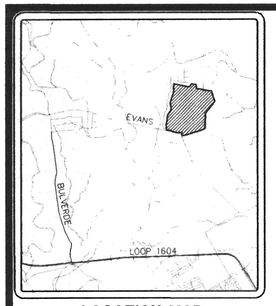
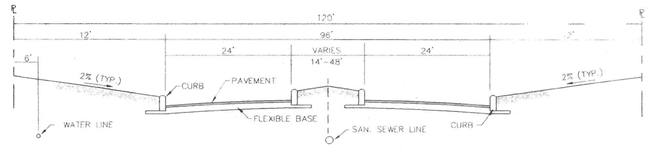


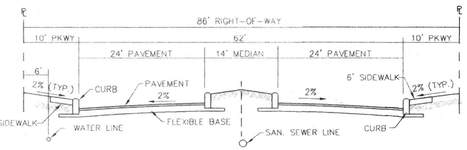
LOCATION MAP

LEGEND

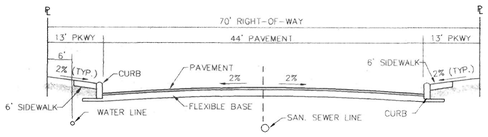
- MDP/PUD LIMITS
- 200' NOTIFICATION LINE
- (1) LOT OWNERSHIP KEY
- PHASE LIMITS
- P WATER QUALITY POND LOT



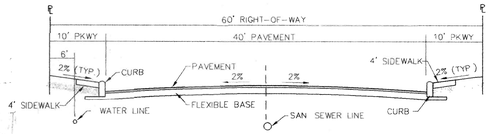
120' R.O.W. STREET SECTION
PRIMARY ARTERIAL STREET
NOT TO SCALE



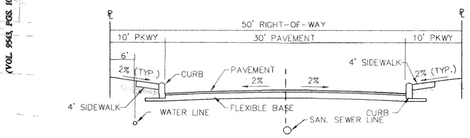
86' R.O.W. STREET SECTION
SECONDARY ARTERIAL STREET
NOT TO SCALE



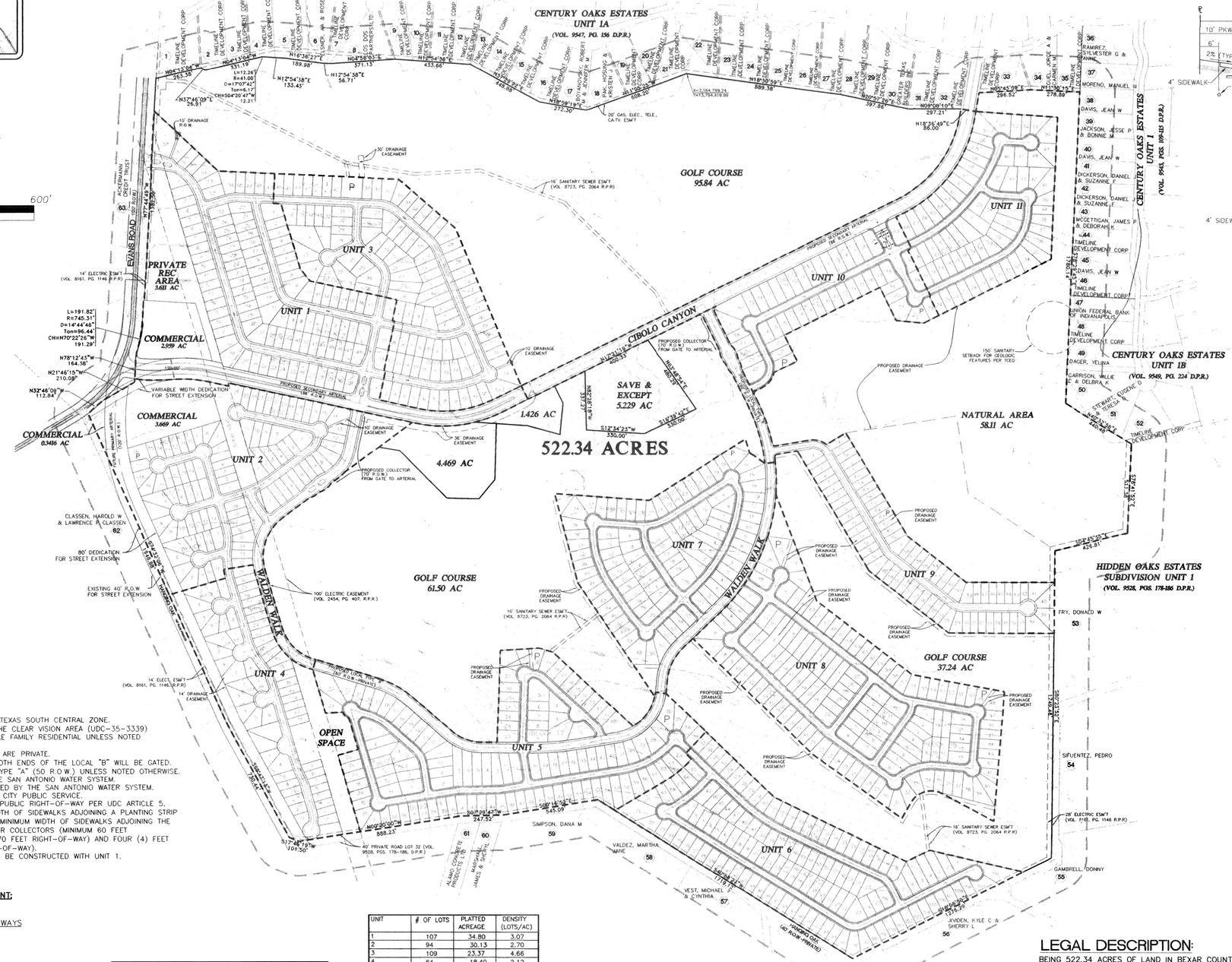
70' R.O.W. STREET SECTION
COLLECTOR STREET
NOT TO SCALE

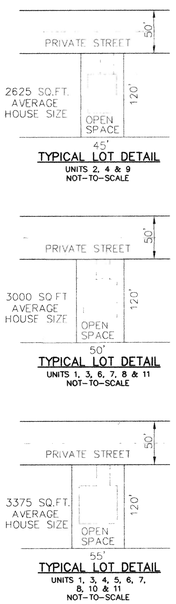


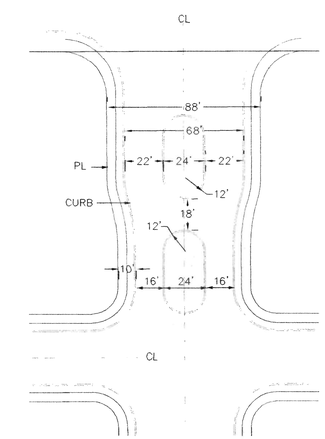
60' R.O.W. STREET SECTION
LOCAL TYPE "B" STREET
NOT TO SCALE



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







ENTRANCE DETAIL
1" = 40'

NOTES
1. THE COORDINATES SHOWN ARE NAD-83 TEXAS SOUTH CENTRAL ZONE.
2. ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA (UDC-35-3339)
3. ALL LAND USE WILL BE DETACHED SINGLE FAMILY RESIDENTIAL UNLESS NOTED OTHERWISE.
4. ALL LOCAL "A" AND LOCAL "B" STREETS ARE PRIVATE.
5. THE ENTRY TO UNIT 1, UNIT 10, AND BOTH ENDS OF THE LOCAL "B" WILL BE GATED.
6. ALL INTERIOR STREETS WILL BE LOCAL TYPE "A" (50 R.O.W.) UNLESS NOTED OTHERWISE.
7. WATER SERVICE TO BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
8. SANITARY SEWER SERVICE TO BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
9. GAS AND ELECTRIC TO BE PROVIDED BY CITY PUBLIC SERVICE.
10. 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 WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 60 FEET RIGHT-OF-WAY) AND ARTERIALS (MINIMUM 70 FEET RIGHT-OF-WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT-OF-WAY).
11. THE PRIVATE RECREATIONAL AREA WILL BE CONSTRUCTED WITH UNIT 1.

BEXAR COUNTY CLEAR VISION STATEMENT:
CLEAR VISION EASEMENTS SHALL BE DETERMINED ACCORDING TO AASHTO's POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, 2001 ED.

LAND USE	ACREAGE	IMPERVIOUS COVER (AC)	OPEN SPACE (AC)	% OPEN SPACE
COLLECTOR STREETS	29.41	17.26	12.14	41.3
RESIDENTIAL	224.37	118.24	106.13	47.3
COMMERCIAL	10.58	10.05	2.12	5.0
NATURAL AREA	58.11	0.0	58.11	100.0
TOTAL	322.47	145.6	176.9	54.86

ENTIRE SITE IS LOCATED WITHIN THE EARZ

UNIT	# OF LOTS	PLATTED ACREAGE	DENSITY (LOTS/AC)
1	107	34.80	3.07
2	94	30.13	2.70
3	109	23.37	4.66
4	64	18.40	2.12
5	129	31.30	4.12
6	126	25.01	5.04
7	94	22.36	4.20
8	130	30.04	4.33
9	71	12.94	5.49
10	46	17.38	2.65
11	68	15.62	4.35
TOTAL	1,038	261.35	3.91

LEGAL DESCRIPTION:

BEING 522.34 ACRES OF LAND IN BEXAR COUNTY TEXAS, BEING THE REMAINDER OF A 744.167 ACRE TRACT OF LAND DESCRIBED IN VOLUME 7394, PAGE 374, OFFICAIL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, OUT OF THE E. VALDEZ SURVEY NO. 478 3/4, ABSTRACT NO. 786, COUNTY BLOCK (C.B.) 4913, THE S.A. & M.G. RAILROAD SURVEY NO. 97, ABSTRACT NO. 720, C.B. 4917, THE E.F. MOORE SURVEY NO. 429, ABSTRACT NO. 512, C.B. 4914, THE JAMES HAMILTON SURVEY NO. 90, ABSTRACT NO. 344, C.B. 4915, THE E MARTIN SURVEY NO. 89, ABSTRACT NO. 52, C.B. 4909, AND THE C. CONTIS SURVEY NO. 500 ABSTRACT NO. 158, C.B. 4912, ALL IN BEXAR COUNTY, TEXAS, SAVE AND EXCEPT A 5.229 ACRE TRACT OF LAND.

