CITY OF SAN ANTONIO

June 28, 2005

Mr. Lee Wright

W.F. Castella Engineers
6800 Park Ten Blv'd, Suite 180 S.
San Antonio, TX 78213

Re: Talley Road 233 (Amendment) MDP # 743A

Dear Mr. Wright:

The City Staff Development Review Committee has reviewed Talley Road 233 Master Development Plan M.D.P. # 743A (Amendment). 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 Tree Preservation at 207-1111.
- 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.
- Development Services, TIA Engineering Section has indicated as part of their conditional approval, the following conditions shall be met by the developer at the time of final plat submittal

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7873 TTY: (210) 207-7911 FAX: (210) 207-7897

1. This property is proposed to consist of 190 single family detached homes. Based on the 6th edition of the ITE trip generation Manual, this property is estimated to generate 137 peak hour trips. These trips will be distributed through one access point onto Talley Road and one access point onto the extension of the North – south arterial adjacent to the west of this property. Two additional emergency gated entries are proposed to be provided for Jaybar Ranch located southeast of this property.

   a.) At the completion of the first unit for this development, the Developer shall provide 60 feet of ROW and construct half of the Primary Arterial Type "A" for the North – South connection adjacent to the west side of the proposed development. The length just described is approximately 4600 linear feet. This will require a property dedication by the developer.

   b.) The above requirement was not adhered to during the platting stage of this particular MDP. A note has been placed on the MDP amendment #743A to rectify the need for secondary access as per UDC 35-506 (e) (7). The remaining phases shall comply with the clouded notes placed on the amended Master Development Plan, MDP #743A.

   c.) All roadways within this development shall conform to the Low speed Design Ordinance #92670.

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. will be invalid.

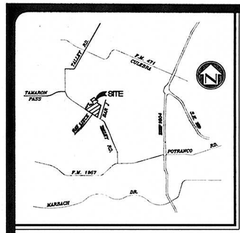
All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

Sincerely,

Roderick J. Sanchez, A.I.C.P.
Assistant Director, Development Services

cc: Sam Dent, P. E., Development Services
Richard Chamberlin, P.E., Development Services
Arturo Villarreal Jr, P.E. Strom Water Engineering

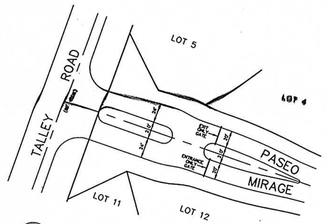


LOCATION MAP
NOT TO SCALE

APPROXIMATE UNIT SCHEDULE

UNIT	ACRES	LOTS
1	57.8	53
2	45.1	48
3	70.8	48
4	59.7	41
TOTAL	233.4	190

LINE TABLE		
LINE	BEARING	LENGTH
L1	S53°59'06"E	78.89'



GATE DETAIL "1"
NOT TO SCALE

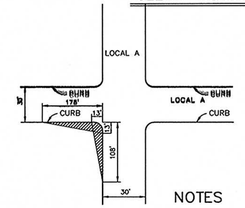
NOTES:
1. ALL STREETS SHOWN HEREON ARE PRIVATE STREETS.
2. A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS THAT ARE ADJACENT TO AN ARTERIAL OR COLLECTOR STREET.
3. H.M.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE PLAN AND/OR TXDOT REQUIREMENTS WILL BE ADDRESSED AT TIME OF PLATTING.

NOTES:
1. UNIT 4 SHALL BE CONSTRUCTED BEFORE UNIT 3.
2. PHASE "A" OF THE NORTH-SOUTH CONNECTION TO BE CONSTRUCTED WITH UNIT 4. PHASE "B" TO BE CONSTRUCTED WITH UNIT 3. DEVELOPER RESERVES THE RIGHT TO BUILD BOTH PHASE "A" & "B" WITH UNIT 4.

CLEAR VISION AREA

ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.
CURB LENGTHS: EXHIBIT G, LEFT-EQUATION A, RIGHT-EQUATION D

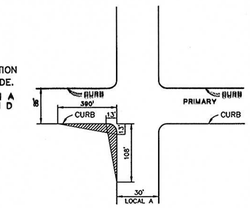
L=13 (ISD)/(13+[W/2]+K_A)-4 = 108 FT.
R=0.65 (ISD) - (W/2+K_D) = 178 FT.
ISD=300 FT. W=30 FT. K_A=7 K_D=2



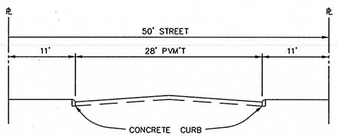
NOTES:
1. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.

ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.
CURB LENGTHS: EXHIBIT G, LEFT-EQUATION A, RIGHT-EQUATION D

L=13 (ISD)/(13+[W/2]+K^A)-4 = 108 FT.
R=0.65 (ISD) - (W/2+K^D) = 390 FT.
ISD(1)=300 FT. W=30 FT. K^A=7 K^D=2
ISD(2)=625 FT.



