City of San Antonio

Development Services Department

March 29, 2011

George Weron, P.E.
KFW Engineers & Surveying
7400 Blanco Road, Suite 260
San Antonio, Texas, 78216

Re: New World **Minor Amendment** **MDP # 304-F**

Dear Mr. Weron,

The Development Review Committee has evaluated the **New World** Master Development Plan, or **MDP # 304-F**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

Please note that this action by the committee does not establish any commitment for the provision of drainage, utilities, services or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the Judson and Northeast Independent School Districts, so they can plan for the development accordingly.

The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1). Should you need further assistance, please contact Luz M. Gonzales, Planner at (210) 207-0210.

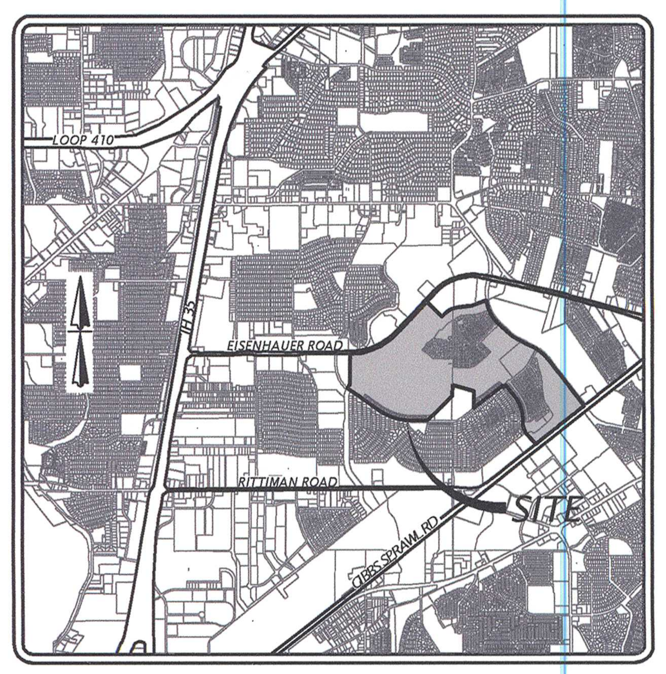
Sincerely,

Barbara Nelson

Barbara Nelson, AICP
Assistant Director

LEGEND

- = MDP BOUNDARY
- = PHASING LIMITS
- = 100 YEAR FLOOD PLAIN LIMITS ACCORDING TO FEMA FIRM PANEL 48029 C 0313 F DATED FEB. 2, 2002 & 48029 C 0457 F & 48029 C 0476 F BOTH DATED FEB. 2, 2006
- = 10' CONTOURS
- = FLOOD PLAIN
- = APPROVED PLATS WITHIN MDP



