



City of San Antonio

Department of Development Services

September 4, 2007

Jon Adame, P.E.

Pape-Dawson Engineers, Inc
555 East Ramsey
San Antonio, TX 78216

Re: Lost Creek III (Amendment)

MDP # 828-B

Dear Mr. Adame,

The City Staff Development Review Committee has reviewed the Lost Creek III (Amendment) Master Development Plan **MDP# 828-B (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, including Ralph Road (FM 3351), will need to be resolved with the **Texas Department of Transportation (TX DOT)**. For information about these requirements you can contact TX DOT at (210) 615-5814.

DSD Traffic Impact Analysis and Streets approves with the following conditions:

- Construct a northbound left turn-lane on Ralph Fair Road (FM 3351) at the proposed east/west Collector/Local B Street with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Unified Development Code (UDC) - 35-502 (a)(7), subsection C. (316 Peak left turn movements)
- The intersection at the proposed east/west Collector/Local B Street and Ralph Fair Road (FM 3351) will require mitigation in the form of a traffic signal (when warranted and approved by Bexar County Traffic, Public Works - Traffic and TX DOT) as per UDC 35-502, (a)(7)(C) Limitations on Traffic Impact Analysis. It is expected that the traffic signal shall be installed prior to, or concurrent with the last unit's construction (Unit-5).
- Unit-4 on the MDP indicates cul-de-sacs greater than 500-feet in length, requiring 120-foot diameter ROW, 100-foot diameter pavements and 30-foot pavement widths. UDC 35-506(d) (6) shall be complied with at the time of platting.

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, or streets and drainage plans.

The internal street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. All technical requirements of the Unified Development Code will be complied with at the time of platting.

If you have any further questions, please call Juan Ramirez at (210) 207-0281.

Parks and Recreation recommends approval with the following conditions: Lost Creek III is a proposed subdivision with 577 single-family residential units. UDC Section 35-503, Table 503-1 states that single-family development is required to provide 1 acre of park/open space per every 70 dwelling units. The requirement for this development is 8.2 acres. This subdivision provides 9.1 acres of park/open space dedication.

- The parkland provided shall be shown as "Park" or "Open Space" on a plat; UDC section 35-503(e) Designation of Parkland.
- The parkland provided is dedicated to the Home Owners Association.
- The instruments creating the Home Owners Association are provided by the second application for plat approval; UDC section 35-503(e) *Designation of Parkland*.
- Parkland dedication must be platted by the second phase of residential development; UDC section 35-503(f) Development Phasing.

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

The Bexar County Infrastructure Service Department has reviewed the Lost Creek III Master Development Plan located west of Ralph Fair Road (FM 3351), approximately two miles north of the intersection of Old Fredericksburg Road and Ralph Fair Road. Consisting of 577 single family detached homes, 5,522 average daily trips are expected to be generated.

The following shall apply prior to completion of the Lost Creek III Subdivision:

- Northbound left-turn lanes will be required on Ralph Fair Road at both entrances to the subdivision as per specifications and approval from the Texas Department of Transportation (TXDOT).
- Coordination with TXDOT is recommended for the funding of traffic signals on Ralph Fair Road adjacent to this development. Traffic controls shall be warranted as per the Texas Manual on Uniform Control Devices and approved by TXDOT.
- All grades and landscaping within the public right of way shall comply with the latest version of the TXDOT Roadside Design Manual.

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. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage, and floodplain issues at time of platting.

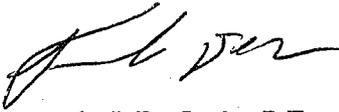
If you have any further questions, please call Todd Sang at (210) 335-6649.

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.

