City of San Antonio

Department of Planning and Development Services

December 9, 2009

Ms. Shauna Weaver
Pape Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: **Stonewall Estates** (minor amendment) **MDP # 821A**

Dear Ms. Weaver,

The Development Review Committee has reviewed **Stonewall Estates** Master Development Plan **MDP # 821A** please find enclosed a signed copy for your files. However, please note the following conditions:

PDSD Traffic Impact Analysis & Streets approves with the following conditions:

- See approval letter 2005TIA0912 for mitigation requirements.

- Controlled access should be maintained in order to uphold safe and efficient traffic flow and all access shall comply with the requirements of the Unified Development Code and shall be within the guidelines of the American Association of State Highway and Transportation Officials. City of San Antonio and Bexar County reserve the right to address all design issues including, but not limited to: driveways, street design, sight distance, ADA requirements, drainage and flood plain issues at the time of platting.

If you have any further questions, please contact Jesse Muniz at (210) 207-5732.

This plan lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. The Garrison Commander has the following response, "Our concerns on compatibility with Camp Bullis will be addressed so long as the developer:

1. The project has appropriate documentation of a recent endangered species surveys (not older than 3 years) conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present;
2. Send the survey to USFWS Ecological Services Office in Austin.

The City and Camp Bullis have been working on a joint effort to coordinate the Stonewall Estates Master Development Plan and based on Camp Bullis response letter:

1. The City recommends that the applicant coordinate with U.S. Fish and Wildlife by contacting Allison Arnold at (allison_arnold@fws.gov or 512-490-0057 ext. 242)
2. The City recommends that the applicant coordinate with Camp Bullis by contacting Jim Cannizzo at (James.cannizzo@us.army.mil or 295-9830)

At this time, the City is providing this information as a recommendation and will not place holds on the plans associated with this recommendation.

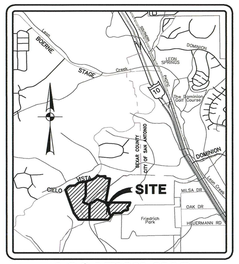
It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable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

Please note that this action by the committee does not establish any commitment for the provision of 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 district, so they can plan for the development accordingly.

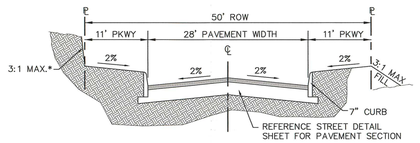
The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h) (1). Should you need further assistance, please contact Richard Carrizales at (210) 207-8050.

Sincerely,

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



LOCATION MAP
SCALE: 1" = 5000'



*CONTRACTOR MAY LEAVE VERTICAL CUT BANKS AT R.O.W. LINE PROVIDED PROJECT GEOTECHNICAL ENGINEER DETERMINES ROCK IS COMPETENT TO STAND ON ITS OWN.

50' (LOCAL TYPE "A") STREET SECTION
NOT TO SCALE

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC.

H.M. STONEWALL ESTATES, LTD.

PROPERTY OWNERSHIP:

1. CITY OF SAN ANTONIO
2. MONTE CRISTO DEVELOPERS
3. MURGO, JOSEPH P.
4. DERSH, JEFFERY J.
5. TORRES, LUCIA OFELIA
6. WOODLEE, DAWN M.
7. PENA, JESSE
8. ZINNA, SAL & JENNIFER
9. H.M. STONEWALL ESTATES LTD
10. HIGHLAND HOMES–SAN ANTONIO LTD

⚠ ***MINOR AMENDMENT***

AMENDMENTS:
1. UNIT 3 WAS DIVIDED INTO 3A AND 3B
2. UNIT 4 WAS DIVIDED INTO 4A AND 4B
3. OVERALL LOT DENSITY FOR 3A, 3B, 4A, AND 4B DECREASED
4. STREET ALIGNMENTS WERE REVISED AND ADDITIONAL NODE AND LINK IS BEING ADDED

⚠

UNIT	LAND USE	NO. OF LOTS	GROSS AREA (ACRES)	GROSS DENSITY (LOTS/AC.)	OPEN SPACE(ACRES)	NET AREA (ACRES)	NET DENSITY (LOTS/AC.)
3A	RESIDENTIAL	24	60.51	0.40	41.69	18.82	1.28
3B	RESIDENTIAL	36	63.45	0.57	37.18	26.27	1.37
4A	RESIDENTIAL	25	36.72	0.68	17.92	18.80	1.33
4B	RESIDENTIAL	21	23.40	0.90	8.05	15.35	1.37
	TOTAL	106	184.08	0.58	104.84	79.24	1.34

PHASING SCHEDULE : 3A, 3B, 4A, 4B

LEGEND:

- RESIDENTIAL
- OPEN SPACE
- 200' NOTIFICATION BOUNDARY
- SECTION BOUNDARY
- 10' CONTOURS
- 2' CONTOURS
- (1) PROPERTY OWNERSHIP
- COSA/BEXAR COUNTY LIMITS
- R6 P.U.D. — R6 P.U.D ZONING
- O.C.L. — OUTSIDE CITY OF SAN ANTONIO CITY LIMITS

