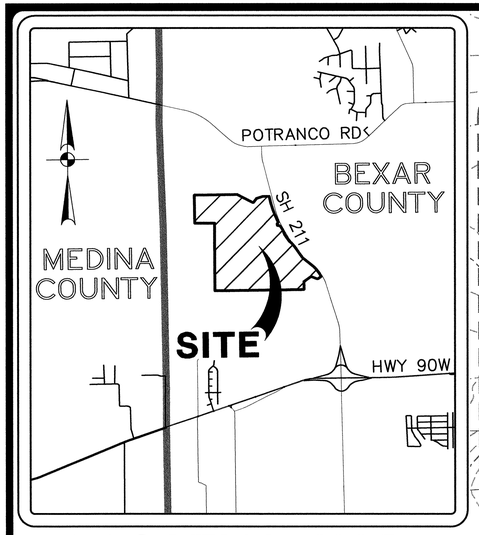
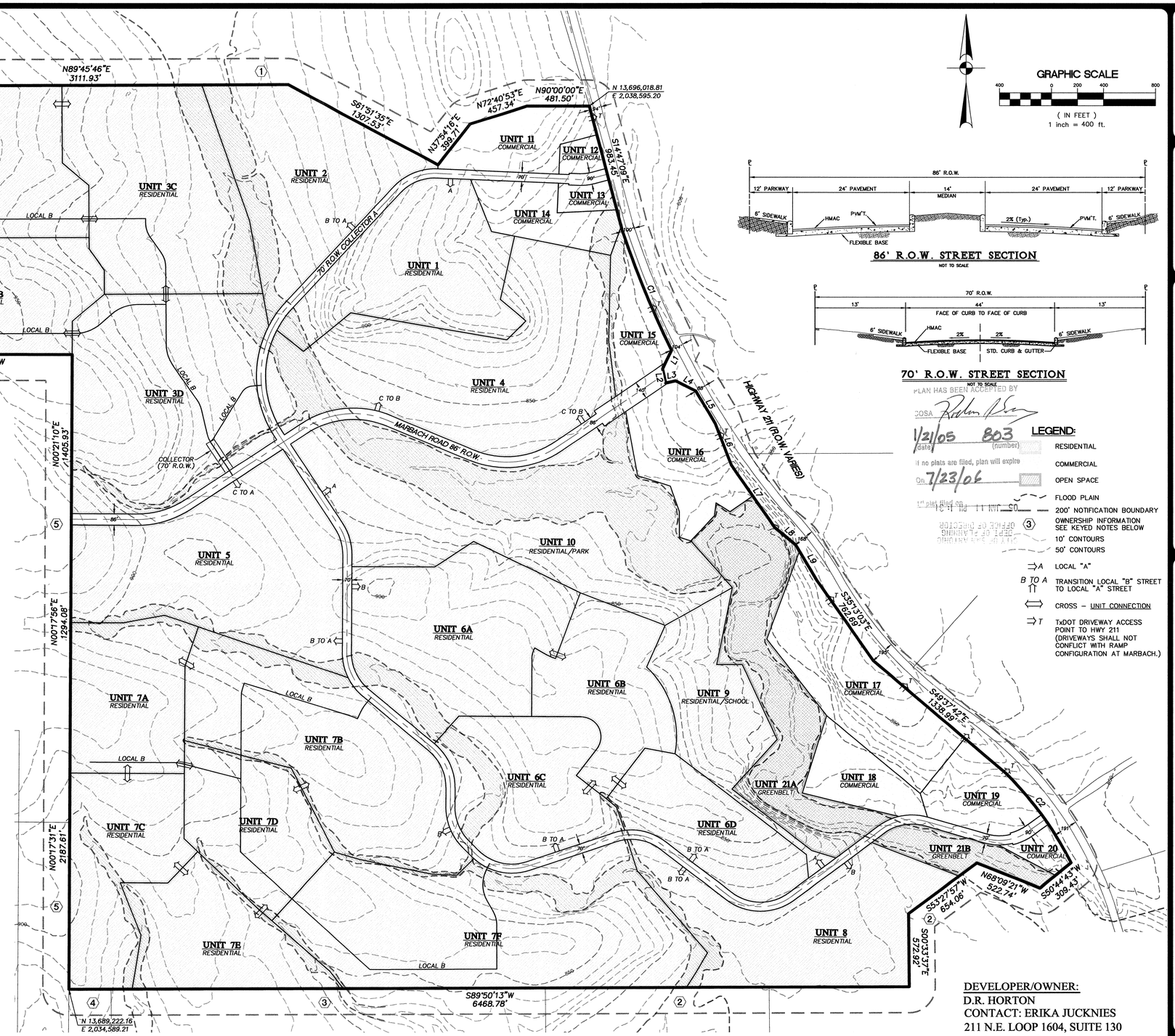


LOCATION MAP

SCALE: 1" = 5000'

