



CITY OF SAN ANTONIO

February 16, 2005

Mr. Hector Herrera

Sherfey Engineering Co., LLC.
13300 Old Blanco Rd., Ste. 307
San Antonio, TX 78216

Re: The Boulders at Canyon Springs Subdivision

MDP # 806

Dear Mr. Herrera:

The City Staff Development Review Committee has reviewed The Boulders at Canyon Springs Subdivision MDP # 806. 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 # 806 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.
- Historic Preservation Office cites the following condition:

The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6 35-630 to 35-634). The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio

Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that archaeological site 41BX1009, a Paleo-Indian site, has been previously identified nearby the above referenced property, in particular along/adjacent to MUD Creek. Also, the property may contain sites, some of which may be significant. Thus, before any work that might affect any sites is begun recommend that a qualified professional should conduct an archaeological/architectural investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and any previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available on line at www.c-tx-arch.org. The consultant may need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards and the CTA guidelines may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. If part of the property was already investigated since December 31, 2004, it may be omitted and the report for the previous study may be submitted for that part. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If no significant sites are found, after the HPO concurs, development may proceed throughout the property. If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation must be prepared and submitted to the HPO and/or SHPO for review. Upon concurrence by the CPO/SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained from the HPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call 210-207-7306.

- Plat Certification, the 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)

Sensitive Recharge Features and Buffering (if applicable)

Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required) (if applicable)

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.

According to the Water Quality Ordinance #81491, Section 34-913, buffering may be required.

- Streets and Drainage approves this project with the following conditions:
 - a. Provide for pavement transition at the entrance intersection of Boulder Canyon Drive and Boulder Canyon Drive and Balcones Cavern Loop.
 - b. Add a general note that states, "all intersections will comply with the clear vision area requirements of Section 35-506(d)(5) of the Unified Development Code".
 - c. Clarify the street notes, 31' B/B and 28' B/B.

The following issue should be addressed during the respective platting process: Evaluate providing additional street names so that intersection reference points are unique. You currently have two (2) intersections of Golden Canyon Drive and Balcones Cavern Loop, etc.

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.

Mr. Herrera
February 16, 2005
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I would encourage you to work closely with the school district, so that 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. 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



City of San Antonio, Texas

Planning & Development Services Department

January 15, 2010

Javier Garcia, P.E.
Sherfey Engineering Co., LLC.
13300 Old Blanco Road, Suite 307
San Antonio, Texas 78216

RE: MDP 806 The Boulders at Canyon Springs

Dear Mr. Garcia:

The Master Development Plan (MDP), 806 The Boulders at Canyon Springs, has failed to comply with **Sec. 35-412 (h)(1)(a) Scope of Approval** of the **Unified Development Code (UDC)**:

Sec. 35-412 (h) (1) (a) Scope of Approval

The master development plan shall expire unless a final plat is approved within twenty-four (24) months from the approval of the master development plan

This Master Development Plan (MDP) has been deemed invalid. It will be scanned and archived with the Department's permanent files. You may submit a new Master Development Plan application under the current Unified Development Code (UDC) for our consideration. If you feel this is in error, an appeal in writing with supporting documentation may be filed within thirty (30) days of receipt of this notice.

For additional information on your permit status please visit the MDP Master List website at: <http://epay.sanantonio.gov/dsddocumentcentral/upload/MDPMasterList.xls>

If you have any questions regarding this matter, contact Donna L. Schueling at (210) 207-5016.

Sincerely,

A handwritten signature in black ink, appearing to read "Fernando J. De León".

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



LEGAL DESCRIPTION
27.60 ACRE TRACT

A 27.60 ACRE (709,712 SF) TRACT OF LAND, MORE OR LESS, BEING OUT OF A REMAINING PORTION OF A 349.8 ACRE TRACT CONVEYED TO HPK VENTURES, LTD. IN VOLUME 9565, PAGES 263-273 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. SITUATED IN BEATY, SEALE & FORWOOD SURVEY NUMBER 417 3/8, ABSTRACT 109, COUNTY BLOCK 4848 OF BEXAR COUNTY TEXAS. SAID 27.60 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS USING BEARINGS DERIVED FROM COORDINATES OF THE TEXAS COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, ESTABLISHED FROM THE NORTH AMERICAN DATUM OF 1983 (CORS 96).

