City of San Antonio

Department of Development Services

September 20, 2010

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

Re: **Kinder Ranch - Major Amendment** **MDP # 824B**

Dear Mr. Chance,

The Development Review Committee has evaluated the **Kinder Ranch** Master Development Plan, or **MDP # 824B**. 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 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 district, so they can plan for the development accordingly.

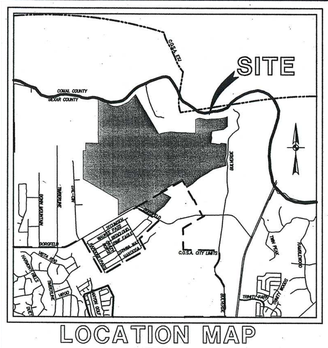
Public Works Storm Water Division approves with the following condition:

- The developer adheres to the Regional Stormwater Management Participation Development Agreement recorded in Volume 14637 Page 1070 of the Official Public Records of Bexar County, Texas.

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 Donna L. Schueling at (210) 207-5016.

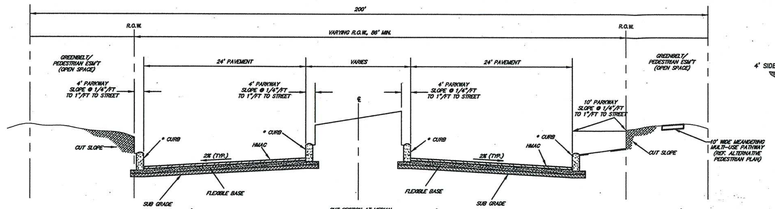
Sincerely,

Christopher J. Looney, AICP
Interim Assistant Director

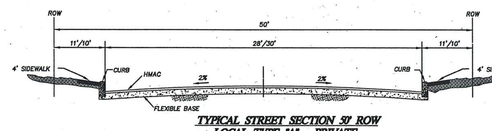


LOCATION MAP
N.T.S.

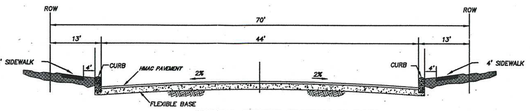
SCALE : 1"=400'
0' 400' 800' 1200'



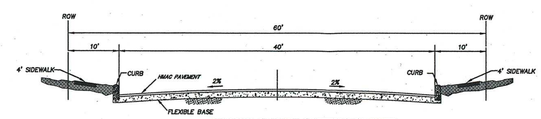
TYPICAL STREET SECTION 200' (86' MIN)
SECONDARY ARTERIAL - PUBLIC
(NOT TO SCALE)



TYPICAL STREET SECTION 50' ROW
LOCAL TYPE "A" - PRIVATE
(NOT TO SCALE)
28' PAVEMENT UNLESS NOTED OTHERWISE



TYPICAL STREET SECTION 70' ROW
COLLECTOR - PRIVATE



TYPICAL STREET SECTION 60' ROW
LOCAL TYPE "B" - PRIVATE
(NOT TO SCALE)

PROPERTY OWNERSHIP KEY:

1. GALE, GG & ELIZABETH LIVING TRUST/TRUSTEES
2. ST. PAUL LUTHERAN CHURCH OF BULVERDE, TX CEMETERY
3. CIBOLO CREEK RANCH, LTD
4. LFV PROPERTIES, LTD
5. CHARLES J. & DORICE N. STAUDT
6. RUTH E. LANSING
7. WAYBURN D. & JORETTA S. REV L\TR L\E HUMPRIES
8. DENNIS D. & SHAWN MCCORMICK
9. JOHN W. FOX
10. MICHAEL D. KERSHAW
11. BASS PROPERTIES, LP
12. S.A. WILLIS RANCH, UNIT-1
13. GRUENDLER, SCOTT & STEPHANIE
14. COMAL INDEPENDENT SCHOOL DISTRICT

