



City of San Antonio

Development Services Department

July 24, 2012

Roslyn Gomez
Macina, Bose, Copeland and Associates, Inc.
1035 Central Parkway North
San Antonio, Texas, 78232

**Re: Worldcom – Major Amendment
(Tacara Apartments at Stone Oak)**

MDP # 564-A

Dear Ms. Gomez,

The Development Review Committee has evaluated the **Worldcom** Master Development Plan Major Amendment, or **MDP # 564-A**. 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 Districts, so they can plan for the development accordingly.

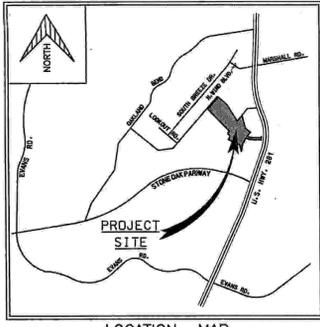
The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(i)(1). Should you need further assistance, please contact Luz M. Gonzales, Planner at (210) 207-7898.

Sincerely,

A handwritten signature in black ink, appearing to read 'J.P. Jacks', written over a faint circular stamp.

John P. Jacks
Assistant Director

RECEIVED
12 JUL 24 PM 2:18
CITY DEVELOPMENT
PLANNING DEPT.



LOCATION MAP
NOT TO SCALE

TACARA APARTMENTS AT STONE OAK

FOR: MULTI-FAMILY

PARK DEDICATION

THIS DEVELOPMENT REQUIRES A TOTAL PARK LAND DEDICATION OF 3.5 ACRES

PARK REQUIREMENTS WILL BE MET BY PROVIDING THE FOLLOWING AMENITIES/ IMPROVEMENTS AS PARK CREDITS.

| PARK FACILITIES | PARK CREDIT |
|---------------------------|-------------------|
| 2 PICNIC AREAS | 0.50 OF AN ACRE |
| 1 RECREATION BUILDING | 1.00 OF AN ACRE |
| 1 GAZEBO | 0.25 OF AN ACRE |
| 1 SWIMMING POOL | 1.50 ACRES |
| 1 PAVILION | 0.25 OF AN ACRE |
| TOTAL PARK CREDITS | 3.50 ACRES |

PROPOSED CONSTRUCTION DATE: 2012

DEVELOPMENT TABLE

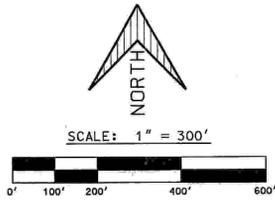
| UNIT | No. OF LOTS | TOTAL ACREAGE | No. UNITS | DENSITY |
|------|-------------|---|-----------|-------------------|
| 1 | 1 | 23.6 MULTIFAMILY 2.8 COMMERCIAL & COMMERCIAL/OFFICE | 402 | 17 UNITS PER ACRE |

FLOOR AREA SUMMARY

| | |
|-----------------------------------|------------------|
| NUMBER OF LOTS | 1 |
| TOTAL FLOOR AREA OF BLDGS | 544,973 sf |
| TOTAL AREA OF MULTI-FAMILY LOT | 1,160,390.484 sf |
| PERCENTAGE OF FLOOR AREA COVERAGE | 47% |

