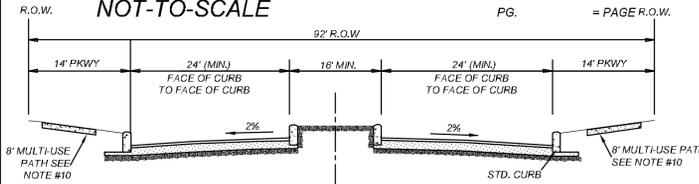
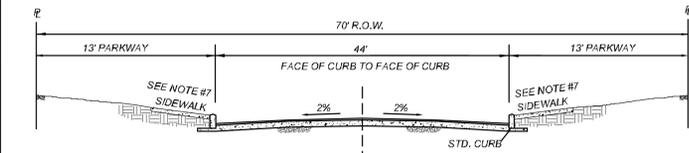


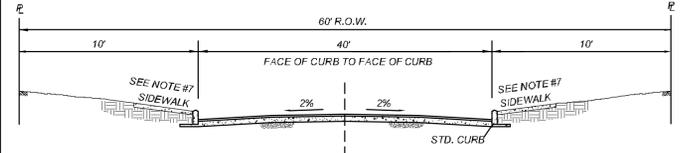
LOCATION MAP
NOT-TO-SCALE



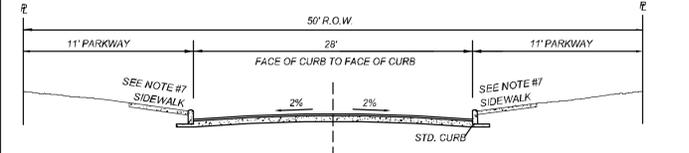
92' R.O.W. STREET SECTION - SECONDARY ARTERIAL
NOT TO SCALE



70' R.O.W. STREET SECTION - COLLECTOR
NOT TO SCALE



60' R.O.W. STREET SECTION - LOCAL TYPE "B"
NOT TO SCALE

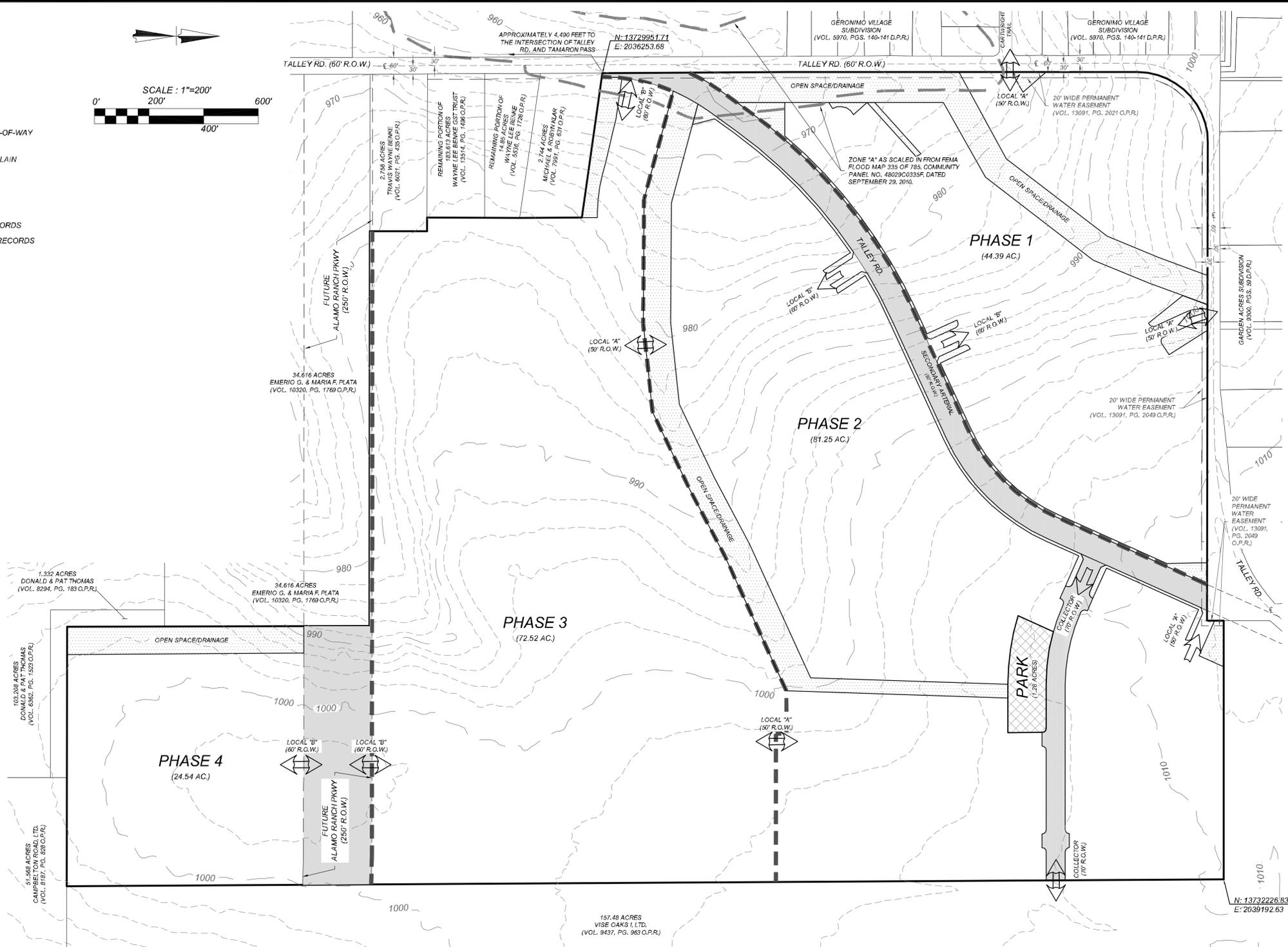
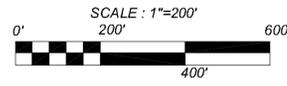


