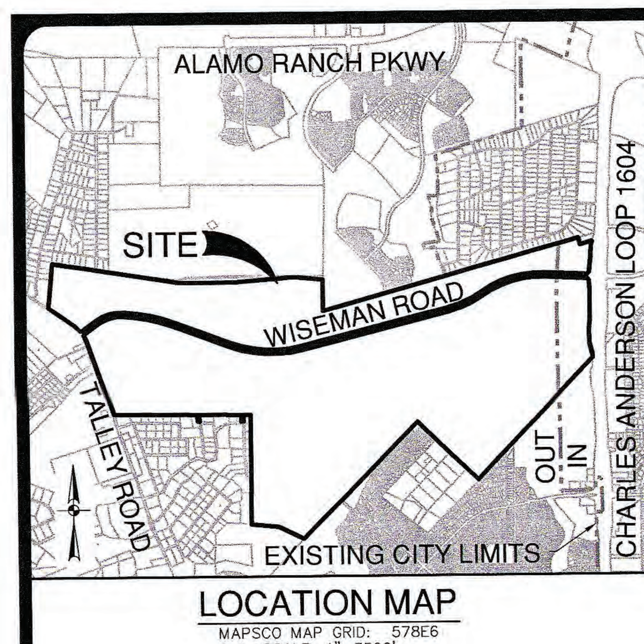
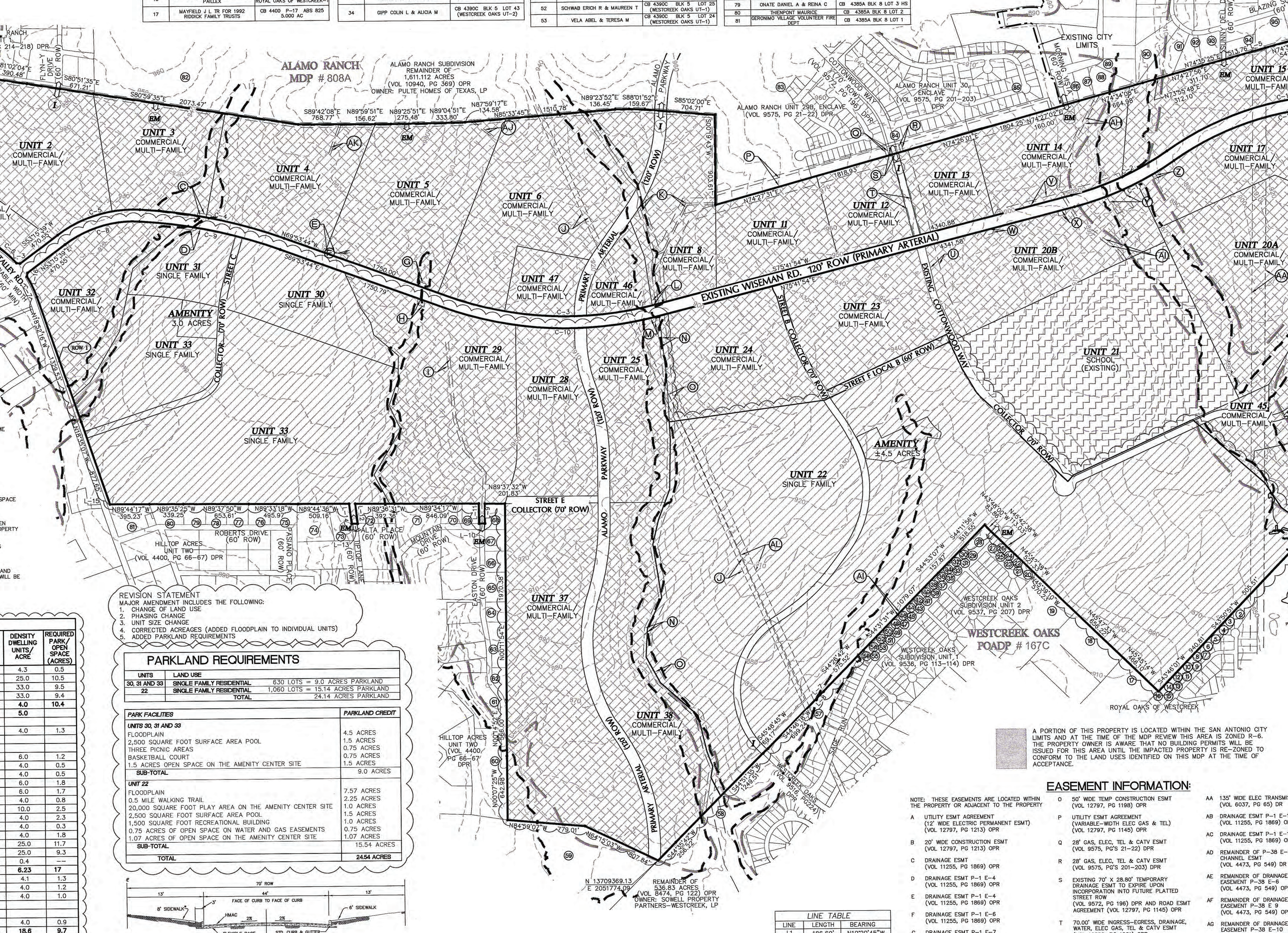


LOCATION MAP

MAPSCO MAP GRID: 578E6
SCALE: 1"=3500'

SCALE: 1"= 500'
0' 500' 1,000' 1,500'

