



# City of San Antonio, Texas

Department of Development Services

January 31, 2007

Mr. Hector Herrera

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

Re: The Boulders at Canyon Springs (Enclave) Subdivision **MDP # 806-B**

Dear Mr. Herrera:

The City Staff Development Review Committee has reviewed The Boulders at Canyon Springs (Enclave) Subdivision MDP # 806-B. 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.

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.

**Historic Preservation** states the following: 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 (Sec. 35-630 to 35-634 of the UDC). 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 Unified 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 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](http://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 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 Kay Hindes at 210-207-7306.

**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. SAWS is in agreement with the developer to leave lot 12 block 13 and lot 15 block 22 as undeveloped lots for the preservation of the recharge features found on these two lots. These two lots shall be fenced for the public's protection.

**Storm Water Engineering** will require the following items at the time of platting:

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

**Bicycle Master Plan** states the following:

- Roadways within enclaves and gated communities are not currently subject to requirements of the Bicycle Master Plan.
- 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.

**Trees Preservation** approves with the following conditions:

- This project will be subject to VRP # 03-12-019 to March 7, 1986, however, it will be subject to the Streetscape standards Sec. 35-512 of the UDC.

**Parks and Recreation** state the following:

- The Boulders at Canyon Springs (Enclave) has vested rights under permit number VRP # 03-12-019 and therefore is 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 (MDP) will be invalid.

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

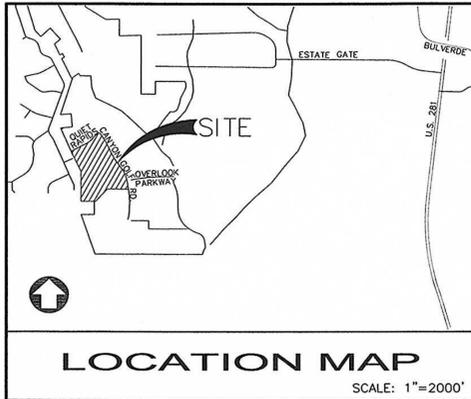
If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,



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

cc: Andrew Spurgin, Planning Manager  
Andrew Winters, P.E. Interim Chief Engineer Development Service



**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, 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;

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 being 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 675.00 feet, a chord of S31°41'48"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 90°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;

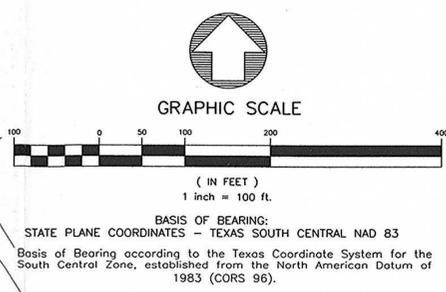
THENCE, S 43°27'36" W, a distance of 399.62 feet to a set 1/2" iron rod for the exterior corner hereof;

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.



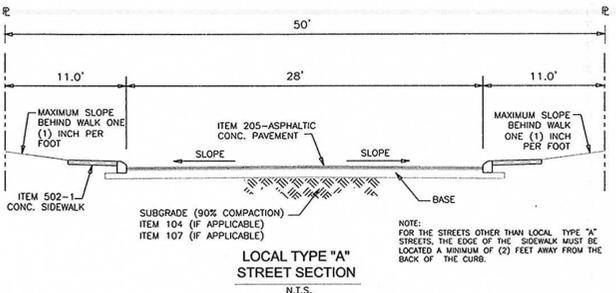
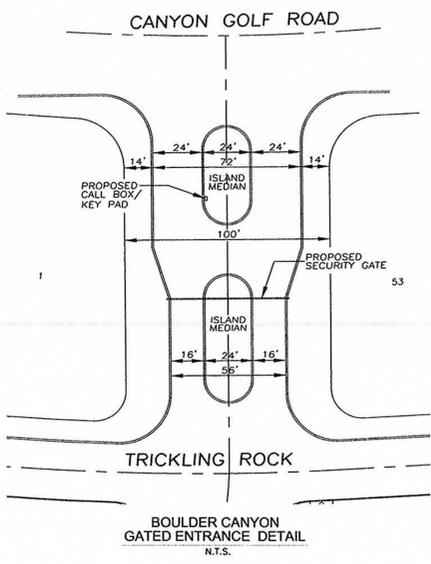
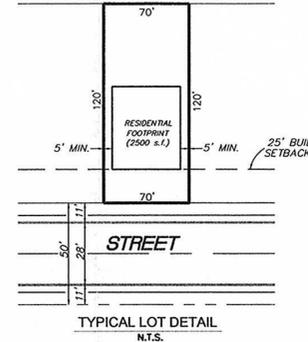
**CURVE TABLE**

