MONTICELLO RANCH SUBDIVISION

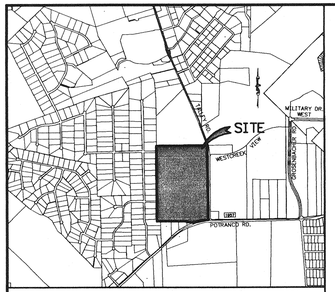
MASTER DEVELOPMENT PLAN

DATE : MARCH, 2004

RECEIVED
04 JUL -30 PM 12:13
LAND DEVELOPMENT SERVICES DIVISION

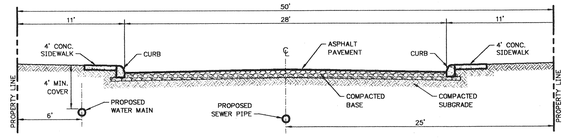
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 JUL -2 PM 12:19

PLAN HAS BEEN ACCEPTED BY
COSA
08.02.04 #790
(date) (number)
If no plats are filed, plan will expire
On 02.01.06
1st plat filed on

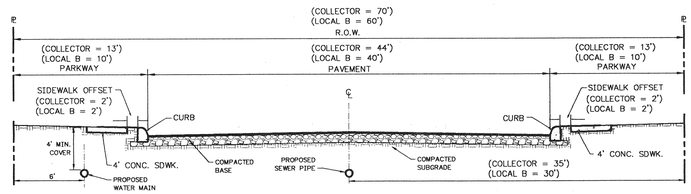


LOCATION MAP N.T.S.

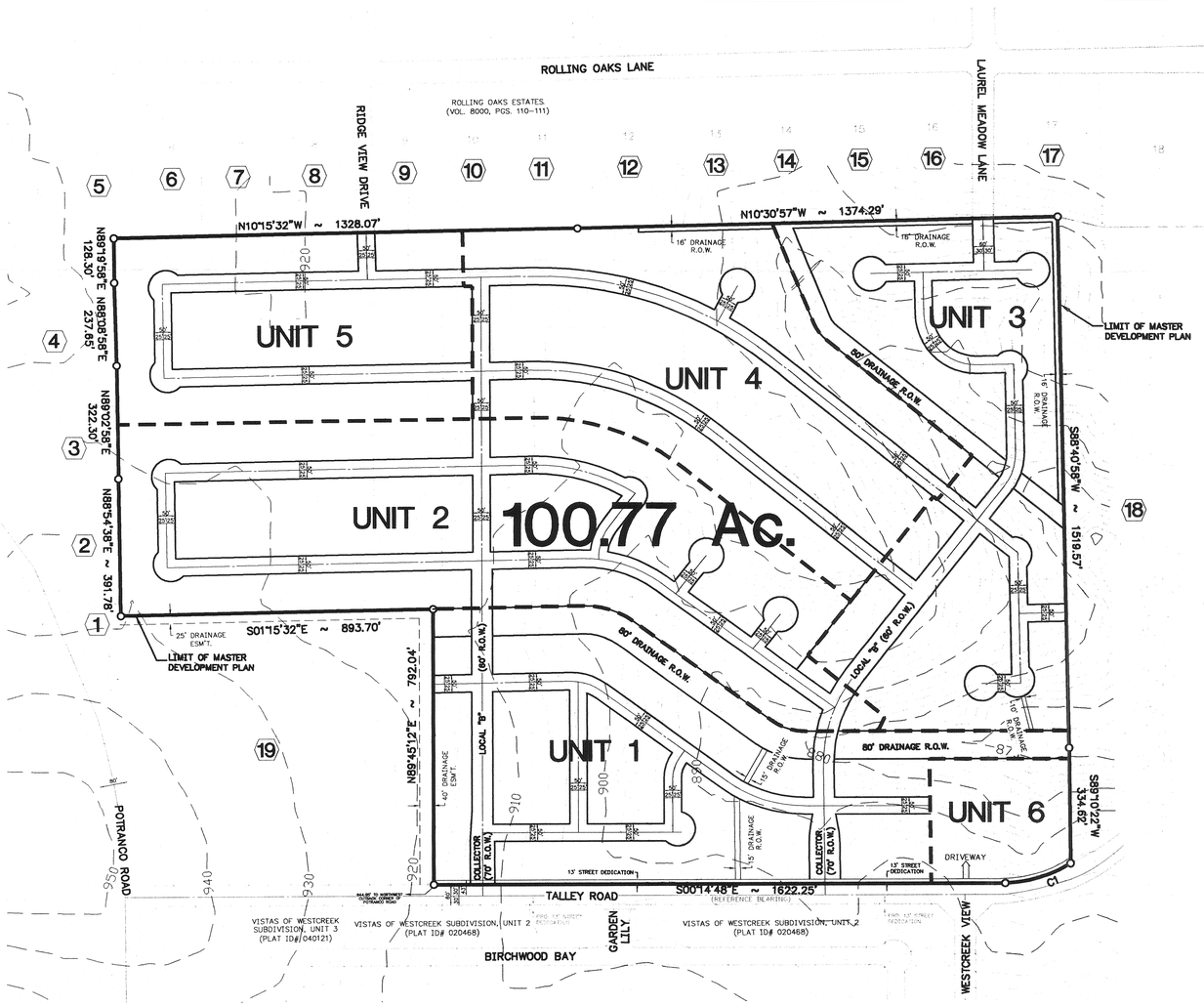
SCALE: 1" = 200'
200 0 100 200



TYPICAL LOCAL "A" STREET CROSS-SECTION



TYPICAL COLLECTOR & LOCAL "B" STREET CROSS SECTION



PROPERTY OWNERSHIP:

