



City of San Antonio

Department of Development Services

June 20, 2007

Kerry J. Koehler, P.E.

Moy Civil Engineers
12770 Cimarron Path, Ste.100
San Antonio, TX 78249

Re: Babcock Road 165 (Amendment)

MDP # 827-A

Dear Mr. Koehler,

The City Staff Development Review Committee has reviewed the Babcock Road 165 (Amendment) Master Development Plan **MDP# 827-A (Amendment)**. Please find enclosed a signed copy for your files. Your plan was approved for acceptance, however, please note the following conditions:

In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements. Any access and right-of-way issues along state facilities will need to be resolved with the **Texas Department of Transportation (TxDOT)**. For information about these requirements you can contact TxDOT at (210) 615-5814.

Historic Preservation states the following: The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, the project area is located near Friedrich Park, an area know to contain numerous archaeological sites and there is a **high probability** that the property may contain sites, some of which may be significant. Thus, before any work that might affect any sites is begun, a qualified professional should conduct an archaeological investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and any previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available on line at www.c-tx-arch.org. The consultant may need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards and the CTA guidelines may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If there are any questions or additional information regarding archaeological sites is needed please call Kay Hindes at 210-207-7306.

SAWS Aquifer Protection and Evaluation approves with the following conditions:

- In accordance with the Aquifer Protection Ordinance No. 81491 for Plat Certification, the following condition shall be met:
 1. 100 year Flood Plain Shown and Buffering (if applicable)
 2. Sensitive Recharge Features and Buffering (if applicable)
 3. Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)
 4. A Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.
 5. The above mentioned project is partially within the city limits and a portion is outside the city limits, therefore the Aquifer Protection Ordinance #81491 sections 34-913 applies to the portion within the city limits and section 34-914 applies to the portion outside the city limits. Buffering may be required in both cases. Any existing abandoned or substandard wells on the site should be plugged per SAWS regulations and standards.

Contact Kirk Nixon for plugging procedures at 210-233-3523.

Parks and Recreation recommends approval with the following conditions: Babcock Road 165 is a proposed subdivision of 71 multi-family residential lots and 149 single-family lots. Per the "Consent Agreement" with the City of San Antonio and Cielo Vista Associates, Ltd. and/or its successors, the Parks Department cannot enforce the parkland dedication requirements set forth by the Unified Development Code unless the agreed upon amount of not less than ± 200 acres within the project boundaries (originally 1032.1 acres) has been set aside by deed restriction, conservation easement, plat dedication, sale and/or donation to a governmental agency, non-profit organization or other entity whose purpose is to protect the environment. This development has set aside 46.32 acres of open space dedication.

If you have any further questions, please call David Clear at (210) 207-4091.

Tree Preservation approves with the following conditions: This Master Development Plan meets the criteria of the 2006 Tree Preservation ordinance (Section 35-B125 and Table 35-B101).

- This project has an approved Master Tree Permit, AP 1363029, using the Tree Stand Delineation method. An additional \$75 review fee and Tree Canopy Enhancement fees are due at each plat submittal.

If you have any further questions, please call Joan Miller at (210) 207-8265.

Bexar County states the following: Bexar County cites the following conditions will be provided by the developer prior to completion of the Babcock Road 165 Subdivision:

1. Dedicate and construct Kyle Seale Parkway as a secondary arterial type "A" four lane divided roadway, within the limits of this MDP.
2. Provide a minimum of 100-foot queue storage for the residential entrance from Kyle Seale.
3. A median opening on Kyle Seale Parkway will be allowed 480 feet east of Babcock for the residential access. However, if traffic demand for the westbound Kyle Seale Parkway creates queuing problems in the future due to the proximity of residential entrance to Babcock, the median opening may be closed.
4. The developer shall coordinate with Jim Brannan, P.E. (210-335-6711) at Bexar County for the extension of Kyle Seale Parkway due to a current Capital Improvement Project on Babcock Road .

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial or multi-family lots. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage, and floodplain issues at time of platting.

If you have any further questions, please call Todd Sang at (210) 335-6649.

All platting shall comply with the Unified Development Code, Master Plan, and Major Thoroughfare Plan 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. If the proposed development is not platted in phases this Master Development Plan shall become invalid.

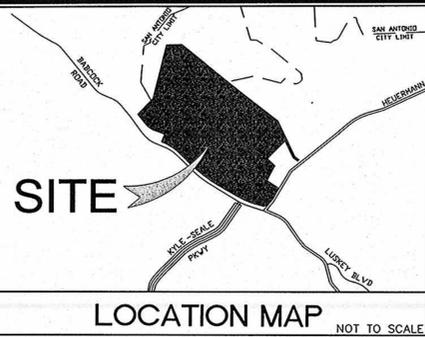
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. It is suggested to work closely with the school district, so they can plan accordingly.

Should you need further assistance, please contact Robert L. Lombrano at (210) 207-5014.