CURVE	LENGTH	RADIUS	CHORD	CHORD DIRECTION
C1	131.21	330.00	130.35	N51°41'19"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
C5	114.10	657.00	113.96	N31°31'48"W
C6	227.66	1043.00	227.21	S32°48'28"E
C7	335.61	657.00	331.98	N24°25'37"W
C8	34.26	51.00	33.62	N20°54'35"E
C9	72.71	51.00	70.41	N83°48'37"E
C10	3.46	51.00	3.46	S89°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	47.85	N56°49'03"E
C14	24.60	225.00	24.59	N69°04'00"E
C15	31.12	51.00	30.64	N51°43'11"E
C16	34.90	51.00	34.22	N88°48'04"E
C17	34.48	51.00	33.83	S52°13'45"E
C18	49.30	51.00	47.40	S65°10'08"E
C19	94.91	200.00	94.02	N13°23'03"W
C20	45.28	51.00	43.81	S47°50'07"E
C21	36.88	51.00	36.90	S01°47'46"E
C22	29.46	51.00	29.05	S32°21'21"W
C23	59.14	51.00	55.88	S85°07'17"W
C24	20.67	51.00	20.53	S14°02'31"W
C25	50.40	51.00	48.39	S57°57'32"W
C26	28.92	51.00	28.53	S82°18'42"W
C27	42.35	51.00	41.15	N41°26'34"W
C28	46.06	51.00	44.51	N08°13'24"E
C29	64.56	1193.00	64.59	S28°08'18"E
C30	81.15	1193.00	81.13	S31°36'14"E
C31	37.63	25.00	34.18	N10°24'28"E
C32	38.14	25.00	34.55	N82°45'57"W
C33	36.99	325.00	36.97	N39°48'01"W
C34	52.93	325.00	52.89	N22°52'24"W
C35	11.31	325.00	11.31	N22°12'37"W
C36	57.15	51.00	54.21	N30°27'45"W
C37	48.53	25.00	41.26	N34°23'36"E
C38	72.34	275.00	72.13	S82°27'50"W
C39	70.41	275.00	70.22	S67°35'34"W
C40	71.34	275.00	71.14	S52°49'36"W
C41	15.94	275.00	15.94	S43°44'03"W
C42	82.95	175.00	82.08	N55°38'11"E
C43	82.96	175.00	82.08	N76°38'49"E
C44	16.56	1243.00	16.56	S38°40'46"E
C45	22.84	275.00	22.83	N36°40'55"W
C46	62.83	275.00	62.69	N27°45'28"W
C47	103.47	1243.00	103.44	S32°13'04"E
C48	59.19	125.00	58.64	N76°38'41"E
C49	44.68	250.00	44.62	N04°54'33"W
C50	75.93	250.00	75.84	N18°43'47"W
C51	71.13	1243.00	71.09	S28°11'38"E
C52	39.30	25.00	35.37	S18°03'00"W
C53	39.43	25.00	35.47	N71°44'16"W
C54	48.07	330.00	48.03	N58°54'21"E
C55	72.40	330.00	72.35	N48°28'22"E
C56	10.64	330.00	10.64	N41°13'20"E
C57	87.42	270.00	87.04	S49°34'27"W
C58	36.93	25.00	33.67	N78°49'40"W
C59	72.40	657.00	72.35	N48°28'22"E
C60	36.70	657.00	36.69	N28°09'17"W
C61	60.87	1043.00	60.86	S28°13'35"E
C62	51.26	1043.00	51.26	S31°18'22"E
C63	19.34	657.00	19.34	N33°13'04"W
C64	84.36	657.00	84.30	N33°41'45"W
C65	73.72	657.00	73.68	N26°48'11"W
C66	68.02	657.00	67.99	N20°37'21"W
C67	68.50	657.00	68.47	N14°40'11"W
C68	21.67	657.00	21.67	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(a).
  - ALL STREETS WITHIN MASTER DEVELOPMENT PLAN ARE PRIVATE RIGHT-OF-WAYS.
  - 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 12 BLOCK 13 AND LOT 15, BLOCK 22, 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.
  - ALL INTERSECTIONS SHALL COMPLY WITH CLEAR VISION AREA REQUIREMENTS IN ACCORDANCE WITH UDC SECTION 35-506(d)(5).
  - THIS PROPERTY IS LOCATED OUTSIDE THE CITY LIMITS OF SAN ANTONIO.

**SUPPLEMENTAL OPEN SPACE DATA**

Category	Acres
DRAINAGE EASEMENT	0.46
QUALITY STORM WATER BASIN	0.86
PASSIVE OPEN SPACE	0.36
TOTAL DEV.	1.68



**ENCLAVE SUBDIVISION DEVELOPMENT SUMMARY**

Phase	Acres	No. of Units	DU/Ac.
PHASE 1	16.84	54	3.2
PHASE 2	10.76	40	3.7
DEDICATED R-O-W	5.52	-	-
TOTAL DEV.	27.6	94	3.4

**CONSTRUCTION SEQUENCE**

Sequence	Unit	Acres
1	UNIT 1	16.84
2	UNIT 2	10.76

**NOTE "A":**  
 THIS AMENDMENT TO MDP NO. 806-A WAS PREPARED IN ORDER TO MODIFY THE INTERCONNECTOR PREVIOUSLY SHOWN WITHIN THE "BOULDERS AT CANYON SPRINGS, UNIT 2" LIMIT DESIGNATION BETWEEN LOTS 30 AND 32.

**PLAN HAS BEEN ACCEPTED BY**  
 COSA  
 1/31/07  
 (Date)  
 806-B  
 (Number)  
 Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on 1/30/09  
 Date

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 \_\_\_\_\_

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

**Sherfey Engineering SA, LLC**  
 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)**

**MDP # 806-B**

**SHEET: 1 OF 1**

DRAWN BY:	H3
CHECKED BY:	H3
FILENAME:	MDP5414 (Revised)
DATE:	11-08-04
REVISED DATE:	01-11-07
HOR. SCALE:	1"=100'
VER. SCALE:	1"=200'