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	167.07'	300.14'	31°53'36"	164.92'	N41°57'29"E
C2	11.61'	70.00'	9°30'00"	11.59'	S30°45'51"W
C3	73.30'	165.77'	25°20'00"	72.70'	S48°10'51"W
C4	42.54'	88.63'	27°30'00"	42.13'	S74°35'51"W
C5	284.56'	411.46'	39°37'28"	278.92'	N68°32'07"E
C6	185.25'	323.54'	32°48'23"	182.73'	S65°07'34"W
C7	151.67'	334.29'	25°59'46"	150.38'	N58°32'12"E
C8	294.52'	450.00'	37°30'00"	289.30'	S75°56'15"E
C9	138.58'	1225.00'	6°28'55"	138.51'	S88°33'13"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S35°50'51"W	47.69'
L2	S60°50'51"W	107.47'
L3	S88°20'51"W	196.54'
L4	S48°43'23"W	81.40'
L5	S45°32'19"W	238.70'
L6	S85°18'45"W	114.32'
L7	N04°08'01"E	116.72'
L8	N81°24'02"W	333.41'
L9	N19°09'02"E	224.25'
L10	N54°23'46"E	134.84'
L11	N09°25'44"W	131.12'
L12	N08°30'28"E	96.17'
L13	N72°03'41"E	101.39'
L14	N88°05'46"E	98.31'
L15	N67°57'34"E	113.03'
L16	N48°08'14"E	218.56'
L17	S88°05'46"E	159.22'
L18	N87°32'50"E	302.51'
L19	N87°32'49"E	67.78'

LEGAL DESCRIPTION:

A 184.08 ACRE, OR 8,307,013 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING COMPRISED OF THE REMAINDER OF THE 214.55 ACRE TRACT AND THE 415.64 ACRE TRACT DESCRIBED IN DEED IN VOLUME 3153, PAGES 319–326, AND ALL OF THAT CALLED 25.014 ACRE TRACT RECORDED IN VOLUME 3421, PAGES 1071–1047 AND THAT CALLED 44.305 ACRE TRACT RECORDED IN VOLUME 3577, PAGES 866–870, ALL OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE A. S. KINCHLOE SURVEY NO. 428, ABSTRACT 411 COUNTY BLOCK 4715, THE S.A. & M.G. RAILROAD CO. SURVEY NO. 326, ABSTRACT 717, COUNTY BLOCK 4728, AND THE TYLER TAP RAILROAD COMPANY SURVEY NO. 333, ABSTRACT 947, COUNTY BLOCK 4716, NOW IN NEW CITY BLOCK (N.C.B.) 18335 OF THE CITY OF SAN ANTONIO, BEXAR, COUNTY TEXAS.

ENGINEER:

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

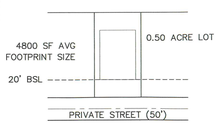
DEVELOPER/OWNER:

H.M. STONEWALL ESTATES, LTD.
1011 N. LAMAR
AUSTIN, TEXAS 78703
PHONE: (512) 477-2400
FAX: (512) 477-2444

NOTES:

1. ALL PROPOSED LOCAL "A" STREETS ARE PRIVATE.
2. ALL INTERIOR STREETS WILL BE LOCAL TYPE "A" (50 R.O.W.) UNLESS NOTED OTHERWISE.
3. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
4. THIS MDP/PUD DOES NOT MEET CONNECTIVITY REQUIREMENTS PER UDC SECTION 35-506(E)(2), PROJECTION OF STREETS. ~~AT TIME OF PLATTING AN~~ ADMINISTRATIVE EXCEPTION WITH UNIT 4A (PLAT # 090286) SHALL BE REQUESTED.

DEVELOPMENT SERVICES
RECEIVED
2009 NOV 20 PM 3:50



TYPICAL LOT LAYOUT

PLAN HAS BEEN ACCEPTED BY
COSA _____
12/09/2009 BZIA
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
12/08/2011
Date

REVISIONS:
⚠ 9-1-2009: SEE AMENDMENTS

SCALE: 1" = 200'
0' 200' 400' 600'

PAPE-DAWSON ENGINEERS
1965-2005 • 40 YEARS OF EXCELLENCE
555 EAST RAMSEY SAN ANTONIO TEXAS 78216
PHONE: 210.375.9000
FAX: 210.375.9010

STONEWALL ESTATES
MDP (#821A) / PUD (#05-037A) PLAN
MINOR REVISION

JOB NO. 6139-31
DATE SEPTEMBER 2009
DESIGNER LKO
CHECKED SLW DRAWN CAK
SHEET C1.00

Date: Nov 20, 2009, 9:29am User ID: CKutac
File: P:\61\39\31\Design\Civil\PUD613931.dwg