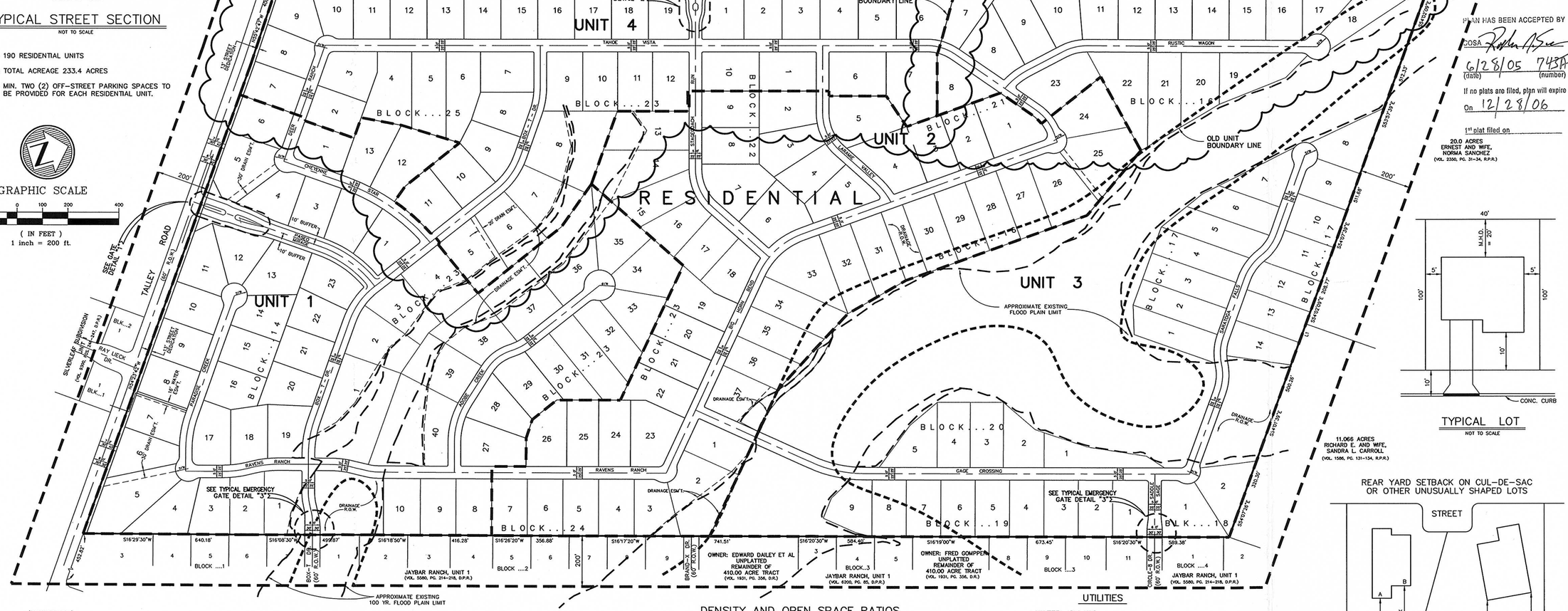
NOTES
1. ALL STREETS ARE TYPE "A" UNLESS SHOWN OTHERWISE.
2. ALL STREETS ARE PRIVATE WITH NO CONCRETE SIDEWALKS SINCE THE DENSITY IS LESS THAN 2.5 RESIDENTIAL UNITS PER ACRE AS INDICATED IN THE UNIFIED DEVELOPMENT CODE.



TYPICAL STREET SECTION
NOT TO SCALE

- 190 RESIDENTIAL UNITS
- TOTAL ACREAGE 233.4 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.


PHASE "A"
74.72 ACRES
CAMPBELLTON ROAD, LTD.
A TEXAS LIMITED PARTNERSHIP
(VOL. 8159 PG. 0542-0544, R.P.R.)
PHASE "B"
PROPOSED NORTH - SOUTH CONNECTION PER MAJOR THOROUGHFARE PLAN (120' R.O.W.)
509.994 ACRES
JOHNNY J. GASS, LOUISE A. SCHLATHER, VIOLA PETERS AND DORTHY SPEUBING GASS
(VOL. 5020, PG. 0932-0930, R.P.R.)
60' STREET DEDICATION
N16°20'46"E 516.23'
N16°11'48"E 815.04'
N16°17'56"E 795.85'
N16°30'32"E 905.21'
N16°22'54"E 495.26'
BLOCK...15
BLOCK...16
UNIT 4
SEE GATE DETAIL "2"
NEW UNIT BOUNDARY LINE
OLD UNIT BOUNDARY LINE
UNIT 2
UNIT 3
UNIT 1
RESIDENTIAL
TALLEY ROAD
TANOE
VISTA
RUSTIC WAGON
CHEVENNE
STAR
STAGECOACH
LARAMIE VALLEY
SADDLE
RAVENS RANCH
GAGE CROSSING
SILVERLEAF SUBDIVISION
RAY UECK DR.
APPROXIMATE EXISTING FLOOD PLAIN LIMIT
APPROXIMATE EXISTING 100 YR. FLOOD PLAIN LIMIT
SEE TYPICAL EMERGENCY GATE DETAIL "3"
DRAINAGE R.O.W.
DRAINAGE ESM'T.
10' BUFFER
20' DRAIN ESM'T.
BLOCK...25
BLOCK...23
BLOCK...22
BLOCK...21
BLOCK...17
BLOCK...20
BLOCK...24
BLOCK...19
BLOCK...18
S16°29'30"W 640.18'
S16°08'30"W 499.87'
S16°18'50"W 416.28'
S16°26'20"W 356.88'
S16°17'20"W 741.51'
S16°20'30"W 584.10'
S16°19'00"W 673.45'
S16°20'30"W 589.38'
S34°07'39"E 310.33'
S34°07'39"E 208.27'
S34°07'39"E 599.28'
S34°07'39"E 305.30'
S53°59'06"E 78.89'
N53°59'06"W 78.89'
N53°59'06"W 78.89'
N53°59'06"W