



City of San Antonio

Development Services Department

May 4, 2012

Caleb Chance
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, Texas, 78216

Re: Two Creeks - Major Amendment

MDP # 814-C

Dear Mr. Chance,

The Development Review Committee has evaluated the **Two Creeks** Master Development Plan, or **MDP # 814-C**. 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.

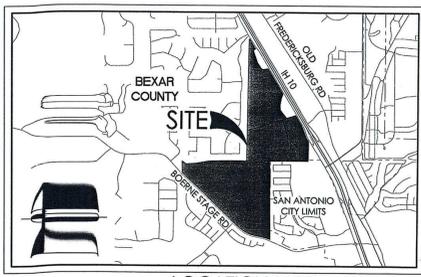
Please note that this action by the committee does not establish any commitment or support for the provision of drainage, utilities, services, or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the School Districts, so they can plan 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 Larry Odis, Planner at (210) 207-0210.

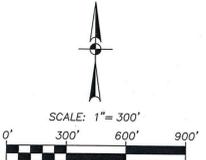
Sincerely,

A handwritten signature in blue ink, appearing to read 'Roderick J. Sanchez'.

Roderick J. Sanchez, A.I.C.P., CBO
Director, Development Services Department



LOCATION MAP
MAPSCO MAP GRID: 44708
NOT-TO-SCALE



LEGEND

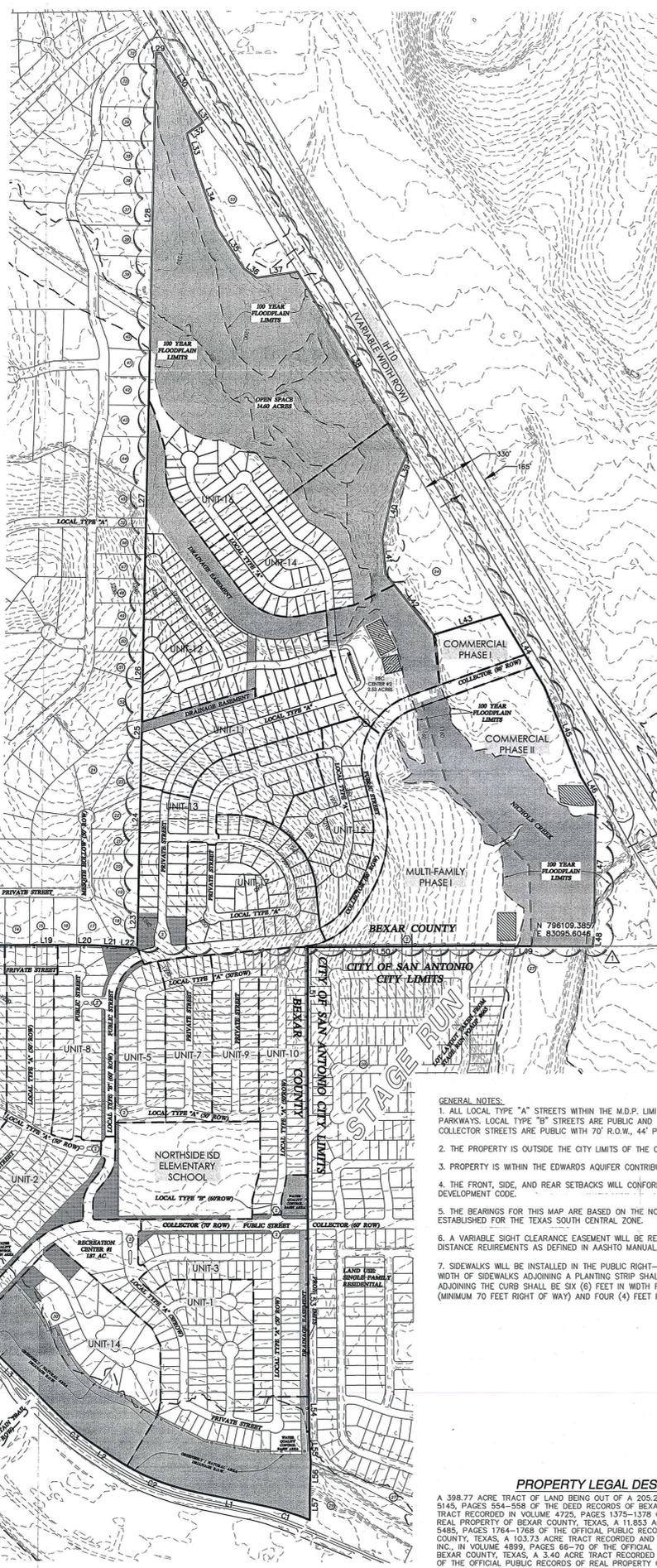
- MDP BOUNDARY LIMITS
- FLOOD PLAIN
- PHASE LINE
- DRAINAGE ROW/EASEMENT
- GREEN BELTS/LANDSCAPE BUFFER
- STORM WATER DETENTION / WATER QUALITY CONTROL BASIN AREA
- 8' PRIVACY FENCE
- EXISTING WATER WELL
- EXISTING STORAGE TANK

