



CITY OF SAN ANTONIO

September 11, 2006

Mr. Al Chua
Pape-Dawson Engineers, Inc.
555 E. Ramsey
San Antonio, TX 78216

Re: Westwinds Master Development Plan **MDP # 808-E**

Dear Mr. Chua,

The City Staff Development Review Committee has reviewed the Westwinds Master Development Plan **M.D.P. # 808-E** and approved. 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.

DSD – Traffic Impact Analysis & Streets indicate that under the UDC listed below are some of the requirements and onsite improvements that are necessary and shall be provided by the developer, on and before the completion of the Westwinds MDP, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9)
- All sidewalks shall comply with UDC 35-506(q)
- Driveway throat lengths shall comply with UDC 35-506, Table 506-7
- All access driveways shall comply with UDC 35-506(r)
- Right turn and left turn lanes will be required at the two entrances

Parks recommends approval with the following conditions:

- The multi-family portions of this development will need to submit detailed plans at time of platting in order to determine their park dedication requirement.
- The Park/Open Space is to be dedicated to their respective Home Owners Associations and a Provision and Maintenance plan shall be submitted to this department at time of platting.
- The areas to be dedicated shall be labeled as either "Park" or "Open Space" at the time of platting.

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The property must be platted in accordance to the UDC and the Major Thoroughfare Plan to reflect the approved MDP. 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. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

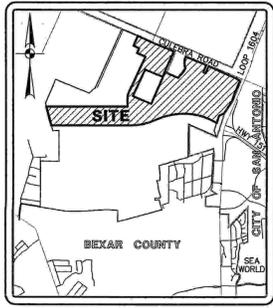
If you should need further assistance, please feel free to contact Michael Herrera at 210-207-7038.

Sincerely,



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

CC: Andrew Spurgin, Planning Manager
Sam Dent, P.E. Chief Engineer Development Service
Todd Sang, Civil Engineer Assistant Bexar County



LOCATION MAP
NOT-TO-SCALE

DETECTION POND PRELIMINARY SIZING

DRAINAGE AREA (ACRES)	UNIT	UNIT-1	UNIT-2
1.55	1.55	1.55	1.55
0.83	0.83	0.83	0.83

DRAINAGE NOTES:

1. REFERENCE STORM WATER MANAGEMENT PLAN FOR 33.163 ACRES ALAMO RANCH AND WESTWINDS DATED OCTOBER 2004.
2. PROPOSED DEVELOPMENTS WITHIN DRAINAGE AREAS 1-3 (CARACOL CREEK WATERSHED) WILL REQUIRE ON-SITE DETENTION OR PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM THROUGH STORMWATER MITIGATION.
3. THE STORMWATER MANAGEMENT PLAN WITH ON-SITE DETENTION OR PROPOSED DOWNSTREAM IMPROVEMENTS WILL BE SUBMITTED DURING THE PLATTING PROCESS.
4. PROPOSED DETENTION PONDS WILL BE SHOWN ON THE FUTURE PLAT PLATS.
5. DETENTION PONDS WILL BE DESIGNED AT TIME OF PLATTING FOR INDIVIDUAL SUBDIVISIONS, WHERE REQUIRED. APPROXIMATE SIZES FOR DETENTION PONDS FOR EACH AREA ARE DESIGNATED WITH THE FOLLOWING SYMBOL:
6. FINAL LOCATIONS OF INDIVIDUAL DETENTION BASINS WILL BE BASED ON THE DEVELOPMENT PLAN AND MAY BE UPSTREAM OF LOCATIONS SHOWN ON THIS PLAN.

PLAN HAS BEEN ACCEPTED BY

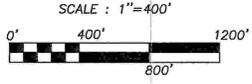
[Signature]

9/11/2006 208-E (6/03)

If no plats are filed, plan will expire on 9/10/2008. Refer to section 35-410(4) of the Code. et. 10/1/06

