



City of San Antonio
Development Services Department

August 7, 2012

Caleb Chance, P.E.
Pape Dawson Engineers, Inc.
555 East Ramsey
San Antonio, Texas 78216

Re: **Cetury Oaks - Major Amendment**

MDP # 460-E

Dear Mr. Chance,

The Development Review Committee has evaluated the **Century Oaks** Master Development Plan Major Amendment, or **MDP # 460-E**. 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.

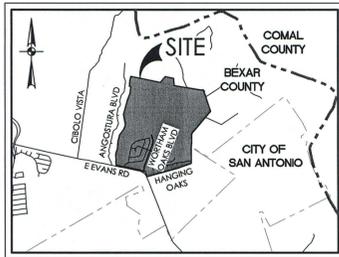
Please note that this action by the committee does not establish any commitment or support for the provision of drainage, utilities, services or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the school district, so they can plan 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(i)(1). Should you need further assistance, please contact Rudy Muñoz at (210) 207-5014.

Sincerely,

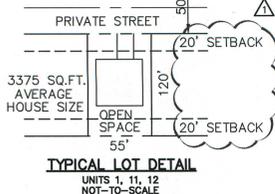
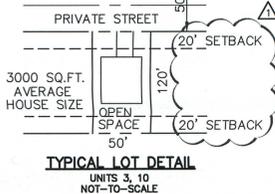
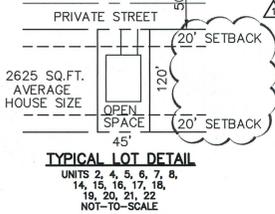
A handwritten signature in blue ink, appearing to read 'JPJ'.

John P. Jacks
Assistant Director

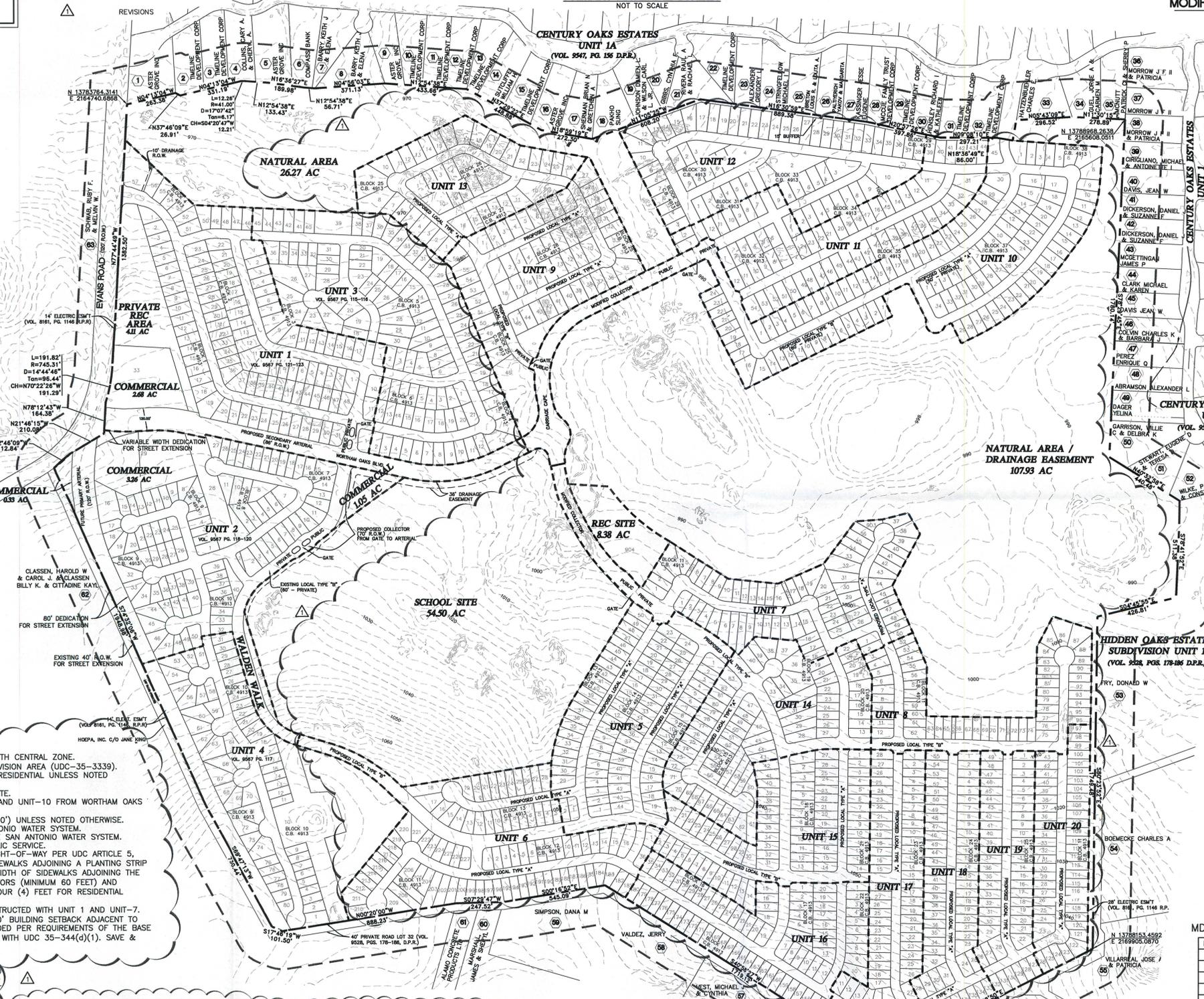
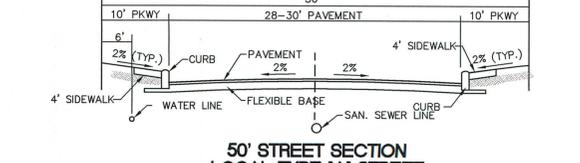
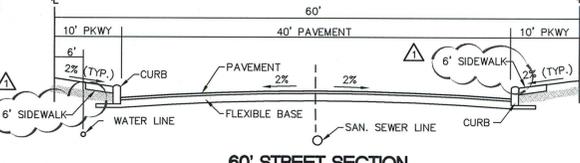
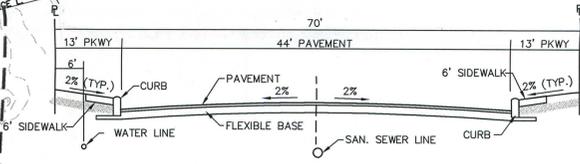
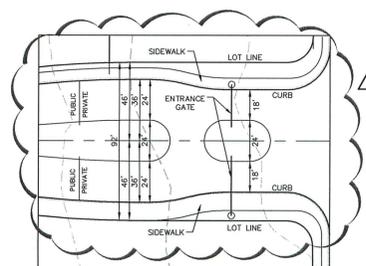
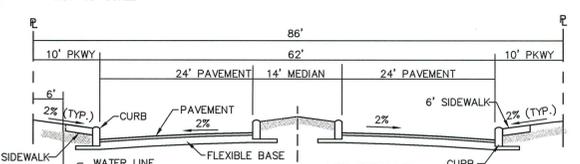
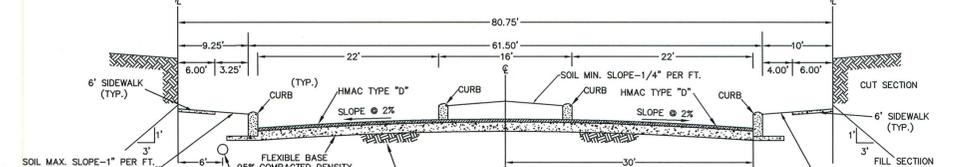
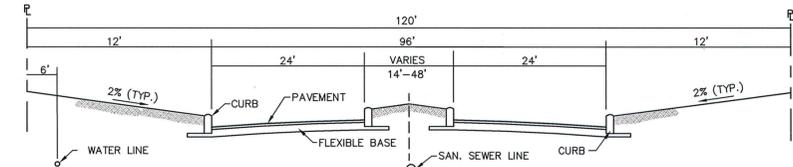


