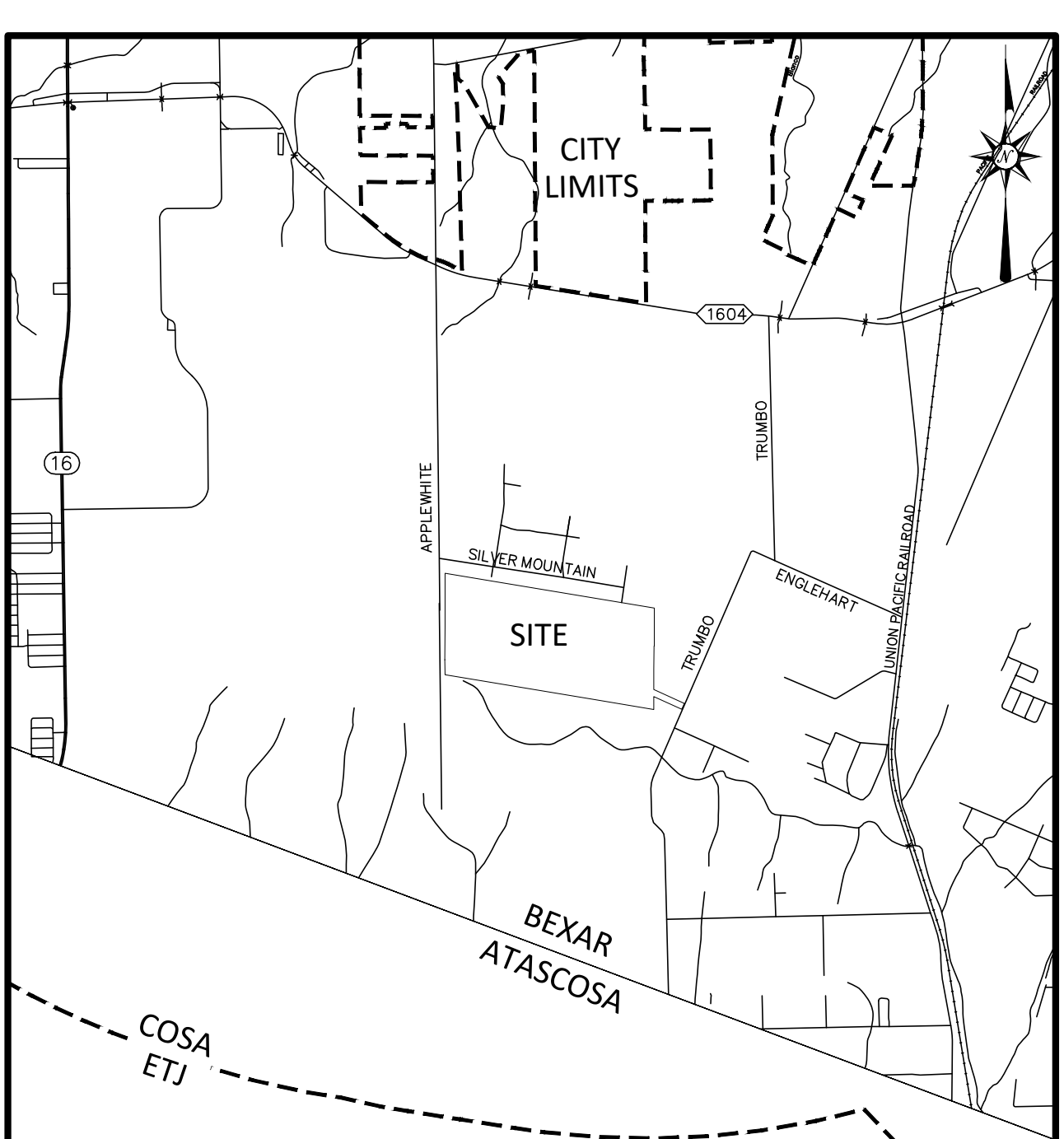


REVISIONS: THIS DOCUMENT IS RELEASED FOR REVIEW PURPOSES ONLY, AND WAS PREPARED UNDER THE AUTHORIZATION OF RUSSELL J. JASKINIA, REGISTERED PROFESSIONAL ENGINEER, STATE OF TEXAS, REGISTRATION NO. 116894. NOT FOR CONSTRUCTION, DATE: AUGUST 2022