NO.	OWNER NAME	LEGAL DESCRIPTION
1	MCCOMBS FAMILY PARTNERS LTD	NCB 34400 LOT P-41 70.876 AC (FORMERLY P-21)CB 4400 P-15A (0.459 AC)& P-21 (61.454 AC) ABS 825 "POTRANCO/FM1604" ANNEXATION
2	BEATY ALAN K	CB: 4391B BLK: 1 LOT: 19 ROYAL OAKS OF WESTCREEK-1
3	SMITH IVAN L & SHARON L	CB: 4391B BLK: 1 LOT: 18 ROYAL OAKS OF WESTCREEK-1
4	BENTLEY MARY J	CB: 4391B BLK: 1 LOT: 17 ROYAL OAKS OF WESTCREEK-1
5	BARBER VIRGIL O & CHERYL K	CB: 4391B BLK: 1 LOT: 14 ROYAL OAKS OF WESTCREEK-1
6	HEBERT JOSEPH ARMAND JR & NORMA	CB: 4391B BLK: 1 LOT: 13 ROYAL OAKS OF WESTCREEK-1
7	HEGEDUS DARYL J & SHERYL R	CB: 4391B BLK: 1 LOT: 12 ROYAL OAKS OF WESTCREEK-1
8	BAKER DONALD J & REYDELINDA	CB: 4391B BLK: 1 LOT: 11 ROYAL OAKS OF WESTCREEK-1
9	ALLEN NORMAN & ALICE	CB: 4391B BLK: 1 LOT: 10 ROYAL OAKS OF WESTCREEK-1
10	VELASQUEZ GEORGE L & ANDREA G	CB: 4391B BLK: 1 LOT: 9 ROYAL OAKS OF WESTCREEK-1
11	DIXON DENNIS C & MARGUERITE	CB: 4391B BLK: 1 LOT: 8 ROYAL OAKS OF WESTCREEK-1
12	HISH LLOYD R & KATHRYN C	CB: 4391B BLK: 1 LOT: 7 ROYAL OAKS OF WESTCREEK-1
13	NGUYEN TRAM ANH & DUNG DUC LUU	CB: 4391B BLK: 1 LOT: 6 ROYAL OAKS OF WESTCREEK-1
14	EMAMI-MARAND MOHAMMAD & LINDA	CB: 4391B BLK: 1 LOT: 5 ROYAL OAKS OF WESTCREEK-1
15	CHAVEZ GILBERTO G & CHRISTINA C	CB: 4391B BLK: 1 LOT: 4 ROYAL OAKS OF WESTCREEK-1
16	PAILLEX LIVING TRUST ROBERT G PAILLEX	CB: 4391B BLK: 1 LOT: 3 ROYAL OAKS OF WESTCREEK-1
17	MAYFIELD J L TR FOR 1992 RIDDICK FAMILY TRUSTS	CB 4400 P-17 ABS 825 5.000 AC
18	MAYFIELD J L TR FOR 1992 RIDDICK FAMILY TRUSTS	CB 4391 P-1H ABS 996 4.180 CB 4400 P-8 ABS 825 5.820 TOT:10.000 AC
19	CRABTREE CORBETT D II & PATRICIA A	CB 4400 P-8D ABS 825
20	LAMPMAN LAURA LOUISE & ERIC	CB 4390C BLK 4 LOT 172 (WESTCREEK OAKS UT-2)
21	RIOS MARIO A JR & SUSAN M	CB 4390C BLK 4 LOT 173 (WESTCREEK OAKS UT-2)
22	RANGEL RICHARD R & GLORIA G	CB 4390C BLK 4 LOT 174 (WESTCREEK OAKS UT-2)
23	WARNER DONALD & WILMA L	CB 4390C BLK 4 LOT 175 (WESTCREEK OAKS UT-2)
24	ZEGER OLEN R SR	CB 4390C BLK 4 LOT 176 (WESTCREEK OAKS UT-2)
25	HERNANDEZ RUBEN H & GLORIA H	CB 4390C BLK 4 LOT 177 (WESTCREEK OAKS UT-2)
26	STARKS WALTER LOUIS & WILDA ROSE	CB 4390C BLK 4 LOT 178 (WESTCREEK OAKS UT-2)
27	PACHECO GEORGE & ISABEL S	CB 4390C BLK 4 LOT 179 (WESTCREEK OAKS UT-2)
28	RAYCO LTD	CB 4390 P-5 ABS 88 6.250 CB 4391 P-1A ABS 996 .067 CB 4400 P-35 ABS 825 .131
29	RAYCO LTD	CB 4400 P-34 ABS 825
30	WILLIAMS JAMES R & PAULINE	CB 4390C BLK 5 LOT 47 (WESTCREEK OAKS UT-2)
31	ELIZONDO JOEL C & SYLVIA MARES-ELIZONDO	CB 4390C BLK 5 LOT 46 (WESTCREEK OAKS UT-2)
32	RAMIREZ RAY M & SEVERIANA R	CB 4390C BLK 5 LOT 45 (WESTCREEK OAKS UT-2)
33	VALLES MANUEL MENDEZ JR & ALTAGRACIA HERNANDEZ	CB 4390C BLK 5 LOT 44 (WESTCREEK OAKS UT-2)
34	GIPP COLIN L & ALICIA M	CB 4390C BLK 5 LOT 43 (WESTCREEK OAKS UT-2)
35	HALL CHARLIE M	CB 4390C BLK 5 LOT 42 (WESTCREEK OAKS UT-2)
36	GALLEGO PAUL EDWARD & SANDRA	CB 4390C BLK 5 LOT 41 (WESTCREEK OAKS UT-2)
37	YANEZ MIKE G & CYNTHIA A	CB 4390C BLK 5 LOT 40 (WESTCREEK OAKS UT-2)
38	WILKS LUCINDA B & PATRICK R	CB 4390C BLK 5 LOT 39 (WESTCREEK OAKS UT-2)
39	DIAZ JOEL E	CB 4390C BLK 5 LOT 38 (WESTCREEK OAKS UT-2)
40	HELGERT DAVID R & LEONORA M	CB 4390C BLK 5 LOT 37 (WESTCREEK OAKS UT-2)
41	TORRES ORLANDO & ROSA LIDIA	CB 4390C BLK 5 LOT 36 (WESTCREEK OAKS UT-2)
42	RANCOUR DEBORAH	CB 4390C BLK 5 LOT 35 (WESTCREEK OAKS UT-2)
43	DORTON CHERYL ANN	CB 4390C BLK 5 LOT 34 (WESTCREEK OAKS UT-2)
44	ARRIGHI ALEX R & OLGA	CB 4390C BLK 5 LOT 33 (WESTCREEK OAKS UT-2)
45	HALL MICHAEL & MELANIE J REED-HALL	CB 4390C BLK 5 LOT 32 (WESTCREEK OAKS UT-2)
46	SALOMON ZEKE	CB 4390C BLK 5 LOT 31 (WESTCREEK OAKS UT-1)
47	ELLIOTT MATTHEW EVERETT & LUAN V	CB 4390C BLK 5 LOT 30 (WESTCREEK OAKS UT-1)
48	COTTER WILLIAM E & KIMBERLY V	CB 4390C BLK 5 LOT 29 (WESTCREEK OAKS UT-1)
49	ESCAMILLA JOEL & MARIA S	CB 4390C BLK 5 LOT 28 (WESTCREEK OAKS UT-1)
50	MEDINA JAMES E & JUANITA S	CB 4390C BLK 5 LOT 27 (WESTCREEK OAKS UT-1)
51	LIRA ANTONIO & ALICIA	CB 4390C BLK 5 LOT 26 (WESTCREEK OAKS UT-1)
52	SCHWAB ERICH R & MAUREEN T	CB 4390C BLK 5 LOT 25 (WESTCREEK OAKS UT-1)
53	VELA ABEL & TERESA M	CB 4390C BLK 5 LOT 24 (WESTCREEK OAKS UT-1)
54	SEIFFART OLGA	CB 4390C BLK 5 LOT 23 (WESTCREEK OAKS UT-1)
55	BJERK WILLIAM K & JESSICA A	CB 4390C BLK 5 LOT 22 (WESTCREEK OAKS UT-1)
