CITY OF SAN ANTONIO

September 26, 2002

Mr. Robert DeFreitas

Hallenberger Engineering L.C.
206 E. Ramsey
San Antonio, TX 78216

Re: Quail Run MDP # 733

Dear Mr. DeFreitas:

The City Staff Development Review Committee has reviewed Quail Run Master Development Plan M.D.P. # 731. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

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

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

- The Parks and Recreation Department has cited the following conditions as part of their conditional approval:

    1. The current park furnishings will be expanded to include two new picnic tables with benches.
    2. Continued maintenance of the 20,000 square foot Open Play Area.
    3. the planting of ten (10) additional tree will have to meet the following criteria:
        1. Minimum of 1½" inches to 2''inches caliper, to be either Monterrey Oak, Cedar Elm or comparable.
        2. Three (3) trees are to be planted by each of the picnic units, and the remaining four next to the Open Play Area.
    4. Planting of trees every 40 feet along ROW. Trees must meet requirements described above.
    5. All facilities and improvements are to be maintained and owned by the neighborhood homeowner's association.

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

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

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

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

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

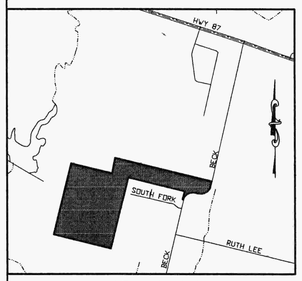
If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Chief Engineer Development Services
Richard De La Cruz, P.E. Senior Engineer Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering



LOCATION MAP

SCALE: 1"=200'

0' 200' 400' 600'

	LOTS	ACRES	LOTS/AC.
UNIT 1	30	27.527 AC.	0.9
UNIT 2	40	37.594 AC.	0.9
UNIT 3	39	38.198 AC.	0.9
TOTAL	109	102.956 AC.	0.9

LEGEND

R.O.W. RIGHT OF WAY
MAJOR CONTOURS
MINOR CONTOURS
PHASE BOUNDARY

BASIS OF BEARING: N.A.D.'83

NOTE:
1.) ALL STREETS TO COMPLY WITH A MINIMUM 100' CENTERLINE RADIUS

PETER DUNN (VOLUME 5583, PAGE 3 OPR) (VOLUME 8937, PAGE 1184) (VOLUME 8935, PAGE 255)

JOHN WALKER (POA) (VOLUME 3394, PAGE 1881)

WALKER, EDWINA & JOHN WALKER (POA) (VOLUME 3394, PAGE 1881)

WALKER, JOHN HUBER, ETAL (VOLUME 3394, PAGE 1881)

GATES HERITAGE PROPERTY LTD (VOLUME 8937, PAGE 1184)

FRANCIS LONGAVILLE SURVEY NO. 4 ABSTRACT 423 CB 5137

(N.A.D. '83 VALUES) X=2183926.67' Y=13682892.10'

(N.A.D. '83 VALUES) X=2183836.28' Y=13682460.35'

N 11°49'37" E 441.12'

S 76°24'09" E 1173.94'

2764.01' (TOTAL) S 76°24'09" E 2748.10'

KOCH PETROLEUM EXISTING 30' GAS EASEMENT (VOLUME 4640, PAGES 1-3)

EXISTING 185' ELECTRIC EASEMENT (VOL. 21, PGS. 539-540)

CORRILLA COUNTRY ESTATES (15.7 ACRES) (VOLUME 9502, PAGES 59-60)

BECK ROAD

15.91'

S 13°43'04" W 137.96'

EXISTING DRAINAGE EASEMENT 200' (1315/502)

OPEN SPACE

VARIABLE WIDTH R.O.W. DEDICATION PER PLAT# 010456 (VOL. 9553, PG 210-213) (0.4259 AC.)

VARIABLE WIDTH R.O.W.

