

# SCHUMACHER - UTSA BLVD/IH-10 LP 114.2-AC TRACT

## MPCD #16-00001.00

### MASTER PLANNED COMMUNITY DISTRICT PLAN

**OWNER/DEVELOPER:**

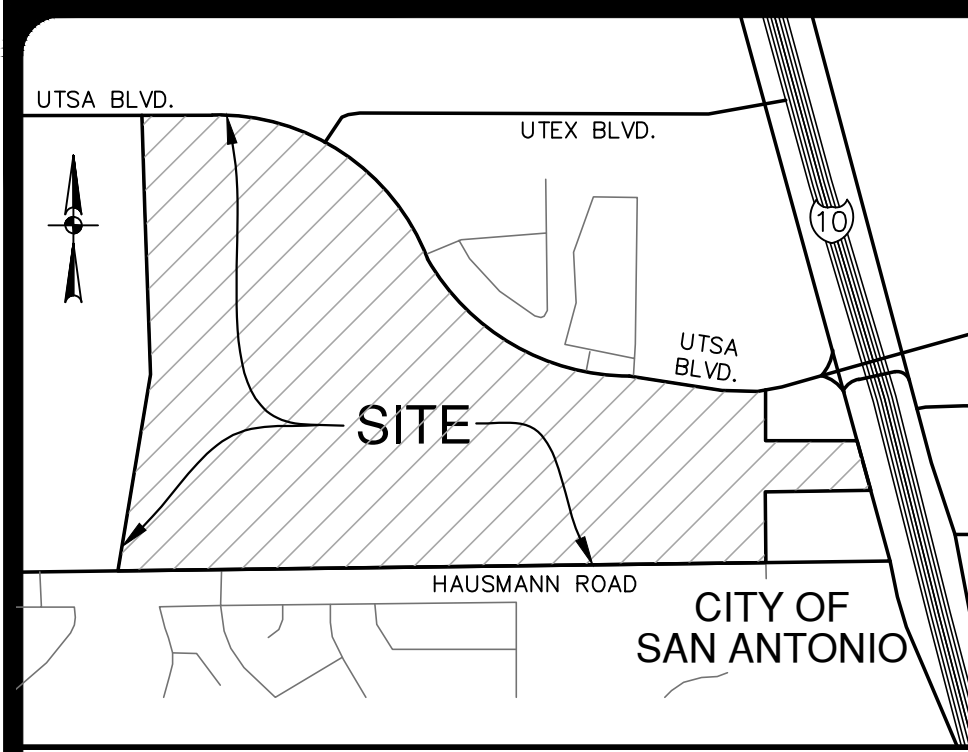
STEVE SANDERS  
4512 ELOHI DRIVE  
AUSTIN, TEXAS 78746  
512-695-1234

