CITY OF SAN ANTONIO

June 7, 2005

Mr. Paul Mersserli, P.E.

Carter Burgess, Inc.
911 Central Parkway North, Ste, 425
San Antonio, Tx. 78232

Re: Hillcrest Subdivision (Amendment) MDP # 787A

Dear Mr. Mersserli:

The City Staff Development Review Committee has reviewed Hillcrest Subdivision (amendment) Master Development Plan, M.D.P. # 787A. Please find enclosed a signed copy for your files. Your plan was accepted, however, please note the following:

- The acceptance of this Master Development Plan # 787A is confined to the boundary limits of the site. Any projection(s) of future roadways outside the boundaries does not infer any set alignment of future roadways. All major arterials and streets shall follow all regulations.

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.

- Storm Water Engineering has reviewed this MDP and cites the following:

    - Eligible for Regional Storm Water Management Participation (FILO)
    - The information submitted is based upon the Unified Development Code (UDC) for the City of San Antonio, as it exists today. If the Code changes between now and when the actual submittal of the plat occurs for the site, the submittal will be reviewed under the latest Code requirements.
    - Storm Water Engineering is not responsible for informing the engineer when such Code changes occur. This is not a blanket approval for the property to be allowed to pay the Storm Water Participation fee instead of providing on-site detention.
    - The Watershed Master Planning for the City of San Antonio and Bexar County is ongoing process and is subject to change at any time. Any changes resulting in flooding downstream from the proposed development could alter this department's decision.

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

- Streets and Drainage have reviewed this MDP with the following comments:

    - Whether detention is required or not will be determined by Public Works Storm Water Engineering during the platting process. If detention is required, then the construction plans and calculations for the pond will be reviewed by Development Services at the technical reviewing stage and will have to follow the Unified Development Code.
    - It should also be understood that this is a conceptual plan that all UDC requirements will be implemented for all plats, within the limits of this MDP, at the technical reviewing stage. This includes such items as intersection sight distances, street design and pavement requirements, traffic calming, cul-de-sac requirements, and right-of-way requirements.

- The Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Hillcrest Master Development Plan (MDP). The analysis is in compliance with TIA Ordinance 91700.

  The proposed Hillcrest Subdivision is located at the northwest corner of US 90 West at Loop 1604 Interchange, approximately 11 miles west of downtown San Antonio. The proposed development consists of single-family residences and is projected to develop in seven units. Full build-out is projected to be completed in five years.

  Loop 1604 provides regional access to the development. Loop 1604 and Cagnon Road each provide primary and secondary access to the site. Project roads along Loop 1604 and Cagnon Road provide direct access to the various sections of the residential subdivision.

  The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of the Hillcrest Development, at no cost to the City of San Antonio:

    - The Developer shall provide 35 feet of ROW from the centerline of Cagnon Road (Collector) and it is recommended that the developer construct 22 – feet of pavement adjacent to the proposed project limits as shown on the MDP.
    - Construction of an internal collector street system. Collector streets with 70-feet of ROW and 44-feet of pavement shall have no houses fronting.
    - All Roadways shall conform to Table 506-1: Functional Classification System Description.

- All roadways accessing Loop 1604 shall have right turn deceleration lanes as per TxDOT standards.

TxDOT currently has Loop 1604 under construction from Culebra to US 90 on the south side. This project will create a 4-lane divided roadway and includes the installation of a traffic signal at Marbach and Loop 1604. Pape-Dawson Engineers has completed the design work for the Loop 1604 project. The contractor should begin work on the section from SH 151 to US 90 sometime in the early 2004.
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 streets shall follow all regulations for traffic calming and sight distance requirements. 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.

- This development does comply with tree preservation ordinance per UDC section 35-B125 and Table 35-B101. This project will be subject to the Streetscape standards and the 2003 Tree Preservation Ordinance. For information about these requirements you can contact the Tree Preservation Department at 207-0278.

- Parks and Recreation recommends approval with the following conditions.

