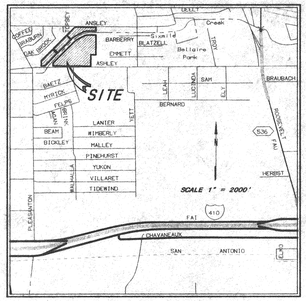
KINGSBOROUGH VILLAGE
MASTER DEVELOPMENT PLAN



LOCATION MAP

CURVE DATA						
C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
1	017°52'22"	245.00'	38.53'	76.43'	N 53°51'23" E	76.12'
2	027°35'59"	267.29'	65.65'	128.76'	N 76°35'34" E	127.51'
3	027°35'59"	377.29'	92.67'	181.74'	S 76°35'34" W	179.99'
4	017°52'22"	355.00'	55.82'	110.74'	S 53°51'23" W	110.29'

LINE DATA		
T NO.	DIRECTION	DISTANCE
1	N 00°02'57" E	73.63'
2	S 44°55'12" W	48.68'
3	N 88°15'13" E	21.83'

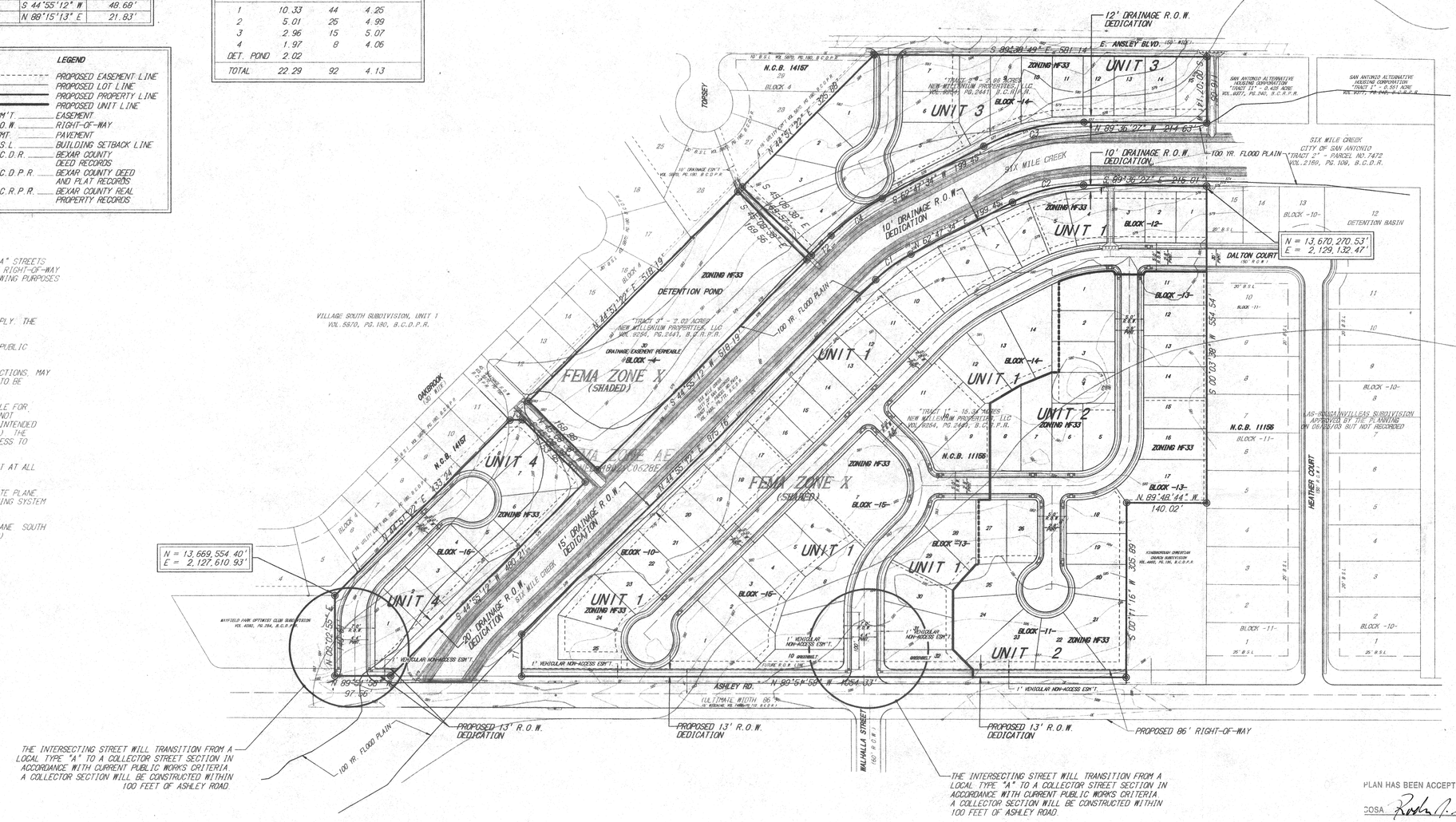
DEVELOPMENT PHASES			
UNIT	ACRES	LOTS	DENSITY (UNITS/AC.)
1	10.33	44	4.25
2	5.01	25	4.99
3	2.96	15	5.07
4	1.97	8	4.06
DET. POND	2.02		
TOTAL	22.29	92	4.13

