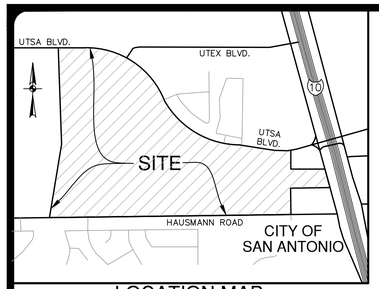
SCHUMACHER - UTSA BLVD/IH-10 LP 114.2-AC TRACT

MAJOR AMENDMENT #20-11100059
AMMENDS MPCD #20-11100030
MASTER PLANNED COMMUNITY DISTRICT PLAN

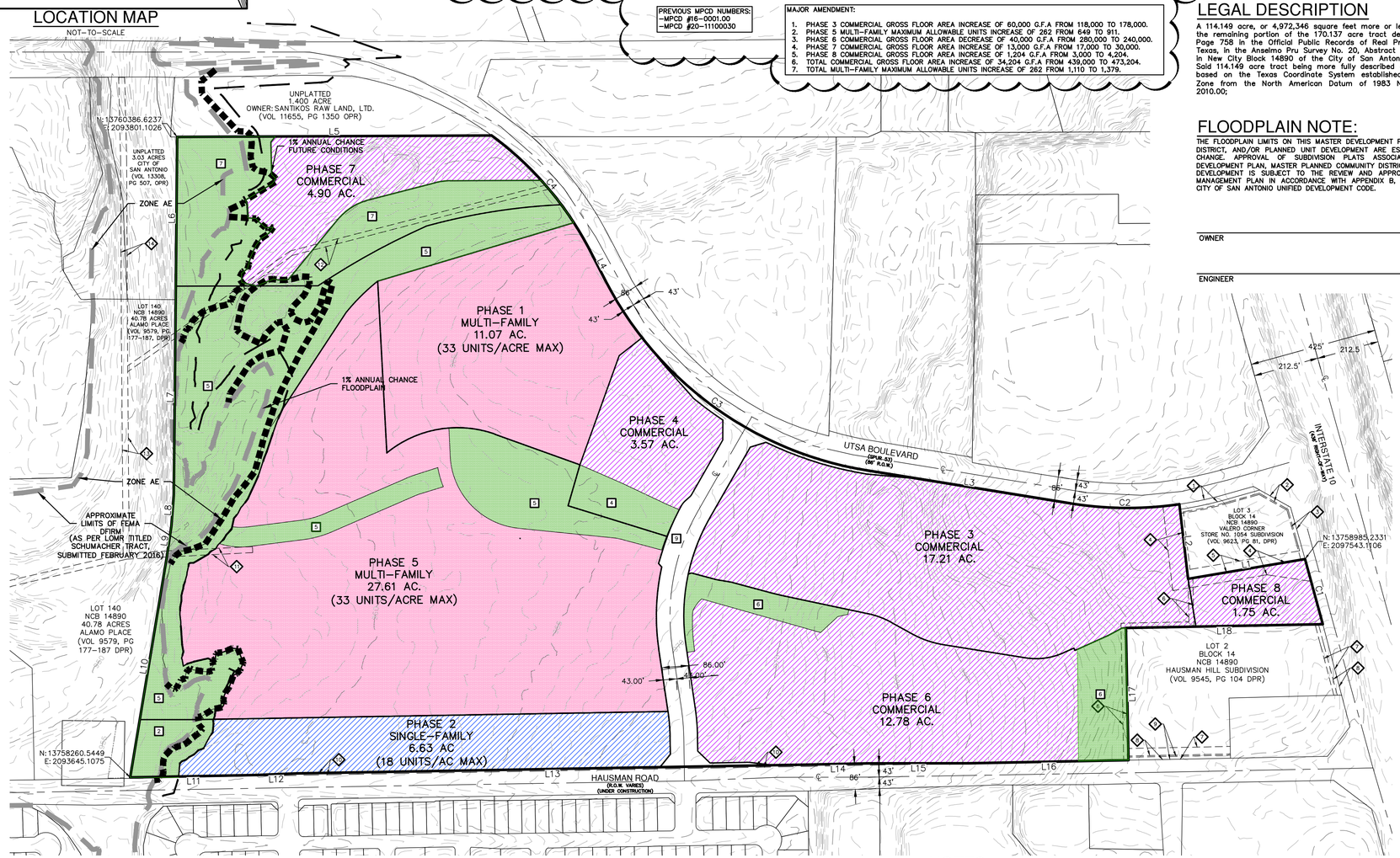


LOCATION MAP
NOT-TO-SCALE

PREVIOUS MPCD NUMBERS:
–MPCD #16–0001.00
–MPCD #20–11100030

MAJOR AMENDMENT:

