CITY OF SAN ANTONIO

October 18, 2005

Mr. Frederick McNealy, P.E.

Vickery & Associates, Inc.
12940 Country Parkway
San Antonio, TX 78216

Re: Wolf Creek (Amending) MDP # 771 A

Dear Mr. McNealy:

The City Staff Development Review Committee has reviewed Wolf Creek Master Development Plan (Amending) M.D.P. # 771 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.

- Development Services, 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:

  1. Right-turn deceleration lanes on all proposed roadways, Loop 1604 and Marbach Road.

  2. Collectors connecting to Loop 1604 and Marbach.

  3. Local B streets shall not have any houses fronting.

  4. All Roadways shall conform to Table 506-1: Functional Classification System Description.

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All Local A streets shall follow the regulations in the Uniform Development Code for traffic calming and sight distance. The street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.

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

- 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.

- Parks cites Wolf Creek is a proposed subdivision of 583 single-family dwelling units. Per UDC section 35-503(b) Table 503-1 single family development is required to provide 1 acre of open/park space per 70 dwelling units. The total open/park space required is 8.3 acres. A total of 1.8 acres has been provided of parkland. This subdivision has vested rights under VRP# 03-07-094.

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.

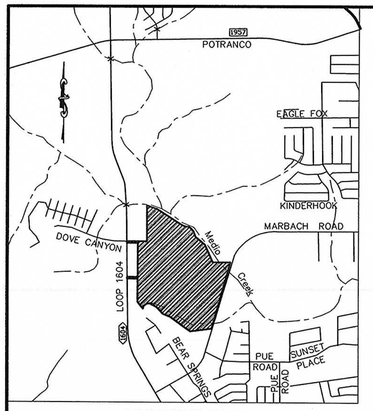
If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

Roderick J. Sanchez, AICP
Assistant Development Services Director

cc: Sam Dent, P.E. Chief Engineer, DSD
Richard Chamberlin, P.E. Senior Engineer Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering

MDP ID # 771-A



LOCATION MAP

SCALE: 1"=200'

(IN FEET)
1 inch = 200 ft.

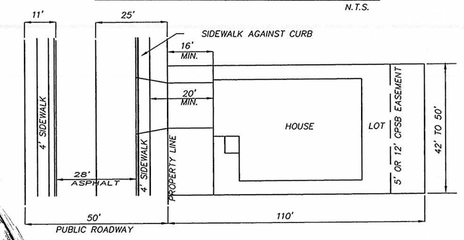
GRAPHIC SCALE

LEGEND

- BOUNDARY
- UNIT BOUNDARY
- FLOODPLAIN ESMT LIMITS
- ESMT EASEMENT
- HIGHLINE TOWER

TYPICAL STREET SECTION

N.T.S.



TYPICAL LOT SITE PLAN

N.T.S.

THIS PLAN HAS BEEN ACCEPTED BY CITY OF SAN ANTONIO

CHAIRMAN DATE

SECRETARY DATE

THIS PLAN HAS VESTED RIGHTS UNDER VESTED RIGHTS PERMIT NO. 03-07-094

NOTE:
FUTURE R.O.W. DEDICATIONS WILL BE COMPLIED WITH AT TIME OF PLATTING.

UTILITIES

WATER - BEXARMET
SEWER - SAWS
ELECTRIC - C.P.S.B.

LAND USE
TOTAL LAND AREA: 185.50 ACRES

UNIT	AREA	LOTS	DENSITY
UNIT-1	15.06 ACRES	77 LOTS	5.11 UNITS/ACRES
UNIT-2	13.98 ACRES	73 LOTS	5.22 UNITS/ACRES
UNIT-3	16.44 ACRES	78 LOTS	4.74 UNITS/ACRES
UNIT-4	17.67 ACRES	86 LOTS	4.87 UNITS/ACRES
UNIT-5	14.06 ACRES	70 LOTS	4.98 UNITS/ACRES
UNIT-6	16.84 ACRES	57 LOTS	3.38 UNITS/ACRES
UNIT-7	15.95 ACRES	80 LOTS	5.02 UNITS/ACRES
UNIT-8	11.37 ACRES	62 LOTS	5.45 UNITS/ACRES
SUBTOTAL:	121.37 ACRES	583 LOTS	4.85 UNITS/ACRES
	7.70 ACRES	COMMERCIAL	
	1.18 ACRES	PARKLAND	
	48.55 ACRES	FLOODPLAIN/REMAINDER	
	6.70 ACRES	CPS ESMT REMAINDER	
TOTAL:	185.50 ACRES		