LAND USE SUMMARY TABLE

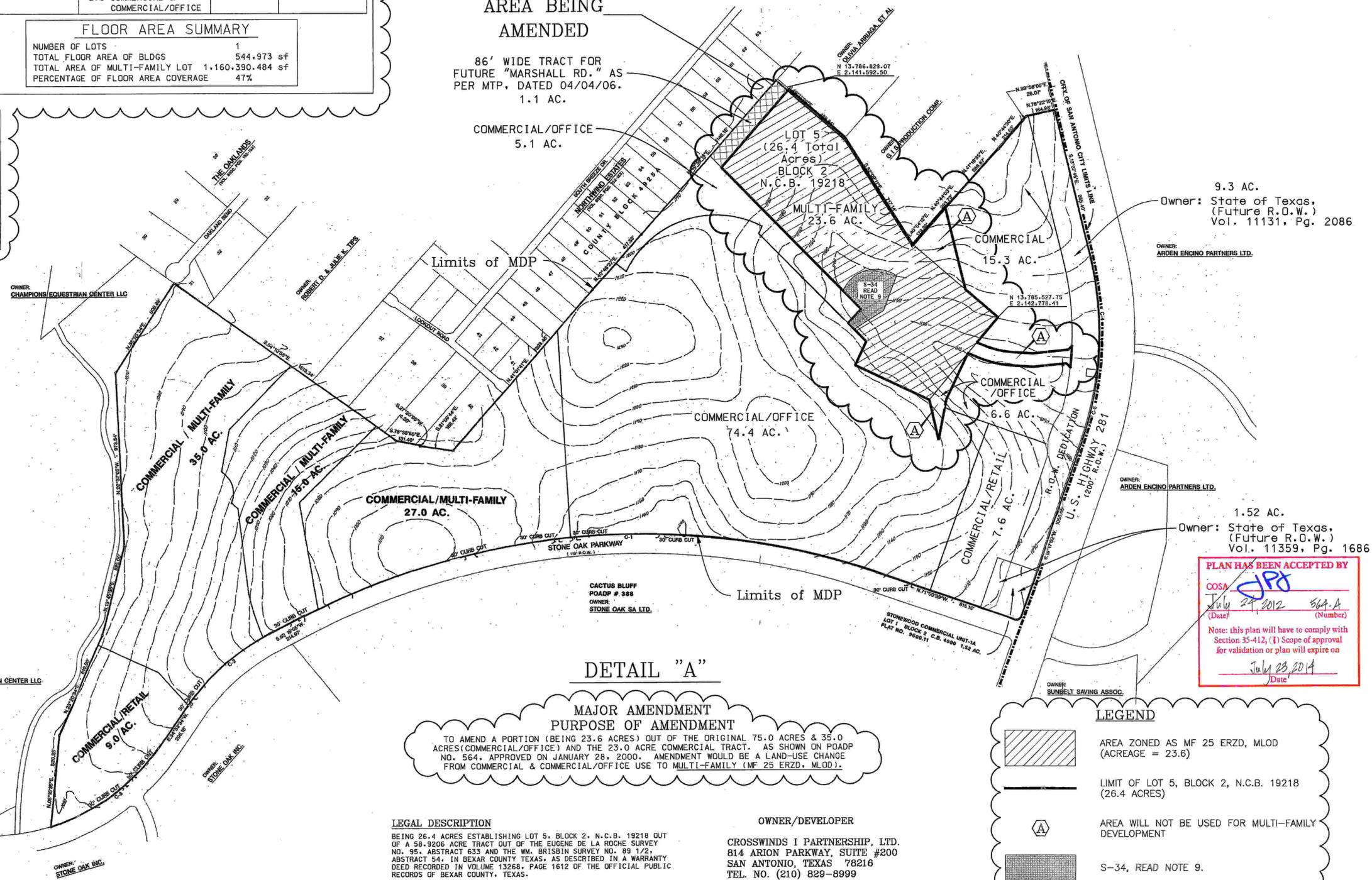
| | |
|----------------------------|---------------------|
| COMMERCIAL/OFFICE | 86.1 ACRES |
| COMMERCIAL | 15.3 ACRES |
| COMMERCIAL/RETAIL | 16.6 ACRES |
| COMMERCIAL/MULTIFAMILY | 77.0 ACRES |
| MULTIFAMILY | 23.6 ACRES |
| STATE OF TEXAS(FUTURE ROW) | 10.82 ACRES |
| RESERVED 86' WIDE TRACT | 1.1 ACRES |
| TOTAL | 230.52 ACRES |



BEARINGS BASE ON THE NORTH WEST
RIGHT-OF-WAY LINE OF STONE OAK
PARKWAY AS BEING N18°59'21"E

AREA BEING
AMENDED

86' WIDE TRACT FOR
FUTURE "MARSHALL RD." AS
PER MTP, DATED 04/04/06.
1.1 AC.



DETAIL "A"

MAJOR AMENDMENT
PURPOSE OF AMENDMENT

TO AMEND A PORTION (BEING 23.6 ACRES) OUT OF THE ORIGINAL 75.0 ACRES & 35.0 ACRES (COMMERCIAL/OFFICE) AND THE 23.0 ACRE COMMERCIAL TRACT. AS SHOWN ON PDADP NO. 564, APPROVED ON JANUARY 28, 2000. AMENDMENT WOULD BE A LAND-USE CHANGE FROM COMMERCIAL & COMMERCIAL/OFFICE USE TO MULTI-FAMILY (MF 25 ERZD, MLOD).

