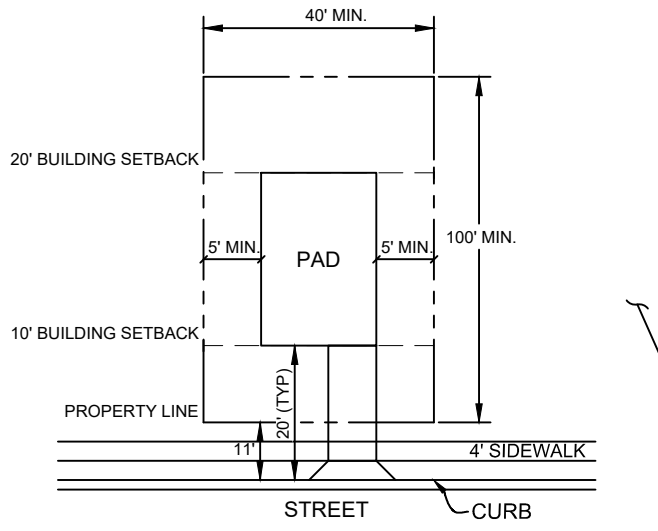


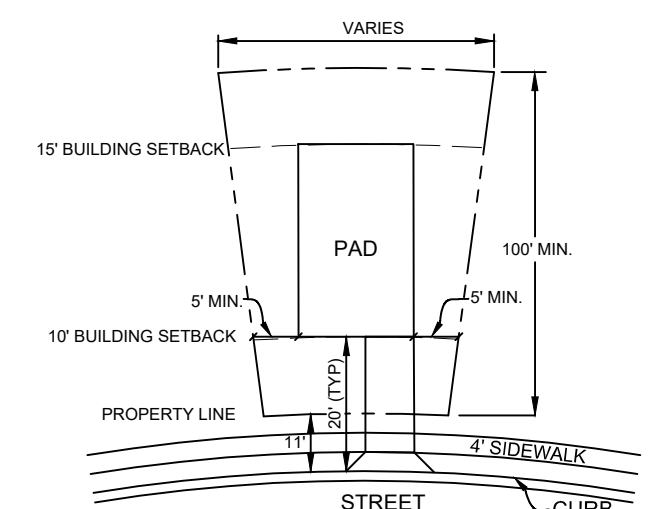
**LOCATION MAP**  
SCALE: 1" = 2,000'

**LEGEND**

- PHASE LINE
- MDP BOUNDARY
- CONTOURS
- - - 100-YR FLOODPLAIN EFFECTIVE
- - - 100-YR EXISTING (Atlas 14)
- - - 100-YR PROPOSED (Atlas 14)
- - - 100-YR ULTIMATE (Atlas 14)
- PARK/OPEN SPACE
- SF SINGLE FAMILY RESIDENTIAL
- AC ACRES
- ESMT EASEMENT
- OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- ROW RIGHT-OF-WAY
- PG PAGE
- VOL VOLUME
- N.T.S. NOT TO SCALE
- TBD TO BE DETERMINED

