City of San Antonio

Department of Development Services

June 2, 2008

Mr. David Brodbeck, P.E.

Jacobs Carter Burgess
911 Central Parkway North, Suite 425
San Antonio, TX 78232

Re: **Sundance Subdivision (Amendment)** **MDP # 820-B**

Dear Mr. Brodbeck,

The Development Review Committee has reviewed **Sundance Subdivision** Master Development Plan **M.D.P. # 820-B**. Please find enclosed an accepted and signed copy for your files. However, please note the following conditions:

Bexar County approves with the following conditions that shall be addressed by the developer prior to completion of the project:

- Traffic controls shall be provided as warranted and installed according to the standards of the Texas Manual of Uniform Traffic Control Devices and approved by Bexar County and TXDOT.
- Coordination of design/ construction for access point/ turn lanes on FM 1957 (Potranco Road) with TXDOT.

If you have any further questions, please contact Adam Chavarria at (210) 335-3840.

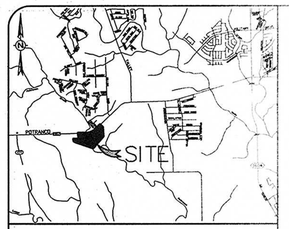
All platting shall comply with the Unified Development Code (UDC), Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio. It will be expected that all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space shall be platted. 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. The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1).

Should you need further assistance, please contact Elizabeth Adams at (210) 207-7912.