LEGAL DESCRIPTION

BEING 26.4 ACRES ESTABLISHING LOT 5, BLOCK 2, N.C.B. 19218 OUT OF A 58.9206 ACRE TRACT OUT OF THE EUGENE DE LA ROCHE SURVEY NO. 95, ABSTRACT 633 AND THE WM. BRISBIN SURVEY NO. 89 1/2, ABSTRACT 54, IN BEXAR COUNTY TEXAS, AS DESCRIBED IN A WARRANTY DEED RECORDED IN VOLUME 13268, PAGE 1612 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER

CROSSWINDS I PARTNERSHIP, LTD.
814 ARION PARKWAY, SUITE #200
SAN ANTONIO, TEXAS 78216
TEL. NO. (210) 829-8999

- GENERAL NOTES:
- THIS PROPERTY IS WITHIN THE CITY LIMITS OF SAN ANTONIO.
 - WATER SERVICE TO BE PROVIDED BY BEXAR MET.
 - SANITARY SEWER SERVICE TO BE PROVIDED BY S.A.W.S.
 - GAS AND ELECTRIC TO BE PROVIDED BY CPS ENERGY.
 - TELEPHONE SERVICE TO BE PROVIDED BY AT&T.
 - CABLE TV SERVICE TO BE PROVIDED BY TIME WARNER.
 - SIDEWALKS WILL BE INSTALLED AS PER UDC 35-506 (c).
 - AREA BEING AMENDED IS WITHIN THE EDWARDS RECHARGE ZONE.
 - THE S-34 FEATURE SHOWN (CROSS HATCHED) REPRESENTS A NATURAL BUFFER SURROUNDING A GEOLOGIC FEATURE, THIS BUFFER SHALL REMAIN FREE OF IMPROVEMENTS AND DISTURBANCE.

9.3 AC.
Owner: State of Texas,
(Future R.O.W.)
Vol. 11131, Pg. 2086

1.52 AC.
Owner: State of Texas,
(Future R.O.W.)
Vol. 11359, Pg. 1686

PLAN HAS BEEN ACCEPTED BY
COSA
JPD
July 24, 2012 (Date)
564-A (Number)
Note: this plan will have to comply with Section 35-412, (f) Scope of approval for validation or plan will expire on
July 23, 2014 (Date)

LEGEND

- AREA ZONED AS MF 25 ERZD, MLOD (ACREAGE = 23.6)
- LIMIT OF LOT 5, BLOCK 2, N.C.B. 19218 (26.4 ACRES)
- AREA WILL NOT BE USED FOR MULTI-FAMILY DEVELOPMENT
- S-34, READ NOTE 9.

PRIMARY CONTACT:

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
TEXAS REGISTERED ENGINEERING FIRM F-784



WORLD COM
MDP NO. 564-A
MAJOR AMENDMENT
(TACARA APARTMENTS AT STONE OAK)

| REVISIONS: | DATE | DESCRIPTION | BY | DWG |
|------------|------|-------------------------------------|----|-----|
| 03/28/12 | 1 | AMENDED LAND USE FROM C/O & C TO MF | | |

| | |
|----------|------------|
| PLAT ID# | |
| A/P# | TOO |
| DESIGN | DAG |
| DRAWN | |
| CHECKED | |
| DATE | 03-28-12 |
| JOB NO. | 30558-1478 |
| SHT. | 1 OF 1 |

SUBDIVISION PLAT ESTABLISHING TACARA APARTMENTS AT STONE OAK

BEING 29.5396 ACRES ESTABLISHING LOT 5 (26.4251 ACRES), BLOCK 2, N.C.B. 19218 OUT OF A 58.9206 ACRE TRACT OUT OF THE EUGENE DE LA ROCHE SURVEY NO. 95, ABSTRACT 633 AND THE W.M. BRISBEN SURVEY NO. 89 1/2, ABSTRACT 54, IN BEAR COUNTY, TEXAS, AS DESCRIBED IN A WARRANTY DEED RECORDED IN VOLUME 1326B, PAGE 1612 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.



