



CITY OF SAN ANTONIO

December 23, 2002

Mr. Trey Marsh P.E.

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

Re: Cedar Creek

MDP # 741

Dear Mr. Marsh:

The City Staff Development Review Committee has reviewed Cedar Creek Master Development Plan M.D.P. # 741. 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.
- 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.

Mr. Marsh
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December 23, 2002

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.

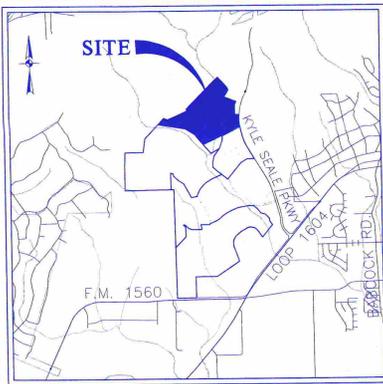
Sincerely,



Emil R. Moncivajs 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

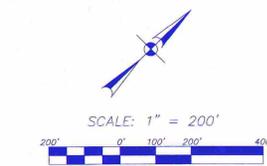
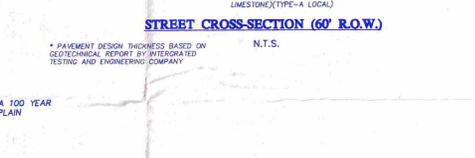
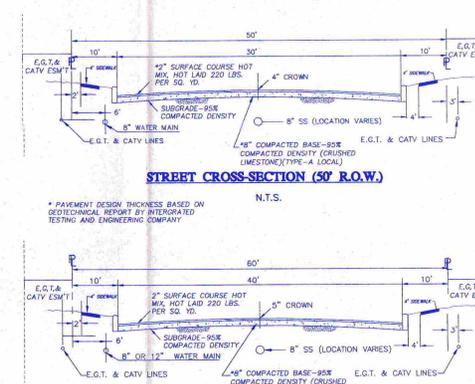
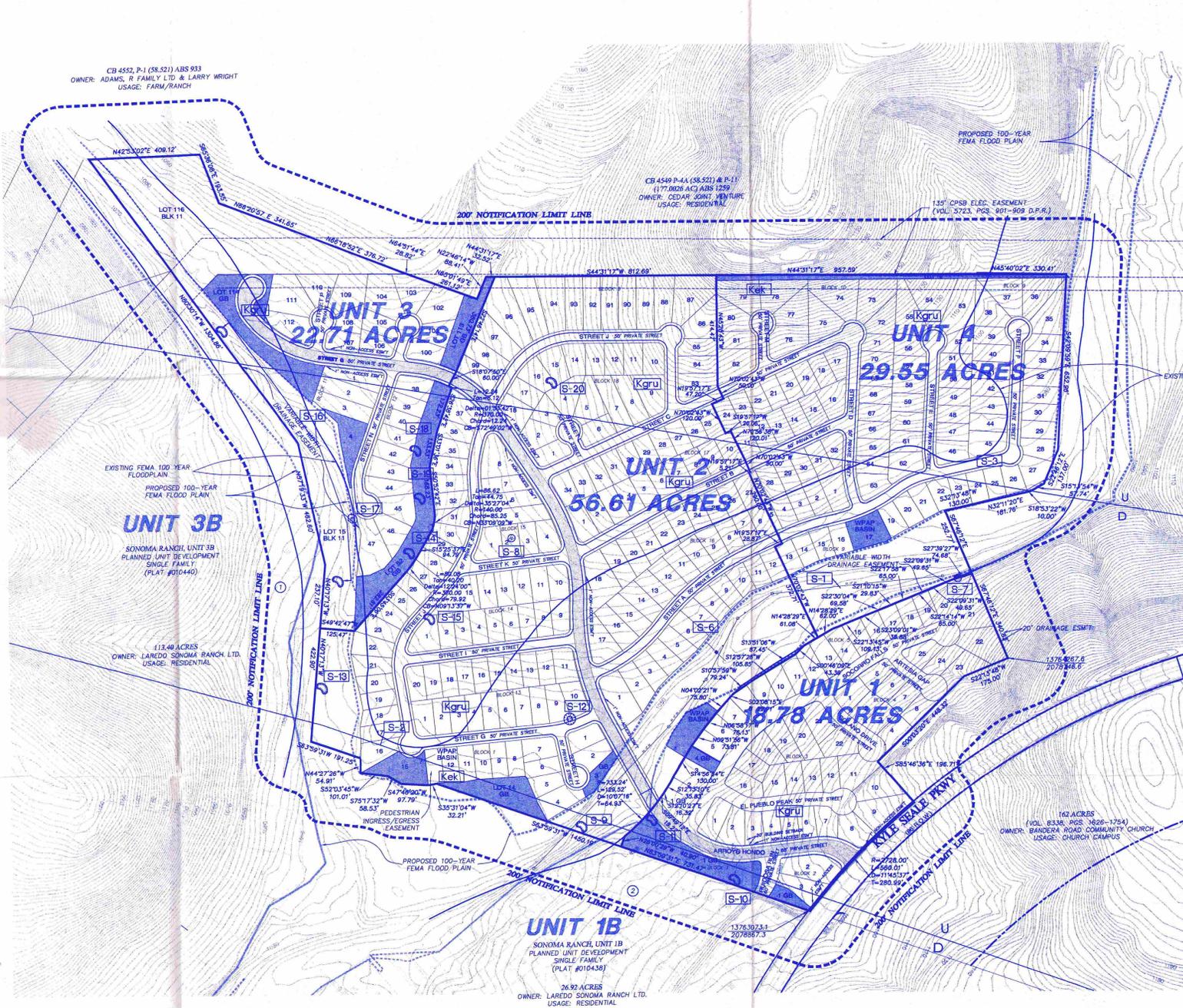
N.T.S.