PARK SPACE SUMMARY

REQUIRED PARK SPACE	2130 LOTS X 1 ACRE / 114 LOTS	= 18.68 AC.
REQUIRED PARK SPACE	357 LOTS X 1 ACRE / 70 LOTS	= 5.10 AC.
	TOTAL	= 23.78 ACRES
TOTAL PARK SPACE REQUIRED		= 23.78 ACRES
PROVIDED PARK SPACE		
RECREATION CENTER		= 10.39 ACRES
*MULTI-USE PATHWAY		= 2.25 ACRES
PARK SPACE		= 14.58 ACRES
	TOTAL	= 27.22 ACRES
TOTAL PARK SPACE PROVIDED		= 27.22 ACRES

*PARK FACILITIES CREDIT

NOTES:

1. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
2. PROPERTY IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
3. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
4. 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.
5. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE LATEST VERSION OF AASHTO.
6. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY OF KINDER PARKWAY PER KINDER RANCH ALTERNATE PEDESTRIAN PLAN APPROVED FEBRUARY 2007. ALL PUBLIC RIGHT-OF-WAY NOT SUBJECT TO THE ALTERNATIVE PEDESTRIAN PLAN WILL BE INSTALLED AS 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 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).
7. ALTERNATIVE PEDESTRIAN PLAN APPROVED (MARCH 2009). THE MULTI USE PATH AND CROSSWALKS WILL BE BUILT ACCORDING TO THE APPROVED KINDER RANCH ALTERNATE PEDESTRIAN PLAN.
8. LOCAL TYPE "A" INTERSECTIONS WITH MINOR COLLECTOR STREETS ARE SHOWN. ACTUAL LENGTH AND LOCATION OF INTERSECTION WILL BE DETERMINED WITH THE SITE PLANS OR SITE P.U.D. PLANS AND ALIGNMENTS WILL LINE UP WHERE POSSIBLE.
9. ALL PROPOSED STREETS ARE PRIVATE UNLESS NOTED OTHERWISE.
10. IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN A FEMA LETTER OF MAP REVISION (LOMR), AND COSA ULTIMATE DEVELOPMENT FLOOD STUDY WILL BE SUBMITTED DURING THE PLATTING STAGE.
11. ALL BICYCLE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE TEXAS MUTCD AND AASHTO GUIDELINES FOR BICYCLE FACILITIES, INCLUDING CROSSWALK AND SIGNAGE REQUIREMENTS.
12. LEFT TURN LANE ON BULVERDE ROAD TO BE COMPLETED AS TRAFFIC COUNTS WARRENT.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S74°03'56"W	790.77'
L2	S74°03'56"W	90.80'
L3	S56°27'51"W	505.46'
L4	S59°39'38"W	415.58'
L5	S57°36'17"W	312.83'
L6	S45°15'49"W	435.23'
L7	S58°21'49"W	470.93'
L8	N27°57'34"W	634.28'
L9	S59°50'43"W	1689.79'
L10	S61°06'38"E	792.93'
L11	S38°09'09"W	507.46'
L12	S38°10'58"W	221.81'
L13	S51°19'21"W	653.95'
L14	S23°27'35"W	205.34'
L15	N60°46'27"W	1079.90'
L16	S59°54'17"W	267.27'
L17	S59°40'34"W	533.68'
L18	S60°09'12"W	245.09'
L19	N00°29'45"W	1018.73'
L20	N59°39'07"W	2692.69'
L21	N00°25'05"W	1886.82'
L22	S89°57'48"E	172.62'
L23	N00°00'08"E	499.92'
L24	S89°57'48"E	832.86'
L25	N00°26'52"W	465.92'
L26	N09°07'52"W	107.28'
L27	S89°56'52"E	7.00'
L28	N00°25'08"E	226.76'
L29	N00°03'19"E	1659.24'
L30	N01°59'56"W	543.99'
L31	S81°05'00"E	288.99'
L32	S61°25'00"E	185.97'
L33	S35°41'00"E	129.88'
L34	S43°55'00"E	264.95'
L35	S62°32'00"E	241.98'
L36	S80°11'09"E	138.01'
L37	S88°13'01"E	215.93'
L38	N76°20'59"E	268.10'