SCALE: 1" = 200'



MACINA • BOSE • COPELAND & ASSOC., INC. CONSULTING ENGINEERS AND LAND SURVEYORS



1030 Central Parkway North, San Antonio, Texas 78232 (210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com TEXAS REGISTERED ENGINEERING FIRM F-784

DATE: 08/06/2011

JOB NO.: 30558/1478

STATE OF TEXAS COUNTY OF BEAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE, AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: CROSSWINDS I PARTNERSHIP, LTD. 614 ARION PARKWAY, SUITE #200 SAN ANTONIO, TEXAS 78216 TEL. NO. (210) 829-8999

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ NAME KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2012.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

THIS PLAT OF TACARA APARTMENTS AT STONE OAK HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D., 2012.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

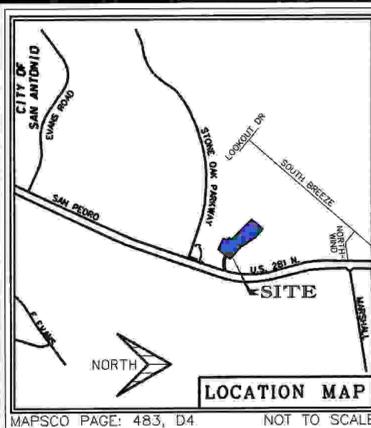
STATE OF TEXAS COUNTY OF BEAR

_____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D., 2012 AT _____ M, AND DULY RECORDED THE _____ DAY OF _____, A.D., 2012 AT _____ M, IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D., 2012.

_____, COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



MAPSCO PAGE: 483, D4 NOT TO SCALE

LEGEND:

- ELEC. --- ELECTRIC
TEL. --- TELEPHONE
CATV --- CABLE TELEVISION
ESM'T. --- EASEMENT
N.C.B. --- NEW CITY BLOCK
VOL. --- VOLUME
PG. --- PAGE

CPS NOTES:

- 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
3. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
4. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
5. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

WASTE WATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIPMENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

NOTES: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST ONE (1) FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT.

SAN ANTONIO FIRE DEPARTMENT NOTE:

INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

IMPACT FEE PAYMENT DUE:

WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTE WATER SERVICE CONNECTION AS PER SAWS REGULATION (15.4.3.3).

SAWS AQUIFER:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISIONS THEREOF. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

GENERAL NOTES:

- 1. BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS LOCATED IN FLOOD ZONE "X" (UNSHADED), ON MAP NUMBER 4802900140 G DATED SEPTEMBER 29, 2010, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.
2. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83 (93)
3. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).
4. MONUMENTS WERE FOUND OR SET AT ALL PROPERTY CORNERS AS INDICATED HEREON.
5. STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION BY M.B.C., INC.
6. OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(j)(3)
7. THE S-34 FEATURE SHOWN (CROSS HATCHED) REPRESENTS GREENSPACE BUFFER SURROUNDING A GEOLOGIC FEATURE, WHICH BUFFER SHALL REMAIN FREE OF IMPROVEMENTS AND DISTURBANCE.

TPOI NOTES:

- 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT(S) ALONG U.S. 281 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 151.21'.

DETENTION POND DEFERRAL NOTES:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA APPROXIMATELY 0.2 ACRES AND A VOLUME OF APPROXIMATELY 2,29 ACRE FEET WILL BE REQUIRED FOR THIS USE. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

DETENTION POND NOTES:

THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

CURVE DATA

Table with columns: NO., RADIUS, DELTA, TANGENT, LENGTH, CHORD BRG., CHD. DIST. Rows C1 through C27.

LINE TABLE

Table with columns: NO., CHORD BRG., LENGTH Rows T1 through T30.

LINE TABLE

Table with columns: NO., CHORD BRG., LENGTH Rows T31 through T55.

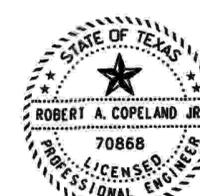
CURVE DATA

Table with columns: NO., RADIUS, DELTA, TANGENT, LENGTH, CHORD BRG., CHD. DIST. Rows C28 through C50.

STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4788

STATE OF TEXAS COUNTY OF BEAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION. LICENSED PROFESSIONAL ENGINEER NO. 70868

SEE SHEET 2 OF 2 FOR MORE DETAIL THIS AREA



11-15-128 AM 02/22/2012 dt\lver\... State of Texas - Bexar County - TACARA Apartments at Stone Oak - Plat 110328 - Sheet 1 of 2



City of San Antonio

Development Services Department
2012 MAY 23 PM 3:39
Master Plan Review
APPLICATION