56	GOBBEO DANIEL F & SYLVIA B	CB 4390C BLK 5 LOT 21 (WESTCREEK OAKS UT-1)
57	VAMPIRSKA RAYKA & REITH MARIA	CB 4390C BLK 5 LOT 20 (WESTCREEK OAKS UT-1)
58	SHOPTAUGH MARK S & GRACE D	CB 4390C BLK 5 LOT 19 (WESTCREEK OAKS UT-1)
59	SOWELL PROPERTY PARTNERS-WESTCREEK LP	CB 4363 P-1A (4.9957 AC) ABS 333 & CB 4390 P-9 (69.15), P-9A (3.97) ABS 88
60	BEXAR COUNTY	CB 4385A BLK 16 LOT 1 & 2
61	CRUZ FELIX ETAL	CB 4385A BLK 16 LOT 3
62	SOTO JOSE S	CB: 4385A BLK: 15 LOT: 11 SERIAL #11550907T
63	STOUT ERVIN D	CB 4385A BLK 15 LOT 9 .95AC & LOT 10 .76 AC
64	WELLS JACK	CB 4385A BLK 15 LOT 8
65	WELLS JACK R	CB 4385A BLK 15 LOT 7
66	BROOKER ROBERT E	CB 4385A BLK 15 LOT 6
67	DILL ROSALIE M EVERETT	CB 4385A BLK 15 LOT 4 HS
68	DILL ROSALIE M EVERETT	CB 4385A BLK 15 LOT 5
69	HERNANDEZ OLEGARIO & VICENTA G	CB 4385A BLK 15 LOT W 175.1 FT OF E 235.1 FT OF 3
70	JONES MYRTLE	CB 4385A BLK 15 LOT W 217.8 FT OF 3
71	KYLE ERNEST E & ELISA M	CB 4385A BLK 15 LOT 2
72	ROE WILMA INEZ	CB 4385A BLK 15 LOT 1
73	GARCIA RUBEN E	CB 4385A BLK 13 LOT 2 EXC NE 60 FT STRIP
74	OLIVEROS JOSE J & INMACULADA P	CB 4385A BLK 13 LOT 1
75	OVERBECK PAUL T	CB: 4385A BLK: 8 LOT: 7 REFER TO: 80800-001-0545
76	GROHMAN KEITH & PATRICIA L PARSONS	CB 4385A BLK 8 LOT 6
77	WALKER THOMAS W & CATHY D	CB 4385A BLK 8 LOT 5
78	CAMPOS DEMENCIO A JR	CB 4385A BLK 8 LOT 4
79	ONATE DANIEL A & REINA C	CB 4385A BLK 8 LOT 3 HS
80	THIENPONT MAURICE	CB 4385A BLK 8 LOT 2
81	GERONIMO VILLAGE VOLUNTEER FIRE DEPT	CB 4385A BLK 8 LOT 1
82	PULTE HOMES OF TEXAS LP	CB 4389 P-4 ABS 234 41.9 AC CB 4401 P-4D ABS 744 313.92 AC
83	PULTE HOMES OF TEXAS LP	CB 4400 P-2 (99.458) & P-38 (16.732) ABS 825 PER PLATS 9572/182-3,9572/204, 9572/196 & 9573/137
84	PULTE HOMES OF TEXAS LP	CB 4400L (ALAMO RANCH UT-30,ENCLAVE), BLOCK 124 LOT 40 OPEN SPACE PER PLAT 9572/201-203
85	PULTE HOMES OF TEXAS LP	CB 4400 P-2A ABS 825 PER PLAT 9572/201-203
86	BELL EARL & MARGARET	NCB 34400A BLK 15 LOT 11 NORTH SAN ANTONIO HILLS UT-1 "POTRANCO/FM1604" ANNEXATION
87	BELL EARL & MARGARET	NCB 34400A BLK 15 LOT 10 NORTH SAN ANTONIO HILLS UT-1 "POTRANCO/FM1604" ANNEXATION
88	BEVIL GEORGE H & BETTY J REVOCABLE L/TR	NCB 34400A BLK 15 LOT 12 NORTH SAN ANTONIO HILLS UT-1 "POTRANCO/FM1604" ANNEXATION
89	RANGEL GONZALO & JOSIE E	NCB 34400A BLK 15 LOT 13 NORTH SAN ANTONIO HILLS UT-1 "POTRANCO/FM1604" ANNEXATION
90	CASTRO RUBEN J & MARGARITA Q	NCB 34400A BLK 15 LOT 6 NORTH SAN ANTONIO HILLS UT-1 "POTRANCO/FM1604" ANNEXATION
91	WILLEMS WENDELL K & ISABEL	NCB 34400A BLK 15 LOT 7 NORTH SAN ANTONIO HILLS UT-1 "POTRANCO/FM1604" ANNEXATION
92	ROLDAN JULIO E & BLANCA I	NCB 34400A BLK 15 LOT 8 NORTH SAN ANTONIO HILLS UT-1 "POTRANCO/FM1604" ANNEXATION
93	GAMACHE ROGER	NCB 34400A BLK 15 LOT 9 NORTH SAN ANTONIO HILLS UT-1 "POTRANCO/FM1604" ANNEXATION
94	KNAPE CHARLES B & BONNIE BISHOP	NCB 34400A BLK 8 LOT 8 NORTH SAN ANTONIO HILLS UT-1 "POTRANCO/FM1604" ANNEXATION
95	PENA GUILLERMO	NCB 34400A BLK 8 LOT 6 NORTH SAN ANTONIO HILLS UT-1 "POTRANCO/FM1604" ANNEXATION
96	RODRIGUEZ ROGER A & EDNA	NCB 34400A BLK 8 LOT 5 NORTH SAN ANTONIO HILLS UT-1 "POTRANCO/FM1604" ANNEXATION
97	GONZALEZ SERGIO & GRACIELA	NCB 34400A BLK 8 LOT 4 NORTH SAN ANTONIO HILLS UT-1 "POTRANCO/FM1604" ANNEXATION
98	JONES GARY & NORA	NCB 34400A BLK 8 LOT 3 NORTH SAN ANTONIO HILLS UT-1 "POTRANCO/FM1604" ANNEXATION
99	BUCKHOLDT STEPHANIE & CHARLES BUCKHOLDT	NCB 34400A BLK 8 LOT 2 NORTH SAN ANTONIO HILLS UT-1 "POTRANCO/FM1604" ANNEXATION
100	COMPEAN ALVARO C & VICTORIA	NCB 34400A BLK 8 LOT 1 NORTH SAN ANTONIO HILLS UT-1 "POTRANCO/FM1604" ANNEXATION
101	GUTIERREZ LARRY M & VIRGINIA D	NCB 34400A BLK 3 LOT 12 NORTH SAN ANTONIO HILLS UT-1 "POTRANCO/FM1604" ANNEXATION
102	TAKEUCHI YOSHIAKI & MIKIKO	NCB 34400A BLK 3 LOT 13 NORTH SAN ANTONIO HILLS UT-1 "POTRANCO/FM1604" ANNEXATION
103	JOHNSON RICK N & PATRICIA J	NCB 34400A BLK 3 LOT 14 NORTH SAN ANTONIO HILLS UT-1 "POTRANCO/FM1604" ANNEXATION
104	TREVINO RAMON & EUDELIA E	NCB 34400A BLK 3 LOT 15 NORTH SAN ANTONIO HILLS UT-1 "POTRANCO/FM1604" ANNEXATION
105	TRIDENT JOINT VENTURE	NCB 34400A BLK 3 LOT 8 NORTH SAN ANTONIO HILLS UT-1 "POTRANCO/FM1604" ANNEXATION
106	HARWELL WAYNE/TRUSTEE ET AL	NCB 17634 BLK 3 LOT 7 (WESTSIDE FREEWY ANNEXATION)
107	DHS PARTNERS LLC	NCB 17634 BLK LOT P-5B (WESTSIDE FREEWY ANNEXATION)



