



**LEGAL DESCRIPTION**

A 584.851 ACRE TRACT OF LAND OUT OF THE MANUEL DE LUNA GRANT SURVEY NO. 3, ABSTRACT 8, COUNTY 4187, AND BEING TRACTS "C", "D", AND "E" AS DESCRIBED IN VOLUME 5709, PAGE 338, OF THE DEED AND RECORDS OF BEXAR COUNTY, TEXAS.

**NOTE:**

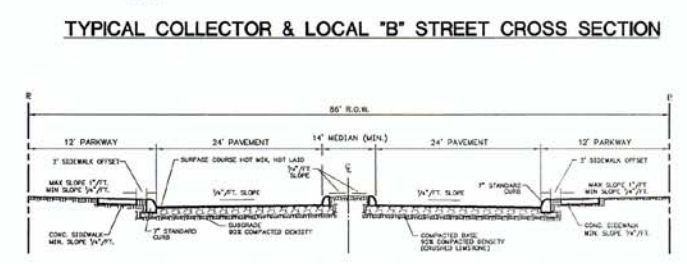
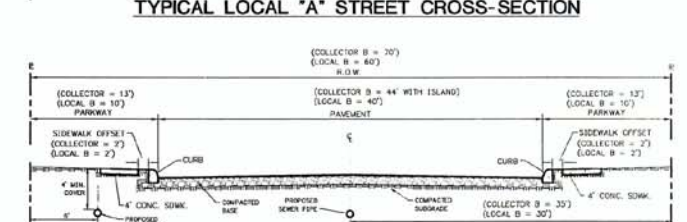
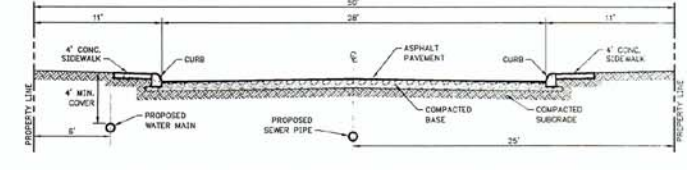
1. CUL-DE-SAC STREETS LONGER THAN 500 L.F. SHALL ADHERE TO ALL REQUIREMENTS OF UDC SECTION 35-506(d)(6)(B).
2. ORIGIN OF STATE PLANE COORDINATES NGS MARK MILLER PID AY0121
3. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
4. THE PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
5. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
6. WATER SERVICE WILL BE PROVIDED BY BEXAR METROPOLITAN WATER DISTRICT.
7. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
8. IF ACCESS TO A GARAGE OR CARPORT IS PROVIDED FROM THE FRONT OR SIDE OF A LOT, THEN THE GARAGE/CARPORT SHALL MAINTAIN A TWENTY (20) FOOT SETBACK FROM THE BACK OF THE SIDEWALK OR CURB IF THERE IS NO SIDEWALK, AS MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY AS DEFINED IN UDC SECTION 35-506(d)(5).
9. A VARIABLE SIGHT DISTANCE CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, 2001 EDITION OR LATEST VERSION THEREOF.
10. ALL INTERIOR STREETS ARE 50' RIGHT-OF-WAY WITH 28' PAVEMENT UNLESS OTHERWISE NOTED.
11. A 4 FT. SIDEWALK TO BE PROVIDED FOR PEDESTRIAN ACCESS ON ALL ROADWAYS IN ACCORDANCE WITH UDC 35-506 (c).
12. ALL STREETS SHOWN HEREIN ARE PUBLIC STREETS.
13. SOUTH-SIDE INDEPENDENT SCHOOL DISTRICT
14. BICYCLE FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF SAN ANTONIO UDC REQUIREMENTS (PER ORDINANCE #00741) AND APPLICABLE AASHTO GUIDELINES.

