



City of San Antonio

Development Services Department

June 7, 2012

Leslie Ostrander, P.E.
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, Texas, 78216

Re: North Pointe Subdivision (major amendment)

MDP # 813B

Dear Ms. Ostrander,

The Development Review Committee has evaluated the **North Pointe Subdivision** Master Development Plan, or **MDP # 813B**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

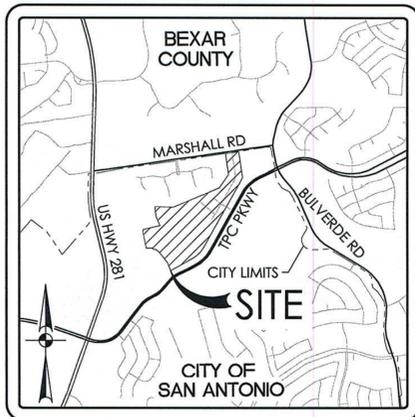
Please note that this action by the committee does not establish any commitment or support for the provision of drainage, utilities, services, or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the School Districts, so they can plan for the development accordingly.

The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(i)(1). Should you need further assistance, please contact Richard Carrizales, Planner at (210) 207-8050.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J.P.J.' with a stylized flourish.

John P. Jacks
Assistant Director



LOCATION MAP
MAPSCO MAP GRID: 483E3
SCALE: 1" = 2000'

PROPERTY OWNERSHIP:

- KEVIN M. KING
- FLOYD W. MCSWENEY
- PHILIP JACKSON
- ANTHONY J. MESSERLI
- JASON W. MATTHESON
- MIGUEL A. ROSARIO
- SEAN STRICKER
- CHRISTINE A. GURSKY
- TOOD E. SMITH
- ENRIQUE SARABIA
- BERNARDO MEJIA
- JAMES G. SCOTT
- FELIX CORDERO
- REESE LANTRIP
- CYNTHIA LOPEZ
- STANLEY M. MCCLURE
- JOHN M. GERST
- SALTEX INVESTMENTS LLC
- MCWILLIN TEXAS HOMES LLC
- STANIS ALVARO
- DIEGO MENDOZA
- ERNESTO VARGAS
- MCWILLIN TEXAS HOMES LLC
- MATTHEW MASIAS
- PAUL CANARD
- SEAN ANDERSON
- CHRISTOPHER A. ECKMANN
- ALBERT ROCHA JR.
- DAVID M. KUBITZ
- JORGE C. BELTRAN
- DORIS J. BEAN
- ROBERT T. BOLINGER
- JACK P. HYDEN
- CHRISTOPHER A. PADILLA
- SILVA VILLARREAL

NOTES:

- SIGHT LINES SHALL BE OBSERVED ALONG PAVING LINES AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
- PEDESTRIAN ACCESS 4' SIDEWALKS TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.
- ALL STREETS WITHIN DEVELOPMENT ARE PRIVATE STREETS.
- THIS PROJECT IS OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- ELLIS PARK WILL BE BOTH A PUBLIC STREET AND A PRIVATE STREET. (SEE "GATE DETAIL 2" THIS SHEET FOR LIMITS).
- LOT 1 BLOCK 5 IS A PRIVATE STREET AND ALSO WATER, GAS, ELECTRIC SANITARY SEWER, TELEPHONE, CABLE T.V., AND DRAINAGE EASEMENT.
- ALL INTERSECTIONS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-506(d)(5) OF THE UNIFIED DEVELOPMENT CODE.



