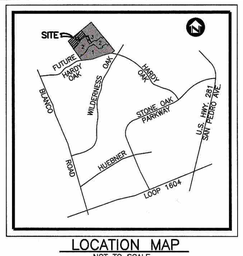
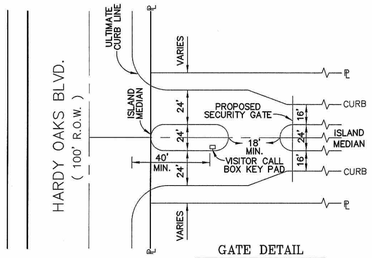


LOCATION MAP
NOT TO SCALE



GATE DETAIL
NOT TO SCALE
(TYPICAL FOR BOTH ENTRANCES)

- 403 RESIDENTIAL LOTS
- 1 MULTIFAMILY LOT
- TOTAL ACREAGE 149.27 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

APPROXIMATE UNIT SCHEDULE

UNIT	ACRES	LOTS	DENSITY
1	39.63	108	2.7
2	34.97	123	3.5
3	30.21	100	3.3
4A	24.49	72	2.9
TOTAL	129.30	403	3.1
5	19.97	1	20 (DWELLING UNITS PER ACRE)

APPROXIMATE AREA SUMMARY

DRAIN R.O.W.	5.43 AC.
AMENITY/PARK	8.63 AC.
STREET DEDICATION	19.22 AC.
SINGLE FAMILY	91.73 AC.
WATER QUALITY BASIN	4.29 AC.
MULTIFAMILY	19.97 AC.
TOTAL	149.27 ACRES

NOTES:

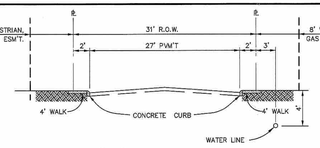
1. BEARING REFERENCE SOURCE IS VOLUME 9548, PAGE 1 D.P.R.
2. ALL STREETS ARE TYPE "A" UNLESS SHOWN OTHERWISE.
3. LOCAL "A" STREETS SHOWN HEREON ARE FOR PLANNING PURPOSES ONLY AND ARE SUBJECT TO REVISION AT THE TIME OF PLATTING.
4. ALL STREETS SHOWN HEREON ARE PRIVATE STREETS.
5. A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS THAT ARE ADJACENT TO AN ARTERIAL OR COLLECTOR STREET.
6. R.O.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE PLAN.
7. PROPERTY IS O.C.L.
8. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION.2: 35-506(q.)
9. THIS DEVELOPMENT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE DISTRICT.
10. IF A PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY STOPPED IN THE VICINITY AND THE HPO AND SHPO NOTIFIED.

PARK DEDICATION CALCULATION:

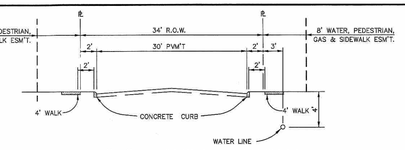
403 RESIDENTIAL LOTS + 399 DWELLING UNITS (19.97 AC. X 20 UNITS/ACRE) = 802 (LOTS & UNITS) ÷ 114 (LOTS/ACRE) = 7.04 AC. (MINIMUM)

OWNER/DEVELOPER:
S.A. HARDY OAKS, L.P.
4833 SPICEWOOD SPRINGS ROAD,
SUITE 103
AUSTIN, TEXAS 78759-8436
PHONE: (512) 346-8181
FAX: (512) 346-9556

ENGINEER:
CIVIL LAND GROUP, L.L.C.
206 W. MAIN STREET
SUITE 101
ROUND ROCK, TEXAS 78664
PHONE: (512) 992-0118
FAX: (512) 246-1855



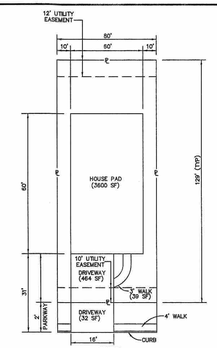
LOCAL "A" STREET SECTION
NOTE: SEE STREET PLANS FOR LOCATION OF CONC. WALKS.