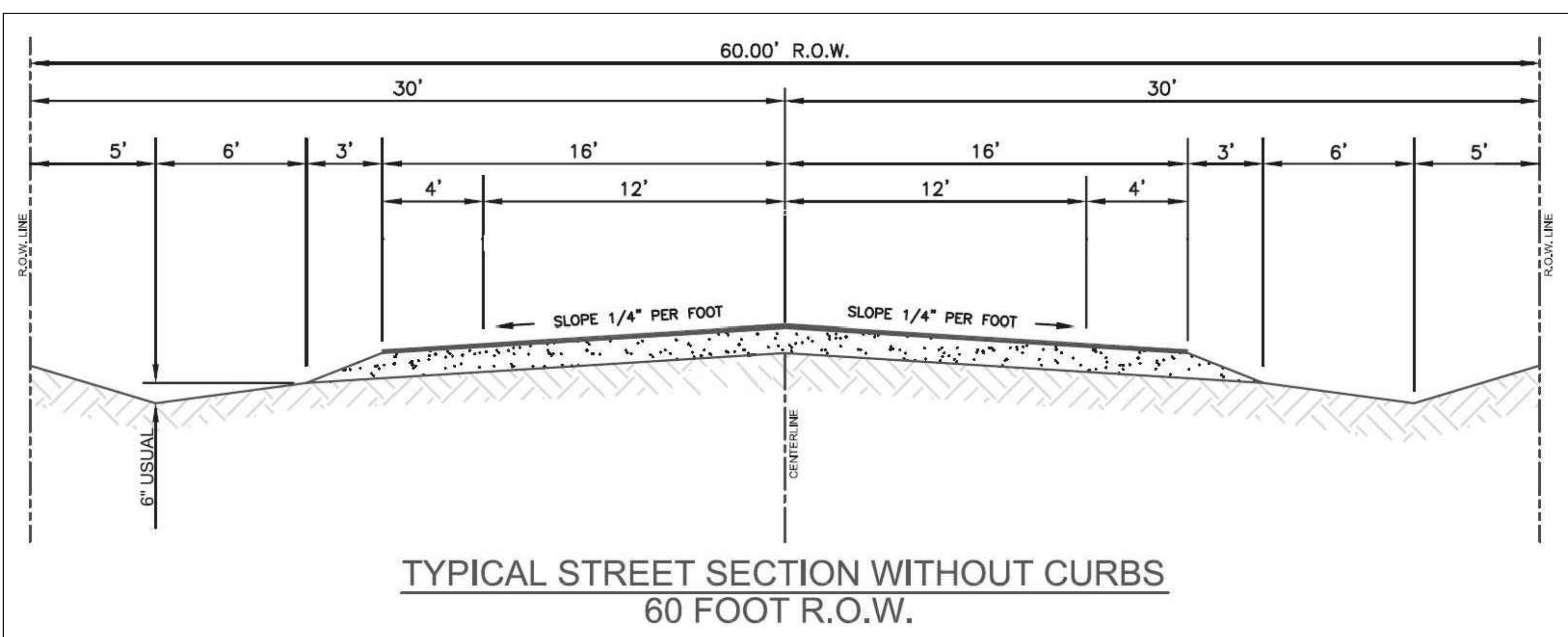
INTREPID SURVEYING & ENGINEERING P.O. BOX 519 1004 C STREET FLOREVILLE, TX 78114 D. 830.393.8833 F. 830.393.3988 WWW.INTREPIDTX.COM TBPPLS #10193936 • TBPE #16550