BEAR COUNTY CLEAR VISION STATEMENT:

CLEAR VISION CALCULATIONS WILL BE BASED ON AASHTO CASE NO. III B&C FOR TURNING MANUEVERS ON TO MAJOR HIGHWAYS. EASEMENTS TO BE SHOWN ON INDIVIDUAL PLATS WHEN SUBMITTED.

NAME & ADDRESS OF OWNERS WITHIN 200'

- LAREDO SONOMA RANCH, LTD. 15102 JONES MALTSBERGER, STE 101 SAN ANTONIO, TX. 78247
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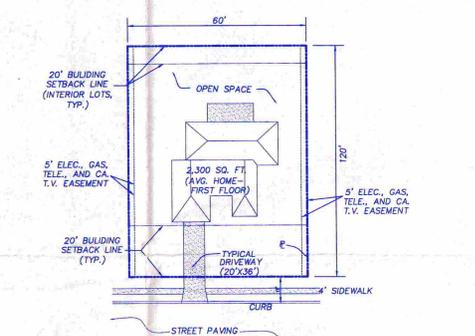


- LEGEND**
- GREENBELT/PRIVATE COMMON AREA
 - PROPERTY OWNER KEY (SEE SUMMARY THIS SHEET)
 - LOCAL TYPE "B" STREET 60' R.O.W. 40' PAVEMENT AND 2'-10' PARKWAYS

NOTES:
1) THE BEARINGS ARE BASED ON A 753.3 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 8338, PAGES 1626-1754 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS.

SENSITIVE GEOLOGIC FEATURES:
THE FOLLOWING IS A GEOLOGIC FEATURE WHICH WAS IDENTIFIED DURING A GEOLOGIC ASSESSMENT PERFORMED BY PAPE-DAWSON ENGINEERS ON MAY 30, 2002 AND WAS DETERMINED TO BE "SENSITIVE":