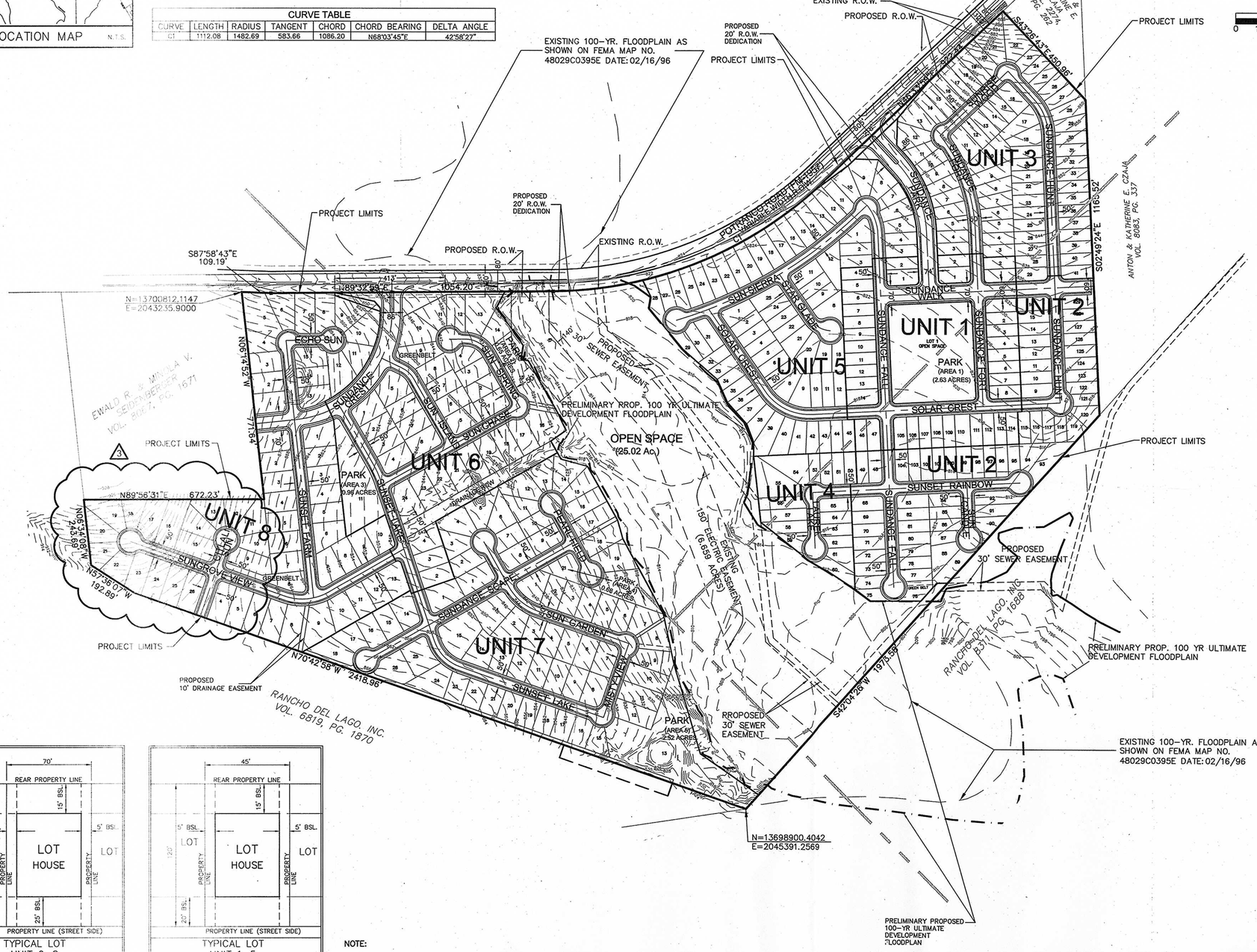
Sincerely,

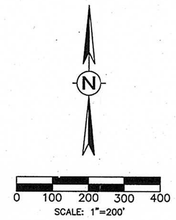
Fernando J. De León, P.E.
Assistant Director Development Services Department
Land Development Division



LOCATION MAP N.T.S.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA ANGLE
C1	1112.08	1482.69	583.66	1086.20	N68°03'45"E	42°58'27"





LEGEND

- 100 YR FEMA FLOODPLAIN
- PRELIMINARY PROP. 100 YR ULTIMATE DEVELOPMENT FLOODPLAIN

NOTE:

"THE FLOODPLAIN 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-B119 OF THE CITY OF SANANTONIO UNIFIED DEVELOPMENT CODE."

REVISION DESCRIPTION

3 REVISED STREET LAYOUT OF UNIT 8. EXTENDED CITLALI SUN TO THE SOUTH PROPERTY LINE AND REMOVED SUNRISE STAR.

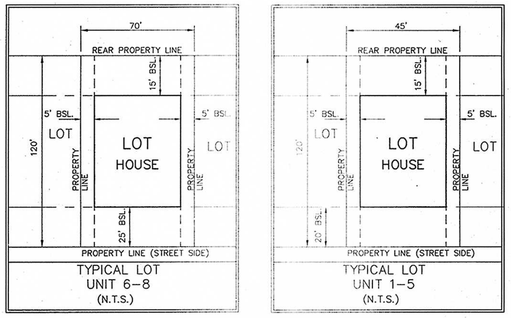
RECEIVED
08 MAY -8 AM 9:24
LAND DEVELOPMENT DIVISION

OWNER & APPLICANT
KB HOME LONE STAR, L.P.
CONTACT PERSON: JOSEPH HERNANDEZ
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TEXAS 78229
TEL: (210) 301-2886
FAX: (210) 979-0072

CIVIL ENGINEER
JACOBS CARTER BURGESS
CONTACT PERSON: DAVID BRODBECK, P.E.
911 CENTRAL PARKWAY N. SUITE 425
SAN ANTONIO, TEXAS 78232
TEL: (210) 494-0088
FAX: (210) 494-4525
URL: WWW.C-B.COM

PLAN HAS BEEN ACCEPTED BY
COSA
6/2/08 (Date) 820-B (Version)
Note: this plan will have to comply with Section 35-412, (a) Steps of Development for subdivision or plan will expire on
6/1/08
Date

BEING A 129.236 ACRE TRACT OF LAND OUT OF THE JAMES DUNN SURVEY NO. 269 ABSTRACT NO. 197, COUNTY BLOCK 4356; A. FITZGERALD SURVEY NO. 268 ABSTRACT NO. 236 COUNTY BLOCK 4355; AND JOHANN PFIEFFER SURVEY NO.7 ABSTRACT NO. 1018, COUNTY BLOCK 4349 IN BEXAR COUNTY, TEXAS DESCRIBED IN VOLUME 5543, PAGE 415 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.