MAPSCO MAP GRID: 485CS
SCALE: 1" = 500'

SCALE: 1" = 300'



- LEGEND**
- MDP/PUD LIMITS
 - - - 200' NOTIFICATION LINE
 - LOT OWNERSHIP KEY
 - - - PHASE LIMITS
 - WATER QUALITY POND LOT
 - ⊗ POWERLINE POLE
 - APPROXIMATE WELL LOCATION
 - △ REVISIONS



- NOTES:**
- THE COORDINATES SHOWN ARE NAD-83 TEXAS SOUTH CENTRAL ZONE.
 - ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA (UDC-35-3339).
 - ALL LAND USE WILL BE DETACHED SINGLE FAMILY RESIDENTIAL UNLESS NOTED OTHERWISE.
 - ALL LOCAL "A" AND LOCAL "B" STREETS ARE PRIVATE.
 - THE ENTRY TO UNIT-1, UNIT-2, UNIT-7, UNIT-9, AND UNIT-10 FROM WORTHAM OAKS BLVD. AND EVANS RD. WILL BE GATED.
 - ALL INTERIOR STREETS WILL BE LOCAL TYPE "A" (50') UNLESS NOTED OTHERWISE.
 - WATER SERVICE TO BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
 - SANITARY SEWER SERVICE TO BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
 - GAS AND ELECTRIC TO BE PROVIDED BY CITY PUBLIC SERVICE.
 - SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION, 2-35-506(G). 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) AND ARTERIALS (MINIMUM 70 FEET RIGHT-OF-WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET).
 - THE PRIVATE RECREATIONAL AREA WILL BE CONSTRUCTED WITH UNIT 1 AND UNIT-7.
 - LOTS ALONG THE PERIMETER SHALL PROVIDE A 20' BUILDING SETBACK ADJACENT TO THE PERIMETER INTERNAL SETBACKS SHALL BE PROVIDED PER REQUIREMENTS OF THE BASE ZONING DISTRICT. PERIMETER FENCING SHALL COMPLY WITH UDC 35-344(G)(1). SAVE & EXCEPT UNITS 1 THROUGH 4.

BEXAR COUNTY CLEAR VISION STATEMENT:
CLEAR VISION EASEMENTS SHALL BE DETERMINED ACCORDING TO AASHTO'S OR LATEST VERSION OF AASHTO'S POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, 2004 ED.

MAJOR AMENDMENT REVISIONS:

UNIT	# OF LOTS	PLATTED ACREAGE	DENSITY (LOTS/AC)	ESTIMATED COMPLETION DATE
5	107	22.54	4.75	JULY 13, 2005
1	84	22.39	4.20	SEPT. 13, 2005
3	109	23.42	4.65	JULY 13, 2005
4	64	18.39	3.48	JULY 13, 2005
5	87	16.05	5.42	DECEMBER 1, 2013
6	91	19.43	4.68	JUNE 1, 2014
15	70	24.25	2.89	MARCH 1, 2013
17	56	10.30	5.34	JUNE 1, 2013
7	57	14.81	3.92	JANUARY 1, 2013
9	118	23.22	5.08	JANUARY 1, 2013
10	67	14.32	4.61	JANUARY 1, 2014
11	89	16.04	4.30	JULY 1, 2014

UNIT	# OF LOTS	PLATTED ACREAGE	DENSITY (LOTS/AC)	ESTIMATED COMPLETION DATE
13	43	11.28	3.81	JANUARY 1, 2014
14	72	15.33	4.70	MARCH 1, 2014
15	77	13.59	5.74	SEPTEMBER 1, 2014
16	78	13.04	5.98	MARCH 1, 2015
17	71	11.93	6.04	SEPTEMBER 1, 2015
18	82	9.88	8.28	MARCH 1, 2016
19	52	8.30	6.27	SEPTEMBER 1, 2016
20	51	7.78	6.56	MARCH 1, 2017
Natural Area	0	142.58	0	
TOTAL	1493	458.97	3.25	

LAND USE	ACREAGE	IMPERVIOUS COVER (AC)	IMPERVIOUS COVER (%)	OPEN SPACE (AC)	% OPEN SPACE
PUBLIC STREETS	11.22	10.66	95%	0.56	5%
RESIDENTIAL	307.62	184.57	60%	123.05	40%
COMMERCIAL	7.33	6.23	85%	1.10	15%
DRN.ESMT/NATAREA	138.52	0.00	0%	138.52	100%
SCHOOL SITE	54.50	40.88	75%	13.62	25%
REC. SITE/OPEN AREA	8.38	4.19	50%	4.19	50%
TOTAL	527.57	246.53	47%	281.04	53%

OWNER/DEVELOPER
SHAGGY DEVELOPMENT
1202 W. BITTERS, BUILDING 1
SAN ANTONIO, TEXAS 78216

LEGAL DESCRIPTION:
BEING 527.57 ACRES OF LAND IN BEXAR COUNTY TEXAS, BEING THE REMAINDER OF A 744.167 ACRE TRACT OF LAND DESCRIBED IN VOLUME 7394, PAGE 374, OFFICIAL 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.

MDP/PUD REVISION HISTORY

MDP #	PUD #	ACCEPTED DATE
460	-	01/20/1995
460A	-	12/18/2002
460B	03-027	06/09/04
460D	03-027A	06/21/11
460E	03-027B	-

PLAN HAS BEEN ACCEPTED BY
COSA
August 7, 2012 # 460E
(Date) (Number)
Note: this plan will have to comply with Section 35-412. Scope of approval for validation or plan will expire on August 6, 2014
Date

PUD NO. 03-027B
MDP NO. 460E

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

CENTURY OAKS M.D.P./P.U.D. PLAN MAJOR AMENDMENT

JOB NO. 5724-49
DATE AUGUST 2012
DESIGNER -
CHECKED - DRAWN -
SHEET 1 OF 1



Public Works Department
Transportation Engineering & Planning Division
Traffic Impact Analysis
REQUEST FOR REVIEW

Project Name: Wortham Oaks (Century Oaks MDP)

TIA ID. #: TIA20120705

MPD #: 460 E & PUD # 03-027B

Engineer/Surveyor: Pape-Dawson Engineers

Review Type: Rough Proportionality Traffic Impact Analysis

FROM: Christina De La Cruz, P.E.

