



# CITY OF SAN ANTONIO

November 1, 2004

Mrs. Laurie Rothman

Brown Engineering Co.  
1000 Central Parkway N., Ste, 100  
San Antonio, TX 78232

Re: Anaqua Springs Ranch Subdivision

MDP # 797

Dear Mrs. Rothman:

The City Staff Development Review Committee has reviewed Anaqua Springs Subdivision Master Development Plan M.D.P. # 797. 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.
- The acceptance of this Master Development Plan # 797 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.
- 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.
- 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.
- Streets and Drainage approves this project with the following conditions:
  1. Remove all specific reference to pavement structure on the typical street sections. Utilize generic labeling for surface course, base course and subgrade.
  2. On the "double-lane street section" change dimensions to those used and built in Anaqua Springs Ranch I (16-foot paving).

Be advised that Staff intends to support the requested variance that addresses the nonconforming pavement widths illustrated on this plan, based upon a previous Planning Commission approval for same in Anaqua Springs Ranch I.

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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 and Drainage shall be complied with.

- This project will be subject to the Streetscape standards and the 2003 Tree Preservation ordinance. If you have any further questions, please (210) 207-0278.
- Bexar County Infrastructures Services Department cites the following conditions:
  1. It is understood that this MDP is a conceptual plan and all regulations will be addressed at time of platting.
  2. County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

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

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

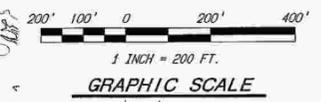
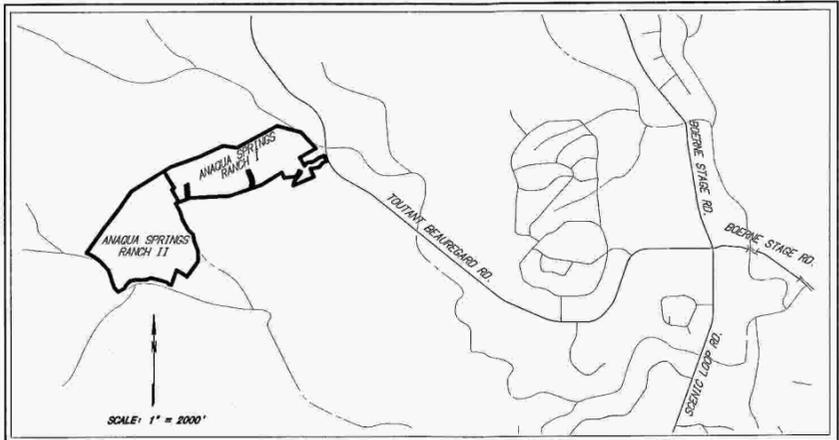
# ANAQUA SPRINGS RANCH MASTER DEVELOPMENT PLAN

PLAN HAS BEEN ACCEPTED BY

COSA *Robert Brown*  
*11/01/07 # 7907*  
 (date) (number)

If no plats are filed, plan will expire  
 On *05/03/2006*

1st plat filed on



**LEGEND**

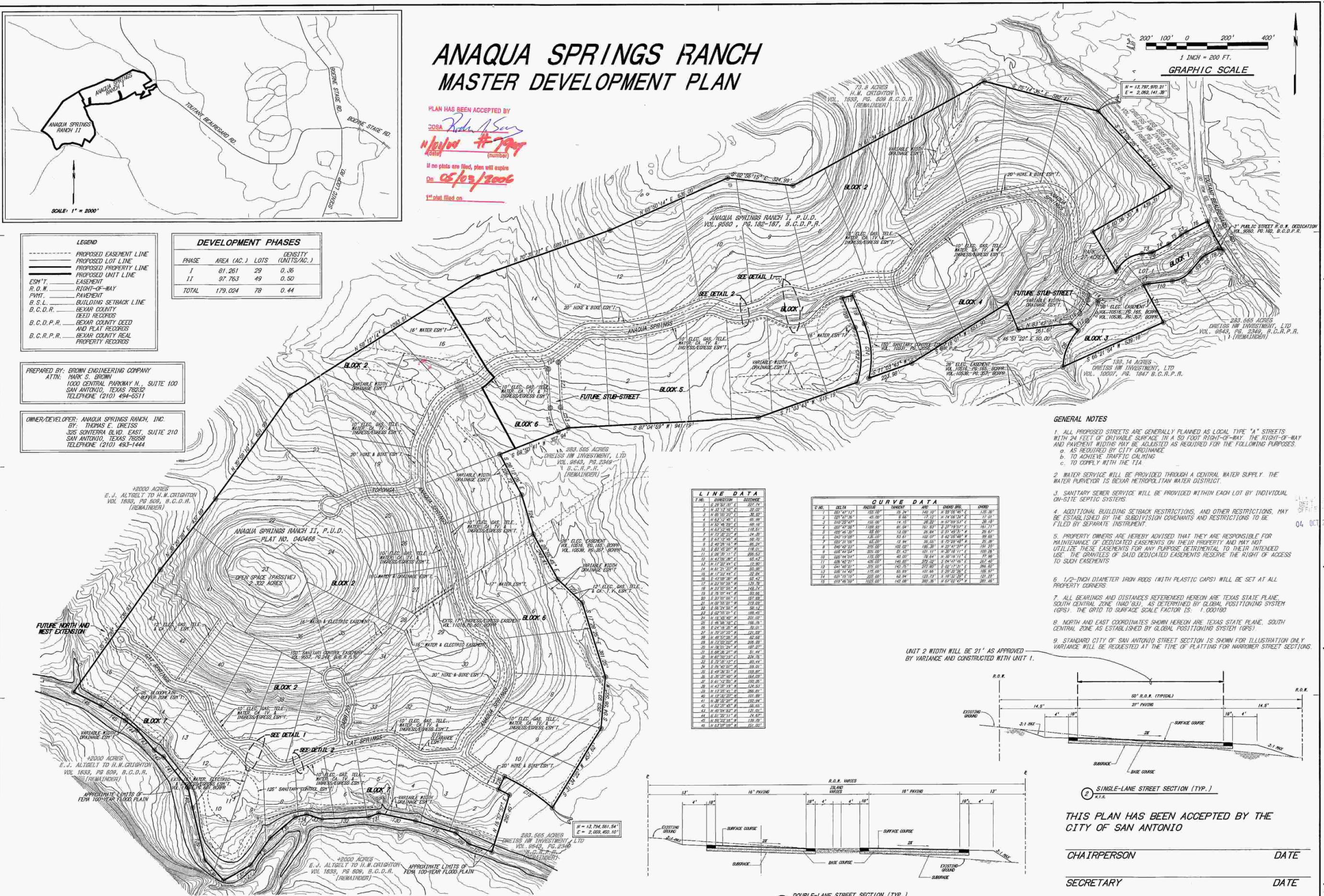
- PROPOSED EASEMENT LINE
- PROPOSED LOT LINE
- PROPOSED PROPERTY LINE
- PROPOSED UNIT LINE
- EASEMENT
- R.O.W. --- RIGHT-OF-WAY
- PAVT. --- PAVEMENT
- B.S.L. --- BUILDING SETBACK LINE
- B.C.D.R. --- BEXAR COUNTY DEED RECORDS
- B.C.D.P.R. --- BEXAR COUNTY DEED AND PLAT RECORDS
- B.C.R.P.R. --- BEXAR COUNTY REAL PROPERTY RECORDS

