CITY OF SAN ANTONIO

March 22, 2004

Mr. Josh Cude P.E.

M.W. Cude Engineers, L.L.C.
10325 Bandera Road
San Antonio, TX 78250

Re: The Park at University Hills Subdivision (Amended) MDP # 767-A

Dear Mr. Cude:

The City Staff Development Review Committee has reviewed The Park at University Hills Subdivision (Amended) Master Development Plan M.D.P. # 767-A. 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 207-70278.
- 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.

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

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) 207-7873.

Sincerely,

Roderick J. Sanchez, AICP
Development Services, Assistant Director

RS/MH. Jr.

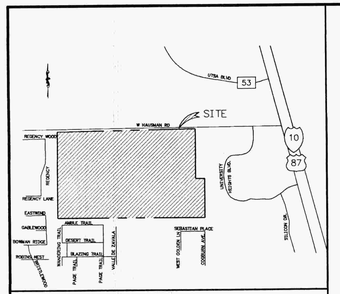
cc: Richard De La Cruz, P.E. Senior Engineer Development Services
John McDonald, Senior Planner Parks Department
Arturo Villarreal Jr., P.E. Storm Water Engineering
Christina De La Cruz, P.E. Bexar County

THE PARK AT UNIVERSITY HILLS SUBDIVISION

MASTER DEVELOPMENT PLAN # 767A

DATE : FEB., 2004

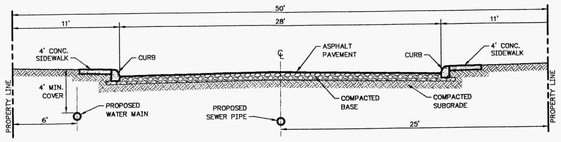
RECEIVED
04 MAR PM 3:59
LAND DEVELOPMENT SERVICES DIVISION



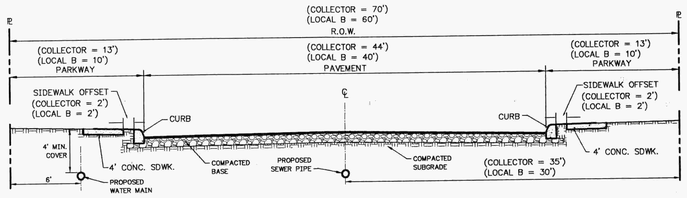
LOCATION MAP N.T.S.

SCALE: 1" = 200'