Date: July 27, 2012

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next scheduled meeting. Your written comments are strongly encouraged for documentation in the file.

I recommend approval

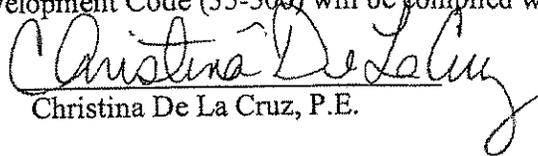
I do not recommend approval

Required Mitigations:

- Expand intersection of Evans Road and Wortham Oaks Boulevard to consist of an eastbound left-turn lane and two through lanes; two westbound through lanes and a right-turn lane and on southbound Wortham Oaks Blvd. dual left-turn lanes plus a right-turn lane. Designed and built solely at Developers expense.
 - Construct an additional westbound Evans Road through lane to the north of the existing Evans Road pavement and continue through the intersection. Start the taper to widen intersection geometry approximately 2,300 feet west of the intersection and match existing two-lane geometry.
 - Construct an additional eastbound Evans Road through lane to the south of the existing Evans Road pavement and continue through the intersection. Start the taper to widen intersection geometry approximately 1,700 feet east of the intersection and match existing two-lane geometry.
 - Install a left-turn lane on eastbound Evans Road at Wortham Oaks Boulevard. Minimum 600 feet of storage and 345 feet of deceleration length of which 100 feet of taper for a total of 945 feet.
 - Install a right-turn lane on westbound Evans Road at Wortham Oaks Boulevard. Minimum 600 feet of storage and 345 feet of deceleration length of which 100 feet of taper for a total of 945 feet.
- Provide a traffic signal warrant study and provide appropriate signalization if traffic signal is warranted at Evans Road and Wortham Oaks Boulevard. The design and construction of the traffic signal will be at the sole cost of the developer.

- Install a right-turn lane on northbound Wortham Oaks Boulevard at Driveway A. Minimum 100 feet of storage and 160 feet of deceleration length of which 100 feet of taper for a total of 260 feet. Designed and built solely at Developers expense.
- Install a left-turn lane on southbound Wortham Oaks Boulevard at Driveway A. Minimum 100 feet of storage and 160 feet of deceleration length of which 100 feet of taper for a total of 260 feet. Designed and built solely at Developers expense.
- Stripe Wortham Oaks Boulevard as a four lane divided roadway for two lanes southbound and two lanes northbound from Evans Road to Street A. Also stripe the existing left-turn lane bays. Solely at Developers expense.
- Stripe southbound Wortham Oaks Boulevard at Evans Road for two left-turn lanes and one right-turn lane. Solely at Developers expense.
- Convert intersection at Wortham Oaks Boulevard and Walden Walk from a two-way to an all-way stop control. Solely at Developers expense.
 - Stripe eastbound Walden Walk at Wortham Oaks Boulevard to provide for shared left-turn/through lane and right-turn lane. Solely at Developers expense.
 - Stripe westbound Walden Walk at Wortham Oaks Boulevard to provide for shared through/right-turn lane and left-turn lane. Solely at Developers expense.
 - Stripe northbound Wortham Oaks Boulevard at Walden Walk to provide for left-turn, through and shared through/right-turn lanes. Solely at Developers expense.
 - Stripe southbound Wortham Oaks Boulevard at Walden Walk to provide for left-turn, through and shared through/right-turn lanes. Solely at Developers expense.
- Limited secondary access to owners of homes in the land owned by Shaggy Development via access through the existing Unit-1.
- Driveway Throat length for this plat shall comply with UDC 35-506 (r) (6).
- All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.

It should be understood that this is a general review of a conceptual plan not in-depth review of internal and external traffic flow, streets and/or drainage plans. All technical requirements of the Unified Development Code (35-506) will be complied with at the time of platting.


Christina De La Cruz, P.E.

Public Works Department
Transportation Engineering & Planning Division
Tel: (210) 207-7732

Christina De La Cruz

From: Caleb Chance @PD [CChance@pape-dawson.com]
Sent: Tuesday, June 19, 2012 4:35 PM
To: Christina De La Cruz
Cc: Ron Hagauer; gh@gordonhartman.com; dankossl@bitterblue.com; laddiedenton@bitterblue.com; Mark Hillje @PD
Subject: Wortham Oaks secondary access
Attachments: De La Cruz letter 6-19-2012.pdf

Attached is the letter we discussed yesterday at PD. This letter states that all homeowners will have the right to access the secondary access through the existing Unit-1. I believe this was all that remained from your review. If it is not please let me know so that we can address those questions as well. We are eager to finish this review and get this MDP and PUD approved. Thank you again for your time yesterday.

Caleb Chance, P.E.
Project Manager
Pape-Dawson Engineers, Inc.
TPBE, Firm Registration #470
555 E. Ramsey
San Antonio, TX 78216
(210) 375-9000
(210) 375-9040

CONFIDENTIALITY NOTICE - This electronic mail transmission may be confidential, may be privileged and should be read or retained only by the intended recipient. If you have received this transmission in error, please immediately notify the sender and delete it from your system.

June 19, 2012

Christina De La Cruz
Sr. Engineer – Transportation Plan Review
Department of Public Works
City of San Antonio
1901 South Flores, 2nd Floor
San Antonio, Texas 78204

Re: Wortham Oaks Subdivision

Dear Ms. De La Cruz:

As you know, I represent Shaggy Development, LLC, a Texas limited liability company (“Shaggy Development”) regarding the above referenced matter.

On or about October 7, 2010, 100 Century Oaks, Ltd. conveyed to Shaggy Development that 215.22 acre tract of land in Bexar County, Texas and on or about June 6, 2011, Evans Road Venture, Ltd. conveyed to Shaggy the 200 acre tract of land in Bexar County, Texas. Both of these tracts are tracts described in the Master Development Plan (03-027B) and Planned Unit Development (PUD 460E).

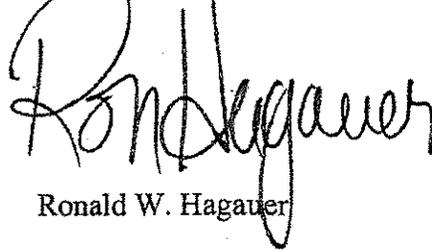
100 Century Oaks, Ltd. assigned its declarant rights to Shaggy Development as set forth in the Declaration of Covenants, Conditions and Restrictions for Wortham Oaks Units 1, 2, 3, and 4, A planned Unit Development recorded in Volume 11876, Page 148, Official Public Records of Real Property, Bexar County, Texas, Texas, as amended by the First Amendment recorded in Volume 11912, Page 410, Official Public Records of Real Property, Bexar County, Texas, Second Amendment recorded in Volume 12524, Page 463, Official Public Records of Real Property, Bexar County, Texas, Third Amendment recorded in Volume 14155, Page 1149, Official Public Records of Real Property, Bexar County, Texas and Fourth Amendment recorded in the Official Public Records of Real Property, Bexar County, Texas (collectively, the “Declaration”). The assignment of declarant rights is set forth in the Assignment and Assumption of Declarant’s Rights that is attached to this letter (“Declarant Rights”).