LINE TABLE

LINE	BEARING	LENGTH
L1	N78°47'20"W	398.80
L2	N68°17'42"W	147.90
L3	N45°39'50"W	261.71
L4	N46°08'50"W	1500.80
L5	N47°07'00"W	719.77
L6	N44°07'51"W	84.98
L7	N50°33'00"W	719.77
L8	S55°01'03"E	196.62
L9	S74°09'06"E	32.55
L10	N80°19'50"E	438.16
L11	N80°23'42"E	168.50
L12	N70°31'18"E	120.84
L13	N80°48'32"E	140.68
L14	N82°32'42"E	175.57
L15	N87°00'00"E	118.30
L16	N88°07'10"E	181.47
L17	N88°07'10"E	236.30
L18	N89°06'00"E	309.29
L19	N89°23'42"E	363.81
L20	S89°24'47"E	100.41
L21	S87°01'02"E	200.31
L22	S87°01'02"E	69.13
L23	N00°24'24"E	318.37
L24	N00°24'24"E	335.83
L25	N01°17'08"E	132.78
L26	N02°44'52"E	600.13
L27	N02°44'52"E	193.89
L28	N02°44'52"E	1978.82
L29	N87°07'40"E	22.30
L30	S30°48'37"E	423.02
L31	S38°29'37"E	71.27
L32	S42°39'50"E	118.30
L33	S10°11'11"E	200.03
L34	S19°29'12"E	400.07
L35	S33°12'22"E	300.05
L36	S54°00'12"E	100.02
L37	N81°07'42"E	260.04
L38	S30°48'37"E	1307.30
L39	S30°48'37"E	174.49
L40	S11°47'20"W	357.65
L41	S08°30'00"E	218.24
L42	S38°24'21"E	472.74
L43	N72°49'32"E	424.58
L44	S30°48'37"E	319.92
L45	S24°11'53"E	597.07
L46	S30°48'37"E	174.82
L47	S00°21'02"W	730.86
L48	S03°36'32"W	85.26
L49	S00°21'02"W	804.87
L50	S89°24'47"E	914.16
L51	S00°21'02"W	541.47
L52	S00°24'21"E	1103.11
L53	S00°24'21"E	1034.72
L54	S01°10'52"E	319.87
L55	S03°07'23"E	164.88
L56	S01°10'52"E	154.89
L57	S00°10'04"E	191.84

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	1482.69	112°01'11"	N73°02'50"W	286.74
C2	1382.69	22°04'53"	N82°26'04"W	539.39
C3	1382.69	103°37'59"	N50°24'46"W	266.10
C4	2814.93	05°29'59"	N44°02'51"W	270.10



