CITY OF SAN ANTONIO

August 22, 2005

Mack Thomas

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

Re: The Bolders at Canyon Springs (Enclave) Subdivision MDP # 806A

Dear Mr. Thomas:

The City Staff Development Review Committee has reviewed The Bolders at Canyon Springs (Enclave) Subdivision Master Development Plan M.D.P. # 806A. 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 # 806A 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.

- 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.

DEVELOPMENT SERVICES DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

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 we recommend that a qualified professional conduct an archaeological investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. A list of qualified professional archaeological consulting firms is available on-line at www.c-tx-arch.org. The consultant will probably 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, the CTA guidelines, and a list of qualified consultants 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/SHPO 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 should be prepared and submitted to the HPO and SHPO for review. Upon concurrence by the SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained form 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.

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

  1. 100 year Flood Plain Shown and Buffering (If applicable)
  2. Sensitive Recharge Features and Buffering (If applicable)
  3. 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.

- Storm Water Engineering will require the following items at the time of platting:
    1. There is a high probability that the revised MDP that includes street stub-outs will change the direction of drainage and subsequently the drainage discharge points.

    2. It appears an underground system is proposed to accommodate the direction of water due to the street stub-outs.

    3. Given the steep slopes (terrain) it will be difficult to design adequate "sump" condition inlets to "pick-up" the storm water. The possibility of additional underground storm water may be required.

- Roadways within enclaves and gated communities are not currently subject to requirements of the Bicycle Master Plan. However, if the roadways are ever to be turned over to the City, they will only be accepted if the roadways contain the required bicycle facilities as outlined within the Bicycle Master Plan

- This project will be subject to the Streetscape standards Section 35-512 and has a VRP # 03-12-019, as of 3/7/1986.

- The Boulders at Canyon Springs (Enclave) has vested rights under permit number VRP # 03-12-019 and is therefore not subject to the requirements of the Parks and Open Space Dedication section of the UDC.

- 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.

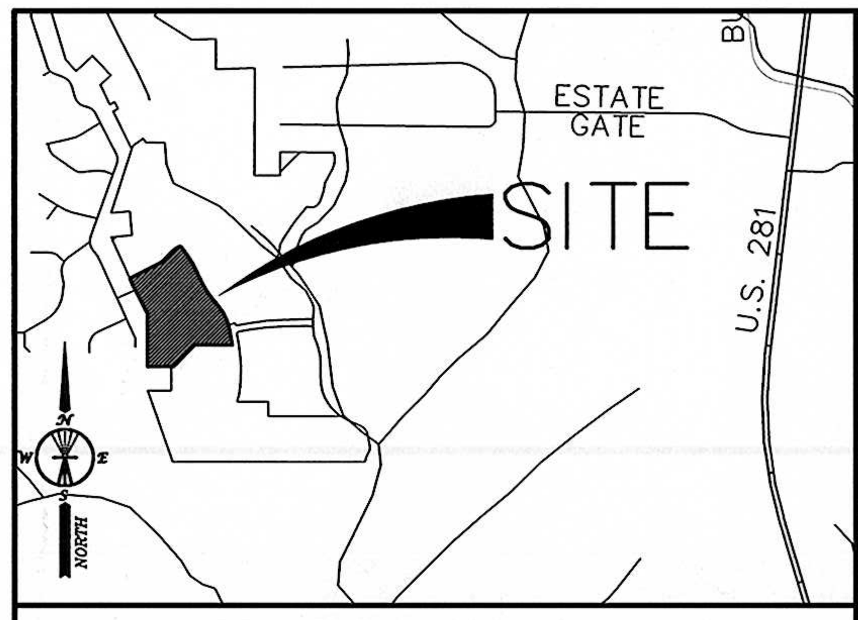
ALL Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

Sincerely,

Roderick J. Sanchez, AICP
Assistant Development Services Director

cc: Sam Dent, P.E., Development Services
Arturo Villarreal Jr, P.E. Strom Water Engineering
Christina De La Cruz, P.E., Public Works