RESIDENTIAL DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= PUD R-6 ERZD
MAXIMUM DENSITY ALLOWED	= 7 LOTS PER ACRE
PROPOSED DENSITY	= 3.75 LOTS PER ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 35%
PROPOSED PERCENTAGE OF OPEN SPACE	= 55%

11.66 ACRES	STREET PAVEMENT/ISLANDS & CONC. DRAINS
1.91 ACRES	DRIVEWAYS (16' X 20')
0.60 ACRES	PATIOS (10' X 10')
0.27 ACRES	3' WALK (3' X 15')
+ 16.41 ACRES	HOUSE SLABS, TYPICAL 2,750 SF (INCLUDES GARAGE)
30.85 ACRES	OCCUPIED SPACE

69.288 ACRES	TOTAL AREA
- 30.85 ACRES	OCCUPIED SPACE
38.438 ACRES	OPEN SPACE

38.438 / 69.288 = 0.55 OPEN SPACE RATIO
0.55 x 100 = 55% PERCENTAGE OF OPEN SPACE

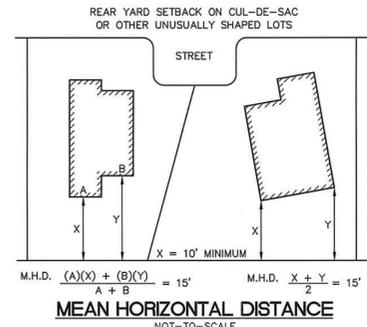
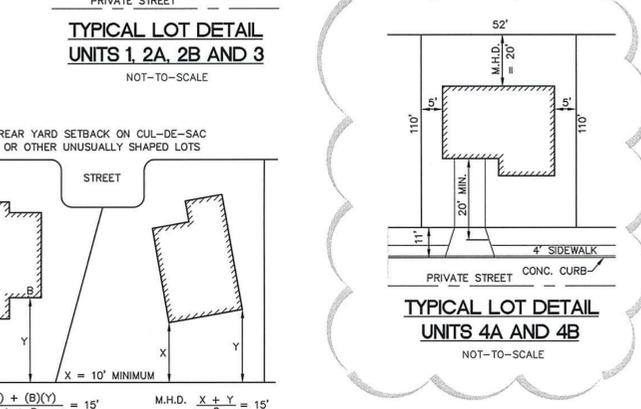
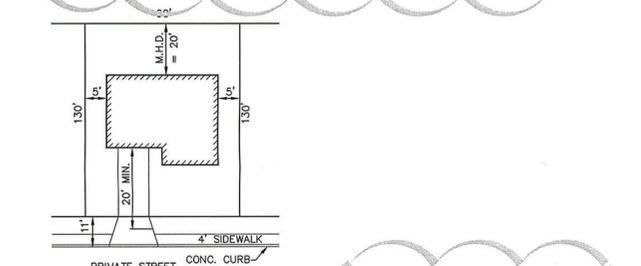
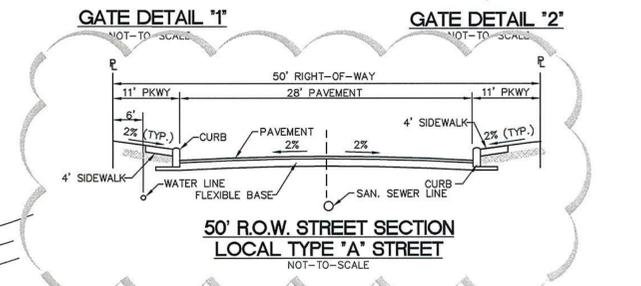
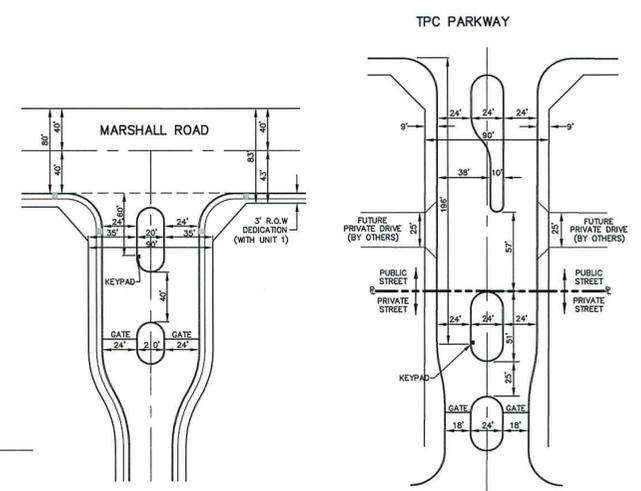
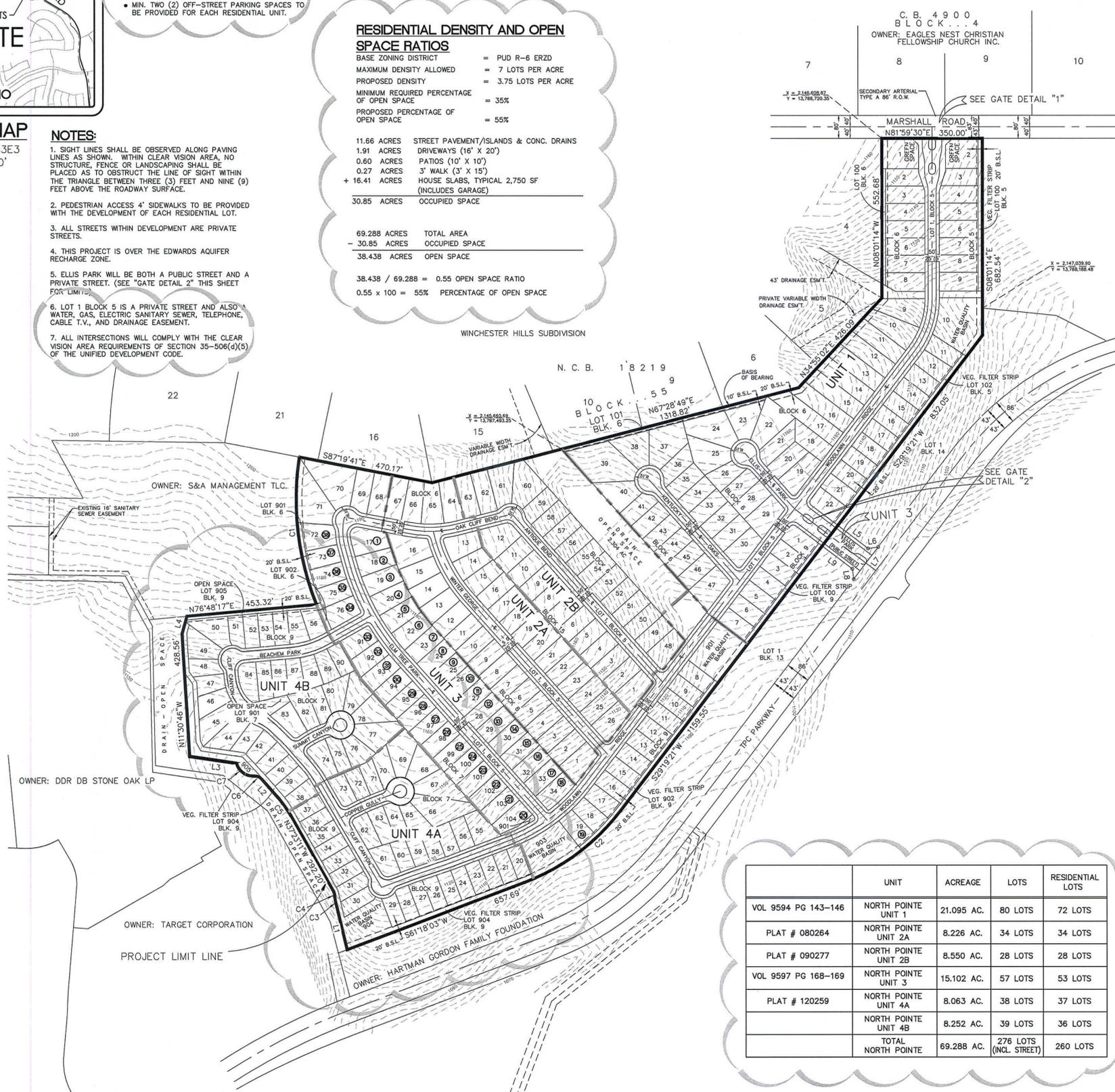
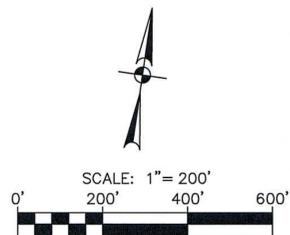
WINCHESTER HILLS SUBDIVISION