PARK AND OPEN SPACE REQUIREMENTS:

NONE REQUIRED - PROPERTY HAS VESTED RIGHTS (VRP# 03-07-094) TO MAY 8, 1981

1.18 ACRES PROVIDED

GENERAL NOTES

1. A 4 FT. WIDE SIDEWALK TO BE PROVIDED FOR PEDESTRIAN ACCESS, ON ALL PROPOSED ROADWAYS.
2. CLEAR VISION AREA TO FOLLOW REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
3. ALL STREETS SHOWN HEREIN ARE 50' RIGHT OF WAY PUBLIC STREETS, UNLESS OTHERWISE INDICATED.
4. PROPERTY LIES OUTSIDE CITY OF SAN ANTONIO LIMITS AND INSIDE BEXAR COUNTY, TEXAS.
5. TYPICAL LOT SIZES ARE 42' TO 50' X 110' AS SHOWN.
6. LOT SIZES MAY CHANGE DEPENDING ON MARKET DEMAND.
7. SOUTHWEST INDEPENDENT SCHOOL DISTRICT.
8. NO RESIDENTIAL DRIVEWAY ACCESS IS PERMITTED TO COLLECTOR STREET.
9. SOURCE OF BEARINGS ARE REFER FROM THE PLAT RECORDED IN VOLUME 9540, PAGE 179 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (N 17° 12' 52" E)
10. FLOODPLAINS SHOWN AS THE GREATER OF THE 100-YR ULTIMATE FLOODPLAIN OR THE 25-YR ULTIMATE FLOODPLAIN WITH FREEBOARD (SEE SWMP FOR DETAILED DRAINAGE STUDY)
11. SITE IS NOT OVER OR WITHIN EDWARDS AQUIFER RECHARGE ZONE.

Legal Description:

A 185.5-ACRE TRACT OF LAND OUT OF A 558.649 ACRE TRACT DESCRIBED IN CONVEYANCE TO CONCORD WEST CORPORATION, RECORED IN VOLUME 6497, PAGE 1996-2003 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE WILLIAM T. NEIL SURVEY NO, 62, ASTRACT 544, COUNTY BLOCK 5197 OF BEXAR COUNTY, TEXAS.

DEVELOPMENT SERVICES
2005 OCT 11 P 2:53

PLAN HAS BEEN ACCEPTED BY
DOSA
10/18/05 (date) 771-A (number)
If no plats are filed, plan will expire
On 4/9/07
1st plat filed on

OWNER

DR HORTON
CONTINENTAL HOMES OF TEXAS, L.P.
211 N. LOOP 1604 E., SUITE 130
SAN ANTONIO, TEXAS 78232
210-496-2668

DEVELOPER

CB/WIND GATE RANCH, LTD.
PO BOX 6862
SAN ANTONIO, TEXAS 78209
210-541-1413

ENGINEER

VICKREY & ASSOCIATES, INC.
12940 COUNTRY PARKWAY
SAN ANTONIO, TEXAS 78216
210-349-3271

NOTE: THIS PLAN INCLUDES MINOR AMENDMENTS PER UDC ARTICLE 4, DIVISION 2, 35-412(g). AMENDMENTS INCLUDE PHASING, OWNERSHIP & INTERNAL STREET PATTERN

REVISED DATE: 1/6/04
THIS MODIFICATION WAS PREPARED ON: 10/6/05

NO.	DATE	DESCRIPTION
5	10/11/05	CLOJ UNITS 6, 7 & 8 PER CHANGES AND COMMENTS FROM MDP REVIEW
4	10/6/05	REVISED UNIT 7 & 8 BOUNDARIES, REVISED DEVELOPER/OWNER INFO
3	1/6/04	REVISED PER COMMENTS FROM MDP NO. AND ROW DEDICATION NOTE
2	10/9/03	REVISED 1604 SOUTH ENTRY STREET
1	9/29/03	REVISED 1604 SOUTH ENTRY STREET ROW

REVISIONS

DRAWN BY:
CHECKED BY:
APPROVED BY:
FILE NO.
FILE LOCATION:

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
12940 Country Parkway
San Antonio, Texas 78216
Voice: (210) 349-3271 Fax: (210)349-2561

MASTER DEVELOPMENT PLAN
WOLF CREEK SUBDIVISION
Bexar County, Texas

PLAT NO.
DATE: AUGUST 2003
SCALE
Vertical 1"=200
Horizontal NA
0 100 200 300

SHEET 1 OF 1

PROJ NO. 1893-009

DRAWING FILE: M:\1893-009\dwg\ms_master\ms_mdp-100505.dwg