

PARKLAND REQUIREMENTS

LAND USE

SINGLE FAMILY: 2005 LOTS = 28.64 ACRES PARKLAND REQUIRED

1. 30.35 ACRES FLOODPLAIN PROVIDED*

2. 68.58 ACRES OPEN SPACE (MINIMUM) PROVIDED

* PER UDC 35-503, 50 PERCENT (MAXIMUM) OF TOTAL PARKLAND DEDICATION MAY BE COUNTED AS FLOODPLAIN.

PHASING SCHEDULE

PHASE	CONSTRUCTION START
1	2023
2	2024
3	2025
4	2026
5	2027

LOCATION MAP
SCALE: 1"=2000'

LAND USE DENSITY

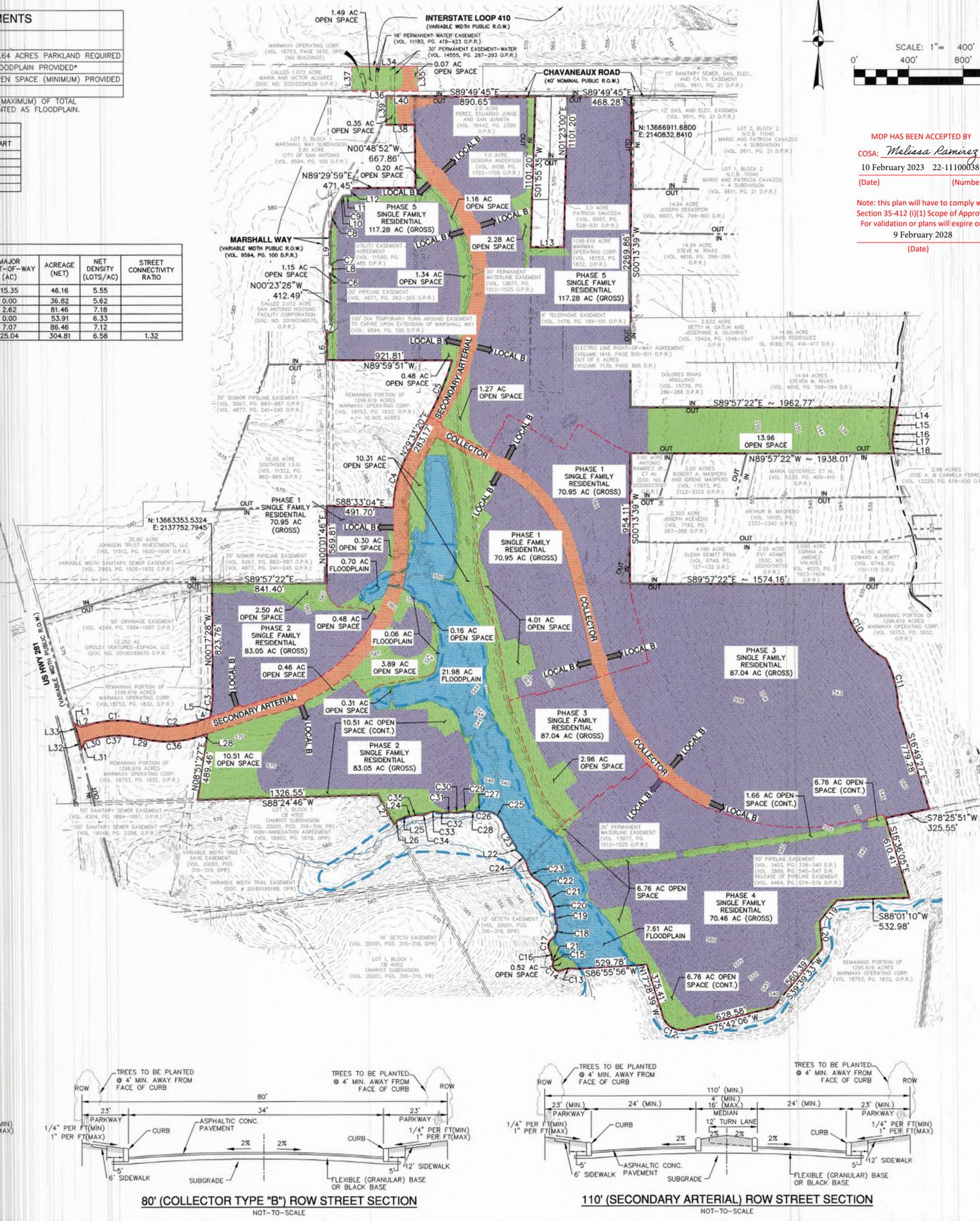
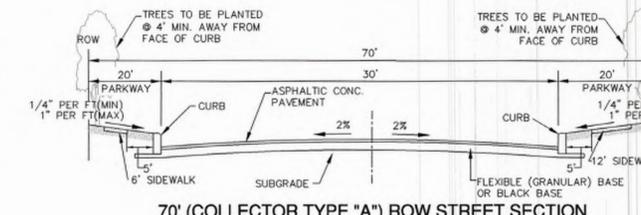
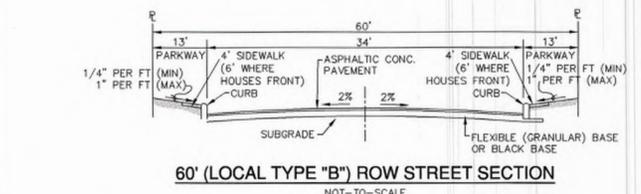
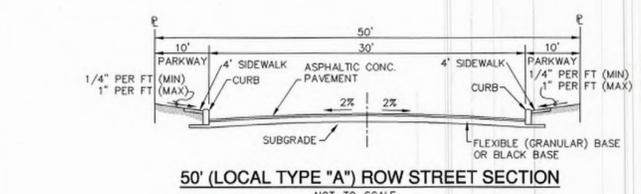
PHASE	LAND USAGE	ACREAGE (GROSS)	# OF LOTS (SINGLE FAMILY)	GROSS DENSITY (LOTS/AC)	DRAINAGE RESERVE/OPEN SPACE (AC)	FLOODPLAIN (AC)	MAJOR RIGHT-OF-WAY (AC)	ACREAGE (NET)	NET DENSITY (LOTS/AC)	STREET CONNECTIVITY RATIO
1	SINGLE FAMILY RESIDENTIAL	70.95	256	3.61	8.68	0.76	15.35	46.16	5.55	
2	SINGLE FAMILY RESIDENTIAL	83.05	207	2.49	24.25	21.98	0.00	36.82	5.62	
3	SINGLE FAMILY RESIDENTIAL	87.04	585	6.72	2.96	0.00	2.62	81.46	7.18	
4	SINGLE FAMILY RESIDENTIAL	70.46	341	4.84	8.94	7.61	0.00	53.91	6.33	
5	SINGLE FAMILY RESIDENTIAL	117.28	616	5.25	23.75	0.00	7.07	86.46	7.12	
TOTAL		428.78	2005	4.68	68.58	30.35	25.04	304.81	6.58	1.32