Sincerely,



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



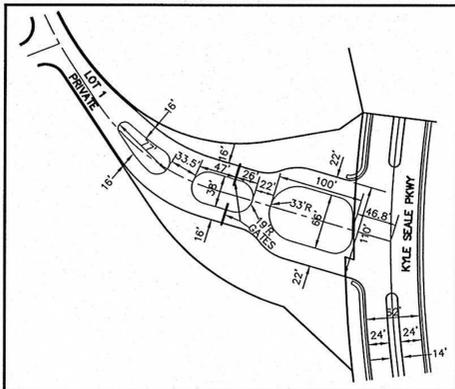
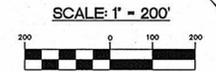
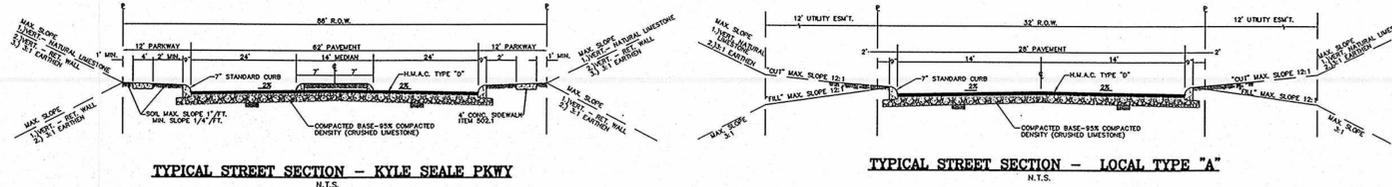
| DEVELOPMENT SUMMARY | | | |
|-------------------------|--------|----------------|---------|
| ITEM | ACRES | DWELLING UNITS | DU./Ac. |
| UNIT 1 | 69.68 | 58 | 0.83 |
| UNIT 2 | 49.83 | 44 | 0.88 |
| UNIT 3 | 35.80 | 48 | 1.34 |
| MULTI-FAMILY/COMMERCIAL | 9.78 | 70 | 7.16 |
| TOTAL DEVELOPMENT | 165.09 | 220 | 1.33 |
| OPEN SPACE | 45.51 | - | - |
| PARK/COMMON AREA | 1.81 | - | - |
| PRIVATE STREET R.O.W. | 9.38 | - | - |
| KYLE SEAL PKWY R.O.W. | 2.04 | - | - |

| CURVE TABLE | | | | |
|-------------|----------|-----------|---------|---------|
| CURVE | RADIUS | DELTA | TANGENT | LENGTH |
| C1 | 1490.93' | 15°16'15" | 199.87' | 387.37' |
| C2 | 2710.21' | 09°25'11" | 199.93' | 399.14' |
| C3 | 3273.23' | 07°00'04" | 200.23' | 399.95' |
| C4 | 1224.39' | 25°15'36" | 274.36' | 539.79' |
| C5 | 1424.39' | 02°15'22" | 28.05' | 56.09' |
| C6 | 492.40' | 32°13'48" | 142.26' | 276.99' |
| C7 | 1397.71' | 09°44'53" | 9.06' | 18.11' |

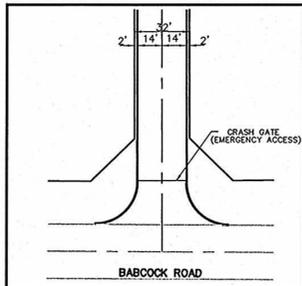
BABCOCK ROAD 165

MASTER DEVELOPMENT PLAN (MDP)