Shaggy Development has the right and intends to annex the land that it owns to the existing Wortham Oaks subdivision via the Declarant Rights. The annexation will allow the owners of homes in the land owned by Shaggy Development to have ingress/egress rights over the existing streets and gates in Wortham Oaks. The annexation will further provide that

the owners of homes in the land owned by Shaggy Development to be subject to the existing homeowners association (Wortham Oaks Homeowners Association).

If you have any questions, please feel free to call me.

Very truly yours,

A handwritten signature in black ink that reads "Ronald W. Hagauer". The signature is written in a cursive style with a large, prominent initial "R".

Ronald W. Hagauer

cc: Gordon V. Hartman (email only)
Caleb Chance (email only)

STC 6614611M

**ASSIGNMENT AND ASSUMPTION
OF DECLARANT'S RIGHTS**

WE HEREBY CERTIFY THIS
TO BE A TRUE AND AND
CORRECT COPY OF THE
ORIGINAL INSTRUMENT
STEWARD TITLE GUARANTY CO.
By: [Signature]

This Assignment and Assumption of Declarant's Rights ("Assignment") is effective as of the 7th day of October, 2010, by and between 100 Century Oaks Texas limited partnership ("Assignor") and Shaggy Development, LLC, a Texas limited liability company ("Assignee").

1. Declarant. Assignor is the Declarant under the Declaration of Covenants, Conditions and Restrictions for Wortham Oaks Units 1, 2, 3, and 4, A planned Unit Development recorded in Volume 11876, Page 148, Official Public Records of Real Property, Bexar County, Texas, Texas, as amended by the First Amendment recorded in Volume 11912, Page 410, Official Public Records of Real Property, Bexar County, Texas, Second Amcndment recorded in Volume 12524, Page 463, Official Public Records of Real Property, Bexar County, Texas, Third Amendment recorded in Volume 14155, Page 1149, Official Public Records of Real Property, Bexar County, Texas and Fourth Amendment recorded in the Official Public Records of Rcal Property, Bexar County, Texas (collectively, the "Declaration").
2. Lots Purchase. Assignee is purchasing acreage from Assignor and as a condition to the purchase of the acreage by Assignee, Assignor is conveying the position of Declarant under the Declaration to Assignee.
3. Assignment. For good and valuable consideration, including Assignee's purchase of the acreage and assumption of the obligations of Declarant, Assignor hereby transfers and assigns to Assignee the position and status of Declarant under the Declaration, and all rights, powers and reservations of Declarant under the Declaration.
4. Assumption. For good and valuable consideration, including Assignor's sale of the acreage and assignment of the rights of Declarant, Assignee hereby assumes the position and status of Declarant under the Declaration arising from or attributable to the period from and after the date set forth above, and all rights, powers and reservations of Declarant under the Declaration.
5. Successors and Assigns. This Assignment shall be binding upon and inure to the benefit of the successors and assigns of the respective parties hereto.
6. Governing Law. This Assignment shall be governed by, interpreted under, and construed and enforceable with, the laws of the State of Texas.
7. Counterparts. This Assignment may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one

and the same instrument.

8. Further Assurances. Assignor and Assignee shall perform such further acts and execute and deliver such additional agreements and instruments as the other may reasonably require to consummate, evidence or confirm the transaction contemplated hereby or vest such rights in Assignee.

9. Attorneys' Fees. In the event of litigation or arbitration between the parties with respect to this Assignment, the losing party shall pay all costs and expenses incurred by the prevailing party in connection with such litigation or arbitration, including reasonable attorneys' fees and expenses and court costs.

10. Representation. Assignor warrants and represents that (i) Assignor has not previously assigned the declarant rights or any portion thereof to any party other than Assignee, and (ii) Assignor has full power and authority to make this assignment and no other consents are required.

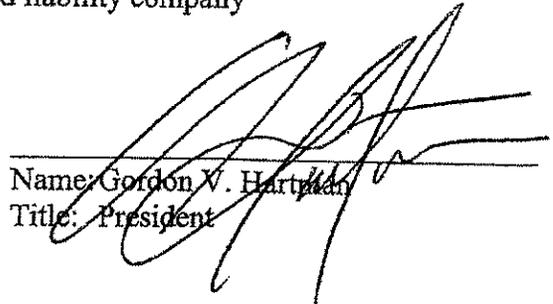
Executed as of the date first written above.

[signature pages to follow]

ASSIGNEE:

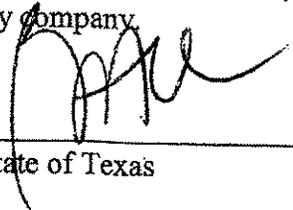
SHAGGY DEVELOPMENT, LLC, a Texas limited liability company

By:


Name: Gordon V. Hartman
Title: President

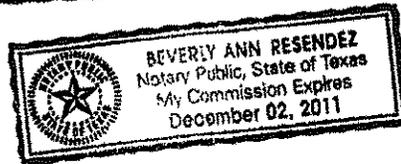
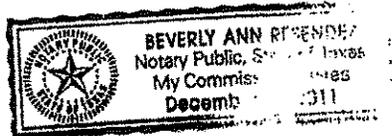
STATE OF TEXAS §
 §
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 5th day of October, 2010, by **GORDON V. HARTMAN**, as President of SHAGGY DEVELOPMENT, LLC, a Texas limited liability company, on behalf of said limited liability company.



Notary Public, State of Texas

After Recording Return To:
Mr. Ronald W. Hagauer
Attorney at Law
1602 N. Loop 1604 W., Suite LL-102
San Antonio TX 78248



Doc# 20100183411
Pages 5
10/11/2010 12:00:47 PM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERARD RICKHOFF COUNTY CLERK

Fees 28.00

STATE OF TEXAS
COUNTY OF BEXAR
This is to Certify that this document
was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
10/11/2010 12:00:47 PM
COUNTY CLERK, BEXAR COUNTY TEXAS



Gerard Rickhoff



DEVELOPMENT SERVICES
RECEIVED

File #: 460E

City of San Antonio
Planning & Development Services

RECEIVED
2012 MAR 19 PM 2:37
12 MAR 15 PM 1:45



Master Plan Review
APPLICATION

LAND DEVELOPMENT
SERVICES

In addition to this form, a complete application packet for all plans (excluding proposals to amend an already accepted plan) must include: a Completeness Review Form, 20-folded plan copies with Request for Review Form attached to each copy, a digital file, an 8 1/2 by 11 inch reduced copy, 2-Storm Water Management Plans, 4-Traffic Impact Analyses, MDP/PUD review fee, TIA review fee, and a Park review fee. **Incomplete proposals will not be considered for review.**

Master Plan Application Type (check one):