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	755.00	026°47'21"	N87°15'45"E	349.80
C2	645.00	028°24'33"	N86°27'09"E	316.55
C3	388.05	009°08'55"	N04°17'50"E	61.90
C4	855.15	028°07'11"	N15°29'45"E	415.49
C5	2085.84	012°50'24"	N22°42'59"E	466.46
C6	15.00	090°00'00"	N44°36'34"E	21.21
C7	15.00	090°00'00"	N45°23'26"W	21.21
C8	571.00	030°42'30"	N14°57'49"E	302.39
C9	15.00	059°37'02"	N60°07'36"E	14.91
C10	560.14	067°43'08"	S29°07'04"E	624.44
C11	776.82	027°06'45"	S14°32'44"E	364.17
C12	152.42	100°56'31"	N62°41'31"W	235.13
C13	150.00	036°53'43"	S82°20'47"W	94.93
C14	45.53	129°25'15"	N51°23'28"W	82.34
C15	137.35	010°58'47"	N07°49'46"E	26.28
C16	127.34	033°33'44"	N14°26'32"W	73.53
C17	60.20	084°17'27"	N10°55'18"E	80.79
C18	105.84	074°15'42"	N15°56'11"E	127.90
C19	155.01	022°58'39"	N09°43'21"W	61.66
C20	194.99	031°27'28"	N13°58'45"W	105.72
C21	155.00	031°11'45"	N23°06'37"W	35.62
C22	194.99	043°23'07"	N38°12'18"W	144.15
C23	155.00	046°34'19"	N36°36'42"W	122.55
C24	195.00	045°03'30"	N30°51'17"W	149.43
C25	140.00	080°38'42"	N50°50'58"W	181.18
C26	80.00	010°18'44"	N86°00'57"W	14.38
C27	120.01	024°57'39"	S86°39'35"W	51.87
C28	79.99	031°49'19"	N89°54'35"W	43.86
C29	120.01	034°08'53"	S88°55'38"W	70.47
C30	130.01	026°17'39"	S85°00'01"W	59.14
C31	169.99	019°19'20"	S88°29'08"W	57.06
C32	80.00	027°57'48"	N87°11'40"W	38.66
C33	120.00	045°59'57"	S83°47'16"W	93.77
C34	80.01	034°21'51"	S77°58'13"W	47.27
C35	169.99	025°35'56"	S82°21'11"W	75.32
C36	755.00	028°24'33"	S86°27'09"W	370.53
C37	645.00	026°47'21"	S87°15'45"W	298.84

