CITY OF SAN ANTONIO

July 14, 2006

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

Re: Monticello Ranch Subdivision (Amendment) MDP # 790-B

Dear Mr. Cude:

The City Staff Development Review Committee has reviewed Monticello Subdivision Master Development Plan (M.D.P.) # 790B (Amendment). 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 # 790B is confine 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.

- 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.

- The above referenced MDP is approved by with the following conditions:

  The following issues should be addressed during the respective platting process:

  a. Provide resolution for Street Link that exceeds block length standards in Unit 3.
  b. Provide transition length for change from Local B to Local A in Unit 2.
  c. Evaluate need for detention pond outfall easement.

  It should be understood that this is a general review of a conceptual plan and that ***all*** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

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

- This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

  This project will be subject to:

  1. 1997 Tree Preservation ordinance

  2. Streetscape standards

  3. 2003 Tree Preservation ordinance

  A TREE PRESERVATION PLAN IS APPROVED FOR THIS MDP.

  Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or building permit stages.

- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) to include: flood plains, drainage areas and open space.

I would encourage you to work closely with the school district, so that they can plan accordingly.

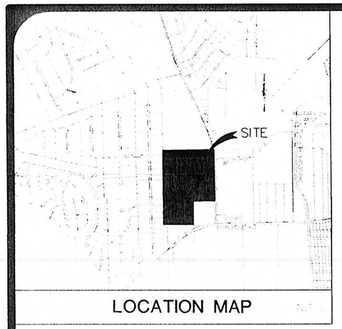
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan, and Major Thoroughfare Plan for the City of San Antonio.

Sincerely,

Roderick J. Sanchez, AICP
Assistant Development Services Director

cc: Sam Dent, P.E., Development Services
Todd Sang, Civil Engineer Assistant Bexar County



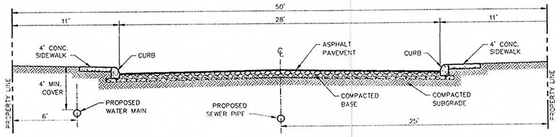
LOCATION MAP

SCALE: 1" = 200'

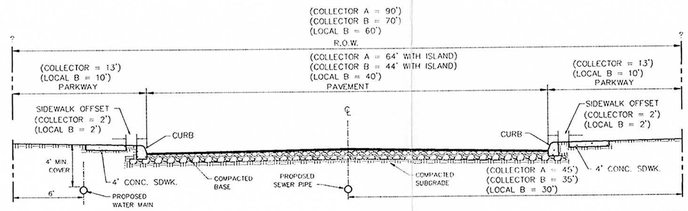
AMENDMENTS

A. REVISIONS INCLUDE RECONFIGURATION OF UNIT BOUNDARIES & IS CLASSIFIED AS A MINOR AMENDMENT PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE SECTION 35-414(G)(2).