  - Applicant applies for and receives a variance of the one-acre minimum size requirement for Park Area I in Unit 1.
  - The following improvements are to be constructed within the Park Area 1:
    1. Recreation/Community Center with a minimum of 1,000 square feet.
    2. Swimming Pool with minimum surface area of 2,500 square feet.
    3. Two picnic units. Each unit must consist of a picnic table, benches, cement slab, and garbage receptacle. Tables and benches must be concrete or metal.
    4. Landscaping: Planting of five trees. Each tree must have a minimum caliper of two (3) inches. Applicant may plant a minimum of two of the following species: Cedar, Elm, Live Oak, Red Oak, Chinquapin Oak, or Monterrey Oak.
    5. Tree lined streets. Applicant shall plant additional trees within the park parallel to all right-of-ways. Trees are to be planted approximately 35 feet on center and must meet the requirements listed in Section 2d above.
    6. Parking lot as detailed on submitted site plan.

- The development of a Park Area 2, a minimum size of 2.9 acres, in Unit 5B with the following improvements:

    1. An Open Play Area. This area is to be a minimum of 20,000 square feet of unobstructed space with a maximum slope of five (5) percent, and a minimum width of 100 feet. Common Bermuda or similar turf grass to be established in this area.
    2. Six picnic units. Each unit must consist of a picnic table, benches, cement slab, and garbage receptacle. Tables and benches must be concrete or metal.
    3. Landscaping. Planting of 14 trees. Each tree must have a minimum caliper of two (3) inches. Applicant may plant a minimum of two of the following species: Cedar Elm, Live Oak, Red Oak, Chinquapin Oak, or Monterrey Oak.
    4. Tree lined street. Applicant shall plant additional trees within the park parallel to all right-of-ways. Trees are to be planted approximately 35 feet on center and meet the requirements listed in Section 2d above.
    5. Playground. Playground specifications to be detailed by City platting.

- If a previously unidentified archaeological site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

- It will be expected that you will plat all of the property depicted in your Master Development Plan (MDP) 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.

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 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
Development Services, Assistant Director

RS/MH. Jr.

Cc: Sam Dent, P. E., Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering
Christina De La Cruz, P.E. Bexar County