LOCATION MAP

SCALE: 1"=2000'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	CHORD DIRECTION
C1	131.21'	330.00'	130.34'	N51°41'18"E
C2	87.42'	270.00'	87.04'	S49°34'27"W
C3	36.93'	25.00'	33.67'	N78°49'40"W
C4	114.10'	657.00'	113.96'	N31°31'48"W
C4	114.10'	657.00'	113.96'	N31°31'48"W
C5	227.66'	1043.00'	227.21'	S32°48'28"E
C6	335.61'	657.00'	331.98'	N24°25'37"W
C7	34.26'	51.00'	33.62'	N20°54'35"E
C8	77.71'	51.00'	70.41'	N83°48'37"E
C9	3.46'	51.00'	3.46'	S50°35'29"E
C11	93.06'	225.00'	92.40'	S53°55'18"W
C12	33.88'	225.00'	33.85'	N46°23'14"E
C13	48.04'	225.00'	47.95'	N56°49'03"E
C14	24.60'	225.00'	24.59'	N66°04'00"E
C16	31.12'	51.00'	30.64'	N51°43'11"E
C17	34.90'	51.00'	34.22'	N88°48'04"E
C18	34.48'	51.00'	33.83'	S52°13'45"E
C19	49.30'	51.00'	47.40'	S05°10'08"E
C22	94.91'	200.00'	94.02'	N13°23'03"W
C24	45.28'	51.00'	43.81'	S47°50'07"E
C25	36.68'	51.00'	35.90'	S01°47'46"E
C26	29.46'	51.00'	29.05'	S35°21'21"W
C27	59.14'	51.00'	55.88'	S85°07'17"W
C28	20.67'	51.00'	20.53'	S14°02'31"W
C29	50.40'	51.00'	48.38'	S53°57'52"W
C30	28.92'	51.00'	28.53'	N81°28'42"W
C31	42.35'	51.00'	41.15'	N41°26'34"W
C32	46.06'	51.00'	44.51'	N08°13'24"E
C33	64.56'	1193.00'	64.55'	S28°06'18"E
C34	81.15'	1193.00'	81.13'	S31°36'14"E
C36	37.63'	25.00'	34.18'	N10°24'28"E
C37	38.14'	25.00'	34.55'	N82°45'57"W
C39	36.99'	325.00'	36.97'	N35°48'01"W
C40	52.93'	325.00'	52.88'	N27°52'24"W
C41	11.31'	325.00'	11.31'	N22°12'37"W
C42	57.15'	51.00'	54.21'	N30°27'45"W
C43	48.53'	25.00'	41.26'	N34°23'36"E
C44	72.34'	275.00'	72.13'	S82°27'50"W
C45	70.41'	275.00'	70.22'	S67°35'34"W
C46	71.34'	275.00'	71.14'	S52°49'36"W
C47	15.94'	275.00'	15.94'	S43°44'03"W
C48	82.85'	175.00'	82.08'	N55°38'11"E
C51	82.86'	175.00'	82.08'	N76°38'49"E
C53	16.56'	1243.00'	16.56'	S38°40'46"E
C54	22.84'	275.00'	22.83'	N36°40'55"W
C55	62.83'	275.00'	62.69'	N27°45'28"W
C56	103.47'	1243.00'	103.44'	S32°13'04"E
C58	59.19'	125.00'	58.64'	N76°38'41"E
C60	44.68'	250.00'	44.62'	N04°54'33"W
C61	75.93'	250.00'	75.64'	N18°43'47"W
C64	71.13'	1243.00'	71.12'	S28°11'38"E
C67	39.30'	25.00'	35.37'	S18°03'00"W
C68	39.43'	25.00'	35.47'	N71°44'16"W
C69	48.07'	330.00'	48.03'	N58°54'21"E
C70	72.49'	330.00'	72.35'	N48°26'22"E
C71	10.64'	330.00'	10.64'	N41°13'20"E
C72	87.42'	270.00'	87.04'	S49°34'27"W
C73	36.93'	25.00'	33.67'	N78°49'40"W
C74	77.40'	657.00'	77.36'	N33°07'49"W
C75	36.70'	657.00'	36.69'	N28°09'17"W
C76	60.87'	1043.00'	60.86'	S28°13'35"E
C77	51.26'	1043.00'	51.26'	S31°18'22"E
C78	19.34'	657.00'	19.34'	N38°13'04"W
C79	84.36'	657.00'	84.30'	N33°41'45"W
C80	73.72'	657.00'	73.68'	N26°48'11"W
C81	68.02'	657.00'	67.99'	N20°37'21"W
C82	68.50'	657.00'	68.47'	N14°40'11"W
C83	21.67'	657.00'	21.67'	N10°44'16"W

