ACREAGE/DENSITY SUMMARY TABLE						
UNIT	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/Ac.)	FLOOD PLAIN/ NATURAL AREA (Ac.)	PARK SPACE (Ac.)
1	SINGLE FAMILY RESIDENTIAL	30.71	83	2.70	9.85	1.87
2	SINGLE FAMILY RESIDENTIAL	25.49	72	2.82	7.65	–
3	SINGLE FAMILY RESIDENTIAL	14.33	64	4.47	1.66	–
4	SINGLE FAMILY RESIDENTIAL	25.98	74	2.85	8.02	–
5	SINGLE FAMILY RESIDENTIAL	16.18	65	4.02	2.59	–
6	SINGLE FAMILY RESIDENTIAL	33.63	78	2.32	14.36	–
7	SINGLE FAMILY RESIDENTIAL	9.35	51	5.45	0.13	–
8	SINGLE FAMILY RESIDENTIAL	9.77	33	3.78	0.82	–
9	SINGLE FAMILY RESIDENTIAL	14.74	52	3.53	0.14	2.84
10	SINGLE FAMILY RESIDENTIAL	9.78	55	5.62	–	–
11	SINGLE FAMILY RESIDENTIAL	17.85	37	2.07	1.57	–
12	SINGLE FAMILY RESIDENTIAL	32.77	77	2.35	4.38	–
13	SINGLE FAMILY RESIDENTIAL	21.03	58	2.76	1.68	–
	TOTALS/AVERAGE	261.61	799	3.05	54.30	4.71

LAND USE TABLE	
LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	192.25
REC. CENTER/PARK SPACE	4.71
DRAINAGE ROW/NATURAL * AREA/GREENBELT	55.00
PUBLIC ROW COLLECTOR & LOCAL "B" STREETS	9.65
TOTALS	261.61

*LEON CREEK FLOOD PLAIN

PARK SPACE SUMMARY

REQUIRED PARK SPACE: 799 LOTS X 1 ACRE / 114 LOTS = 7.01 AC.

PROVIDED PARK SPACE

RECREATION CENTER = 1.87 ACRES
COMMUNITY PARK = 2.84 ACRES
ACREAGE CREDITS = 3.00 ACRES
TOTAL = 7.71 ACRES

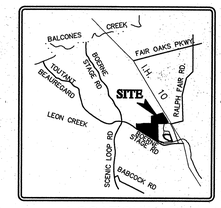
LEGEND

- MDP BOUNDARY LIMITS
- FLOOD PLAIN
- PHASE LINE
- DRAINAGE R.O.W./EASEMENT
- GREEN BELTS/LANDSCAPE BUFFER
- STORM WATER DETENTION / WATER QUALITY CONTROL BASIN AREA
- 6' PRIVACY FENCE
- (W) EXISTING WATER WELL
- (T) EXISTING STORAGE TANK

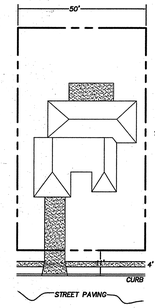
PLAT WAS ACCEPTED BY CITY COUNCIL (DATE) 02/11/2005 (Resolution) 2005-02-0214

If no plans are filed, plan will expire on 08/10/2006

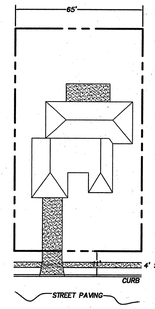
1st case filed on 08/10/2005



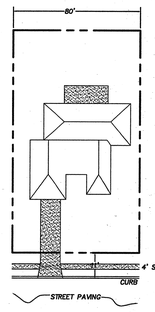
LOCATION MAP
NTS



TYPICAL LOT
UNITS 1, 3, 5, 7, 9, & 10
(NOT TO SCALE)



TYPICAL LOT
UNITS 2, 4, 6, & 8
(NOT TO SCALE)



TYPICAL LOT
UNITS 11, 12, & 13
(NOT TO SCALE)

GENERAL NOTES:

1. ALL LOCAL TYPE "A" STREETS WITHIN THE M.D.P. LIMITS ARE PRIVATE STREETS WITH A 50' R.O.W., 28' PAVEMENT AND 2-11' PARKWAYS. ALL LOCAL TYPE "B" STREETS ARE PUBLIC WITH 60' R.O.W., 40' PAVEMENT AND 2-10' PARKWAYS, AND COLLECTOR STREETS ARE PUBLIC WITH 70' R.O.W., 44' PAVEMENT AND 2-13' PARKWAYS.
2. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
3. PROPERTY IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
4. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
5. 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.
6. 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.
7. 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).

