



CITY OF SAN ANTONIO

September 21, 2003

Mr. Carl Bain

Bain Medina Bain, Inc.
1026 Central Parkway South
San Antonio, TX 78232

Re: Escondido Subdivision

MDP # 759

Dear Mr. Bain:

The City Staff Development Review Committee has reviewed Escondido Master Development Plan M.D.P. # 759. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- Development Services, Engineering Section has indicated as part of their conditional approval, the following improvements along the project limits are necessary and shall be provided by the developer, on or before the completion of the Escondido Subdivision, at no cost to the City of San Antonio:
 1. A northbound right-turn deceleration lane will be install as per the standards set forth by American Association of State Highway and Transportation Officials (AASHTO).
 2. A southbound left-turn lane will be installed as per the standards set forth by (AASHTO).
- This plan will have to coordinate tree preservation and streetscape standards at the time of plating.
- 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. Storm Water Management has given their conditional approval as follows:
 1. Downstream improvements will be done in lieu of paying the fee or doing detention at the time of final plat approval.
- The Parks and Recreation Department as part of their conditional approval impose the following:

Mr. Bain
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1. Prior to the recordation of the first plat filed under this Plan, a fee in-lieu of dedication in the amount of \$13,056.31 is to be paid to the Parks and Recreation department for the remaining dedication park requirements of 0.4882 acres.

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 shall 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.

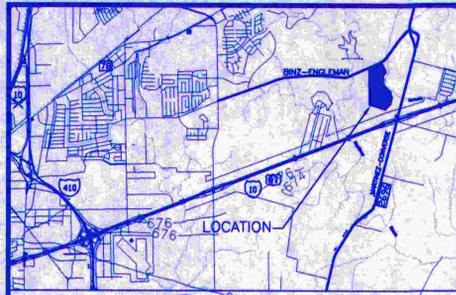
Sincerely,



Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services
John McDonald, Senior Planner Parks Department
Arturo Villarreal Jr., P.E. Storm Water Engineering
Christi Tanner E.I.T. Sr. Engineering Associate