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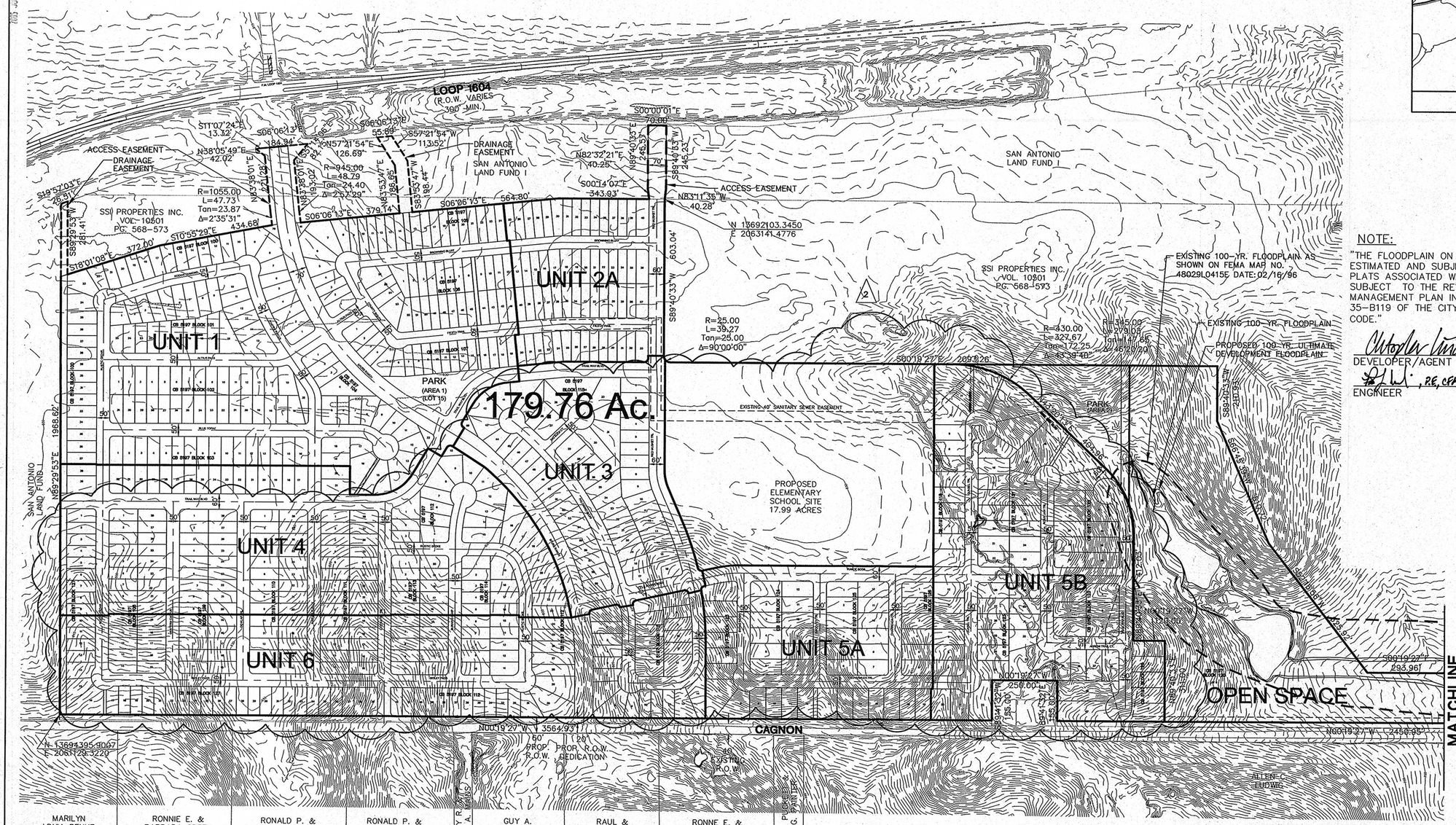

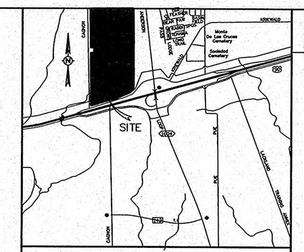

LEGEND

- 100 YR FEMA FLOODPLAIN
- PROP. 100 YR ULTIMATE DEVELOPMENT FLOODPLAIN

NOTE:

"THE FLOODPLAIN ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SANANTONIO UNIFIED DEVELOPMENT CODE."

DEVELOPER/AGENT — DATE 6/6/05

ENGINEER, P.E., CFM — DATE 6/6/05

NO.	DATE	REVISION	BY
2	5/20/05	ADDED SCHOOL/MODIFIED UNIT BOUNDARIES	RNT
1	10/08/04	REVISED NEW STREET NAMES	PRM

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Consultants in Engineering, Architecture, Construction Management and Related Services
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San Antonio, Texas 78232
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REVISED MASTER DEVELOPMENT PLAN

HILLCREST SUBDIVISION

PULTE HOMES OF TEXAS LP.
823 NAKOMA DR. EAST, SUITE 101
SAN ANTONIO, TX. 78131

OWNER & APPLICANT
PULTE HOMES OF TEXAS. L.P.
CONTACT PERSON: BART SWIDER
823 NAKOMA DR. EAST, STE. 101
SAN ANTONIO, TX., 78231
TEL: (210) 496-2066
FAX: (210) 494-9076