(N.A.D. '83 VALUES) X=2183860.69' Y=13681970.68'

N 76°39'54" W 74.59'

QUAIL VIEW LN

EXISTING QUAIL RIDGE UNIT 1 27.527 ACRES (VOL. 9553, PG. 210-218)

PHASE BOUNDARY

N 76°24'09" W 1616.39'

26' DRAINAGE EASEMENT

QUAIL COVEY LANE

1637266 SQ. FT. 37.5865 ACRES

UNIT 2 37.594 ACRES

QUAIL FIELD

PHASE BOUNDARY

N 13°55'36" E 2016.22'

QUAIL WAY

QUAIL HAVEN

UNIT 3 38.198 ACRES

S 14°06'51" W 1153.09'

2.2' DRAINAGE EASEMENT

N 76°28'11" W 1636.22'

EXISTING 12' E,G,T,CATV ESM'T

S 13°57'07" W 1881.23'

SOUTH FORK LANE

GATES, MAX & WILLIE MAE REMAINING PORTION GATES HERITAGE PROPERTY, LTD. (VOLUME 8937, PAGE 1184)

SOUTH FORK SUBDIVISION (32.0184 ACRES) (VOLUME 9300, PAGES 145-146) CB5138A

TRAUDT, MICHAEL S. & KRISTI L. (VOLUME 3581, PAGE 311)

ROBLEDO ROBERT (VOLUME 9300, PAGE 145)

LOCKHART, LESTER, L & ANNA M. (VOLUME 9300, PAGE 145)

SHIPLEY, ERROL F. MOULE JR. (VOLUME 9300, PAGE 145)

GLENN, EARPIE ET (VOLUME 9300, PAGE 145)

SPACHEK, RODNEY RAY (VOLUME 9300, PAGE 145)

FLORES, HECTOR & ALICIA L. (VOLUME 9300, PAGE 145)

KENT & PAMELA LEWIS (VOLUME 9300, PAGE 145)

POLLOK, RANDALL W & (VOLUME 9300, PAGE 145)

JOSE M. MATIO SURVEY NO. 59 ABSTRACT 490 CB 5138

POLLOK, RANDALL (VOLUME 5191, PAGE 1207)

GATES HERITAGE PROPERTY, LTD (VOLUME 8937, PAGE 1184)

JANDT, MONROE W. & ALBINA (VOLUME 1131, PAGE 940 OPR)

ZEEDYK, RICK & SIBYL (VOLUME 5222, PAGE 1416)

IBROM, ALPHONSE & MAGDALEN (VOLUME 1410, PAGE 155 OPR)

NICHOLAS, JULIUS L. (OWNER: VOLUME 7773, PAGE 2085)

NICHOLAS, JULIUS L. (OWNER: VOLUME 7773, PAGE 2085)

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	270.00'	354.95'	208.39'	329.94'	S 51°25'31" W	75°19'21"
C2	330.00'	456.49'	273.28'	420.96'	S 64°13'59" W	79°15'29"
C3	657.00'	449.02'	233.68'	440.33'	N 38°41'20" E	39°09'29"
C4	270.00'	67.19'	33.77'	67.02'	N 83°47'03" W	14°15'33"

CITY OF SAN ANTONIO DEPARTMENT OF PLANNING 02 SEP 25 PM 2:57

PLAN HAS BEEN ACCEPTED BY
COSA
9-26-02 (date) #733 (number)
If no plats are filed, plan will expire
On 3-27-04
1st plat filed on

DEVELOPER:
QUAIL RUN DEVELOPMENT, INC.
4749 STANTEEN DR.
SAN ANTONIO, TEXAS 78263
(210) 289-9093

MASTER PLAN # _____

JOB No. 02-113

HALLENBERGER ENGINEERING, L.C.
CONSULTING ENGINEERS & SURVEYORS
206 E. RAWSEY (210) 349-6571
SAN ANTONIO, TEXAS 78216

DATE: 7-17-02
DESIGNED BY: J.E.M.
DRAWN BY: R.A.D.
CHECKED BY: J.E.M.
SCALE: 1" = 400'
FILE NAME: SH_POADP

NO.	DATE	DESCRIPTION	BY
2.	9-12-02	ADD 2'x DRAIN EASEMENT TEC COMMENTS	RAD
1.	8-28-02	ADD STREET STUBOUT, CLARIFIED DIMENSION	RAD

REVISIONS

QUAIL RUN
MASTER DEVELOPEMENT PLAN
QUAIL RUN SUBDIVISION

PLAN SHEET
SHEET 01 OF 01

87

BECK

102.956 Ac.

SOUTH FORK

BECK

NEW SULPHUR SPGS

Subject Property

QUAIL RUN
MASTER DEVELOPMENT PLAN

N
W E
S

Imagery:2001

File Name:J:\C.Barrientez\Poadp\Michael\apr.

Prepared by City of San Antonio Planning Dept.
GIS Division

SCALE:1"=400'