5.5 |

## APPROXIMATE AREA SUMMARY

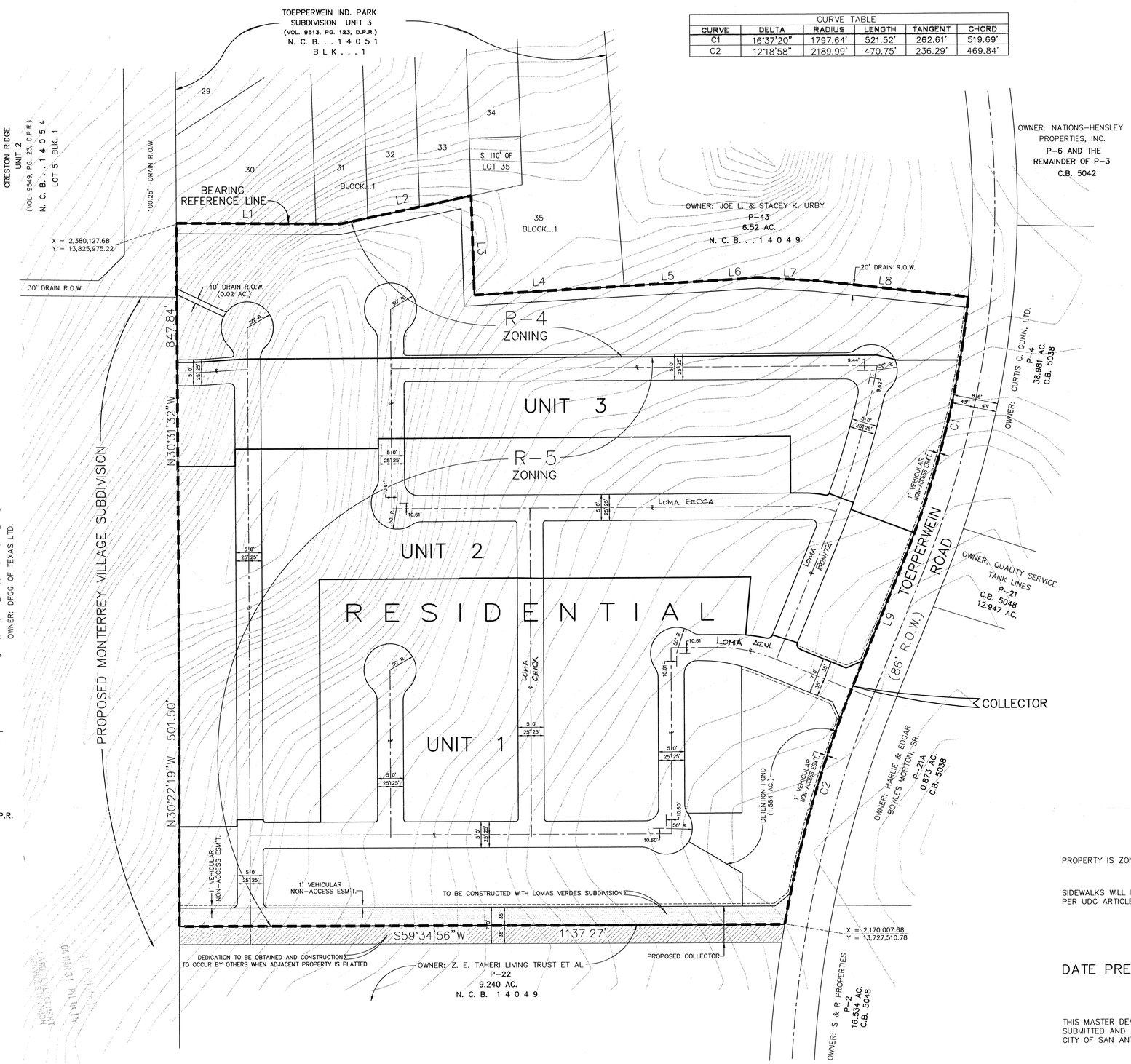
| | |
|---|---|
| DRAIN R.O.W. | 0.81 AC. |
| STREET DEDICATION | 8.80 AC. |
| SINGLE FAMILY | 28.61 AC. |
| DETENTION POND | 1.55 AC. |
| TOTAL | 39.77 ACRES |