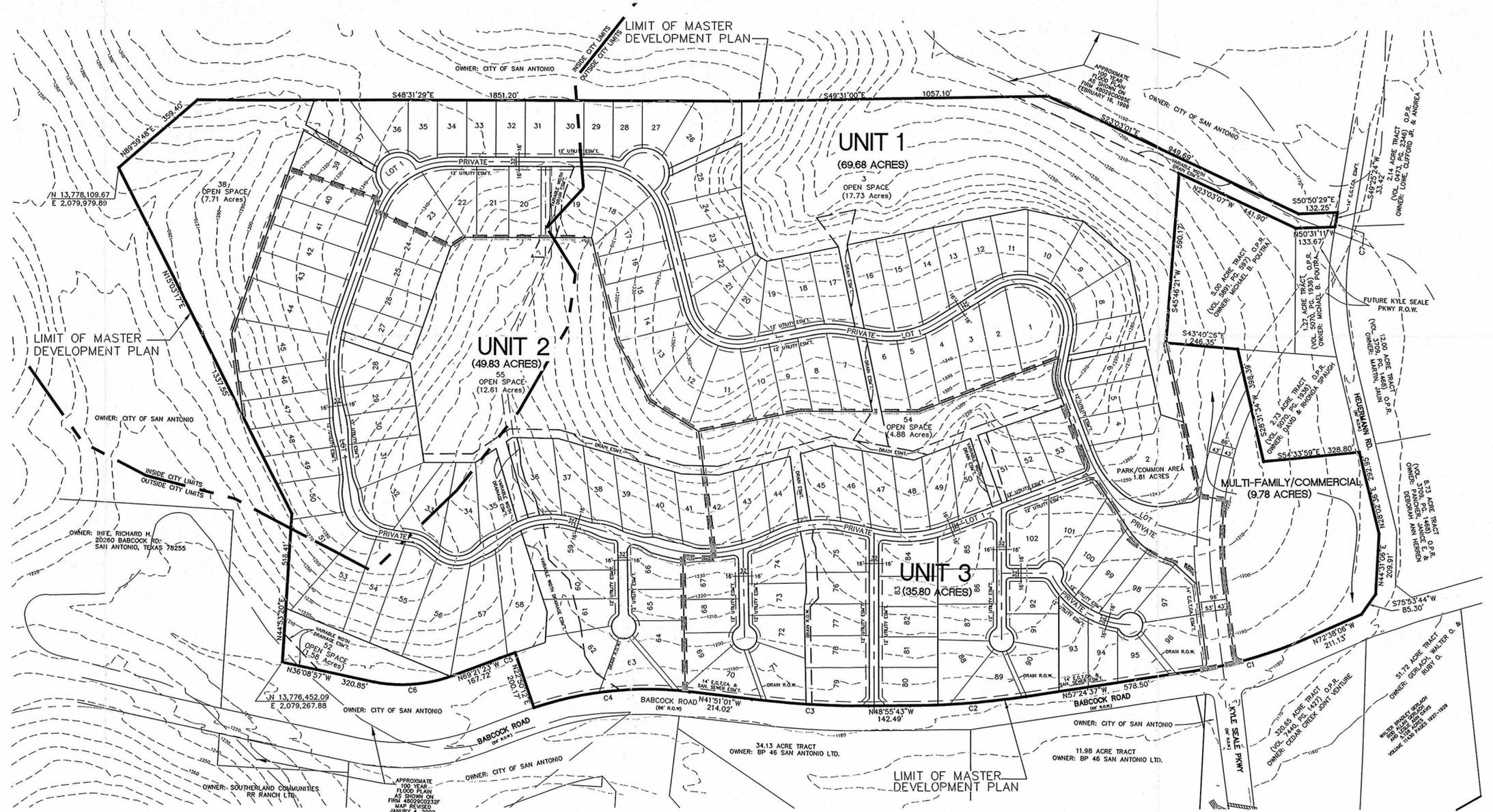
ACRES: 165



KYLE SEAL ENTRY DETAIL
N.T.S.



BABCOCK ENTRY DETAIL
NOT TO SCALE



- NOTES:**
1. THE PORTION OF THIS PROJECT THAT LIES WITHIN THE CITY LIMITS IS ZONED "RM-45" WITH A SPECIFIC AUTHORIZATION FOR A GOLF COURSE.
 2. SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. ALONG KYLE SEAL PKWY EXTENSION.
 3. ALL PROPOSED STREETS ARE LOCAL "A", 32' R.O.W. AND 24' PAVEMENT WIDTH (NO SIDEWALKS).
 4. BASIS OF BEARING IS ESTABLISHED FROM GPS OBSERVATIONS. COORDINATES ARE BASED ON NAD 83. SURFACE ADJUSTMENT FACTOR APPLIED IS 1.00018.
 5. THIS PROJECT IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE.
 6. LOT DIMENSIONS TO BE SHOWN ON SUBDIVISION PLATS.
 7. THIS DEVELOPMENT IS IN THE NORTHSIDE I.S.D.
 8. DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS.
 9. A SEPARATE P.U.D. SUBMITTAL WILL BE ASSOCIATED WITH THIS M.D.P.
 10. STREET GRADES WILL COMPLY WITH UDC SECTION 35-506(O)(3), UNLESS AN ADMINISTRATIVE EXCEPTION OR A VARIANCE IS OTHERWISE GRANTED.
 11. ALL INTERSECTIONS WILL CLEAR-VISION REQUIREMENTS AS PER UDC SECTION 35-508(O)(3), UNLESS AN ADMINISTRATIVE EXCEPTION OR A VARIANCE IS OTHERWISE GRANTED.
 12. BLOCK LENGTHS WILL COMPLY WITH UDC SECTION 35-515(b)(3), UNLESS AN ADMINISTRATIVE EXCEPTION OR A VARIANCE IS OTHERWISE GRANTED.

DEVELOPER
ZUNIGA DEVELOPMENT, INC.
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 690-7600
FAX: (866) 328-0242

OWNER
BABCOCK ROAD 165, LTD.
303 W. WALL AVE.
MIDLAND, TEXAS 79701
TEL: (432) 687-1777
FAX: (432) 687-2509

PLAN HAS BEEN ACCEPTED BY
COGA
6/20/07 827-A
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
6/19/09
(Date)

| NO. | DATE | DESCRIPTION | BY | RL |
|-----|----------|--|----|----|
| 1 | 06/05/07 | ADDED BABCOCK ENTRY | | |
| 1 | 06/12/07 | REVISED DEVELOPMENT SUMMARY & UNIT AREAS | | |

PROJ. # 046471 DSN. BT: DWN. BT: CHG. BT: DATE: 05/14/07



BABCOCK ROAD 165
AMENDED
MASTER DEVELOPMENT PLAN (MDP)

SHEET 1
OF 1