50' R.O.W. STREET SECTION - LOCAL "A"
NOT TO SCALE

- NOTES:**
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
 - ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 28' PAVEMENT, AND 2 - 11' PARKWAYS UNLESS OTHERWISE NOTED.
 - THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS REQUIRED BY THE UNIFIED DEVELOPMENT CODE ZONING REQUIREMENTS.
 - SEWER SERVICE TO BE PROVIDED BY S.A.W.S., ELECTRIC SERVICE TO BE PROVIDED BY CITY PUBLIC SERVICE & WATER SERVICE TO BE PROVIDED BY S.A.W.S..
 - A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN LATEST EDITION OF AASHTO MANUAL.
 - THE FLOOD PLAIN LIMITS ON THIS MASTER PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN ARE SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH THE APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.
 - SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2, 35-506 (i). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTHS OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR LOCAL TYPE B (MINIMUM 60 FEET OF RIGHT-OF-WAY WIDTH) AND COLLECTORS (MINIMUM 70 FEET OF RIGHT-OF-WAY WIDTH) AND ARTERIALS (MINIMUM 86 FEET RIGHT-OF-WAY WIDTH) AND FOUR (4) FEET FOR RESIDENTIAL LOCAL TYPE A (MINIMUM 50 FEET RIGHT-OF-WAY WIDTH).
 - CONNECTIVITY RATIO CALCULATIONS WILL BE PROVIDED PER PHASE AS DEVELOPMENT OCCURS. DEVELOPER MUST PROVIDE SECONDARY ACCESS IF MORE THAN 125 UNITS AS PER UDC. IF OVER 125 UNITS, A CONNECTIVITY RATIO NOT LESS THAN 1.20 MUST BE OBTAINED AS PER UDC.
 - REFERENCED PROPERTY IS IN ZONE "A", A SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD PLAIN. NO BASE ELEVATIONS DETERMINED AND ZONE "A" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 335 OF 785, COMMUNITY PANEL NO. 48029C0335F, DATED SEPTEMBER 29, 2010.
 - ALONG 92' SECONDARY ARTERIAL - BICYCLE PATH AND SIDEWALK WILL BE COMBINED TO PROVIDE AN 8 FEET MULTI-USE PATH, OFFSET 5 FEET FROM FACE OF CURB, IN BOTH DIRECTIONS.
 - THIS SITE IS LOCATED NEAR MULTIPLE UNSTUDIED FLOODPLAIN ZONE "A" FLOOD HAZARD AREAS. THEREFORE, A DETAILED FLOODPLAIN ANALYSIS WILL BE REQUIRED WITH THE PLAT TO ESTABLISH THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE FLOODPLAIN BOUNDARIES AND TO DETERMINE THE BASE FLOOD ELEVATIONS. AT THE PLAT, ALL PERTINENT DATA AND MODELS FOR THE DETAILED STUDY WILL BE REQUIRED.