LINE TABLE		
LINE	BEARING	LENGTH
L39	N83°35'59"E	561.10'
L40	N43°20'59"E	658.67'
L41	S30°12'35"E	1229.90'
L42	N62°18'54"E	10.87'
L43	S30°42'12"E	1832.21'
L44	N88°59'00"E	141.50'
L45	N73°03'34"E	121.63'
L46	N78°15'03"E	94.17'
L47	N81°12'12"E	351.28'
L48	N87°19'55"E	85.75'
L49	S88°15'21"E	241.91'
L50	S78°26'43"E	164.46'
L51	S88°51'33"E	596.04'
L52	S87°29'47"E	316.42'
L53	S89°07'35"E	358.60'
L54	N00°13'08"W	915.15'
L55	N71°24'53"E	187.68'
L56	N80°30'29"E	111.20'
L57	S77°02'33"E	367.16'
L58	S88°56'28"E	247.22'
L59	N01°03'32"E	24.97'
L60	N88°37'54"E	585.18'
L61	N81°33'41"E	240.36'
L62	N77°31'38"E	239.30'
L63	N68°15'45"E	158.43'
L64	S00°06'35"E	621.99'
L65	S49°39'07"W	318.85'
L66	S80°19'26"W	790.86'
L67	S07°52'45"W	270.97'
L68	S29°38'07"E	171.18'
L69	S10°34'08"W	354.89'
L70	S80°49'04"E	587.02'
L71	N52°25'14"E	150.99'
L72	S80°49'04"E	346.71'
L73	S01°05'27"W	658.78'
L74	S14°24'11"W	327.95'
L75	S10°21'18"E	401.09'
L76	S03°55'19"W	58.50'

CURVE TABLE						
CURVE	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD	LENGTH
C1	589.39'	341.30'	59°19'16"	S89°33'55"W	593.19'	620.54'

LEGEND:

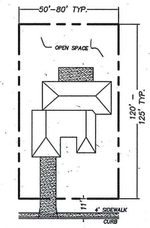
- 100YR PRELIMINARY DFIRM
- 100YR FLOOD PLAIN
- OWNERSHIP INFORMATION SEE PROPERTY OWNERSHIP KEY
- 10' CONTOURS
- NATURAL AREA/OPEN SPACE/100 YR FLOODPLAIN
- DEDICATED PARK SPACE
- ROAD SECTION TRANSITION
- LOCAL "A" STUB-OUT
- 824A MDP BOUNDARY
- ORIGINAL 824 MDP BOUNDARY
- TRACT BOUNDARY
- MULTI USE PATH
- NEW MDP BOUNDARY
- PLANS REVISIONS
- LAND ADDED TO MDP # 824A
- LAND ADDED TO MDP # 824B