- S-1 FEATURE S-1 IS AN EXISTING SANITARY LINE
- S-2 FEATURE S-2 AND S-3 ARE FAULT ZONES IDENTIFIED THROUGH FIELD INVESTIGATION AND AERIAL PHOTOGRAPH REVIEW
- S-3
- S-6 FEATURE S-6 IS A FRACTURED ROCK ZONE THAT DOES NOT HAVE A DOMINANT TREND
- S-8 FEATURE S-8 IS A WATER WELL OPERATED BY A WINDMILL
- S-9
- S-10 FEATURE S-9 THROUGH S-11 ARE CLOSED DEPRESSIONS CREATED BY STREAM SCOUR
- S-11 FEATURE S-12 IS A SINKHOLE THAT IS FILLED WITH LEAF LITTER, SOIL, AND SOME LOOSE ROCK. THERE IS NO DRAIN PIPING. A LOW SOIL BERM IS PRESENT ALONG A PORTION OF THE SINKHOLE RIM, WHICH SUGGESTS A POSSIBLE MANMADE ORIGIN. MINOR HAND EXCAVATION REVEALED CLAYEY SOIL WITH CORBLES.
- S-12
- S-13 FEATURE S-13 AND S-14 ARE CLOSED DEPRESSIONS CREATED BY STREAM SCOUR
- S-14
- S-15 FEATURE S-15 IS A MAN MADE CLOSED DEPRESSION CREATED BY QUARRYING ROCK
- S-16 FEATURE S-16 IS A ZONE OF CLOSED DEPRESSIONS CREATED BY STREAM SCOUR
- S-17 FEATURE S-17 APPEARS TO BE A NARROW PALEOSPONG CAVE
- S-18
- S-19 FEATURE S-18 AND S-19 ARE CLOSED DEPRESSIONS CREATED BY STREAM SCOUR



SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SOUTHWESTERN BELL TELEPHONE COMPANY

ENGINEER: PAPE-DAWSON ENGINEERS
555 E. RAMSEY
SAN ANTONIO, TX 78216
OFFICE: (210) 375-9000
FAX: (210) 375-9010

DEVELOPER: LAREDO SONOMA RANCH, LTD.
15102 JONES MALTSBERGER, SUITE #101
SAN ANTONIO, TEXAS 78247

PUD PLAN NOTES:

- DRAINS FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- STREETS ARE TYPE "A" 50' R.O.W. UNLESS OTHERWISE INDICATED AND ARE PRIVATE.
- SANITARY SEWER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
- WATER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
- ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SEC 35-3339.
- A WATER POLLUTION ABATEMENT PLAN SHALL BE SUBMITTED FOR EACH PARTICULAR DEVELOPMENT/USE WITHIN THE AREA BEING CONSIDERED.
- A SET OF SITE SPECIFIC PLANS WHICH MUST HAVE AS SIGNED ENGINEERS SEAL FROM THE STATE OF TEXAS.
- A LETTER FROM THE TEXAS NATURAL RESOURCES CONSERVATION COMMISSION APPROVING EACH WATER POLLUTION D AND A COPY OF THE APPROVED WATER POLLUTION ABATEMENT PLAN.
- ANY AREAS PLATTED AS DRAINAGE RIGHT-OF-WAYS BE KEPT IN A VEGETATED CONDITION.
- ONLY A MINIMAL AMOUNT OF PESTICIDES, HERBICIDES, OR FERTILIZERS NEEDED FOR LANDSCAPE MAINTENANCE SHALL BE USED. LANDSCAPED AREAS SHALL BE SENSITIVE TO MINIMIZING WATER NEEDS (I.E. USE OF NATIVE PLANTS).
- THE STORAGE, HANDLING, USE AND DISPOSAL OF ALL OVER THE COUNTER HAZARDOUS MATERIALS WITHIN THIS DEVELOPMENT SHALL BE CONSISTENT WITH THE LABELING OF THOSE MATERIALS. FAILURE TO COMPLY WITH THE LABEL WARNINGS MAY CONSTITUTE A VIOLATION OF FEDERAL LAW.
- THE CITY OF SAN ANTONIO SHALL INSPECT ALL FUTURE CONSTRUCTION OF SERVICE LATERALS AND SEWER MAINS FOR PROPER CONSTRUCTION ACCORDING TO STATE AND CITY REGULATIONS AND CODE.
- IF ANY SOLUTION OPENINGS, CAVES, SINKHOLES, OR WELLS ARE FOUND DURING EXCAVATION, CONSTRUCTION, OR BLASTING, THE DEVELOPER SHALL NOTIFY TEXAS NATURAL RESOURCES CONSERVATION COMMISSION AT (210) 490-3096 AND THE AQUIFER STUDIES DIVISION OF THE SAN ANTONIO WATER SYSTEM AT (210) 704-7392.
- THE AQUIFER STUDIES DIVISION OF THE SAN ANTONIO WATER SYSTEM SHALL HAVE THE AUTHORITY TO INSPECT THE SITE TO ENSURE THAT THE APPROVED RECOMMENDATIONS ARE BEING STRICTLY ADHERED TO DURING AND AFTER CONSTRUCTION OF THE PROJECT.