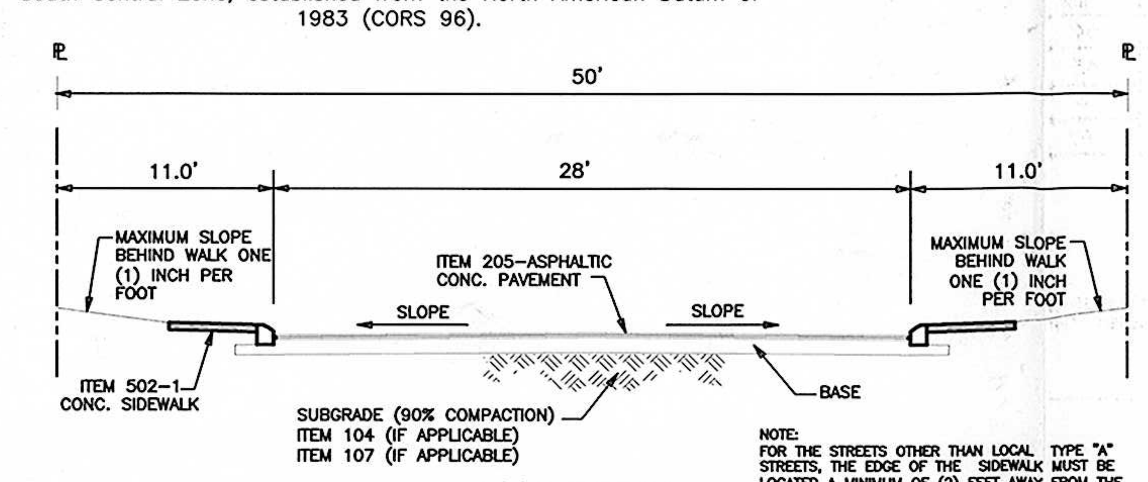
GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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.

LOCAL TYPE "A"
STREET SECTION
N.T.S.

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 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 BEGININNG;

THENCE, N 63°40'44" E, a distance of 427.50 feet to a set 1/2" iron rod being on a curve having a radius of 330.00 feet, a chord of N51°41'19"E–130.35 feet, for the most northwesterly 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 tongency;

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 675.00 feet, a chord of S31°31'48"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 ½" iron rod for the exterior corner hereof;

THENCE, N 89°22'40" W, a distance of 494.08 feet to a set ½" iron rod for the interior corner hereof;

THENCE, S 43°27'36" W, a distance of 399.62 feet to a set ½" iron for the exterior corner hereof;

THENCE, N 89°30'12" W, a distance of 338.54 feet to a set ½" iron rod for the exterior corner hereof;

THENCE, N 00°12'38" W, a distance of 692.18 feet to a set ½" iron rod for the interior corner hereof;

THENCE, N 26°58'42" W, a distance of 440.94 feet to a set ½" iron rod for the exterior corner hereof;

THENCE, N 24°20'36" W, a distance of 85.78 feet to a set ½" iron rod for the point of beginning of this tract of land.

GENERAL NOTES:

1. PARK LAND REQUIREMENTS HAVE BEEN MET VIA THE CANYON SPRINGS OVERALL MASTER PLAN AND VESTED RIGHTS PERMIT NO. 03-12-019.

2. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UNIFIED DEVELOPMENT CODE ARTICLE 5, DIVISION 2, 35-506(q).

3. ALL STREETS WITHIN MASTER DEVELOPMENT PLAN ARE PUBLIC RIGHT-OF-WAY.

4. 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)

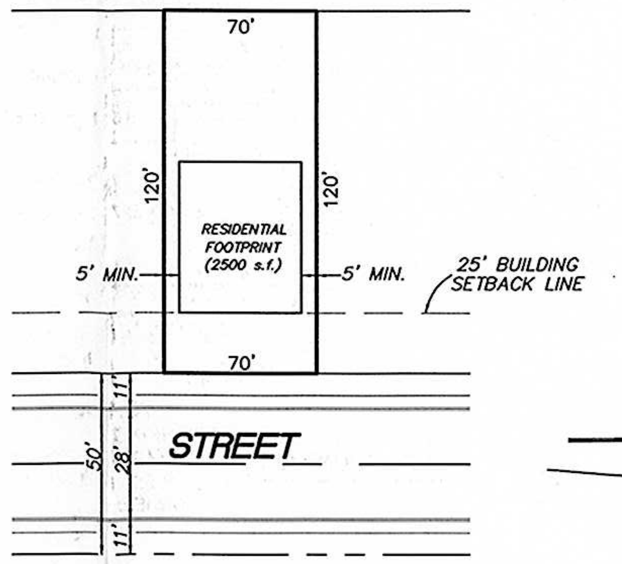
5. A QUALITY STORM WATER BASIN WILL BE MAINTAINED BY HOME OWNERS ASSOCIATING.