LINE TABLE

LINE #	BEARING	LENGTH
L1	S81°07'55"E	56.57
L2	N73°52'05"E	60.07
L3	S79°20'35"E	107.73
L4	N72°14'52"E	124.74
L5	N08°51'27"E	91.83
L6	N00°01'46"E	207.58
L7	S89°26'14"E	31.69
L8	N00°23'26"W	58.00
L9	N00°23'26"W	169.82
L10	N30°19'05"E	25.23
L11	N89°56'07"E	51.59
L12	N00°03'53"W	56.00
L13	S89°45'58"E	244.88
L14	S10°42'24"W	113.94
L15	S10°32'15"W	39.06
L16	S02°44'29"W	91.88
L17	S02°14'40"E	13.15
L18	S09°44'28"E	83.22
L19	S39°48'30"W	197.68
L20	S05°22'19"E	200.40
L21	N87°39'26"W	10.00
L22	N31°36'59"E	18.44
L23	N31°10'42"W	180.05
L24	N20°28'47"W	10.00
L25	S70°00'27"W	84.80
L26	S43°46'33"W	49.40
L27	N28°59'12"W	244.22
L28	S72°14'52"W	66.64
L29	N79°20'35"W	107.73
L30	S73°52'05"W	60.07
L31	S28°52'05"W	62.17
L32	N13°16'45"W	79.53
L33	N16°07'55"W	114.53
L34	N89°51'17"E	483.47
L35	S00°15'02"E	181.40
L36	N89°37'46"W	484.14
L37	N00°02'32"W	177.04
L38	N89°44'30"W	208.21
L39	N00°05'04"E	208.83
L40	N89°51'03"W	204.42



MDP HAS BEEN ACCEPTED BY
 COSA: Melissa Ramirez
 10 February 2023 22-11100038
 (Date) (Number)

Note: this plan will have to comply with
 Section 35-412 (j)(1) Scope of Approval
 For validation or plans will expire on
 9 February 2028
 (Date)

DATE OF PREPARATION: JANUARY 9, 2023

LEGAL DESCRIPTION:
 TRACT 1
 A 425.803 ACRE, MORE OR LESS, TRACT OF LAND OUT OF THAT 1296.619 ACRE TRACT DESCRIBED IN DEED TO MARMAXX OPERATING CORP. RECORDED IN VOLUME 18753, PAGE 1832 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE JUAN M. URREGAS SURVEY 32, ABSTRACT 769, COUNTY BLOCK 4283, BEAR COUNTY, TEXAS.

TRACT 2
 A 1.990 ACRE, OR 86,705 SQUARE FEET MORE OR LESS, TRACT OF LAND DESCRIBED IN DEED TO MARMAXX OPERATING CORP. RECORDED IN VOLUME 18753, PAGE 1832 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE DOMINGO BUSTILLOS SURVEY 31, ABSTRACT 44, IN NEW CITY BLOCK 11168 OF THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

TRACT 3
 A 0.991 OF AN ACRE, OR 43,171 SQUARE FEET MORE OR LESS, TRACT OF LAND, SAME BEING THE CALLED 0.989 ACRE TRACT OF LAND DESCRIBED IN DEED TO ESA RESIDENTIAL DEVELOPMENT, INC. RECORDED IN VOLUME 13160, PAGE 626 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, IN THE JUAN M. URREGAS SURVEY NO. 32, ABSTRACT 769, COUNTY BLOCK 4283 IN BEAR COUNTY, TEXAS.

LEGEND

CITY LIMITS

MDP LIMITS

APPROXIMATE LIMITS OF 100 YEAR FLOODPLAIN (ULTIMATE DEVELOPMENT AS DETERMINED BY PAPE-DAWSON ENGINEERS)

100 YEAR FEMA FLOODPLAIN (FIRM PANEL 4802900345F)

EXISTING CONTOUR

UNIT BOUNDARY

1% ANNUAL CHANCE ATLAS 14 UD FLOODPLAIN

PROPOSED RIGHT-OF-WAY

SINGLE FAMILY RESIDENTIAL

PARK LAND/OPEN SPACE/AMENITY CENTER/ LIFT STATION

PROJECTING PUBLIC STREET

DPR DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS
 O.P.R. OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
 VOL VOLUME
 PG PAGE
 AC ACRES