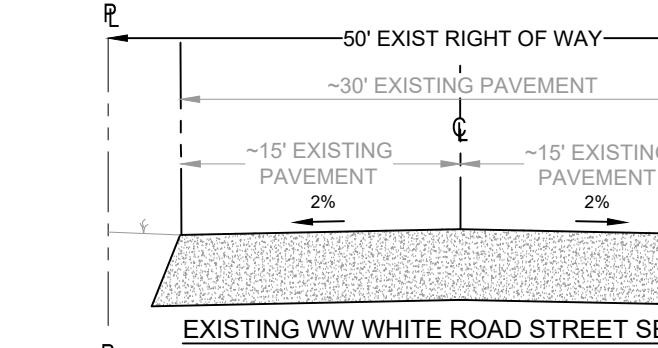


**TYPICAL RESIDENTIAL LOT**  
N.T.S.

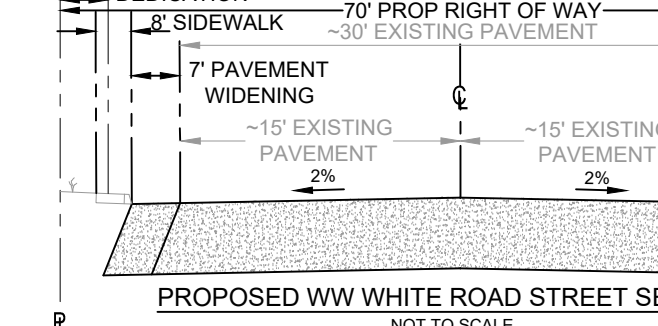


**IRREGULAR RESIDENTIAL LOT (CUL-DE-SAC, KNUCKLE)**  
N.T.S.

NOTE: IRREGULAR LOTS SHALL COMPLY WITH BUILDING SETBACK & MINIMUM STREET FRONTAGE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.



**EXISTING WW WHITE ROAD STREET SECTION**  
NOT TO SCALE



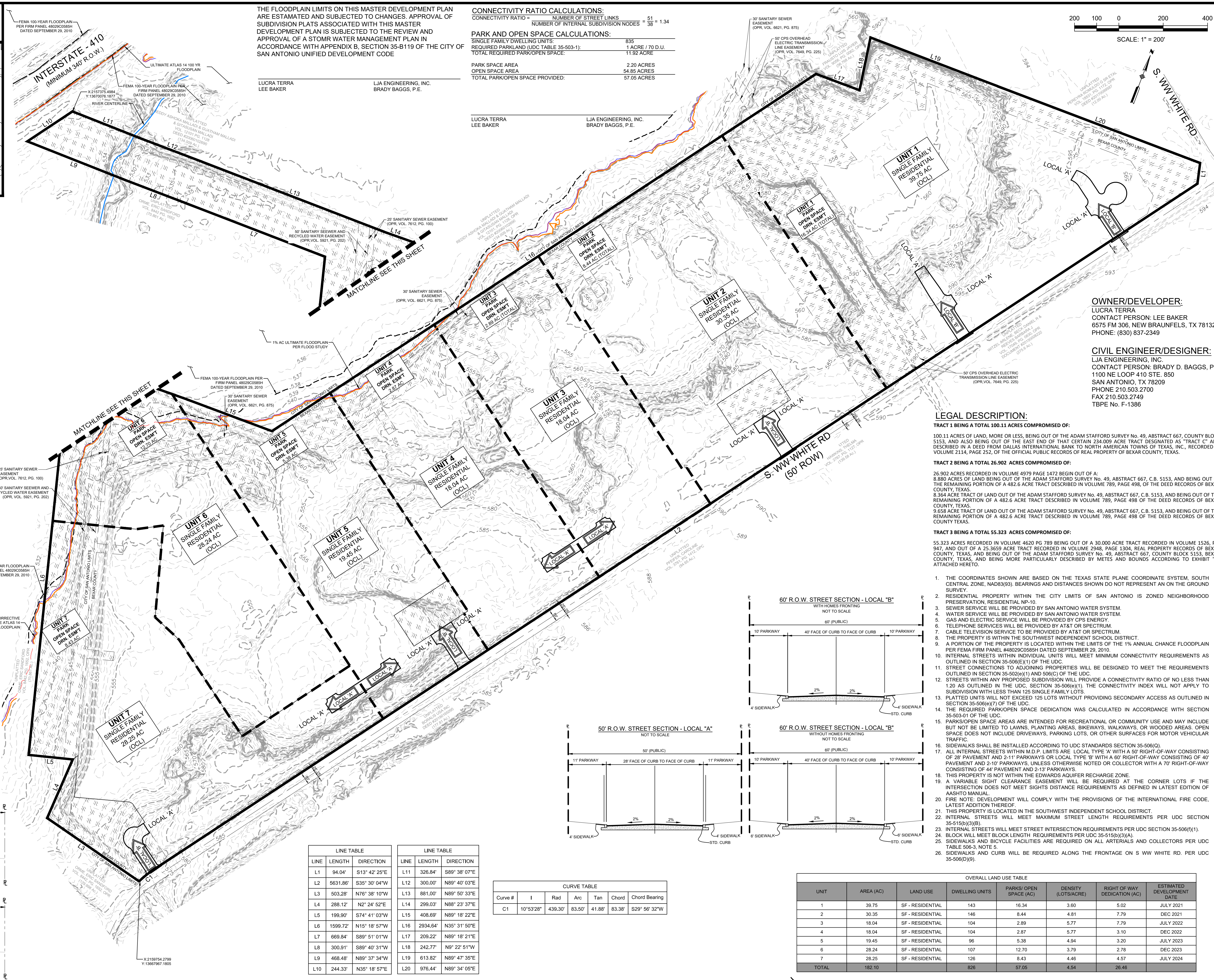
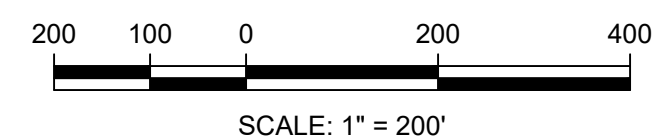
**PROPOSED WW WHITE ROAD STREET SECTION**  
NOT TO SCALE

