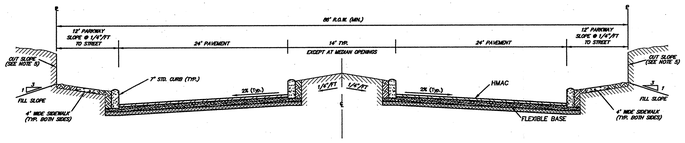
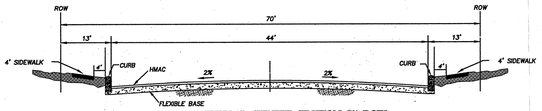
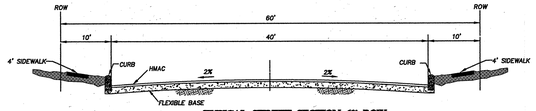


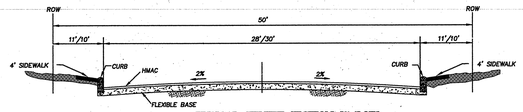
TYPICAL STREET SECTION (86' ROW)
SECONDARY ARTERIAL
(NOT TO SCALE)



TYPICAL STREET SECTION 70' ROW
COLLECTOR
(NOT TO SCALE)



TYPICAL STREET SECTION 60' ROW
LOCAL TYPE "B"
(NOT TO SCALE)



TYPICAL STREET SECTION 50' ROW
LOCAL TYPE "A"
(NOT TO SCALE)
*28' PAVEMENT UNLESS NOTED OTHERWISE

NOTES:
1. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
2. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
3. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
4. THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
5. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REUIREMENTS AS DEFINED IN AASHTO MANUAL, 2001 EDITION.
6. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION. 2: 35-506(q.). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 60 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 70 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
7. ALL STREETS ARE PUBLIC.
8. EMERGENCY VEHICLE ACCESS ONLY TO LAKESIDE AT CANYON SPRINGS PUD. KNOCK-DOWN TYPE GATE TO BE INSTALLED WITH LAKESIDE PROJECT.

PARK SPACE SUMMARY

REQUIRED PARK SPACE/ OPEN SPACE	425 LOTS X $\frac{1 \text{ ACRE}}{114 \text{ LOTS}}$	= 3.73 AC.