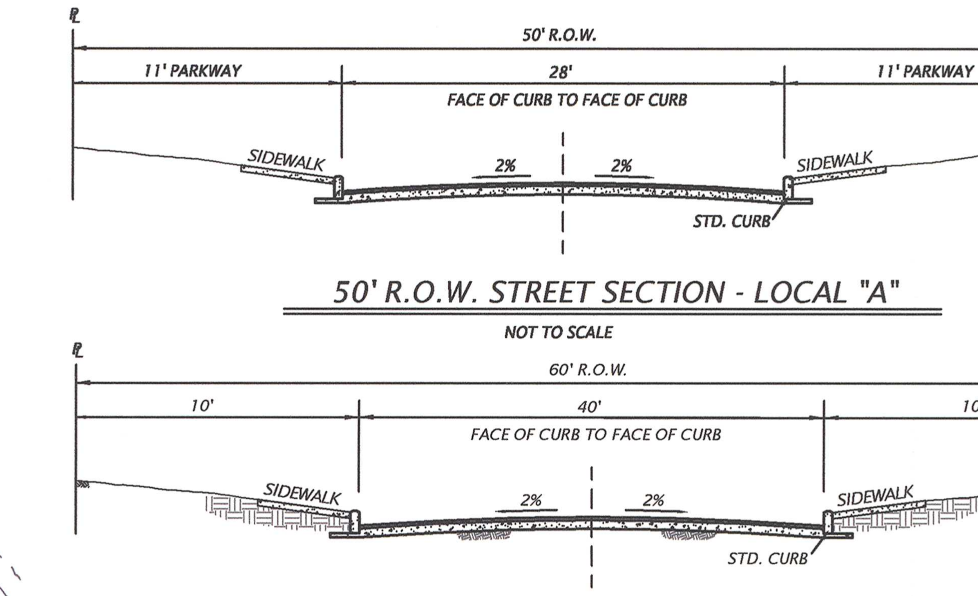
LOCATION MAP
NOT-TO-SCALE

OWNER/DEVELOPER: △1
NEIGHBORHOOD REVITALIZATION INITIATIVE
1202 W BITTERS BLDG 1 SUITE 1200
SAN ANTONIO, TX 78216
PHONE: (210) 493-2811

ENGINEER:
KFW ENGINEERS
7400 BLANCO ROAD, SUITE 260
SAN ANTONIO, TX 78216
PHONE: (210) 979-8444
FAX: (210) 979-8441

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
C1	38.70'	24.63'	24.63'	90°00'00"	34.84'	N07°06'33"E
C2	350.55'	745.92'	178.57'	26°55'35"	347.33'	S13°29'44"E
C3	839.43'	1275.11'	435.56'	37°43'08"	824.36'	N18°53'31"W
C4	1204.30'	1970.73'	621.62'	35°00'47"	1185.65'	S72°31'33"E
C5	65.11'	952.05'	32.57'	3°55'05"	65.09'	S53°03'38"E
C6	130.59'	189.19'	68.02'	39°32'52"	128.01'	N19°09'29"E
C7	1690.76'	2129.34'	892.79'	45°29'40"	1646.69'	N66°36'13"E
C8	38.70'	24.63'	24.64'	90°00'55"	34.84'	S01°08'37"E
C9	483.05'	701.58'	251.54'	39°26'57"	473.57'	S63°34'52"W
C10	88.74'	324.48'	44.65'	15°40'11"	88.47'	N75°28'15"E
C11	914.03'	1464.04'	472.46'	35°46'15"	899.25'	S28°54'00"E
C12	425.61'	1478.05'	214.29'	16°29'55"	424.14'	S55°04'27"E
C13	618.46'	1393.31'	314.41'	25°25'57"	613.40'	N50°36'26"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.03'	S37°53'26"E
L2	175.13'	S51°09'41"W
L3	78.83'	N00°01'57"W
L4	119.23'	S52°14'55"W
L5	59.12'	N37°45'05"W
L6	91.44'	N38°51'18"E
L7	34.43'	N89°21'22"E
L8	121.56'	N43°51'23"E