1st plat filed on

- NOTE:**
1. ALL INTERNAL STREETS WITHIN THE M.D.P. RESIDENTIAL UNITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 30' PAVEMENT AND 2'-10" PARKWAYS. LOCAL TYPE "B" CONNECTIONS TO COLLECTOR STREETS ARE AS SHOWN.
 2. THE PROPERTY IS BOTH INSIDE AND OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO. PROPERTY ON THE WEST SIDE OF LOOP 1604, SOUTH OF CULEBRA ROAD IS ZONED C-1. THE REMAINDER OF THE PROPERTY IS OUTSIDE THE CITY LIMITS.
 3. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 4. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
 5. WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
 6. THE FRONT, SIDE AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
 7. THE BEARINGS FOR THIS MASTER DEVELOPMENT PLAN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
 8. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, LATEST EDITION.
 9. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2, 35-506(c). 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).
 10. CULEBRA MARKET-F.M. 471 (R.O.W. VARIES), F.M. 1560 (R.O.W. VARIES), LOOP 1604 (R.O.W. VARIES), AND WESTWOOD LOOP (50' R.O.W.) ARE PUBLIC DEDICATED RIGHTS-OF-WAY AND ARE WITHIN THE 200' NOTIFICATION BOUNDARY.
 11. COMMERCIAL TRACTS ADJACENT TO ALAMO RANCH PKWY SHALL PROVIDE SHARED CROSS-ACCESS.
 12. PHASING OF UNIT DEVELOPMENT WILL NOT BE IN SEQUENTIAL ORDER AS NOTED ON THIS PLAN. 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 35-819 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.



ACKNOWLEDGED BY:

[Signature] PAPE-DAWSON ENGINEERS, INC.

[Signature] A B G DEVELOPMENT

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9030

DEVELOPER/OWNER:
BRAD GALO
A B G DEVELOPMENT
1210 ARION PARKWAY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 497-3385

KEYED NOTES:

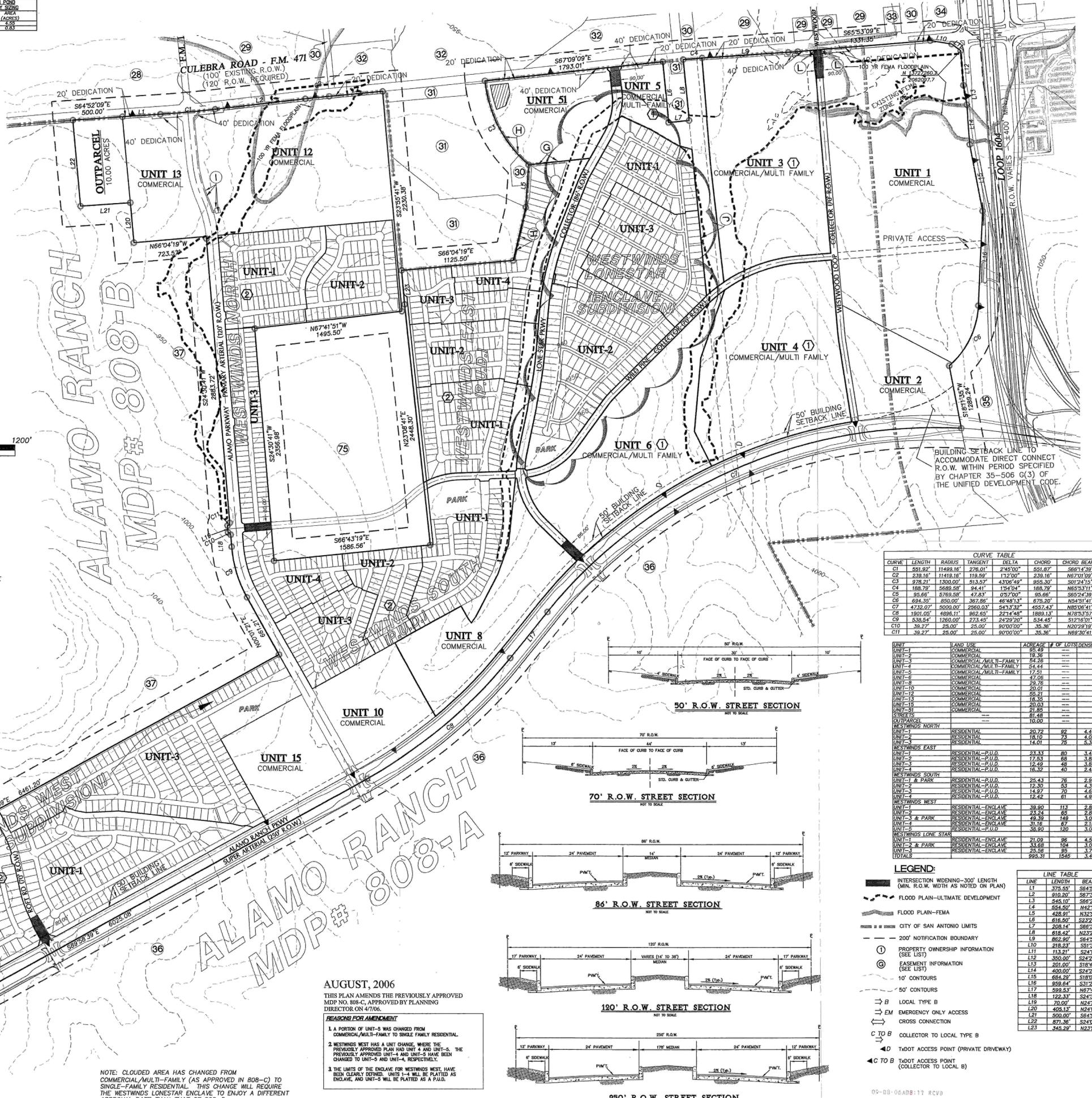
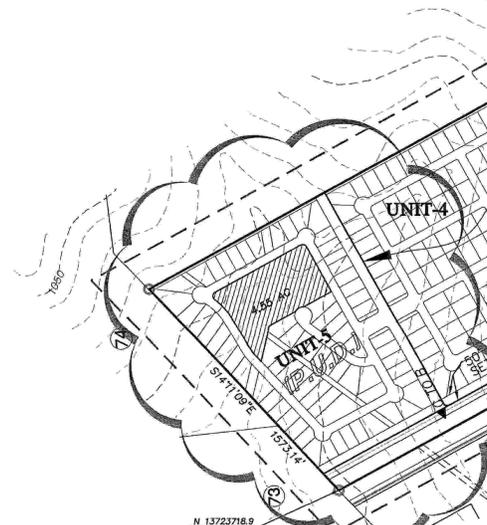
1. MULTI-FAMILY PROJECTS LOCATED WITHIN UNITS 3, 4, 5, AND 6 WILL PROVIDE INTERNAL NEIGHBORHOOD PARKS TO SUPPORT THEIR OWN PLAN.
2. RESIDENTIAL SUBDIVISIONS WITHIN WESTWINDS UNITS WILL PROVIDE INTERNAL NEIGHBORHOOD PARKS TO SUPPORT THEIR OWN PLAN. BASED ON THE PROPOSED DENSITIES, PARKLAND DEDICATION REQUIREMENTS FOR THESE UNITS ARE AS FOLLOWS:
WESTWINDS NORTH—FEE WILL BE PAID IN LIEU OF PARK
WESTWINDS EAST & SOUTH—4.35 ACRES
WESTWINDS WEST—5.52 ACRES
WESTWINDS LONESTAR—2.50 ACRES