<input type="checkbox"/> Master Development Plan (MDP)	<input type="checkbox"/> Planned Unit Development (PUD)
<input checked="" type="checkbox"/> Master Development Plan Amendment	<input type="checkbox"/> Planned Unit Development Amendment
<input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor	<input type="checkbox"/> Major <input type="checkbox"/> Minor
<input type="checkbox"/> MDP/P.U.D. Plan (combination)	<input type="checkbox"/> Mixed Use District (MXD)
<input type="checkbox"/> Flexible Development Plan (FDP)	<input type="checkbox"/> Traditional Neighborhood Development (TND)
<input type="checkbox"/> Urban Development (UD) <input type="checkbox"/> Farm and Ranch (FR)	<input type="checkbox"/> Master Planned Community District (MPCD)
<input type="checkbox"/> Rural Development (RD) <input type="checkbox"/> Mixed Light Industrial (MI-1)	<input type="checkbox"/> Military Airport Overlay Zone (MAOZ)
<input type="checkbox"/> Mixed Heavy Industrial (MI-2)	<input type="checkbox"/> Manufactured Home Park Plan (MHPP)
<input type="checkbox"/> Form Based Zone District (FBZD)	<input type="checkbox"/> Alternative Pedestrian Plan (APP)

Applicant Contact Information:

Project Name: <u>Century Oaks M.D.P. #460E (Major Amendment)</u>	
Owner/Agent: <u>Shaggy Development</u>	E-mail: <u>gh@hartmansa.com</u>
Address: <u>1202 W. Bitters, Building 1</u>	Zip code: <u>78216</u> Phone: <u>210-493-2811</u>
Contact Person Name: <u>Caleb Chance, P.E.</u>	E-mail: <u>cchance@pape-dawson.com</u>
Company: <u>Pape-Dawson Engineers, Inc.</u>	Relationship to Owner: <u>Engineer</u>
Address: <u>555 East Ramsey, San Antonio, TX</u>	Zip code: <u>78216</u> Phone: <u>210-375-9000</u>

Plan Proposal:

Total number of lots: <u>1,484</u>	Total acreage: <u>527.57</u>
Existing zoning: <u>OCL</u>	Proposed zoning: <u>OCL</u>
Density (dwelling units per acre): <u>4.69 Lots/Acre</u>	Typical residential lot size: <u>120'x50'</u>
Number of dwelling units per phase:	
Phase: <u>1</u> Dwelling units: <u>107</u>	Phase: <u>11</u> Dwelling units: <u>66</u>
Phase: <u>2</u> Dwelling units: <u>94</u>	Phase: <u>12</u> Dwelling units: <u>69</u>
Phase: <u>3</u> Dwelling units: <u>109</u>	Phase: <u>13</u> Dwelling units: <u>43</u>
Phase: <u>4</u> Dwelling units: <u>64</u>	Phase: <u>14</u> Dwelling units: <u>72</u>
Phase: <u>5</u> Dwelling units: <u>87</u>	Phase: <u>15</u> Dwelling units: <u>78</u>
Phase: <u>6</u> Dwelling units: <u>91</u>	Phase: <u>16</u> Dwelling units: <u>78</u>
Phase: <u>7</u> Dwelling units: <u>70</u>	Phase: <u>17</u> Dwelling units: <u>72</u>
Phase: <u>8</u> Dwelling units: <u>45</u>	Phase: <u>18</u> Dwelling units: <u>62</u>
Phase: <u>9</u> Dwelling units: <u>56</u>	Phase: <u>19</u> Dwelling units: <u>52</u>
Phase: <u>10</u> Dwelling units: <u>118</u>	Phase: <u>20</u> Dwelling units: <u>51</u>

Complete this subsection for PUD Plans only:

For City Use Only

Intake Date: <u>3/21/2012</u>	Intake By: <u>RUDY MUÑOZ</u>
-------------------------------	------------------------------

**City of San Antonio
Planning & Development Services
Master Plan Review Application**

File #: 460 E

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Private street(s), linear feet of street: _____ Public street(s), linear feet of street: _____

Total open space: _____ Percent open space (total open space divided by total acreage): _____ %

Gated Un-Gated If gated, type of gate (guard/mag card/key/transmitter/etc.): _____

Construction start date: _____

X/Y coordinates at major street entrance(s): X: 166358.57 Y: 783397.52

Site Description:

Jurisdiction: San Antonio City Limits San Antonio ETJ Outside ETJ

City Council District: N/A School District: Judson I.S.D.

Ferguson map grid: 485B5 USGS Grid: _____

Existing land use(s): Single Family Residential, Range Land

Description of plan boundaries:

South Boundary is Evans Road, West Boundary is Century Oaks Estates, North Boundary is Century Oaks Estates and Hidden Oaks Estates Subdivisions, East Boundary is Multiple Private Land Owners.

Existing legal description:

BEING 527.57 ACRES OF LAND IN BEXAR COUNTY TEXAS, BEING THE REMAINDER OF A 744.167 ACRE TRACT OF LAND DESCRIBED IN VOLUME 7394, PAGE 374, OFFICIAL 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.

Property Features:

Edwards Aquifer Recharge Zone (check all that apply): Contributing Recharge
 Transition Artesian

Watershed(s): Upper Salado Creek

Generalized slope of site: 3%

Valuable natural features (e.g. heritage trees, endangered species habitat, karsts features, etc) on or adjoining site:
Karst features which have been given appropriate buffers.

Significant historic resources (e.g. homestead, mill, archeological site) on or adjoining site:
N/A

Related applications:

Is there a previous MDP (formerly POADP) for this site? YES NO

Name: Century Oaks M.D.P./P.U.D. File #: 460D Date accepted: 6-21-2011

Is there a corresponding PUD for this site? YES NO

Name: Century Oaks M.D.P./P.U.D. File #: 03-027A Date approved: 6-21-2011

Are there any Rights Determinations associated with this site? YES NO

Name: _____ File #: _____ Date approved: _____

Is there another name for this project or another name commonly used to describe this site?

Name: N/A

List all associated Plats for this site whether approved or pending approval?

City of San Antonio
Planning & Development Services
Master Plan Review Application

File #: 460E

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PH 2-31

RUDY MUÑOZ
PLANNER

12 APR 15 PM 1:45
Donna Schueling
Planner
(210) 207-5016
Donna.Schueling@sanantonio.gov
PLANNING & DEVELOPMENT

City of San Antonio
Planning & Development Services
Master Plan Review Application

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APPENDIX A: APPLICATION CHECKLIST

Submittal Requirements:

LAND DEVELOPMENT

The following are required for FDP, MDP, MXD, MPCD, PUD and TND applications (UDC §35-207, -310.15, -345, -B101, -B109, -B113):

GENERAL:

- Name of the Master Development Plan or PUD and the subdivision;
- City assigned Plan ID number;
- Name and address of owner of record, developer and engineer;
- The name(s) of all adjacent property owner(s) as shown on current tax records;
- N/A Certificate of agency or power of attorney if other than owner;
- Signature blocks for the chairperson and secretary (Development Services Director or assignee).
- Tree stand delineation exhibit and review fee; tree affidavit not required (Not required for PUD applications);
- Topographic contour lines no greater than ten (10) feet (PUD applications require two foot intervals);
- Location of property lines, existing easements, cemeteries and/or historic graves, 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 from the latest certified assessment rolls. Cemeteries and/or historic graves should shown as historic preservation areas or lots. (Not required for PUD applications);

LOCATION:

- Two points identified by Texas Planes Coordinates;
- Basis of bearings used and a north point;
- Boundary of the development and total acreage encompassed, thereby described and mapped at an appropriate scale;
- 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;
- All existing easements or right-of-way with street names impacting the development area, their nature and width.