NOTE:

- ALL INTERNAL STREETS WITHIN THE P.O.A.D.P. LIMITS ARE LOCAL TYPE "A" W/A 50' R.O.W., 30' PAVEMENT AND 2'-10' PARKWAYS, EXCEPT AS NOTED.
- PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
- PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- PROPERTY IS LOCATED WITHIN KYLE SEALE RANCH 1,325 ACRE TRACT DEVELOPMENT RIGHTS PERMIT AREA, PERMIT NO. 238.
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE DEED OF THE 753.3 ACRE TRACT AS RECORDED IN VOLUME 8338, PAGES 1626-1754 O.P.R.

DEVELOPMENT PHASING:
UNIT 1 = CONSTRUCTION WILL BEGIN BY OCTOBER, 2002.
UNIT 2 = JUNE 2003

PUD PLAN NO.:
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO

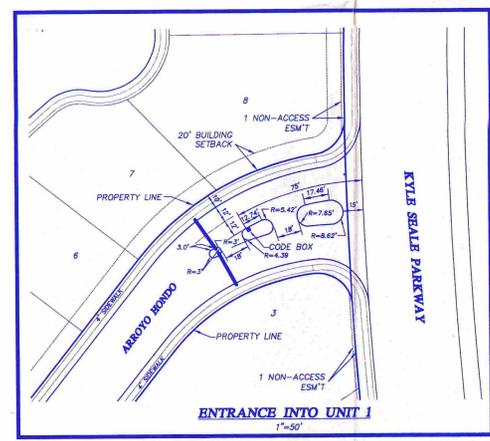
CHAIRMAN: _____ DATE: _____
SECRETARY: _____ DATE: _____

PHASE/UNIT	ESTIMATED COMPLETION DATE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)
1	AUG. 2002	SINGLE FAMILY RESIDENTIAL	18.78	55	2.9
2	JUNE 2003	SINGLE FAMILY RESIDENTIAL	56.61	165	2.9
3	DEC. 2003	SINGLE FAMILY RESIDENTIAL	22.71	27	1.2
4	JUNE 2004	SINGLE FAMILY RESIDENTIAL	29.55	91	3.1
TOTALS/AVERAGE			127.65	338	2.6

CEDAR CREEK SOUTH UNIT I, II, III, & IV OPEN AREA CALCULATIONS (IN ACRES)

Description	UNIT I	UNIT II	UNIT III	UNIT IV	TOTAL
No. of Lots	55	165	25	91	338
Gross Area	18.78	56.61	22.71	29.55	127.65
Building Coverage	2.90	8.71	1.43	4.80	17.85
Other Coverages					
a. Streets	2.91	6.88	1.78	2.9	14.47
b. Sidewalks	0.53	1.50	0.35	0.69	3.07
c. Driveways	0.91	2.73	0.45	1.50	5.59
d. 50% Drain	0.07	0.41	0.00	0.24	0.72
Total Coverages	7.38	20.22	4.00	10.14	41.69
Open Spaces					
a. Greenbelts/buffers	1.50	8.03	12.82	3.68	26.03
b. Residential Lots	8.94	25.90	5.36	14.46	54.66
c. 50% Drain	0.07	0.41	0.00	0.24	0.72
d. Parkway	0.95	2.05	0.40	1.02	4.42
Total Open Space	11.46	36.39	18.58	19.40	85.82

Open Space Ratio = $\frac{85.82}{127.65} \times 100 = 67.23\%$



CEDAR CREEK SOUTH (UNITS 1, 2, 3 & 4) MASTER DEVELOPMENT & P.U.D. PLAN

PLAN HAS BEEN ACCEPTED BY
COSA *Paul P. Dawson*
12.23.02 (date)
If no plats are filed, plan will expire
On 6.23.04 (month)