COMMENCING AT THE NORTH CORNER OF LOT 1, BLOCK 32 OF THE TIMBERWOOD PARK UNIT 5 SUBDIVISION RECORDED IN VOLUME 9200, PAGES 7-9 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALSO BEING ON THE SOUTH RIGHT OF WAY LINE OF QUIET RAPIDS, A 60 FOOT WIDE RIGHT OF WAY, ON THE WEST LINE OF THE 516.475 ACRE TRACT RECORDED IN VOLUME 5474, PAGES 955-960 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, THENCE, S 29°16'23" E, A DISTANCE OF 544.30 FEET TO A SET 1/2" IRON ROD BEING THE NORTHWEST CORNER OF THIS TRACT AND THE TRUE POINT OF BEGINNING;

THENCE, N 63°40'44" E, A DISTANCE OF 427.50 FEET TO A SET 1/2" IRON ROD ON A CURVE HAVING A RADIUS OF 330.00 FEET, A CHORD OF N51°41'19"E-130.35 FEET, FOR THE MOST NORTHERLY CORNER HEREOF;

THENCE, ALONG SAID CURVE AN ARC LENGTH OF 131.21 FEET TO A FOUND IRON ROD (MARKED "PAPE-DAWSON") FOR A POINT OF TANGENCY;

THENCE, N 40°17'53" E, A DISTANCE OF 84.67 FEET TO A FOUND IRON ROD (MARKED "PAPE-DAWSON") BEING ON A CURVE HAVING A RADIUS OF 270.00 FEET, CHORD OF N49°34'27"E-87.04 FEET;

THENCE, ALONG SAID CURVE AN ARC LENGTH OF 87.42 FEET TO A FOUND IRON ROD (MARKED "PAPE-DAWSON") FOR A POINT OF TANGENCY;

THENCE, N 58°51'00" E, A DISTANCE OF 44.94 FEET TO A SET 1/2" IRON ROD BEING ON A CURVE HAVING A RADIUS OF 25.00 FEET, A CHORD OF N78°49'39"E-33.67 FEET, FOR THE MOST NORTHERLY CORNER HEREOF;

THENCE, ALONG SAID CURVE AN ARC LENGTH OF 36.93 FEET TO A FOUND IRON ROD (SAME MARKING) FOR A POINT OF TANGENCY;

THENCE, S 36°30'19" E, A DISTANCE OF 135.80 FEET TO A SET 1/2" IRON ROD BEING ON A CURVE HAVING A RADIUS OF 1043.00 FEET, A CHORD OF S31°31'49"E-117.08 FEET, FOR THE EXTERIOR CORNER HEREOF;

THENCE, ALONG SAID CURVE AN ARC LENGTH OF 117.23 FEET TO A FOUND IRON ROD (SAME MARKING) FOR A POINT OF TANGENCY;

THENCE, S 26°33'17" E, A DISTANCE OF 320.99 FEET TO A SET 1/2" IRON ROD BEING ON A CURVE HAVING A RADIUS OF 1043.00 FEET, A CHORD OF S32°48'48"E-227.21 FEET, FOR THE INTERIOR CORNER HEREOF;

THENCE, ALONG SAID CURVE AN ARC LENGTH OF 227.66 FEET TO A FOUND IRON ROD (SAME MARKING) FOR A POINT OF TANGENCY;

THENCE, S 39°03'40" E, A DISTANCE OF 132.86 FEET TO A SET 1/2" IRON ROD BEING ON A CURVE HAVING A RADIUS OF 657.00 FEET, A CHORD OF S24°25'37"E-331.98 FEET, FOR THE EXTERIOR CORNER HEREOF;

THENCE, ALONG SAID CURVE AN ARC LENGTH OF 335.61 FEET TO A FOUND IRON ROD (SAME MARKING) FOR A POINT OF TANGENCY;

THENCE, S 09°47'34" E, A DISTANCE OF 204.12 FEET TO A SET 1/2" IRON ROD FOR THE EXTERIOR CORNER HEREOF;

THENCE, N 89°22'40" W, A DISTANCE OF 494.08 FEET TO A SET 1/2" IRON ROD FOR THE INTERIOR CORNER HEREOF;

THENCE, S 43°27'36" W, A DISTANCE OF 399.62 FEET TO A SET 1/2" IRON ROD FOR THE EXTERIOR CORNER HEREOF;

THENCE, N 89°30'12" W, A DISTANCE OF 338.54 FEET TO A SET 1/2" IRON ROD FOR THE EXTERIOR CORNER HEREOF;

THENCE, N 00°12'38" W, A DISTANCE OF 692.18 FEET TO A SET 1/2" IRON ROD FOR THE INTERIOR CORNER HEREOF;

THENCE, N 26°58'42" W, A DISTANCE OF 440.94 FEET TO A SET 1/2" IRON ROD FOR THE EXTERIOR CORNER HEREOF;

THENCE, N 24°20'36" W, A DISTANCE OF 85.78 FEET TO A SET 1/2" IRON ROD FOR THE POINT OF BEGINNING OF THIS TRACT OF LAND.