NOTE:
1) OWNER TO PAY FEE IN LIEU OF PARK DEDICATION
2) FEE AMOUNT TO BE DETERMINED AT TIME OF PLATTING

SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE

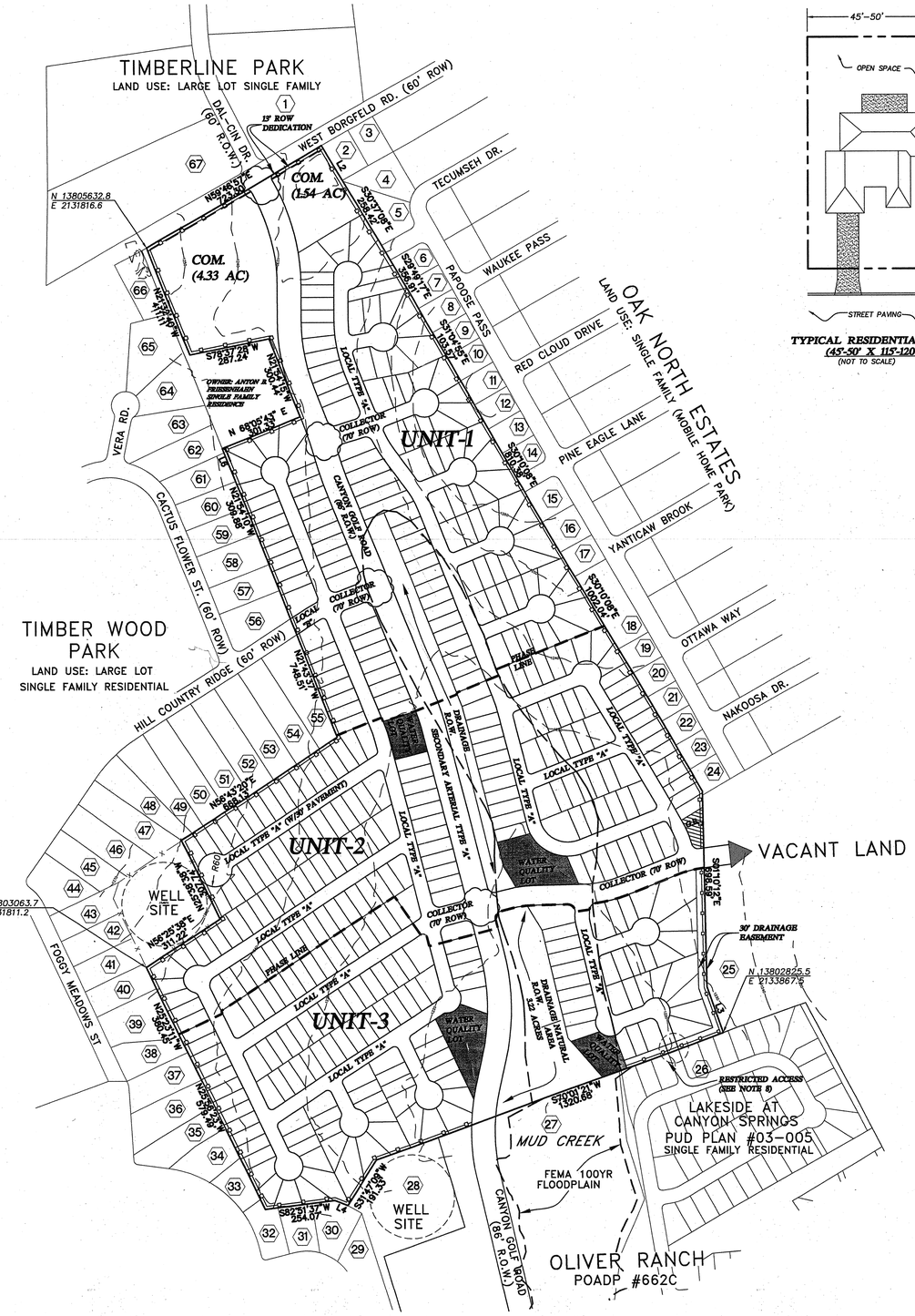
UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/Ac.)	FLOOD PLAIN/ NATURAL AREA (Ac.)	ESTIMATED COMPLETION DATE
1	SINGLE FAMILY RESIDENTIAL	31.00*	137*	4.42	1.46	JANUARY 2006
2	SINGLE FAMILY RESIDENTIAL	32.22	157	4.87	1.21	JANUARY 2007
3	SINGLE FAMILY RESIDENTIAL	29.78	131	4.40	5.79	JANUARY 2008
	TOTALS/AVERAGE	93.00	425	4.57	8.46	

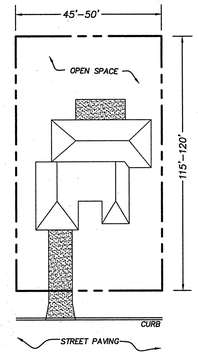
*DOES NOT INCLUDE COMMERCIAL TRACTS FRONTING BORGFELD ROAD. DEVELOPMENT TIMING ON THESE PARCELS IS UNKNOWN.

LAND USE TABLE

LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	75.63
COMMERCIAL	5.87
**DRAINAGE ROW/NATURAL AREA	8.46
PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	8.91
TOTALS	98.87

**INCLUDES MUD CREEK FLOOD PLAIN





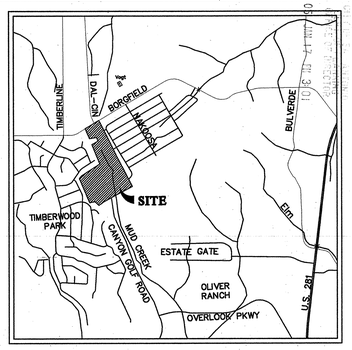
TYPICAL RESIDENTIAL LOT
(45'-50' X 115'-120')
(NOT TO SCALE)

LINE TABLE

LINE	LENGTH	BEARING
L1	19.17'	N59°46'57"E
L2	145.00'	S30°57'44"E
L3	174.42'	S19°58'39"E
L4	49.64'	S67°42'04"E
L5	65.40'	S19°04'52"E
L6	53.10'	S21°35'13"E

PROPERTY OWNERSHIP KEY:

1. SIVEK, EDWARD G.
2. GDOVIN, MATTHEW J.
3. GDOVIN, MATTHEW J.
4. GDOVIN, MATTHEW J.
5. GDOVIN, MATTHEW J.
6. JECMENEK, DORTHY
7. ST JAMES, HOLLEN
8. BRAUE, SCOTT & BETH A.
9. HANING, BRUCE T.
10. HANING, BRUCE T.
11. RAMIREZ, JUAN V.
12. AGUILAR, FELIX SARABIA
13. RIVERA, ERNESTO
14. DEWITZ, WOLFGANG J & THERESA
15. GONZALEZ, JOEL & HORTENCIA
16. RABORN, KENNETH C.
17. RAMIREZ, ROSEANN
18. GONZALEZ, RUBY L. & EDWARD J.
19. RUSS, ALEXANDER M.
20. BEARDSLEE, FRANK
21. BEARDSLEE, FRANK
22. FLORES, JOSE R. & MARIA MARTA
23. FLORES, JOSE R. & MARIA MARTA
24. JACKSON, DALE A
25. FRIESENHAHN, ANTON
26. WILSHIRE HOMES OF TEXAS
27. HPK VENTURES
28. MARCEAU, STEPHEN M. & EVA M.
29. JAMES, DENISE LOUISE HOYES
30. HERRE, JOE D. & KARLA L.
31. HERRE, JOE D. & KARLA L.
32. HARRELL, NORRIS E. & KATHRYN
33. MANN, DAID W. & LISA V.
34. ZOPPA, JUNE ELLEN & GLENN TERRANCE
35. COLE, FLOYD GENE & SALLY
36. GANAWAY, ROBERT L. & MELINDA
37. MOREAU, DAVID & SHARON
38. CARR, DONALD G. JR. & LISA M.
39. MERRITT, MARY BETH
40. MERRITT, MARY BETH
41. GONZALEZ, JOHN L. & LAURA R.
42. CATES, RONALD LEE & ANGELA M.
43. HOOD, FRANK D. & SANDRA D.
44. HOOD, FRANK D. JR. & SANDRA
45. HOOD, FRANK D. JR. & SANDRA
46. HOOD, FRANK D. JR. & SANDRA
47. SHUSSLER, CLINT W. & TERI SWOPE-SHUSSLER
48. FISCHER, ROBERT W. & LEE P.
49. GRAHAM, WARREN K. & VIRGINIA G.
50. ERNST, TODD A. & STACEY M.
51. KOEHLER, HEATH S. & LORI L.
52. JAMES, ROBERT BYRNE III & ANNIE M.
53. GOLLA, JEFFREY SCOTT & CHRISTINE
54. KELLY, RUSSELL
55. FLORES, ED
56. HUI, RICHARD K.
57. MCKINSKI, DANIEL & KAMILLA
58. EWERS, JAMES W.
59. EWERS, JAMES W.
60. GARCIA, VICTORIA ELAINE
61. FERGUSON, RUSSELL E. & SANDRA G.
62. ROSS, KATHERINE J. & LANNY R.
63. HSU, TZYY-WEN & MIAO-YA
64. LOZITO, MIKE & NELDA
65. HOELSCHER, RICHARD A. & SANDRA K.
66. DIBRELL, SAMUEL D. JR.
67. CONGRAM, ANTHONY R. & AMAL H.



LOCATION MAP
N.T.S.

SCALE : 1"=200'
0' 200' 400' 600'

LEGEND:

- FLOOD PLAIN
- PHASE LINE
- ③ OWNERSHIP INFORMATION SEE PROPERTY OWNERSHIP KEY
- 10' CONTOURS
- 8' PRIVACY FENCE
- ENTRY MONUMENT TO BE PLACED WITHIN R.O.W. BY DEVELOPER
- GREENBELT

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9010

DEVELOPER/OWNER:
RICK PIERCE
CENTEX HOMES
1354 NORTH LOOP 1604 EAST, #108
SAN ANTONIO, TEXAS 78232
PHONE: (210)496-1985

UTILITY PURVEYORS

SANITARY SEWER:	SAN ANTONIO WATER SYSTEM
WATER:	BEXAR MET
GAS AND ELECTRIC:	CITY PUBLIC SERVICE
TELEPHONE:	SOUTHWESTERN BELL TELEPHONE COMPANY

PLAN HAS BEEN ACCEPTED BY
COSA
1/20/05 802
(date) (number)
If no plats are filed, plan will expire on 7/22/06
1st plat filed on

FRIESENHAHN
MASTER DEVELOPMENT PLAN

PROPERTY LEGAL DESCRIPTION

A 98.87 ACRE, OR 4,305,906 SQ. FT. MORE OR LESS, TRACT OF LAND BEING OUT OF A 253.13 ACRE TRACT RECORDED IN VOLUME 6046, PAGE 833 OF THE OFFICIAL RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE GUADALUPE COLLEGE SURVEY NO. 418, ABSTRACT NO. 262 OF BEXAR COUNTY, TEXAS.

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. CENTEX HOMES

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

CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____

PAPE-DAWSON ENGINEERS
#802
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010
PREPARATION DATE: AUGUST, 2004 JOB NO. 6003-02

Date: Nov 30, 2004, 10:10am User ID: TDunaran
File: P:\60\03\00\Design\Civil\MDP6003X00.dwg