- PROPERTY OWNERSHIP KEY
- ① CONCEPT THERAPY INSTITUTE
 - ② SANTOS, RICHARD P. & MAGDALENA G.
 - ③ EISEN, ELIZABETH
 - ④ MARTIN, EDWARD F. & PATRICIA
 - ⑤ CRAIG, DELMAR V. & VALERIE P.
 - ⑥ BRAKE, DOUGLAS M. & SHARRON M.
 - ⑦ MURRELL, WARRIOR P. JR. & ELIZABETH B.
 - ⑧ MADSON, MARY E. ETAL
 - ⑨ FELD, JOSEPH G. JR.
 - ⑩ STUM, JAMES T.
 - ⑪ POLASEK, RAY ADAM & DEBBIE K.
 - ⑫ POLASEK, RAY ADAM & DEBBIE K.
 - ⑬ JONES, KATHERINE M.
 - ⑭ BARRETT, M.E. & LINDA C.
 - ⑮ MEZZETTI, JAMES J. JR. & HELEN M.
 - ⑯ SIMPSON, ROSSE R. & TERRE L.
 - ⑰ HOGGESS, DALTON & MARINA
 - ⑱ SANDER, ROBERT A. & FRANCES
 - ⑲ HOGGESS, ROBERT C.
 - ⑳ ENOEL, JAMES K. & PEGGY M.
 - ㉑ NIK, EMAN & NIRA
 - ㉒ DAVIS, GREGORY MICHAEL, & JULIE ANN
 - ㉓ RITCHEY, DANIEL C. & EDITH L.
 - ㉔ FORSYTH, JAMES & JOANNA SIMON
 - ㉕ BOERNE STAGE CROSSING LIMITED PARTNERSHIP
 - ㉖ KAUFMAN & BROAD LONE STAR LP
 - ㉗ HAND, ALMEIDA
 - ㉘ NIEMANN, FRED & VIRGINIA
 - ㉙ SCENIC OAKS PROPERTY OWNERS ASSOCIATION
 - ㉚ SCENIC OAKS PROPERTY OWNERS ASSOCIATION, INC.
 - ㉛ OAKS WATER SUPPLY COOP.
 - ㉜ GOODEMAN, NORMAN W. & HELENA R.
 - ㉝ CURRY, PATRICK L. & SANDRA R.
 - ㉞ GONZALEZ, STEPHANE M. & ARNOLD J.
 - ㉟ FLUCHEL, DAVID J.
 - ㊱ CASTANOS, LUIS JAVIER
 - ㊲ VONMERVELDT, JOSEPH P. & DENDARA K.
 - ㊳ MEURER, EDWARD T.
 - ㊴ ZOMBRANO, MAX V. & DARYL D.
 - ㊵ EARLE, CAROLYN
 - ㊶ HENSLEY, REX EUGENE & DONNA
 - ㊷ GONZALEZ, HOMER E. & NANCY S.
 - ㊸ SINNO, MARK E. & LOIS BRIDY
 - ㊹ HODGKINS, JACK WENWEN & CYNTHIA
 - ㊺ LINCOLN, JAMES D. & PATSY A.
 - ㊻ LOPEZ, JOE & SUZANNE
 - ㊼ BARKLEY, UNCLE B. & MICHELLE
 - ㊽ JOHNSON, VANCIET L. & BARBARA
 - ㊾ KEEFE, WILLIAM J. & JUDITH A.
 - ㊿ DARLING, RALPH E. & ADELAIDE
 - ① ARDO, SOLOMON E.