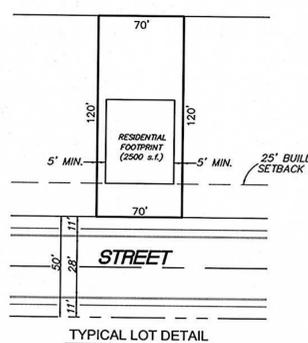
CURVE	LENGTH	RADIUS	CHORD	CHORD DIRECTION
C1	131.21	330.00	130.34	N51°41'19"E
C2	87.42	270.00	87.04	S49°34'27"W
C3	36.93	25.00	33.67	S12°49'40"W
C4	114.10	657.00	113.96	N31°31'48"W
C5	227.66	1043.00	227.21	S32°48'48"W
C6	335.61	1043.00	331.98	N20°54'35"E
C7	34.26	51.00	33.62	N20°54'35"E
C8	77.21	51.00	70.41	N83°48'37"E
C9	3.46	51.00	3.46	S50°35'29"E
C10	93.06	225.00	92.40	S13°23'12"W
C11	33.88	225.00	33.85	N46°23'14"E
C12	48.04	225.00	47.95	N56°49'03"E
C13	24.80	225.00	24.59	N66°04'00"E
C14	31.17	51.00	30.64	N41°33'17"E
C15	34.90	51.00	34.22	N88°48'04"E
C16	34.48	51.00	33.83	S52°13'45"E
C17	49.30	51.00	47.40	S05°10'08"E
C18	94.91	200.00	94.02	N13°23'12"W
C19	45.28	51.00	43.81	S47°50'07"E
C20	36.68	51.00	35.90	S01°47'46"E
C21	29.46	51.00	29.05	S35°21'21"W
C22	59.34	51.00	55.88	S85°07'17"W
C23	20.67	51.00	20.53	S14°02'11"W
C24	50.40	51.00	48.38	S35°52'52"W
C25	28.92	51.00	28.53	N81°28'42"W
C26	42.34	51.00	41.15	N41°26'34"W
C27	46.06	51.00	44.51	N08°13'42"E
C28	64.56	1193.00	64.55	S28°08'18"E
C29	81.16	1193.00	81.13	S31°36'14"E
C30	37.63	25.00	34.18	N10°24'28"E
C31	38.14	25.00	34.55	N92°45'57"W
C32	36.99	325.00	36.97	N35°48'01"W
C33	52.93	325.00	52.88	N27°52'24"W
C34	11.31	325.00	11.31	N22°12'37"W
C35	42.53	25.00	41.28	N34°23'36"E
C36	72.34	275.00	72.13	S82°27'50"W
C37	70.41	275.00	70.22	S67°35'34"W
C38	71.34	275.00	71.14	S52°45'36"W
C39	15.94	275.00	15.94	S43°44'03"W
C40	82.85	175.00	82.08	N55°38'11"E
C41	82.85	175.00	82.08	N76°38'49"E
C42	16.56	1243.00	16.56	S38°42'46"E
C43	22.84	275.00	22.83	N36°40'55"W
C44	62.83	275.00	62.69	N27°45'28"W
C45	103.47	1243.00	103.44	S32°13'04"E
C46	59.19	125.00	58.64	N76°34'17"E
C47	44.68	250.00	44.62	N04°54'33"W
C48	75.93	250.00	75.64	N18°43'47"W
C49	71.13	1243.00	71.12	S28°11'36"E
C50	39.30	25.00	35.77	S120°50'00"W
C51	39.43	25.00	35.47	N71°44'16"W
C52	48.07	330.00	48.03	N58°54'21"E
C53	72.49	330.00	72.35	N48°26'22"E
C54	10.64	330.00	10.64	N41°13'20"E
C55	87.42	270.00	87.04	S49°34'27"W
C56	36.93	25.00	33.67	N78°49'40"W
C57	27.40	657.00	27.36	N33°07'49"W
C58	36.70	657.00	36.69	N28°09'17"W
C59	60.87	1043.00	60.86	S28°11'36"E
C60	51.26	1043.00	51.26	S31°18'22"E
C61	19.34	657.00	19.34	N38°13'04"W
C62	84.36	657.00	84.30	N34°41'45"W
C63	73.72	657.00	73.68	N20°48'11"W
C64	68.02	657.00	67.99	N20°37'21"W
C65	68.50	657.00	68.47	N14°40'11"W
C66	21.87	657.00	21.87	N10°44'16"W