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

Applicant Contact Information:

| | |
|---|---|
| Project Name: <u>TACARA APARTMENTS AT STONE OAK</u> | |
| Owner/Agent: <u>Crosswinds I Partnership, LTD.</u> | E-mail: _____ |
| Address: <u>814 Arion Parkway, Suite #200, S.A., TX</u> | Zip code: <u>78216</u> Phone: <u>(210) 829-8998</u> |
| Contact Person Name: <u>Roslyn Gomez</u> | E-mail: <u>rgomez@mbcengineers.com</u> |
| Company: <u>Macina Bose Copeland & Assoc., Inc</u> | Relationship to Owner: <u>Consultant</u> |
| Address: <u>1035 Central Parkway North, SA., TX</u> | Zip code: <u>78232</u> Phone: <u>(210) 545-1122</u> |

Plan Proposal:

| | |
|--|--|
| Total number of lots: <u>1</u> | Total acreage: <u>26.6</u> |
| Existing zoning: <u>MF 33 ERZD & C3 ERZD</u> | Proposed zoning: <u>N/A</u> |
| Density (dwelling units per acre): <u>402</u> | Typical residential lot size: <u>N/A</u> |
| Number of dwelling units per phase: | |
| Phase: <u>1</u> Dwelling units: <u>402</u> | Phase: _____ Dwelling units: _____ |
| Phase: _____ Dwelling units: _____ | Phase: _____ Dwelling units: _____ |
| Phase: _____ Dwelling units: _____ | Phase: _____ Dwelling units: _____ |
| Phase: _____ Dwelling units: _____ | Phase: _____ Dwelling units: _____ |

Complete this subsection for PUD Plans only:

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: _____ Y: _____

For City Use Only

| | |
|---------------------------|-------------------------|
| Intake Date: _____ | Intake By: _____ |
|---------------------------|-------------------------|

City of San Antonio
Development Services Department
Master Plan Review Application

File #: _____

Site Description: 2012 MAY 23 PM 3:59

Jurisdiction: San Antonio City Limits San Antonio ETJ Outside ETJ
City Council District: 9 School District: NEISD
Ferguson map grid: 483 D 4 USGS Grid: Bulverde
Existing land use(s): undeveloped, vacate

Description of plan boundaries:
North U.S. Hwy 281 and Stone Oak Parkway

Existing legal description:

27.9144 acres out of The Eugene De La Roche Survey No. 95, Abstract 633 and the WM Brisbin Survey No. 89 1/2, Abstract 54
Warranty deed recorded in volume 13268, page 1612

Property Features:

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

Watershed(s): Salado Creek mc9

Generalized slope of site: 5-10% +/-

Valuable natural features (e.g. heritage trees, endangered species habitat, karsts features, etc) on or adjoining site:
Some Heritage trees, project area within a Karst and GCW habitat zone

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: WORLD COMM File #: 564 Date accepted: 08/22/99

Is there a corresponding PUD for this site? YES NO

Name: N/A File #: _____ Date approved: _____

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

Name: N/A 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?

Name: TACARA APTS AT STONE OAK Plat #: 110328

Name: _____ Plat #: _____

Is this project in conjunction with a Tax Increment Reinvestment Zone (TIRZ) Application? YES NO

Is this project within the boundaries of the City South Management Authority (CSMA)? YES NO

If YES please note that unique development standards have been adopted for projects in TIRZ zones and the CSMA area. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Housing and Neighborhood Services Department at (210) 207-7881. For CSMA requirements call (210) 207-7028.

City of San Antonio
Development Services Department
Master Plan Review Application

File #: _____

Owner or Authorized Representative:

2012 MAY 23 PM 3: 39

I, the undersigned, hereby certify that this application and all sketches and data and matter attached to and made a part of said application are honest and true to the best of my knowledge and belief. Further, I understand my continuing obligation to notify the Planning & Development Services Director in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances. Finally, I understand that by signing this application that I am giving the City or agent thereof the authority to duplicate, disseminate and reproduce any and all items submitted as part of this request, whether copyrighted or not.

Print Name: Greg Gibson Signature: 

Date: 5/21/12 Phone: 210.545.1122 Fax: 210.545.9302

E-mail: rcopeland@mbcengineers.com

If you have any questions, please contact any of the following Master Development Plan team members:

Melissa Ramirez
Senior Management Analyst
(210) 207-7038
Melissa.Ramirez@sanantonio.gov

Elizabeth Carol
Senior Management Analyst
(210) 207-7893
Elizabeth.Carol@sanantonio.gov

Richard Carrizales
Planner
(210) 207-8050
Richard.Carrizales@sanantonio.gov

(vacant Planner)

(vacant Planner)