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGES. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-503-1) OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE

**CONNECTIVITY RATIO CALCULATIONS:**  
CONNECTIVITY RATIO = NUMBER OF STREET LINKS / NUMBER OF INTERNAL SUBDIVISION NODES = 51 / 38 = 1.34

**PARK AND OPEN SPACE CALCULATIONS:**  
SINGLE FAMILY DWELLING UNITS: 835  
REQUIRED PARK/OPEN SPACE (UDC TABLE 35-503-1): 1 ACRE / 70 D.U.  
TOTAL REQUIRED PARK/OPEN SPACE: 11.92 ACRES

PARK SPACE AREA: 2.20 ACRES  
OPEN SPACE AREA: 54.85 ACRES  
TOTAL PARK/OPEN SPACE PROVIDED: 57.05 ACRES



**OWNER/DEVELOPER:**  
LUCRA TERRA  
CONTACT PERSON: LEE BAKER  
6575 FM 306, NEW BRAUNFELS, TX 78132  
PHONE: (830) 837-2349

**CIVIL ENGINEER/DESIGNER:**  
LJA ENGINEERING, INC.  
CONTACT PERSON: BRADY D. BAGGS, P.E.  
1100 NE LOOP 410 STE. 850  
SAN ANTONIO, TX 78209  
PHONE 210.503.2700  
FAX 210.503.2749  
TBPE No. F-1386

**LEGAL DESCRIPTION:**

- TRACT 1 BEING A TOTAL 100.11 ACRES COMPROMISED OF:**  
8,880 ACRES OF LAND BEING OUT OF THE ADAM STAFFORD SURVEY NO. 49, ABSTRACT 667, COUNTY BLOCK 5153, AND BEING OUT OF THE EAST END OF THAT CERTAIN 234,009 ACRE TRACT DESIGNATED AS "TRACT C" AND DESCRIBED IN A DEED FROM DALLAS INTERNATIONAL BANK TO NORTH AMERICAN TOWNS OF TEXAS, INC., RECORDED IN VOLUME 2114, PAGE 251, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
- TRACT 2 BEING A TOTAL 26.902 ACRES COMPROMISED OF:**  
26,902 ACRES RECORDED IN VOLUME 4979 PAGE 1472 BEGIN OUT OF A: 8,880 ACRES OF LAND BEING OUT OF THE ADAM STAFFORD SURVEY NO. 49, ABSTRACT 667, C.B. 5153, AND BEING OUT OF THE REMAINING PORTION OF A 482.6 ACRE TRACT DESCRIBED IN VOLUME 789, PAGE 498, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.  
8,364 ACRE TRACT OF LAND OUT OF THE ADAM STAFFORD SURVEY NO. 49, ABSTRACT 667, C.B. 5153, AND BEING OUT OF THE REMAINING PORTION OF A 482.6 ACRE TRACT DESCRIBED IN VOLUME 789, PAGE 498 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.  
9,538 ACRE TRACT OF LAND OUT OF THE ADAM STAFFORD SURVEY NO. 49, ABSTRACT 667, C.B. 5153, AND BEING OUT OF THE REMAINING PORTION OF A 482.6 ACRE TRACT DESCRIBED IN VOLUME 789, PAGE 498 OF THE DEED RECORDS OF BEXAR COUNTY TEXAS.
- TRACT 3 BEING A TOTAL 55.323 ACRES COMPROMISED OF:**  
55,323 ACRES RECORDED IN VOLUME 4620 PG 789 BEING OUT OF A 30,000 ACRE TRACT RECORDED IN VOLUME 1526, PG. 947, AND OUT OF A 25,359 ACRE TRACT RECORDED IN VOLUME 2948, PAGE 1304. REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND BEING OUT OF THE ADAM STAFFORD SURVEY NO. 49, ABSTRACT 667, COUNTY BLOCK 5153, BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ACCORDING TO EXHIBIT "A" ATTACHED HERETO.

1. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83(93). BEARINGS AND DISTANCES SHOWN DO NOT REPRESENT AN ON THE GROUND SURVEY.
2. RESIDENTIAL PROPERTY WITHIN THE CITY LIMITS OF SAN ANTONIO IS ZONED NEIGHBORHOOD PRESERVATION, RESIDENTIAL NP-10.
3. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
4. WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
5. GAS AND ELECTRIC SERVICE WILL BE PROVIDED BY CPS ENERGY.
6. TELEPHONE SERVICES WILL BE PROVIDED BY AT&T OR SPECTRUM.
7. CABLE TELEVISION SERVICE TO BE PROVIDED BY AT&T OR SPECTRUM.
8. THE PROPERTY IS WITHIN THE SOUTHWEST INDEPENDENT SCHOOL DISTRICT.
9. A PORTION OF THE PROPERTY IS LOCATED WITHIN THE LIMITS OF THE 1% ANNUAL CHANCE FLOODPLAIN PER FEMA FIRM PANEL #48028C0585H DATED SEPTEMBER 29, 2010.
10. INTERNAL STREETS WITHIN INDIVIDUAL UNITS WILL MEET MINIMUM CONNECTIVITY REQUIREMENTS AS OUTLINED IN SECTION 35-502(E)(1) OF THE UDC.
11. STREET CONNECTIONS TO ADJOINING PROPERTIES WILL BE DESIGNED TO MEET THE REQUIREMENTS OUTLINED IN SECTION 35-502(E)(1) AND 506(C) OF THE UDC.
12. STREETS WITHIN ANY PROPOSED SUBDIVISION WILL PROVIDE A CONNECTIVITY RATIO OF NO LESS THAN 1.20 AS OUTLINED IN THE UDC, SECTION 35-506(1). THE CONNECTIVITY INDEX WILL NOT APPLY TO SUBDIVISION WITH LESS THAN 125 SINGLE FAMILY LOTS.
13. PLATTED UNITS WILL NOT EXCEED 125 LOTS WITHOUT PROVIDING SECONDARY ACCESS AS OUTLINED IN SECTION 35-506(1) OF THE UDC.
14. THE REQUIRED PARK/OPEN SPACE DEDICATION WAS CALCULATED IN ACCORDANCE WITH SECTION 35-503-01 OF THE UDC.
15. PARKS/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 MOTOR VEHICULAR TRAFFIC.
16. SIDEWALKS SHALL BE INSTALLED ACCORDING TO UDC STANDARDS SECTION 35-506(D).
17. ALL INTERNAL STREETS WITHIN M.D.P. LIMITS ARE LOCAL TYPE 'A' WITH A 50' RIGHT-OF-WAY CONSISTING OF 28' PAVEMENT AND 2-11' PARKWAYS OR LOCAL TYPE 'B' WITH A 60' RIGHT-OF-WAY CONSISTING OF 40' PAVEMENT AND 2-10' PARKWAYS, UNLESS OTHERWISE NOTED OR COLLECTOR WITH A 70' RIGHT-OF-WAY CONSISTING OF 44' PAVEMENT AND 2-13' PARKWAYS.
18. THIS PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
19. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT THE CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHTS DISTANCE REQUIREMENTS AS DEFINED IN LATEST EDITION OF AASHTO MANUAL.
20. FIRE NOTE: DEVELOPMENT WILL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL FIRE CODE, LATEST ADDITION THEREOF.
21. THIS PROPERTY IS LOCATED IN THE SOUTHWEST INDEPENDENT SCHOOL DISTRICT.
22. INTERNAL STREETS WILL MEET MAXIMUM STREET LENGTH REQUIREMENTS PER UDC SECTION 35-515(b)(3)(B).
23. INTERNAL STREETS WILL MEET STREET INTERSECTION REQUIREMENTS PER UDC SECTION 35-506(1)(1).
24. BLOCK WILL MEET BLOCK LENGTH REQUIREMENTS PER UDC 35-515(b)(3)(A).
25. SIDEWALKS AND BICYCLE FACILITIES ARE REQUIRED ON ALL ARTERIALS AND COLLECTORS PER UDC TABLE 506-3, NOTE 5.
26. SIDEWALKS AND CURB WILL BE REQUIRED ALONG THE FRONTAGE ON S WW WHITE RD, PER UDC 35-506(D)(3).