460 B

OWNER/DEVELOPER
ABG DEVELOPMENT
15102 JONES MALTSBERGER, SUITE 101
SAN ANTONIO, TEXAS 78247

APPROVED
PLANNED UNIT DEVELOPMENT
PLANNING COMMISSION
CITY OF SAN ANTONIO
CHAIRMAN: _____ DATE: 6/9/2004
SECRETARY: _____ DATE: 6/9/2004

PUD NO. 03-027

REVISIONS:

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

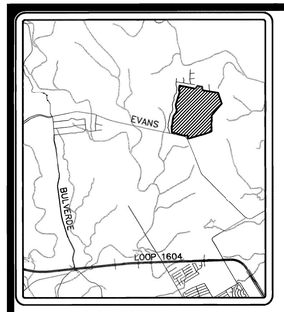
CENTURY OAKS
ABG DEVELOPMENT
M.D.P./P.U.D. PLAN

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 MAY 24 AM 7:34

JOB NO. 5724-04
DATE MARCH 2003
DESIGNER BAC
CHECKED SLW DRAWN BAC

SHEET 1 OF 1

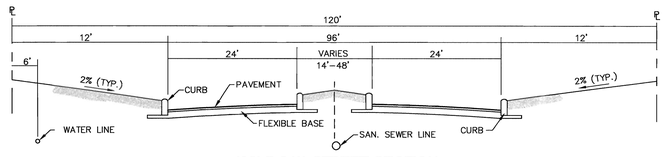
Date: May 20, 2004, 11:45am User ID: BCulpepper
File: P:\571\24\04\Design\Civil\MDPPUD572400.dwg



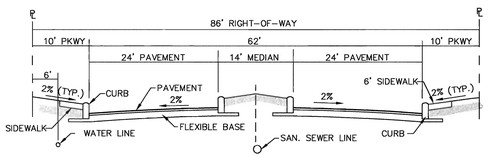
LOCATION MAP

LEGEND

- MDP/PUD LIMITS
- 200' NOTIFICATION LINE
- (1) LOT OWNERSHIP KEY
- PHASE LIMITS
- P WATER QUALITY POND LOT



120' R.O.W. STREET SECTION
PRIMARY ARTERIAL STREET
NOT TO SCALE



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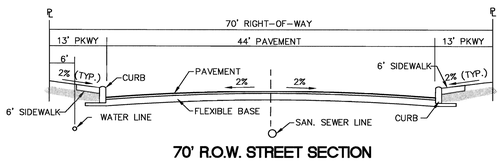
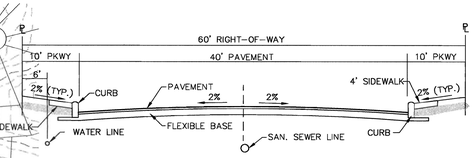


70' R.O.W. STREET SECTION
COLLECTOR STREET
NOT TO SCALE



60' R.O.W. STREET SECTION
LOCAL TYPE "B" STREET
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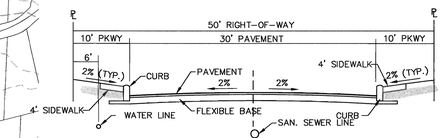
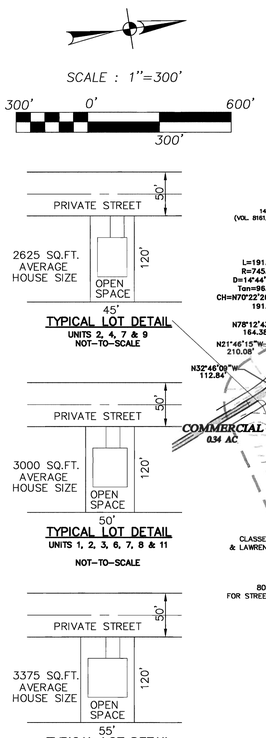
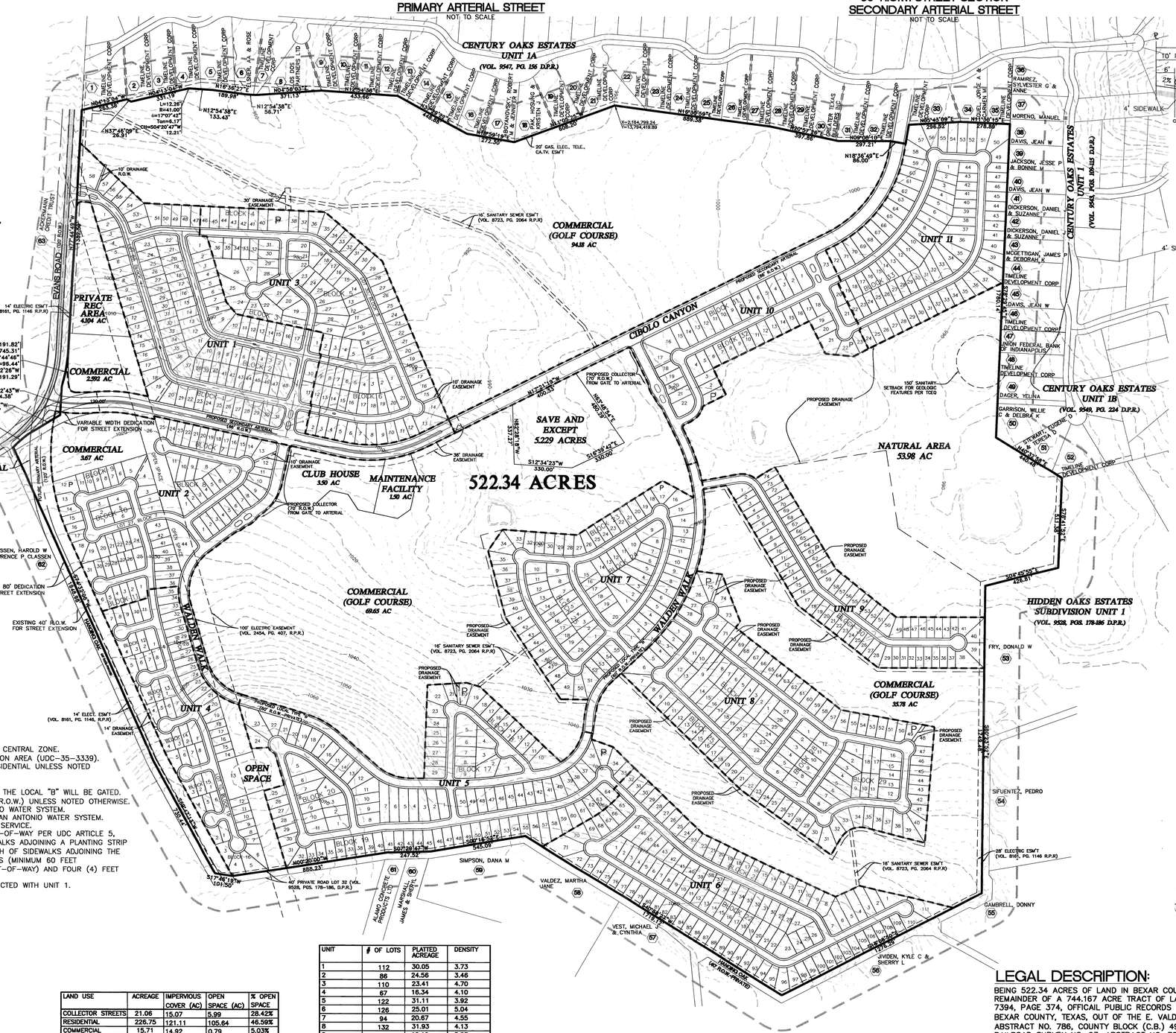


50' R.O.W. STREET SECTION
LOCAL TYPE "A" STREET
NOT TO SCALE





NOTES

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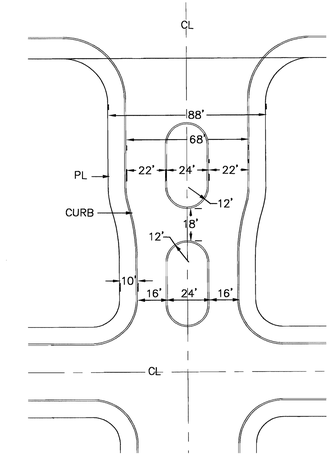
BEXAR COUNTY CLEAR VISION STATEMENT:
CLEAR VISION EASEMENTS SHALL BE DETERMINED ACCORDING TO AASHTO'S POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, 2001 ED.