LEGEND:

- MULTI-FAMILY/COMMERCIAL
- SCHOOL
- SINGLE FAMILY
- ONSITE FLOOD PLAIN
- FEMA FLOOD PLAIN (100 YR)
- ULTIMATE DEVELOPMENT FLOOD PLAIN (100 YR)
- MDP LIMITS
- CITY OF SAN ANTONIO LIMITS
- ① PROPERTY OWNERSHIP INFORMATION (SEE LIST)
- Ⓐ EASEMENT INFORMATION (SEE LIST)
- 950 10' CONTOURS
- ⇔ CROSS CONNECTION (SEE NOTES FOR DETAILS)

NOTES:

1. PROPERTY BOUNDARY IS BASED ON SURVEY PREPARED BY M.W. CUDE ENGINEERS, LLC, DATED APRIL 9, 2008. BEARINGS REFERENCED TO SUBDIVISION PLAT OF REMUDA RANCH UNIT 1 PUD, VOLUME 9534, PAGES 82-85 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
2. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
3. NOT USED.
4. WATER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
5. SANITARY SEWER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
6. GAS AND ELECTRIC SERVICES TO BE PROVIDED BY CPS ENERGY.
7. TELEPHONE SERVICE TO BE PROVIDED BY AT&T OR TIME WARNER.
8. CABLE T.V. TO BE PROVIDED BY AT&T OR TIME WARNER.
9. NOT USED.
10. A TRAFFIC IMPACT ANALYSIS TITLED WESTPOINTE DEVELOPMENT WAS SUBMITTED WITH THIS M.D.P.
11. RESIDENTIAL MULTI-FAMILY SITES WILL HAVE A DENSITY OF 25-33 UNITS PER ACRE.
12. RESIDENTIAL UNITS WILL COMPLY WITH SECTION 35-503 OF THE UDC REGARDING THE PARK/OPEN SPACE REQUIREMENTS AT THE TIME OF PLATTING.
13. DENSITY SHOWN IN TABLE BELOW IS ESTIMATED FOR PLANNING PURPOSES. DENSITY MAY VARY BETWEEN PARCELS BASED ON FINAL LAND USE.
14. BICYCLE FACILITIES WILL COMPLY WITH UNIFIED DEVELOPMENT CODE 35-506(d)(4). BIKE PATHS, WHEN REQUIRED WITHIN THE CITY LIMITS, MAY BE CONSTRUCTED WITH DEVELOPMENT OF THE ABUTTING PROPERTY AT THE TIME BUILDING PERMIT ACQUIRED. WHEN IDENTIFIED ON THE CITY COUNCIL APPROVED BIKE FACILITIES MASTER PLAN, ROADWAYS REQUIRING BICYCLE FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS "GUIDE FOR THE DEVELOPMENT OF BICYCLE FACILITIES".
15. BICYCLE PATH ON ROAD CROSS SECTIONS SHOWN FOR GRAPHICAL PURPOSES ONLY. ACTUAL LOCATION/SIDE OF ROAD TO BE DECIDED AT THE TIME OF PLATTING.
16. A PORTION OF UNITS 16, 18A AND 19 ARE LOCATED INSIDE THE CITY OF SAN ANTONIO CITY LIMITS AND AT THE TIME OF THIS MDP ARE ZONED AS C-2, C-3 OR R-6. THE AREAS INSIDE THE CITY LIMITS WILL BE REZONED IN ACCORDANCE WITH THE MDP LAND USES AT THE TIME OF PLATTING.