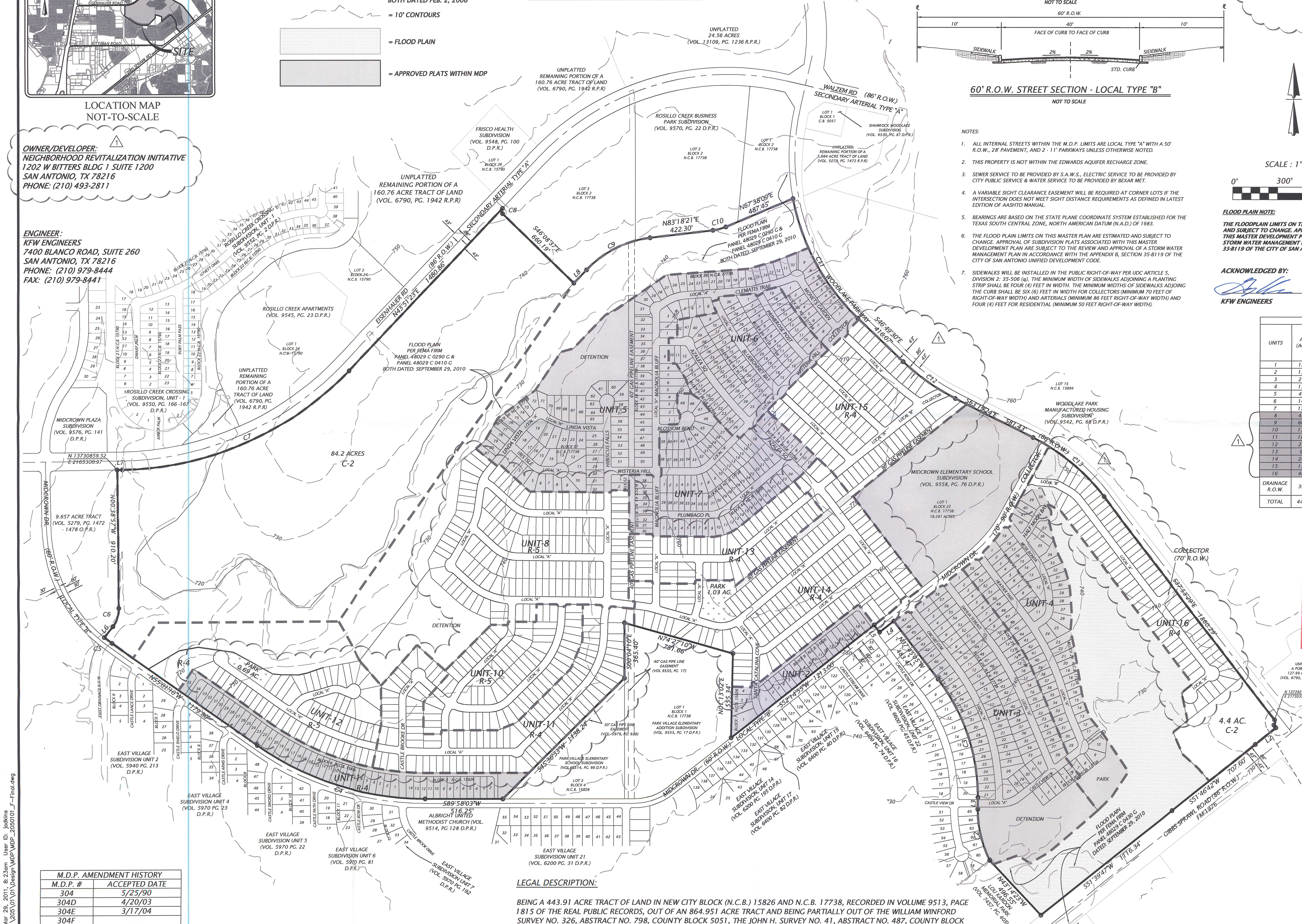


50' R.O.W. STREET SECTION - LOCAL "A"
NOT TO SCALE

60' R.O.W. STREET SECTION - LOCAL TYPE "B"
NOT TO SCALE

△1 **REASON FOR AMENDMENT:**

A. CHANGES TO THE TIMING OR PHASING OF THE PROPOSED DEVELOPMENT PROVIDED THE USE AND OVERALL GEOGRAPHIC LAND AREA REMAINS THE SAME.
B. ADJUSTMENT OF UNIT BOUNDARIES WITHIN TRACTS OR PARCELS ADJOINING THE OUTER BOUNDARIES OF THE MASTER DEVELOPMENT PLAN PROVIDED THE USE AND OVERALL GEOGRAPHIC LAND REMAINS THE SAME.
E. UPDATING OF OWNERSHIP OR CONSULTANT INFORMATION.
G. MASTER DEVELOPMENT PLAN OR SUBDIVISION PLAT NAME CHANGE.



