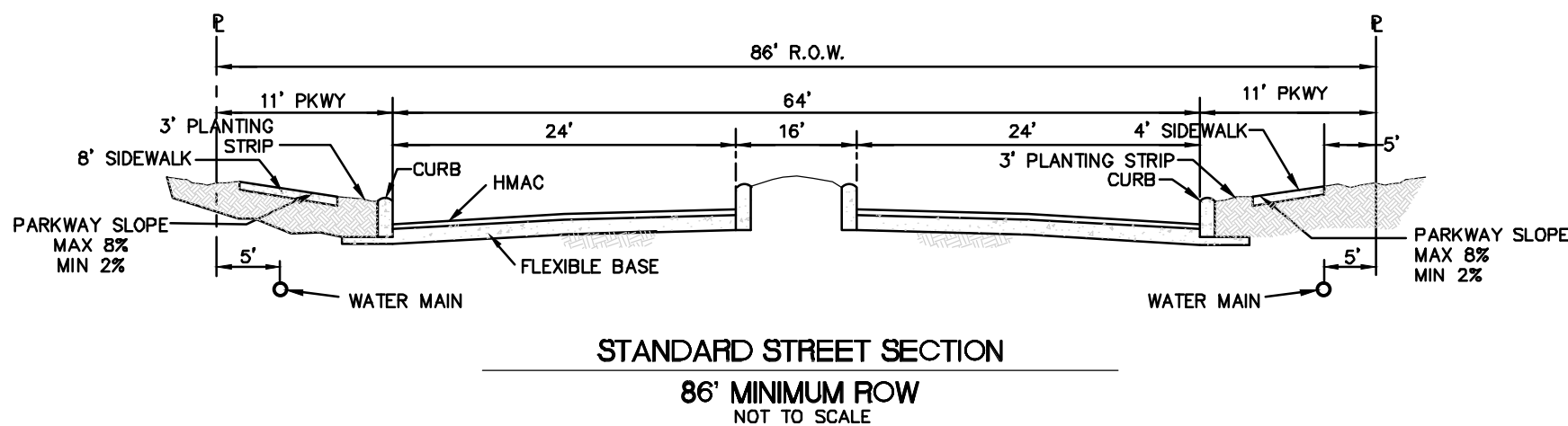
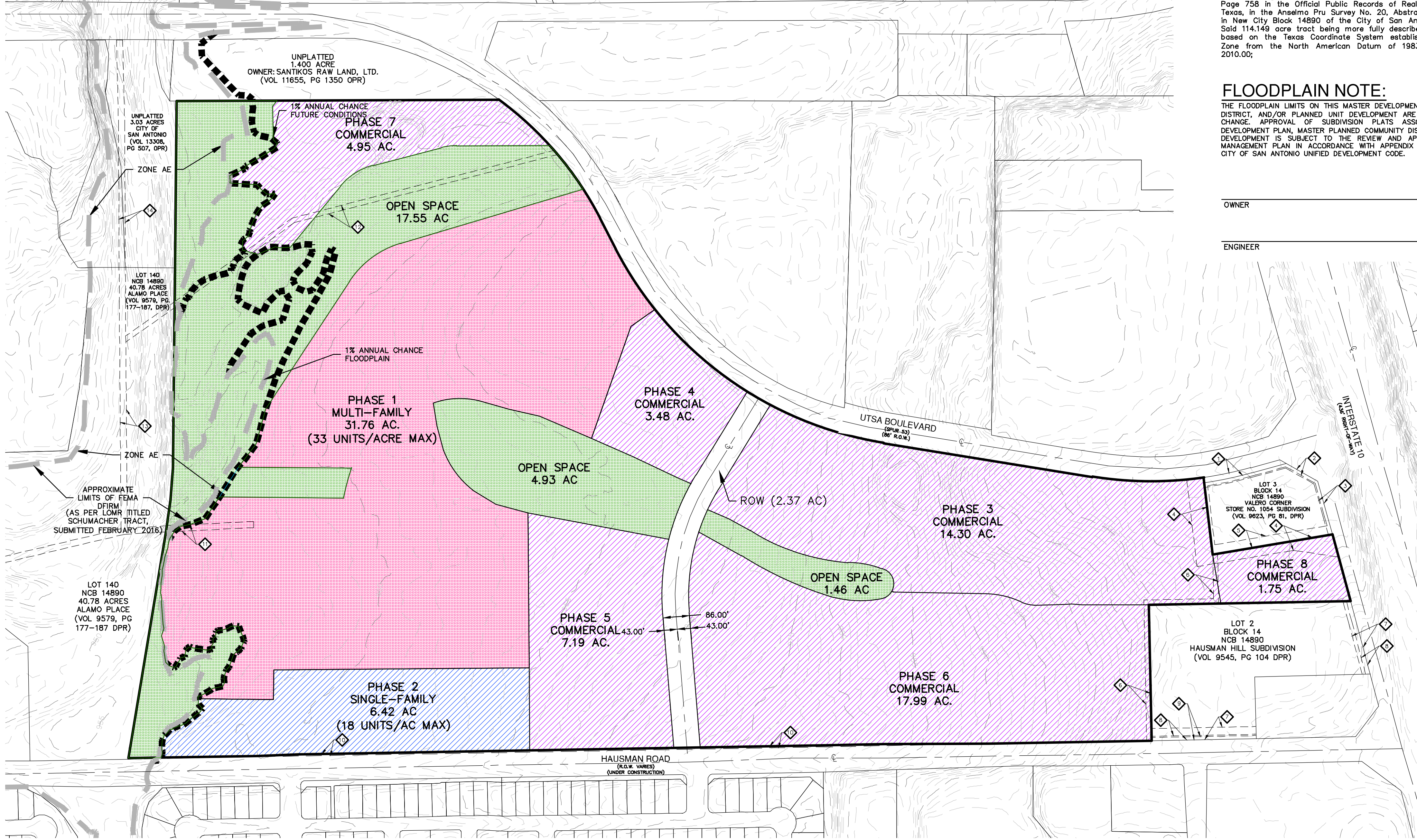