LAND USE TABLE

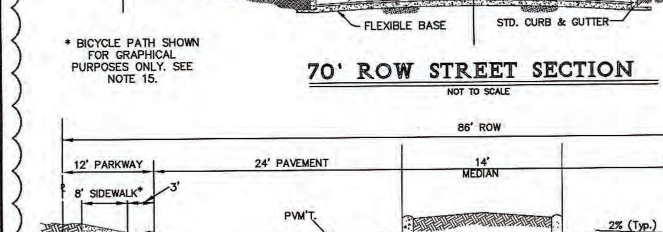
UNIT	ORIGINAL LAND USE	PROPOSED LAND USE	CHANGE	AC	DENSITY DWELLING UNITS/ ACRE	REQUIRED PARK/ OPEN SPACE (ACRES)
1	COM/MULTI-FAMILY	COM/MULTI-FAMILY		12.0	4.3	0.5
2	COM/MULTI-FAMILY	COM/MULTI-FAMILY		47.7	25.0	10.5
3	COM/MULTI-FAMILY	COM/MULTI-FAMILY		28.3	33.0	9.5
4	COM/MULTI-FAMILY	COM/MULTI-FAMILY		36.4	33.0	9.4
5	COM/MULTI-FAMILY	COM/MULTI-FAMILY	JOINED W/6,7,9,10	44.6	4.0	10.4
6	COM/MULTI-FAMILY	COM/MULTI-FAMILY	JOINED W/5,7,9,10	57.2	5.0	
	COM/MULTI-FAMILY	COM/MULTI-FAMILY	PHASING CHANGE			
8	COM/MULTI-FAMILY	COM/MULTI-FAMILY	PHASING CHANGE	27.8	4.0	1.3
	COM/MULTI-FAMILY	COM/MULTI-FAMILY	PHASING CHANGE			
	COM/MULTI-FAMILY	COM/MULTI-FAMILY	PHASING CHANGE			
11	COM/MULTI-FAMILY	COM/MULTI-FAMILY		21.8	6.0	1.2
12	COM/MULTI-FAMILY	COM/MULTI-FAMILY		15.1	4.0	0.5
13	COM/MULTI-FAMILY	COM/MULTI-FAMILY		15.1	4.0	0.5
14	COM/MULTI-FAMILY	COM/MULTI-FAMILY		30.0	6.0	1.8
15	COM/MULTI-FAMILY	COM/MULTI-FAMILY		36.2	6.0	1.7
16	COM/MULTI-FAMILY	COM/MULTI-FAMILY		23.6	4.0	0.8
17	COM/MULTI-FAMILY	COM/MULTI-FAMILY		29.6	10.0	2.5
18A	COM/MULTI-FAMILY	COM/MULTI-FAMILY		67.0	4.0	2.3
18B	COM/MULTI-FAMILY	COM/MULTI-FAMILY		12.5	4.0	0.3
19	COM/MULTI-FAMILY	COM/MULTI-FAMILY		57.2	4.0	1.8
20A	COM/MULTI-FAMILY	COM/MULTI-FAMILY		50.4	25.0	11.7
20B	COM/MULTI-FAMILY	COM/MULTI-FAMILY		41.1	25.0	9.3
21	SCHOOL (EXISTING)	SCHOOL (EXISTING)		85.0	0.4	--
22	COM/MULTI-FAMILY	SINGLE FAMILY	JOINED W/26,27,39-44; USE CHANGE	326.1	6.23	17
23	COM/MULTI-FAMILY	COM/MULTI-FAMILY		33.1	4.1	1.3
24	COM/MULTI-FAMILY	COM/MULTI-FAMILY		34.7	4.0	1.2
25	COM/MULTI-FAMILY	COM/MULTI-FAMILY		27.7	4.0	1.0
	COM/MULTI-FAMILY	SINGLE FAMILY	USE CHANGE			
	COM/MULTI-FAMILY	SINGLE FAMILY	USE CHANGE			
28	COM/MULTI-FAMILY	COM/MULTI-FAMILY		28.4	4.0	0.9
29	COM/MULTI-FAMILY	COM/MULTI-FAMILY	JOINED W/36	60.2	18.6	9.7
30	COM/MULTI-FAMILY	SINGLE FAMILY	DIVIDED; USE CHANGE	24.5	4.1	1.0
31	COM/MULTI-FAMILY	SINGLE FAMILY	DIVIDED; USE CHANGE	13.5	4.1	1.0
32	COM/MULTI-FAMILY	COM/MULTI-FAMILY		28.5	4.2	0.6
33	COM/MULTI-FAMILY	SINGLE FAMILY	JOINED W/34,35; USE CHANGE	119.6	4.2	3.6
	COM/MULTI-FAMILY	SINGLE FAMILY	USE CHANGE			
	COM/MULTI-FAMILY	SINGLE FAMILY	USE CHANGE			
	COM/MULTI-FAMILY	COM/MULTI-FAMILY	PHASING CHANGE			
37	COM/MULTI-FAMILY	COM/MULTI-FAMILY		74.0	6.0	4.0
38	COM/MULTI-FAMILY	COM/MULTI-FAMILY		45.6	6.0	2.5
	COM/MULTI-FAMILY	SINGLE FAMILY	USE CHANGE			
	COM/MULTI-FAMILY	SINGLE FAMILY	USE CHANGE			
	COM/MULTI-FAMILY	SINGLE FAMILY	USE CHANGE			
	COM/MULTI-FAMILY	SINGLE FAMILY	USE CHANGE			
	COM/MULTI-FAMILY	SINGLE FAMILY	USE CHANGE			
	COM/SUB-STATION	SINGLE FAMILY	USE CHANGE			
45	COM/MULTI-FAMILY	COM/MULTI-FAMILY	PHASING CHANGE	3.5	0	--
46	COM/MULTI-FAMILY	COM/MULTI-FAMILY	PHASING CHANGE	8.8	1	--
47	COM/MULTI-FAMILY	COM/MULTI-FAMILY	PHASING CHANGE	10.1	1	--
	TOTAL	TOTAL		1577.3		119.8
	RIGHT OF WAY	RIGHT OF WAY		49.7		
	GRAND TOTAL	GRAND TOTAL		1626.5		