Luz Gonzales
Planner
(210)207-7898
Luz.Gonzales@sanantonio.gov

Larry Odis
Planner
(210) 207-0210
Larry.Odis@sanantonio.gov

Donna Camacho
Planner
(210) 207-5016
Donna.Camacho@sanantonio.gov



City of San Antonio
Development Services Department
Master Plan Review
APPLICATION



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

Applicant Contact Information:

| | |
|---|---|
| Project Name: <u>TACARA APARTMENTS AT STONE OAK</u> | |
| Owner/Agent: <u>Crosswinds I Partnership, LTD.</u> | E-mail: _____ |
| Address: <u>814 Arion Parkway, Suite #200, S.A., TX</u> | Zip code: <u>78216</u> Phone: <u>(210) 829-8998</u> |
| Contact Person Name: <u>Roslyn Gomez</u> | E-mail: <u>rgomez@mbcengineers.com</u> |
| Company: <u>Macina Bose Copeland & Assoc., Inc</u> | Relationship to Owner: <u>Consultant</u> |
| Address: <u>1035 Central Parkway North, SA., TX</u> | Zip code: <u>78232</u> Phone: <u>(210) 545-1122</u> |

Plan Proposal:

| | |
|--|--|
| Total number of lots: <u>1</u> | Total acreage: <u>26.6</u> |
| Existing zoning: <u>MF 33 ERZD & C3 ERZD</u> | Proposed zoning: <u>N/A</u> |
| Density (dwelling units per acre): <u>402</u> | Typical residential lot size: <u>N/A</u> |
| Number of dwelling units per phase: | |
| Phase: <u>1</u> Dwelling units: <u>402</u> | Phase: _____ Dwelling units: _____ |
| Phase: _____ Dwelling units: _____ | Phase: _____ Dwelling units: _____ |
| Phase: _____ Dwelling units: _____ | Phase: _____ Dwelling units: _____ |
| Phase: _____ Dwelling units: _____ | Phase: _____ Dwelling units: _____ |

Complete this subsection for PUD Plans only:

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: _____ Y: _____

For City Use Only

| | |
|---------------------------|-------------------------|
| Intake Date: _____ | Intake By: _____ |
|---------------------------|-------------------------|

City of San Antonio
Development Services Department
Master Plan Review Application

File #: 564-11

Owner or Authorized Representative:

2012 APR -5 PM 4:03

I, the undersigned, hereby certify that this application and all sketches and data and matter attached to and made a part of said application are honest and true to the best of my knowledge and belief. Further, I understand my continuing obligation to notify the Planning & Development Services Director in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances. Finally, I understand that by signing this application that I am giving the City or agent thereof the authority to duplicate, disseminate and reproduce any and all items submitted as part of this request, whether copyrighted or not.

Print Name: Robert A. Copeland, Jr., P.E. Signature: 

Date: _____ Phone: 210.545.1122 Fax: 210.545.9302

E-mail: rcopeland@mbcengineers.com

If you have any questions, please contact any of the following Master Development Plan team members:

Melissa Ramirez
Senior Management Analyst
(210) 207-7038
Melissa.Ramirez@sanantonio.gov

Elizabeth Carol
Senior Management Analyst
(210) 207-7893
Elizabeth.Carol@sanantonio.gov

Richard Carrizales
Planner
(210) 207-8050
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Luz Gonzales
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(210)207-7898
Luz.Gonzales@sanantonio.gov

Larry Odis
Planner
(210) 207-0210
Larry.Odis@sanantonio.gov

Donna Camacho
Planner
(210) 207-5016
Donna.Camacho@sanantonio.gov



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

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Project Name: TACARA APARTMENTS AT STONE OAK
Project Engineers/Surveyors or Firm Name: Macina, Bose, Copeland and Associates, Inc.
Address: 1035 Central Parkway North, San Antonio, Texas 78232
Contact Person Name: Roslyn Gomez
Phone: 210-545-1122 **Fax:** 210-545-9302 **E-mail:** rgomez@mbcengineers.com

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) |

To be accepted for review a Plan shall comply with the provisions of the Unified Development Code.