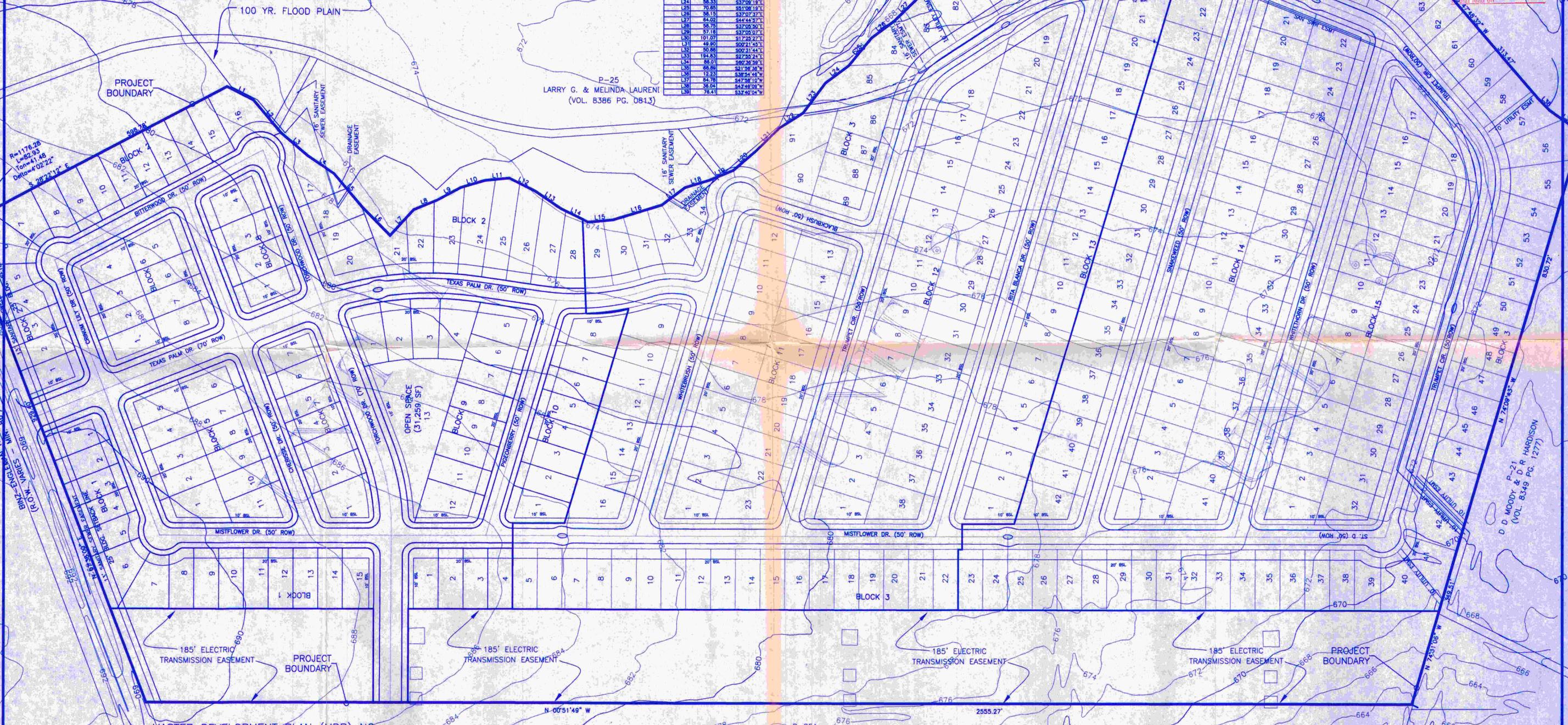


PHASING SCHEDULE
 PHASE 1-ESCONDIDO CREEK SUBD., UNIT 1-25 AC.-97 LOTS
 PHASE 2-ESCONDIDO CREEK SUBD., UNIT 2-29 AC.-131 LOTS
 PHASE 3-ESCONDIDO CREEK SUBD., UNIT 3-31 AC.-146 LOTS

NOTE:
 SIDEWALKS WILL BE INSTALLED IN
 THE PUBLIC RIGHT-OF-WAY PER
 UDC ARTICLE 5, DIVISION 2:35-506(q)

LINE	LENGTH	BEARING
L1	59.51	S29°19'33"W
L2	69.74	S48°21'06"W
L3	71.13	S32°54'24"W
L4	63.70	S32°21'21"W
L5	86.63	S48°12'22"W
L6	61.39	S44°02'24"W
L7	59.11	S48°11'30"W
L8	51.73	S23°37'41"E
L9	52.72	S28°59'39"E
L10	51.85	S14°04'21"E
L11	48.88	S08°14'21"E
L12	57.29	S24°54'12"W
L13	63.81	S32°33'35"W
L14	59.43	S24°48'22"W
L15	61.21	S08°06'01"E
L16	62.80	S17°28'21"E
L17	58.28	S37°08'40"E
L18	50.80	S17°28'46"E
L19	52.89	S24°54'12"W
L20	61.40	S41°10'09"E
L21	84.01	S44°40'23"E
L22	55.11	S32°33'35"W
L23	74.37	S37°01'11"E
L24	58.33	S37°09'19"E
L25	70.89	S37°01'11"E
L26	58.15	S37°01'11"E
L27	84.02	S44°44'57"E
L28	55.75	S37°08'30"E
L29	57.16	S37°08'30"E
L30	101.07	S17°28'22"E
L31	48.90	S02°21'45"E
L32	50.80	S03°14'44"E
L33	194.83	S27°53'24"E
L34	88.01	S40°30'59"E
L35	65.88	S11°58'38"W
L36	12.23	S38°54'48"W
L37	84.78	S47°58'10"W
L38	57.85	S43°40'04"W
L39	78.41	S32°40'04"W

P-25
 LARRY G. & MELINDA LAUREN
 (VOL. 8386 PG. 0813)



P-3J
 UTILITY TRAILER SALES
 VOL. 953 PG. 742
 PLAN HAS BEEN ACCEPTED BY
 COSA
 8/6/03 #159
 (date) (number)
 If no plats are filed, plan will expire
 On 2/19/05
 Plat filed on