**DEVELOPMENT PHASES**

PHASE	AREA (AC.)	LOTS	DENSITY (UNITS/AC.)
I	81.261	29	0.36
II	97.763	49	0.50
TOTAL	179.024	78	0.44

PREPARED BY: BROWN ENGINEERING COMPANY  
 ATTN: MARK S. BROWN  
 1000 CENTRAL PARKWAY N., SUITE 100  
 SAN ANTONIO, TEXAS 78232  
 TELEPHONE (210) 494-5511

OWNER/DEVELOPER: ANAQUA SPRINGS RANCH, INC.  
 BY: THOMAS E. DREISS  
 325 SONTERRA BLVD. EAST, SUITE 210  
 SAN ANTONIO, TEXAS 78259  
 TELEPHONE (210) 493-1444



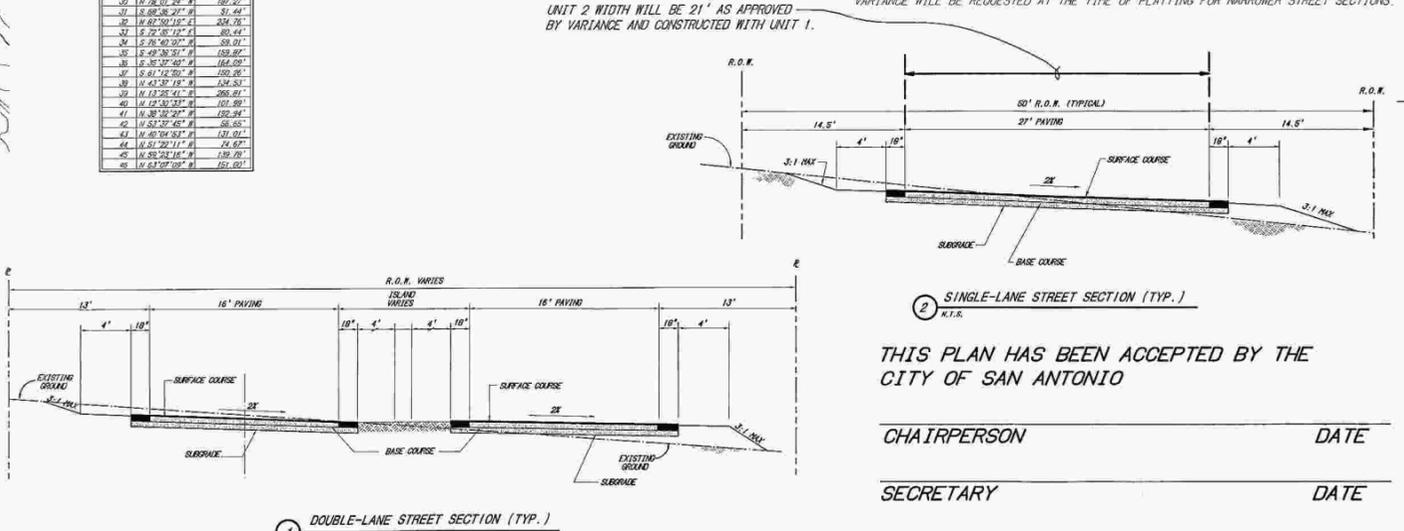
**LINE DATA**

L.I.N.E.	DIRECTION	ANGLE	DISTANCE
1	S 29°34'10" E	297.74	
2	N 85°12'14" E	39.50	
3	N 85°50'23" E	39.50	
4	S 89°42'58" E	45.00	
5	S 89°20'00" E	150.00	
6	S 89°46'58" E	400.00	
7	N 83°12'06" E	118.51	
8	N 73°02'32" E	24.00	
9	S 63°12'06" E	400.00	
10	S 49°29'16" E	186.24	
11	S 42°45'22" E	118.51	
12	S 26°30'11" E	206.52	
13	N 43°08'58" E	65.42	
14	N 12°21'44" E	122.80	
15	N 81°21'33" E	50.00	
16	S 43°00'38" E	65.42	
17	N 23°50'58" E	132.20	
18	N 21°00'56" E	149.22	
19	S 28°30'44" E	80.65	
20	S 31°00'06" E	167.69	
21	S 30°50'00" E	219.89	
22	S 25°24'50" E	59.12	
23	S 62°30'30" E	109.45	
24	S 46°50'16" E	166.09	
25	S 24°16'50" E	201.01	
26	N 20°00'00" E	64.98	
27	N 08°52'08" E	62.60	
28	N 22°02'00" E	206.50	
29	N 28°50'54" E	152.01	
30	S 31°00'00" E	167.69	
31	S 26°30'11" E	206.52	
32	S 42°45'22" E	118.51	
33	S 49°29'16" E	186.24	
34	S 63°12'06" E	400.00	
35	S 73°02'32" E	24.00	
36	S 83°12'06" E	118.51	
37	S 89°20'00" E	150.00	
38	S 89°42'58" E	45.00	
39	N 85°50'23" E	39.50	
40	N 85°12'14" E	39.50	
41	N 29°34'10" E	297.74	
42	N 85°12'45" E	58.55	
43	N 80°50'58" E	111.62	
44	N 55°24'18" E	139.20	
45	N 63°00'00" E	151.00	

**CURVE DATA**

C.NO.	DELTA	ADIUS	TANGENT	ARC	CHORD	CHORD BEG.	CHORD END
1	261°21'10"	155.00	75.24	140.10	139.06	135.38	135.38
2	291°42'58"	45.00	9.00	11.75	11.74	11.74	11.74
3	040°20'00"	150.00	14.10	26.22	14.57	14.57	20.18
4	200°47'58"	118.51	59.24	118.51	118.51	118.51	118.51
5	020°46'58"	400.00	39.84	75.84	75.84	75.84	75.84
6	043°12'06"	118.51	59.24	118.51	118.51	118.51	118.51
7	020°47'58"	118.51	59.24	118.51	118.51	118.51	118.51
8	040°20'00"	150.00	14.10	26.22	14.57	14.57	20.18
9	020°46'58"	400.00	39.84	75.84	75.84	75.84	75.84
10	020°47'58"	118.51	59.24	118.51	118.51	118.51	118.51
11	020°46'58"	400.00	39.84	75.84	75.84	75.84	75.84
12	040°20'00"	150.00	14.10	26.22	14.57	14.57	20.18
13	020°46'58"	400.00	39.84	75.84	75.84	75.84	75.84
14	041°40'52"	375.00	145.25	272.80	272.80	272.80	272.80
15	038°14'50"	150.00	58.09	102.64	102.64	102.64	102.64
16	031°18'15"	225.00	60.94	121.73	121.73	121.73	121.73
17	016°46'50"	1025.00	145.00	260.38	116.72	116.72	281.48

- GENERAL NOTES**
- ALL PROPOSED STREETS ARE GENERALLY PLANNED AS LOCAL TYPE "A" STREETS WITH 24 FEET OF DRIVEABLE SURFACE IN A 50 FOOT RIGHT-OF-WAY. THE RIGHT-OF-WAY AND PAVEMENT WIDTHS MAY BE ADJUSTED AS REQUIRED FOR THE FOLLOWING PURPOSES:
    - AS REQUIRED BY CITY ORDINANCE
    - TO ACHIEVE TRAFFIC CALMING
    - TO COMPLY WITH THE TIA
  - WATER SERVICE WILL BE PROVIDED THROUGH A CENTRAL WATER SUPPLY. THE WATER PURVEYOR IS BEXAR METROPOLITAN WATER DISTRICT.
  - SANITARY SEWER SERVICE WILL BE PROVIDED WITHIN EACH LOT BY INDIVIDUAL ON-SITE SEPTIC SYSTEMS.
  - ADDITIONAL BUILDING SETBACK RESTRICTIONS, AND OTHER RESTRICTIONS, MAY BE ESTABLISHED BY THE SUBDIVISION COVENANTS AND RESTRICTIONS TO BE FILED BY SEPARATE INSTRUMENT.
  - PROPERTY OWNERS ARE HEREBY ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE. THE GRANTEE OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
  - 1/2-INCH DIAMETER IRON RODS (WITH PLASTIC CAPS) WILL BE SET AT ALL PROPERTY CORNERS.
  - ALL BEARINGS AND DISTANCES REFERENCED HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE (NAD 83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS). THE GRID TO SURFACE SCALE FACTOR IS: 1.000190.
  - NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS).
  - STANDARD CITY OF SAN ANTONIO STREET SECTION IS SHOWN FOR ILLUSTRATION ONLY. VARIANCE WILL BE REQUESTED AT THE TIME OF PLATTING FOR NARROWER STREET SECTIONS.



THIS PLAN HAS BEEN ACCEPTED BY THE  
 CITY OF SAN ANTONIO

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_  
 SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

THIS IS NOT A LAND TITLE SURVEY

MASTER PLAN NO. 1

REVISIONS

No.	Date	Description
1	08/13/2004	ADDED SITE CLEARANCE ESM'T
2	09/23/2004	ADDED FIRE ESM'T
3	09/23/2004	REVISED STREET SECTIONS PER REV. SYS. COMMENTS