LAND USE	ACREAGE	IMPERVIOUS COVER (AC)	OPEN SPACE (AC)	% OPEN SPACE
COLLECTOR STREETS	21.06	15.07	5.99	28.42%
RESIDENTIAL	226.75	121.11	105.64	46.59%
COMMERCIAL	15.71	14.92	0.79	5.03%
GOLF COURSE	204.84	5.74	199.10	97.20%
NATURAL AREA	53.98	0.00	53.98	100.00%
TOTAL	522.34	159.66	362.68	69.43%

ENTIRE SITE IS LOCATED WITHIN THE EARZ

UNIT	# OF LOTS	PLATTED ACREAGE	DENSITY
1	112	30.06	3.73
2	86	24.56	3.46
3	110	23.41	4.70
4	67	16.34	4.10
5	122	31.11	3.92
6	126	25.01	5.04
7	94	20.67	4.55
8	132	31.93	4.13
9	71	12.19	5.83
10	47	17.49	2.69
11	91	19.62	4.64
TOTAL	1058	254.76	4.25



ENTRANCE DETAIL
1" = 40'

LEGAL DESCRIPTION:

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PLAN HAS BEEN ACCEPTED BY
3/5/04 #460-B
(date) (number)
If no plats are filed, plan will expire
on 9/4/05
(date)
If not filed on

OWNER/DEVELOPER

ABG DEVELOPMENT
15102 JONES MALTSBERGER, SUITE 101
SAN ANTONIO, TEXAS 78247

APPROVED
PLANNED UNIT DEVELOPMENT
PLANNING COMMISSION
CITY OF SAN ANTONIO

CHAIRMAN:_____ DATE:_____
SECRETARY:_____ DATE:_____

PUD NO. 03-027

REVISIONS:

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

CENTURY OAKS
ABG DEVELOPMENT
M.D.P./P.U.D. PLAN

JOB NO. 5724-04
DATE MARCH 2003
DESIGNER BAC
CHECKED SLW DRAWN BAC

SHEET 1 OF 1

Date: Mar 10, 2004, 9:07pm User ID: SWeaver
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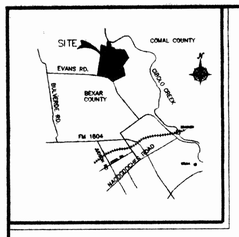


LOCATION MAP

NOTES:

1. SIGHT LINE SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN WITHIN CLEAR VISION AREA. NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE
2. ALL STREETS WITHIN THIS SUBDIVISION ARE PRIVATE STREETS. THE PRIVATE STREETS ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL, GAS, TELEPHONE, AND CABLE T.V. EASEMENTS.

- 522 RESIDENTIAL UNITS
- TOTAL ACREAGE 744.17 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT
- LOT 515, BLOCK 1 IS A PRIVATE STREET
- LOT 121, 128 & 256, BLOCK 1 IS TO BE RESERVED FOR PARKS

DEVELOPER:
TIME LINE DEVELOPMENT, CORP
P.O. BOX 700210
SAN ANTONIO, TX 78270
(210) 494-8474

DENSITY AND OPEN SPACE RATIOS

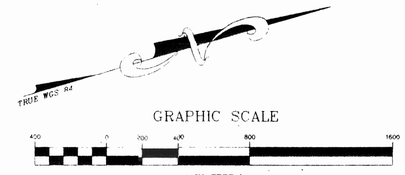
BASE ZONING DISTRICT	= N.A.
MAXIMUM DENSITY ALLOWED	= 3 UNITS PER ACRE
PROPOSED DENSITY	=0.69 UNITS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPPOSED PERCENTAGE OF OPEN SPACE	= 90%
TOTAL SPACE	= 744.17 ACRES

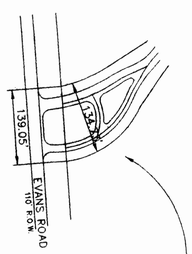
OCCUPIED SPACE

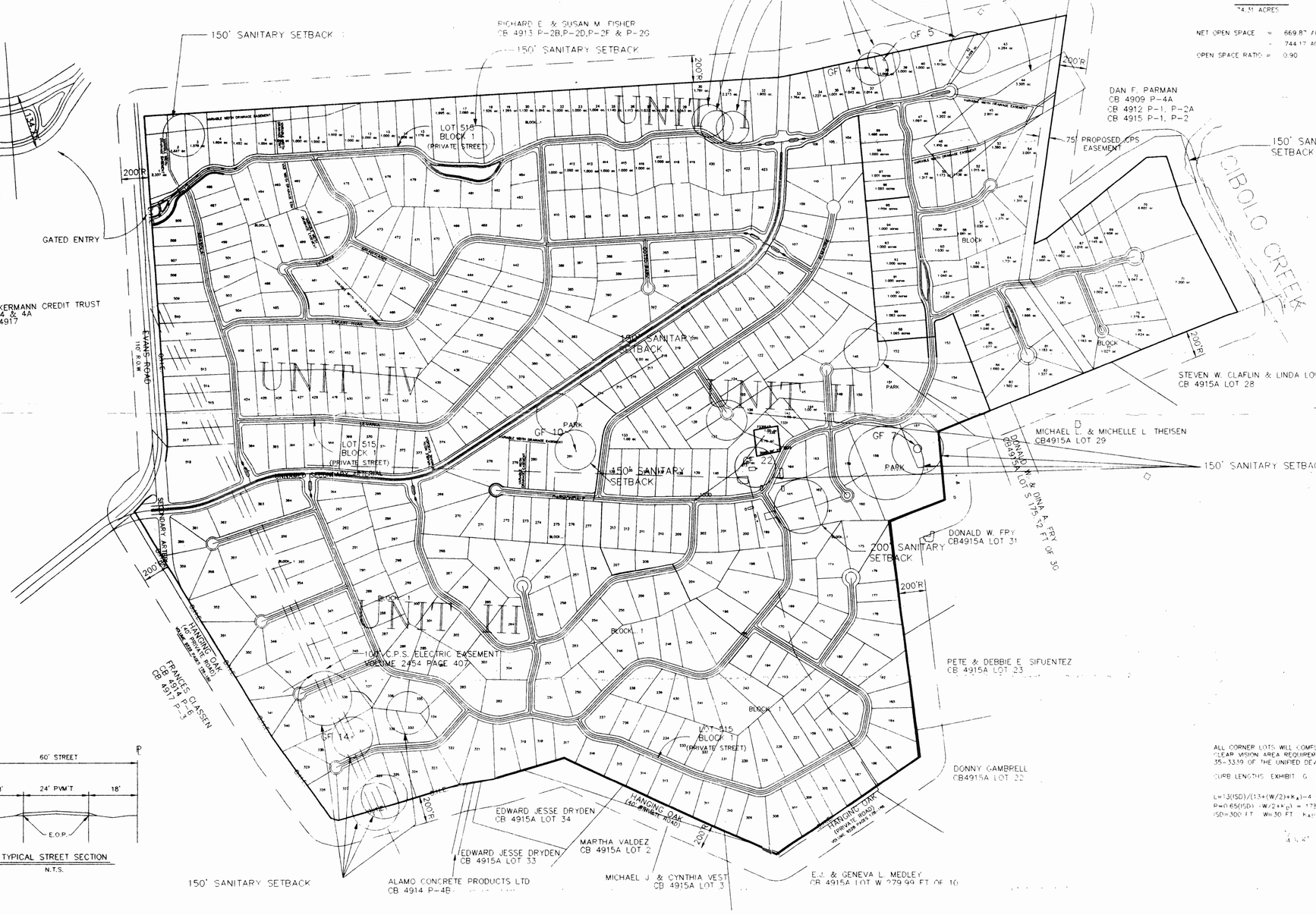
31.06 ACRES	STREET PAVEMENT/ISLANDS & CONC. DRAINS
7.99 ACRES	DRIVEWAYS (12' X 40')
35.26 ACRES	HOUSE SLABS (INCLUDES GARAGE) (TYPICAL 3000 SF)
74.31 ACRES	

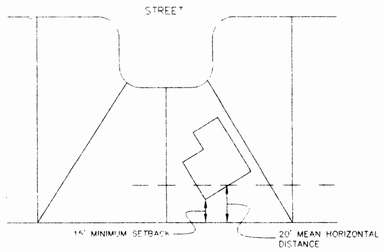
NET OPEN SPACE = 669.87 ACRES
- 744.17 ACRES

OPEN SPACE RATIO = 0.90

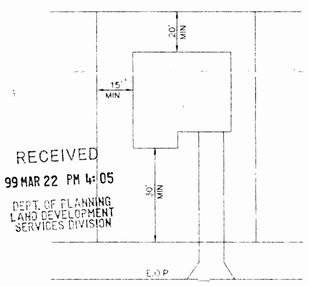






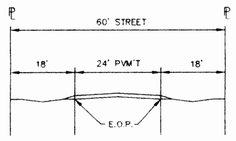


REAR YARD SETBACK ON CUL-DE-SAC OR OTHER UNUSUALLY SHAPED LOTS



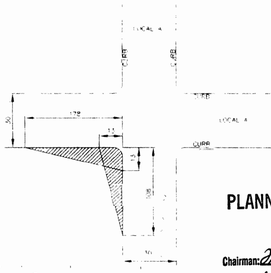
TYPICAL LOT

RECEIVED
99 MAR 22 PM 4:05
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION



TYPICAL STREET SECTION
N.T.S.