REVISION STATEMENT
MAJOR AMENDMENT INCLUDES THE FOLLOWING:
1. CHANGE OF LAND USE
2. PHASING CHANGE
3. UNIT SIZE CHANGE
4. CORRECTED ACREAGES (ADDED FLOODPLAIN TO INDIVIDUAL UNITS)
5. ADDED PARKLAND REQUIREMENTS

PARKLAND REQUIREMENTS

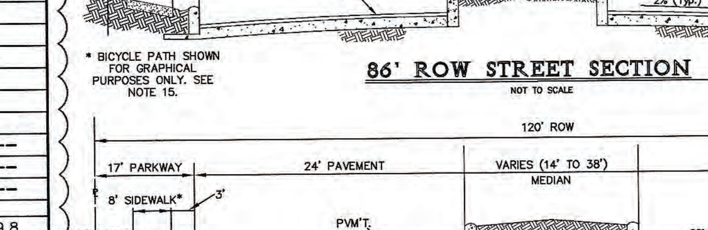
UNITS	LAND USE	
30, 31 AND 33	SINGLE FAMILY RESIDENTIAL	630 LOTS = 9.0 ACRES PARKLAND
22	SINGLE FAMILY RESIDENTIAL	1,060 LOTS = 15.14 ACRES PARKLAND
	TOTAL	24.14 ACRES PARKLAND

PARK FACILITIES	PARKLAND CREDIT
UNITS 30, 31 AND 33	
FLOODPLAIN	4.5 ACRES
2,500 SQUARE FOOT SURFACE AREA POOL	1.5 ACRES
THREE PICNIC AREAS	0.75 ACRES
BASKETBALL COURT	0.75 ACRES
1.5 ACRES OPEN SPACE ON THE AMENITY CENTER SITE	1.5 ACRES
SUB-TOTAL	9.0 ACRES
UNIT 22	
FLOODPLAIN	7.57 ACRES
0.5 MILE WALKING TRAIL	2.25 ACRES
20,000 SQUARE FOOT PLAY AREA ON THE AMENITY CENTER SITE	1.0 ACRES
2,500 SQUARE FOOT SURFACE AREA POOL	1.5 ACRES
1,500 SQUARE FOOT RECREATIONAL BUILDING	1.0 ACRES
0.75 ACRES OF OPEN SPACE ON WATER AND GAS EASEMENTS	0.75 ACRES
1.07 ACRES OF OPEN SPACE ON THE AMENITY CENTER SITE	1.07 ACRES
SUB-TOTAL	15.54 ACRES
TOTAL	24.54 ACRES



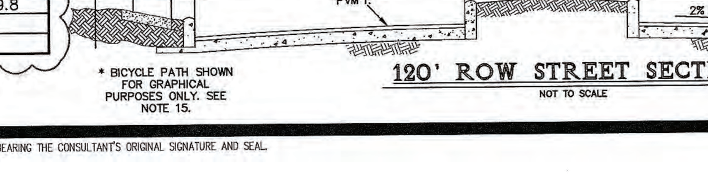
* BICYCLE PATH SHOWN FOR GRAPHICAL PURPOSES ONLY. SEE NOTE 15.

70' ROW STREET SECTION
NOT TO SCALE



* BICYCLE PATH SHOWN FOR GRAPHICAL PURPOSES ONLY. SEE NOTE 15.

86' ROW STREET SECTION
NOT TO SCALE



* BICYCLE PATH SHOWN FOR GRAPHICAL PURPOSES ONLY. SEE NOTE 15.

