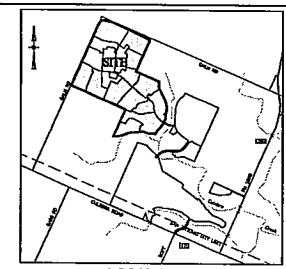
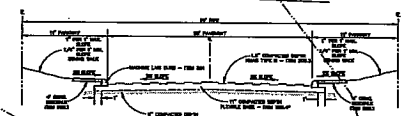
UNPLATTED
574.26 ACRE TRACT
VOLUME 5766, PAGES 494-505

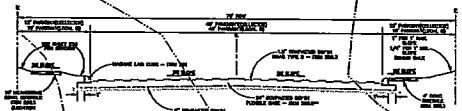
UNIT 36 = 2.58 ACRES (PARK)
DENSITY = 1717 LOTS/388.366 ACRES
= 4.42 LOTS PER ACRE
CONNECTIVITY RATIO :
= 151 LINKS/116 NODES=1.30

PHASE III

UNIT	LOTS (EA)	AREA (AC)
23	82	22.385
24	100	24.059
25	61	15.435
26	88	14.867
27	127	28.253
28	155	33.689
29	73	16.022
30	95	21.288
31	84	18.993
32	82	16.995
33	114	23.778
34	119	23.684
35	38	11.484
36	1	2.582
37	116	26.688
38	69	13.076
39	115	23.625
40	124	33.805
41	64	19.500
TOTAL:	1717	388.366




TYPICAL LOCAL "A" STREET


TYPICAL COLLECTOR STREET AND LOCAL "B" STREET

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	308.90'	870.00'	312.13'	307.27'	S63°27'11"E	20°19'26"
C2	557.38'	870.00'	288.47'	547.85'	S24°24'34"E	36°42'01"
C3	595.71'	930.00'	308.48'	585.58'	S24°24'34"E	36°42'01"
C4	95.24'	28.00'	28.42'	55.74'	N70°06'46"E	194°52'01"
C5	71.12'	870.00'	35.57'	70.97'	N01°04'46"E	4°40'46"

GRAPHIC SCALE
(IN FEET)
1 IN = 800 FT

P - 27, P - 27C, & P - 27D
COUNTY BLOCK 4450
(215.2130 ACRE TRACT)
OWNER:
SULIMA WOOS

MASTER DEVELOPMENT PLAN LIMITS (TYP)

EXISTING FEMA FIRM FLOOD PLAIN PER PANEL 48029C0235F EFFECTIVE JANUARY 4, 2002

PROPOSED 100-YEAR FLOOD PLAIN LIMITS PER FEMA CASE #07-06-0888R, EFFECTIVE JULY 18, 2007

PHASE II MDP #840A

CULEBRA VALLEY RANCH MDP #840A

P - 66
COUNTY BLOCK 4450
ABS. No. 487
(21.2840 ARCE TRACT)
OWNER:
EVELYN THIENPONT

STILLWATER RANCH PHASE III MDP
388.366 AC

CSA APPROVAL STAMP

APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN ARE SUBJECT TO THE REVIEW AND APPROVAL OF A STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

UPON DEVELOPMENT OF INDIVIDUAL LOTS, SIDEWALKS WILL BE CONSTRUCTED ALONG THE PROPOSED STREET TO UDC CHAPTER REQUIREMENTS.

OWNER/DEVELOPER:
JSL DEVELOPMENT CORPORATION
13300 OLD BLANCO ROAD, SUITE 325
SAN ANTONIO, TEXAS 78216

ENGINEER:
CIVIL ENGINEERING CONSULTANTS
11550 IH 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230

DATE PREPARED: 12 SEPT 07

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C6	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C7	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C8	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C9	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C10	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C11	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C12	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C13	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C14	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C15	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C16	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C17	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C18	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C19	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C20	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C21	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C22	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C23	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C24	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C25	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C26	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C27	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C28	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C29	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C30	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C31	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C32	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C33	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C34	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C35	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C36	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C37	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C38	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C39	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C40	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"
C41	39.27'	25.00'	25.00'	35.36'	N45°00'00"E	90°00'00"

NOTES:

1. THIS MDP LIES WITHIN THE EXTRA TERRITORIAL JURISDICTION (ETJ) OF THE CITY OF SAN ANTONIO.
2. 100 YEAR FLOOD PLAIN LIMITS ESTABLISHED BY APPROVAL OF CONDITIONAL LETTER OF MAP REVISION (CLOMR) #07-06-0888R DATED 19.JUL.07.
3. THE BASIS OF BEARINGS SHOWN HEREON IS THE PLAT OF CANYON PARK ESTATES AT BOMUDA RANCH UNIT 2, PUD AS RECORDED IN VOLUME 9501, PAGE 32, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
4. WATER AND SEWER SERVICES WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
5. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS PER BEXAR COUNTY PUBLIC WORKS.
6. THE BEARINGS FOR THE THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHING FOR THE TEXAS SOUTH CENTRAL ZONE.

TRAFFIC LEGEND
——— PROPOSED COLLECTOR (70' MIN ROW)
- - - - - - - PROPOSED LOCAL B (50' MIN ROW)
ALL OTHER ROADS ASSUMED TO BE LOCAL A (50' MIN ROW); CUL-DE-SAC ROW RADIUS ARE 50'.

CIVIL ENGINEERING CONSULTANTS
D.U.N.S. 11-8-4-2-7-0-0
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P: 210-641-2000
F: 210-641-2010
E: ceccsa@swbellnet.com

CEC

DRAWN BY: PMM
DESIGN BY: PMM
APPROVED:
JOB No.: 2006006.04

JSL DEVELOPMENT CORPORATION
STILLWATER RANCH PHASES III
MASTER DEVELOPMENT PLAN

SHEET NO.
MDP

K:\data\develop\Projects\TEAM 2\2026305\283306MDP.DWG 9/13/2007 1:14:44 PM CDT