**PROPERTY OWNERSHIP:**

1. ROGOS INC.
2. CONSUELO H. CARREON ETAL.
3. ROY R. BARRERA SR.
4. MARVIN & NAOMA COOK
5. STELLA L. ASKLEY
6. ABELARDO H. & MARY R. GARCIA
7. HUGH A. CAGLEY & MARIA LONGORIA
8. WARD W. & ROSE L. HILL
9. JOHN C. WAHLER & L. PRENTISS CAMMACK
10. HENRY L. & ORETHA Y. HILL
11. JUAN V. CUBILLOS C/S VETERANS LAND BOARD
12. MARCELO & MARIA GARZA & FRANK GONZALEZ REALTY
13. ABEL & EVA SALAZAR
14. CHOWN LAND CORP.
15. W.M. HARONEY
16. MACK C. & DORIS A. STALLCUP
17. VERNON M. & MARTHA OLLE
18. ANDREA S. OLIVAREZ
19. MAUREEN T. JOURDAN
20. LESTER L. TAYLOR
21. ROSOLFO S. & MARIA D. BRISENO
22. ARTHUR & MARTA GAMEZ
23. OSCAR DEL FERRO
24. JOSEPH & BERTIE L. BOYLE
25. JOSEPH L. BOYLE
26. WILLIAM C. BOYLE
27. HELEN SCHMIDT
28. RALPH CARPENTER
29. SEVILLE PARTNERS LTD.

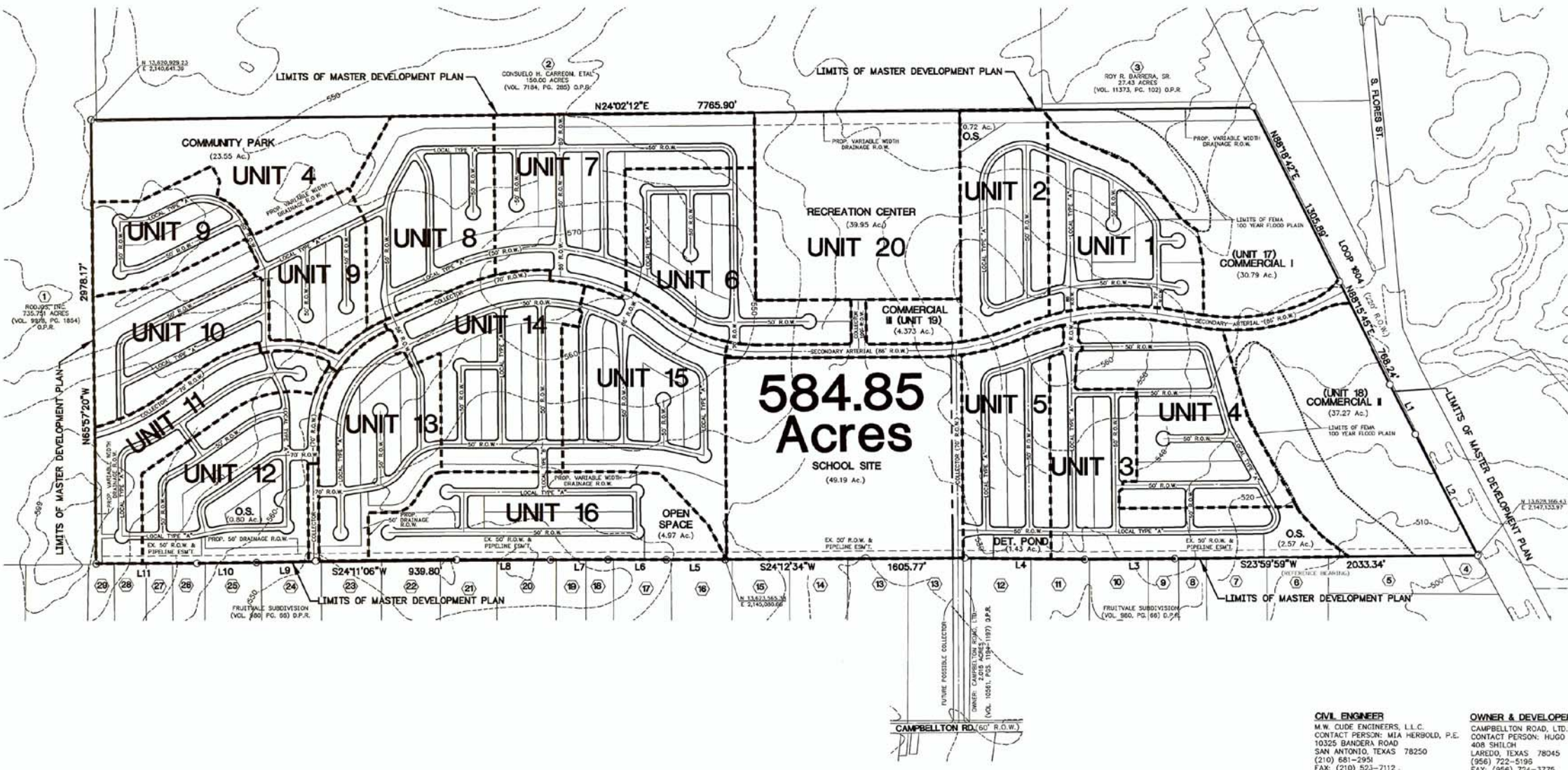
DEVELOPMENT SUMMARY				PHASING
ITEM	ACRES	# UNITS	DU./Ac.	SEQUENCE
UNIT 1	22.05	102	4.63	2
UNIT 2	20.02	87	4.35	3
UNIT 3	25.66	120	4.68	4
UNIT 4	26.74	129	4.82	5
UNIT 5	15.91	93	4.67	6
UNIT 6	25.27	130	5.14	8
UNIT 7	29.82	131	4.39	10
UNIT 8	24.30	110	4.53	13
UNIT 9	26.99	139	5.15	14
UNIT 10	21.29	83	3.90	16
UNIT 11	15.98	85	5.01	17
UNIT 12	25.24	129	5.11	18
UNIT 13	22.15	105	4.74	19
UNIT 14	27.53	132	4.90	11
UNIT 15	29.54	135	4.57	9
UNIT 16	27.54	111	4.03	12
COMMERCIAL AREA I (UNIT 17)	30.79			20
COMMERCIAL AREA II (UNIT 18)	37.27			21
COMMERCIAL AREA III (UNIT 19)	4.37			22
RECREATION CENTER (UNIT 20)	39.95			7
SCHOOL SITE	49.19			1
COMMUNITY PARK (UNIT 21)	23.77			15
RIGHT OF WAY (ASTERIAL)	8.48			1
TOTAL DEVELOPMENT	584.85	1824	3.12	-