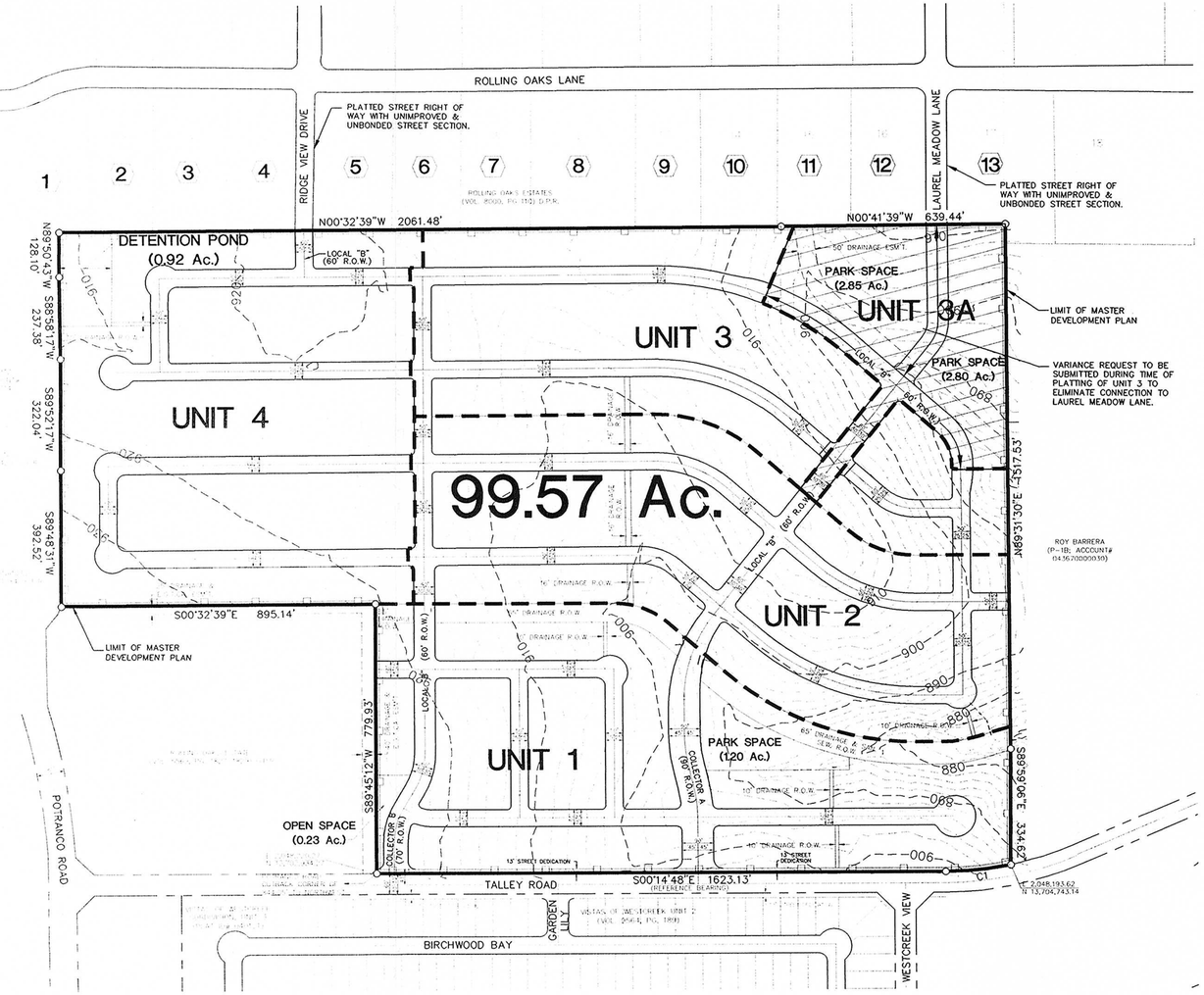
B. REVISIONS INCLUDE RECONFIGURATION OF UNIT BOUNDARIES & IS CLASSIFIED AS A MINOR AMENDMENT PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE SECTION 35-414(G)(2).



TYPICAL LOCAL "A" STREET CROSS-SECTION



TYPICAL COLLECTOR & LOCAL "B" STREET CROSS SECTION



LEGAL DESCRIPTION

99.57 ACRES OF LAND OUT OF A 116.77 ACRE TRACT RECORDED IN BEXAR COUNTY DEED AND PLAT RECORDS, VOLUME 5569, PAGE 1827; BEING OUT VICENTE HERNANDEZ SURVEY NO. 200-¾, ABS. NO. 1181, COUNTY BLOCK 4356 AND THE ANTONIO MONTELVO SURVEY NO. 200-⅛, ABS. NO. 539, COUNTY BLOCK 4253, BEXAR COUNTY, TEXAS.

NOTE:

1. CUL-DE-SAC STREETS LONGER THAN 500 L.F. SHALL ADHERE TO ALL REQUIREMENTS OF UDC SECTION 35-506(d)(6)(B).
2. ORIGIN OF STATE PLANE COORDINATES NGS MARK MILLER PID AY0121
3. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
4. THE PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
5. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
6. WATER SERVICE WILL BE PROVIDED BY BEXAR METROPOLITAN WATER DISTRICT.
7. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
8. IF ACCESS TO A GARAGE OR CARPORT IS PROVIDED FROM THE FRONT OR SIDE OF A LOT, THEN THE GARAGE/CARPORT SHALL MAINTAIN A TWENTY (20) FOOT SETBACK FROM THE BACK OF THE SIDEWALK, OR CURB IF THERE IS NO SIDEWALK, AS MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY AS DEFINED IN UDC SECTION 35-506(d)(5).
9. A VARIABLE SIGHT DISTANCE CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, 2001 EDITION OR LATEST VERSION THEREOF.
10. ALL INTERIOR STREETS ARE 50' RIGHT-OF-WAY WITH 28' PAVEMENT UNLESS OTHERWISE NOTED.
11. A 4 FT. SIDEWALK TO BE PROVIDED FOR PEDESTRIAN ACCESS ON ALL PROPOSED ROADWAYS.
12. ALL STREETS SHOWN HEREIN ARE PUBLIC STREETS.
13. NORTHSIDE INDEPENDENT SCHOOL DISTRICT
14. THE PROPERTY IS NOT WITHIN THE LIMITS OF THE 100 YEAR FEMA FLOOD PLAIN.

07-13-06A10:31 RCVD

PROPERTY OWNERSHIP:

1. SIEVERS, CHARLES L. & BILLIE O., REVOCABLE L/TR
2. PELTER, RODULPHE L. & BERNADETTE
3. ALMARAZ, GLORIA M.
4. RAIMOND, WILLIAM JASPER & BEVERLY ANN
5. ALEXANDRA, BG A.K.A. BILLY G. ALEXANDRA
6. FLUITT, BRADLEY & DIANE
7. CUBRIEL, RAYMOND PATRICK
8. DANGERFIELD, OLEAN B. & EVELYN
9. DELEON, STEPHEN D. & ALMA D.
10. TEPPERMAN, MARK S. & JUDITH H.
11. MORALES, ELIZABETH, ETAL
12. ROMERO, FELICIDAD
13. CASTILLO, ALEX P. & HERLINDA

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	11°35'24"	925.00'	187.11'	93.88'

DEVELOPMENT SUMMARY				PHASING
ITEM	ACRES	# UNITS	DU./Ac.	SEQUENCE
UNIT 1	25.17	106	4.21	1
UNIT 2	22.62	137	6.06	2
UNIT 3	18.88	124	6.57	4
UNIT 3A	7.95	2	0.25	3
UNIT 4	24.95	159	6.37	5
TOTAL DEVELOPMENT	99.57	526	5.28	–

OPEN SPACE CALCULATION METHOD: 526 OF LOTS x 0.009 = 4.73 AC. REQUIRED
6.85 AC. PROVIDED

LEGEND:

- 8' HIGH PERIMETER FENCE
- MDP LIMITS
- PHASE LIMITS
- VARIABLE WIDTH DRAINAGE EASMENT
- AMENDMENT "B"

CIVIL ENGINEER

M.W. CUDE ENGINEERS, L.L.C.
CONTACT PERSON: JOSHUA CUDE, E.I.T.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
(210) 681-2951
FAX: (210) 523-7112
WWW.MWCUDE.COM
INFO@MWCUDE.COM

OWNER & DEVELOPER

CENTEX REAL ESTATE CORP.
1354 N. LOOP 1604 E. SUITE 108
SAN ANTONIO, TEXAS 78232
CONTACT PERSON: TREY MARSH
PHONE: (210) 496-1985
FAX: (210) 828-0449

APPROVED
MASTER DEVELOPMENT PLAN
PLANNING COMMISSION
CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____

PLAN HAS BEEN ACCEPTED BY
2087
7/14/06 (date) 790-B (number)
If no plats are filed, plan will expire
On 7/13/08
1st plat filed on

MONTICELLO RANCH SUBDIVISION

MASTER DEVELOPMENT PLAN #790B
JULY 2006

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
WWW.MWCUDE.COM
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
TEL 210.681.2951
FAX 210.523.7112

REVISIONS:
1. 7/11/06 - MDP COMMENTS
2.
3.
4.
5.

DATE 1/14/05
DRAWN BY: C.R.D.
CHECKED BY: J.M.C.
PROJECT NO.: 199508
SCALE: 1" = 200'
PLAT NO.

P4

SHEET 1 OF 1