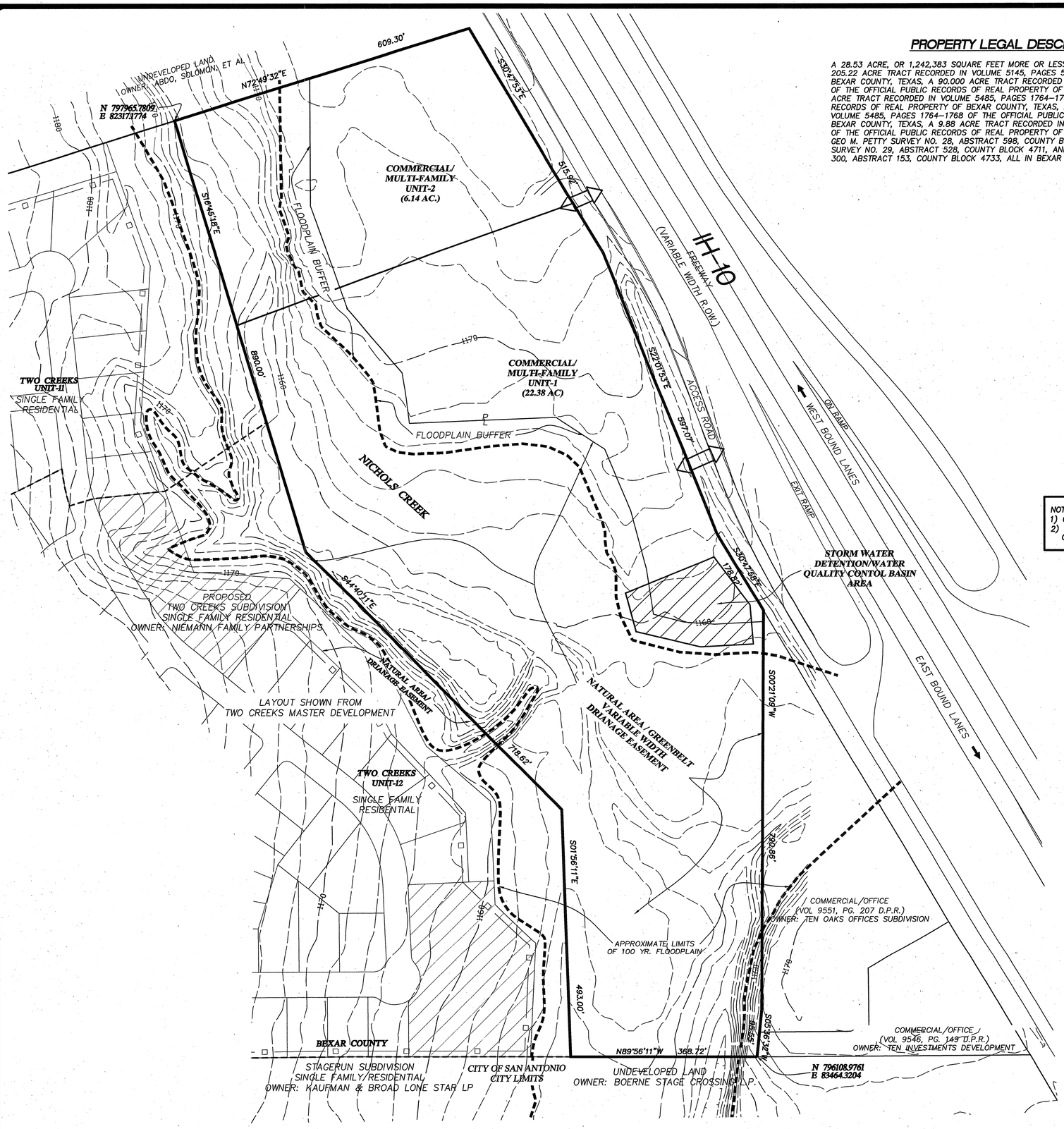
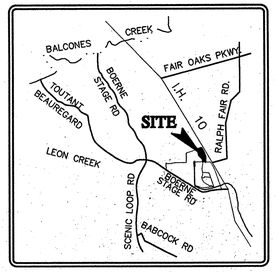


PROPERTY LEGAL DESCRIPTION

A 28.53 ACRE, OR 1,242,383 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF A 205.22 ACRE TRACT RECORDED IN VOLUME 5145, PAGES 554–558 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, A 90.000 ACRE TRACT RECORDED IN VOLUME 4725, PAGES 1375–1378 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, A 11.853 ACRE TRACT RECORDED IN VOLUME 5485, PAGES 1764–1768 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, A 3.40 ACRE TRACT RECORDED IN VOLUME 5485, PAGES 1764–1768 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, A 9.88 ACRE TRACT RECORDED IN VOLUME 4725, PAGES 1375–1378 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS,OUT OF THE GEO M. PETTY SURVEY NO. 28, ABSTRACT 598, COUNTY BLOCK 4712, THE JAS M. MCCOLLOCH SURVEY NO. 29, ABSTRACT 528, COUNTY BLOCK 4711, AND THE C. CARMONIA SURVEY NO. 300, ABSTRACT 153, COUNTY BLOCK 4733, ALL IN BEXAR COUNTY, TEXAS.

SCALE : 1"=100'

0' 100' 200' 300'



LOCATION MAP

NTS

LAND USE TABLE	
LAND USE	AREA (AC.)
COMMERCIAL/MULTI–FAMILY	9.73
FLOODPLAIN BUFFER	2.39
DRAINAGE ROW/NATURAL AREA*	16.40
TOTALS	28.52

*NICHOLS CREEK FLOOD PLAIN

LEGEND

FLOOD PLAIN

STORM WATER DETENTION / WATER QUALITY CONTROL BASIN AREA

PROPOSED DRIVEWAY

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. 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).

PARK SPACE SUMMARY

NOTE:
1) OWNER TO PAY FEE IN LIEU OF PARK DEDICATION.
2) FEE AMOUNT TO BE DETERMINED AT TIME OF PLATTING, IF OWNER ELECTS TO PURSUE A MULTI–FAMILY DEVELOPMENT

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. BITTERBLUE, INC.

PLAN HAS BEEN ACCEPTED BY

COSA

03/02/05 #811
(date) (number)

If no plats are filed, plan will expire

On 09/01/06

1st plat filed on

APPLICANT: BITTERBLUE INC.
11 LYNN BATTS LANE
SUITE 100
SAN ANTONIO, TEXAS 78218
OFFICE: (210) 828–6131
FAX: (210) 828–6137

ENGINEER: PAPE–DAWSON ENGINEERS
555 E. RAMSEY
SAN ANTONIO, TX 78216
OFFICE: (210) 375–9000
FAX: (210) 375–9010

UTILITY PURVEYORS

SANITARY SEWER:	SAN ANTONIO WATER SYSTEM
WATER:	SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC:	CITY PUBLIC SERVICE
TELEPHONE:	SOUTHWESTERN BELL
CABLE TELEVISION:	TIME WARNER CABLE

NICHOLS CREEK COMMERCIAL
MASTER DEVELOPMENT PLAN

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

PREPARATION DATE: NOVEMBER, 2004

JOB NO. 5605-80

#811

Date: Feb 28, 2005, 9:16am User ID: Townson
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