CLEAR VISION AREA



ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE

CURB LENGTHS EXHIBIT G LEFT-EQUATION A
RIGHT-EQUATION B

L=13(ISD)/(13+(W/2)+k$_x$)-4 = 108 FT
R=0.65(ISD)/(W/2+k$_p$) = 172 FT
ISD=300 FT W=30 FT k$_x$=7 k$_p$=2

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: Dennis K. Grahm 3/24/99
Secretary: [illegible] Date: 3/24/99

460 B

REVISION	DATE	DESCRIPTION	BY
1	7-9-98	ADDED SIGNIFICANT RECHARGE FEATURES & BUFFER ZONES	A.P.

BAKER
SURVEYING & ENGINEERING, INC
11003 WYE DRIVE SAN ANTONIO, TEXAS 78217
PH (210) 653-7270 FAX (210) 653-2942

DESIGNED BY	
DRAWN BY	A.P.
CHECKED BY	B.K.
DATE	5/98
JOB NO.	97-277

"A PLANNED UNIT DEVELOPMENT"

P.U.D. PLAN
for
CENTURY OAKS ESTATES

SHEET NO.
OF

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

Date Submitted:	Project ID Number:

*** Will this project be used in conjunction with a Tax Increment Financing Application (TIF):* ☐ *YES* ☒ *NO*

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881.

(Check One)

- ☐ Master Development Plan (MDP) (Formerly POADP)
- ☒ MDP/P.U.D. Plan (Combination)
- ☐ Master Plan Community District (MPCD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Plat Certification Request
- ☐ P.U.D. Plan
- ☐ Mixed Use District (MXD)
- ☐ Military Airport Overlay Zone (MAOZ)
- ☐ Manufactured Home Park Plan ((MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other: _____

Master Plan Submittals: ***Completeness Review Form*** *and 15 copies (folded) with* ***Planning Department Request for Review form*** *(attached) for respective departments or agencies.*

Project Name: Century Oaks

Owner/Agent: Laredo Sonoma Ranch, Ltd. Phone: 497-3385 Fax: 495-2587

Address: C/O ABG Development 15102 Jones Maltsberger Zip code: 78247

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9010

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

04 MAR 10 AM 7:17

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description (PUD Only): CB 4912 P-2&4 ABS 158, CB 4913 P-2, P-2E & P-2H ABS 786, CB 4914 P-2 & 3 ABS 512, CB 4915 P-7 ABS 344, CB 4917 P1 & 1A ABS 720

Existing zoning: N/A Proposed zoning: _____

Projected # of Phases: 11

Number of dwelling units (lots) by Phases: U1-112, U2-86, U3-110, U4-67, U5-122, U6-126, U7-94, U8-132, U9-71, U10-47, U11-91

Total Number of lots: 1,058 divided by acreage: ~~522.8~~ 522.34 = Density: 2.02

(PUD Only) Linear feet of street: 49,200 ☒ Private (6900 LF) ☒ Public (42,300 LF) ☒ Gated ☐ Un-Gated ☐ Attached ☒ Detached

(PUD Only) Total open space: 362.68 divided by total acreage: 522.8 = Open space: 69.43 %

(PUD Only) Type of gate(guard/mag card/key/transmitter/etc.): TRANSMITTER

(PUD Only) Construction start date: 6/04

(PUD Only) X/Y coordinates at major street entrance: X: 2166023.53 Y: 13791049.78

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: N/A School District: Judson ISD Ferguson Map Grid: 485B4

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?
Name Flamingo Homes No. 460-A

Is there a corresponding PUD for this site? Name _____ No. _____

Plats associated with this Master Development Plan (a.k.a.POADP) or site?
Name Eichbaum U-1 No. 960178
Name Century Oaks Estates U-1 No. 980442
Name Century Oaks Estates Unit 1B No. 000174
Name Century Oaks Commercial No. 020307

Contact Person and authorized representative:

Print Name: Shauna Weaver Signature: _____

Date: 3/19/03 Phone: 375-9000 Fax: 375-9010

04 MAR 10 AM 7:17
CITY OF SAN ANTONIO
DEPT. OF PLANNING

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review

☒ Name of the Master Development Plan or P.U.D. and the subdivision;

☒ City assigned Plan ID number;

☒ Name and address of owner of record, developer and engineer;

☒ The name names of all adjacent property owners as shown on current tax records;

☐ Certificate of agency or power of attorney if other than owner;

☒ Signature blocks for the chairperson and secretary (Planning director or assignee);

☒ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;

☒ Two points identified by Texas Planes Coordinates;

☒ Basis of bearing used and a north point;

☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;

☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;

☒ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;

☒ Date of preparation;

☒ Graphic and written scale and north arrow;

☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;

☒ Total area of property;

☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;

☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;

☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

04 MAR 10 AM 7:11

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)

☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;

☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;

☒ The location and dimension of all proposed or existing lots.

☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.

☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.

☒ The schematic of all existing and proposed streets, as well as proposed access points.

☒ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.

☐ **(Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.

☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.

☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.

☒ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(PUD ONLY)
(a) square footage of all buildings and structures
(b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.

☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
(a) total number of dwelling units, by development phase.
(b) Residential density and units per acre.
(c) (PUD Only) Total floor area ratio for each type of use.
(d) Total area in passive open space.
(e) Total area in active developed recreational open space.
(f) Total number of off-street parking and loading spaces.

04 MAR 10 AM 7:17

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

☒ Traffic Impact Analysis (section 35-502).

☒ (PUD Only) Utilities plan.

☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.

☒ (PUD Only) Lots numbered as approved by the City.

☒ (PUD Only) Layout shall show where lot setbacks as required.

☐ Location and size in acres of school sites, as applicable.

☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

☒ A stormwater management plan (section 35-B119)

I certify that the Master Development/P.U.D. Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Shauna Weaver Signature: Shauna L. Weaver Date: 3/9/04

If you have any questions please call Michael O. Herrera Special Projects Coordinator at 207-7038
APPLICATION REVISED January 1, 2003

04 MAR 10 AM 7:17

CITY OF SAN ANTONIO

March 5,2004

Ms. Shauna Weaver, P.E.

Pape- Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: Century Oaks (Amending) MDP/POADP # 460-B

Dear Ms. Weaver:

The City Staff Development Review Committee has reviewed Century Oaks (Amending) Master Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan # 460-B. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.

- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.

- Development Services, Engineering Section cite the following:

The Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Century Oaks Master Development Plan (MDP). The analysis is in compliance with TIA Ordinance 91700.

The Century Oaks proposed development is located in Northeast Bexar County on Evans Road approximately 5 miles east of US 281. The site is located north of Evans Road and is bounded to the east by Hanging Oak. It is a Planned Unit Development (PUD) consisting of 1,076 residential dwelling units. It is estimated that the development will occur at the rate of 125 dwelling units per year and will be completed by 2012.

Evans Road and Cibolo Canyon will provide regional access to and from the proposed development. Cibolo Canyon will be extended northwest from Evans Road to

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

- ROW for approximately 300 linear feet east of Cibolo Canyon. Dedicate in width, 80-feet of ROW for approximately 2400 linear feet from the east most property line projecting west. The limits of construction shall be extended from proposed Cibolo Canyon to the east project limits (Primary Arterial Type A).

The Developer shall provide 60 feet of ROW from the centerline of Evans Road west of Angosturo Boulevard (existing Century Oaks Estates, Unit 1 PUD). The proposed development is projected to generate 549 AM peak hour trips and 667 PM peak hour trips with a total of 8,070 daily trips by the year 2012.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of the Century Oaks Development, at no cost to the City of San Antonio:

- Cibolo Canyon - Dedicate 86-feet of ROW and construct a 4-lane divided roadway (Secondary Arterial Type B). The limits of construction shall be extended from Evans Road to Angosturo Boulevard as shown on the City of San Antonio Major Thoroughfare Plan (MTP).

- Evans Road (east of proposed Cibolo Canyon) – Dedicate in width, 120-feet of proposed Cibolo Canyon adjacent to this proposed project. This will require a property dedication by the developer.

- The developer shall be responsible for upgrading the intersection of Evans Road and Cibolo Canyon as shown on the approved Master Development Plan. This includes sufficient left-turn storage, right-turn deceleration lanes, upgrading lane capacity on Evans Road and a traffic signal when warranted.

- Construction of an internal collector street system. Collector streets with 70-feet of ROW and 44-feet of pavement shall have no houses fronting.

- All Roadways shall conform to Table 506-1: Functional Classification System Description.

- All proposed median openings on Cibolo Canyon should provide sufficient left – turn storage for northbound and southbound traffic. For tee – intersections on Cibolo Canyon the median shall provide a bullet nose design as described on page 701 of 2001 AASHTO Policy on Geometric Design of Highways and Streets (AASHTO Green book).

- Intersection of Cibolo Canyon and Evans - Additional ROW (120 – feet in width) has been provided on Cibolo Canyon. The added ROW will allow future expansion of the intersection to possibly allow dual left turns and a right turn deceleration lane for Cibolo Canyon.

- Right turn deceleration lanes shall be constructed on Cibolo Canyon and Evans Road for all collector streets accessing these arterial streets. This construction may require dedication of additional right-of-way.

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal and external street plan. All major arterials and local streets shall follow all regulations as per the Uniform Development Code. The Major Arterials shown on the MDP shall follow the City of San Antonio MTP and the horizontal alignments will be implemented at the time of platting. The street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.

- Street and Drainage:

Public Works Storm Water Engineering will determine whether or not detention is required. During the platting process, verification of their decision will be required. If detention is required, the construction plans and calculations for the pond will be reviewed by development services during the technical review stage and will have to comply with the Unified Development Code.