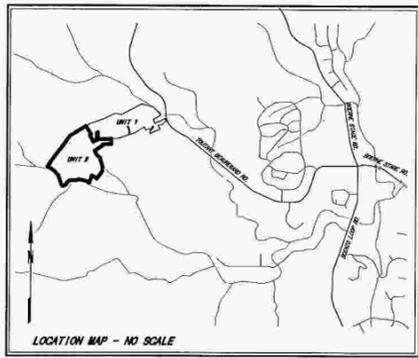
DATE: 08/06/2004

JOB NO.: 346-054-1

STATE OF TEXAS  
 MARK S. BROWN  
 5707  
 REGISTERED ENGINEER  
 10-21-04

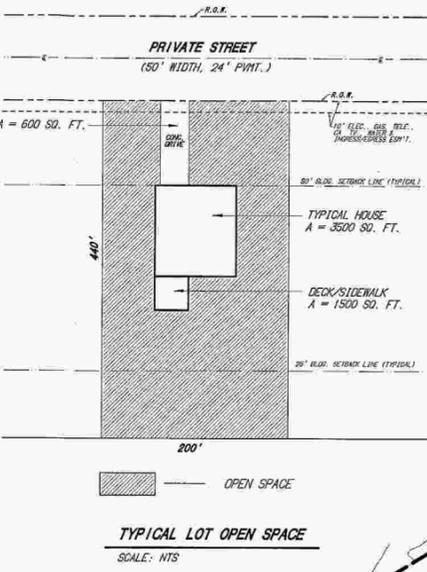
ANAQUA SPRINGS RANCH, INC.  
 MASTER DEVELOPMENT PLAN

SHEET NO. 1



**LINE DATA**

LINE NO.	DIRECTION	DISTANCE
1	S 43° 12' 44" E	50.00'
2	S 43° 12' 44" E	45.25'
3	S 43° 12' 44" E	40.50'
4	S 43° 12' 44" E	35.75'
5	S 43° 12' 44" E	31.00'
6	S 43° 12' 44" E	26.25'
7	S 43° 12' 44" E	21.50'
8	S 43° 12' 44" E	16.75'
9	S 43° 12' 44" E	12.00'
10	S 43° 12' 44" E	7.25'
11	S 43° 12' 44" E	2.50'
12	S 43° 12' 44" E	0.00'
13	S 43° 12' 44" E	0.00'
14	S 43° 12' 44" E	0.00'
15	S 43° 12' 44" E	0.00'
16	S 43° 12' 44" E	0.00'
17	S 43° 12' 44" E	0.00'
18	S 43° 12' 44" E	0.00'
19	S 43° 12' 44" E	0.00'
20	S 43° 12' 44" E	0.00'
21	S 43° 12' 44" E	0.00'
22	S 43° 12' 44" E	0.00'
23	S 43° 12' 44" E	0.00'
24	S 43° 12' 44" E	0.00'
25	S 43° 12' 44" E	0.00'
26	S 43° 12' 44" E	0.00'
27	S 43° 12' 44" E	0.00'
28	S 43° 12' 44" E	0.00'
29	S 43° 12' 44" E	0.00'
30	S 43° 12' 44" E	0.00'
31	S 43° 12' 44" E	0.00'
32	S 43° 12' 44" E	0.00'
33	S 43° 12' 44" E	0.00'
34	S 43° 12' 44" E	0.00'
35	S 43° 12' 44" E	0.00'
36	S 43° 12' 44" E	0.00'
37	S 43° 12' 44" E	0.00'
38	S 43° 12' 44" E	0.00'
39	S 43° 12' 44" E	0.00'
40	S 43° 12' 44" E	0.00'
41	S 43° 12' 44" E	0.00'
42	S 43° 12' 44" E	0.00'
43	S 43° 12' 44" E	0.00'
44	S 43° 12' 44" E	0.00'
45	S 43° 12' 44" E	0.00'
46	S 43° 12' 44" E	0.00'
47	S 43° 12' 44" E	0.00'
48	S 43° 12' 44" E	0.00'
49	S 43° 12' 44" E	0.00'
50	S 43° 12' 44" E	0.00'



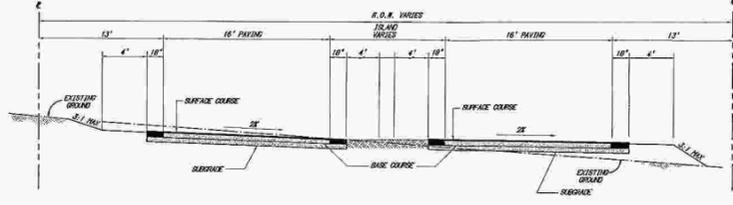
**ANAQUA SPRINGS RANCH II, P.U.D.**

97.763 ACRES OF LAND BEING A PORTION OF THAT CERTAIN 283.585 ACRE TRACT DESCRIBED IN INSTRUMENT TO DRESS NORTHWEST INVESTMENTS, LTD. RECORDED IN VOLUME 9643, PAGE 2349 OF THE BEXAR COUNTY REAL PROPERTY RECORDS; SITUATED IN THE J.C.A. SMITH SURVEY, ABSTRACT NO. 697, COUNTY BLOCK NO. 4671; THE J. CASILLAS SURVEY, ABSTRACT NO. 156, COUNTY BLOCK NO. 4672; AND THE LOWER PRINCE TRR. & AGR. SURVEY, ABSTRACT NO. 456, COUNTY BLOCK NO. 4666, BEXAR COUNTY, TEXAS.

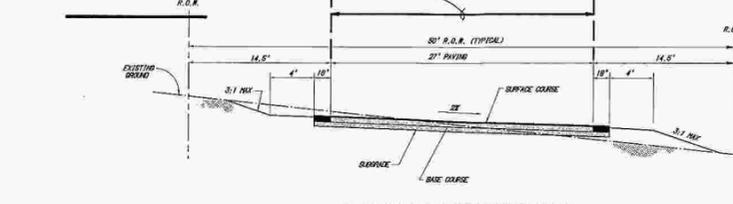
THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.