LINE TABLE

LINE	BEARING	LENGTH
L1	N21°26'51"W	154.34'
L2	N49°50'21"W	82.17'
L3	N89°44'20"W	164.83'
L4	N07°16'02"E	63.31'
L5	S60°40'39"E	132.02'
L6	N74°19'21"E	35.36'
L7	S29°19'21"W	140.00'
L8	N15°40'39"W	35.36'
L9	N60°40'39"W	132.07'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	30°42'11"	975.00'	522.47'	267.67'	516.24'
C2	31°58'42"	757.00'	422.50'	216.91'	417.04'
C3	41°35'20"	51.00'	37.02'	19.37'	36.21'
C4	35°11'25"	29.00'	17.81'	9.20'	17.53'
C5	12°27'10"	375.00'	81.50'	40.91'	81.34'
C6	52°38'45"	29.00'	26.65'	14.35'	25.72'
C7	78°50'40"	60.00'	82.57'	49.32'	78.20'



	UNIT	ACREAGE	LOTS	RESIDENTIAL LOTS
VOL 9594 PG 143-146	NORTH POINTE UNIT 1	21.095 AC.	80 LOTS	72 LOTS
PLAT # 080264	NORTH POINTE UNIT 2A	8.226 AC.	34 LOTS	34 LOTS
PLAT # 090277	NORTH POINTE UNIT 2B	8.550 AC.	28 LOTS	28 LOTS
VOL 9597 PG 168-169	NORTH POINTE UNIT 3	15.102 AC.	57 LOTS	53 LOTS
PLAT # 120259	NORTH POINTE UNIT 4A	8.063 AC.	38 LOTS	37 LOTS
	NORTH POINTE UNIT 4B	8.252 AC.	39 LOTS	36 LOTS
	TOTAL NORTH POINTE	69.288 AC.	276 LOTS (INCL. STREET)	260 LOTS

LEGAL DESCRIPTION:
BEING 69.288 ACRES OUT OF NEW CITY BLOCK 18218 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

AMENDMENTS:
UPDATED UNIT 3 LOT/BLOCK DATA PER RECORDED PLAT.
UPDATED UNIT 4 BOUNDARY, STREET, AND LOT CONFIGURATION AND LOT/BLOCK DATA.
REVISED STREET NAME FROM "STONE OAK PARKWAY" TO "TPC PKWY".
UPDATED RESIDENTIAL DENSITY AND OPEN SPACE RATIOS.
UPDATED APPROXIMATE LOT COUNTS.
INCREASED UNIT 4 RESIDENTIAL DENSITY.
PHASED UNIT 4 INTO 2 PHASES.
UPDATED UNIT 2 PHASING (UNITS 2A AND 2B)
ADDED TYPICAL LOT DETAILS FOR UNITS 4A AND 4B
ADDED NOTES 6 AND 7
REVISED TYPICAL 50' STREET SECTION

ENGINEER:
PAPE-DAWSON ENGINEERS
C/O SHAUNA WEAVER, P.E.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9040

DEVELOPER:
MCWILLIN TEXAS DEVELOPMENT, L.L.C.
1175 W. BITTERS
SUITE 200
SAN ANTONIO, TEXAS 78216
PHONE: (210) 490-1798

THIS PLAN IS ASSOCIATED WITH PUD # 05-005B

PLAN HAS BEEN ACCEPTED BY
COSA [Signature]
6-7-2012 [Date] B3D [Number]
Note: this plan will have to comply with Section 35-412, (k) Scope of approval
6-6-2014 [Date]

REVISIONS:

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

RECEIVED
22 JUN - 6 11:31 AM '12
LAND DEVELOPMENT DEPARTMENT
CITY OF SAN ANTONIO
MDP # 813B
NORTH POINTE SUBDIVISION
MAJOR AMENDMENT

JOB NO. 7830-00
DATE JANUARY 2012
DESIGNER CAK
CHECKED SLW DRAWN CAK
SHEET 1 OF 1