- Storm Water Engineering has reviewed the above reference project.

1. This project is eligible for regional storm Water Management Participation (FILO).

The information submitted is based upon the Unified Development Code (UDC) for The City Of San Antonio, as it exists today. If the Code changes between now and when the actual submittal of the plat occurs for the site, the submittal will be reviewed under the latest Code requirements.

Storm Water Engineering is not responsible for informing the engineer when such Code changes occur. This is not a blanket approval for the property to be allowed to pay the Storm Water Participation fee instead of providing on-site detention.

The Watershed Master Planning for the City of San Antonio and Bexar County is ongoing process and is subject to change at any time. Any changes resulting in flooding downstream from the proposed development could alter this department's decision.

Under the conditions as stated in the Storm Water Management Report, this development under today's regulations would be allowed to pay the Storm Water Fee.

- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.

The Parks and Recreation Department cites the following:

Century Oaks is a proposed subdivision of 1067 homes north of San Antonio, within the City's Extra Territorial Jurisdiction. Per UDC Section 35-503, Table 503-1, the required Parks or Open Space requirement is 1 acre per 114 dwelling. The required acreage for this development is 9.6 acres.

The applicant has requested the designation of a 54-acre parcel as a Natural Area. This request has been approved with the following conditions:

- Any land management, development or improvements to be guided by the San Antonio Parks and Recreation System Plan, Volume 3, Land Use and Management Planning Guidelines for Natural Areas, adopted as Ordinance by Council in 2002.

- Although not surveyed for the presence of karst invertebrates this site is located in US Fish and Wildlife karst Zone 2, indicating high probability of listed endangered karst invertebrates. Unless specific surveys are conducted, and prove absence, all karst features **are assumed to be occupied by federally listed endangered karst invertebrates and <u>ALL</u>** contemplated land management, development or improvements to the property will be coordinated with the department of US Fish and Wildlife.

- Aggressive, exotic species need to be controlled. These include ligustrum shrubs around the homestead; Bermuda grass (mostly around the homestead); and feral hogs.

- Trash and rubbish need to be removed and disposed of properly. Most is located in the horizontal hay silos and around the homestead buildings.

- Existing buildings are attractive nuisances in their present condition. They should be removed; or stabilized and managed as interpretive elements of past land use.

- Unauthorized public access should be strictly controlled. The home site shows abundant evidence of vandalism and inappropriate activity.

- Recent (20-40 year) invasion of juniper, mostly in the east-west transverse belt of live oak, should be controlled.

- Invasion of grasslands by woody species should be controlled to preserve and enhance native grassland communities.

The Planning Department, Historic Preservation Division cites the following:

The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6 35-630 to 35-634). The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that apparently no archaeological sites have been previously identified within the above referenced property. However, in the opinion of the HPO, it is possible that significant archaeological sites or other archaeological resources are present. If a previously unidentified archaeological site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO (210-207-7306) and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formerly POADP), to include floodplains, drainage areas and open space.

- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formerly POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

Roderick J. Sanchez, AICP
Development Services, Assistant Director

RS/MH. Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services
John McDonald, Senior Planner Parks Department
Arturo Villarreal Jr., P.E. Storm Water Engineering
Christina De La Cruz, P.E. Bexar County

CITY OF SAN ANTONIO

February 6, 2004

Gene Dawson Jr., P.E.

Pape- Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: Century Oaks (Amendment)

POADP #: 460-A (Exist)
PUD #: 98-025 (Exist)

Dear Mr. Dawson:

The City Staff Development Review Committee has reviewed Century Oaks (Amendment) Preliminary Overall Area Development Plan/ Planned Unit Development (PUD). Please note that your plan was not accepted, based on the following:

- **Planning Department Comprehensive/ Transportation Division**

1) The plan does not comply with (old UDC) Section 35-4109 Arterial streets
"Where a Primary or Secondary Arterial street, as shown on the Major Thoroughfare Plan, traverses or is contiguous with an area being platted, such Primary or Secondary Arterial Street shall be platted in the location and of the width indicated by the requirements of the Major thoroughfare plan and these regulations."

2) Section 35-4113 (old UDC), Pavement and right-of-way width.
Evens Road is on the Major Thoroughfare Plan and calls for a Primary Arterial Type "A"; your proposal fails to identify this Primary Arterial as proposed on the Major Thoroughfare Plan for the City of San Antonio.

3) Section 35-4101(old UDC), Street Layout
"The arrangement, character, extend, width, grade and location of all streets shall conform to the Master Plan and The Major thoroughfare plan and shall be considered in their relation to existing and planned streets, to topographical conditions, to public safety and convenience and in their appropriate relation to the proposed uses of the land to be served by such streets. The street layout shall be devised for the most advantageous development of the entire neighborhood development".

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TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

4) Section 35-4001(old UDC), Findings and determinations
(3) In accordance with the City Charter and V.T.C.A., Local government code, Chapter 212, the city may require that all plans or plats conform to the:

- (a). General plan of the city, its streets, Major Thoroughfares and Public utility facilities, including those which have been or may be laid out, and

- (b) General plan for the extension of the city, its streets, Major Thoroughfares, water and sewer mains and other instrumentalities of public utilities within the city and its area of Extraterritorial Jurisdiction.
    1. The city council finds that in order to promote the public health, safety, and general welfare it is necessary to adopt this chapter:
        (a) to establish general rules and regulations to govern plats and subdivisions of land within the corporate limits and
        (b) to extend the general rules and regulations to govern plats and subdivisions of land to the area of extraterritorial jurisdiction and
        (c) to establish procedures for implementing the Major thoroughfares plan for existing and planned extension of the city's Major Thoroughfares and streets within the corporate limits of the area of its extraterritorial jurisdiction.

(2) The city council finds that this chapter, through its establishment of a general regulatory system for development and the subdivision of land will provide for the safe, orderly and healthful development of the city.

Section 35-4002(old UDC), Purpose and application

This article establishes the general rules and regulations governing plats, the subdivision of land and the procedures the extension of the city's streets, Major thoroughfares and public utilities. It shall apply to all property within the city of San Antonio and its area of extraterritorial jurisdiction. No person shall subdivide any tract of land, which is located within the city or its extraterritorial jurisdiction except in conformity with the provisions of this chapter. The subdivision or development of land located within the city limits or within the city's extraterritorial jurisdiction must also comply with the regulations of section 35-6100 through 35-6199of this code to the extent they are applicable.

Section 35-2071 Purpose (old UDC)
The preliminary overall area development plan (POADP) is a mechanism, which enables city and developer collaboration to enhance planning, and timeliness of plat processing and review. The POADP is intended to be a flexible plan, which is an overview of a subdivider's projected land development. In this context, the POADP will be used to determine if the proposed development is in compliance with current regulations and the city master plan, and to ensure adequate traffic circulation within the property to be developed as well as to and from adjoining properties. The POADP will also serve as a source of information for the city to be used in its planning activities.

Development Services cites the following:
The following on- site improvements, as well as, improvements along the projects limits are necessary and shall be provided by the developer on and before the completion of the Century Oaks Development at no cost to the City of San Antonio:

- Cibolo Canyon – Dedicate 86- feet of ROW and construct a 4-lane divided roadway (Secondary Arterial Type B). The limits of construction shall be extended from Evans Road to Angostura Boulevard as shown on the City of San Antonio Major Thoroughfare Plan (MTP).

- Evans Road (east of proposed Cibolo Canyon) – dedicate 120-feet of ROW and construct a 4-lane divided roadway (Primary Arterial type A). The limits of construction shall be extended from proposed Cibolo Canyon to the east project limits.

The proposed POADP/ PUD plan is in conflict with approved PUD plan # 98-025, Century Oaks, dated March 24,1999.

The alignment for Evans Road was established by city ordinance # 59807, 60108, and 64707. Any plan deviating or in conflict with these ordinances shall be denied.

Sincerely,

Roderick J. Sanchez, AICP
Assistant Development Services Director

cc: Bob Opitz, P. E., Development Services
Richard De La Cruz, P.E., Development Services
Arturo Villarreal Jr, P.E. Strom Water Engineering
John McDonald, Senior Planner Parks Department
Christina De La Cruz, P.E. Bexar County

A memo from the

CITY of SAN ANTONIO

Planning Department

Master Development

TO: Shauna Weaver, P.E. **DATE:** June 9, 2004

Address: Pape-Dawson Engineers
555 East Ramsey
San Antonio, Texas 78216

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: # 03-027 **Name:** Century Oaks

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ _____
Development Services,
Assistant Director C.O.S.A.

on the date shown.

The following action was taken:

☒ APPROVED
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

If you have any questions regarding please call Mr. Michael O. Herrera @ 207-7038

March 8, 2004

RECEIVED
04 MAR -8 PM 4:03
LAND DEVELOPMENT
SERVICES DIVISION

Mr. Emil Moncivais
Planning Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: Appeal to the Planning Commission on
Master Development Plan POADP #460 and #460A – Century Oaks

Dear Mr. Moncivais:

As a result of efforts by the Planning Department and Development Services, we have found a solution to the issues surrounding our appeal on the above referenced project. Based on these solutions, we are officially requesting that you withdraw our appeal to the Planning Commission that is scheduled for the March 10, 2004 agenda.

The Planning Commission will have an opportunity to endorse this final solution with their review of the PUD Plan for Century Oaks, which is scheduled for the March 24, 2004 agenda.