UTILITY PURVEYORS

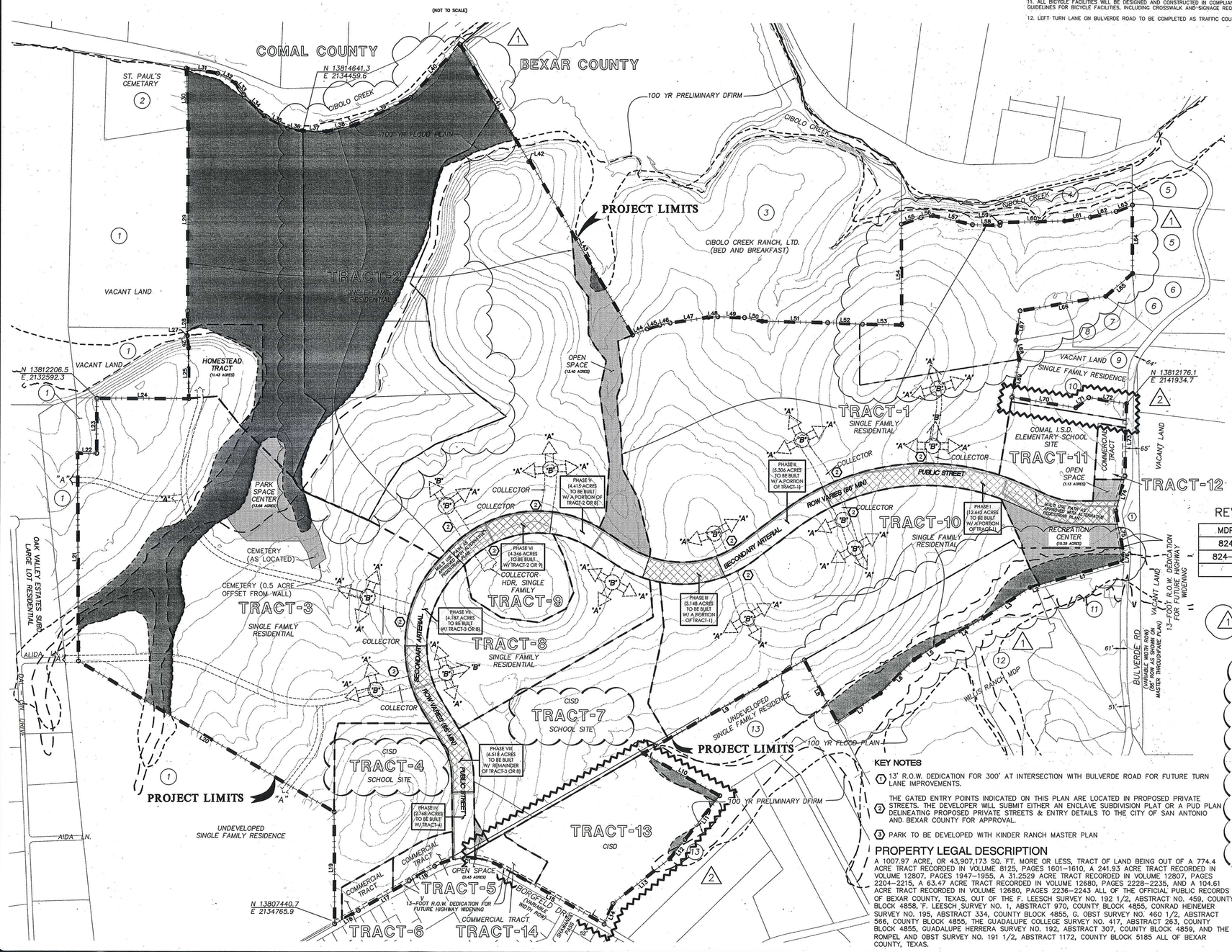
SANITARY SEWER:	SAN ANTONIO WATER SYSTEM
WATER:	SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC:	CITY PUBLIC SERVICE
TELEPHONE:	GUADALUPE VALLEY TELEPHONE CO-OP
CABLE TELEVISION:	TIME WARNER CABLE

DEVELOPER:
SA KINDER RANCH NO.1, LTD.
11 LYNN BATTS LANE SUITE 100
SAN ANTONIO, TEXAS 78218
PHONE: (210)828-6131
FAX: (210) 828-6137

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



TYPICAL LOT
(NOT TO SCALE)



REVISION HISTORY

MDP	ACCEPTED DATE
824	06/30/05
824-A	05/15/08

SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE						
TRACT/ PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/Ac.)	FLOOD PLAIN/ NATURAL AREA/ OPEN SPACE (Ac.)	DEDICATED PARK SPACE (Ac.)
1	SINGLE FAMILY RESIDENTIAL	171.94	632	3.68	–	–
2	SINGLE FAMILY RESIDENTIAL	293.29	601	2.05	143.28	0.81
3	SINGLE FAMILY RESIDENTIAL	178.63	656	3.67	25.02	7.55
4	SCHOOL SITE	30.00	–	–	–	–
5	COMMERCIAL	3.52	–	–	–	–
6	COMMERCIAL	3.15	–	–	–	–
7	SCHOOL SITE	45.35	–	–	–	–
8	SINGLE FAMILY RESIDENTIAL	38.17	147	3.85	–	–
9	SINGLE FAMILY RESIDENTIAL	13.81	68	4.92	–	–
10	SINGLE FAMILY RESIDENTIAL	105.49	383	3.63	6.20	–
11	SCHOOL SITE	17.02	–	–	–	–
12	COMMERCIAL	2.97	–	–	–	–
13	SCHOOL SITE	34.60	–	–	1.71	–
14	COMMERCIAL	3.32	–	–		–
	SECONDARY ARTERIAL	55.28	–	–	4.33	7.62
	HOMESTEAD TRACT	11.43	–	–	2.58	–
	TOTALS/AVERAGE	1007.97	2487	3.63	183.12	15.98