OWNER/DEVELOPER:
 BRUCE CASH
 8607 WILKE LANE
 PFLUGERVILLE, TEXAS 78691

THIS MASTER DEVELOPMENT PLAN OF ESCONDIDO SUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PLANNING, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

BASIC OF BEARING:
 SUBDIVISION PLAT OF
 ALAMO CITY SPEEDWAY
 VOLUME 9544 PAGE 154

DATED THIS _____ DAY OF _____, A.D., 20____

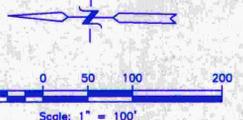
BY: _____ DIRECTOR OF PLANNING
 BY: _____ SECRETARY



TYPICAL 50' R.O.W.
 30' PAVEMENT



TYPICAL 70' R.O.W.
 44' PAVEMENT



Scale: 1" = 100'

ACREAGE: 85.050
 NUMBER OF LOTS: 374
 TYPE OF DEVELOPMENT:
 SINGLE FAMILY RESIDENTIAL
 DENSITY: 4.4 LOTS PER ACRE

ESCONDIDO CREEK SUBDIVISION
 MASTER DEVELOPMENT PLAN

PREPARED BY:
BAIN MEDINA BAIN, INC.
 ENGINEERS & SURVEYORS
 1026 Central Parkway South
 San Antonio, Texas 78232
 210/494-7223

DESIGNED BY:	CB
DRAWN BY:	HU
APPROVED BY:	CB
DATE:	MAY 2003
JOB NO.:	C-0934
SHEET	1 OF 1



City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

03 MAR 25 PM 12:40

Project ID Number:	Date Submitted:
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****Will this project be used in conjunction with a Tax Increment Financing Application (TIF): YES NO****

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881.

(Check One)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |
| | <input type="checkbox"/> Other: _____ |

Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

Project Name: Escondido Subdivision
 Owner/Agent: Bruce Cash Phone: 512-251-7872 Fax: 512-990-5609
 Address: 8607 Wilke Lane Pflugerville, TX. Zip code: 78691
 Engineer/Surveyor: Bain Medina Bain, Inc Phone: 494-7223 Fax: 490-5120
 Address: 1026 Central Parkway South San Antonio Zip code: TX. 78232

January 1, 2003

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

(Continued)

Existing legal Description (PUD Only): N/A

Existing zoning: None-ETJ Proposed zoning: R6

Projected # of Phases: 3

Number of dwelling units (lots) by Phases: Unit 1 = 104 Lots; Unit 2 = 131 Lots;
Unit 3 = 143 Lots

Total Number of lots: 378 divided by acreage: 85.05 = Density: 4.4

(PUD Only) Linear feet of street N/A Private Gated Attached
 Public Un-Gated Detached

(PUD Only) Total open space: N/A divided by total acreage: N/A = Open space N/A % N/A

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

(PUD Only) Construction start date: N/A

(PUD Only) X/Y coordinates at major street entrance: X: N/A Y: N/A

Site is over/within/includes:

Edwards Aquifer Recharge Zone: Yes No

San Antonio City Limits? Yes No

Council District: N/A School District: Judson Ferguson map grid: 586 C6

Is there a previous Master Development Plan (a.k.a.POADP) for this Site? No, only Subdivision Plat
Name Alamo City Speedway No. 970558

Is there a corresponding PUD for this site? Name N/A No. N/A

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

Name Alamo City Speedway No. 970558

Name N/A No. N/A

Name N/A No. N/A

Contact Person and authorized representative:

Print Name: Carl Bain, P.E. Signature: 

Date: 03-24-03 Phone: 494-7223 Fax: 490-5120

City of San Antonio
Planning Department
Master Development Plan Section
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;
- Certificate of agency or power of attorney if other than owner;
- 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;
- 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;
- (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);

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Planning Department
Master Development Plan Section
Technical Review

(Continued)

- (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;
- 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.
- (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.
- 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.
- 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:
 - (PUD ONLY)
 - (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.

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Technical Review
(Continued)

- 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.
- 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)

I certify that the _____ Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Carl Bain, P.E. Signature:  Date: 03-24-03

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7873
APPLICATION REVISED January 1, 2003

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 MAR 25 PM 12:41