EASEMENT INFORMATION:

NOTE: THESE EASEMENTS ARE LOCATED WITHIN THE PROPERTY, ADJACENT TO THE PROPERTY, OR WITHIN THE 200' NOTIFICATION BOUNDARY.

PROPERTY OWNERSHIP:

28	SPENCER R. AND WILLIAM M. WEDNER
29	CLUBBER-1604
30	CITY OF SAN ANTONIO
31	NORTHVIEW 160
32	PC STONEHOUSE LTD. PARTNERSHIP
33	SONIC DEVELOPMENT OF CENTRAL TEXAS
34	MARGARET PERSYN OGDEN
35	STATE OF TEXAS
36	PULTE HOMES OF TEXAS, L.P.
37	CONCRETE HOMES
73	VISS OUIS I LTD.
74	OSCAR GILES
75	CORON MARYAN SISTERS



CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	551.92'	11499.16'	276.01'	245.00'	551.87'	S68°14'39"E
C2	239.16'	11419.16'	119.59'	172.00'	239.16'	N67°01'09"W
C3	928.21'	1380.00'	933.57'	430°44'	928.30'	S02°24'53"W
C4	169.79'	5689.58'	44.41'	154.00'	169.79'	N85°31'11"W
C5	95.66'	6769.58'	47.83'	102.00'	95.66'	S65°24'39"E
C6	694.35'	850.00'	367.88'	48°48'31"	676.20'	N94°01'41"E
C7	473.00'	500.00'	296.00'	54°13'32"	452.43'	N83°01'41"W
C8	1801.00'	4896.11'	862.65'	271°44'48"	1889.13'	N78°53'52"E
C9	538.54'	1260.00'	273.45'	242°29'20"	534.45'	S12°16'01"W
C10	39.27'	25.00'	90°00'00"	35.36'	39.27'	N89°30'41"E
C11	39.27'	25.00'	90°00'00"	35.36'	39.27'	N89°30'41"E

