City of San Antonio

Department of Development Services

December 19, 2006

Jesse Valdez
MBC Engineers
1035 Central Parkway North
San Antonio, TX 78232

Re: La Ventana (Amendment) MDP # 746-A TIF

Dear Mr. Valdez,

The City Staff Development Review Committee has reviewed the La Ventana amendment Development Plan (**M.D.P. # 746-A TIF.**) Please find enclosed a signed copy for your files. Your plan was approved for acceptance; however please note the following conditions:

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.

Tree Preservation states that this project will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact call Joan Miller at (210) 207-8265.

The property must be platted in accordance to the UDC and the Major Thoroughfare Plan to reflect the approved MDP. It is suggested to work closely with the school district, so 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 you should need further assistance, please feel free to contact Michael Herrera at 210-207-7038.

Sincerely,

Fernando J. De León, P.E.
Interim Assistant Director Development Services Department
Land Development Division

LOCATION MAP

TYPICAL STREET SECTION
N.T.S.

PLAN HAS BEEN ACCEPTED BY
COSA [signature] P.E.
12/19/06 (Date) 746-A (Number)
Note; this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
12/18/08
Date

THIS PROJECT IS PART OF TIF NO. 22

NOTES:
1. SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ART. 5, DIV. 2: 35-506 (q)
2. SITE DISTANCE REQUIREMENTS WILL BE ADDRESSED DURING THE PLAT SUBMITTAL OF THIS PROJECT.
3. TOTAL PARK AREA REQUIRED = 2.03 AC.
4. R4 ZONING
5. DENSITY EQUALS 5.8 LOTS PER ACRE.

AMENDING MDP No. 746
REVISED SUBDIVISION UNIT BOUNDARYS FOR UNITS 2A, 2B, 2C & 3 AND STREET CONFIGURATION IN UNITS 2C & 3.

DEVELOPER / OWNER:
BIG FISH DEVELOPMENT
18360 BLANCO ROAD, SUITE 116
SAN ANTONIO, TEXAS 78258

234 SINGLE FAMILY RESIDENTIAL LOTS
45'x 110' TYPICAL LOT
40.587 ACRES RESIDENTIAL USE & STREETS

LAND USE SCHEDULE	EXPECTED COMPLETION DATE
UNIT-1 87 RESIDENTIAL LOTS 15.70 ACRES	COMPLETED
UNIT-2A 36 RESIDENTIAL LOTS 4.8 ACRES	COMPLETED
UNIT-2B 20 RESIDENTIAL LOTS 3.5 ACRES	NOV. 2006
UNIT-2C 35 RESIDENTIAL LOTS 6.5 ACRES	MARCH 2007
UNIT-3 56 RESIDENTIAL LOTS 10.1 ACRES	MARCH 2007

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
Tel. No. (210) 545-1122 Fax No. (210) 545-9302 www.mbcengineers.com

LA VENTANA
MASTER DEVELOPMENT PLAN No. 746A
(TIF NO. 22)

12-14-06 P03:42

REVISIONS: DATE	NO.	DESCRIPTION	BY

DESIGN S.B.B.
DRAWN J.J.R.
CHECKED
DATE SEPT. 15, 2006
JOB NO. 18229-0868
SHT. MDP

30.35.57 AM 12/14/2006 mbecook
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