200 0 100 200



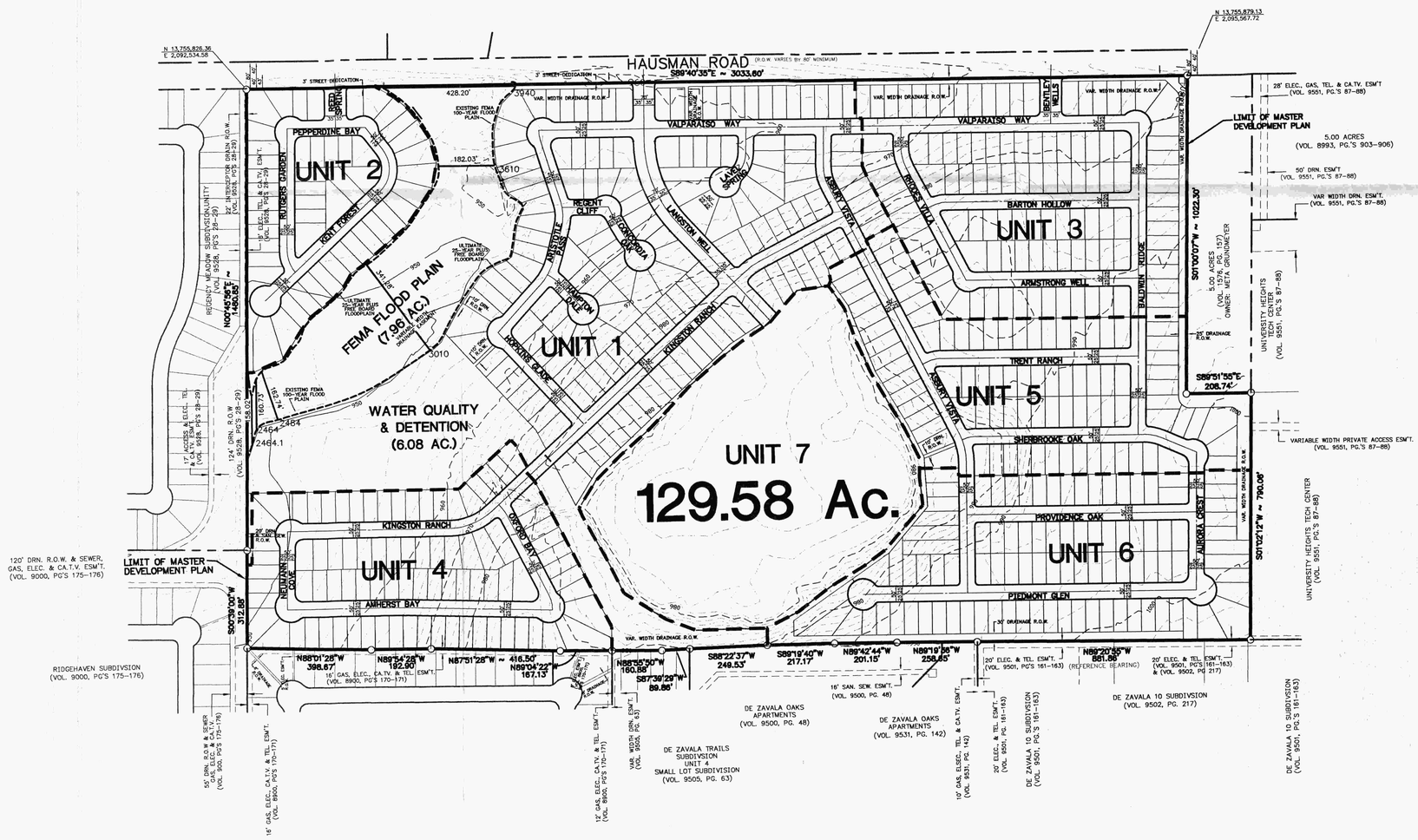
TYPICAL LOCAL "A" STREET CROSS-SECTION



TYPICAL COLLECTOR & LOCAL B STREET CROSS SECTION

DEVELOPMENT SUMMARY				PHASING
ITEM	ACRES	# UNITS	DU./Ac.	SEQUENCE
UNIT 1	26.89	135	5.02	1
UNIT 2	8.73	49	5.61	2
UNIT 3	17.96	112	6.24	3
UNIT 4	13.01	85	6.53	4
UNIT 5	17.26	98	5.68	5
UNIT 6	14.42	91	6.31	6
UNIT 7	17.26	–	–	6
WATER QUALITY/DETENTION	6.08	–	–	–
FEMA FLOOD PLAIN	7.96	–	–	–
TOTAL DEVELOPMENT	129.58	570	4.38	–

OPEN SPACE CALCULATION METHOD: 570 OF LOTS x 0.009 = 5.13 AC. REQUIRED
PERCENTAGE OF OPEN SPACE = 16.91%



LEGAL DESCRIPTION

129.575 ACRES OF LAND IN THE CITY OF SAN ANTONIO, N.C.B. 14861 BEING ALL OF THE REAL PROPERTY DESIGNATED AS TRACT 2 (129.636 ACRES OF LAND) AS DESCRIBED BY DEED RECORDED IN VOLUME 6527, PAGES 828-831, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE ANSELMO PRU SURVEY NO. 20, ABSTRACT NO. 574, COUNTY BLOCK 4766, BEXAR COUNTY, TEXAS.

NOTE:

SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. PER UDC REQUIREMENTS.

CUL-DE-SAC STREETS LONGER THAN 500 L.F. SHALL ADHERE TO THE CSA U.D.C. MINIMUM 30' PAVEMENT REQUIREMENT.

ORIGIN OF STATE PLANE COORDINATES NGS MARK MILLER PID AY0121

NON-RESIDENTIAL TRACT SET ASIDE AS POTENTIAL PARK SPACE.

STREETSCAPE WILL BE INSTALLED ALONG THE HAUSMAN R.O.W. AND ALONG THE COLLECTOR TYPE STREETS WITHIN THE DEVELOPMENT.

AS A CONDITION OF THE MASTER DEVELOPMENT PLAN APPROVAL, LEFT TURN LANE IMPROVEMENTS ON HAUSMAN ROAD WILL BE CONSTRUCTED AT THE TIME OF DEVELOPMENT OF UNIT 3.

LEGEND:

- MDP LIMITS
- PHASE LIMITS
- 8' HIGH PERIMETER FENCE
- EXISTING FEMA 100-YEAR FLOOD PLAIN
- ULTIMATE 25-YEAR PLUS FREE BOARD FLOODPLAIN
- VARIABLE WIDTH DRAINAGE EASMENT

PLAN HAS BEEN ACCEPTED BY
CSA
3.22.04 767-A
(date) (number)
If no plats are filed, plan will expire
On 9/21/05
1st plat filed on

PLANNING DIRECTOR DATE

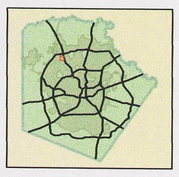
OWNER & DEVELOPER
CENTEX REAL ESTATE CORP.
16414 SAN PEDRO, STE 700
SAN ANTONIO, TEXAS 78232
CONTACT PERSON: RICK PIERCE
PHONE: (210) 496-1985
FAX: (210) 828-0449

THE PARK AT UNIVERSITY HILLS SUBDIVISION
MASTER DEVELOPMENT PLAN

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
(210) 681-2951
INFO@MWCUDE.COM
WWW.MWCUDE.COM
FAX: (210) 523-7112

DATE	REVISION
3/2/04	CSA COMMENTS

DRAWN BY: C.R.D.	DATE: 1/5/04	SHEET 1 OF 1	P4
CHECKED BY: I.J.C.	JOB NO.: 197400		



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

"This Geographic Information System Product, received from The City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the City of San Antonio in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient."