Required Items for Completeness Review

| Items Submitted | Staff Inventory | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Completed and signed Application Form |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Plan Review Fee |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Digital information in xxx.DWG or xxx.DXF |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 8 1/2 "x 11" Reduced Copy |
| <input type="checkbox"/> | <input type="checkbox"/> | Storm Water Management Plan (2 copies) |
| <input type="checkbox"/> | <input type="checkbox"/> | Traffic Impact Analysis (TIA) (4 copies) – FEE Received <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | Indicate type: <input type="checkbox"/> Worksheet <input type="checkbox"/> Level 1 <input type="checkbox"/> Level 2 <input type="checkbox"/> Level 3 |
| <input type="checkbox"/> | <input type="checkbox"/> | Parks Review Fee |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Habitat Compliance Form (signed original) & Aerial photo – both items will require an original to be submitted & digital file (PDF), do not email. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 20 copies (folded) with Land Entitlements Office, MDP Division Request for Review form (attached) for respective departments or agencies. If project is an MDP/PUD combination, two sets of everything is required. |
| | | <input type="checkbox"/> Master Development Plan/ Major Thoroughfare |
| | | <input type="checkbox"/> Historic |
| | | <input type="checkbox"/> Disability Access (Sidewalks) |
| | | <input type="checkbox"/> Zoning |
| | | <input type="checkbox"/> SAWS Aquifer |
| | | <input type="checkbox"/> Bexar County Public Works |
| | | <input type="checkbox"/> Storm Water Engineering |
| | | <input type="checkbox"/> Traffic & Streets |
| | | <input type="checkbox"/> Trees Preservation |
| | | <input type="checkbox"/> Parks |
| | | <input type="checkbox"/> Bicycle Mobility |
| | | <input type="checkbox"/> Other: |

Not submitted - the document may be required during the Technical review

For Staff Use Only

Complete Incomplete

Completeness Review By: [Signature] Date: 4/13/12



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

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: TACARA APARTMENTS AT STONE OAK
 Property Owner: Crosswinds I Partnership, Ltd. E-mail: n/a
 Address: 814 Arion Parkway, Suite #200, San Antonio, TX Zip code: 78216 Phone: (21) 829-8999
 Agent: n/a E-mail: n/a
 Address: n/a Zip code: n/a Phone: n/a
 Contact Person Name: Roslyn Gomez E-mail: rgomez@mbcengineers.com
 Company: Macina, Bose, Copeland and Associates, Inc Relationship to Owner: Consultant
 Address: 1035 Central Parkway North, San Antonio, TX Zip code: 78232 Phone: (210) 545-1122 ext. 124

3. Property Location:

Property address or nearest street intersection if address not available: N. US Hwy 281 & Stone Oak Parkway
 Acres: 26.4 Ferguson map grid: 483D4 USGS Grid: Bulverde
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):

- 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. *Skip to section 7, no affidavit required.*
- The activity subject to the application to the City of San Antonio is covered by participation in an approved Regional Habitat Conservation Plan. *Skip to section 7, no affidavit required.*
- 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. *(Complete sections 6, 7 and 8 (if applicable) below)*



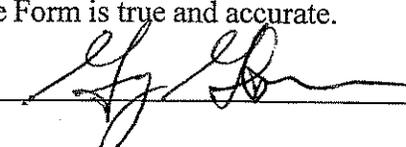
Habitat Compliance Form
CITY OF SAN ANTONIO
 DEVELOPMENT SERVICES DEPARTMENT
 1901 S. Alamo, San Antonio, TX 78204

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

| | | |
|---|-------------------------------------|---|
| A. Golden-cheeked Warbler Endangered Species | <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. |
| | <input 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: Attention Christina Williams, U.S Fish and Wildlife (USFWS) Ecological Services Field Office, 10711 Burnet Road, Suite 200, Austin, TX 78758-4460 |
| | <input checked="" 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> |
| B. Karst Invertebrate Endangered Species | <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. |
| | <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 an Endangered Species Survey has been completed by a Biologist permitted by U.S. Fish and Wildlife and copies sent to: Attention Christina Williams, U.S Fish and Wildlife (USFWS) Ecological Services Field Office, 10711 Burnet Road, Suite 200, Austin, TX 78758-4460 |
| | <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 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> |

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: Greg Gibson Signature: 

Address: 814 Arion Parkway, Suite 200 City: San Antonio State TX Zip Code 78216

E-mail: n/a

FM 3:39



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

8. Affidavit of Compliance (required for properties in karst 1 or 2 or located in the area 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 Greg Gibson ("Affiant") who, being first duly sworn, upon his/her oath states:

My name is Greg Gibson and I am the owner ^{representative} 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.

