



City of San Antonio

Department of Planning and Development Services

February 6, 2009

Jeff Carroll
Matkin Hoover Engineering
8 Spencer Road Ste 100
Boerne, TX 78006

Re: **Anaqua Springs Ranch**

MDP # 797-B

Dear Mr. Carroll,

The Development Review Committee has reviewed **Anaqua Springs Ranch** Master Development Plan or **MDP 797-B**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

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. In addition, it is suggested to work closely with the school district, so they can plan for the development accordingly.

SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- 100 year Flood Plain Shown and Buffering (If applicable)
- Significant Recharge Features and Buffering (If applicable)
- Category Letter for All Site Specific Plats (If Category 2 or 3, an Aquifer Protection Plan is required)
- According to the Aquifer Protection Ordinance No. 81491 Section 34-914 floodplain buffering may be required. Any wells found on the property shall be properly plugged for plugging procedures contact Monty Mc Guffin with the San Antonio Water System at (210) 233-3556.

- Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

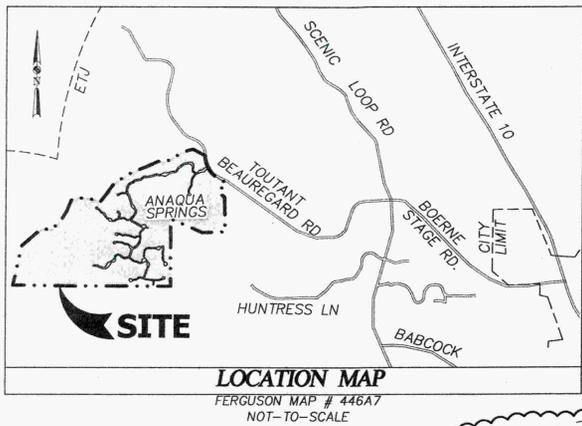
The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1). Should you need further assistance, please contact Larry Odis at (210) 207-0210.

Sincerely,



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

ANAQUA SPRINGS RANCH, P.U.D. MASTER DEVELOPMENT PLAN



PARKLAND DEDICATION

UNIT	LOT #	TYPE	ACRES
ANAQUA SPRINGS RANCH I, P.U.D.	LOT 1	PARK	1.27
ANAQUA SPRINGS RANCH II, P.U.D.	LOT 23	OPEN SPACE	2.30
ANAQUA SPRINGS RANCH III, P.U.D.	LOT 11	PARK	5.361
	LOT 28	PARK & DRAINAGE ESMT	3.847
	LOT 12	PARK & DRAINAGE ESMT	0.222
	LOT 8	PARK & DRAINAGE ESMT	0.627
ANAQUA SPRINGS RANCH IV, P.U.D.	LOT 901	PARK	0.648
ANAQUA SPRINGS RANCH V-A, P.U.D.	LOT 901	PARK	0.863
TOTAL PARKLAND DEDICATED			15.238
TOTAL PARKLAND REQUIRED	1/70 X 373		5.3

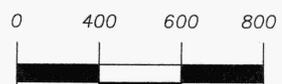
PHASE DEVELOPMENT TABLE

APPROVAL DATE	UNIT	ACRES	LOTS	DENSITY (UNITS/AC.)
APRIL 7, 2004	ANAQUA SPRINGS RANCH I, P.U.D.	81.231	29	0.357
DECEMBER 10, 2004	ANAQUA SPRINGS RANCH II, P.U.D.	97.763	49	0.501
APRIL 18, 2005	ANAQUA SPRINGS RANCH III, P.U.D.	9.000	1	0.111
DECEMBER 12, 2005	ANAQUA SPRINGS RANCH III, P.U.D.	105.847	49	0.463
MAY 11, 2007	ANAQUA SPRINGS RANCH I-B, P.U.D.	0.629	0	0
MAY 14, 2007	ANAQUA RANCH	12.000	1	0.083
JUNE 18, 2007	ANAQUA SPRINGS RANCH III-A, P.U.D.	11.691	3	0.257
JUNE 25, 2007	ANAQUA SPRINGS RANCH I-C, P.U.D.	6.547	2	0.305
JUNE 26, 2007	ANAQUA SPRINGS RANCH IV, P.U.D.	90.880	55	0.605
PROPOSED	ANAQUA SPRINGS RANCH V-A, P.U.D.	51.491	30	0.583
FUTURE	ANAQUA SPRINGS RANCH V-B, P.U.D.	76.463	37	0.484
FUTURE	FUTURE PHASES	378.163	117	0.408
TOTAL		921.705	373	0.405