120' ROW STREET SECTION
NOT TO SCALE

RIGHT OF WAY DEDICATION:

NOTE: THESE DEDICATIONS ARE LOCATED ALONG THE PROPERTY BOUNDARIES AS SHOWN:

ROW 1 — 13' ROW DEDICATION FOR EXISTING TALLEY ROAD (FUTURE 86' ROW)

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	2007.29'	3600.00'	1041.25'	37°35'05"	179.27'	N41°39'41"W
C2	1058.13'	2940.00'	534.85'	20°37'16"	179.27'	N41°39'41"W
C3	2065.73'	3512.00'	1063.71'	33°42'03"	179.27'	N41°39'41"W
C4	1475.40'	5060.00'	742.97'	16°42'23"	179.27'	N41°39'41"W
C5	883.01'	1260.00'	460.51'	40°09'10"	179.27'	N41°39'41"W
C6	225.93'	1006.00'	113.44'	12°52'03"	179.27'	N41°39'41"W
C7	228.50'	1006.00'	114.74'	13°00'50"	179.27'	N41°39'41"W
C8	798.94'	1140.00'	416.67'	40°09'16"	179.27'	N41°39'41"W
C9	1440.41'	4940.00'	725.35'	16°42'23"	179.27'	N41°39'41"W
C10	2136.31'	3632.00'	1100.06'	34°31'10"	179.27'	N41°39'41"W
C11	1101.31'	3060.00'	556.68'	34°31'10"	179.27'	N41°39'41"W
C12	1928.57'	2940.00'	1000.42'	34°31'10"	179.27'	N41°39'41"W

LINE TABLE

LINE	LENGTH	BEARING
L1	186.69'	N10°20'45"W
L2	154.93'	N23°03'09"W
L3	381.58'	N24°50'54"W
L4	48.84'	N11°58'08"W
L5	97.99'	N15°11'02"E
L6	417.08'	N41°59'13"E
L7	71.84'	N52°07'39"E
L8	237.84'	N38°21'24"E
L9	201.70'	N44°42'22"E
L10	50.89'	N35°52'26"E
L11	50.29'	N59°46'16"E
L12	52.94'	N48°28'13"E
L13	169.05'	N57°46'28"E
L14	50.90'	N69°07'13"E
L15	49.19'	N76°14'08"E
L16	49.81'	N89°51'11"E
L17	178.94'	S69°49'40"E
L18	50.09'	S59°58'19"E
L19	148.44'	S47°06'06"E
L20	121.42'	S37°41'58"E
L21	121.42'	S37°41'58"E
L22	149.79'	S58°55'16"E
L23	99.04'	N61°25'23"E
L24	100.60'	N40°21'58"W
L25	25.29'	N46°09'54"E
L26	179.24'	N29°28'55"E

A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE SAN ANTONIO CITY LIMITS AND AT THE TIME OF THE MDP REVIEW THIS AREA IS ZONED R-6. THE PROPERTY OWNER IS AWARE THAT NO BUILDING PERMITS WILL BE ISSUED FOR THIS AREA UNTIL THE IMPACTED PROPERTY IS RE-ZONED TO CONFORM TO THE LAND USES IDENTIFIED ON THIS MDP AT THE TIME OF ACCEPTANCE.

EASEMENT INFORMATION:

NOTE: THESE EASEMENTS ARE LOCATED WITHIN THE PROPERTY OR ADJACENT TO THE PROPERTY

- A UTILITY ESMT AGREEMENT (12' WIDE ELECTRIC PERMANENT ESMT) (VOL 12797, PG 1213) OPR
- B 20' WIDE CONSTRUCTION ESMT (VOL 12797, PG 1213) OPR
- C DRAINAGE ESMT (VOL 11255, PG 1869) OPR
- D DRAINAGE ESMT P-1 E-4 (VOL 11255, PG 1869) OPR
- E DRAINAGE ESMT P-1 E-4 (VOL 11255, PG 1869) OPR
- F DRAINAGE ESMT P-1 E-6 (VOL 11255, PG 1869) OPR
- G DRAINAGE ESMT P-1 E-7 (VOL 11255, PG 1869) OPR
- H DRAINAGE ESMT P-1 E-8 (VOL 11255, PG 1869) OPR
- I 30' WIDE ROAD AND UTILITY ESMT (VOL 6033, PG 548) DEED RECORDS
- J 50' WIDE PIPELINE ESMT (VOL 6059, PG 353) DEED RECORDS
- K VARIABLE-WIDTH SANITARY SEWER ESMT (VOL 12797, PG 1177) OPR
- L DRAINAGE ESMT P-1 E-7 (VOL 11255, PG 1869) OPR
- M DRAINAGE ESMT P-1 E-8 (VOL 11255, PG 1869)
- N 30' WIDE SANITARY SEWER ESMT (VOL 12797, PG 1198) OPR
- O 50' WIDE TEMP CONSTRUCTION ESMT (VOL 12797, PG 1198) OPR
- P UTILITY ESMT AGREEMENT (VARIABLE-WIDTH ELEC GAS & TEL) (VOL 12797, PG 1145) OPR
- Q 28' GAS, ELEC, TEL & CATV ESMT (VOL 9575, PG'S 21-22) DPR
- R 28' GAS, ELEC, TEL & CATV ESMT (VOL 9575, PG'S 201-203) DPR
- S EXISTING 70' X 28.80' TEMPORARY DRAINAGE ESMT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET ROW (VOL 9572, PG 196) DPR AND ROAD ESMT AGREEMENT (VOL 12797, PG 1145) OPR
- T 70.00' WIDE INGRESS-EGRESS, DRAINAGE, WATER, ELEC GAS, TEL & CATV ESMT (VOL 12852, PG 1901) OPR
- U LEASEHOLD INTEREST (100.00' WIDE TEMPORARY ACCESS EASEMENT) (VOL 12852, PG 1901) OPR
- V DRAINAGE ESMT P-1 E-10 (VOL 11255, PG 1869) OPR
- W DRAINAGE ESMT P-1 E-9 (VOL 11255, PG 1869) OPR
- X DRAINAGE ESMT P-1 E-14 (VOL 11255, PG 1869) OPR
- Y DRAINAGE ESMT P-1 E-9 (VOL 11255, PG 1869) OPR
- Z DRAINAGE ESMT P-1 E-15 (VOL 11255, PG 1869) OPR
- AA 135' WIDE ELEC TRANSMISSION LINE ESMT (VOL 6037, PG 65) DR
- AB DRAINAGE ESMT P-1 E-12 (VOL 11255, PG 1869) OPR
- AC DRAINAGE ESMT P-1 E-13 (VOL 11255, PG 1869) OPR
- AD REMAINDER OF P-38 E-1 DRAINAGE CHANNEL ESMT (VOL 4473, PG 549) DR
- AE REMAINDER OF DRAINAGE CHANNEL EASEMENT P-38 E-6 (VOL 4473, PG 549) OPR
- AF REMAINDER OF DRAINAGE CHANNEL EASEMENT P-38 E 9 (VOL 4473, PG 549) OPR
- AG REMAINDER OF DRAINAGE CHANNEL EASEMENT P-38 E-10 (VOL 4473, PG 549) OPR
- AH REMAINDER OF DRAINAGE CHANNEL EASEMENT P-38 E-11 (VOL 4473, PG 549) OPR
- AI 28' WIDE ELEC ESMT 1.713 ACRE DEED (VOL 11832, PG 459) OPR
- AJ (16' WIDE WATER, WASTEWATER & RECYCLED WATER LINE) (VOL 12797, PG 1208) OPR
- AK 20' ELEC ESMT AND ROW (VOL 6873, PG 754) DEED RECORDS.
- AL 80' PERMANENT WATER EASEMENT (VOL 15846, PG 1135-1143) OPR
- AM 20' ELEC ESMT (VOL 7000, PG 6-8) DPR

