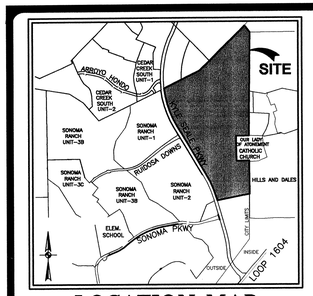
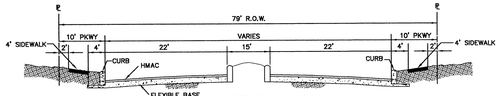


LOCATION MAP

SCALE: 1" = 2000'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	792.73'	3028.00'	398.64'	15°00'00"	790.47'	N23°40'35"W
C2	1128.54'	2657.00'	572.91'	24°20'10"	1120.08'	S19°00'30"E

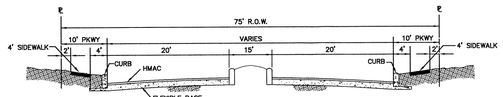
LINE TABLE		
LINE	LENGTH	BEARING
L1	94.69'	N88°31'51"W
L2	53.59'	S81°29'53"W
L3	208.71'	N89°24'33"W
L4	94.65'	N88°09'09"E
L5	8.92'	N61°10'35"W
L6	30.00'	S73°49'25"W
L7	55.06'	N16°10'35"W
L8	208.71'	S44°35'01"E
L9	208.71'	S45°24'59"W
L10	208.71'	N44°35'01"W
L11	208.71'	N45°24'59"E
L12	206.71'	N64°09'56"E
L13	208.71'	N25°50'04"W
L14	208.71'	S64°09'56"W
L15	208.71'	S25°50'04"E



SECTION "A-A"
COLLECTOR STREET WITH MEDIAN (79' R.O.W.)

N.T.S.

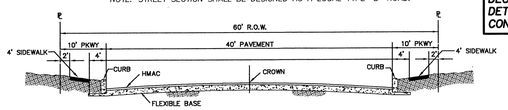
NOTE: STREET SECTION SHALL BE DESIGNED AS A COLLECTOR ROAD.



SECTION "B-B"
LOCAL TYPE B STREET WITH MEDIAN (75' R.O.W.)

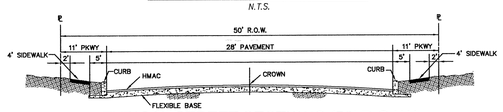
N.T.S.

NOTE: STREET SECTION SHALL BE DESIGNED AS A LOCAL TYPE "B" ROAD.



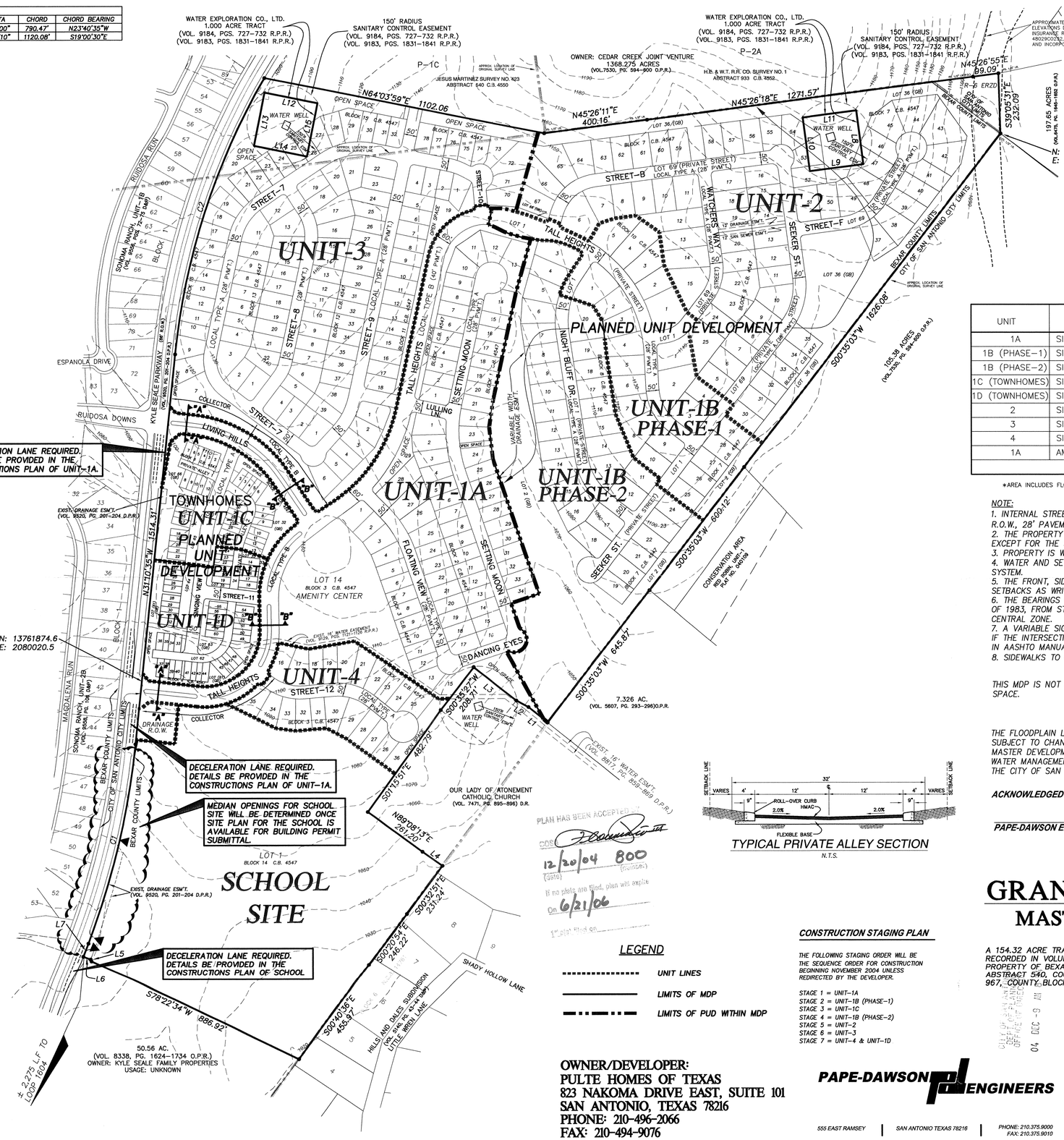
LOCAL TYPE "B" (60' R.O.W.)