555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
JULY 2002 | FAX: 210.375.9010
JOB NO. 5481-03

Date: Dec 18, 2002, 3:22pm User: jld Administrator
File: P:\15102 Jones Maltzberger\CD\MasterDevelopment.dwg

CITY OF SAN ANTONIO
02 DEC 19 PM 3:28

741



City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION

Date Submitted: MDP/PUD Project ID Number:

Project Name: Cedar Creek South Subdivision

Owner/Agent: Laredo Sonoma Ranch, Ltd. Phone: (210) 497-3385 Fax: (210) 495-2587

Address: 15102 Jones Maltsberger, Suite 101 San Antonio, TX Zip code: 78247

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

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

Existing legal Description (PUD Only): a 127.54 acre tract of land out of a 186.50 acre tract of land recorded in Volume 4205, Page 176 of the Official Public Records of Real Property of Bexar County, Texas.

Existing zoning: N/A (OCL) Proposed zoning: N/A (OCL)

(PUD Only) Linear feet of street: 17,291
 Private Gated Attached
 Public Un-Gated Detached

(PUD Only) Number of lots: 338 divided by acreage: 127.65 = Density: 2.65

(PUD Only) Total open space: 86.24 divided by total acreage: 127.65 = Open space: 67.56 %

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

(PUD Only) Construction start date: September 2002

(PUD Only) X/Y coordinates at major street entrance: X: 2078846 Y: 13753323

Site is over/within/includes:

Edwards Aquifer Recharge Zone: Yes No

San Antonio City Limits? Yes No

Projected # of Phases: 4

Council District: 8 School District: Northside Ferguson Map Grid: 513/B5 & C5

AUG 12 PM 4:02
DEPARTMENT OF PLANNING

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION
(Continued)

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

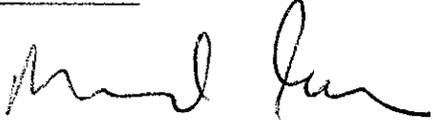
Name Kyle Seale Ranch No. 286
Cedar Creek South No. 286-B

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

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name Kyle Seale Parkway Subdivision No. 880172
Name _____ No. _____
Name _____ No. _____

Contact Person and authorized representative:

Print Name: A Bradford Galo Signature: 

Date: Aug 1, 2002 Phone: (210) 497-3385 Fax: (210) 497-2587

Master Development Plan and P.U.D.
Technical Review

- Name of the Master Development Plan or P.U.D. and the subdivision;
- City assigned Plan ID number;
- Name and address of owner of record, developer and engineer;
- The name names of all adjacent property owners as shown on current tax records; Paid Notification List Fee \$104.00
- Certificate of agency or power of attorney if other than owner; N/A
- Signature blocks for the chairperson and secretary (Planning director or assignee);
- (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected; N/A
- Two points identified by Texas Planes Coordinates;
- Basis of bearing used and a north point;
- Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- (MDP ONLY) topographic contour lines no greater than ten (10) feet;

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

- (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- Date of preparation;
- Graphic and written scale and north arrow;
- A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- Total area of property;
- All existing easements or right-of-way with street names impacting the development area, their nature and width;
- The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR); *N/A - Outside City Limits*
- (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- (PUD ONLY) The location and dimension of all proposed or existing lots.
- The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- The schematic of all existing and proposed streets, as well as proposed access points.
- The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable. *N/A*
- (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage. *N/A*
- A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

- (PUD ONLY) Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
- (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - (c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.
- Traffic Impact Analysis (section 35-502).
- (PUD Only) Utilities plan.
- (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- (PUD Only) Lots numbered as approved by the City.
- (PUD Only) Layout shall show where lot setbacks as required.
- Location and size in acres of school sites, as applicable. *N/A*
- The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- A stormwater management plan (section 35-B119) *Included in Plat submittal for Cedar Creek Unit #1 Plat #020330*

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

Certifying Representative:

Print Name: Trey Marsh Signature: Trey Marsh

If you have any questions please call Michael O. Herrera at 207-7900
APPLICATION REVISED June 4, 2001