6. 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.

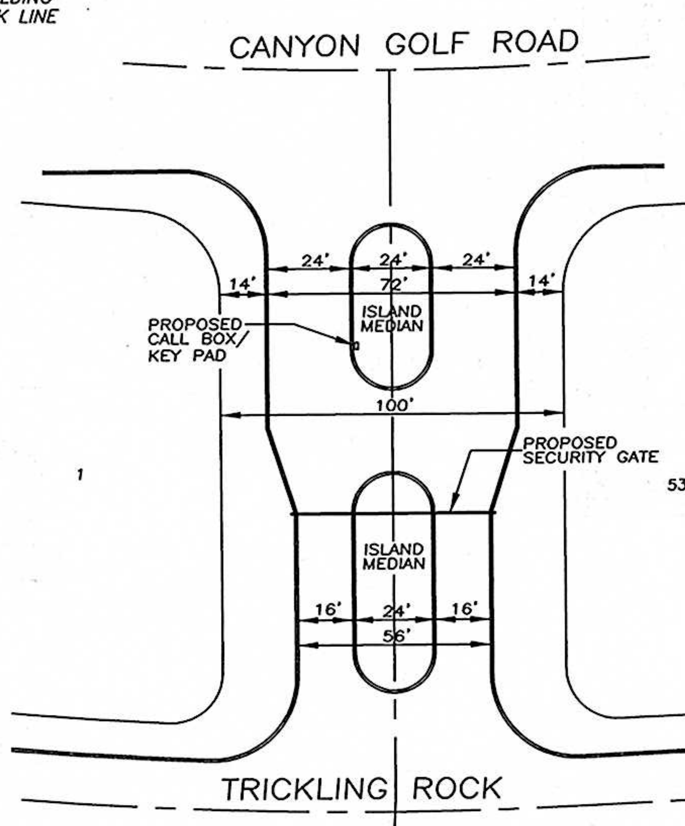
7. INTERCONNECTOR STREET LOCATION/CONSTRUCTION WILL BE EVALUATED DURING FINAL PROJECT DESIGN.

8. ALL INTERSECTIONS SHALL COMPLY WITH CLEAR VISION AREA REQUIREMENTS IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).