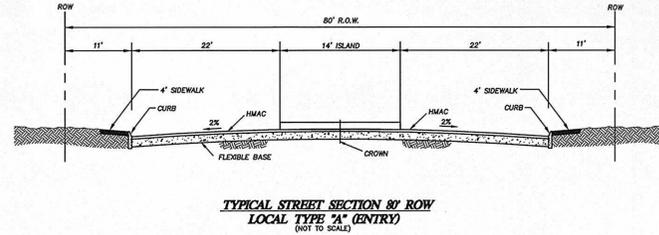
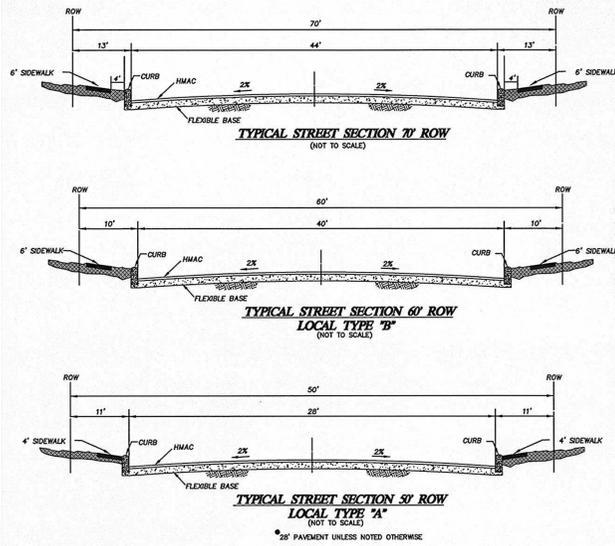
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio.

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



- NOTES:**
1. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
 2. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE 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 UNIFIED DEVELOPMENT CODE SECTION 35-506 (d) (5).
 6. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION, 2: 35-506(g). 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).
 7. ALL STREETS ARE PUBLIC.
 8. ALL STREETS ARE LOCAL TYPE "A" 50 FOOT RIGHT-OF-WAY UNLESS OTHERWISE NOTED.

PARK SPACE SUMMARY (SINGLE FAMILY)