TRAFFIC AND CIRCULATION:

- The location and dimensions of all existing streets and access points provided to the site from adjacent roadways. Locations and dimensions of all proposed public and private streets including major thoroughfares, collectors and local B streets within the development's boundaries if over 100 acres. If 100 acres or less, all streets shall be shown;
- The schematic (typical section) 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 (sidewalks may meander from the location shown in typical sections to create greater distances from the curb to the sidewalk);
- Traffic Impact Analysis (UDC §35-502).

LOTS, PHASING AND USES:

- The location and dimensions of all proposed or existing lots;
- 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;
- A delineation of EARZ, wetlands and floodplains;
- 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;
- The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas and private recreational areas;
- 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 lots;

City of San Antonio
Planning & Development Services
Master Plan Review Application

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- (b) Total area of open space;
- (c) Total number of dwelling units, by development phase;
- (d) Residential density and units per acre;
- (e) Total area of property.

- 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.
- The location and general nature of proposed uses and proposed intensity (residential density or non-residential floor area ratio) (Not required for PUD applications);

STORM WATER MANAGEMENT:

- Storm water management plan (UDC §35-B119).

The following additional items are required for PUD Plan and FDP applications only (UDC §35-310.15, -B101, -B113):

- N/A 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;
- N/A Proposed covenants on the property, if any, including a map and legal description of area affected;
- N/A Proposed land uses and zoning classifications by location, type, density and size to include residential density and non-residential floor area ratio (FAR);
- N/A Notation of any restrictions required by the City Council in accordance with the PUD ordinance;
- N/A Tabulation showing the following:
 - (a) Total acreage;
 - (b) Total number of lots;
 - (c) Square footage of all buildings and structures;
 - (d) The approximate location and area of impervious cover of non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ;
 - (e) Square footage of all paved or otherwise hard surfaced streets, parking facilities, including curb and gutters, walks, loading areas, and asphalt or concrete aprons for solid waster containers, signs or outdoor mechanical equipment;
 - (f) Total floor area ratio (FAR) for each type of non-residential use;
 - (g) Total area of passive open space;
 - (h) Total area of active developed recreational open space;
 - (i) Total number of off-street parking and loading spaces.
- N/A The approximate location and area of impervious cover of non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ;
- N/A Location and dimensions of public and/or private streets, parking areas, access control stations, and clear vision areas;
- N/A Identification of common open space areas and/or the percentage of each lot which is to be reserved as open space, plus the calculations used to determine the required percentages;
- N/A Staging plan if PUD is to be developed in more than one phase;
- N/A Utilities plan;
- N/A Lots numbered as approved by the City;
- N/A Perimeter setbacks as required;
- N/A Major physical features such as easements, streams, floodplains and significant stands of trees as indicated in the most recent city-maintained aerials;
- N/A Delineation of woodlands;
- N/A List of names and addresses of all owners of all property lying within 200 feet of the boundaries of the PUD, and a map showing the PUD site and all properties within a 200 foot radius. Fee in lieu of may be provided in accordance with Appendix

City of San Antonio
Planning & Development Services
Master Plan Review Application

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C;

N/A Identification of all common elements/amenities to be built out in the future including but not limited to tennis courts, pools, pavilions, walking trails, etc.;

N/A Provisions for maintenance funding.

MDP, FDP and PUD Plan Applications using the Conservation Subdivision Use Pattern also require (UDC §35-B101):

N/A Delineation of woodlands;

N/A A slope analysis of the proposed development site, showing slopes for the following percent of existing grades: 0-10%, 11%-20%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage;

N/A Historic, archaeological or cultural resources to be credited as conservation areas.

Applications for MPCD also require (UDC §35-345):

N/A Site plan to include proposed land uses by location, type (single-family, multi-family, office or commercial), density and size. Where single-family uses are designated, minimum lot size shall be included and major physical features such as easements, streams, flood plains, and significant vegetation shall be noted.

Applications for FDP also require a site plan that shows the following information (UDC §35-310.15):

N/A Land Use: location, acreage, notation of restrictions based on use-type;

N/A Circulation: Street type and location must be indicated. Rights of way and pavement cross sections must be provided that indicate travel lane width, bike lane, and on-street parking within pavement width, and vegetation and sidewalk widths within remaining rights of way. Parking location and pedestrian walkways to commercial buildings must be indicated;

N/A Block lengths must be indicated on plan;

N/A Vegetative buffers and building setbacks shall be indicated or annotated on the plan.

Applications for Pedestrian Plan require (UDC §35-506):

N/A Location and arrangement of all-weather walkways;

N/A Phasing or time schedule for the construction of walkways.

Applications for MAOZ require (UDC §35-334, -B110):

N/A Site size, locational information, and adjacent land uses;

N/A Dimensioned layout, with the location, size, and height of all buildings and structures;

N/A Floor area ratio of each lot;

N/A The location and size of all above and below ground storage containers for flammable and combustible materials;

N/A Size and location of all vehicular access points, streets, and parking areas;

N/A Major physical features such as creeks, topography, and easements;

N/A Diagrams indicating the location, dimensions, and angles of any or other reflective surfaces proposed in the development design;

N/A Staging plan if appropriate.

Applications for MHPP required (UDC §35-B108):

N/A A plan and typical section of streets, sidewalks, crosswalks, slabs, patios, if any, and details on sewer and water sections;

N/A The name of the developer;

City of San Antonio
Planning & Development Services
Master Plan Review Application

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- N/A The name of the record owner of the land involved;
- N/A The legal description of the land being developed, with an identification number assigned to each manufactured home site;
- N/A The tract boundary lines;
- N/A The scale; north arrow and date;
- N/A The final contour data to show drainage of the site of the proposed manufactured home park. If the average grade of the site is five (5) percent or less, the maximum contour interval shall be two (2) feet. If the average grade of the site is greater than five (5) percent, the contour interval may be increased to five (5) feet;
- N/A The source of water supply and layout of the water system, including locations of standard fire hydrants;
- N/A The method of sewage disposal and the layout of the sewer system;
- N/A The name of the manufactured home park and the legal description of property;
- N/A The location and dimensions or all streets, easements, and other rights-of-way
- N/A Typical space dimensions and the locations of park facilities shall be shown;
- N/A The front building setback lines on all manufactured home stands and other sites and side yard setback lines at street intersections and cross-walkways;
- N/A A location diagram.

Habitat Compliance Form (signed original) & Aerial photo – both items will require an original to be submitted & digital file (PDF) do not email.



City of San Antonio
 Planning & Development Services
Master Development Plan Division
REQUEST FOR REVIEW

Date: 3/21/2012

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The attached item has been submitted for your review, recommendation, and/or comment. If necessary, please circulate within your department. Your written comments are part of the permanent files at Development Services. Please provide your recommendations for approval or disapproval by email to the project contact person and the assigned case manager indicated below with clear and concise information and avoid using any abbreviations.