- NOTES:**
- LOT 2, BLOCK 1 INCLUDES 7.999 ACRES OF LAND BEING A PRIVATE STREET, ELECTRIC, GAS, TELEPHONE, CABLE T.V. AND WATER EASEMENT.
  - STANDARD CITY OF SAN ANTONIO STREET SECTION IS SHOWN FOR ILLUSTRATION ONLY. VARIANCE WILL BE REQUESTED AT THE TIME OF PLATTING FOR NARROWER STREET SECTIONS.

SCALE 1" = 200'



UNIT 2 WIDTH WILL BE 21' AS APPROVED BY VARIANCE AND CONSTRUCTED WITH UNIT 1.



**ZONING:**  
ALL OF THIS SITE IS IN THE COUNTY AND IS NOT ZONED AT THIS TIME. THIS TRACT IS TO BE DEVELOPED IN ONE (1) UNIT AS SINGLE FAMILY RESIDENTIAL ON 1.00 ACRES OR LARGER LOTS WITH A MINIMUM OF 60X OF OPEN SPACE.

**E.R.Z.D. NOTE:**  
THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

**DRAINAGE NOTES:**  
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.  
NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATION OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.  
ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEPARTMENT OF PUBLIC WORKS.

**DEVELOPMENT PHASING SCHEDULE:**

PHASE NUMBER	# OF DWELLING UNITS	AREA (ACRES)	PASSIVE OPEN SPACE (ACRES)	ACTIVE OPEN SPACE (ACRES)
1	49	97.763	2.302	-

DENSITY: MAXIMUM ALLOWABLE DENSITY = NONE

# OF DWELLING UNITS	AREA (ACRES)	RESIDENTIAL DENSITY
49	97.763	0.50 UNITS/ACRE

OPEN SPACE: MINIMUM REQUIRED RESIDENTIAL OPEN SPACE = 35% (35.314(g))

TOTAL AREA	97.763 ACRES
IMPERVIOUS AREA	-
PAVEMENT	-3.452 ACRES
STRUCTURES (HOUSES)	-3.937 ACRES
STUEWALK, DRIVEWAY, PATIO, ETC.	-2.362 ACRES
TOTAL IMPERVIOUS COVER	-9.751 ACRES
OPEN SPACE	68.012 ACRES
TOTAL OPEN SPACE PROVIDED = 90%	

**LEGEND**

- B.S.L. BUILDING SETBACK LINE
- C.T.V. CABLE TELEVISION
- D.E. DRAINAGE EASEMENT
- E.L.E. ELECTRIC
- ESMT EASEMENT
- EXTD. EXISTING
- I.C.L. INSIDE CITY LIMITS
- O.C.L. OUTSIDE CITY LIMITS
- R.O.M. RIGHT OF WAY
- S.S. SANITARY SEWER
- TEL. TELEPHONE
- R.C.R.P.R. BEXAR COUNTY REAL PROPERTY RECORDS
- B.C.D.P.R. BEXAR COUNTY DEED & PLAT RECORDS
- 1/2" FOUND 1/2" IRON ROD (WITH PLASTIC CAP)
- 5" ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION



**CURVE DATA**

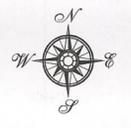
LINE NO.	BEARING	CHORD	ARC LENGTH	PI	PC	PT	END
1	N 89° 14' 14" E	660.00'	660.00'	90.00°	0+00.00'	0+660.00'	0+660.00'
2	S 89° 14' 14" E	660.00'	660.00'	90.00°	0+660.00'	1+320.00'	1+320.00'
3	N 89° 14' 14" E	660.00'	660.00'	90.00°	1+320.00'	1+980.00'	1+980.00'
4	S 89° 14' 14" E	660.00'	660.00'	90.00°	1+980.00'	2+640.00'	2+640.00'
5	N 89° 14' 14" E	660.00'	660.00'	90.00°	2+640.00'	3+300.00'	3+300.00'
6	S 89° 14' 14" E	660.00'	660.00'	90.00°	3+300.00'	3+960.00'	3+960.00'
7	N 89° 14' 14" E	660.00'	660.00'	90.00°	3+960.00'	4+620.00'	4+620.00'
8	S 89° 14' 14" E	660.00'	660.00'	90.00°	4+620.00'	5+280.00'	5+280.00'
9	N 89° 14' 14" E	660.00'	660.00'	90.00°	5+280.00'	5+940.00'	5+940.00'
10	S 89° 14' 14" E	660.00'	660.00'	90.00°	5+940.00'	6+600.00'	6+600.00'
11	N 89° 14' 14" E	660.00'	660.00'	90.00°	6+600.00'	7+260.00'	7+260.00'
12	S 89° 14' 14" E	660.00'	660.00'	90.00°	7+260.00'	7+920.00'	7+920.00'
13	N 89° 14' 14" E	660.00'	660.00'	90.00°	7+920.00'	8+580.00'	8+580.00'
14	S 89° 14' 14" E	660.00'	660.00'	90.00°	8+580.00'	9+240.00'	9+240.00'
15	N 89° 14' 14" E	660.00'	660.00'	90.00°	9+240.00'	9+900.00'	9+900.00'
16	S 89° 14' 14" E	660.00'	660.00'	90.00°	9+900.00'	10+560.00'	10+560.00'
17	N 89° 14' 14" E	660.00'	660.00'	90.00°	10+560.00'	11+220.00'	11+220.00'
18	S 89° 14' 14" E	660.00'	660.00'	90.00°	11+220.00'	11+880.00'	11+880.00'
19	N 89° 14' 14" E	660.00'	660.00'	90.00°	11+880.00'	12+540.00'	12+540.00'
20	S 89° 14' 14" E	660.00'	660.00'	90.00°	12+540.00'	13+200.00'	13+200.00'
21	N 89° 14' 14" E	660.00'	660.00'	90.00°	13+200.00'	13+860.00'	13+860.00'
22	S 89° 14' 14" E	660.00'	660.00'	90.00°	13+860.00'	14+520.00'	14+520.00'
23	N 89° 14' 14" E	660.00'	660.00'	90.00°	14+520.00'	15+180.00'	15+180.00'
24	S 89° 14' 14" E	660.00'	660.00'	90.00°	15+180.00'	15+840.00'	15+840.00'
25	N 89° 14' 14" E	660.00'	660.00'	90.00°	15+840.00'	16+500.00'	16+500.00'
26	S 89° 14' 14" E	660.00'	660.00'	90.00°	16+500.00'	17+160.00'	17+160.00'
27	N 89° 14' 14" E	660.00'	660.00'	90.00°	17+160.00'	17+820.00'	17+820.00'
28	S 89° 14' 14" E	660.00'	660.00'	90.00°	17+820.00'	18+480.00'	18+480.00'
29	N 89° 14' 14" E	660.00'	660.00'	90.00°	18+480.00'	19+140.00'	19+140.00'
30	S 89° 14' 14" E	660.00'	660.00'	90.00°	19+140.00'	19+800.00'	19+800.00'
31	N 89° 14' 14" E	660.00'	660.00'	90.00°	19+800.00'	20+460.00'	20+460.00'
32	S 89° 14' 14" E	660.00'	660.00'	90.00°	20+460.00'	21+120.00'	21+120.00'
33	N 89° 14' 14" E	660.00'	660.00'	90.00°	21+120.00'	21+780.00'	21+780.00'
34	S 89° 14' 14" E	660.00'	660.00'	90.00°	21+780.00'	22+440.00'	22+440.00'
35	N 89° 14' 14" E	660.00'	660.00'	90.00°	22+440.00'	23+100.00'	23+100.00'
36	S 89° 14' 14" E	660.00'	660.00'	90.00°	23+100.00'	23+760.00'	23+760.00'
37	N 89° 14' 14" E	660.00'	660.00'	90.00°	23+760.00'	24+420.00'	24+420.00'