ACREAGE/DENSITY SUMMARY TABLE

UNITS/PHASE	LAND USE	ESTIMATED COMPLETION DATE	GROSS AREA (ACRES)	NUMBER OF BUILDABLE LOTS	DENSITY LOTS (ACRES)	FLOODPLAIN/NATURAL AREA (ACRES)	PARK/RECREATION CENTER (ACRES)
1	SINGLE FAMILY	DECEMBER 1, 2002	30.78	84	2.73	9.38	1.87
2	SINGLE FAMILY	DECEMBER 1, 2003	25.50	72	2.82	8.93	-
3	SINGLE FAMILY	DECEMBER 1, 2004	15.25	64	4.20	1.51	-
4	SINGLE FAMILY	DECEMBER 1, 2005	26.06	74	2.84	8.04	-
5	SINGLE FAMILY	DECEMBER 1, 2006	6.50	32	4.92	0.46	-
6A	SINGLE FAMILY	DECEMBER 1, 2007	18.63	42	2.14	9.84	-
6B	SINGLE FAMILY	DECEMBER 1, 2007	13.84	35	2.51	4.47	-
7	SINGLE FAMILY	DECEMBER 1, 2008	8.60	35	5.30	0.15	-
8	SINGLE FAMILY	DECEMBER 1, 2009	10.52	33	3.14	0.93	-
9	SINGLE FAMILY	DECEMBER 1, 2010	6.77	38	5.61	0.15	-
10	SINGLE FAMILY	DECEMBER 1, 2011	10.26	58	5.46	0.48	-
14	SINGLE FAMILY	DECEMBER 1, 2011	19.44	18	0.98	10.77	-
	NORTHSIDE ISD ELEMENTARY SCHOOL	DECEMBER 1, 2012	12.43	-	-	-	3.40
11	SINGLE FAMILY	DECEMBER 1, 2012	20.82	36	1.73	4.19	-
12	SINGLE FAMILY	DECEMBER 1, 2012	21.37	67	3.14	6.10	-
13	SINGLE FAMILY	DECEMBER 1, 2012	14.44	46	3.19	-	-
14	SINGLE FAMILY	DECEMBER 1, 2012	17.69	45	2.54	-	-
15	SINGLE FAMILY	DECEMBER 1, 2012	11.20	27	2.41	-	-
16	SINGLE FAMILY	DECEMBER 1, 2012	46.65	36	0.77	37.68	-
17	SINGLE FAMILY	DECEMBER 1, 2002	13.14	43	3.27	-	-
18	SINGLE FAMILY	DECEMBER 1, 2012	-	-	-	-	-
1	COMMERCIAL	DECEMBER 1, 2012	3.27	-	-	1.18	-
2	COMMERCIAL	DECEMBER 1, 2012	23.18	-	-	14.50	-
1	MULTI-FAMILY	DECEMBER 1, 2012	23.34	408	-	3.30	-
TOTALS/AVERAGE			398.77	892	3.18	114.91	7.80

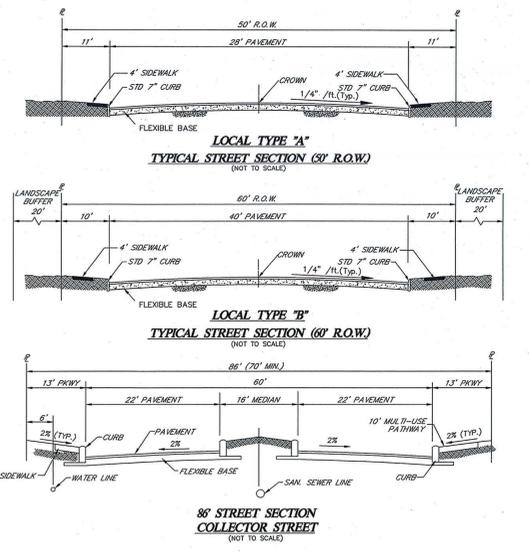
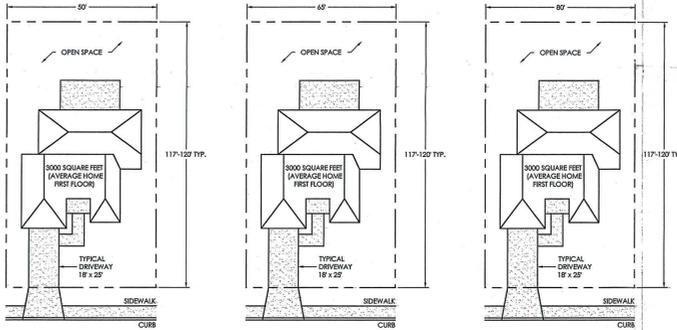
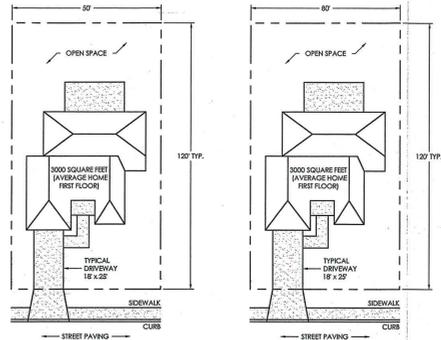
LAND USE TABLE