**ENGINEER:**

PAPE-DAWSON ENGINEERS, INC.  
2000 NW LOOP 410  
SAN ANTONIO, TX 78213  
PHONE: (210) 375-9000  
FAX: (210) 375-9010

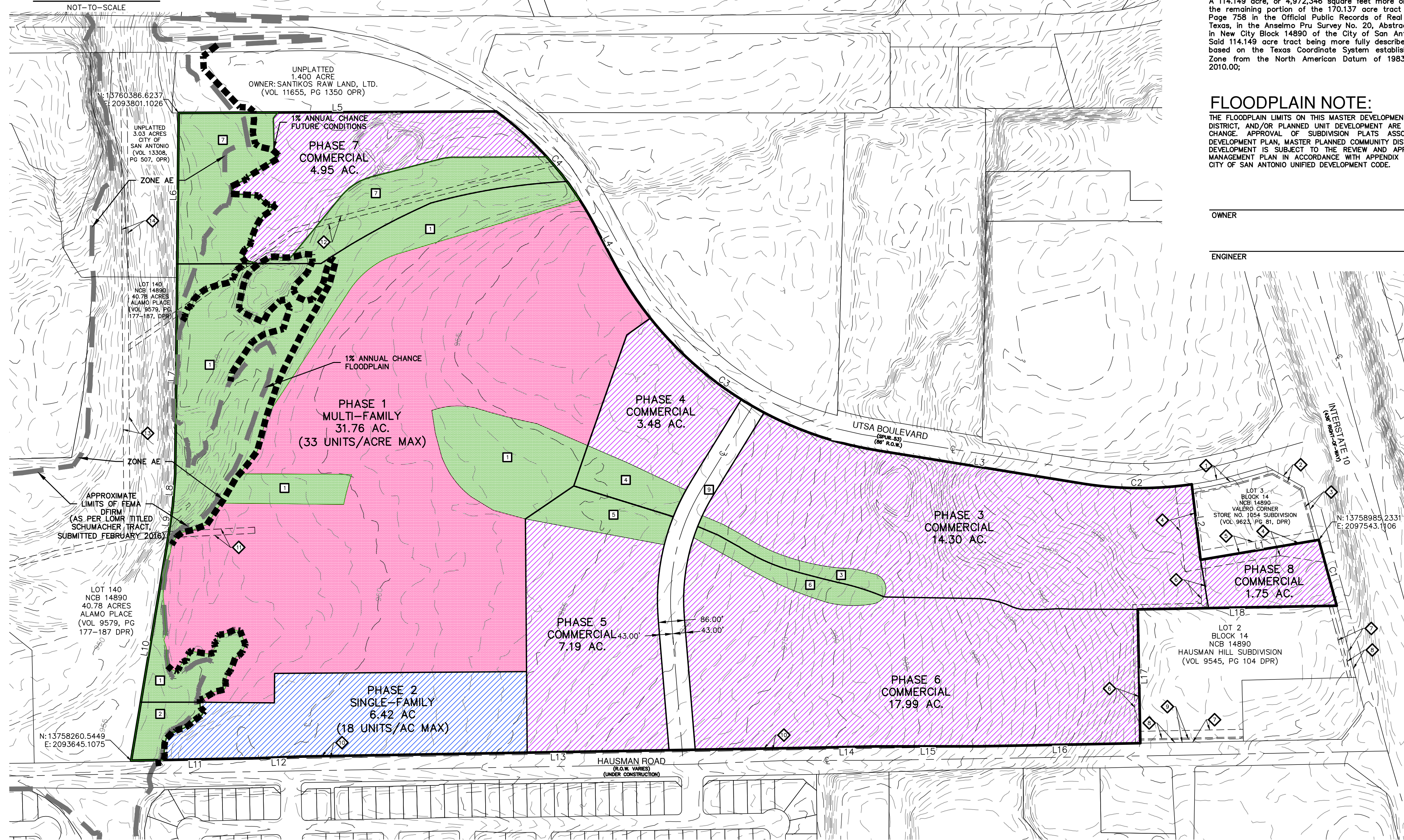
**DESIGNER:**

PAPE-DAWSON ENGINEERS, INC.  
2000 NW LOOP 410  
SAN ANTONIO, TX 78213  
PHONE: (210) 375-9000  
FAX: (210) 375-9010



**LOCATION MAP**

NOT TO SCALE



**LEGAL DESCRIPTION**

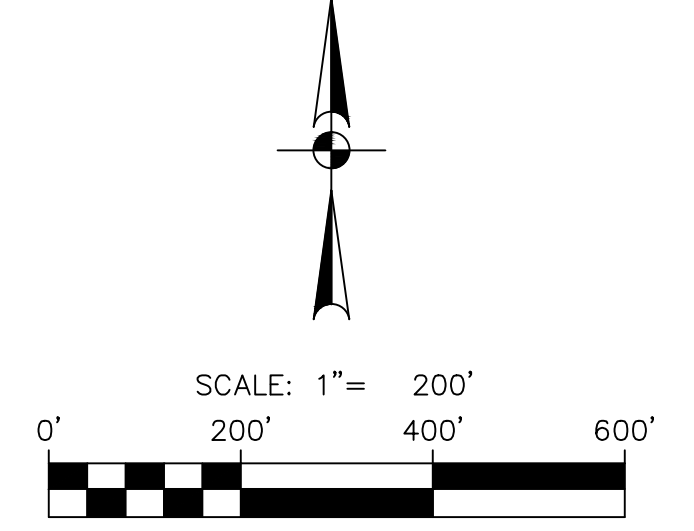
A 114.149 acre, or 4,972,348 square feet more or less, tract of land out of the remaining portion of the 170.137 acre tract described in Volume 4958, Page 758 in the Official Public Records of Real Property of Bexar County, Texas, in the Anselmo Pru Survey No. 20, Abstract 574, County Block 4766, in New City Block 14890 of the City of San Antonio, Bexar County, Texas. Said 114.149 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

**FLOODPLAIN NOTE:**

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN, PLANNED COMMUNITY DISTRICT, AND/OR PLANNED UNIT DEVELOPMENT ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN, MASTER PLANNED COMMUNITY DISTRICT, AND/OR PLANNED UNIT DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-8119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

OWNER

ENGINEER



**LEGEND**

- COMMERCIAL
- SINGLE FAMILY
- MULTI-FAMILY
- OPEN SPACE
- MPCD BOUNDARY LINE
- UD FLOODPLAIN
- FEMA FLOODPLAIN (PER LOMR TITLED SCHUMACHER TRACT, DATED FEBRUARY 2016 - UNDER REVIEW)