Once again, we appreciate your Department and Development Services' effort on this matter.

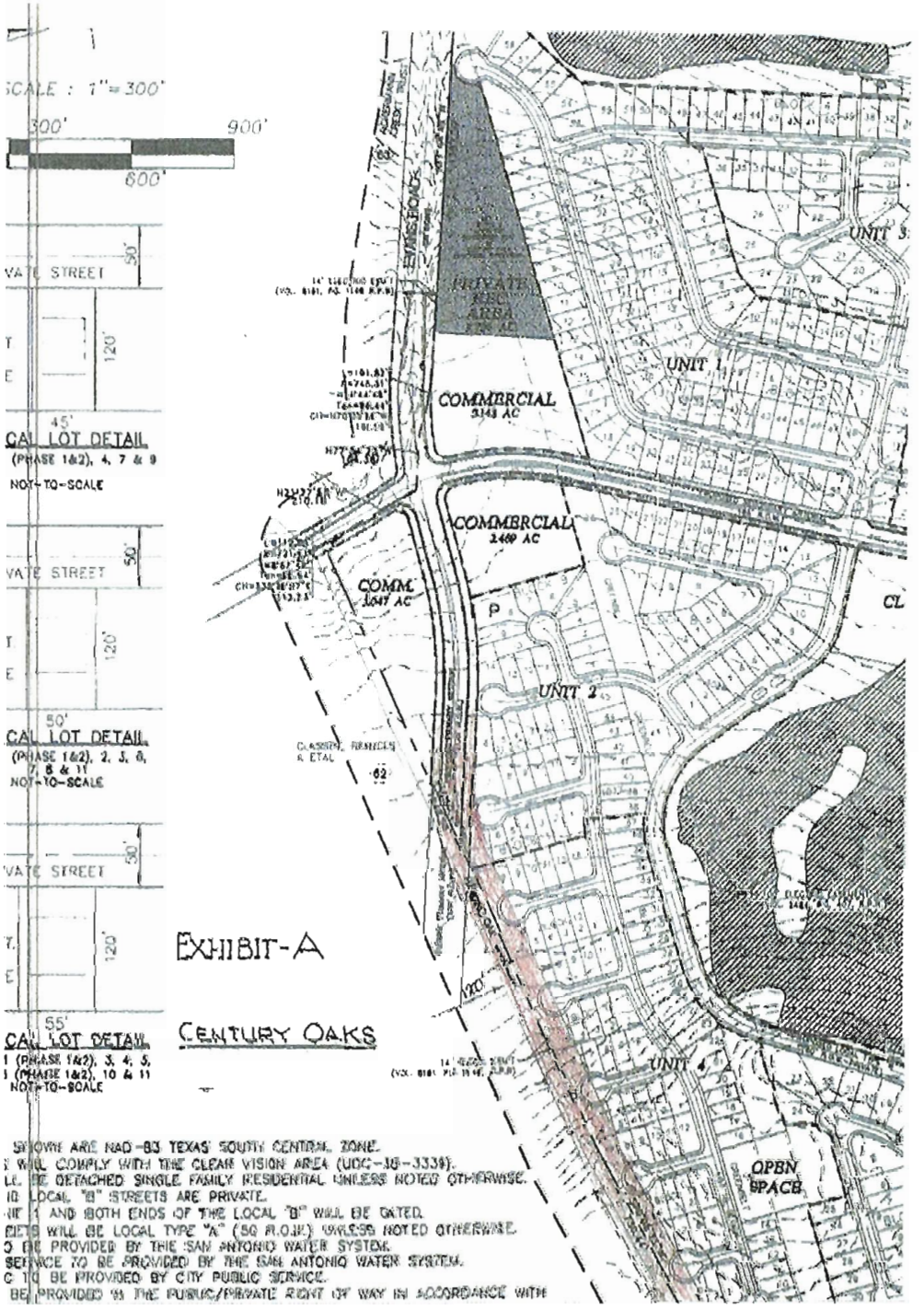
Sincerely,
Pape-Dawson Engineers, Inc.

Gene Dawson, Jr., P.E.
President

5724/04/WORD/LETTERS/040308A1

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com



- **Option # 1, Exhibit- "A"**
- As per (UDC) section 35-4109

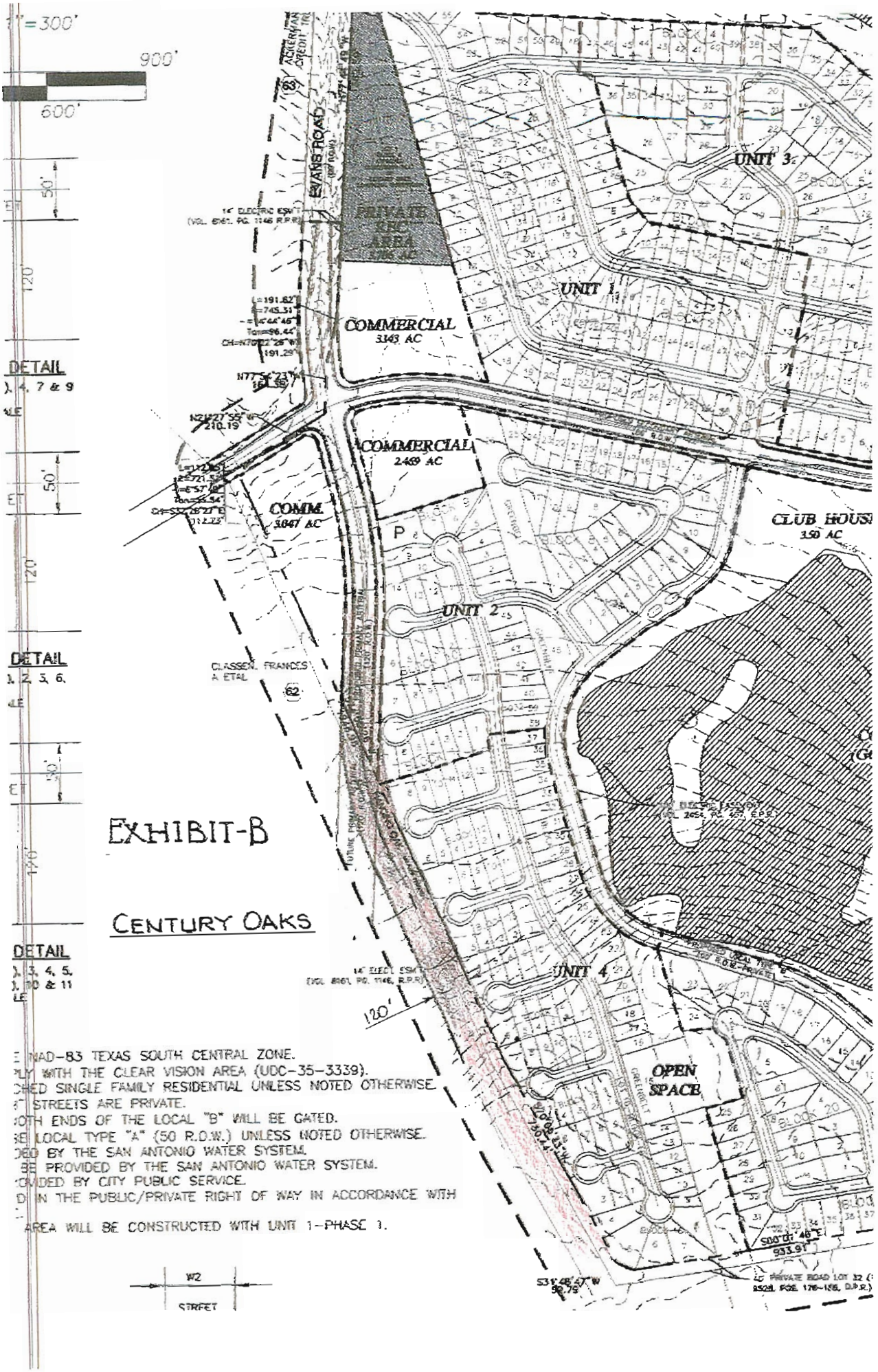


EXHIBIT-B

CENTURY OAKS

E NAD-83 TEXAS SOUTH CENTRAL ZONE.
PLY WITH THE CLEAR VISION AREA (UDC-35-3339).
CHED SINGLE FAMILY RESIDENTIAL UNLESS NOTED OTHERWISE.
" STREETS ARE PRIVATE.
OTH ENDS OF THE LOCAL "B" WILL BE GATED.
SE LOCAL TYPE "A" (50 R.O.W.) UNLESS NOTED OTHERWISE.
DED BY THE SAN ANTONIO WATER SYSTEM.
BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
OVIDED BY CITY PUBLIC SERVICE.
D IN THE PUBLIC/PRIVATE RIGHT OF WAY IN ACCORDANCE WITH
AREA WILL BE CONSTRUCTED WITH UNIT 1-PHASE 1.

February 9, 2004

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 FEB 11 AM 7:28

Mr. Emil Moncivais
Director of Planning
City of San Antonio
P.O. Box 839966
San Antonio, TX 78283-3966

Re: Appeal to Planning Department Decision on Revision to Master Development Plan POADP #460 & 460A Century Oaks

Dear Mr. Moncivais:

In accordance with Section 35-412 D2, we are notifying you of our intent to appeal the Planning Department's decision on the above referenced revised Master Development Plan. Please schedule this issue for the Planning Commission as soon as possible.