1 ADDITIONAL LAND ADDED SINCE ACCEPTANCE OF MDP 824

2 ADDITIONAL LAND ADDED SINCE ACCEPTANCE OF MDP 824A

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-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

RECEIVED
10 OCT -6 PM 12:32
DEVELOPMENT SERVICE REVIEW

ACKNOWLEDGED BY:
PAPE-DAWSON ENGINEERS, INC.
SA KINDER RANCH NO.1, LTD.

LAND USE TABLE	
LAND USE	AREA (AC.)
HOMESTEAD TRACT (NET)	8.85
SINGLE FAMILY RESIDENTIAL (NET)	617.59
COMMERCIAL/SCHOOL SITE (NET)	138.18
PARK SPACE (GROSS)	16.90
DRAINAGE ROW/NATURAL AREA/ FLOOD PLAIN/OPEN SPACE (GROSS)	183.12
PUBLIC ROW (SECONDARY ARTERIAL) (NET)	43.33
TOTALS	1007.97

KINDER RANCH
MASTER DEVELOPMENT PLAN
MAJOR AMENDMENT

PLAN HAS BEEN ACCEPTED BY COSA
9/20/2010 (Date) 824-B (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on 9/19/2012 Date

MDP PLAN NO.: 824-B

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

PREPARATION DATE: DECEMBER 2004
REVISION DATE: NOVEMBER 2007
REVISION DATE: APRIL 2010

JOB NO. 5953-63

KEY NOTES

1. 13' R.O.W. DEDICATION FOR 300' AT INTERSECTION WITH BULVERDE ROAD FOR FUTURE TURN LANE IMPROVEMENTS.
2. 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 AND BEXAR COUNTY FOR APPROVAL.
3. PARK TO BE DEVELOPED WITH KINDER RANCH MASTER PLAN

PROPERTY LEGAL DESCRIPTION

A 1007.97 ACRE, OR 43,907,173 SQ. FT. MORE OR LESS, TRACT OF LAND BEING OUT OF A 774.4 ACRE TRACT RECORDED IN VOLUME 8125, PAGES 1601-1610, A 241.93 ACRE TRACT RECORDED IN VOLUME 12807, PAGES 1947-1955, A 31.2529 ACRE TRACT RECORDED IN VOLUME 12807, PAGES 2204-2215, A 63.47 ACRE TRACT RECORDED IN VOLUME 12680, PAGES 2228-2235, AND A 104.61 ACRE TRACT RECORDED IN VOLUME 12680, PAGES 2236-2243 ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE F. LEESCH SURVEY NO. 192 1/2, ABSTRACT NO. 459, COUNTY BLOCK 4858, F. LEESCH SURVEY NO. 1, ABSTRACT 970, COUNTY BLOCK 4855, CONRAD HEINEMER SURVEY NO. 195, ABSTRACT 334, COUNTY BLOCK 4855, G. OBST SURVEY NO. 460 1/2, ABSTRACT 566, COUNTY BLOCK 4855, THE GUADALUPE COLLEGE SURVEY NO. 417, ABSTRACT 263, COUNTY BLOCK 4855, GUADALUPE HERRERA SURVEY NO. 192, ABSTRACT 307, COUNTY BLOCK 4859, AND THE ROMPEL AND OBST SURVEY NO. 191 1/2, ABSTRACT 1172, COUNTY BLOCK 5185 ALL OF BEXAR COUNTY, TEXAS.