PHASE	LAND USE	GROSS FLOOR AREA	DENSITY (UNITS PER ACRE)	ACREAGE	MAXIMUM ALLOWABLE UNITS	OPEN SPACE REQUIRED (%)
1	MULTI-FAMILY	---	33 UNITS/AC MAX	31.76	998	35%
2	SINGLE FAMILY	---	18 UNITS/AC MAX	6.42	112	35%
3	COMMERCIAL	78,000 G.F.A. MAX	---	14.30	---	20%
4	COMMERCIAL	21,000 G.F.A. MAX	---	3.48	---	20%
5	COMMERCIAL	80,000 G.F.A. MAX	---	7.19	---	20%
6	COMMERCIAL	240,000 G.F.A. MAX	---	17.99	---	20%
7	COMMERCIAL	17,000 G.F.A. MAX	---	4.95	---	20%
8	COMMERCIAL	3,000 G.F.A. MAX	---	1.75	---	20%
1	ROW	---	---	2.37	---	---
1-7	OPEN SPACE	---	---	23.94	---	---
<b>TOTAL</b>				<b>114.15</b>		

**KEYED NOTES**

- NOTE:** THESE EASEMENTS ARE LOCATED WITHIN THE PROPERTY, ADJACENT TO THE PROPERTY, OR WITHIN THE 200' NOTIFICATION BOUNDARY.
- 17' RESERVE FOR FUTURE STREET RIGHT-OF-WAY (0.10 AC) (VOL 9623, PG 81 DPR)
  - 10' SETBACK (VOL 9623, PG 81 DPR)
  - 14' PUBLIC ELECTRIC, TELEPHONE, AND CABLE TV. EASEMENT (VOL 9623, PG 81 DPR)
  - INGRESS/EGRESS EASEMENT (VOL 14752, PG 336-372, OPR)
  - 30' SETBACK (VOL 9623, PG 81, DPR)
  - 16' SANITARY SEWER EASEMENT (14752, PG 336, OPR)
  - 25' BUILDING SETBACK (VOL 9545, PG 104 DPR)
  - 14' GAS, ELECTRIC, TELEPHONE, AND CABLE TV. EASEMENT (VOL 9545, PG 104 DPR)
  - 10' PRIVATE SANITARY SEWER EASEMENT (VOL 9545, PG 104, DPR)
  - POSSESSION-USE AGREEMENT (VOL 17033, PG 1907, OPR)
  - SANITARY SEWER EASEMENT (VOL 3536, PG 48, OPR)
  - 16' SANITARY SEWER EASEMENT (VOL 6111, PG 641, OPR)
  - 20' SANITARY SEWER EASEMENT (VOL 3688, PG 671, OPR)
  - 20' SANITARY SEWER EASEMENT (VOL 3557, PG 428, OPR)
  - PHASE 1 OPEN SPACE 14.09 AC
  - PHASE 2 OPEN SPACE 0.64 AC
  - PHASE 3 OPEN SPACE 0.65 AC
  - PHASE 4 OPEN SPACE 0.95 AC
  - PHASE 5 OPEN SPACE 1.10 AC
  - PHASE 6 OPEN SPACE 0.81 AC
  - PHASE 7 OPEN SPACE 5.70 AC
  - ROW 2.37 AC

LINE #	BEARING	LENGTH
L1	S80°24'13"W	393.65'
L2	N06°40'22"W	249.78'
L3	N80°48'38"W	683.50'
L4	N27°13'24"W	110.87'
L5	S89°44'36"W	1042.58'
L6	S00°32'16"W	540.39'
L7	S00°32'54"W	647.72'
L8	S04°28'18"W	104.40'
L9	S08°28'58"W	102.52'
L10	S09°25'09"W	742.92'
L11	N88°56'04"E	417.16'
L12	N87°39'41"E	134.45'
L13	N89°00'54"E	1700.34'
L14	N88°49'56"E	195.29'
L15	N89°56'17"E	337.33'
L16	N88°52'59"E	528.24'
L17	N01°08'25"W	439.24'
L18	N88°59'11"E	653.52'