LAND USE TABLE						
UNIT	LAND USE	SIZE-GROSS(AC.)	FLOOD PLAIN(AC.)	SIZE-NET(AC.)	# LOT	DENSITY
1	RESIDENTIAL	31.97	0.92	31.05	93	3.0
2	RESIDENTIAL	35.21	7.33	27.88	112	4.0
3A	RESIDENTIAL	37.67	0	37.67	170	4.5
3B	RESIDENTIAL	33.68	0	33.68	135	4.0
3C	RESIDENTIAL	44.26	7.44	36.82	147	4.0
3D	RESIDENTIAL	52.04	3.54	48.50	170	3.5
4	RESIDENTIAL	57.98	5.64	52.34	184	3.5
5	RESIDENTIAL	49.85	2.99	46.86	211	4.5
6A	RESIDENTIAL	41.55	3.47	38.08	171	4.5
6B	RESIDENTIAL	22.87	0.03	22.84	114	5.0
6C	RESIDENTIAL	27.21	3.68	23.53	82	3.5
6D	RESIDENTIAL	20.52	0.08	20.44	92	4.5
7A	RESIDENTIAL	24.12	1.55	22.57	169	3.5
7B	RESIDENTIAL	47.76	5.64	42.12	168	4.0
7C	RESIDENTIAL	26.50	1.89	24.61	111	4.5
7D	RESIDENTIAL	22.88	1.48	21.40	86	4.0
7E	RESIDENTIAL	23.99	2.70	21.29	85	4.0
7F	RESIDENTIAL	64.17	7.40	56.77	199	3.5
8	RESIDENTIAL	36.89	2.33	34.56	156	4.5
9	RES/SCHOOL	20.09	0	20.09	70	3.5
10	RES/PARK	65.96	31.27	34.69	122	3.5
11	COMMERCIAL	9.98	0	9.98		
12	COMMERCIAL	1.93	0	1.93		
13	COMMERCIAL	2.10	0.13	1.97		
14	COMMERCIAL	8.98	1.34	7.64		
15	COMMERCIAL	7.83	1.85	5.98		
16	COMMERCIAL	14.56	0	14.56		
17	COMMERCIAL	23.06	0	23.06		
18	COMMERCIAL	8.49	0	8.49		
19	COMMERCIAL	9.18	0	9.18		
20	COMMERCIAL	2.20	0.06	2.14		
21A	GREENBELT	30.33	23.47	6.86		
21B	GREENBELT	6.50	5.67	0.83		
	TOTAL	912.31	121.90	790.41	2846	
	STREETS	31.10				
	GRAND TOTAL:	943.41 ACRES				



86' R.O.W. STREET SECTION

NOT TO SCALE

70' R.O.W. STREET SECTION

NOT TO SCALE

PLAN HAS BEEN ACCEPTED BY

COSA

1/21/05 (date) 803 (number)

If no plats are filed, plan will expire

On 7/23/06

1st plat filed on

LEGEND:

- RESIDENTIAL
- COMMERCIAL
- OPEN SPACE
- FLOOD PLAIN
- 200' NOTIFICATION BOUNDARY
- ③ OWNERSHIP INFORMATION SEE KEYED NOTES BELOW
- 10' CONTOURS
- 50' CONTOURS
- ⇒A LOCAL "A"
- B TO A TRANSITION, LOCAL "B" STREET TO LOCAL "A" STREET
- ⇔ CROSS – UNIT CONNECTION
- ⇒T TxDOT DRIVEWAY ACCESS POINT TO HWY 211 (DRIVEWAYS SHALL NOT CONFLICT WITH RAMP CONFIGURATION AT MARBACH.)

NOTE:

1. ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 30' PAVEMENT AND 2–10' PARKWAYS, EXCEPT WHERE NOTED.
2. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
3. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
4. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
5. WATER SERVICE WILL BE PROVIDED BY BEXAR METROPOLITAN WATER DISTRICT.
6. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
7. 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.
8. 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, LATEST EDITION.
9. 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).

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. ***D.R. HORTON***

LINE TABLE		
LINE	LENGTH	BEARING
L1	159.12'	S25°43'07"W
L2	110.25'	S12°17'40"E
L3	78.30'	N77°34'37"E
L4	173.28'	S63°37'48"E
L5	292.55'	S30°51'17"E
L6	345.83'	S20°56'10"E
L7	580.54'	S34°50'41"E
L8	211.96'	S50°10'42"E
L9	308.83'	S30°54'30"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	1002.36'	7460.00'	501.94'	7°41'55"	1001.61'	S22°19'50"E
C2	853.60'	2664.79'	430.49'	18°21'12"	849.96'	N36°14'22"W

PROPERTY OWNERSHIP:

1. TEXAS RESEARCH AND TECHNOLOGY TRUST
2. T SLASH BAR TEXAS LTD
3. DIANE LOUISE STAHLEY C/O META KELLER
4. META K. KELLER
5. BRUCE H. BENGEL
6. CHARLES J. AND M.Y. HABY ET AL

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

DEVELOPER/OWNER:
D.R. HORTON
CONTACT: ERIKA JUCKNIES
211 N.E. LOOP 1604, SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2668
FAX: (210) 582-0961

APPROVED
MASTER DEVELOPMENT PLAN
PLANNING COMMISSION
CITY OF SAN ANTONIO

CHAIRMAN:_____ DATE:_____

SECRETARY:_____ DATE:_____

REVISIONS:

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

FELDER TRACT

MASTER DEVELOPMENT PLAN

JOB NO. 5974-01
DATE AUGUST 2004
DESIGNER AKP
CHECKED SLW DRAWN AKP

Date: Jan 08, 2005, 7:12am User ID: RMontez
File: P:\59\74100\Design\Civil\MDP59740D.dwg

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