1. PHASE 3 COMMERCIAL GROSS FLOOR AREA INCREASE OF 60,000 G.F.A FROM 118,000 TO 178,000.
2. PHASE 5 MULTI–FAMILY MAXIMUM ALLOWABLE UNITS INCREASE OF 262 FROM 649 TO 911.
3. PHASE 6 COMMERCIAL GROSS FLOOR AREA DECREASE OF 40,000 G.F.A FROM 280,000 TO 240,000.
4. PHASE 7 COMMERCIAL GROSS FLOOR AREA INCREASE OF 13,000 G.F.A FROM 17,000 TO 30,000.
5. PHASE 8 COMMERCIAL GROSS FLOOR AREA INCREASE OF 1,204 G.F.A FROM 3,000 TO 4,204.
6. TOTAL COMMERCIAL GROSS FLOOR AREA INCREASE OF 34,204 G.F.A FROM 439,000 TO 473,204.
7. TOTAL MULTI–FAMILY MAXIMUM ALLOWABLE UNITS INCREASE OF 262 FROM 1,110 TO 1,379.



OWNER/DEVELOPER:
STEVE SANDERS
4512 ELOHI DRIVE
AUSTIN, TEXAS 78746
512–695–1234

ENGINEER:
PAPE–DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TX 78213
PHONE: (210) 375–9000
FAX: (210) 375–9010

DESIGNER:
PAPE–DAWSON ENGINEERS, INC.
2000 NW LOOP 410
SAN ANTONIO, TX 78213
PHONE: (210) 375–9000
FAX: (210) 375–9010

SCALE: 1"= 200'
0' 200' 400' 600'

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–B119 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)
- 60' FLOODPLAIN BUFFER

PHASING TABLE

PHASE	LAND USE	GROSS FLOOR AREA	DENSITY (UNITS PER ACRE)	ACREAGE	MAXIMUM ALLOWABLE UNITS	OPEN SPACE REQUIRED (%)
1	MULTI–FAMILY	--	33 UNITS/AC MAX	11.07	349	35%
2	SINGLE FAMILY	--	18 UNITS/AC MAX	6.63	119	35%
3	COMMERCIAL	178,000 G.F.A. MAX	--	17.21	--	20%
4	COMMERCIAL	21,000 G.F.A. MAX	--	3.57	--	20%
5	MULTI–FAMILY	--	33 UNITS/AC MAX	27.61	911	35%
6	COMMERCIAL	240,000 G.F.A. MAX	--	12.78	--	20%
7	COMMERCIAL	30,000 G.F.A. MAX	--	4.90	--	20%
8	COMMERCIAL	4,204 G.F.A. MAX	--	1.75	--	20%
1	ROW	--	--	2.94	--	--
1-7	OPEN SPACE	--	--	25.69	--	--
TOTAL		473,204 G.F.A. MAX		114.15	1,379	

KEYED NOTES

NOTE:
THESE EASEMENTS ARE LOCATED WITHIN THE PROPERTY, ADJACENT TO THE PROPERTY, OR WITHIN THE 200' NOTIFICATION BOUNDARY.

1. 17' RESERVE FOR FUTURE STREET RIGHT–OF–WAY (0.10 AC) (VOL 9623, PG 81 DPR)
2. 10' SETBACK (VOL 9623, PG 81 DPR)
3. 14' PUBLIC ELECTRIC, TELEPHONE, AND CABLE TV. EASEMENT (VOL 9623, PG 81 DPR)
4. INGRESS/EGRESS EASEMENT (VOL 14752, PG 336–372, OPR)
5. 30' SETBACK (VOL 9623, PG 81, DPR)
6. 16' SANITARY SEWER EASEMENT (14752, PG 336, OPR)
7. 25' BUILDING SETBACK (VOL 9545, PG 104 DPR)
8. 14' GAS, ELECTRIC, TELEPHONE, AND CABLE TV. EASEMENT (VOL9545, PG 104 DPR)
9. 10' PRIVATE SANITARY SEWER EASEMENT (VOL 9545, PG 104, DPR)
10. POSSESSION–USE AGREEMENT (VOL 17033, PG 1907, OPR)
11. SANITARY SEWER EASEMENT (VOL 3536, PG 48, OPR)
12. 16' SANITARY SEWER EASEMENT (VOL 6111, PG 641, OPR)
13. 20' SANITARY SEWER EASEMENT (VOL 3688, PG 671, OPR)
14. 20' SANITARY SEWER EASEMENT (VOL 3557, PG 428, OPR)