LEGEND

- = MDP BOUNDARY
- = CONTOURS
- = OPEN SPACE
- = PARK
- = PROPOSED RIGHT-OF-WAY
- = 100 YEAR FLOODPLAIN BOUNDARY
- = PHASING LIMITS
- = CENTER LINE
- = DEED PUBLIC RECORDS
- = OFFICIAL PUBLIC RECORDS
- = RIGHT-OF-WAY
- = VOLUME
- = PAGE R.O.W.



Curve #	Length	Radius	Delta	Chord	Chord Bearing
C1	403.05'	256.48'	90°02'21"	362.84'	N45°05'05"E

Line #	Length	Direction
L1	210.00'	N00° 07' 26"W
L2	49.91'	N89° 55' 26"W
L3	338.27'	N00° 13' 42"E
L4	227.54'	N00° 07' 57"W
L5	60.49'	N00° 06' 09"W

PHASE	TOTAL ACREAGE	DRAINAGE/ OPEN SPACE	PARK AREA	RESIDENTIAL ACREAGE	PROPOSED RIGHT OF WAY	DWELLING UNITS	DENSITY (DWELLING UNITS/ACRES)	APPROXIMATE PHASING SCHEDULE
1	44.39	6.76	0.00	37.63	0.00	189	5.02	5/1/2019
2	81.25	7.21	1.28	67.01	5.75	374	5.58	10/1/2019
3	72.52	0.74	0.00	71.78	0.00	493	6.87	3/1/2020
4	24.54	1.99	0.00	16.81	5.74	122	7.26	9/1/2020
TOTAL	222.70	16.70	1.28	193.23	11.49	1178	6.10	

*PARK SPACE CALCULATION
PARK SPACE REQUIREMENTS: 1 ACRE PER 70 LOTS
CALCULATION: DWELLING UNITS / 70 LOTS = PARK SPACE REQUIREMENTS
1178 / 70 = 16.8 ACRES (ACRES REQUIRED PARK SPACE)

THE CURRENT LAND USE FOR THIS SITE IS AGRICULTURAL.
THE PROPOSED LAND USE FOR ALL PHASES WITHIN THIS MDP IS SINGLE-FAMILY RESIDENTIAL.

LEGAL DESCRIPTION

A 222.70 ACRE TRACT OF LAND, OUT OF THE EMANUEL ESCALERA SURVEY NO. 369, ABSTRACT 225, COUNTY BLOCK 4405 AND THE JOSE JACINTO GONZALES SURVEY NO. 255, ABSTRACT 269, COUNTY BLOCK 4404, BOTH OF BEXAR COUNTY, TEXAS AND BEING ALL OF A CALLED 4.393 ACRE TRACT OF LAND AS CONVEYED TO WAYNE LEE BENKE OF RECORD IN VOLUME 3361 PAGE 617 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, THE REMAINING PORTION OF A 20.15 ACRE TRACT OF LAND AS CONVEYED TO WAYNE LEE BENKE OF RECORD IN VOLUME 5536 PAGE 1729 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A PORTION OF A CALLED 14.85 ACRE TRACT OF LAND AS CONVEYED TO WAYNE LEE BENKE OF RECORD IN VOLUME 5536 PAGE 1726 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A PORTION OF A CALLED 233.0 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 5539 PAGE 405 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS AND THE REMAINING PORTION OF A CALLED 9.964 ACRE TRACT OF LAND AS CONVEYED TO WAYNE LEE BENKE OF RECORD IN VOLUME 3107 PAGE 186 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL OF WHICH WERE CONVEYED TO WAYNE LEE BENKE GST TRUST OF RECORD IN VOLUME 13514 PAGE 1496 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

ENGINEER/DESIGNER:
KFW ENGINEERS
3421 PAESANOS PKWY, SUITE 200
SAN ANTONIO, TX 78231
PHONE: (210) 979-8444
FAX: (210) 979-8441

OWNER/DEVELOPER:
OVARO INVESTMENTS, LLC
6735 IH-10 WEST, SUITE 103
SAN ANTONIO, TX 78201
PHONE: 210-559-1888

FLOOD PLAIN NOTE:

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 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:

TALLEY RD. SPECIAL IMPROVEMENT DISTRICT

KFW ENGINEERS

MDP: 17-00015.00
DATE OF PREPARATION: MAY 10, 2017



ISSUE DATE
REVISIONS

WESTGATE SUBDIVISION
MASTER DEVELOPMENT PLAN
MDP#: 17-00015.00

JOB NO. 585-01-01
DATE: JANUARY, 2017
DRAWN: JA CHECKED: CL

SHEET NUMBER:
1 OF 1