Project Name: Century Oaks M.D.P. (Major Amendment) **File#:** 460E

Contact Person Name: Caleb Chance, P.E.

Company: Pape-Dawson Engineers, Inc. **Phone:** 210-375-9000

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

Email: cchance@pape-dawson.com **Fax:** 210-375-9040

Check one of the following:

<input type="checkbox"/> Master Development Plan (MDP)	<input type="checkbox"/> Planned Unit Development (PUD)
<input checked="" type="checkbox"/> Master Development Plan Amendment	<input type="checkbox"/> Planned Unit Development Amendment
<input checked="" type="checkbox"/> Major <input type="checkbox"/> Minor	<input type="checkbox"/> Major <input type="checkbox"/> Minor
<input type="checkbox"/> MDP/ P.U.D. Plan (combination)	<input type="checkbox"/> Mixed Use District (MXD)
<input type="checkbox"/> Flexible Development Plan (FDP)	<input type="checkbox"/> Traditional Neighborhood Development (TND)
<input type="checkbox"/> Urban Development (UD) <input type="checkbox"/> Farm and Ranch (FR)	<input type="checkbox"/> Master Planned Community District (MPCD)
<input type="checkbox"/> Rural Development (RD) <input type="checkbox"/> Mixed Light Industrial (MI-1)	<input type="checkbox"/> Military Airport Overlay Zone (MAOZ)
<input type="checkbox"/> Mixed Heavy Industrial (MI-2)	<input type="checkbox"/> Manufactured Home Park Plan (MHPP)
<input type="checkbox"/> Form Based Zone District (FBZD)	<input type="checkbox"/> Alternative Pedestrian Plan (APP)

Reference all City approved MDPs, POADPs, PUDs, Rights Determinations, and/or Plats associated with this proposed project:

MDP: Century Oaks M.D.P./P.U.D. Plan 460D

For amendments please specify the proposed changes to the previously accepted plan:

Revised lot layouts, added more units and changed unit numbers.

If you are submitting a revision based on comments from a committee reviewer, please specify the changes proposed in this revision and date of revision. Attach another sheet if necessary:

N/A

MDP STAFF USE ONLY ASSIGNED CASE MANAGER:			
<input type="checkbox"/> Robert Lombrano rlombroso@sanantonio.gov	<input type="checkbox"/> Donna Schueling donna.schueling@sanantonio.gov	<input type="checkbox"/> Richard Carrizales rcarrizales@sanantonio.gov	<input type="checkbox"/> Luz Gonzales luz.gonzales@sanantonio.gov
<input type="checkbox"/> Larry Odis larry.odis@sanantonio.gov	<input checked="" type="checkbox"/> RUDY MUÑOZ RUDY.MUNOZ@SANANTONIO.GOV		



Figure 35-B133-1

Habitat Compliance Form

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12 MAR 15 PM 1:45

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

1901 S. Alamo, San Antonio, TX 78204

LAND DEVELOPMENT SERVICES DIVISION

1. Commentary:

For information on endangered species habitat within Bexar County as may be established, see 2008 Draft Recovery Plan for Bexar County Karst Invertebrates, available on US Fish and Wildlife Service's website, and Management Guidelines for the Golden-cheeked Warbler in Rural Landscapes by Texas Parks and Wildlife Department available on their website.

2. Applicant Contact Information:

Project Name: <u>Century Oaks M.D.P. #460E (Major Amendment)</u>	
Property Owner: <u>Shaggy Development</u>	E-mail: _____
Address: <u>1202 W. Bitters, Building 1</u>	Zip code: <u>78216</u> Phone: <u>210-493-2811</u>
Agent: _____	E-mail: _____
Address: _____	Zip code: _____ Phone: _____
Contact Person Name: <u>Caleb Chance, P.E.</u>	E-mail: <u>cchance@pape-dawson.com</u>
Company: <u>Pape-Dawson Engineers, Inc.</u>	Relationship to Owner: <u>Engineer</u>
Address: <u>555 E Ramsey, San Antonio, Texas</u>	Zip code: <u>78216</u> Phone: <u>(210) 375-9000</u>

3. Property Location:

Property address or nearest street intersection if address not available: Evans Road and Wortham Oaks Blvd.
 Acres: 527.57 Ferguson map grid: 485B5 USGS Grid: Batcave SW
In addition to this form, please submit an aerial map designating property boundaries based on the most recently available imagery. Maps can be obtained from www.sanantonio.gov/dsd and saved into a PDF format.

4. Application Type (check one):

<input checked="" type="checkbox"/> Master Development Plan (MDP)	<input type="checkbox"/> Tree Permit
<input type="checkbox"/> Major Plat	<input type="checkbox"/> Planned Unit Development (PUD) Plan
<input type="checkbox"/> Development Plat	<input type="checkbox"/> Minor Plat

5. Endangered Species Act Coverage (check one):

<input type="checkbox"/> The activity subject to the application to the City of San Antonio is covered under an existing Section 10(a) permit or a Section 7 Biological Opinion analyzing the activity as proposed, and the activity is identical or very similar to the activity proposed in permit and located in the same geographic location. <i>Skip to section 7, no affidavit required.</i>
<input type="checkbox"/> The activity subject to the application to the City of San Antonio is covered by participation in an approved Regional Habitat Conservation Plan. <i>Skip to section 7, no affidavit required.</i>
<input checked="" type="checkbox"/> The activity subject to the application to the City of San Antonio is not covered by an existing Section 10(a) permit or a Section 7 Biological Opinion nor participation in an approved Regional Habitat Conservation Plan. <i>(Complete sections 6, 7 and 8 (if applicable) below)</i>



Habitat Compliance Form

CITY OF SAN ANTONIO

PLANNING & DEVELOPMENT SERVICES DEPARTMENT

1901 S. Alamo, San Antonio, TX 78204

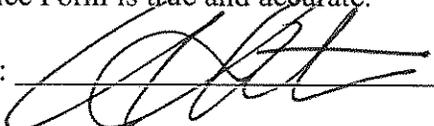
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6. Description for Activities Without Coverage (check one box for both sections A and B) 5 PM 1:45

