



City of San Antonio

Development Services Department

March 28, 2011

Jeffrey Carroll
Matkin-Hoover Engineering & Surveying
8 Spencer Road, Suite 100
Boerne, Texas 78006

Re: Anaqua Springs Ranch – Minor Amendment

MDP # 797-C

Dear Mr. Carroll,

The Development Review Committee has evaluated the **Anaqua Springs Ranch** Master Development Plan- Minor Amendment, or **MDP # 797-C**. 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 drainage, 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.

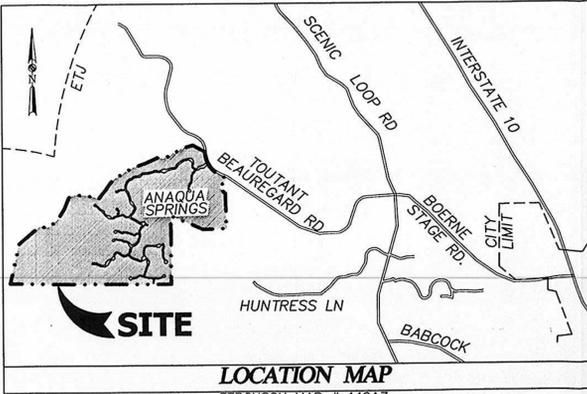
The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1). Should you need further assistance, please contact Donna L. Camacho at 207-5016.

Sincerely,

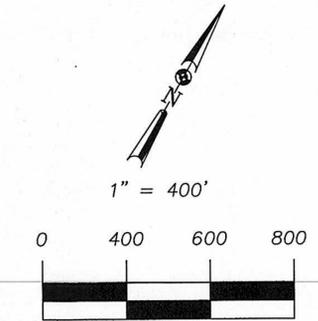
A handwritten signature in cursive script that reads 'Barbara Nelson'.

Barbara Nelson, AICP
Assistant Director

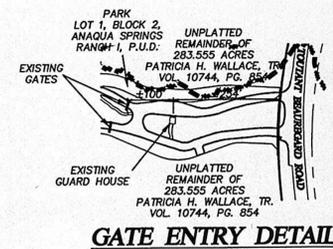
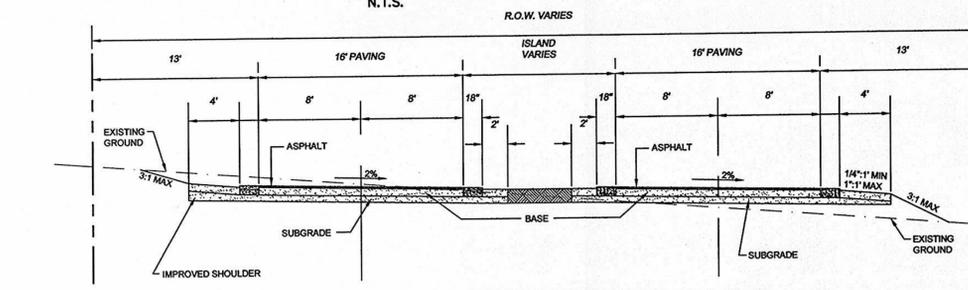
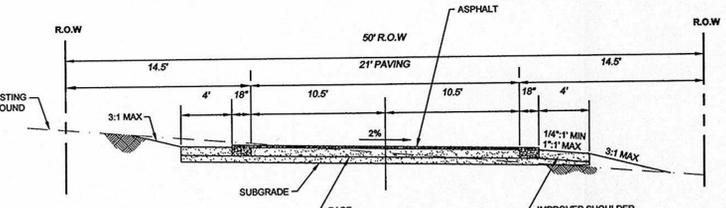
ANAQUA SPRINGS RANCH, P.U.D. MASTER DEVELOPMENT PLAN