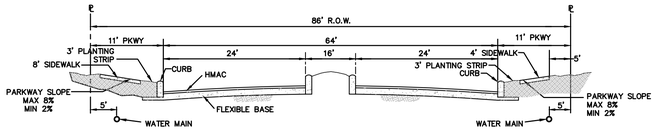
1. PHASE 1 OPEN SPACE 11.07 AC
2. PHASE 2 OPEN SPACE 0.92 AC
3. PHASE 3 OPEN SPACE 17.21 AC
4. PHASE 4 OPEN SPACE 0.96 AC
5. PHASE 5 OPEN SPACE 15.42 AC
6. PHASE 6 OPEN SPACE 2.63 AC
7. PHASE 7 OPEN SPACE 5.76 AC
8. ROW 2.64 AC

LINE TABLE

LINE #	BEARING	LENGTH
L1	S80°24'13"W	393.65'
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	540.39'
L7	S00°32'54"W	647.72'
L8	S04°26'18"W	104.40'
L9	S08°26'58"W	102.52'
L10	S09°25'09"W	742.92'
L11	N88°56'04"E	417.16'
L12	N87°39'41"E	134.45'
L13	N89°00'54"E	1700.34'
L14	N88°49'56"E	195.29'
L15	N89°56'17"E	337.33'
L16	N88°52'59"E	528.24'
L17	N01°08'25"W	439.24'
L18	N88°55'11"E	653.52'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	22700.33'	000°33'55"	N15°14'38"W	223.98'	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'	1111.59'
C4	1102.92'	026°29'39"	N40°29'47"W	505.47'	510.00'



STANDARD STREET SECTION
86' MINIMUM ROW
NOT TO SCALE

OPEN SPACE REQUIREMENTS

LAND USE		
COMMERCIAL	40.21 ACRES X 0.20 (20%)	= 8.04 ACRES OPEN SPACE
MULTI-FAMILY RESIDENTIAL	38.68 ACRES X 0.35 (35%)	= 13.54 ACRES OPEN SPACE
SINGLE FAMILY RESIDENTIAL	6.63 ACRES X 0.35 (35%)	= 2.32 ACRES OPEN SPACE
TOTAL		23.90 ACRES OPEN SPACE

AMENITIES	PARKLAND CREDIT
OPEN SPACE PROVIDED	25.69 ACRES

NOTES
1. SIDEWALKS SHALL BE INSTALLED ACCORDING TO UDC STANDARDS SECTION 35–506(Q).
2. ALL SHARED–USE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE TEXAS MUTCD AND AASHTO GUIDELINES.
3. 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.
4. STRUCTURES WITHIN THIS MPCD DO NOT HAVE BUILDING HEIGHT RESTRICTIONS OTHER THAN THOSE IMPOSED BY THE AHOD OVERLAY DISTRICT.
5. RESIDENTIAL DENSITY WITHIN THIS MPCD MUST NOT EXCEED 33 UNITS/ACRE.
6. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
7. OPEN SPACE AREA IS NOT INCLUDED WITHIN THE ACREAGES LISTED FOR MULTI–FAMILY, SINGLE–FAMILY, COMMERCIAL, AND ROW LAND USES.
8. SIDEWALKS AND BICYCLE FACILITIES ARE REQUIRED ON ALL ARTERIALS AND COLLECTORS PER UDC TABLE 506–4, NOTE 5.
9. INTERNAL STREETS WILL MEET STREET INTERSECTION REQUIREMENTS PER UDC SECTION 35–506(f)(1).
10. INTERNAL STREETS WILL MEET MAXIMUM STREET LENGTH REQUIREMENTS PER UDC SECTION 35–515(b)(3)(B).
11. BLOCK WILL MEET BLOCK LENGTH REQUIREMENTS PER UDC 35–515(b)(3)(B).
12. PLATTED UNITS WILL NOT EXCEED 125 LOTS WITHOUT PROVIDING SECONDARY ACCESS AS OUTLINED IN THE UDC, SECTION 35–506(e)(7).
13. STREETS WITHIN 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.
14. AT LEAST 212 MULTI–FAMILY UNITS WITHIN PHASE 5 SHALL BE RESTRICTED TO SENIOR HOUSING (RESIDENTS MUST BE 55 YEARS OF AGE OR OLDER).

NO.	REVISION	DATE
2	ACREAGE CHANGE	06/15/20
1	DENSITY CHANGE	12/18/20

PAPE-DAWSON ENGINEERS
2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000 FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800

SCHUMACHER - UTSA BLVD/IH-10 LP
SAN ANTONIO, TEXAS
MASTER PLANNED COMMUNITY DISTRICT PLAN
MPCD #20-11100059

PLAT NO.
JOB NO. 8615–01
DATE JAN 2016
DESIGNER CC
CHECKED JD DRAWN TL
SHEET 1 OF 1

Date: May 17, 2021, 2:51pm User ID: jficarra
File: P:\861\15\18\Design\Civil\MPCD861518 (Major).dwg

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