LOCATION MAP

NOT-TO-SCALE



STANDARD STREET SECTION
86' MINIMUM ROW
NOT TO SCALE

OPEN SPACE REQUIREMENTS		
LAND USE		
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
TOTAL		23.30 ACRES OPEN SPACE

AMENITIES	PARKLAND CREDIT
OPEN SPACE PROVIDED	23.94 ACRES

NOTES

- SIDEWALKS SHALL BE INSTALLED ACCORDING TO UDC STANDARDS SECTION 35-506(Q).
- 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.

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	22700.33'	000°33'50"	N151°4'38"W	223.88'	223.98'
C2	1188.92'	017°28'17"	N89°33'43"W	361.14'	362.54'
C3	1188.92'	053°34'09"	N54°03'01"W	1071.55'	1111.58'
C4	1102.92'	026°29'39"	N40°29'47"W	506.47'	510.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S80°24'13"W	393.69'
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	540.38'
L7	S00°32'54"W	647.72'
L8	S04°28'18"W	104.40'
L9	S08°28'58"W	102.92'
L10	S09°25'09"W	742.92'
L11	N88°58'04"E	417.16'
L12	N87°39'41"E	134.45'
L13	N89°00'54"E	1700.34'
L14	N88°48'56"E	185.29'
L15	N89°58'17"E	337.33'
L16	N88°52'59"E	528.24'
L17	N01°08'25"W	439.24'
L18	N88°50'11"E	653.92'

EASEMENT INFORMATION:

- 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 AD) (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)
 - 18' 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)
 - 18' 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)

LEGAL DESCRIPTION

A 114.149 acre, or 4,972,346 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)

PHASING TABLE

PHASE	LAND USE	GROSS FLOOR AREA	DENSITY (UNITS PER ACRE)	ACREAGE	OPEN SPACE REQUIRED (%)
1	MULTI-FAMILY	---	33 UNITS/AC MAX	31.76	35%
2	SINGLE FAMILY	---	18 UNITS/AC MAX	6.42	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%
	ROW	---	---	2.37	---
	OPEN SPACE	---	---	23.94	---
TOTAL				114.15	

OWNER/DEVELOPER:

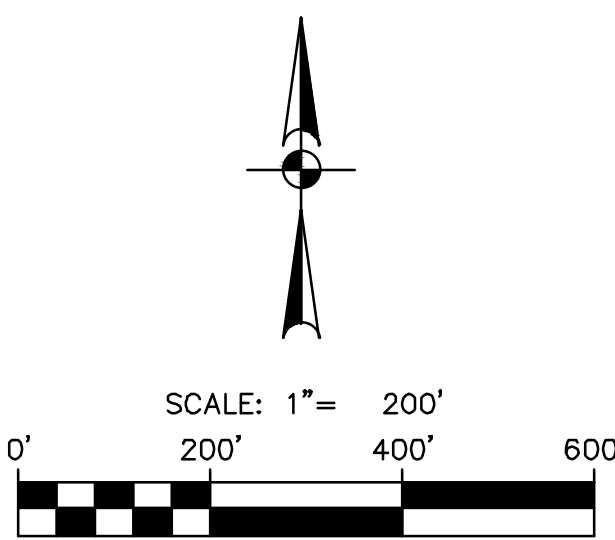
STEVE SANDERS
4512 ELOHI DRIVE
AUSTIN, TEXAS 78746
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ENGINEER:

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DESIGNER:

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TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 102880
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 102880

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