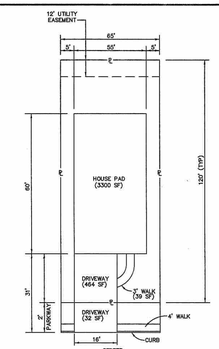
LOCAL "B" STREET SECTION
NOTE: SEE STREET PLANS FOR LOCATION OF CONC. WALKS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S64°04'36"W	291.14'
L2	S04°38'11"W	100.00'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	8°33'15"	657.00'	98.08'	49.13'	97.99'



TYPICAL LOT WITH 80' FRONTAGE
NOT TO SCALE



TYPICAL LOT WITH 65' FRONTAGE
NOT TO SCALE

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= NA: OUTSIDE CITY LIMITS	
MAXIMUM DENSITY ALLOWED	= NA	
PROPOSED DENSITY	= 5.2 LOTS & UNITS PER ACRE (RESIDENTIAL & MULTIFAMILY)	
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE (RESIDENTIAL)	= 35%	
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE (MULTIFAMILY)	= 20%	
PROPOSED PERCENTAGE OF OPEN SPACE	= 52%	
TOTAL SPACE	= 149.27 ACRES	
UN-OCCUPIED SPACE	64.41 ACRES	YARD AREA CONTAINED IN RESIDENTIAL LOTS [PER SEC. 35-344 (g)]
	3.99 ACRES	YARD AREA CONTAINED IN MULTIFAMILY UNITS [PER SEC. 35-344 (g)]
	14.06 ACRES	AMENITY/PARK & DRAIN ROW
	82.46 ACRES	TOTAL
NET OPEN SPACE	= 82.46 ACRES ÷ 149.27 ACRES	
OPEN SPACE RATIO	= 0.55	

UTILITIES

WATER: S.A.W.S.
SEWER: S.A.W.S.
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: AT&T

LEGAL DESCRIPTION

BEING 149.27 ACRES OF LAND OUT OF THE NATHANIEL LEWIS SURVEY NO. 381, ABS. 425, C.B. 4829, THE L.C. GROTHUES SURVEY NO. 2, ABS. 932, C.B. 4931, THE COMMANCHE CREEK IRR. CO. SURVEY NO. 7, ABS. 175, C.B. 4932 AND THE BEATY & MOULTON ADAMS SURVEY NO. 5, ABS. 38, C.B. 4930, BEXAR COUNTY, TEXAS.

PLAN HAS BEEN ACCEPTED BY
COSA JPS
7/2/13 (Date) 13-00007 (Number)
Note: this plan will have to comply with Section 35-412 Scope of approval for validation or plan will expire on
7/2/15
Date

GRAPHIC SCALE
200 0 100 200 400
1 inch = 200 ft.

1

MDP MODIFICATIONS

1. REVISED "APPROXIMATE UNIT SCHEDULE"
2. REVISED "APPROXIMATE AREA SUMMARY"
3. REVISED "PARK DEDICATION CALCULATION"
4. REVISED " DENSITY AND OPEN SPACE RATIOS"
5. ADDED VOLUME/PAGE FOR RECORDED UNITS
6. REVISED AMENITY/PARK ACREAGE PER PLAT
7. REMOVED STUB OUT TO CLASSEN TRACT FROM UNIT 2.
8. ADDED 5 ACRES OF UTILITY ROW TO THE MDP.

NO.	DATE	REVISION	APPROV.
1	04/05 2013	ADD TO OVERALL MDP/PUD BNDY, REVISE UNIT 2/4A BNDY UPDATE TABLES	

BIRDWELL - STONE OAK (MDP 833/PUD 05-002)
Terra Bella Subdivision Unit 4A PUD (#130056)

LDS/MDP 13-00007 amending MDP 833
LDS/PUD 13-00009 amending PUD 05-002

Civil Land Group, LLC
206 W. Main Street Suite 101
Round Rock, Texas 78664
(512)992-0118 Fax (512)246-1856
Texas Registered Engineering Firm F-10523

Unit:	4A	Scale	1"=50	Date	04/05/2013
Designed	GU	Checked		Plat No.	
Drawn	BF	Approved		Sheet	of

Y:\CLG Projects\11-Proj\Vision 360\Terra Bella Unit 4\Dwg\MDP\MDP Amended.dwg 6/26/2013 1:59:45 PM