UNIT TABLE

UNIT	LAND USE	ACREAGE	# OF LOTS	DENSITY
UNIT-1	COMMERCIAL	95.49	---	---
UNIT-2	COMMERCIAL	19.36	---	---
UNIT-3	COMMERCIAL/MULTI-FAMILY	24.29	---	---
UNIT-4	COMMERCIAL/MULTI-FAMILY	54.44	---	---
UNIT-5	COMMERCIAL/MULTI-FAMILY	17.51	---	---
UNIT-6	COMMERCIAL	47.06	---	---
UNIT-7	COMMERCIAL	29.76	---	---
UNIT-8	COMMERCIAL	20.01	---	---
UNIT-9	COMMERCIAL	55.21	---	---
UNIT-10	COMMERCIAL	20.01	---	---
UNIT-11	COMMERCIAL	20.01	---	---
UNIT-12	COMMERCIAL	55.21	---	---
UNIT-13	COMMERCIAL	20.01	---	---
UNIT-14	COMMERCIAL	20.01	---	---
UNIT-15	COMMERCIAL	20.01	---	---
OUTPARCEL	---	10.00	---	---
WESTWINDS NORTH	RESIDENTIAL	20.72	92	4.44
UNIT-1	RESIDENTIAL	18.10	23	4.03
UNIT-2	RESIDENTIAL	14.01	14	5.35
WESTWINDS EAST	RESIDENTIAL P.U.D.	63.53	80	3.43
UNIT-1	RESIDENTIAL P.U.D.	17.63	49	3.68
UNIT-2	RESIDENTIAL P.U.D.	12.49	48	3.64
UNIT-3	RESIDENTIAL P.U.D.	16.32	40	2.63
WESTWINDS SOUTH	RESIDENTIAL P.U.D.	25.43	28	2.82
UNIT-1 & PARK	RESIDENTIAL P.U.D.	12.30	28	4.37
UNIT-2	RESIDENTIAL P.U.D.	14.97	20	4.68
UNIT-3	RESIDENTIAL P.U.D.	12.42	67	3.91
WESTWINDS WEST	RESIDENTIAL ENCLAVE	39.80	113	2.83
UNIT-1	RESIDENTIAL ENCLAVE	39.82	62	2.80
UNIT-2 & PARK	RESIDENTIAL ENCLAVE	49.39	149	3.02
UNIT-3	RESIDENTIAL ENCLAVE	31.16	67	2.15
UNIT-4	RESIDENTIAL P.U.D.	36.90	120	3.08
WESTWINDS LONESTAR	RESIDENTIAL ENCLAVE	21.02	86	4.55
UNIT-1	RESIDENTIAL ENCLAVE	33.68	104	3.09
UNIT-2 & PARK	RESIDENTIAL ENCLAVE	29.46	93	3.17
UNIT-3	RESIDENTIAL ENCLAVE	995.31	1545	3.43

LEGEND:

- INTERSECTION WIDENING-300' LENGTH MIN. R.O.W. WIDTH AS NOTED ON PLAN
- FLOOD PLAIN-ULTIMATE DEVELOPMENT
- FLOOD PLAIN-FEMA
- CITY OF SAN ANTONIO LIMITS
- 200' NOTIFICATION BOUNDARY
- PROPERTY OWNERSHIP INFORMATION (SEE LIST)
- EASEMENT INFORMATION (SEE LIST)
- 10' CONTOURS
- 50' CONTOURS
- LOCAL TYPE B
- EM EMERGENCY ONLY ACCESS
- CROSS CONNECTION
- COLLECTOR TO LOCAL TYPE B
- TXDOT ACCESS POINT (PRIVATE DRIVEWAY)
- TXDOT ACCESS POINT (COLLECTOR TO LOCAL B)

AUGUST, 2006

THIS PLAN AMENDS THE PREVIOUSLY APPROVED MDP NO. 808-C, APPROVED BY PLANNING DIRECTOR ON 4/7/06.

REASONS FOR AMENDMENT

1. A PORTION OF UNIT-5 WAS CHANGED FROM COMMERCIAL/MULTI-FAMILY TO SINGLE-FAMILY RESIDENTIAL.
2. WESTWINDS WEST HAS A UNIT CHANGE, WHERE THE PREVIOUSLY APPROVED PLAN HAD UNIT 4 AND UNIT-5. THE PREVIOUSLY APPROVED UNIT-4 AND UNIT-5 HAVE BEEN CHANGED TO UNIT-9 AND UNIT-4, RESPECTIVELY.
3. THE LIMITS OF THE ENCLAVE FOR WESTWINDS WEST HAVE BEEN CLEARLY DEDINED. UNITS 1-4 WILL BE PLATTED AS A P.U.D.

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 | FAX: 210.375.9030

WESTWINDS
995.31 ACRE TRACT
MASTER DEVELOPMENT PLAN AMENDMENT 808-E

JOB NO. 6123-14
DATE JUNE 2006
DESIGNER RBS
CHECKED JBS, DRAWN MCS
SHEET 1 of 1