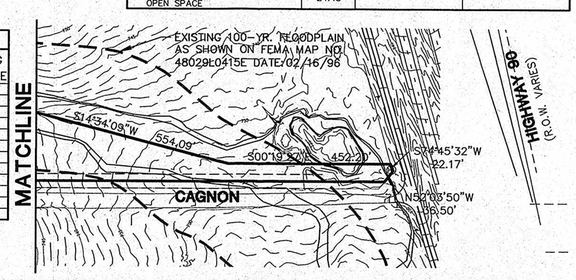
CIVIL ENGINEER
CARTER & BURGESS, INC.
CONTACT PERSON: BILLY CLASSEN, P.E.
911 CENTRAL PARKWAY N. SUITE 425
SAN ANTONIO, TEXAS 78231-5065
TEL: (210) 494-0088
FAX: (210) 494-4525
URL: WWW.C-B.COM

PLAN HAS BEEN ACCEPTED BY COSA
6/7/05 (date) 787A (number)
If no plats are filed, plan will expire On 12/7/06
1st plat filed on

BEING 179.76 ACRES OF LAND OUT OF THE WILLIAM NEIL SURVEY NO. 62, ABSTRACT NO. 544, COUNTY BLOCK 5197, IN BEXAR COUNTY, TEXAS, AND ALSO BEING OUT OF A 276.472 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 10,000, PAGE 1557 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF A 36.332 ACRE REMAINDER TRACT OF LAND AS RECORDED IN VOLUME 6051, PAGE 284, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

PARKS & OPEN SPACE			
ITEM	ACRES	IMPROVEMENTS	TOTAL ACRES/ CREDIT ACRES
PARK AREA #1(ACTIVE OPEN SPACE)	0.80	4.00 AC	4.80 AC
PARK AREA #2(ACTIVE OPEN SPACE)	2.90		2.90 AC
OPEN SPACE (PASSIVE OPEN SPACE)	20.75		
TOTAL ACTIVE AND PASSIVE OPEN SPACE	24.45		

DEVELOPMENT SUMMARY				
ITEM	ACRES	# UNITS	DU./Ac.	PHASING SEQUENCE
UNIT 1	35.66	198	5.55	1
UNIT 2A	8.80	57	6.48	2
UNIT 3	13.44	59	4.39	3
UNIT 4	24.05	143	5.95	4
UNIT 5A	11.79	49	4.16	5
UNIT 5B	20.95	79	3.77	6
UNIT 6	22.63	135	5.97	7
PROPOSED ELEMENTARY SCHOOL	17.99	–	–	–
OPEN SPACE	20.75	–	–	–
PARK 1	2.90	–	–	–
PARK 2	0.80	–	–	–
TOTAL DEVELOPMENT	179.76	720	4.01	



NOTE:

1.) SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE REQUIREMENTS.

2.) ORIGIN OF STATE PLANE COORDINATES: N.A.D. 83/HARN 93 COORDINATES. ALL DISTANCES SHOWN ARE SCALED TO SURFACE USING COMBINATION SCALE FACTOR OF 0.999837.

3.) ADJACENT UNITS TO CAGNON ROAD WILL ADDRESS THE R.O.W. DEDICATION TO CAGNON ROAD DURING THE PLATTING STAGE.

4.) NO EXISTING STREETS ARE LOCATED ADJACENT TO CAGNON ROAD ALONG THE LIMITS OF THE PROPOSED HILLCREST MDP. PROPOSED STREETS ADDRESS THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE SECTION 35-506 E(2).

5.) ADJACENT UNITS TO TxDOT R.O.W. WILL BE SUBMITTED TO TxDOT FOR REVIEW DURING THE PLATTING STAGE.

MINOR AMENDMENT: THE CHANGES ON THIS AMENDED MDP ARE REVISIONS IN UNIT BOUNDARIES, ENTRANCES, AND DEDICATION OF LAND TO SCHOOL.

HILLCREST SUBDIVISION MASTER DEVELOPMENT PLAN #: 787A

DATE: 08/22/03

RESUBMITTED: 05/17/05

DATE: 05/16/05
DRAWN BY: WPF
DESIGNED BY: WPF
CHECKED BY: PRM
REVIEWED BY: PRM
PROJECT NUMBER: 310031.142

SHEET 1 OF 1

Drawing Name: M:\310031-142 Pulte - Hwy 1604 & 90\dwg\MDP\Hillcrest MDP.dwg
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