NOTE:

1.) SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE REQUIREMENTS.

2.) ORIGIN OF STATE PLANE COORDINATES: N.A.D. 83/HARN 93 COORDINATES. ALL DISTANCES SHOWN ARE SCALED TO SURFACE USING COMBINATION SCALE FACTOR OF 0.999837.

3.) ADJACENT UNITS TO TxDOT R.O.W. WILL BE SUBMITTED TO TxDOT FOR REVIEW DURING THE PLATTING STAGE.

4.) THE PROPOSED LAND USE WILL BE RESIDENTIAL.

5.) THE FLOOD PLAIN SHALL BE PLATTED WITH UNIT 6 AT TIME OF PLATTING.

DEVELOPMENT SUMMARY						
ITEM	ACRES	# UNITS	EDU./Ac.	PHASING SEQUENCE	RECORDED (Y/N)	VOL/PG
UNIT 1 – PLAT #050240	8.97	38	4.24	1	YES	9569/32
UNIT 2 – PLAT #050643	11.39	62	5.44	4	YES	9570/109
UNIT 3 – PLAT #060387	11.44	66	5.77	7	NO	N/A
UNIT 4 – PLAT #060350	3.43	16	4.66	5	YES	9572/206
UNIT 5 – PLAT #060349	13.43	71	5.29	6	YES	9572/205
UNIT 6 – PLAT #050238	12.65	36	2.85	2	YES	9570/106
UNIT 7 – PLAT #050239	18.50	67	3.62	3	YES	9570/108
UNIT 8 – PLAT #060568	16.96	61	3.60	8	NO	N/A
PARK AREA	32.46	–	–	–		
TOTAL DEVELOPMENT	129.23	417	3.23			

PARKS & OPEN SPACE			
ITEM	ACRES	IMPROVEMENTS	TOTAL ACRES/ CREDIT ACRES
PARK AREA #1(ACTIVE OPEN SPACE)	2.63	TBD	TBD
PARK AREA #2(ACTIVE OPEN SPACE)	0.65	TBD	TBD
PARK AREA #3(ACTIVE OPEN SPACE)	0.96	TBD	TBD
PARK AREA #4(ACTIVE OPEN SPACE)	0.68	TBD	TBD
PARK AREA #5(ACTIVE OPEN SPACE)	2.52	TBD	TBD
OPEN SPACE (PASSIVE OPEN SPACE)	25.02	TBD	TBD
TOTAL ACTIVE AND PASSIVE OPEN SPACE	32.46		

SUNDANCE SUBDIVISION
MASTER DEVELOPMENT
PLAN # 820-B
DATE: 7-28-05; REVISED 2-14-08

NO.	DATE	REVISION	BY

Carter :: Burgess
Consultants in Engineering, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway North, Suite 425
San Antonio, Texas 78232
(210) 494-0088 Fax (210) 494-4525

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MASTER DEVELOPMENT PLAN

SUNDANCE SUBDIVISION
KB HOME
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TEXAS 78229

DATE: 02/13/2008
DRAWN BY: PTW/RAD
DESIGNED BY: PTW
CHECKED BY: DBB
REVIEWED BY: DBB
PROJECT NUMBER: 310004.222

SHEET 1 OF 1

Drawing Name: M:\310004.222 KB Potranco Unit 1\dwg\UDP\310004222MDP.dwg User: brodbeck May 08, 2008 - 5:15pm