LAND USE	AREA (ACRES)
SINGLE FAMILY	89.11
GREENBELT SPACE	3.47
FLOOD PLAIN SPACE	47.88
COLLECTOR ROW	4.85
TOTALS	145.31

PARK SPACE SUMMARY

REQUIRED PARK SPACE: UNITS 1-10 566 LOTS X 1 ACRE = 4.96 AC.
RECREATION CENTER #1 = 114 LOTS
SCHOOL SITE = 3.40 ACRES
SPACE: UNITS 11-18 327 LOTS X 1 ACRE = 4.67 AC.
70 LOTS
TOTAL = 9.63 AC.

PROVIDED PARK SPACE
RECREATION CENTER #1 = 4.37 ACRES (WITH CREDITS)
RECREATION CENTER #2 = 5.59 ACRES (WITH CREDITS)
SCHOOL SITE = 3.40 ACRES
OPEN SPACE = 14.60 ACRES
TOTAL = 27.96 ACRES



- GENERAL NOTES:
- ALL LOCAL TYPE "A" STREETS WITHIN THE M.D.P. LIMITS ARE PRIVATE STREETS WITH A 50' R.O.W., 28' PAVEMENT AND 2-11' PARKWAYS. LOCAL TYPE "B" STREETS ARE PUBLIC AND PRIVATE WITH 60' R.O.W., 40' PAVEMENT AND 2-10' PARKWAYS, AND COLLECTOR STREETS ARE PUBLIC WITH 70' R.O.W., 44' PAVEMENT AND 2-13' PARKWAYS.
 - THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
 - THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
 - THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
 - 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, 2001 EDITION.
 - SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(a). 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 60 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 70 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).

REVISION HISTORY

MDP	ACCEPTED DATE
B14	03/11/05
B14A	03/16/06
B14B	01/12/10
B14C	

- REVISIONS:
- COMBINE TWO CREEKS SUBDIVISION MDP #814B, TWO CREEKS NORTH TRACT RECORDED IN VOLUME 4725, PAGES 1375-1378 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, A 90,000 ACRE TRACT RECORDED IN VOLUME 4725, PAGES 1375-1378 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, A 11,853 ACRE TRACT RECORDED IN VOLUME 5483, PAGES 1764-1768 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, A 103.73 ACRE TRACT RECORDED AND CONVEYED TO HIGHWAY DEVELOPMENT INC. IN VOLUME 4899, PAGES 66-70 OF THE OFFICIAL PUBLIC RECORDS OF REAL ESTATE OF BEXAR COUNTY, TEXAS, A 3.40 ACRE TRACT RECORDED IN VOLUME 5485, PAGES 1764-1768 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, A 9.88 ACRE TRACT RECORDED IN VOLUME 4725, PAGES 1375-1378 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE GEO M. PERRY SURVEY NO. 28, ABSTRACT 598, COUNTY BLOCK 4712, THE JAS M. MCCOLLOCH SURVEY NO. 29, ABSTRACT 529, COUNTY BLOCK 4711, AND THE C. CARMONIA SURVEY NO. 300, ABSTRACT 153, COUNTY BLOCK 4735, ALL IN BEXAR COUNTY, TEXAS.
 - UPDATED ACREAGE/DENSITY SUMMARY TABLE WITH ADDITIONAL MDP UNITS.
 - REVISED FLOODPLAIN NOTE
 - UNIT 11: REVISED LOT LAYOUT, REDUCED LOTS FROM 69 TO 36
 - UNIT 12: REVISED LOT LAYOUT, INCREASED LOTS FROM 42 TO 50
 - UNITS 3: REVISED LOT LAYOUT, REDUCED LOTS FROM 76 TO 51 AND CHANGED SINGLE FAMILY RESIDENTIAL THAT WAS PREVIOUSLY IDENTIFIED ON MDP B14B TO MULTI-FAMILY AS SHOWN IN PHASE 1.
 - ADDED UNITS 15-18, RENUMBERED UNITS IN THE NORTH PORTION OF THE MDP TO BETTER REPRESENT THE INTENDED SEQUENCE OF CONSTRUCTION.