LEGEND:
PHASE BOUNDARY
PARK / OPEN SPACE AREA



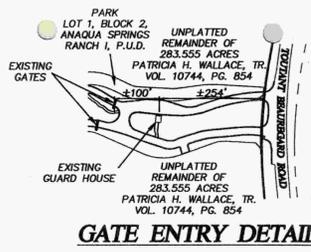
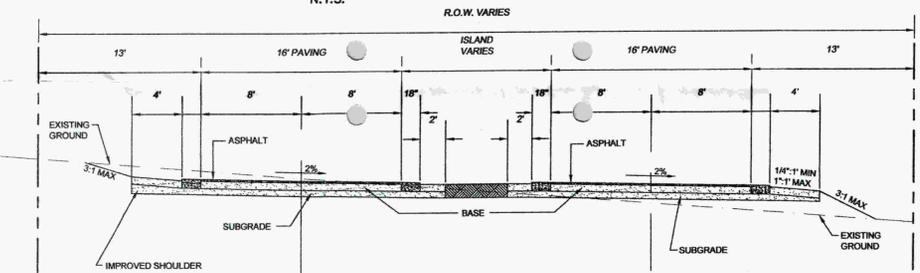
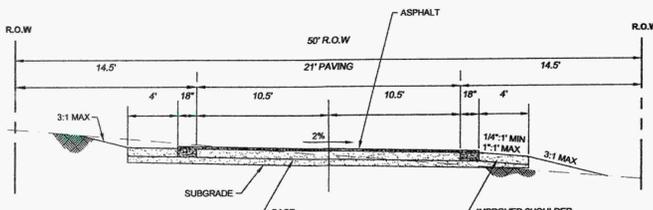
1" = 400'



PLAN HAS BEEN ACCEPTED BY
COSA *[Signature]*
(Date) 2/6/09 (Number) _____
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on 2/5/11 Date



- LIST OF REVISIONS:
1. THE ADDITION OF 250 ACRES OF LAND TO THE WEST OF THE EXISTING ANAQUA SPRINGS SUBDIVISION.
2. THE ADDITION OF PARKLAND DEDICATION AND OPEN SPACE AREAS HAVE BEEN HATCHED.
3. PARKLAND STRUCTURE THICKNESS REMOVED FROM TYPICAL SECTIONS.
4. GATE ENTRY DETAIL ADDED.



LINE	LENGTH	BEARING
L1	5.00'	N 259°54' E
L2	219.31'	S 61°17'21" E
L3	73.44'	S 35°31'28" E
L4	69.44'	S 25°24' E

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CORD	CHORD BEARING
C1	816.59'	1.93'	39°27'8"	425.23'	800.55'	21°48'57" E
C2	438.57'	1785.93'	21°11'19"	221.82'	436.08'	S 52°17'21" E
C3	329.83'	2824.83'	6°41'24"	165.10'	329.64'	N 59°32'19" W

- NOTES:
1. ALL PROPOSED STREETS ARE GENERALLY PLANNED AS LOCAL TYPE "A" STREETS WITH 21 FEET OF PAVEMENT AND 30 FEET OF RIGHT-OF-WAY. THE RIGHT-OF-WAY AND PAVEMENT WIDTHS MAY BE ADJUSTED AS REQUIRED FOR THE FOLLOWING PURPOSES:
A. AS REQUIRED BY CITY ORDINANCE.
B. TO ACHIEVE TRAFFIC CALMING.
C. TO COMPLY WITH THE T.L.A.
2. WATER SERVICE WILL BE PROVIDED THROUGH A CENTRAL WATER SUPPLY. THE WATER PURVEYOR IS BEXAR METROPOLITAN WATER DISTRICT.
3. SANITARY SEWER WILL BE PROVIDED BY INDIVIDUAL ON-SITE SEPTIC SYSTEMS.
4. ADDITIONAL BUILDING SETBACK RESTRICTIONS, AND OTHER RESTRICTIONS, MAY BE ESTABLISHED BY THE SUBDIVISION COVENANTS AND RESTRICTIONS TO BE FILED BY SEPARATE INSTRUMENT.
5. 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.
6. 1/2" DIAMETER IRON RODS (WITH PLASTIC CAPS) WILL BE SET AT ALL PROPERTY CORNERS.
7. ALL BEARINGS AND DISTANCES INDICATED HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE (NAD 83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS). THE GRID TO SURFACE SCALE FACTOR IS: 1.000008.
8. NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS).
9. THIS IS NOT A LAND TITLE SURVEY.

OWNER/DEVELOPER:
ANAQUA SPRINGS RANCH, INC
325 SONTERRA BLVD E. SUITE 210
SAN ANTONIO, TX 78258
(210) 493-1444 PHONE

THIS PLAN HAS BEEN ACCEPTED BY
CITY OF SAN ANTONIO
DATE _____ NUMBER _____
IF NO PLATS ARE FILLED, PLAN WILL EXPIRE
ON _____
1ST PLAT FILLED ON _____

MASTER DEVELOPMENT PLAN
FOR
ANAQUA SPRINGS RANCH
SAN ANTONIO, TEXAS

MATKINHOOPER
ENGINEERING & SURVEYING
CONSTRUCTION MANAGERS CONSULTANTS
P.O. BOX 54
1000 W. ROADS SUITE 100
BOERNE, TEXAS 78002
OFFICE: 832.260.6600 FAX: 832.260.0909
CIVIL ENGINEERS SURVEYORS LAND PLANNERS