1. AMERICAN PROPERTIES, L.L.C.
2. FERNANDEZ, ERNESTO R. & LUCY A.
3. FERRELLGAS, INC.
4. LUTZ, THOMAS F. & TRUDY ANN
5. SIEVERS, CHARLES L. & BILLIE O., REVOCABLE L/TR
6. PELTER, RODULPHE L. & BERNADETTE
7. ALMARAZ, GLORIA M.
8. RAIMOND, WILLIAM JASPER & BEVERLY ANN
9. ALEXANDRA, BG A.K.A. BILLY G. ALEXANDRA
10. FLUITT, BRADLEY & DIANE
11. CUBRIEL, RAYMOND PATRICK
12. DANGERFIELD, OLEAN B. & EVELYN
13. DELEON, STEPHEN D. & ALMA D.
14. TEPPERMAN, MARK S. & JUDITH H.
15. MORALES, ELIZABETH, ETAL
16. ROMERO, FELICIDAD
17. CASTILLO, ALEX P. & HERLINDA
18. BARRERA, ROY R. Sr., ETAL
19. PERSYN, STEVEN G., ETAL

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	31°16'16"	386.19'	210.78'	108.08'

DEVELOPMENT SUMMARY				PHASING
ITEM	ACRES	# UNITS	DU./Ac.	SEQUENCE
UNIT 1	21.32	94	4.41	2
UNIT 2	25.47	152	5.96	3
UNIT 3	18.94	95	5.02	4
UNIT 4	19.31	119	6.16	5
UNIT 5	12.50	86	6.88	6
UNIT 6	3.22	1	0.31	1
TOTAL DEVELOPMENT	100.77	546	5.41	–

OPEN SPACE CALCULATION METHOD: 546 OF LOTS x 0.009 = 4.91 AC. REQUIRED

LEGAL DESCRIPTION

100.77 ACRES OF LAND OUT OF A 116.77 ACRE TRACT RECORDED IN BEXAR COUNTY DEED AND PLAT RECORDS, VOLUME 5569, PAGE 1827; BEING OUT VICENTE HERNANDEZ SURVEY NO. 200-¾, ABS. NO. 1181, COUNTY BLOCK 4356 AND THE ANTONIO MONTELVO SURVEY NO. 200-⅛, ABS. NO. 539, COUNTY BLOCK 4253, BEXAR COUNTY, TEXAS.

NOTE:

CUL-DE-SAC STREETS LONGER THAN 500 L.F. SHALL ADHERE TO THE CSA U.D.C. MINIMUM 30' PAVEMENT REQUIREMENT.

ORIGIN OF STATE PLANE COORDINATES
NGS MARK MILLER PID AY0121

THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.

THE PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.

WATER SERVICE WILL BE PROVIDED BY BEXAR METROPOLITAN WATER DISTRICT.

THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.

A VARIABLE SIGHT DISTANCE CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, 2001 EDITION.

UNIT 6 IS RESERVED FOR BEXAR METROPOLITAN WATER DISTRICT PRODUCTION FACILITY AND SHALL OBTAIN DRIVEWAY ACCESS TO TALLEY ROAD.

THE ACREAGE FOR THE OPEN SPACE REQUIREMENT WILL BE PAID AS A FEE-IN-LIEU DURING THE PLATTING PROCESS.

LEGEND:

- MDP LIMITS
- PHASE LIMITS
- 8' HIGH PERIMETER FENCE
- EXISTING FEMA 100-YEAR FLOOD PLAIN
- ULTIMATE 25-YEAR PLUS FREE BOARD FLOODPLAIN
- VARIABLE WIDTH DRAINAGE EASMENT

OWNER & DEVELOPER

CENTEX REAL ESTATE CORP.
1354 N. LOOP 1604 E. SUITE 108
SAN ANTONIO, TEXAS 78232
CONTACT PERSON: RICK PIERCE
PHONE: (210) 496-1985
FAX: (210) 828-0449

APPROVED
MASTER DEVELOPMENT PLAN
PLANNING COMMISSION
CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____

MONTICELLO RANCH SUBDIVISION
MASTER DEVELOPMENT PLAN

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
(210) 681-2951
INFO@MWCUDE.COM
WWW.MWCUDE.COM
FAX: (210) 523-7112

DATE	REVISION
4/19/04	MDP COMMENTS
6/30/04	CSA COMMENTS
7/8/04	CSA COMMENTS
7/23/04	TIA COMMENTS

DRAWN BY:	C.R.D.	DATE:	4/5/04	SHEET 1 OF 1	P4
CHECKED BY:	J.M.C.	JOB NO.:	199503		

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