OPEN SPACE CALCULATION METHOD: 1824 OF LOTS x 0.009 = 16.42 AC. REQUIRED  
32.61 AC. PROVIDED



**LINE TABLE**

LINE	LENGTH	BEARING
L1	374.21'	N87°33'22"E
L2	913.19'	N87°28'34"E
L3	603.71'	S24°08'39"W
L4	805.02'	S25°17'10"W
L5	394.38'	S24°31'53"W
L6	392.64'	S24°40'48"W
L7	381.90'	S24°21'00"W
L8	826.34'	S24°17'45"W
L9	393.44'	S23°08'51"W
L10	395.51'	S24°32'32"W
L11	870.88'	S24°28'22"W



**LEGEND:**

- MDP LIMITS
- - - PHASE LIMITS
- - - VARIABLE WIDTH DRAINAGE EASEMENT
- - - EXISTING PIPELINE EASEMENT
- - - FEMA 100-YR FLOOD PLAIN LIMITS

**APPROVED MASTER DEVELOPMENT PLAN**  
PLANNING COMMISSION  
CITY OF SAN ANTONIO

CHAIRMAN: \_\_\_\_\_ DATE: \_\_\_\_\_  
SECRETARY: \_\_\_\_\_ DATE: \_\_\_\_\_

**CIVIL ENGINEER**  
M.W. CUDE ENGINEERS, L.L.C.  
CONTACT PERSON: MIA HERBOLD, P.E.  
10325 BANDERA ROAD  
SAN ANTONIO, TEXAS 78250  
(210) 581-2994  
FAX: (210) 523-7112  
WWW.MWCUDE.COM  
INFO@MWCUDE.COM

**OWNER & DEVELOPER**  
CAMPBELLTON ROAD, LTD.  
CONTACT PERSON: HUGO GUTIERREZ  
408 SHILOH  
LAREDO, TEXAS 78045  
(956) 722-5199  
FAX: (956) 724-3775

**M.W. CUDE ENGINEERS, L.L.C.**  
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FAX: 210.523.7112

**COPPER RIDGE**  
MASTER DEVELOPMENT PLAN #863  
JULY 2005



REVISIONS:

1.	
2.	
3.	
4.	
5.	

DATE: 7/13/05  
DRAWN BY: J.V. CHECKED BY: M.N.H.  
PROJECT NO: 212205 SCALE: 1" = 400'  
SHEET: 1 of 1