LINE TABLE			LINE TABLE		
LINE	LENGTH	DIRECTION	LINE	LENGTH	DIRECTION
L1	94.04'	S13° 42' 25"E	L11	326.84'	S89° 38' 07"E
L2	5631.86'	S35° 30' 04"W	L12	300.00'	N89° 40' 03"E
L3	503.28'	N76° 38' 10"W	L13	881.00'	N89° 50' 33"E
L4	288.12'	N2° 24' 52"E	L14	299.03'	N88° 23' 37"E
L5	199.90'	S74° 41' 03"W	L15	408.69'	N89° 18' 22"E
L6	1599.72'	N15° 18' 57"W	L16	2934.64'	N35° 31' 50"E
L7	669.84'	S89° 51' 01"W	L17	209.22'	N89° 18' 21"E
L8	300.91'	S89° 40' 31"W	L18	242.77'	N9° 22' 51"W
L9	468.48'	N89° 37' 34"W	L19	613.82'	N89° 47' 35"E
L10	244.33'	N35° 18' 57"E	L20	976.44'	N89° 34' 05"E

CURVE TABLE					
Curve #	I	Rad	Arc	Tan	Chord Bearing
C1	10°53'28"	439.30'	83.50'	41.88'	83.38' S29° 56' 32"W

OVERALL LAND USE TABLE							
UNIT	AREA (AC)	LAND USE	DWELLING UNITS	PARKS/OPEN SPACE (AC)	DENSITY (LOTS/ACRE)	RIGHT OF WAY DEDICATION (AC)	ESTIMATED DEVELOPMENT DATE
1	39.75	SF - RESIDENTIAL	143	16.34	3.60	5.02	JULY 2021
2	30.35	SF - RESIDENTIAL	146	8.44	4.81	7.79	DEC 2021
3	18.04	SF - RESIDENTIAL	104	2.89	5.77	7.79	JULY 2022
4	18.04	SF - RESIDENTIAL	104	2.87	5.77	3.10	DEC 2022
5	19.45	SF - RESIDENTIAL	96	5.38	4.64	3.20	JULY 2023
6	28.24	SF - RESIDENTIAL	107	12.70	3.79	2.78	DEC 2023
7	28.25	SF - RESIDENTIAL	128	8.43	4.46	4.57	JULY 2024
<b>TOTAL</b>	<b>182.10</b>		<b>826</b>	<b>57.05</b>	<b>4.54</b>	<b>26.46</b>	

**AGAVE SUBDIVISION**  
**MASTER DEVELOPMENT PLAN**  
MDP# 20-11100040

NO.	DESCRIPTION	DATE	BY

**LJA Engineering, Inc.**  
1100 NE Loop 410  
Suite 850  
San Antonio, Texas 78209  
Phone 210.503.2700  
Fax 210.503.2749  
TBPE No. F-1386

JOB NUMBER: \_\_\_\_\_

SHEET NO. **1** OF 1 SHEETS