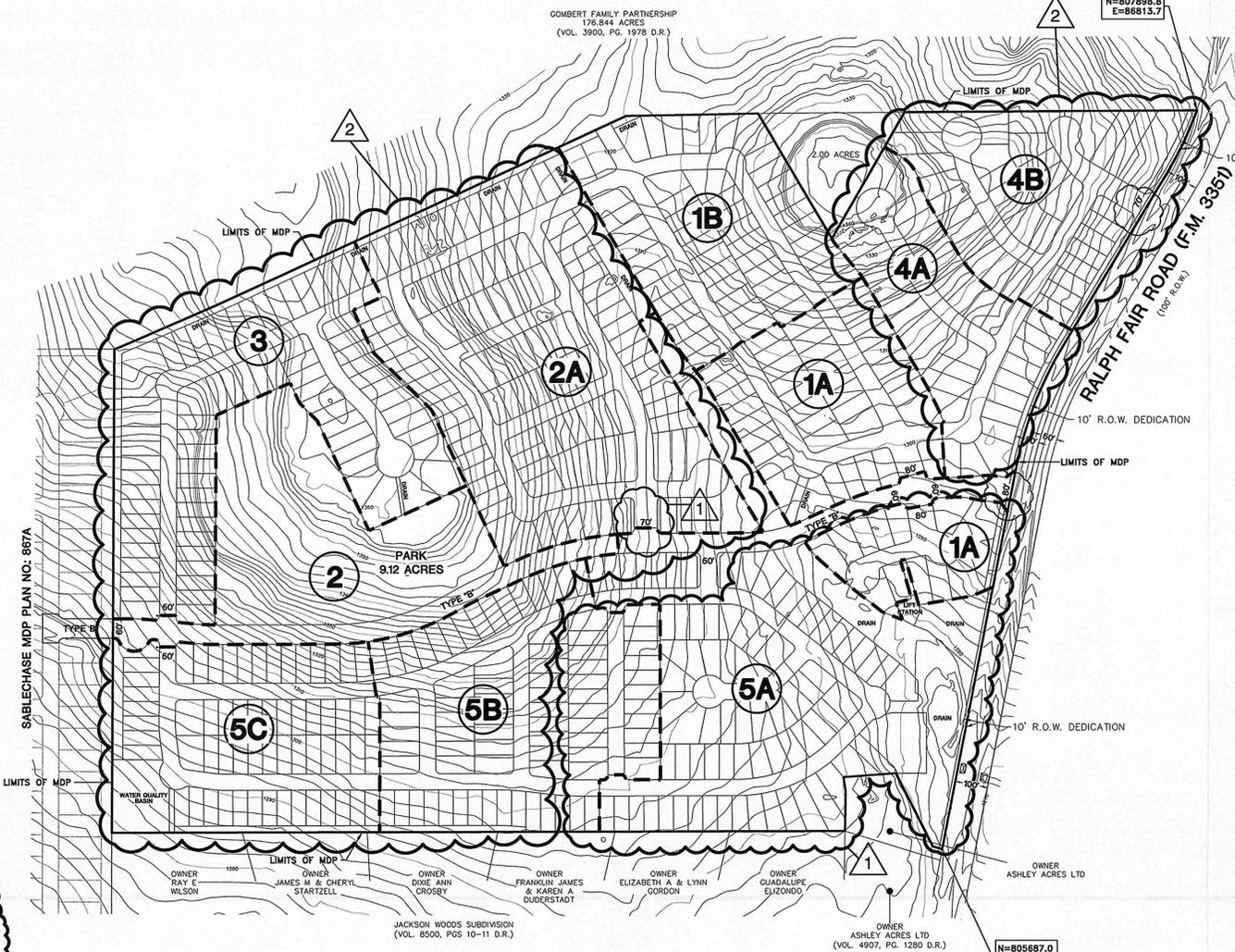
REQUIRED PARK SPACE / OPEN SPACE	577 LOTS X 1 ACRE / 70 LOTS	8.2 AC.
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SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE

UNIT/PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)	FLOOD PLAIN/NATURAL AREA (Ac.)	ESTIMATED COMPLETION DATE
1A	SINGLE FAMILY RESIDENTIAL	11.21	53	4.73	-	DECEMBER 2007
1B	SINGLE FAMILY RESIDENTIAL	9.81	52	5.30	-	JUNE 2008
2	SINGLE FAMILY RESIDENTIAL	2.38	-	-	-	JANUARY 2008
2A	SINGLE FAMILY RESIDENTIAL	20.11	110	5.47	-	JULY 2008
3	SINGLE FAMILY RESIDENTIAL	13.78	77	5.59	-	DECEMBER 2008
4A	SINGLE FAMILY RESIDENTIAL	7.38	35	4.74	-	DECEMBER 2008
4B	SINGLE FAMILY RESIDENTIAL	8.94	35	3.91	-	JULY 2009
5A	SINGLE FAMILY RESIDENTIAL	21.31	75	3.52	-	JUNE 2007
5B	SINGLE FAMILY RESIDENTIAL	13.51	80	5.92	-	DECEMBER 2007
5C	SINGLE FAMILY RESIDENTIAL	10.84	60	5.54	-	DECEMBER 2008
TOTALS/AVERAGE		119.27	577	4.84	-	-

LAND USE TABLE

LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	119.27
PARK SPACE	9.12
MULTI-FAMILY/COMMERCIAL/SPECIAL USE	-
DRAINAGE ROW/NATURAL AREA	-
PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	-
TOTALS	128.39



- NOTES:**
1. THIS MDP PLAN AMENDS PREVIOUSLY APPROVED MDP PLAN FOR LOST CREEK III, MDP PLAN NO.: 828 WHICH WAS APPROVED JULY 18, 2005. THESE AMENDMENTS ARE: THE ADDITION OF A 6.59 ACRE TRACT, REVISIONS UNIT-1 FROM 115 LOTS TO 109 LOTS, UNIT-4 FROM 85 LOTS TO 83 LOTS AND UNIT-5 FROM 135 LOTS TO 156 LOTS.
 2. THIS MDP PLAN AMENDS PREVIOUSLY APPROVED MDP PLAN FOR LOST CREEK III, MDP PLAN NO.: 828A WHICH WAS APPROVED MAY 11, 2006. THESE AMENDMENTS ARE:
 - CHANGES TO THE TIMING AND PHASING
 - ADJUSTMENT OF LOT LINES WITHIN PHASES
 - RE-LOCATION OF PARK AREA
 - REDUCTION IN THE NUMBER OF PLATTED LOTS FROM 593 TO 577
 - A DECREASE IN OVERALL RESIDENTIAL DENSITY
 THE USE AND OVERALL GEOGRAPHIC LAND AREA REMAINS THE SAME.

PROPERTY LEGAL DESCRIPTION

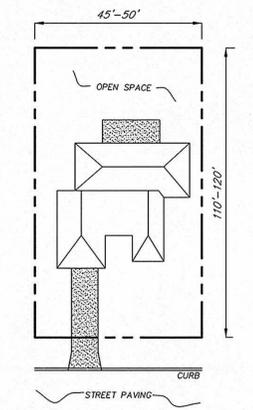
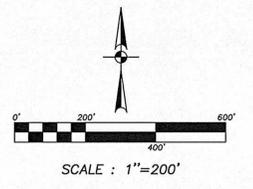
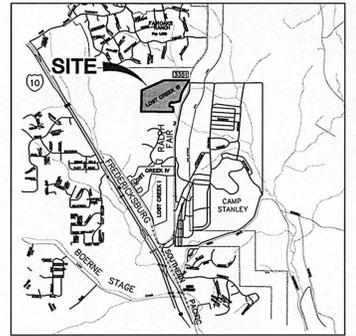
A 128.39 ACRE, OR 5,592,668 SQUARE FEET MORE OR LESS, ACRE TRACT OF LAND BEING OUT OF A 123.4 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12079, PAGES 375-379 & VOLUME 12042, PAGES 222-228, AND A 6.59 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5107, PAGES 430-432 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE MARIA F. HERNANDEZ SURVEY NUMBER 428, ABSTRACT 314, COUNTY BLOCK 4709 AND OUT OF THE JOHN J. WELLS SURVEY NUMBER 64, ABSTRACT 805, COUNTY BLOCK 4737, BEXAR COUNTY, TEXAS.

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.

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC. CENTEX HOMES

- LEGEND:**
- PHASE LINE
 - 10' CONTOURS
 - ENTRY MONUMENT TO BE PLACED WITHIN R.O.W. BY DEVELOPER
 - 5 UNIT NUMBER
 - FUTURE STREET EXTENSION



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

DEVELOPER/OWNER:
TREY MARSH
CENTEX HOMES
1354 NORTH LOOP 1604 EAST, #108
SAN ANTONIO, TEXAS 78232
PHONE: (210)496-1985

PLAN HAS BEEN ACCEPTED BY
COSA
9/4/07 828-B
Date (Number)
Note: this plan will have to comply with Section 35-412, (i) Scope of approval for validation or plan will expire on
9/3/09
Date

UTILITY PURVEYORS

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SBC
GAS: GREY FOREST UTILITY

LOST CREEK III MASTER DEVELOPMENT PLAN

08-30-07A01:50 RCVD

PAPE-DAWSON ENGINEERS

MDP PLAN NO.: 828B
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO

CHAIRMAN: DATE:
SECRETARY: DATE:

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010
PREPARATION DATE: MARCH 14, 2005
REVISED DATE: JUNE 16, 2005
REVISED DATE: JANUARY 6, 2006
REVISED DATE: APRIL 26, 2007