GENERAL NOTES:

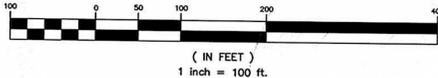
- PARK LAND REQUIREMENTS HAVE BEEN MET VIA THE CANYON SPRINGS OVERALL MASTER PLAN AND VESTED RIGHTS PERMIT NO. 03-12-019.
- SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UNIFIED DEVELOPMENT CODE ARTICLE 5, DIVISION 2, 35-506(C).
- ALL STREETS WITHIN MASTER DEVELOPMENT PLAN ARE PUBLIC RIGHT-OF-WAY.
- LOCAL DETENTION WILL NOT BE REQUIRED FOR THIS DEVELOPMENT DUE TO THE FACT THAT REGIONAL DETENTION IS PROVIDED BY THE DOWNSTREAM NRCS DAM (SALADO #8).
- A QUALITY STORM WATER BASIN WILL BE MAINTAINED BY HOME OWNERS ASSOCIATING.
- LOT 15 BLOCK 1 AND LOT 86, BLOCK 4, WILL REMAIN UNDEVELOPED DUE TO THE EXISTENCE OF KARST FORMATIONS. THE LOTS WILL BE FENCED OFF AND SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- INTERCONNECTOR STREET LOCATION/CONSTRUCTION WILL BE EVALUATED DURING FINAL PROJECT DESIGN.

DEVELOPMENT SUMMARY			
PHASE	Acres	No. of Units	DU/Ac.
PHASE 1	16.29	55	3.4
PHASE 2	11.31	42	3.7
DEDICATED R-O-W	5.52	-	-
TOTAL DEV.	27.6	97	3.5

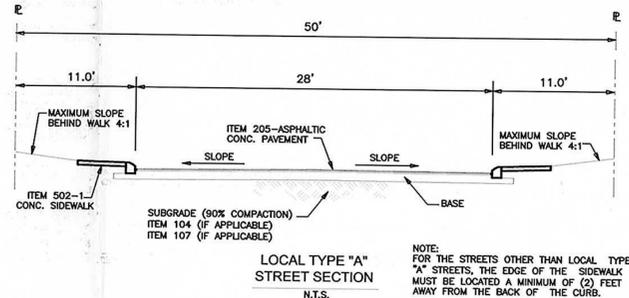
SUPPLEMENTAL OPEN SPACE DATA		CONSTRUCTION SEQUENCE		Acres
DRAINAGE EASEMENT	0.46	1 PHASE 1	16.29	
QUALITY STORM WATER BASIN	1.52	2 PHASE 2	11.31	
PASSIVE OPEN SPACE	0.39			
TOTAL DEV.	1.98			