N.T.S.



TYPICAL STREET SECTIONS (50' R.O.W.)

(LOCAL TYPE 'A' STREET) N.T.S.



AREA SUMMARY

LAND USE	AREA (Ac.)
SINGLE FAMILY RESIDENTIAL	91.93
TOWNHOUSE	6.16
SCHOOL	27.32
AMENITY CENTER	4.15
OPEN SPACE	24.76
TOTAL/AVERAGE	**154.32**

SINGLE FAMILY RESIDENTIAL UNITS

UNIT	LAND USE	GROSS* AREA (AC.)	BUILDABLE LOTS	DENSITY UNITS/AC.
1A	SINGLE FAMILY RESIDENTIAL	22.91	75	3.27
1B (PHASE-1)	SINGLE FAMILY RESIDENTIAL	9.96	24	2.41
1B (PHASE-2)	SINGLE FAMILY RESIDENTIAL	17.54	32	1.82
1C (TOWNHOMES)	SINGLE FAMILY RESIDENTIAL	4.46	39	8.74
1D (TOWNHOMES)	SINGLE FAMILY RESIDENTIAL	4.70	49	10.53
2	SINGLE FAMILY RESIDENTIAL	28.67	68	2.37
3	SINGLE FAMILY RESIDENTIAL	29.45	117	3.97
4	SINGLE FAMILY RESIDENTIAL	5.16	20	3.89
1A	AMENITY CENTER	4.15	1	4.15
	TOTAL/AVERAGE	127.00	426	3.35

*AREA INCLUDES FLOOD PLAIN (OPEN SPACE)

NOTE:

1. INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 28' PAVEMENT & 2-11' PARKWAYS, EXCEPT WHERE NOTED OTHERWISE.
2. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO EXCEPT FOR THE SMALL NORTHERN PORTION OF THIS PROJECT.
3. PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
4. WATER AND SEWER SERVICES WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
5. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
6. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
7. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, 2001 EDITION.
8. SIDEWALKS TO BE INSTALLED PER UDC, ARTCLE 5, DIVISION 2: 35-506 (Q)

THIS MDP IS NOT SUBJECTED TO THE REQUIREMENTS OF 35-503, PARKS AND OPEN SPACE.

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC. | PULTE HOMES OF TEXAS

TYPICAL PRIVATE ALLEY SECTION

N.T.S.

PLAN HAS BEEN ACCEPTED
12/20/04 800
If no plats are filed, plan will expire on 6/21/06

LEGEND

- UNIT LINES
- LIMITS OF MDP
- LIMITS OF PUD WITHIN MDP

CONSTRUCTION STAGING PLAN

THE FOLLOWING STAGING ORDER WILL BE THE SEQUENCE ORDER FOR CONSTRUCTION BEGINNING NOVEMBER 2004 UNLESS REDIRECTED BY THE DEVELOPER.

STAGE 1 = UNIT-1A
STAGE 2 = UNIT-1B (PHASE-1)
STAGE 3 = UNIT-1C
STAGE 4 = UNIT-1B (PHASE-2)
STAGE 5 = UNIT-2
STAGE 6 = UNIT-3
STAGE 7 = UNIT-4 & UNIT-1D

OWNER/DEVELOPER:
PULTE HOMES OF TEXAS
823 NAKOMA DRIVE EAST, SUITE 101
SAN ANTONIO, TEXAS 78216
PHONE: 210-496-2066
FAX: 210-494-9076

GRANDVIEW SUBDIVISION

MASTER DEVELOPMENT PLAN

A 154.32 ACRE TRACT OF LAND OUT OF THE 162.0 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 8433, PAGES 411-418 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE JESUS MARTINEZ SURVEY NO. 423, ABSTRACT 540, COUNTY BLOCK 4550 AND THE HEINRICH LEIFESTE SURVEY NO. 1, ABSTRACT 967, COUNTY BLOCK 4547 IN THE CITY OF SAN ANTONIO AND BEXAR COUNTY, TEXAS.

CITY OF SAN ANTONIO DEPT. OF PLANNING OFFICE OF PLANNING 04 DEC -9 AM

MDP PLAN NO.: _____
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE: NOV. 09, 2004 JOB NO. 6070-00

#800

Date: Dec 03, 2004, 10:30am User ID: RBidona
File: P:\60\70\00\Design\MASTER-OVERALL\MDP807000.dwg
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