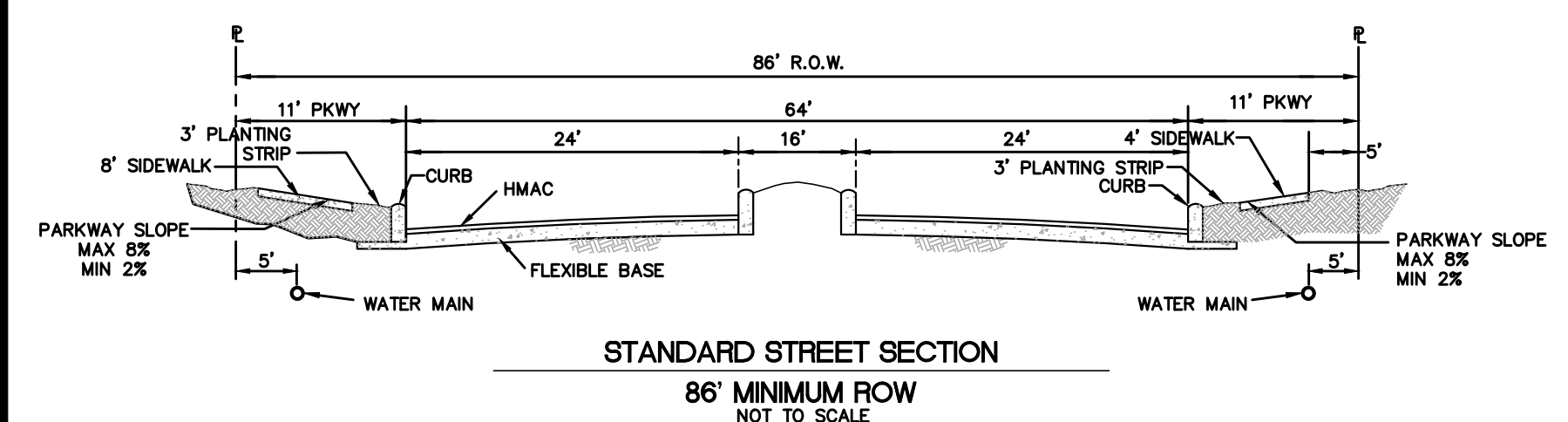
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	22700.33'	000°33'55"	N157°43'38"W	223.98'	223.98'
C2	1188.92'	017°28'17"	N89°33'43"W	361.14'	362.54'
C3	1188.92'	053°34'09"	N54°33'01"W	1071.55'	1111.59'
C4	1102.92'	026°29'39"	N40°29'47"W	506.47'	510.00'

LAND USE	REQUIREMENT
COMMERCIAL	49.66 ACRES X 0.20 (20%) = 9.93 ACRES OPEN SPACE
MULTI-FAMILY RESIDENTIAL	31.76 ACRES X 0.35 (35%) = 11.12 ACRES OPEN SPACE
SINGLE FAMILY RESIDENTIAL	6.42 ACRES X 0.35 (35%) = 2.25 ACRES OPEN SPACE
<b>TOTAL</b>	<b>23.30 ACRES OPEN SPACE</b>

AMENITIES	PARKLAND CREDIT
OPEN SPACE PROVIDED	23.94 ACRES

**NOTES**

- SIDEWALKS SHALL BE INSTALLED ACCORDING TO UDC STANDARDS SECTION 35-506(0).
- ALL SHARED-USE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE TEXAS MUTCD AND AASHTO GUIDELINES.
- OPEN SPACE AREAS ARE INTENDED FOR RECREATIONAL OR COMMUNITY USE AND MAY INCLUDE BUT NOT BE LIMITED TO LAWNS, PLANTING AREAS, BIKEWAYS, WALKWAYS OR WOODED AREAS. OPEN SPACE DOES NOT INCLUDE DRIVEWAYS, PARKING LOTS OR OTHER SURFACES FOR VEHICULAR TRAFFIC.
- STRUCTURES WITHIN THIS MPCD DO NOT HAVE BUILDING HEIGHT RESTRICTIONS OTHER THAN THOSE IMPOSED BY THE AHOD OVERLAY DISTRICT.
- RESIDENTIAL DENSITY WITHIN THIS MPCD MUST NOT EXCEED 33 UNITS/ACRE.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
- OPEN SPACE AREA IS NOT INCLUDED WITHIN THE ACRES LISTED FOR MULTI-FAMILY, SINGLE-FAMILY, COMMERCIAL, AND ROW LAND USES.



**STANDARD STREET SECTION**  
86' MINIMUM ROW  
NOT TO SCALE

Date: Jul 05, 2016, 4:20pm User: jh\_schaffner File: P:\86145\03\Design\Civil\MPCD160001.dwg

PAPE-DAWSON ENGINEERS

2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 1029890  
 TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS, FIRM REGISTRATION # 1029890

SCHUMACHER - UTSA BLVD/IH-10 LP

SAN ANTONIO, TEXAS

MASTER PLANNED COMMUNITY DISTRICT PLAN

MPCD #16-00001.00

PLAT NO. \_\_\_\_\_  
 JOB NO. 8615-01  
 DATE JAN 2016  
 DESIGNER CC  
 CHECKED CC DRAWN TL  
 SHEET 1 OF 1