FOR SAVANNAH WOODS LAND-MDP-22-1100001 SAN ANTONIO, TEXAS BEAR COUNTY

MASTER DEVELOPMENT PLAN (MDP) JOB NO.: 21-0232 DATE: AUGUST 2022 CHECKED: RJ DESIGNED: RJ SHEET: 1 OF 1



- PROPERTY OWNERS 1. MORENO, ANTONIO N & ROSEMARY H. (DEED # 20170156633) 2. MARTIN, BRUCE WAYNE JR. & DARLENE (VOL. 17218, PG. 2425) 3. FLORES RAUL R. & ANITA S. (VOL. 9637, PG. 989) 4. ALVAREZ ROBERTO (VOL. 12416, PG. 783) 5. RENU JOSE LUIS (VOL. 18078, PG. 1394) 6. RODRIGUEZ RICHARD B. JR. & MARY ANN (DEED# 20200026652) 7. MALDONADO ELVIRA CONTRERAS (VOL. 10866, PG. 2048) 8. SILVER WING DR. (60' RIGHT OF WAY)(VOL. 9100, PG. 72) 9. ORTIZ XAVIER (DEED# 20180228865) 10. 2010 SILVER MOUNTAIN LAND TRUST (DEED# 20210020533) 11. GIL GUADALUPE G. (VOL. 8483, PG. 197) 12. RENDON RUBEN JR. & ALICIA (VOL. 4464, PG. 19) 13. TORRES CONSTANTINO T & ADELA REYES (VOL. 15474, PG.1959) 14. ROSALES SANDRA & ADOLFO (VOL. 10416, PG.139) 15. WALKER PHILIP & TEODORA (VOL. 12493, PG.2073) 16. CRUZ OLGA R. (VOL. 16148, PG.1996) 17. VILLANUEVA MANUEL EST OF & LIDIA (VOL. 15142, PG. 976) 18. MARTINEZ JOSH JOEL (VOL. 16599, PG. 828) 19. SILVER LEAF DR. (60' RIGHT OF WAY) (VOL. 9100, PG. 72) 20. ANTU LAURA JANETH & ROBERT (VOL. 17640, PG. 1090) 21. CASARES MIGUEL A. & RAMIREZ JUAN JOSE (VOL. 17929, PG. 1274) 22. GONZALES KAREN J. & RICHARD M. (VOL. 15801, PG. 1300) 23. LOPEZ DENISE ELIZABETH (VOL. 3623, PG. 3374) 24. PARKER MARK I & EMMA L. (VOL. 5199, PG.1196) 25. FISK ROBERT W. & GAYLE M. (VOL. 6326, PG.899) 26. WENNER ARTHUR C. & CYNTHIA S. (VOL. 5363, PG.1708) 27. THORNE WILLIAM F. & LELA M. (VOL. 9637, PG. 978) 28. THORNE WILLIAM F. & LELA M. (VOL. 9211, PG. 1040) 29. SILVER SADDLE DR. (60' RIGHT OF WAY) (VOL. 9100, PG. 73) 30. BROWN DONALD R. & PATRICIA A. (VOL. 17395, PG. 2043) 31. BAKER GEORGE H. III & ELIZABETH A. (VOL. 17035, PG. 2244) 32. QUINTANA SANDRA & LUIS JR. (VOL. 8971, PG. 2292) 33. VILLARREAL JOSE PEDRO & AMALIA C. (DEED # 20050159281) 34. LORENZANA ELIAS J & CORRIE E. (VOL. 16115, PG. 858) 35. FERNANDEZ WILLIAM (DEED# 2000086389) 36. ALDRICH KENNETH R. JR. & JACQUELINE M. (VOL. 11463, PG.1929) 37. MUÑOZ JAVIER (VOL. 13479, PG. 354)(PROPERTY ID:182263) 38. NO OWNER INFO. ID:182265 39. 486 HOLDINGS (DOC#20220105651), ID:182266 40. JUAN PALOMINOS, ID:182267 41. REYNOSA RAY (VOL. 17410, PG. 2317) 42. REDDY ASHOKA MALLADI & GUATHAM MALLADI & GITANUSAM MALLADI (VOL. 12003, PG. 625) 43. APPLEWHITE RD. (86' RIGHT OF WAY) (SECONDARY ARTERIAL, TYPE "A" ROAD)