LEGEND

- PROPOSED EASEMENT LINE
- PROPOSED LOT LINE
- PROPOSED PROPERTY LINE
- PROPOSED UNIT LINE

ESM'T. — EASEMENT
R.O.W. — RIGHT-OF-WAY
PVMT. — PAVEMENT
B.S.L. — BUILDING SETBACK LINE
B.C.D.R. — BEXAR COUNTY DEED RECORDS
B.C.D.P.R. — BEXAR COUNTY DEED AND PLAT RECORDS
B.C.R.P.R. — BEXAR COUNTY REAL PROPERTY RECORDS

100' 50' 0 100' 200'
1 INCH = 100 FT.
GRAPHIC SCALE



GENERAL NOTES

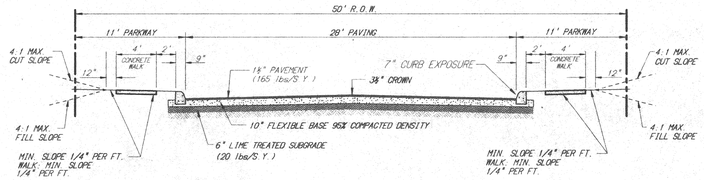
1. ALL PROPOSED STREETS ARE GENERALLY PLANNED AS LOCAL TYPE "A" STREETS WITH 28 FEET OF PAVEMENT WITH IN A 50 FOOT RIGHT-OF-WAY. THE RIGHT-OF-WAY AND PAVEMENT WIDTHS MAY BE ADJUSTED AS REQUIRED FOR THE FOLLOWING PURPOSES:
   a. AS REQUIRED BY CITY ORDINANCE
   b. TO ACHIEVE TRAFFIC CALMING
   c. TO COMPLY WITH THE TIA
2. WATER SERVICE WILL BE PROVIDED THROUGH A CENTRAL WATER SUPPLY. THE WATER PURVEYOR IS BEXAR METROPOLITAN WATER DISTRICT.
3. SANITARY SEWER SERVICE WILL BE PROVIDED BY SAWS THROUGH A PUBLIC COLLECTION SYSTEM AND OFFSITE TREATMENT.
4. ADDITIONAL BUILDING SETBACK RESTRICTIONS, AND OTHER RESTRICTIONS, MAY BE ESTABLISHED BY THE SUBDIVISION COVENANTS AND RESTRICTIONS TO BE FILED BY SEPARATE INSTRUMENT.
5. PROPERTY OWNERS ARE HEREBY ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E., NO STRUCTURES, SEPTIC TANKS AND DRAIN FIELDS, ETC.). THE GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
6. 1/2-INCH DIAMETER IRON RODS (WITH PLASTIC CAPS) WILL BE SET AT ALL PROPERTY CORNERS.
7. ALL BEARINGS AND DISTANCES REFERENCED HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE (NAD'83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS). THE GRID TO SURFACE SCALE FACTOR IS: 1.000190.
8. NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS).

SIDEWALK NOTE:

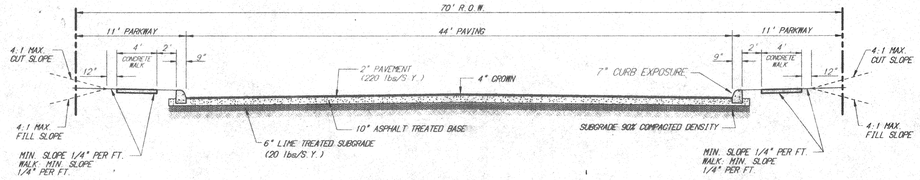
1. SIDEWALKS WILL BE CONSTRUCTED WITHIN THE SUBDIVISION AND ADJACENT TO ASHLEY ROAD AND ANSLEY BLVD. IN ACCORDANCE WITH CITY OF SAN ANTONIO CRITERIA.

PARK DEDICATION NOTE:

1. THE DEVELOPER PLANS TO PAY APPROPRIATE FEES AS REQUIRED BY THE CITY OF SAN ANTONIO IN LIEU OF PROVIDING PARK SPACE.



1 LOCAL TYPE "A" STREET SECTION



2 COLLECTOR STREET SECTION

PREPARED BY: BROWN ENGINEERING COMPANY
ATTN: J. STEVEN BROWN
1000 CENTRAL PARKWAY N., SUITE 100
SAN ANTONIO, TEXAS 78232
TELEPHONE (210) 494-5511

OWNER/DEVELOPER: COMMUNITY DEVELOPERS, L.P. BY COMMUNITY DEVELOPERS MANAGEMENT, L.L.C.
BY: ALLEN GHORMLEY
454 SOLEDAD, SUITE 300
SAN ANTONIO, TEXAS 78205
TELEPHONE (210) 223-7900

PLAN HAS BEEN ACCEPTED BY
COSA Robert A. Soto
6/14/04 788
(date) (number)
If no plats are filed, plan will expire
On 12/14/05
1st plat filed on

THIS PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO

CHAIRPERSON DATE

SECRETARY DATE

MASTER PLAN NO. ____

THIS IS NOT A LAND TITLE SURVEY

No.	Date	REVISIONS	App.
1	04 JUN 13	OFFICE OF CITY ENGINEER	
2	04 JUL 13	OFFICE OF CITY ENGINEER	

DRAWN BY: DLP — CHECKED BY: KEN — DATE: 3 Jun 2004
C:\Documents and Settings\dlp\Desktop\Projects\Ventana\Ashley\Design\Master_dev_plan02.dgn

BROWN ENGINEERING CO.
ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

DWN ___ CAD ___ APP ___ — DATE: 01/22/2004
JOB NO. 386-201-11

VENTANA COMMUNITIES
KINGSBOROUGH VILLAGE SUBDIVISION
MASTER DEVELOPMENT PLAN

SHEET NO. 1 OF 1