DEVELOPER / OWNER:
PEOPLES MANAGEMENT LIMITED
19230 STONE OAK PARKWAY
SAN ANTONIO, TEXAS 78258
PHONE: (210) 403-2081

ENGINEER/DESIGNER:
PAPE-DAWSON ENGINEERS, INC. 555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9010

PROPERTY LEGAL DESCRIPTION:

AS RECORDED IN BEXAR COUNTY, TEXAS OFFICIAL PUBLIC RECORDS:
194.989 ACRE (VOLUME 7746, PAGE 803)
0.443 ACRE (VOLUME 7746, PAGE 803)
1.713 ACRE (VOLUME 12595, PAGE 931)
1.666 ACRE (VOLUME 12563, PAGE 1102)
368.134 ACRE (VOLUME 12642, PAGE 1974)
328.967 ACRE (VOLUME 7144, PAGE 1567)
162.3 ACRE (VOLUME 13165, PAGES 2431)
143.9 ACRE (VOLUME 13165, PAGES 2431)
399.402 ACRE (VOLUME 8337, PAGE 93)
380.761 ACRE (VOLUME 12572, PAGES 1639-1647)

FLOODPLAIN 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.

CROSS-CONNECTION AND ACCESS NOTES:

1. STREET PROJECTIONS TO ADJOINING PROPERTY OR INDIVIDUAL UNITS OF THIS MASTER DEVELOPMENT PLAN WILL COMPLY WITH SECTION 35-506(e)(2) OF THE CITY OF SAN ANTONIO'S UNIFIED DEVELOPMENT CODE.
2. INTERNAL STREETS WITHIN INDIVIDUAL UNITS SHOWN ON THIS MASTER DEVELOPMENT PLAN WILL COMPLY WITH THE REQUIREMENTS FOR CONNECTIVITY AS DESCRIBED IN SECTION 35-506(e)(1) AND SECONDARY ACCESS REQUIREMENTS AS DESCRIBED IN SECTION 35-506(e)(7) OF THE CITY OF SAN ANTONIO'S UNIFIED DEVELOPMENT CODE.
3. CROSS-CONNECTION TYPES WILL BE PROVIDED AS FOLLOWS:

(I) CROSS CONNECTION WILL BE PROVIDED TO CONNECT TO EXISTING STREET IN ADJOINING AREA AND SHALL BE PLATTED IN ACCORDANCE WITH SECTION 35-506(e)(2) OF THE CITY OF SAN ANTONIO'S UNIFIED DEVELOPMENT CODE. ROADWAY CLASSIFICATION WITHIN THIS MDP AREA WILL BE CONTINUED FROM EXISTING STREETS IN ADJOINING AREAS AND SHALL BE AT LEAST AS WIDE AS SUCH EXISTING STREET.

(EM) AN EMERGENCY OR LIMITED ACCESS CONNECTION WILL BE PROVIDED AS SHOWN FROM THE PROPOSED SITE TO ADJOINING AREA.

DRAINAGE NOTES:

1. REFERENCE STORM WATER MANAGEMENT PLAN FOR WESTPOINTE DEVELOPMENT DATED APRIL 2008 (REVISED JULY, 2008, JANUARY 2013).
2. PROPOSED DEVELOPMENTS WITHIN THE MEDIO CREEK MANDATORY DETENTION AREA AS IDENTIFIED ON THE CITY OF SAN ANTONIO STORM WATER DEPARTMENT MANDATORY DETENTION AREA MAP WILL REQUIRE ONSITE DETENTION OR PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM THROUGH STORMWATER MITIGATION.
3. THE STORMWATER MANAGEMENT PLAN WITH ON-SITE DETENTION OR PROPOSED DOWNSTREAM IMPROVEMENTS WILL BE SUBMITTED DURING THE PLATTING PROCESS.
4. DETENTION PONDS WILL BE DESIGNED AT THE TIME OF PLATTING, WHERE REQUIRED. PROPOSED DETENTION PONDS WILL BE SHOWN ON THE FUTURE PLAT/PLATS.

OWNER

ENGINEER

PLAN HAS BEEN ACCEPTED BY
COSA
April 4, 2013 020A-08
(Date) (Number)
Note: this plan will have to comply with Section 35-412 Scope of approval for validation or plan will expire on
April 3, 2013
Date

NO.	REVISION	DATE
1	LAND USE REVISION	MARCH 2013

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

WESTPOINTE EAST
SAN ANTONIO, TEXAS
MAJOR AMENDMENT
1,626.5 ACRE TRACT
MASTER DEVELOPMENT PLAN

MDP#020A-08
JOB NO. 6979-01
DATE APRIL 2013
DESIGNER TD
CHECKED *** DRAWN MW
SHEET 1 OF 1

Date: Apr 04, 2013, 9:21am User ID: MWright
File: P:\69\79\01\Design\Civil\MDP\MDP697901 amend.dwg

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