38	S 89° 14' 14" E	660.00'	660.00'	90.00°	24+420.00'	25+80.00'	25+80.00'
39	N 89° 14' 14" E	660.00'	660.00'	90.00°	25+80.00'	26+440.00'	26+440.00'
40	S 89° 14' 14" E	660.00'	660.00'	90.00°	26+440.00'	27+80.00'	27+80.00'
41	N 89° 14' 14" E	660.00'	660.00'	90.00°	27+80.00'	28+440.00'	28+440.00'
42	S 89° 14' 14" E	660.00'	660.00'	90.00°	28+440.00'	29+80.00'	29+80.00'
43	N 89° 14' 14" E	660.00'	660.00'	90.00°	29+80.00'	30+440.00'	30+440.00'
44	S 89° 14' 14" E	660.00'	660.00'	90.00°	30+440.00'	31+80.00'	31+80.00'
45	N 89° 14' 14" E	660.00'	660.00'	90.00°	31+80.00'	32+440.00'	32+440.00'
46	S 89° 14' 14" E	660.00'	660.00'	90.00°	32+440.00'	33+80.00'	33+80.00'
47	N 89° 14' 14" E	660.00'	660.00'	90.00°	33+80.00'	34+440.00'	34+440.00'
48	S 89° 14' 14" E	660.00'	660.00'	90.00°	34+440.00'	35+80.00'	35+80.00'
49	N 89° 14' 14" E	660.00'	660.00'	90.00°	35+80.00'	36+440.00'	36+440.00'
50	S 89° 14' 14" E	660.00'	660.00'	90.00°	36+440.00'	37+80.00'	37+80.00'
51	N 89° 14' 14" E	660.00'	660.00'	90.00°	37+80.00'	38+440.00'	38+440.00'
52	S 89° 14' 14" E	660.00'	660.00'	90.00°	38+440.00'	39+80.00'	39+80.00'
53	N 89° 14' 14" E	660.00'	660.00'	90.00°	39+80.00'	40+440.00'	40+440.00'
54	S 89° 14' 14" E	660.00'	660.00'	90.00°	40+440.00'	41+80.00'	41+80.00'
55	N 89° 14' 14" E	660.00'	660.00'	90.00°	41+80.00'	42+440.00'	42+440.00'
56	S 89° 14' 14" E	660.00'	660.00'	90.00°	42+440.00'	43+80.00'	43+80.00'
57	N 89° 14' 14" E	660.00'	660.00'	90.00°	43+80.00'	44+440.00'	44+440.00'
58	S 89° 14' 14" E	660.00'	660.00'	90.00°	44+440.00'	45+80.00'	45+80.00'
59	N 89° 14' 14" E	660.00'	660.00'	90.00°	45+80.00'	46+440.00'	46+440.00'
60	S 89° 14' 14" E	660.00'	660.00'	90.00°	46+440.00'	47+80.00'	47+80.00'
61	N 89° 14' 14" E	660.00'	660.00'	90.00°	47+80.00'	48+440.00'	48+440.00'
62	S 89° 14' 14" E	660.00'	660.00'	90.00°	48+440.00'	49+80.00'	49+80.00'
63	N 89° 14' 14" E	660.00'	660.00'	90.00°	49+80.00'	50+440.00'	50+440.00'
64	S 89° 14' 14" E	660.00'	660.00'	90.00°	50+440.00'	51+80.00'	51+80.00'
65	N 89° 14' 14" E	660.00'	660.00'	90.00°	51+80.00'	52+440.00'	52+440.00'
66	S 89° 14' 14" E	660.00'	660.00'	90.00°	52+440.00'	53+80.00'	53+80.00'
67	N 89° 14' 14" E	660.00'	660.00'	90.00°	53+80.00'	54+440.00'	54+440.00'
68	S 89° 14' 14" E	660.00'	660.00'	90.00°	54+440.00'	55+80.00'	55+80.00'
69	N 89° 14' 14" E	660.00'	660.00'	90.00°	55+80.00'	56+440.00'	56+440.00'
70	S 89° 14' 14" E	660.00'	660.00'	90.00°	56+440.00'	57+80.00'	57+80.00'
71	N 89° 14' 14" E	660.00'	660.00'	90.00°	57+80.00'	58+440.00'	58+440.00'
72	S 89° 14' 14" E	660.00'	660.00'	90.00°	58+440.00'	59+80.00'	59+80.00'
73	N 89° 14' 14" E	660.00'	660.00'	90.00°	59+80.00'	60+440.00'	60+440.00'
74	S 89° 14' 14" E	660.00'	660.00'	90.00°	60+440.00'	61+80.00'	61+80.00'
75	N 89° 14' 14" E	660.00'	660.00'	90.00°	61+80.00'	62+440.00'	62+440.00'</