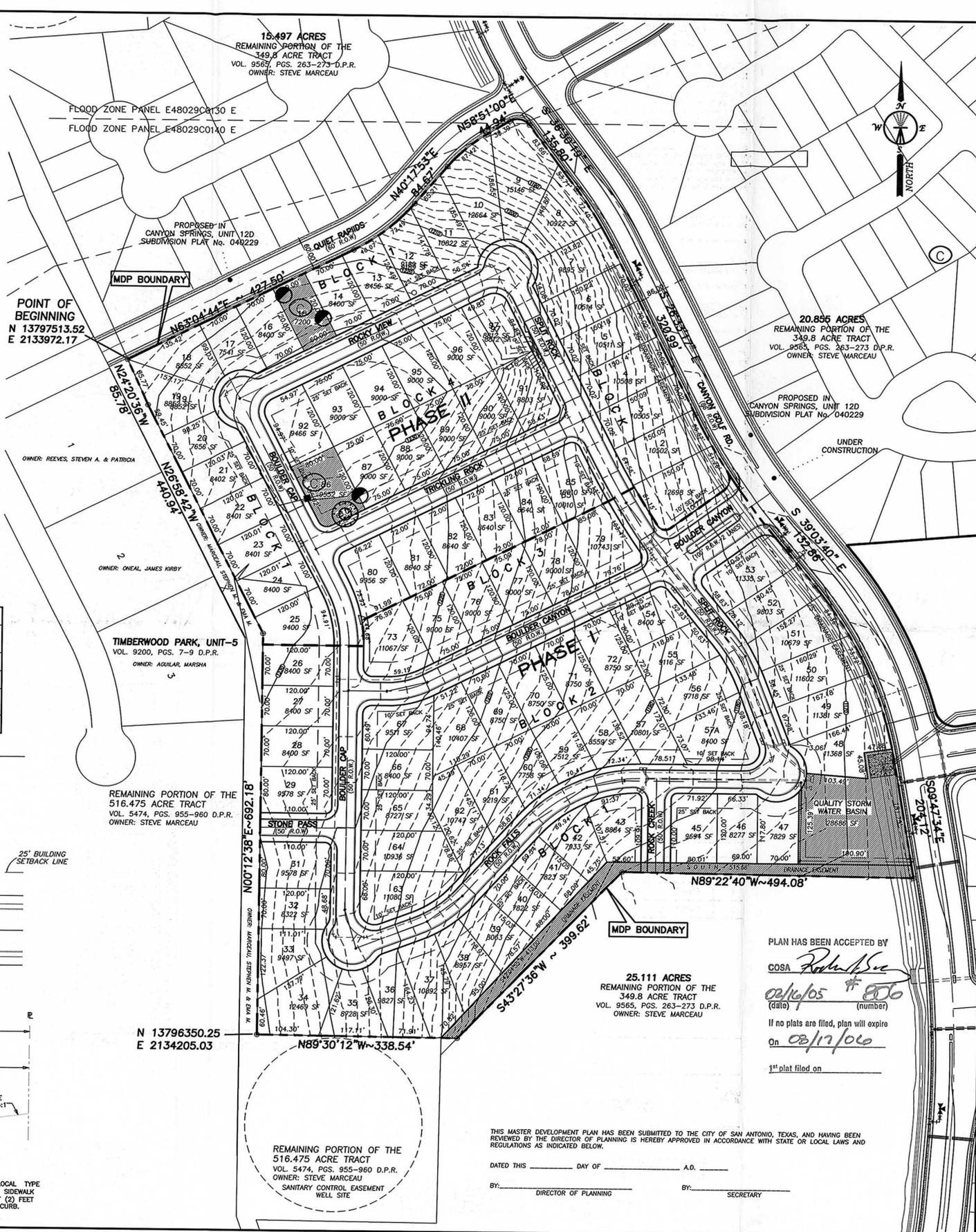
GRAPHIC SCALE



BASIS OF BEARING:
STATE PLANE COORDINATES - TEXAS SOUTH CENTRAL NAD 83
Basis of Bearing according to the Texas Coordinate System for the South Central Zone, established from the North American Datum of 1983 (CORS 96).



NOTE:
FOR THE STREETS OTHER THAN LOCAL TYPE "A" STREETS, THE EDGE OF THE SIDEWALK MUST BE LOCATED A MINIMUM OF (2) FEET AWAY FROM THE BACK OF THE CURB.



OWNER:
HPK VENTURES, a Texas limited partnership.
4705 Spicewood Spring Rd., Ste. 200
Austin, Travis County, Texas 78759
&
VERRO ENTERPRISES, LTD.
TRAUTMANN DEVELOPMENT, LTD.
7913 McPHERSON, SUITE 103
LAREDO, TX 78041
(956) 727-3560

PREPARED BY:
HOWLAND ENGINEERING & SURVEYING CO.
7616 Bartlett Avenue
LAREDO, TEXAS 78041
OFF: (956) 725-4411 FAX: (956) 725-4414
E-Mail: howland@hewcorp.net

Sherfey Engineering Company, L.L.C.
13300 Old Blanco Road
Suite 307
San Antonio, Texas 78216
OFF: (210) 493-9200 FAX: (210) 493-9203

MASTER DEVELOPMENT PLAN FOR THE BOULDERS AT CANYON SPRINGS A RESIDENTIAL COMMUNITY

PLAN HAS BEEN ACCEPTED BY
COSA *Robert...*
02/16/05 # 806 (date) (number)
If no plats are filed, plan will expire
On 02/17/06

25.111 ACRES
REMAINING PORTION OF THE
349.8 ACRE TRACT
VOL. 9565, PGS. 263-273 D.P.R.
OWNER: STEVE MARCEAU

MDP #

DRAWN BY: A.G.N.
CHECKED BY: B.F.S.
H.S.C. JOB No.:
FILENAME: MASTER-PLAN-BOULDER-SUBDIVISION
DATE: 11-08-04
REVISED DATE: 02-03-05
24x36 SCALE: HOR: 1"=100'
VER:
11x17 SCALE: HOR: 1"=200'
VER:
SHEET: 1 OF 1

THIS MASTER DEVELOPMENT PLAN HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PLANNING IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS _____ DAY OF _____ A.D. _____
BY: _____ DIRECTOR OF PLANNING BY: _____ SECRETARY