PARKLAND DEDICATION				PHASE DEVELOPMENT TABLE			
UNIT	LOT #	TYPE	ACRES	APPROVAL DATE	UNIT	ACRES	DENSITY (UNITS/AC.)
ANAQUA SPRINGS RANCH I, P.U.D.	LOT 1	PARK	1.27	APRIL 7, 2004	ANAQUA SPRINGS RANCH I, P.U.D.	91.231	0.257
ANAQUA SPRINGS RANCH II, P.U.D.	LOT 23	OPEN SPACE	2.30	DECEMBER 10, 2004	ANAQUA SPRINGS RANCH II, P.U.D.	97.763	0.501
ANAQUA SPRINGS RANCH III, P.U.D.	LOT 11	PARK	5.361	APRIL 18, 2005	ANAQUA SPRINGS RANCH III, P.U.D.	9.000	0.111
	LOT 28	PARK & DRAINAGE ESM'T	3.847	DECEMBER 12, 2005	ANAQUA SPRINGS RANCH III-B, P.U.D.	105.647	0.463
	LOT 12	PARK & DRAINAGE ESM'T	0.222	MAY 11, 2007	ANAQUA RANCH	12.000	0.083
	LOT 8	PARK & DRAINAGE ESM'T	0.627	JUNE 18, 2007	ANAQUA SPRINGS RANCH III-A, P.U.D.	11.691	0.257
ANAQUA SPRINGS RANCH IV, P.U.D.	LOT 901	PARK	0.648	JUNE 25, 2007	ANAQUA SPRINGS RANCH III-C, P.U.D.	6.547	0.305
TOTAL PARKLAND DEDICATED			14.275	JUNE 26, 2007	ANAQUA SPRINGS RANCH IV, P.U.D.	90.880	0.605
				NOVEMBER 6, 2009	ANAQUA SPRINGS RANCH V-A1, P.U.D.	16.200	0.123
TOTAL PARKLAND REQUIRED	1/70 X 366		5.23	SEPTEMBER 10, 2010	ANAQUA SPRINGS RANCH V-A2, P.U.D.	5.282	0.159
				PROPOSED	ANAQUA SPRINGS RANCH V-A-1, P.U.D.	25.787	0.078
				FUTURE	ANAQUA SPRINGS RANCH UNIT V PHASES	298.005	0.373
				FUTURE	ANAQUA SPRINGS RANCH UNIT V PHASES	145.293	0.373
				TOTAL		921.705	0.401



- MAJOR AMENDMENT REVISIONS:
1. UPDATED ANAQUA SPRINGS RANCH UNIT V LAND PLAN.
 - REMOVED BOUNDARIES FOR PROPOSED ANAQUA SPRINGS RANCH UNIT V-A LOTS & FUTURE ANAQUA SPRINGS RANCH V-B, P.U.D. LOTS.
 - ADDED BOUNDARY FOR PROPOSED ANAQUA SPRINGS RANCH UNIT V-A1.
 2. UPDATED PARKLAND DEDICATION TABLE.
 - REMOVED ANAQUA SPRINGS RANCH V-A, P.U.D. LOT 901.
 3. UPDATED PHASE DEVELOPMENT TABLE.
 - REMOVED ANAQUA SPRINGS RANCH V-A & V-B LOTS. REPLACED WITH ANAQUA SPRINGS RANCH V-A1 & FUTURE UNIT PHASES V & V-B.
 - UPDATED TABLE TO INCLUDE APPROVED ANAQUA SPRINGS RANCH V-A1 & V-A2 LOTS.



LINE	LENGTH	BEARING
L1	5.00'	N 25°54' E
L2	219.31'	S 61°17'21\" E
L3	73.44'	S 33°31'26\" E
L4	69.44'	S 2°32'4\" E

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CORD	CHORD BEARING
C1	816.59'	1195.93'	39°27'6\"	425.23'	800.55'	S 21°48'57\" E
C2	438.57'	1195.93'	211°11'0\"	221.82'	438.08'	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 50 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 ACCOMMODATE CALLING.
 - C. TO COMPLY WITH THE T.E.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 GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.
 6. 1/2" INCH DIAMETER IRON RODS (WITH PLASTIC CAPS) WILL BE SET AT ALL PROPERTY CORNERS.
 7. 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 1.00080.
 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 78288
(210) 493-1444 PHONE

PLAN HAS BEEN ACCEPTED BY
COSA *Sandra Nelson*
3/28/2011 797C
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on 3/27/2013
Date

This document is released for REVIEW PURPOSES ONLY, and was prepared under the authorization of Jeffrey D. Carroll, Registered Professional Engineer, State of Texas, Registration No. 93625.
Date: Dec. 1, 2010

MATKINHOOPER
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CONSTRUCTION MANAGERS CONSULTANTS
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DALLAS, TEXAS 75242
PHONE: 972.796.7900 FAX: 972.796.0999
TEXAS REGISTERED ENGINEERING FIRM #04012
CIVIL ENGINEERS SURVEYORS LAND PLANNERS

MASTER DEVELOPMENT PLAN - MINOR AMENDMENT
FOR
ANAQUA SPRINGS RANCH
SAN ANTONIO, TEXAS

MDP #797-C.
JOB NO. 2309.00
DATE DEC 10
DESIGNED RWP
CHECKED JDC
SHEET 1 OF 1