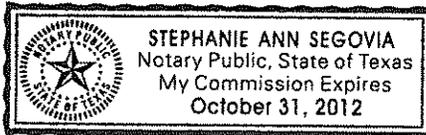
Signed this 21st day of May, 2012

Signature: [Handwritten Signature]

STATE OF TEXAS

COUNTY OF BEXAR

§
§
§



Sworn to and subscribed to before me on 21st May 2012, by Stephanie Ann Segovia

[Handwritten Signature]
 Notary Public, State of Texas

2012 MAY 29 PM 3:39



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

2017 APR -5 PM 4:03

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>TACARA APARTMENTS AT STONE OAK</u> | |
| Property Owner: <u>Crosswinds I Partnership, Ltd.</u> | E-mail: <u>n/a</u> |
| Address: <u>814 Arion Parkway, Suite #200, San Antonio, TX</u> | Zip code: <u>78216</u> Phone: <u>(21) 829-8999</u> |
| Agent: <u>n/a</u> | E-mail: <u>n/a</u> |
| Address: <u>n/a</u> | Zip code: <u>n/a</u> Phone: <u>n/a</u> |
| Contact Person Name: <u>Roslyn Gomez</u> | E-mail: <u>rgomez@mbcengineers.com</u> |
| Company: <u>Macinn, Bose, Copeland and Associates, Inc</u> | Relationship to Owner: <u>Consultant</u> |
| Address: <u>1035 Central Parkway North, San Antonio, TX</u> Zip code: <u>78232</u> Phone: <u>(210) 545-1122 ext. 124</u> | |

3. Property Location:

Property address or nearest street intersection if address not available: N. US Hwy 281 & Stone Oak Parkway
Acres: 26.117 Ferguson map grid: 483D4 USGS Grid: Bulverde

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 type="checkbox"/> Master Development Plan (MDP) | <input type="checkbox"/> Tree Permit |
| <input checked="" 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
 DEVELOPMENT SERVICES DEPARTMENT
 1901 S. Alamo, San Antonio, TX 78204

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

| | | |
|---|-------------------------------------|---|
| A. Golden-cheeked Warbler Endangered Species | <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. |
| | <input 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: Attention Christina Williams, U.S Fish and Wildlife (USFWS) Ecological Services Field Office, 10711 Burnet Road, Suite 200, Austin, TX 78758-4460 |
| | <input checked="" 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> |
| B. Karst Invertebrate Endangered Species | <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. |
| | <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 an Endangered Species Survey has been completed by a Biologist permitted by U.S. Fish and Wildlife and copies sent to: Attention Christina Williams, U.S Fish and Wildlife (USFWS) Ecological Services Field Office, 10711 Burnet Road, Suite 200, Austin, TX 78758-4460 |
| | <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 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> |

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: Greg Gibson Signature:

Address: 814 Arion Parkway, Suite 200 City: San Antonio State TX Zip Code 78216

E-mail: n/a



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

8. Affidavit of Compliance (required for properties in karst 1 or 2 or located in the area 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 Greg Gibson ("Affiant") who, being first duly sworn, upon his/her oath states:

My name is Greg Gibson 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.

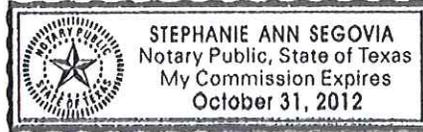
Signed this 19th day of October 2011.

Signature: [Handwritten Signature]

STATE OF TEXAS

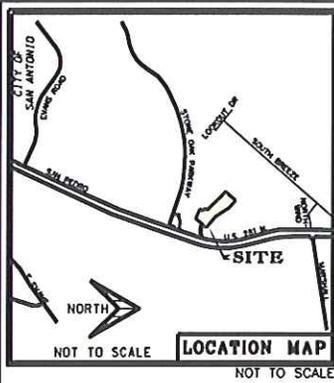
§
§
§

COUNTY OF BEXAR



Sworn to and subscribed to before me on October 19, 2011 by _____,

[Handwritten Signature]
 Notary Public, State of Texas



SCALE: 1"=400'



1035 Central Parkway North
 San Antonio, Texas 78252
 (210) 545-1122
 FAX (210) 545-9302
 TEXAS REGISTERED
 ENGINEERING FIRM F-784

**TACARA APARTMENTS
 AT STONE OAK
 AERIAL
 EXHIBIT "A"**

PLAT ID# _____
 A/P# _____
 DESIGN _____
 DRAWN PR _____
 CHECKED _____
 DATE 09-23-11 _____
 JOB NO. **30558-1478** _____
 SH. 1 of 1 _____