NOTES:

1. BEARING REFERENCE SOURCE IS VOLUME 9513, PAGE 123 D.P.R.
2. ALL STREETS ARE TYPE "A" UNLESS SHOWN OTHERWISE.
3. LOCAL "A" STREETS SHOWN HEREON ARE FOR PLANNING PURPOSES ONLY AND ARE SUBJECT TO REVISION AT THE TIME OF PLATTING.
4. ALL STREETS SHOWN HEREON ARE PUBLIC STREETS.
5. A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS THAT ARE ADJACENT TO AN ARTERIAL OR COLLECTOR STREET.
6. R.O.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE PLAN.

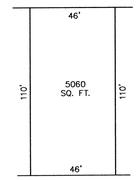
PARK DEDICATION CALCULATION:
217 LOTS / 114 (LOTS/ACRE) = 1.9 AC.
VALUE PER ACRE DETERMINED SEPARATELY

OWNER/DEVELOPER:
DFGG OF TEXAS, LTD.
15102 JONES MALTSBERGER, STE. 101
SAN ANTONIO, TEXAS 78216
PHONE: (210) 497-3385




| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | LENGTH | TANGENT | CHORD |
| C1 | 16°37'20" | 1797.64' | 521.52' | 262.61' | 519.69' |
| C2 | 12°18'58" | 2189.99' | 470.75' | 236.29' | 469.84' |

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | LENGTH |
| L1 | N60°02'02"E | 313.94' |
| L2 | N47°41'02"E | 257.30' |
| L3 | S32°02'58"E | 190.25' |
| L4 | N56°24'02"E | 288.31' |
| L5 | N56°24'44"E | 166.45' |
| L6 | N56°02'44"E | 92.28' |
| L7 | N62°59'44"E | 109.25' |
| L8 | N65°48'44"E | 294.88' |
| L9 | S08°10'12"E | 266.08' |




MINIMUM LOT SIZE
NOT TO SCALE
ACTUAL LOT SIZE MY DIFFER BASED ON MARKET DEMAND

UTILITIES

WATER: S.A.W.S.
SEWER: S.A.W.S.
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: S.W. BELL TELEPHONE CO.

PLAN HAS BEEN ACCEPTED BY
COSA Robert Sun
(date) 4/06/04 (initials) 781
If no plats are filed, plan will expire
On 10/06/05
1st plat filed on

PROPERTY IS ZONED R-4, R-5.

SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION.2: 35-506(q.)

PLAN HAS BEEN ACCEPTED BY
COSA
(date) (initials)
If no plats are filed, plan will expire
Co.
1st plat filed on

DATE PREPARED : 11/12/03

THIS MASTER DEVELOPMENT PLAN OF LOMAS VERDES SUBDIVISION HAS BEEN SUBMITTED AND APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED.

DATED THIS _____ DAY OF _____ A.D.,

BY: _____
DIRECTOR OF PLANNING

CITY PLAN #_____

# MASTER DEVELOPMENT PLAN for LOMAS VERDES SUBDIVISION

A TCB INC. Company
W.F.CASTELLA & ASSOCIATES, INC.
Engineers – Surveyors – Planners
6800 Park Ten Blvd., Suite 180 South – San Antonio, Texas 78213 – (210)734-5351

REVISIONS:
2/11/04 – REVISED LAYOUT

| | |
|---|---|
| JOB NO. | 052281748.01 |
| FILE: | ~ |
| DATE: | 11/12/03 |
| DESIGN: | ~ |
| DRAWN: | R.R. |
| CHECKED: | |
| SHEET | 1 OF 1 |