City of San Antonio

Department of Development Services

March 13, 2008

Mr. Johnny Martinez, P.E.

Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: **Friesenhahn** **MDP # 802-C**

Dear Mr. Martinez,

The City Staff Development Review Committee has reviewed **Friesenhahn** Master Development Plan **M.D.P. # 802-C**. Please find enclosed a signed copy for your files. Your plan was accepted however, please note the following conditions:

Traffic Impact Analysis and Streets Division approves with the following conditions:

The following on-site improvements, as well as improvements along the project limits are necessary and shall be provided by the developer at the time of platting of the Friesenhahn Subdivision, at no cost to the City of San Antonio:

- Construction of an internal collector street system approximately 800 feet in length.
- The developer shall be responsible for upgrading the intersection of West Borgfeld Road and Canyon Golf Road. Design and construction shall be coordinated with Bexar County.
- All proposed median openings on Canyon Golf Road shall provide sufficient left-turn storage.
- It is recommended that at the intersection of Canyon Golf Road and Proposed Collector that a right turn deceleration lane is provided for the northbound Canyon Golf to eastbound Collector.

If you have any further questions, please contact Jesse Muniz at (210) 207-0281.

Parks and Recreation Department approves with the following condition:

- The fee-in-lieu of parkland dedication must be paid prior to recordation of the first plat associated with this Master Development Plan.

If you have any further questions, please contact Samuel Sanchez at (210) 207-4091.

Bexar County approves with the following condition:

The following improvements must be provided by the developer prior to completion of the project:

- Traffic controls shall be placed according to the standards of the Texas Manual of Uniform Traffic Control Devices as warranted and must be approved by Bexar County.
- Voluntary efforts, beyond those herein required, to mitigate traffic impacts are encouraged as a means of providing enhanced traffic and pedestrian capabilities to users of the development as well as others.

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

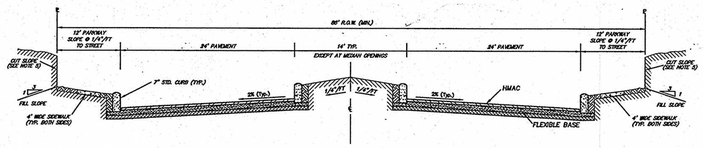
All platting shall comply with the Unified Development Code (UDC), Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio. It will be expected that all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space 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 approval unless eight percent of the net area of the project or twenty acres is approved with a final plat or an expenditure less than five hundred thousand dollars has been made as per UDC §35-412(h)(1).

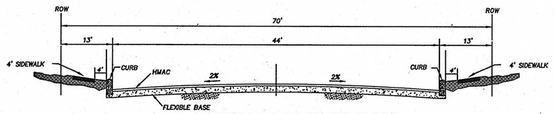
Should you need further assistance, please contact Elizabeth Adams at (210) 207-7912.

Sincerely,

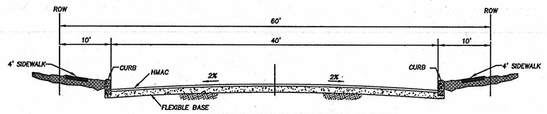
for Fernando J. De León, P.E.
Assistant Director Development Services Department
Land Development Division



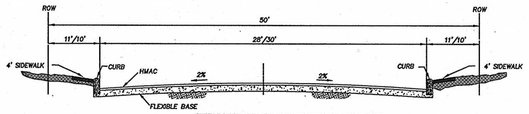
TYPICAL STREET SECTION (86' ROW)
SECONDARY ARTERIAL
(NOT TO SCALE)



TYPICAL STREET SECTION 70' ROW
COLLECTOR
(NOT TO SCALE)



TYPICAL STREET SECTION 60' ROW
LOCAL TYPE "B"
(NOT TO SCALE)



TYPICAL STREET SECTION 50' ROW
LOCAL TYPE "A"
(NOT TO SCALE)
*28' PAVEMENT UNLESS NOTED OTHERWISE

NOTES:
1. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
2. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
3. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
4. THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
5. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN LATEST VERSION OF THE AASHTO MANUAL.
6. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION. 2: 35-506(q.). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 70 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 86 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
7. ALL STREETS ARE PUBLIC.
8. EMERGENCY VEHICLE ACCESS ONLY TO LAKESIDE AT CANYON SPRINGS PUD. KNOCK-DOWN TYPE GATE TO BE INSTALLED WITH LAKESIDE PROJECT.