NOTES:

1. ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 28' PAVEMENT, AND 2 - 11' PARKWAYS UNLESS OTHERWISE NOTED.
2. THIS PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
3. SEWER SERVICE TO BE PROVIDED BY S.A.W.S., ELECTRIC SERVICE TO BE PROVIDED BY CITY PUBLIC SERVICE & WATER SERVICE TO BE PROVIDED BY BEXAR MET.
4. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN LATEST EDITION OF AASHTO MANUAL.
5. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM (N.A.D.) OF 1983.
6. THE FLOOD PLAIN LIMITS ON THIS MASTER PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN ARE SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH THE APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.
7. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506 (q). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTHS OF SIDEWALKS ADJOING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 70 FEET OF RIGHT-OF-WAY WIDTH) AND ARTERIALS (MINIMUM 86 FEET RIGHT-OF-WAY WIDTH) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT-OF-WAY WIDTH).

SCALE : 1"=300'
0' 300' 600' 900'

FLOOD PLAIN 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 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.

ACKNOWLEDGED BY:

KFW ENGINEERS — NEIGHBORHOOD REVITALIZATION INTIATIVE

LAND USE DENSITY TABLE					
UNITS	AREA (ACRES)	DWELLING UNITS	PARK SPACE* (ACRES)	DENSITY (DWELLING UNITS/ACRES)	UNIT PHASING SEQUENCE
1	12.94	49	0.00	3.79	COMPLETED
2	13.65	23	0.00	1.68	COMPLETED
3	27.03	119	0.00	4.40	COMPLETED
4	17.68	82	1.79	4.64	COMPLETED
5	40.71	140	0.00	3.44	COMPLETED
6	14.91	92	0.00	6.17	COMPLETED
7	17.58	106	0.00	6.03	COMPLETED
8	44.20	139	19.40	3.14	AUGUST 2011
9	60.17	0	0.00	0.00	MARCH 2012
10	13.07	75	0.00	5.74	AUGUST 2012
11	18.42	108	0.00	5.86	DECEMBER 2012
12	23.51	62	10.10	2.64	MARCH 2013
13	9.44	57	0.00	6.04	AUGUST 2013
14	26.86	139	1.30	5.17	MARCH 2011
15	17.69	92	0.00	5.20	DECEMBER 2011
16	46.85	77	30.50	1.64	DECEMBER 2013
DRAINAGE R.O.W.	39.20	0	0.00	0.00	
TOTAL	443.91	1360	63.09	3.06	

PLAN HAS BEEN ACCEPTED BY
COSA Sarlene Nelson
March 29, 2011 (Date) 304-F (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
March 28, 2013
Date

DETAIL "A"
SCALE: 1" = 100'

M.D.P. AMENDMENT HISTORY	
M.D.P. #	ACCEPTED DATE
304	5/25/90
304D	4/20/03
304E	3/17/04
304F	

LEGAL DESCRIPTION:

BEING A 443.91 ACRE TRACT OF LAND IN NEW CITY BLOCK (N.C.B.) 15826 AND N.C.B. 17738, RECORDED IN VOLUME 9513, PAGE 1815 OF THE REAL PUBLIC RECORDS, OUT OF AN 864.951 ACRE TRACT AND BEING PARTIALLY OUT OF THE WILLIAM WINFORD SURVEY NO. 326, ABSTRACT NO. 798, COUNTY BLOCK 5051, THE JOHN H. SURVEY NO. 41, ABSTRACT NO. 487, COUNTY BLOCK 5077, AND THE JAMES P. HECTOR SURVEY NO. 320, ABSTRACT NO. 963, COUNTY BLOCK 5079 ALL IN BEXAR COUNTY, TEXAS.

PREPARED: DECEMBER, 2010

MINOR AMENDMENT TO NEW WORLD SUBDIVISION MASTER DEVELOPMENT PLAN #304-F

KFW ENGINEERS & SURVEYING
FIRM# 9513
7400 BLANCO, SUITE 260, SAN ANTONIO, TEXAS 78216
PHONE (210) 979-8444
FAX (210) 979-8441

ISSUE DATE
REVISIONS

JOB NO. 205-01-01
DATE: DECEMBER, 2010
DRAWN: JA CHECKED: GW
SHEET NUMBER:
1 OF 1

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Date: Mar 29, 2011, 8:23am User ID: jadkins
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