"Please contact the responsible City of San Antonio Department for specific determinations."

City of San Antonio Planning Department GIS Manager: Dale Woodruff, dwoodruff@sanantonio.gov. Maps may be ordered at: (210) 207-7873

Map Created by: C.B. Barrientez Jr.
Map Creation Date:3-3-04
Map File Location: C:/Arcview/MDP-2/The Park at University Hills Subd MDP.mxd
PDF File Name: C:/Arcview/PDF/2004/March/0403GC04.pdf

Legend

- The Park at University Hills Subd MDP
- 100 Year Floodplains (2002)
- San Antonio City Limits
- Major Thoroughfare
- Major Roads
- Expressways
- Lakes

City of San Antonio

MASTER DEVELOPMENT PLAN

0 100 200 400 600
Feet

2003-Imagery

City of San Antonio Planning Department
Emil R. Moncivais, AICP, AIA
Director, Planning Department
Development & Business Service Center
1901 S. Alamo - 2nd Floor
San Antonio, Texas 78204

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

Date: 2/20/04

Case Manager:	File Number:
Robert Lombrano , Planner II (Even File number) (210) 207-5014, rlombrano @sanantonio.gov Ernest Brown, Planner II (Odd file Number) (210) 207-7207, ernestb@sanantonio.gov	MDP #767 A

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 ate 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, (Indicate TIF Project Name on all submissions).

(Check One)

☒ Master Development Plan (MDP) (Formerly POADP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Flexible Development District
- ☐ Urban Development (UD)
- ☐ Rural Development (RD)
- ☐ Farm and Ranch (FR)
- ☐ Mix Light Industrial (MI-I)

☐ P.U.D. Plan
☐ Mixed Used District (MXD)
☐ Military Airport Overlay Zone (MAOZ)
☐ Manufactured Home Park Plan (MHPP)
☐ Manufactured Home Park Plan (MHPP)

☐ 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: The Park at University Hills Subdivision (REVISON) (767A)

Owner/Agent: Centex Real Estate Corporation Phone:(210)496-1985 Fax: (210)828-0449

Address: 16414 San Pedro, Ste. 700 San Antonio, TX Zip code: 78232

Engineer/Surveyor: M.W. Cude Engineers, L.L.C. Phone: (210)681-2951 Fax: (210)523-7112

Address: 10325 Bandera Road San Antonio, TX Zip code: 78250

Contact Person Name: Josh Cude /. Sandi Vicars E-mail: joshcude@mwcude.com / svicars@mwcude.com

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

(Continued)

Existing legal Description:
NA

Projected # of Phases: 6

Number of dwelling units (lots) by Phases: 570 total lots (U-1=135 lots; U-2=49 lots; U-3=112 lots; U-4=85 lots; U-5=98 lots; U-6=91 lots;

Total Number of lots: 570 divided by acreage: 129.89 = Density: 4.38

(PUD Only) Linear feet of street NA ☐ Private ☐ Gated ☐ Attached
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: NA divided by total acreage: _____ = Open Space _____%

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

(PUD Only) Construction start date: NA

(PUD Only) X/Y coordinates at major street entrance: X: NA Y: _____.

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☒ Yes ☐ No

Council District: 8 School District: Northside I.S.D. Ferguson map grid: 514/C6

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?
Name The Park at University Hill Subdivision No. 767

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

Plats associated with this Master Development Plan (a.k.a.POADP) or site?
Name The Park At University Hills Subd., Unit 1 No. 040143
Name _____ No. _____
Name _____ No. _____

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review

☒ Name of the Master Development Plan or P.D.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);

NA (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;

NA (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 comer 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;

NA (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

City of San Antonio
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)

NA (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 ofthe pedestrian circulation system including walkways and bicycle paths where applicable.

NA (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%,21-300/0, 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.

NA 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.

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

☒ Traffic Impact Analysis (section 35-502). **PREVIOUSLY APPROVED**

NA (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.

NA (PUD Only) Lots numbered as approved by the City.

NA (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-BII9) **PREVIOUSLY APPROVED**

Owner or Authorized Representative:

I certify that the The Park At University Hills Subdivision Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: Rick Pierce Signature: _____

Date: _____ Phone: 496-1985 Fax: 828-0449 E-mail: _____

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038

October 16, 2003