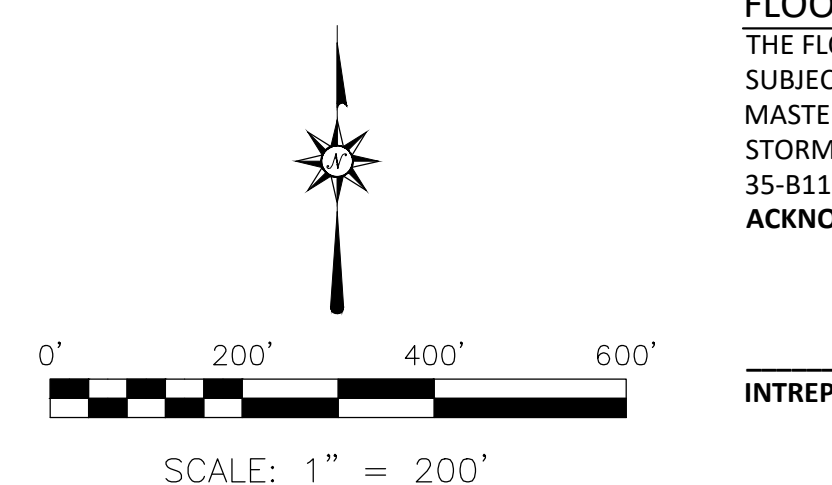


LAND USE RATIO AND DENSITY TABLE

LAND USE	UNIT	ACRES	DWELLING UNITS	DENSITY (Units/Acre)
COMMERCIAL OUT PARCEL	-	0.00	0	
LOTS 1-119 (119 TOTAL LOTS)	1	135.38	119	
LOTS 120-224 (105 TOTAL LOTS)	2	112.39	103	
LOTS 225-304 & 461-466 (86 TOTAL LOTS)	3	79.56	85	
LOTS 305-460 (156 TOTAL LOTS)	4	163.43	155	
MAJOR THOROUGHFARE ROW DEDICATION	1 & 2	13.38	0	
PUBLIC STREET	1, 2, 3, 4	52.06	0	
PARKS & RECREATION (SAVANNAH WOODS PARK)	1	8.61	0	
OPEN SPACE (LOTS 132, 147, 249, & 336)	1, 2, 3, 4	10.45	0	
LARGE LOT RESIDENTIAL	1	121.38		
LARGE LOT RESIDENTIAL	2	101.00		
LARGE LOT RESIDENTIAL	3	70.32		
LARGE LOT RESIDENTIAL	4	113.57		
LARGE LOT RESIDENTIAL (TOTAL)	1, 2, 3, 4	406.26	462	0.88
TOTAL:		490.76		



- LEGEND:
- BOUNDARY LINE
  - ADJOINER LINE
  - 10' MAJOR CONTOUR LINE
  - 2' MINOR CONTOUR LINE
  - 100 YEAR FLOODPLAIN
- NOTES:
- REFERENCE STORM WATER MANAGEMENT PLAN FOR SAVANNAH WOODS DATED MAY 2022
- PHASING SCHEDULE:
- UNIT 1 CONSTRUCTION: START OF 2023
  - UNIT 2 CONSTRUCTION: SUMMER OF 2023
  - UNIT 3 CONSTRUCTION: START OF 2024
  - UNIT 4 CONSTRUCTION: SUMMER OF 2024



FLOODPLAIN NOTE: THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. 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 35-8119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE. ACKNOWLEDGED BY:

ENGINEER/DESIGNER: INTREPID SURVEYING AND ENGINEERING 1004 C STREET FLOREVILLE, TEXAS 78114 PHONE: (830) 393-8833 FAX: (830)393-3388 OWNER/DEVELOPER: 486 HOLDINGS,LLC 403 E. COMMERCE #230 SAN ANTONIO, TEXAS 78205 PHONE: (210) 271-9875 EXT 1011 FAX: (210) 224-0280

LEGAL DESCRIPTION: A 486.11 ACRE TRACT OF LAND CONVEYED TO 486 HOLDINGS,LLC IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER: 20210046229 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, OUT OF THE HENRY PEACE LEAGUE AND LABOR SURVEY NO. 37, ABSTRACT NO. 577, COUNTY BLOCK NO. 4013, BEAR COUNTY, TEXAS.

APPROVAL STAMP AREA