- NOTES:**
- PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 - THE PROPERTY IS OUTSIDE THE CITY LIMITS OF SAN ANTONIO.
 - PROPERTY IS LOCATED WITHIN THE SOUTHSIDE INDEPENDENT SCHOOL DISTRICT.
 - WATER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
 - SANITARY SEWER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
 - GAS AND ELECTRIC SERVICES TO BE PROVIDED BY CPS ENERGY.
 - TELEPHONE SERVICE TO BE PROVIDED BY AT&T OR CHARTER.
 - CABLE TV. TO BE PROVIDED BY AT&T OR CHARTER.
 - THE SETBACKS ON THIS MASTER DEVELOPMENT PLAN ARE IMPOSED BY THE PROPERTY OWNER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
 - PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
 - DIMENSIONS SHOWN ARE SURFACE.
 - BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NAZ011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
 - STREETS WITHIN ANY PROPOSED SUBDIVISION WILL PROVIDE CONNECTIVITY RATIO OF NO LESS THAN 1.20 AS OUTLINED IN THE UDC, SECTION 35-506(E)(1). THE CONNECTIVITY INDEX WILL NOT APPLY TO SUBDIVISIONS WITH LESS THAN 125 SINGLE FAMILY LOTS.
 - SIDEWALKS AND BICYCLE FACILITIES ARE REQUIRED ON ALL ARTERIALS AND COLLECTORS PER UDC TABLE 506-3, NOTE 5.
 - INTERNAL STREETS WILL MEET STREET INTERSECTION REQUIREMENTS PER UDC SECTION 35-506(F)(1).
 - INTERNAL STREETS WILL MEET MAXIMUM STREET LENGTH REQUIREMENTS PER UDC SECTION 35-515(B)(3)(B).
 - BLOCKS WILL MEET BLOCK LENGTH REQUIREMENTS PER UDC 35-515(B)(3)(A).
 - PLATTED UNITS WILL NOT EXCEED 125 LOTS WITHOUT PROVIDING SECONDARY ACCESS AS OUTLINED IN THE UDC, SECTION 35-506(E)(7).
 - STREETS WITHIN ANY PROPOSED SUBDIVISION WILL PROVIDE A CONNECTIVITY RATIO OF NO LESS THAN 1.20 AS OUTLINED IN THE UDC, SECTION 35-506(E)(1). THE CONNECTIVITY INDEX WILL NOT APPLY TO SUBDIVISIONS WITH LESS THAN 125 SINGLE FAMILY LOTS.
 - THIS MDP INCLUDES PLATS THAT WERE SUBMITTED PRIOR TO THE UNIFIED DEVELOPMENT CODE AMENDMENTS THAT WENT INTO EFFECT ON JANUARY 1ST, 2023. PER THE CITY OF SAN ANTONIO'S DIRECTION, ALL PLATS SUBMITTED PRIOR TO JANUARY 1ST, 2023 ARE GRANDFATHERED TO THE PREVIOUS UNIFIED DEVELOPMENT CODE. TWO PLATS HAVE BEEN SUBMITTED FOR THIS DEVELOPMENT PRIOR TO JANUARY 1ST, 2023 AND ARE THEREFORE GRANDFATHERED: ESPADA COMMERCIAL ARTERIAL (LAND-PLAT-22-11800641) AND ESPADA PHASE 1 (LAND-PLAT-22-11800659).

FLOODPLAIN NOTE:
 THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. DETAILED DOWNSTREAM ANALYSIS WILL BE DEFERRED TO THE PLATTING STAGE. 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 SECTION 35-504, APPENDIX B, SECTION 35-B119 AND APPENDIX F OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

DEVELOPER/OWNER
 PAPE-DAWSON ENGINEERS, INC.

OWNER/DEVELOPER:
 LENNAR HOMES OF TEXAS
 100 NW LOOP 410, S.T.E. 1155
 SAN ANTONIO, TEXAS 78216
 PHONE: (210)375-9000
 FAX: (210)375-9010

ENGINEER/DESIGNER:
 PAPE-DAWSON ENGINEERS
 2000 NW LOOP 410
 SAN ANTONIO, TEXAS 78213
 PHONE: (210)375-9000
 FAX: (210)375-9010

DATE

NO. REVISION

PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
 TYPE FIRM REGISTRATION 4472 | TPLS FIRM REGISTRATION 110028900

ESPADA TRACT
 SAN ANTONIO, TEXAS

MASTER DEVELOPMENT PLAN
 (LAND-MDP-22-11100038)

PLAT NO: 22-11100038
 JOB NO.: 12632-02
 DATE: JANUARY 2023
 DESIGNER: JR
 CHECKED: DW DRAWN: JR
 SHEET: 1 OF 1

Notes: Jan 09, 2023, 3:52pm User: JB, bdyf
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