This appeal is made in regards to the Planning Department ignoring the existing approved POADP on this property and attempting to extort a revision to the major thoroughfare alignment shown on the plan by creating undue delays in the project. Our purpose of appealing to the Planning Commission is to point out the following:

1. The proposed revisions were submitted on September 22, 2003. Final Planning Department response was not received until February 9, 2004. The Unified Development Code requires a written response within 30 days of a complete filing.

2. There is an approved POADP on the property showing the alignments of the thoroughfares through the property.

3. Pape-Dawson Engineers met with Development Services and the City Traffic Engineer prior to submitting the revised Master Development Plan and after submittal and were told that we should hold the existing alignment on the plan.

4. Four subdivision units have been design at a cost of $200,000 based on the direction of Development Services.

5. Planning staff refuses to recognize the commitment that this master plan is already making to the major thoroughfare system with the reconstruction of Evans Road, creating the intersection of Stone Oak Parkway and Evans Road, and the extension of Stone Oak through the property at an estimated cost of $4,680,000.

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

6. Many alternatives have been suggested to City staff with no response.

7. City staff has independently established that the adjacent property will not be platted for 30 to 50 years because of a quarry lease and platting or construction of half the arterial is a waste of money.

The following meetings have been held with the City of San Antonio on this issue:

- 4/24/03 — Original meeting with Opitz, DeLaCruz, Rion, and Weaver. Result: Alignment of Evans Road would be established as per current approved POADP for Flamingo Homes (460A).
- 11/10/03 — Second meeting with Opitz, DeLaCruz, Rion, and Weaver. Result: Same.
- 1/12/04 — Meeting with Herrera, Lombrano, Garza, Dawson, and Weaver. Informed of Planning Departments desires.
- 1/27/04 — Meeting with Planning Department, Dawson.
- 2/9/04 — Meeting with Planning Department, Dawson.

Please schedule this appeal immediately.

Sincerely,
Pape-Dawson Engineers, Inc.

Gene Dawson, Jr., P.E.
President

cc: Jelynne Burley, City of San Antonio

5724/04/WORD/LETTERS/040206A1

Robert Lombrano

From: Michael Herrera
Sent: Friday, February 20, 2004 3:26 PM
To: Emil Moncivais; Florencio Pena; Roderick Sanchez; Jesus Garza; Robert Lombrano; Bill Burman
Subject: FW: Quarry Stuff

FYI, this is the response I received from Laddie on the Century Oaks thoroughfare issue before the Planning Commission on 2/23/04.
I will keep everyone informed as I receive more information.

Michael O. Herrera
Special Projects Coordinator
Planning Department
Comprehensive/ Transportation
(210) 207-7038
mherrera@sanantonio.gov

-----Original Message-----
From: Starla Smith [mailto:starlasmith@bitterblue.com]
Sent: Friday, February 20, 2004 12:13 PM
To: Michael Herrera
Subject: Quarry Stuff

Got your Voice Mail on my cell - I understood that. Alamo Cement's president, Allen Walsh, is at their quarterly meeting in Indianapolis. I can't do shit without his direction and approval. I have e-mailed him and left Voice Mail in Indiana about the urgency of my need for him to respond. His assistant says we should hear from him today or Saturday. As soon as he tells me what to do, I will get in touch with you. Alamo is very sensitive about the mining operations and we do not make any representations or presentations without their authorization. I'll be in touch. Sorry it ain't easy.

Gloria Rodriguez for Laddie Denton.

Laddie Denton
Bitterblue, Inc.
11 Lynn Batts Lane #100
San Antonio, TX 78218
210-828-6131
210-828-0504

Robert Lombrano

Subject:	Updated: Century Oaks
Location:	Lone Star
Start:	Thu 3/4/2004 3:30 PM
End:	Thu 3/4/2004 4:30 PM
Show Time As:	Tentative
Recurrence:	(none)
Meeting Status:	Not yet responded
Required Attendees:	Richard De La Cruz; Roderick Sanchez; Florencio Pena; Robert Lombrano
Optional Attendees:	Norbert Hart

I just received a phone call from Billy Classen this meeting has grown to include Mr. Allen Walsh V.P. from Alamo Cement,
Gene Dawson and possibly Mr Brad Gallo. The interests this issue is generating and the outcome will have a profound effect on the cities ability to implement and enforce the Major Thoroughfare Plan.

PLEASE TAKE NOTE OF THE NEW START TIME.

thank you

Michael O. Herrera
Special Projects Coordinator
Development Services Department
Master Development Plan
mherrera@sanantonio.gov

We will be meeting with Billy Classen about dedicating some ROW.
My phone conversation was very positive with Billy and I really want to keep it that way. He is going to speak with his Father and Uncle and will let me know If they will be attending our meeting.
I will keep everyone informed.

Thanks
Michael O. Herrera
Special Projects Coordinator
Development Services Department
Master Development Plan
mherrera@sanantonio.gov

Robert Lombrano

Subject:	Century Oaks
Location:	Lone Star
Start:	Thu 3/4/2004 2:00 PM
End:	Thu 3/4/2004 3:00 PM
Show Time As:	Tentative
Recurrence:	(none)
Meeting Status:	Not yet responded
Required Attendees:	Richard De La Cruz; Roderick Sanchez; Florencio Pena; Robert Lombrano

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My phone conversation was very positive with Billy and I really want to keep it that way. He is going to speak with his Father and Uncle and will let me know If they will be attending our meeting.
I will keep everyone informed.

Thanks

Michael O. Herrera
Special Projects Coordinator
Development Services Department
Master Development Plan
mherrera@sanantonio.gov

TRANSMITTAL

RECEIVED
03 SEP 23 AM 10:19
LAND DEVELOPMENT
SERVICES DIVISION

To: City of San Antonio - Planning **Date:** 9/22/03

Attn: ~~Michelle Gonzales~~ MICHAEL HERRERA

1901 S. Alamo ST

San Antonio, TX

Re: Century Oaks M.D.P./ P.U.D.

QUANTITY	DESCRIPTION
1	Check for $1000.00 (M.D.P. & P.U.D. Fee)
1	Check for $800.00 (Level 2 TIA)
1	M.D.P./P.U.D. Submittal

03 SEP 24 AM 8:06

If enclosures are not as noted, kindly notify us at once. 0

☐ **For Approval** ☐ ***For Your Use*** ☐ ***As Requested*** ☒ ***For Review and Comment***

COMMENTS

From: Curtis Lee **Project No.:** 5724-04

cc:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

MAILING LIST

City of San Antonio
Planning Department
Master Development Plan Section

RECEIVED
04 MAR 10 PM 2:47
LAND DEVELOPMENT SERVICES DIVISION

PLAT NAME: Century Oaks MDP/PUD PLAT # N/A

Please furnish names and addresses of the applicant, landowner, and surrounding property owners within two-hundred (200) feet of the proposed replat indicated on an attached Bexar Appraisal District Map(s). The names listed below should be keyed to the map(s) submitted indicating the specific property of each owner.

I hereby certify that the names, addresses, and zip codes listed below are those listed on the latest adopted ad valorem tax rolls as reflected by Bexar Appraisal District records for the current tax year.

Print or type name: Shauna L. Weaver

Signature: Shauna L. Weaver

Date: 3/10/04

Sworn to and subscribed before me by Shauna Weaver on this the 10th day of March, 2004, to certify which witness by hand and seal of office.

Amira Kel Provost
Notary Public, State of Texas
My commission expires: 9.19.07

AMIRA KEL PROVOST
Notary Public, State of Texas
My Commission Expires
September 19, 2007

NAME & ADDRESS OF OWNER	NCB/CB	BLK	LOT
Laredo Sonoma Ranch, LTd. c/o ABG Development			
15102 Jones Maltsberger			
San Antonio, TX Zip 78247			

NAME & ADDRESS OF APPLICANT OR AGENT	NCB/CB	BLK	LOT
Pape-Dawson Engineers, Inc., Attn: Dennis Rion			
555 E. Ramsey			
San Antonio, TX Zip 78216			

NAME & ADDRESS OF OWNERS WITHIN 200'

Note: All information must be typed or printed and must be legible.