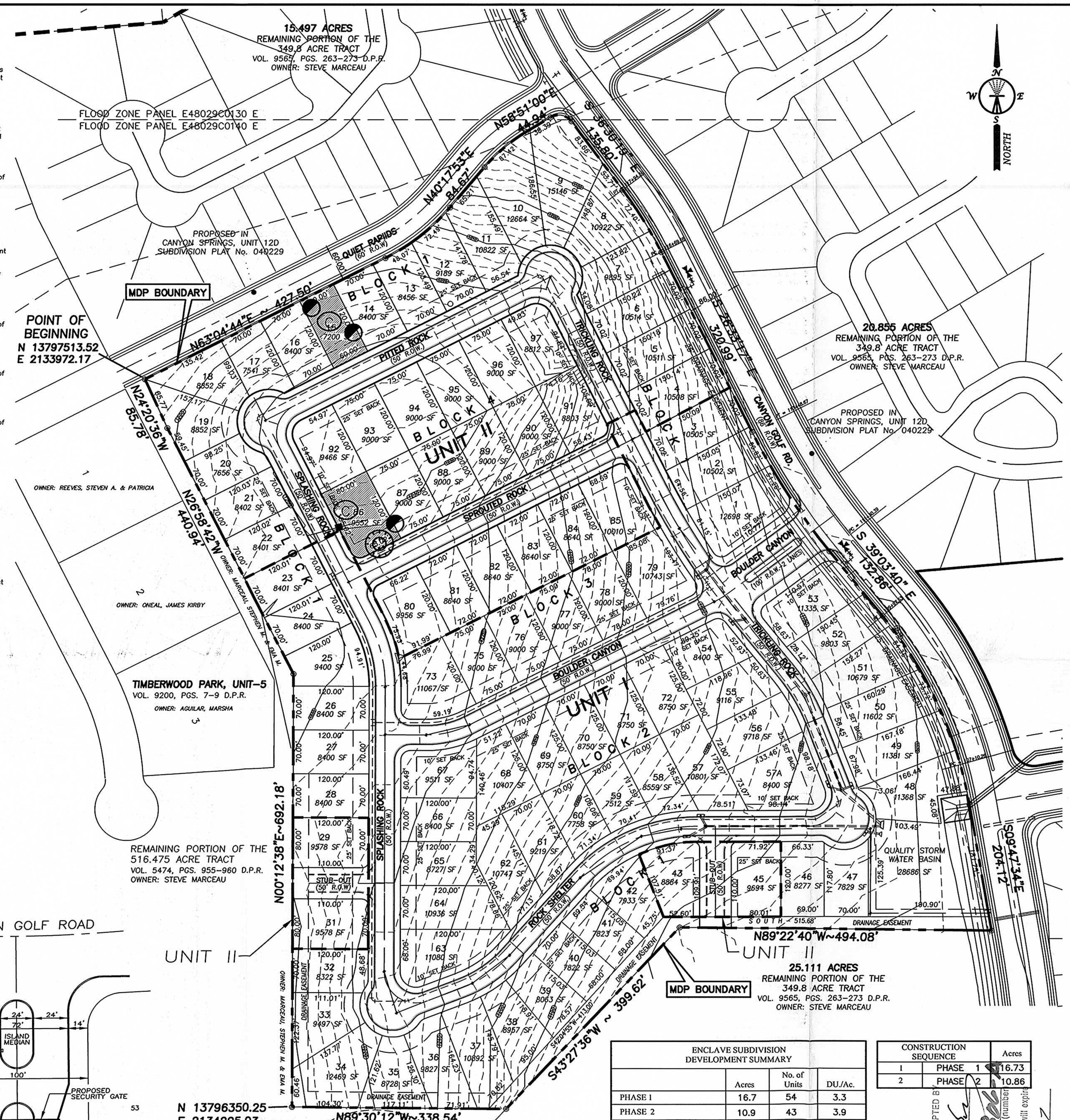
SUPPLEMENTAL OPEN SPACE DATA	
	Acres
DRAINAGE EASEMENT	0.46
QUALITY STORM WATER BASIN	1.52
PASSIVE OPEN SPACE	0.39
TOTAL DEV.	1.98



TYPICAL LOT DETAIL
N.T.S.



BOULDER CANYON
GATED ENTRANCE DETAIL
N.T.S.



ENCLAVE SUBDIVISION DEVELOPMENT SUMMARY			
	Acres	No. of Units	DU./Ac.
PHASE 1	16.7	54	3.3
PHASE 2	10.9	43	3.9
DEDICATED R-O-W	5.52	–	–
TOTAL DEV.	27.6	97	3.5

CONSTRUCTION SEQUENCE		Acres
1	PHASE 1	16.73
2	PHASE 2	10.86

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

PLAN HAS BEEN ACCEPTED BY [signature] OSA 806-A (number) 8/22/05 (date)
If no plats are filed, plan will expire On 2/21/07
1st plat filed on

OWNER:
VMH DEVELOPERS, INC.
107 CALLE DEL NORTE, STE. 1-C
LAREDO, TX 78041
(956) 727-9990

Sherfey Engineering Company, L.L.C.
13300 Old Blanco Road, Ste. 307
San Antonio, Texas 78216
PH.:(210) 493-9200
FAX:(210) 493-9205

MASTER DEVELOPMENT PLAN FOR THE BOULDERS AT CANYON SPRINGS
(ENCLAVE SUBDIVISION)

A 27.6 ACRE (1,202,253 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 Bexas County, Texas. Situated in Beaty, Seale & Forwood Survey Number 417 3/8, Abstract 109, County Block 4848 of Bexar County Texas.

MDP # 806-A

DRAWN BY:	CAD		
CHECKED BY:	MWT		
JOB No.			
FILENAME:	MDP5414(Revised)		
DATE:	11-08-04		
REVISED DATE:	09-09-05		
24x36 SCALE:	HOR:	1"=100'	
	VER:		
11x17 SCALE:	HOR:	1"=200'	
	VER:		

SHEET: 1 OF 1

DEV. SERVICES 2005 SEP 26 A 7:55