PARK SPACE SUMMARY

REQUIRED PARK SPACE/ OPEN SPACE	405 LOTS X 1 ACRE / 114 LOTS = 3.55 AC.

NOTE:
1) OWNER TO PAY FEE IN LIEU OF PARK DEDICATION
2) FEE AMOUNT TO BE DETERMINED AT TIME OF PLATTING

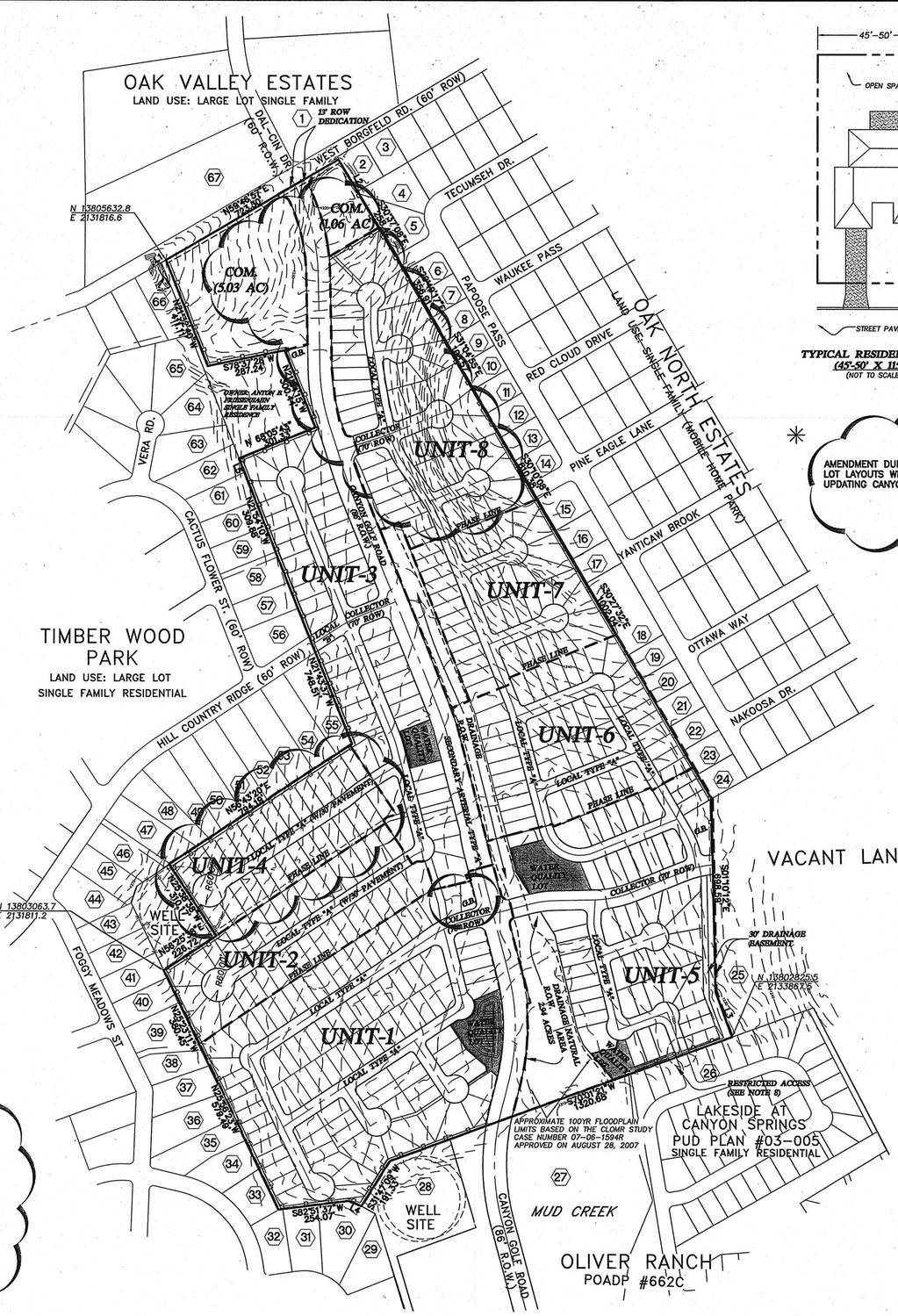
SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE

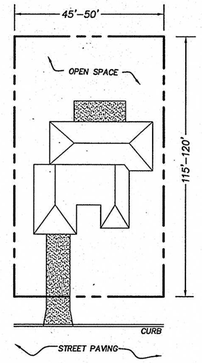
UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/Ac.)	FLOOD PLAIN/ NATURAL AREA (Ac.)	ESTIMATED COMPLETION DATE
1	SINGLE FAMILY RESIDENTIAL	18.55	98	5.28	0.00	JANUARY 2007
2	SINGLE FAMILY RESIDENTIAL	6.68	37	5.54	0.00	DECEMBER 2007
3	SINGLE FAMILY RESIDENTIAL	16.04	49	3.05	0.00	JULY 2007
4	SINGLE FAMILY RESIDENTIAL	5.54	30	5.42	0.00	DECEMBER 2007
5	SINGLE FAMILY RESIDENTIAL	13.77	51	3.70	3.51	OCTOBER 2007
6	SINGLE FAMILY RESIDENTIAL	9.03	47	5.20	0.86	OCTOBER 2007
7	SINGLE FAMILY RESIDENTIAL	8.18	39	4.77	1.18	APRIL 2008
8	SINGLE FAMILY RESIDENTIAL	10.84	54	4.98	0.00	APRIL 2008
	TOTALS/AVERAGE	88.63*	405*	4.57	5.55	

*DOES NOT INCLUDE COMMERCIAL TRACTS FRONTING BORGFELD ROAD. DEVELOPMENT TIMING ON THESE PARCELS IS UNKNOWN.

LAND USE TABLE

LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	77.53
COMMERCIAL	6.09
DRAINAGE ROW/NATURAL AREA	5.55
PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	10.20
TOTALS	99.37





TYPICAL RESIDENTIAL LOT
(45'-50' X 115'-120')
(NOT TO SCALE)

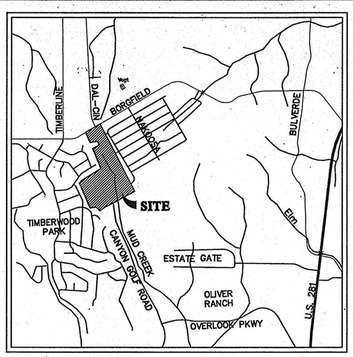
AMENDMENT DUE TO MODIFICATION OF THE LOT LAYOUTS WITHIN UNITS 1, 4, & 8, AND UPDATING CANYON GOLF ROAD ALLIGNMENT.

LINE TABLE

LINE	LENGTH	BEARING
L1	19.17'	N59°46'57"E
L2	145.00'	S30°57'44"E
L3	174.42'	S19°58'39"E
L4	49.64'	S67°42'04"E
L5	53.10'	S21°35'13"E

PROPERTY OWNERSHIP KEY:

1. SIVEK, EDWARD G.
2. GDOVIN, MATTHEW J.
3. GDOVIN, MATTHEW J.
4. GDOVIN, MATTHEW J.
5. GDOVIN, MATTHEW J.
6. JEDMENEK, DORTHY
7. ST JAMES, HOLLEN
8. BRAUE, SCOTT & BETH A.
9. HANING, BRUCE T.
10. HANING, BRUCE T.
11. RAMIREZ, JUAN V.
12. AGUILAR, FELIX SARABIA
13. RIVERA, ERNESTO
14. DEWITZ, WOLFGANG J & THERESA
15. GONZALEZ, JOEL & HORTENCIA
16. RABORN, KENNETH C.
17. RAMIREZ, ROSEANN
18. GONZALEZ, RUBY L. & EDWARD J.
19. RUSS, ALEXANDER M.
20. BEARDSLEE, FRANK
21. BEARDSLEE, FRANK
22. FLORES, JOSE R. & MARIA MARTA
23. FLORES, JOSE R. & MARIA MARTA
24. JACKSON, DALE A
25. FRIESENHAHN, ANTON
26. WILSHIRE HOMES OF TEXAS
27. HPK VENTURES
28. MARCEAU, STEPHEN M. & EVA M.
29. JAMES, DENISE LOUISE HOYES
30. HERRE, JOE D. & KARLA L.
31. HERRE, JOE D. & KARLA L.
32. HARRELL, NORRIS E. & KATHRYN
33. MANN, DAID W. & LISA V.
34. ZOPPA, JUNE ELLEN & GLENN TERRANCE
35. COLE, FLOYD GENE & SALLY
36. GANAWAY, ROBERT L. & MELINDA
37. MOREAU, DAVID & SHARON
38. CARR, DONALD G. JR. & LISA M.
39. MERRITT, MARY BETH
40. MERRITT, MARY BETH
41. GONZALEZ, JOHN L. & LAURA R.
42. CATES, RONALD LEE & ANGELA M.
43. HOOD, FRANK D. & SANDRA D.
44. HOOD, FRANK D. JR. & SANDRA
45. HOOD, FRANK D. JR. & SANDRA
46. HOOD, FRANK D. JR. & SANDRA
47. SHUSSLER, CLINT W. & TERI SWOPE-SHUSSLER
48. FISCHER, ROBERT W. & LEE P.
49. GRAHAM, WARREN K. & VIRGINIA G.
50. ERNST, TODD A. & STACEY M.
51. KOEHLER, HEATH S. & LORI L.
52. JAMES, ROBERT BYRNE III & ANNIE M.
53. GOLLA, JEFFREY SCOTT & CHRISTINE
54. KELLY, RUSSELL
55. FLORES, ED
56. HUI, RICHARD K.
57. MCKINSKI, DANIEL & KAMILLA
58. EWERS, JAMES W.
59. EWERS, JAMES W.
60. GARCIA, VICTORIA ELAINE
61. FERGUSON, RUSSELL E. & SANDRA G.
62. ROSS, KATHERINE J. & LANNY R.
63. HSU, TZYY-WEN & MIAO-YA
64. LOZITO, MIKE & NELDA
65. HOELSCHER, RICHARD A. & SANDRA K.
66. DIBRELL, SAMUEL D. JR.
67. CONGRAM, ANTHONY R. & AMAL H.



LOCATION MAP
N.T.S.

SCALE : 1"=200'
0' 200' 400' 600'

LEGEND:

- FLOOD PLAIN
- PHASE LINE
- OWNERSHIP INFORMATION SEE PROPERTY OWNERSHIP KEY
- 10' CONTOURS
- 8' PRIVACY FENCE
- GREENBELT

REVISED BY P-D 3/1/06
REVISED BY P-D 10/05/06
REVISED BY P-D 05/23/07

REVISION HISTORY

MDP	ACCEPTED DATE
802	01/20/05
802A	03/07/06
802B	03/06/07
802C	

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9010

DEVELOPER/OWNER:
RICK PIERCE
CENTEX HOMES
1354 NORTH LOOP 1604 EAST, #108
SAN ANTONIO, TEXAS 78232
PHONE: (210)496-1985

UTILITY PURVEYORS

SANITARY SEWER:	SAN ANTONIO WATER SYSTEM
WATER:	BEXAR MET
GAS AND ELECTRIC:	CITY PUBLIC SERVICE
TELEPHONE:	SOUTHWESTERN BELL TELEPHONE COMPANY

PLAN HAS BEEN ACCEPTED BY
COSA 3/13/08 802C
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
3/12/10
Date

DEVELOPMENT SERVICES RECEIVED 2008 FEB -8 PM 12:55

FRIESENHAHN
MASTER DEVELOPMENT PLAN

PROPERTY LEGAL DESCRIPTION

A 99.37 ACRE, OR 4,328,415 SQ. FT. MORE OR LESS, TRACT OF LAND BEING OUT OF A 253.13 ACRE TRACT RECORDED IN VOLUME 6046, PAGE 833 OF THE OFFICIAL RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE GUADALUPE COLLEGE SURVEY NO. 418, ABSTRACT NO. 262 OF BEXAR COUNTY, TEXAS.

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:
PAPE-DAWSON ENGINEERS, INC.
CENTEX HOMES

MDP PLAN NO.: 802C
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO

CHAIRMAN: DATE:

SECRETARY: DATE:

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

PREPARATION DATE: AUGUST, 2004 JOB NO. 6003-02

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