NAME & ADDRESS	~~NCB~~/CB	BLK	LOT
McGettigan, James P & Deborah K	4912A	1	92
17655 Henderson Pass, Apt. 317			
San Antonio, TX Zip 78232-1517			

NAME & ADDRESS	~~NCB~~/CB	BLK	LOT
Ackermann Credit Trust	4917 P4, 4A, 4B & 4C		
c/o Ruby Frances Schwab Tr	A720 CB 4 918 P1A, 1B, AD, IF 1H, all 97		
1288 N Business IH-35			
New Braunfels, TX Zip 78130-3239			

NAME & ADDRESS	~~NCB~~/CB	BLK	LOT
Timeline Development Corp.	4912A	2	1-5,7,
P.O. Box 700210	9-16,19-29,31-33, 35	BLK 1	
	LOTS 89,91,103,107		
San Antonio, TX Zip 78270-0210			

NAME & ADDRESS	~~NCB~~/CB	BLK	LOT
Elsner AA & Rose	4912A	2	6
5260 Rittiman Road			
San Antonio, TX Zip 78218-4641			

NAME & ADDRESS	~~NCB~~/CB	BLK	LOT
Los Dos Partners Ltd.	4912A	2	8
14400 Northbrook Drive, Suite 110			
San Antonio, TX Zip 78232-5038			

NAME & ADDRESS	~~NCB~~/CB	BLK	LOT
Pak, Hosing & Kristen J	4912A	2	18
705 Landa St. Ste. F			
New Braunfels, TX Zip 78130-6163			

NAME & ADDRESS	~~NCB~~/CB	BLK	LOT
Greater Texas Builders Inc., Ste. 112	4912A	2	30
8632 Fredericksburg Road			
San Antonio, TX Zip 78240-1266			

NAME & ADDRESS	~~NCB~~/CB	BLK	LOT
Guel, Jorge A & Carmen M	4912A	2	34
2110 Pecan Hollow Dr.			
San Antonio, TX Zip 78232-5408			

NAME & ADDRESS	~~NCB~~/CB	BLK	LOT
Ramirez, Sylvester G & Anne	4912A	1	99
5 Coletto Ct.			
Belton, TX Zip 76513-5337			

NAME & ADDRESS	~~NCB~~/CB	BLK	LOT
Moreno Manuel III	4912A	1	98
5514 Darmondale			
San Antonio, TX Zip 78261-2622			

NAME & ADDRESS	~~NCB~~/CB	BLK	LOT
Davis, Jean W.	4912A	1	97,95,90
3 Aspen Creek Dr.			
San Antonio, TX Zip 78248-2401			

NAME & ADDRESS	~~NCB~~/CB	BLK	LOT
Jackson, Jesse P & Bonnie M	4912A	1	96
205 Deer Mesa			
Cibolo, TX Zip 78108-3191			

NAME & ADDRESS	~~NCB~~/CB	BLK	LOT
Dickerson, Daniel J & Suzanne F	4912A	1	94,93
5612 Darmondale			
San Antonio, TX Zip 78261-2623			

NAME & ADDRESS	~~NCB~~/CB	BLK	LOT
Union Federal Bank of Indianapolis	4912A	1	88
45 N Pennsylvania St., Ste. 600			
Indianapolis, IN Zip 46204-3109			

NAME & ADDRESS	~~NCB~~/CB	BLK	LOT
Dager, Yelina	4912A	1	106
4615 Wetz Dr.			
San Antonio, TX Zip 78217-1184			

NAME & ADDRESS	~~NCB~~/CB	BLK	LOT
Garrison, Willie C & Delbra K	4912A	1	105
18026 Crystal Knoll			
San Antonio, TX Zip 78258-3316			

NAME & ADDRESS	~~NCB~~/CB	BLK	LOT
Stewart, Eugene D. & Teresa D.	4912A	1	104
5742 Darmondale			
San Antonio, TX Zip 78261-2624			

NAME & ADDRESS	~~NCB~~/CB	BLK	LOT
Fry, Donald W	4915A		31
23165 Hanging Oak			
San Antonio, TX Zip 78266-1729			

NAME & ADDRESS			~~NCB~~/CB	BLK	LOT
Sifuentez, Pedro			4915A		23
16205 San Pedro Ave.					
San Antonio, TX	Zip	78232-3018			

NAME & ADDRESS			~~NCB~~/CB	BLK	LOT
Gambrell, Donny			4915A		22
4939 W. Loop 1604					
San Antonio, TX	Zip	78251-3901			

NAME & ADDRESS			~~NCB~~/CB	BLK	LOT
Vest, Michael J & Cynthia			4915A		3
2406 Melrose Canyon Drive					
San Antonio, TX	Zip	78232-5636			

NAME & ADDRESS			~~NCB~~/CB	BLK	LOT
Valdez, Martha Jane			4915A		2
3315 Buena Vista					
San Antonio, TX	Zip	78207-4015			

NAME & ADDRESS			~~NCB~~/CB	BLK	LOT
Simpson, Dana M.			4915A	1	34
22050 Hanging Oak					
San Antonio, TX	Zip	78266-1770			

NAME & ADDRESS			~~NCB~~/CB	BLK	LOT
Marshall, James & Sheryl			4915A	1	33
P.O. Box 1001					
Ennis, TX	Zip	75120-1001			

NAME & ADDRESS	NCB/~~CB~~	BLK	LOT
Alamo Concrete Products Ltd.	34914		P-4B
P.O. Box 34807			
San Antonio, TX Zip 78265-4807			

NAME & ADDRESS	~~NCB~~/CB	BLK	LOT
Classen, Harold W & Lawrence P. Classen	4914 P-6 ABS 512 (60.83)		
19791 Classen Ranch	4915 P-14 ABS 344 (198.434)		
San Antonio, TX Zip 78266-2800	4917 P-3 ABS 720 (28.69)		

NAME & ADDRESS	NCB/CB	BLK	LOT
Boyanovsky, Robert M & Jennifer M	4912A	2	17
22318 Angostura Blvd.			
San Antonio, TX Zip 78261-2611			

NAME & ADDRESS	NCB/CB	BLK	LOT
Sutherland, R L & Jenny W	4915A		S
22650 Hanging Oak			
San Antonio, TX Zip 78266-1720			

NAME & ADDRESS	NCB/CB	BLK	LOT
Zip			

MDP / PUD REVIEW

CENTURY OAKS MDP / PUD No. 03-027
Submitted Date: 9/23/2003 Routed: 9/29/2003

1. **Parks-Open Space**
   Approved _10/28/2003_Disapproved_9/26/2003
2. **Historic**
   Approved _9/30/2003__Disapproved_____
3. **Zoning**
   Approved _10/10/2003_Disapproved_____
4. **Disability Access (Sidewalk)**
   Approved _10/13/2003_Disapproved_____
5. **Master Development Plan**
   Approved _10/13/2003_Disapproved_____
6. **Major Thoroughfare Plan** 12/05/2003
   Approved _____Disapproved_10/14/2003
7. **Master Development Plan**
   Approved _12/05/2003_Disapproved_10/14/2003
8. **Bexar County Public Works**
   Approved _10/14/2003__Disapproved_____
9. **Storm Water Engineering**
   Approved _12/03/2003_Disapproved_10/24/2003
10. **TIA**
    Approved _12/18/2003_Disapproved_10/16/2003
11. **Tree Preservation**
    Approved _____Disapproved_10/30/2003
12. **Street and Drainage**
    Approved _12/17/2003_Disapproved_____
13. **SAWS Aquifer**
    Approved _____Disapproved_____

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PARKS

October 8, 2003

Mr. John McDonald
City of San Antonio
Parks and Recreation Department
P.O. Box 839966
San Antonio, Texas 78283-3966

Re: Century Oaks Subdivision
Master Development Plan

Dear Mr. McDonald:

This letter addresses your comments dated September 26, 2003, regarding the requirements of Section 35-503(d)(2) of the City of San Antonio's Unified Development Code (UDC) for the Private Recreation Area and open spaces designated within the Master Development Plan of Century Oaks Subdivision.

Century Oaks Subdivision is a 527.27-acre single-family and golf course development located along the north side of Evans Road between Agostura Boulevard and Hanging Oak. The site is bounded on the west and north by Century Oaks Estates Unit 1 subdivision. It is also bounded on the east by existing ranch properties. Small commercial developments are anticipated at the intersection of Evans Road and Cibolo Canyon.

CITY OF SAN ANTONIO
DEPT. OF PARKS
OFFICE OF DIRECTOR
03 OCT 10 PM 1:03

As shown on the Master Development Plan, there will be approximately 1067 single-family lots averaging from 45-55 feet wide and 120-foot deep. Based on the park space requirements in Section 35-503(b)(1), the development plan will need 9.4 acres of parks or open space (1067 ÷ 114 = 9.4).

In order to meet the requirements of Section 35-503, the developer is requesting Natural Area designation for a 54.0-acre tract located at the north end of the property. This tract contains several geologic features located within three natural depression areas. The topography within this area is very unique and likely provides significant infiltration to the Edwards Aquifer. The proposed Natural Area will remain undeveloped to preserve geologic features and to accommodate existing drainage patterns. The Natural Area may be used in a sustainable manner for education research, aesthetic enjoyment for nature lovers, walking or jogging trails and other appropriate uses not detrimental to the existing features.

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

Approximately 13.6-acres within the 54.0-acre tract will remain outside of the area that could be inundated should the depressions ever completely fill with stormwater. Access to this Natural Area is currently provided through the adjacent existing residential subdivision. Additional pedestrian access will be provided from the proposed street (Walden Walk). Finally, it is the developer's intent to demolish the existing dilapidated ranch house within this tract to eliminate potential safety hazards. It may be possible for some of the surrounding ranch buildings to be salvaged in order to create amenities for use within this area.

The following documentation supporting our request for a Natural Area designation is submitted for your consideration:

- Aerial Photograph
- Geologic Assessment (by W.F. Castella)
- SWCA report

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 OCT 10 PM 1:03

In addition to the proposed Natural Area, a private recreation facility is planned near the south end of the property at the intersection of Evans Road and Cibolo Canyon. Final plans have not been developed for this facility. However, a clubhouse building, pool, and play areas are anticipated.

Although the proposed subdivision is of conventional type, the developer will initially administer the Natural Area and recreation facility. The developer will soon organize a permanent homeowners' association that assumes full responsibility for its maintenance. The homeowners' association will include in its by-laws provisions allocating funds to be dedicated to the maintenance of these areas.

Please include this letter in your review of the Master Development Plan. Should additional information be required, please do not hesitate to call.

Sincerely,
Pape-Dawson Engineers, Inc.

Shauna L. Weaver

Shauna L. Weaver, P.E.
Project Manager

Attachments
Cc: Mike Herrera- Planning Dept.

57/24/06/word/letter/031002a1.doc