<p>A. Golden-cheeked Warbler Endangered Species</p>	<p><input type="checkbox"/> There is no requirement for coverage of this listed species because no part of the tract subject to the application to the City of San Antonio contains habitat types that may be used by Golden-cheeked Warblers as set forth in <i>Management Guidelines for the Golden-cheeked Warbler in Rural Landscapes, Texas Parks and Wildlife Department, available on their website</i>. While this requirement applies throughout the jurisdiction of the City of San Antonio, based on the U.S. Fish & Wildlife Service Recovery Plan maps for Golden-cheeked Warblers, there is a rebuttable presumption that areas located inside of Loop 1604 that are within the jurisdiction of the City of San Antonio, as well as areas located to the south of U.S. Highway 90 and east of Interstate Highway 35, do not contain habitat.</p> <p><input checked="" type="checkbox"/> The tract subject to the application to the City of San Antonio is within a presumptive habitat areas and an Endangered Species Survey has been completed within the last 3 years by a Biologist permitted by U.S. Fish and Wildlife and copies sent to: U.S Fish and Wildlife (USFWS) Ecological Services Field Office, 10711 Burnet Road, Suite 200, Austin, TX 78758</p> <p><input type="checkbox"/> The tract subject to the application to the City of San Antonio is within a presumptive habitat area and no Endangered Species Survey has been submitted to U.S. Fish and Wildlife. <i>(Selecting this box requires the applicant to complete the Habitat Compliance Affidavit in Section 8 below.)</i></p>
<p>B. Karst Invertebrate Endangered Species</p>	<p><input type="checkbox"/> There is no requirement for coverage of these listed species because no part of this tract subject to the application to the City of San Antonio is located within karst zone 1 or 2 of the areas in Bexar County identified as karst zones in the USFWS 2008 Draft Bexar County Karst Invertebrates Recovery Plan.</p> <p><input checked="" type="checkbox"/> The tract or portions of the tract subject to the application to the City of San Antonio is located within Karst Zone 1 or 2 as identified in the U.S. Fish & Wildlife 2008 Draft Bexar County Karst Invertebrates Recovery Plan and an Endangered Species Survey has been completed by a Biologist permitted by U.S. Fish and Wildlife and copies sent to: U.S Fish and Wildlife (USFWS) Ecological Services Field Office, 10711 Burnet Road, Suite 200, Austin, TX 78758</p> <p><input type="checkbox"/> The tract or portions of the tract subject to the application to the City of San Antonio is located within Karst Zone 1 or 2 as identified in the U.S. Fish & Wildlife 2008 Draft Bexar County Karst Invertebrates Recovery Plan and no Endangered Species Survey has been submitted to U.S. Fish and Wildlife. <i>(Selecting this box requires the applicant to complete the Habitat Compliance Affidavit in Section 8 below.)</i></p>

7. Owner or Authorized Representative (form is considered incomplete without this section):

I certify that the information provided in this Habitat Compliance Form is true and accurate.

Print Name: Gordon Hartman Signature: 

Address: 1202 W. Bitters, Building 1 City: San Antonio State: TX Zip Code 78216

E-mail: gh@hartmansa.com

Figure 35-B133-1



Habitat Compliance Form
CITY OF SAN ANTONIO
PLANNING & DEVELOPMENT SERVICES DEPARTMENT
1901 S. Alamo, San Antonio, TX 78204

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8. *Affidavit of Compliance* (required for properties in karst 1 or 2 or located in the Park identified as potential habitat as set forth in Management Guidelines for the Golden-cheeked Warbler in Rural Landscapes, Texas Parks and Wildlife Department, available on their website when there is no Section 10(a) permit, Section 7 biological opinion, Regional Habitat Conservation Plan, nor endangered species survey submitted to US Fish and Wildlife) :

Affidavit of Compliance

Before me, the undersigned authority, on this day personally appeared

_____ ("Affiant") who, being first duly sworn, upon his/her oath states:

My name is _____ and I am the owner of the property that is the subject of this application to the City of San Antonio.

_____ A habitat assessment/survey was not conducted.

_____ A habitat assessment/survey was conducted by a biologist permitted by U.S. Fish & Wildlife Service, _____ (name of individual and firm) #TE _____ (number), and concluded that no species will be impacted by the activity subject to the application to the City of San Antonio and I am relying on that assessment/survey.

Signed this ___ day of _____, ____.

Signature: _____

STATE OF TEXAS §

§

COUNTY OF BEXAR §

Sworn to and subscribed to before me on _____, by _____,

 Notary Public, State of Texas

Figure 35-B133-1

REMIT TO:
CITY OF SAN ANTONIO - DEV SVCS-1901 S. ALAMO
1901 S ALAMO
SAN ANTONIO TX 78204

I N V O I C E
3699973

AMT ENCLOSED _____

50-05-5574
SHAGGY DEVELOPMENT, L. L. C.
1202 W. BITTERS, BLDG 1, #1200
SAN ANTONIO, TX 78216

AMOUNT DUE 500.00
INVOICE DATE 3/15/2012
DUE DATE 3/15/2012

PHONE: (000) 000-0000

MDP FEE
MDP #460-E - CENTURY OAKS
FACILITY LOCATION: 1901 ALAMO ST S

INVOICE DATE INVOICE ACCOUNT DUE DATE OFFICE HOURS
3/15/2012 3699973 50-05-5574 3/15/2012 -

LINE INDEX REF DESCRIPTION AMOUNT
1 012542-002 MDP/PUD FEE 500.00

PAID
MAR 15 2012
DSD-#1

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 03/15/2012 CK. #1053 460-E
END 03/15/2012

INVOICE INVOICE AMT PAYMENTS RECV TOTAL INV AMT DUE
INFORMATION 500.00 0.00 500.00

CUSTOMER OTHER AMTS DUE TOTAL CUST AMT DUE
INFORMATION

REMIT TO:
CITY OF SAN ANTONIO - DEV SVCS-1901 S. ALAMO
1901 S ALAMO
SAN ANTONIO TX 78204

I N V O I C E
3699974

AMT ENCLOSED _____

50-05-5574
SHAGGY DEVELOPMENT
1202 W. BITTERS, BLDG 1, #1200
SAN ANTONIO, TX 78216

AMOUNT DUE 1,800.00
INVOICE DATE 3/15/2012
DUE DATE 3/15/2012

PHONE: (000) 000-0000

TIA LEVEL III FEE
MDP #460-E CENTURY OAKS

FACILITY LOCATION: 1901 ALAMO ST S

INVOICE DATE INVOICE ACCOUNT DUE DATE OFFICE HOURS
3/15/2012 3699974 50-05-5574 3/15/2012 -

LINE INDEX REF DESCRIPTION AMOUNT
1 013003-003 TRAFFIC IMPACT ANALYSIS LEVEL 3 1,800.00

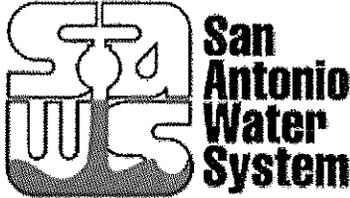
PAID
MAR 15 2012
DSD-#1

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 03/15/2012 CK. #1113 MDP #460-E
END 03/15/2012

INVOICE INVOICE AMT PAYMENTS RECV TOTAL INV AMT DUE
INFORMATION 1,800.00 0.00 1,800.00

CUSTOMER OTHER AMTS DUE TOTAL CUST AMT DUE
INFORMATION

Project Name: Century Oaks PUD #03-027B (Major Amendment) File#: 03-027B



SAWS Comments:

APPROVED

DISAPPROVED

APPROVED WITH CONDITIONS (see additional comments below)

KMA 4-17-12

Please be advised that for Plat Certification, the SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Significant Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required) (if applicable)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

Additional Comments:

Project is located outside city limits and within the Edwards Aquifer Recharge Zone. Any discovered wells on site shall be properly plugged prior to construction.

[Handwritten Signature] 4/17/12

4/16/2012