**ANAQUA SPRINGS RANCH MDP**

**Legend**

- Anaqua Springs Ranch MDP
- San Antonio City Limits
- Major Roads
- Lakes
- 100 Year Floodplains (2002)
- Major Thoroughfare
- Expressways

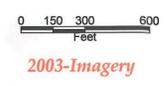


Location Map

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 distribution.  
 City of San Antonio Planning Department GIS Manager: Dale Woodruff, dwoodruff@sanantoniogov. Maps may be ordered at: (214) 207-7873

Map Created by: C.B. Barrientes Jr.  
 Map Creation Date: 8-16-04  
 Map File Location: C:/Arcview/MDP/MDP-4/Anaqua Springs Ranch.mxd  
 PDF File Name: C:/Arcview/PDF/2004/August/0408GC30.pdf

**City of San Antonio**  
**MASTER DEVELOPMENT PLAN**



2003-Imagery

**City of San Antonio**  
**Planning Department**  
 Emil R. Mondvalis, AICP, AIA  
 Director, Planning Department  
 Development & Business  
 Services Center  
 1801 E. Alamo - 2nd Floor  
 San Antonio, Texas 78204





1 inch equals 300 feet

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04 JUN 11 PM 5:07

Anaqua Springs Ranch M.D.P.

Overall Landplan  
with  
Aerial Photography



**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**APPLICATION**



Date: August 10, 2004

<b>Case Manager:</b> Robert Lombrano, Planner II ( <b>Even</b> File Number) (210) 207-5014, <a href="mailto:rlombrano@sanantonio.gov">rlombrano@sanantonio.gov</a>  Ernest Brown, Planner II ( <b>Odd</b> File Number) (210) 207-7207, <a href="mailto:ernestb@sanantonio.gov">ernestb@sanantonio.gov</a>	<b>File Number:</b>
--	---------------------

**\*\*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 are 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)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/P.U.D. Plan (Combination)                             | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)                     | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND)                | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Flexible Development District                             | <input type="checkbox"/> Pedestrian Plan (PP)                 |
| <input type="checkbox"/> Urban Development (UD)                                    | <input type="checkbox"/> Rural Development (RD)               |
| <input type="checkbox"/> Fame and Ranch (FR)                                       | <input type="checkbox"/> Mix Light Industrial (MI-1)          |
| <input type="checkbox"/> Other: _____  |   |

CITY OF SAN ANTONIO  
 DEPARTMENT OF PLANNING  
 OFFICE OF DIRECTOR  
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**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: Anaqua Springs Ranch MDP

Owner/Agent Anaqua Springs Ranch, Inc. Phone: 210-493-1444 Fax: 210-492-5836

Address: 540 Madison Oak, Suite 451, San Antonio, Texas Zip Code: 78258

Engineer/Surveyor: Brown Engineering Co. Phone: (210)494-5511 Fax: 494-5519

Address: 1000 Central Parkway N., Ste. 100, San Antonio, Texas Zip code 78232

**Please forward comments to plat coordinator. For technical questions, please contact project engineer directly.**

Project Engineer (Technical Questions): Jeffrey J. Hutzler, E.I.T.

E-Mail: jhutzler@brownengineeringco.com

Contact Person Name (Plat Coordinator): Laurie Rothman E-Mail: lrothman@brownengineeringco.com

City of San Antonio  
**Planning Department**  
**Master Development Plan Section**  
**APPLICATION**

(Continued)

Existing Legal Description: 97.800 acres of land being a portion of that certain 283.565 acre tract described in instrument to Dreiss Northwest Investments, Ltd. Recorded in Volume 9643, Page 2349 of the Bexar County Real Property Records, situated in the J.C.A. Smith survey, Abstract No. 697, County Block No. 4671, the J. Casillas survey, Abstract No. 156, County Block No. 4672, and the lower Pinto IRR. and Agr. Survey, Abstract No. 456, County Block No. 4665, Bexar County, Texas

Existing Zoning N/A - OCL Proposed Zoning: N/A

Projected # of Phases: 2

Number of Dwelling Units (Lots) by Phases: Phase I - 29 lots and Phase II 49 lots

Total Number of Lots: 78 Divided by Acreage: 179.061 =Density: 0.44

(PUD Only) Linear Feet of Street \_\_\_\_\_  
 Private  Gated  Attached  
 Public  Un-Gated  Detached

(PUD Only) Total Open Space: \_\_\_\_\_ Divided by Total Acreage \_\_\_\_\_ = Open Space \_\_\_\_\_ %

(PUD Only) Type of Gate(guard/mag card/key/transmitter/etc.): \_\_\_\_\_

(PUD Only) Construction Start Date: \_\_\_\_\_

(PUD Only) X/Y coordinates at major street entrance: X: \_\_\_\_\_ Y: \_\_\_\_\_

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone:  Yes  No

San Antonio City Limits?  Yes  No

Council District: N/A School District: Northside ISD Ferguson Map Grid: 447 A7-B7

Is there a previous Master Development Plan (a.k.a. POADP) for this Site? NO  
Name \_\_\_\_\_ No. \_\_\_\_\_

Is there a corresponding PUD for this site? Name Anaqua Springs Ranch I No. 03-030

Plats associated with this Master Development Plan (a.k.a. POADP) or site?