PLAN HAS BEEN ACCEPTED BY
COSA
5/4/12
Date
814-C
Number
Note: this plan will have to comply with Section 35-412, (b) Scope of approval for validation or plan will expire on
5/3/14
Date

APPLICANT: BITTERBLUE/ TWO CREEKS PHASE VI, LTD
11 LYNN BATTS LANE
SUITE 100
SAN ANTONIO, TEXAS 78218
OFFICE: (210) 828-6131
FAX: (210) 828-6137

ENGINEER: PAPE-DAWSON ENGINEERS
555 E. RAMSEY
SAN ANTONIO, TX 78216
OFFICE: (210) 375-9000
FAX: (210) 375-9010

UTILITY PURVEYORS
SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: AT&T
CABLE TELEVISION: TIME WARNER CABLE

TWO CREEKS SUBDIVISION
MASTER DEVELOPMENT PLAN
MAJOR AMENDMENT



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
SAN ANTONIO, TEXAS 78216 | FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

PREPARATION DATE: JULY 2011 JOB NO: 7831-00

- KEY NOTES
- ① THE GATED ENTRY POINTS INDICATED ON THIS PLAN ARE LOCATED IN PROPOSED PRIVATE STREETS. THE DEVELOPER WILL SUBMIT EITHER AN ENCLAVE SUBDIVISION PLAT OR A PUD PLAN DELINEATING PROPOSED PRIVATE STREETS & ENTRY DETAILS TO THE CITY OF SAN ANTONIO FOR APPROVAL.
 - ② IN ACCORDANCE WITH THE TRAFFIC IMPACT ANALYSIS PREPARED FOR THIS PROJECT, IMPROVEMENTS TO BOERNE STAGE RD. INCLUDING A LEFT TURN LANE AND A RIGHT TURN LANE ARE REQUIRED AT THIS INTERSECTION. THESE IMPROVEMENTS SHALL BE COMPLETED AT OR BEFORE THE APPROVAL OF THE SUBDIVISION PLAT OF UNIT 4 AS CURRENTLY PHASED OR AT SUCH TIME THAT THE TOTAL NUMBER OF PLANNED LOTS PLUS PROPOSED LOTS BY A PLAT APPLICATION EXCEEDS 300 DWELLING UNITS.

PROPERTY LEGAL DESCRIPTION

A 398.77 ACRE TRACT OF LAND BEING OUT OF A 205.22 ACRE TRACT RECORDED IN VOLUME 5145, PAGES 554-558 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, A 90,000 ACRE TRACT RECORDED IN VOLUME 4725, PAGES 1375-1378 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, A 11,853 ACRE TRACT RECORDED IN VOLUME 5483, PAGES 1764-1768 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, A 103.73 ACRE TRACT RECORDED AND CONVEYED TO HIGHWAY DEVELOPMENT INC. IN VOLUME 4899, PAGES 66-70 OF THE OFFICIAL PUBLIC RECORDS OF REAL ESTATE OF BEXAR COUNTY, TEXAS, A 3.40 ACRE TRACT RECORDED IN VOLUME 5485, PAGES 1764-1768 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, A 9.88 ACRE TRACT RECORDED IN VOLUME 4725, PAGES 1375-1378 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE GEO M. PERRY SURVEY NO. 28, ABSTRACT 598, COUNTY BLOCK 4712, THE JAS M. MCCOLLOCH SURVEY NO. 29, ABSTRACT 529, COUNTY BLOCK 4711, AND THE C. CARMONIA SURVEY NO. 300, ABSTRACT 153, COUNTY BLOCK 4735, ALL IN BEXAR COUNTY, TEXAS.

ACKNOWLEDGED BY:
PAPE-DAWSON ENGINEERS, INC.
BITTERBLUE/TWO CREEKS PHASE VI, LTD.