PROPERTY OWNERSHIP KEY

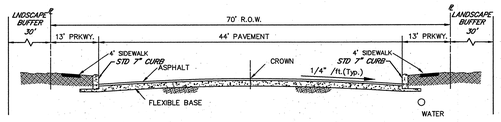
1. CONCEPT THERAPY INSTITUTE
2. SANTOS, RICHARD P. & MAGDALENA G.
3. EISEN, ELIZABETH
4. MARTIN, EDWARD II & PATRICIA
5. CRAIG, DELMAR V. & VALERIE P.
6. BRAKE, DOUGLAS M. & SHARRON M.
7. MURRELL, WARREN P. JR. & ELIZABETH B.
8. MADISON, MARY E. ETAL
9. FELD, JOSEPH G. JR.
10. STURM, JAMES T.
11. POLASEK, RAY ADAM & DEBBIE K.
12. POLASEK, RAY ADAM & DEBBIE K.
13. JONES, KATHERINE M.
14. BARRETT, M.E. & LINDA C.
15. MEZZETTI, JAMES J. JR. & HELEN M.
16. SIMPSON, ROSSIE R. & TERRIE L.
17. HODGES, DALTON & MARINA
18. SANDERA, ROBERT A. & FRANCES
19. HUGHES, RICHARD C.
20. ENGEL, JAMES K. & PEGGY M.
21. NIR, IZHAK & NIRA
22. DAVIS, GREGORY MICHAEL & JULIE ANN
23. RITCHEY, DARREL C. & EDITH L.
24. FORSYTH, JAMES & JOANNA SIMON
25. ABDO, SOLOMON ETAL
26. NIEMANN FAMILY PARTNERSHIP
27. BOERNE STAGE CROSSING LIMITED PARTNERSHIP
28. KAUFMAN & BROAD LONE STAR LP
29. HAND, ALMEDA
30. NIEMANN, FRED & VIRGINIA
31. SCENIC OAKS PROPERTY OWNERS ASSOCIATION

KEY NOTES:

1. THE SUBDIVISION PLAT OF SCENIC OAKS UNIT-II SHOWS A PRIVATE STREET (TRACT 7) EXTENDED TO PROPERTY LINE. HOWEVER, THE SCENIC OAKS WATER COMPANY CURRENTLY OWNS AND OPERATES A POTABLE WATER WELL AND ABOVE GROUND STORAGE TANK WITHIN THIS LOT. THESE FACILITIES TO DO NOT ALLOW FOR THE CONSTRUCTION OF A CONNECTION TO THE TWO CREEKS DEVELOPMENT. HENCE, THE DEVELOPER WILL REQUEST A VARIANCE TO UDC SECTION 35-506 (E) (2) "PROJECTING STREETS" AT THE PLATTING LEVEL TO ELIMINATE THE REQUIREMENT TO PROVIDE A STUB STREET AT THIS LOCATION.
2. THE GATED ENTRY POINTS INDICATED ON THIS PLAN ARE LOCATED IN PROPOSED PRIVATE STREETS. THE DEVELOPER WILL SUBMIT EITHER AN ENCLAVE SUBDIVISION PLAT OR A PUD PLAN DELINEATING PROPOSED PRIVATE STREETS & ENTRY DETAILS TO THE CITY OF SAN ANTONIO FOR APPROVAL.
3. IN ACCORDANCE WITH THE TRAFFIC IMPACT ANALYSIS PREPARED FOR THIS PROJECT, IMPROVEMENTS TO BOERNE STAGE RD. INCLUDING A LEFT TURN LANE AND A RIGHT TURN DECEL LANE ARE REQUIRED AT THIS INTERSECTION. THESE IMPROVEMENTS SHALL BE COMPLETED AT OR BEFORE THE APPROVAL OF THE SUBDIVISION PLAT OF UNIT-4 AS CURRENTLY PHASED OR AT SUCH TIME THAT THE TOTAL NUMBER OF PLATTED LOTS PLUS PROPOSED LOTS BY A PLAT APPLICATION EXCEEDS 300 DWELLING UNITS.

LOCAL TYPE "A"
TYPICAL STREET SECTION (50' R.O.W.)
(NOT TO SCALE)

LOCAL TYPE "B"
TYPICAL STREET SECTION (60' R.O.W.)
(NOT TO SCALE)



COLLECTOR
TYPICAL STREET SECTION (70' R.O.W.)
(NOT TO SCALE)

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	1482.69	11°29'11"	N 73°02'50" W	296.74'	297.24'
C2	1382.69	18°54'22"	N 20°39'46" W	454.19'	456.25'
C3	465.00	12°38'52"	N 40°43'12" W	105.13'	105.35'
C4	2814.93	5°29'59"	N 44°52'31" W	270.10'	270.20'

PROPERTY LEGAL DESCRIPTION

A 261.61 ACRE, OR 11,395,732 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, 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.

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/TWO CREEKS PHASE I, LTD.

APPLICANT: BITTERBLUE/
TWO CREEKS PHASE I, LTD
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

TWO CREEKS SUBDIVISION
MASTER DEVELOPMENT PLAN

PAPE-DAWSON ENGINEERS

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

PREPARATION DATE: AUGUST, 2004 — JOB NO. 5605-02

Date: Mar 03, 2005, 1:19pm User ID: dfetch
File: K:\JOBS\5600\5605\DESIGN\Civil\MDP\5605000.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

#914