City of San Antonio

Department of Development Services

April 24, 2008

Patrick Murphy, P.E.
M.W. Cude Engineers, L.L.C.
103258 Bandera Road
San Antonio, TX 78250

Re: **Monticello Ranch** **MDP # 790-C**

Dear Mr. Murphy,

The Development Review Committee has reviewed **Monticello Ranch** Master Development Plan **M.D.P. # 790-C**. Please find enclosed a signed copy for your files. Your plan was accepted however, please note the following conditions:

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.

Bexar County approves with the following conditions:

The following items shall be addressed by the developer prior to completion of the project:

- A left turn lane on the northbound lanes of Talley Road shall be installed according to the standards of the Texas Roadway Design Manual and shall be inspected and approved by Bexar County per UDC 35-502 (a)(7)(D).

- Approval of this project is conditional with the construction of Ridge View Drive in the right-of-way adjacent to the proposed Unit-4 of this project. The street shall be constructed to match existing county road sections from N Rolling Oaks Estates to the limits of this project. Connection to Laurel Meadow Lane is not required in exchange for the construction of Ridge View Drive. A variance will be needed at the platting stage due to lack of connectivity.

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. All access shall comply with the minimum requirements set forth by the Unified Development Code and within the guidelines of the

American Association of State Highway and Transportation Officials. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

If you have any further questions, please contact Adam Chavarria at (210) 335-3840.

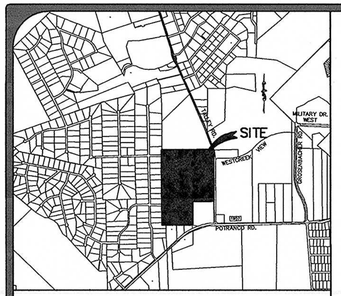
All platting shall comply with the Unified Development Code (UDC), Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio. It will be expected that all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space shall be platted. It is suggested to work closely with the school district, so 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. The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1).

Should you need further assistance, please contact Donna L. Schueling at (210) 207-5016.

Sincerely,

Fernando J. De León, P.E.
Assistant Director Development Services Department
Land Development Division



LOCATION MAP N.T.S.

SCALE: 1" = 200'

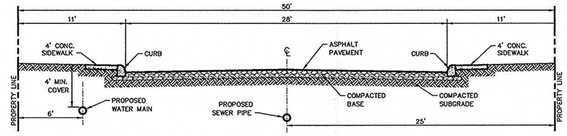
200 0 100 200

AMENDMENTS

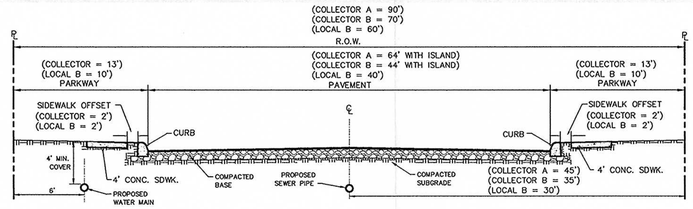
A. REVISIONS INCLUDE RECONFIGURATION OF UNIT BOUNDARIES & IS CLASSIFIED AS A MINOR AMENDMENT PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE SECTION 35-414(G)(2).

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).

C. REVISIONS INCLUDE RECONFIGURATION OF INTERIOR STREET LAYOUT, RECONFIGURATION OF UNIT BOUNDARIES, AS WELL AS AN INCREASE OF RESIDENTIAL LOTS & IS CLASSIFIED AS A MAJOR 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.

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	105	4.17	1
UNIT 2	22.62	133	5.88	2
UNIT 3	18.88	121	6.41	4
UNIT 3A	7.95	1	0.13	3
UNIT 4	12.49	78	6.24	5
UNIT 5	12.46	88	7.06	6
TOTAL DEVELOPMENT	99.57	526	5.29	–

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

LEGEND:

- 8' HIGH PERIMETER FENCE
- MDP LIMITS
- PHASE LIMITS
- VARIABLE WIDTH DRAINAGE EASEMENT
- AMENDMENT "C"

CIVIL ENGINEER
M.W. CUDE ENGINEERS, L.L.C.
CONTACT PERSON: CHRISTOPHER DICE, 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

PLAN HAS BEEN ACCEPTED BY
COSA [signature] P.E.
4-24-2008 790C
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (b) for approval for validation of plat will expire on
4-23-2010

2008 APR 17 PM 4:15 [illegible] SERVICES

MONTICELLO RANCH SUBDIVISION

MASTER DEVELOPMENT PLAN #790C

APRIL 2008

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

REVISIONS
1.
2.
3.
4.
5.

DATE 12/31/07 PROJECT NO. 199509
DRAWN BY: C.R.D. CHECKED BY: J.M.C.

P4

SHEET 1 OF 1

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