Name Anaqua Springs Ranch I No. 030557  
Name Anaqua Springs Ranch II No. 040466

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04-01-03  
PM 5:02

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

- Name of the Master Development Plan or P.U.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);
- (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 an appropriate scale;
- (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- (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 corner 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;
- (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);
- (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;

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

(Continued)

- The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- (PUD ONLY) 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.
- N/A The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 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.
- 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.
- Traffic Impact Analysis (section 35-502).
- (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.
- (PUD Only) Lots numbered as approved by the City.
- (PUD Only) Layout shall show where lot setbacks are, as required.

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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-B119)

**Owner or Authorized Representative:**

I certify that the Anaqua Springs Ranch MDP plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: Thomas E. Dreiss

Signature: 

Date: 8-10-04

Phone: (210) 494-5511 Fax: (210) 494-5519

**Please forward comments to plat coordinator. For technical questions, please contact project engineer directly.**

Project Engineer (Technical Questions): Jeffrey J. Hutzler, E.I.T.

E-Mail jhutzler@brownengineeringco.com

Contact Person Name (Plat Coordinator): Laurie Rothman E-Mail: lrothman@brownengineeringco.com

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

# NOTICE OF PUBLIC HEARING BY THE SAN ANTONIO PLANNING COMMISSION



The San Antonio Planning Commission will hold a Public Hearing at 2:00 P.M. on Wednesday, November 24, 2004 in the Development and Business Services Center, 1901 South Alamo, for the purpose of considering a **Planned Unit Development Plan (PUD)** for:

## ANAQUA SPRINGS RANCH P.U.D. # 04-031

Anaqua Springs Ranch II, Inc. has submitted a plan on 97.763 acres of land being a portion of that certain 283.565 acre tract described in instrument to Dreiss Northwest Investments, LTD. Recorded in volume 9643, page 2349 of the Bexar County Real Property Records: Situated in the J.C.A. Smith Survey, Abstract No. 697, County Block No. 4671; The J. Casillas Survey, Abstract No. 156, County Block No. 4672, and the lower Pinto Irr. And Agr. Survey, Abstract No. 456, County Block No. 4665, Bexar County, Texas.

The property is located on the southwest side of Toutant Beauregard Road, west of Senic Loop / Boerne Stage Road.

The applicant is proposing to develop:

- 49 single family residential lots
- At a density of 0.50 units per acre
- With an open space ratio of 90%
- The subject property is located in the City's Extra Territorial Jurisdiction (ETJ).

The Development and Business Services Center is wheelchair accessible. Accessible parking spaces are located at the west side of the Development and Business Services Center. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested 48 hours prior to the meeting, call 207-7245 Voice/TDD for assistance. **For further information on this item, please call the Master Plan Section of the Planning Department at (210) 207-7873.**

REMIT TO:  
CITY OF SAN ANTONIO - DEV SVCS-1901 S. ALAMO  
1901 S ALAMO  
SAN ANTONIO TX 78204

I N V O I C E  
3380639

AMT ENCLOSED \_\_\_\_\_

50-05-5574  
BILL SWANN OR SUSAN SWANN  
22525 FOSSIL RIDGE  
S.A. TX. 78261

AMOUNT DUE 8.65  
INVOICE DATE 5/10/2006  
DUE DATE 5/10/2006

PHONE: (000) 000-0000

MDP COPY #797

FACILITY LOCATION: 1901 ALAMO ST S

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
5/10/2006	3380639	50-05-5574	5/10/2006	-

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	072561-001	REPRODUCTION FEES-DEVELOPMENT SER	8.00
2	006239-001	STATE SALES TAX ACCOUNT	0.65



AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	05/10/2006		CK#3512	MDP COPY #797
END	05/10/2006			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	8.65	0.00	8.65

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
3205941

AMT ENCLOSED \_\_\_\_\_

50-04-5573  
ANAQUA SPRINGS RANCH, INC.  
325 SONTERRA BLVD, SUITE 200  
SAN ANTONIO, TEXAS 78258

AMOUNT DUE 500.00  
INVOICE DATE 8/16/2004  
DUE DATE 8/16/2004

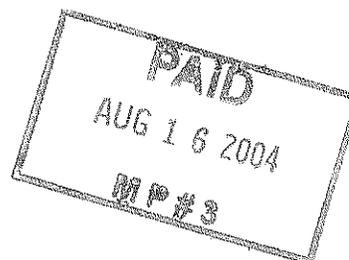
MDP-797  
PHONE: (000) 000-0000

ANAQUA SPRINGS RANCH MDP

FACILITY LOCATION: 100 COMMERCE ST W

-----  
INVOICE DATE      INVOICE      ACCOUNT      DUE DATE      OFFICE HOURS  
8/16/2004      3205941      50-04-5573      8/16/2004      7:45 - 4:30  
-----

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-002	MDP REVIEW FEE	500.00



-----  
AGREEMENT DATES    SERVICE DATES    ORDINANCE    CONTRACT    DOCUMENT  
ST:                    08/16/2004                                    CK#1072  
END                    08/16/2004  
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INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	500.00	0.00	500.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE