



CITY OF SAN ANTONIO

August 18, 2005

Mr. Benjamin J. Houle, P.E.

Kimley-horn and Associates, Inc.
45 NE Loop 410, Suite 495
San Antonio, TX 78216

Re: **Sonoma Verde Subdivision**
Dear Mr. Houle:

MDP # 835

The City Staff Development Review Committee has reviewed **Sonoma Verde Subdivision (MDP) Master Development Plan # 835**. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. 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 615-5814.
- **Development Services Department Engineering – Street and Drainage** has indicated:
 1. It should be understood that this is a general review of a conceptual plan and that *all* technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.
- This development will need to comply with **Tree Preservation** ordinance #85262. For information about these requirements you can contact Tree Preservation at 207-8265.
- **Historic Preservation** The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6 35-630 to 35-634). The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within

Mr. Houle
Page 2
August 18, 2005

the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that no archaeological / architectural sites have been previously identified within the above referenced property. However, staff of the HPO believes there is a **high probability** that the property may contain sites, some of which may be significant. An historic agricultural complex may be located within the project area. Thus, before any work that might affect any sites is begun, we recommend a qualified professional conduct an

Archaeological / architectural 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 no significant sites are found, after the HPO concurs, development may proceed throughout the property. If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation must be prepared and submitted to the HPO and/or SHPO for review. Upon concurrence by the CPO/SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained from the HPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

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

Development Services, Engineering Section (TIA) has indicated as part of their conditional approval, The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer at the time of platting for the Sonoma Verde Development MDP, at no cost to the City of San Antonio:

- **Camp Bullis Road** - Dedicate 86-feet of ROW and construct a 4-lane divided roadway (Secondary Arterial Type A). The limits of construction shall be extended through the Sonoma Verde development as shown on the City of San Antonio Major Thoroughfare Plan.

UDC Requirements for the design and construction of Camp Bullis Road:

Article 5, 35-506

(g) Dedication of Arterial (1) Adjacent streets. The sub divider shall dedicate right-of-way width and provide pavement width in accordance with the following table and typical sections in subsection (d) of this Section:

| Street Type | Right – of – Way Width | Pavement Width |
|--------------------|------------------------|----------------------|
| Primary Arterial | 60 – feet | 24 – feet with curbs |
| Secondary Arterial | 43 - feet | 24 – feet with curbs |

(d) Cross-Section and Construction Standards

(1) Interior Streets

The sub divider shall dedicate all interior Streets within the subdivision based on Table 506-3 (Conventional Street Design).

- **Kyle Seale Parkway**-The developer shall be responsible for upgrading capacity, which includes left-turn deceleration lanes with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC)-35-502(a)(7),subsection C.
- **Tract 1 – 132.8 Acres** – Tract shall consist of 125 lots as indicated in the Development Summary Table. Interior layout of streets and lots shall be reviewed at platting for compliance with UDC 35-506 requirements.
- Clear sight distances shall be provided at each roadway intersection to allow adequate, obstruction-free viewing distances for approaching traffic. All signage, landscaping and improvements should be selected and located so as to not obscure the minimum intersection visibility.
- All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.

- All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.
- Provide clear sight distance at each roadway to provide adequate distance for obstruction free viewing distances for approaching traffic. All signage, landscaping and improvements should be selected and located so as to not block these clear sight distance areas.

It should be understood that the submitted TIA concurrent with the proposed Sonoma Verde MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets shall follow UDC 35-506 and the 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. UDC 35-506 will be implemented at the time of platting.

SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491, for Plat Certification.

1. 100 year Flood Plain Shown and Buffing (if applicable)
 2. Sensitive Recharge Features and Buffing (if applicable)
 3. Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)
- Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved with the Texas Commission on Environmental Quality (TCEQ) prior to construction.

According to the Water Quality Ordinance # 81491, Section 34-913, buffing may be required.

- **Bexar County Public Works** has indicated as part of their conditional approval, the following conditions shall be met:

The following improvements will be provided by the developer prior to completion of the Culebra Valley Subdivision:

- All median modifications of Kyle Seale shall conform to the City of San Antonio standards.
- Traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by TxDOT and / or Bexar County.

Mr. Houle
Page 5
August 18, 2005

It is understood that this MDP is a conceptual plan and all regulations will be addressed at the time of platting. Bexar County reserves the right to address Driveways, Street Design, Sight Distance, ADA requirements, Drainage and Flood Plain issues at the time of platting.

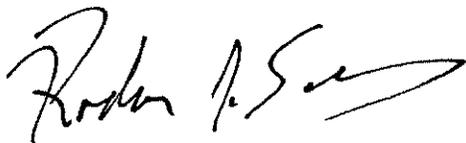
- It will be expected that you will plat all of the property depicted in your (MDP) Master Development Plan, to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

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. If the proposed development is not platted in phases this (MDP) Master Development Plan will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

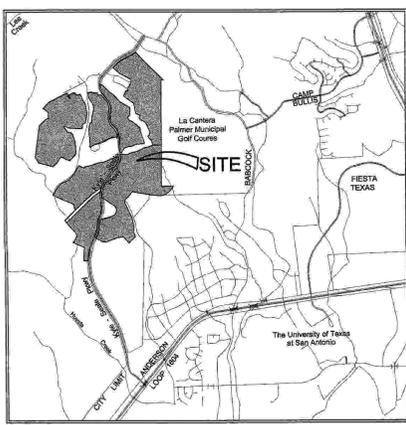
Sincerely,



Roderick J. Sanchez, AICP
Assistant Development Services Director

RS/MH Jr.

cc: Richard Chamberlin, P.E. Engineer Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering
Todd Sang, Civil Engineer Assistant, Bexar County
Sam Dent, P.E. Chief Engineer, DSD - Streets & Drainage

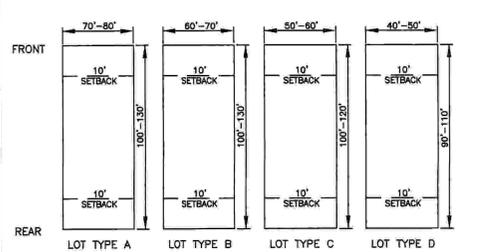


LOCATION MAP
1" = 3000'

| TRACT | NUMBER | DIRECTION | DISTANCE | NUMBER | DIRECTION | DISTANCE |
|---------|--------|---------------|----------|--------|---------------|----------|
| TRACT 1 | L1 | N 62°25'56" E | 244.62 | L1 | N 62°25'56" E | 244.62 |
| | L2 | N 89°52'59" E | 10.76 | L2 | N 89°52'59" E | 10.76 |
| | L3 | N 89°52'59" E | 10.76 | L3 | N 89°52'59" E | 10.76 |
| | L4 | N 89°52'59" E | 10.76 | L4 | N 89°52'59" E | 10.76 |
| | L5 | N 89°52'59" E | 10.76 | L5 | N 89°52'59" E | 10.76 |
| | L6 | N 89°52'59" E | 10.76 | L6 | N 89°52'59" E | 10.76 |
| | L7 | N 89°52'59" E | 10.76 | L7 | N 89°52'59" E | 10.76 |
| | L8 | N 89°52'59" E | 10.76 | L8 | N 89°52'59" E | 10.76 |
| | L9 | N 89°52'59" E | 10.76 | L9 | N 89°52'59" E | 10.76 |
| | L10 | N 89°52'59" E | 10.76 | L10 | N 89°52'59" E | 10.76 |
| TRACT 2 | L11 | N 62°25'56" E | 244.62 | L11 | N 62°25'56" E | 244.62 |
| | L12 | N 89°52'59" E | 10.76 | L12 | N 89°52'59" E | 10.76 |
| | L13 | N 89°52'59" E | 10.76 | L13 | N 89°52'59" E | 10.76 |
| | L14 | N 89°52'59" E | 10.76 | L14 | N 89°52'59" E | 10.76 |
| | L15 | N 89°52'59" E | 10.76 | L15 | N 89°52'59" E | 10.76 |
| | L16 | N 89°52'59" E | 10.76 | L16 | N 89°52'59" E | 10.76 |
| | L17 | N 89°52'59" E | 10.76 | L17 | N 89°52'59" E | 10.76 |
| | L18 | N 89°52'59" E | 10.76 | L18 | N 89°52'59" E | 10.76 |
| | L19 | N 89°52'59" E | 10.76 | L19 | N 89°52'59" E | 10.76 |
| | L20 | N 89°52'59" E | 10.76 | L20 | N 89°52'59" E | 10.76 |
| TRACT 3 | L21 | N 62°25'56" E | 244.62 | L21 | N 62°25'56" E | 244.62 |
| | L22 | N 89°52'59" E | 10.76 | L22 | N 89°52'59" E | 10.76 |
| | L23 | N 89°52'59" E | 10.76 | L23 | N 89°52'59" E | 10.76 |
| | L24 | N 89°52'59" E | 10.76 | L24 | N 89°52'59" E | 10.76 |
| | L25 | N 89°52'59" E | 10.76 | L25 | N 89°52'59" E | 10.76 |
| | L26 | N 89°52'59" E | 10.76 | L26 | N 89°52'59" E | 10.76 |
| | L27 | N 89°52'59" E | 10.76 | L27 | N 89°52'59" E | 10.76 |
| | L28 | N 89°52'59" E | 10.76 | L28 | N 89°52'59" E | 10.76 |
| | L29 | N 89°52'59" E | 10.76 | L29 | N 89°52'59" E | 10.76 |
| | L30 | N 89°52'59" E | 10.76 | L30 | N 89°52'59" E | 10.76 |
| TRACT 4 | L31 | N 62°25'56" E | 244.62 | L31 | N 62°25'56" E | 244.62 |
| | L32 | N 89°52'59" E | 10.76 | L32 | N 89°52'59" E | 10.76 |
| | L33 | N 89°52'59" E | 10.76 | L33 | N 89°52'59" E | 10.76 |
| | L34 | N 89°52'59" E | 10.76 | L34 | N 89°52'59" E | 10.76 |
| | L35 | N 89°52'59" E | 10.76 | L35 | N 89°52'59" E | 10.76 |
| | L36 | N 89°52'59" E | 10.76 | L36 | N 89°52'59" E | 10.76 |
| | L37 | N 89°52'59" E | 10.76 | L37 | N 89°52'59" E | 10.76 |
| | L38 | N 89°52'59" E | 10.76 | L38 | N 89°52'59" E | 10.76 |
| | L39 | N 89°52'59" E | 10.76 | L39 | N 89°52'59" E | 10.76 |
| | L40 | N 89°52'59" E | 10.76 | L40 | N 89°52'59" E | 10.76 |
| TRACT 5 | L41 | N 62°25'56" E | 244.62 | L41 | N 62°25'56" E | 244.62 |
| | L42 | N 89°52'59" E | 10.76 | L42 | N 89°52'59" E | 10.76 |
| | L43 | N 89°52'59" E | 10.76 | L43 | N 89°52'59" E | 10.76 |
| | L44 | N 89°52'59" E | 10.76 | L44 | N 89°52'59" E | 10.76 |
| | L45 | N 89°52'59" E | 10.76 | L45 | N 89°52'59" E | 10.76 |
| | L46 | N 89°52'59" E | 10.76 | L46 | N 89°52'59" E | 10.76 |
| | L47 | N 89°52'59" E | 10.76 | L47 | N 89°52'59" E | 10.76 |
| | L48 | N 89°52'59" E | 10.76 | L48 | N 89°52'59" E | 10.76 |
| | L49 | N 89°52'59" E | 10.76 | L49 | N 89°52'59" E | 10.76 |
| | L50 | N 89°52'59" E | 10.76 | L50 | N 89°52'59" E | 10.76 |
| TRACT 6 | L51 | N 62°25'56" E | 244.62 | L51 | N 62°25'56" E | 244.62 |
| | L52 | N 89°52'59" E | 10.76 | L52 | N 89°52'59" E | 10.76 |
| | L53 | N 89°52'59" E | 10.76 | L53 | N 89°52'59" E | 10.76 |
| | L54 | N 89°52'59" E | 10.76 | L54 | N 89°52'59" E | 10.76 |
| | L55 | N 89°52'59" E | 10.76 | L55 | N 89°52'59" E | 10.76 |
| | L56 | N 89°52'59" E | 10.76 | L56 | N 89°52'59" E | 10.76 |
| | L57 | N 89°52'59" E | 10.76 | L57 | N 89°52'59" E | 10.76 |
| | L58 | N 89°52'59" E | 10.76 | L58 | N 89°52'59" E | 10.76 |
| | L59 | N 89°52'59" E | 10.76 | L59 | N 89°52'59" E | 10.76 |
| | L60 | N 89°52'59" E | 10.76 | L60 | N 89°52'59" E | 10.76 |
| TRACT 7 | L61 | N 62°25'56" E | 244.62 | L61 | N 62°25'56" E | 244.62 |
| | L62 | N 89°52'59" E | 10.76 | L62 | N 89°52'59" E | 10.76 |
| | L63 | N 89°52'59" E | 10.76 | L63 | N 89°52'59" E | 10.76 |
| | L64 | N 89°52'59" E | 10.76 | L64 | N 89°52'59" E | 10.76 |
| | L65 | N 89°52'59" E | 10.76 | L65 | N 89°52'59" E | 10.76 |
| | L66 | N 89°52'59" E | 10.76 | L66 | N 89°52'59" E | 10.76 |
| | L67 | N 89°52'59" E | 10.76 | L67 | N 89°52'59" E | 10.76 |
| | L68 | N 89°52'59" E | 10.76 | L68 | N 89°52'59" E | 10.76 |
| | L69 | N 89°52'59" E | 10.76 | L69 | N 89°52'59" E | 10.76 |
| | L70 | N 89°52'59" E | 10.76 | L70 | N 89°52'59" E | 10.76 |
| TRACT 8 | L71 | N 62°25'56" E | 244.62 | L71 | N 62°25'56" E | 244.62 |
| | L72 | N 89°52'59" E | 10.76 | L72 | N 89°52'59" E | 10.76 |
| | L73 | N 89°52'59" E | 10.76 | L73 | N 89°52'59" E | 10.76 |
| | L74 | N 89°52'59" E | 10.76 | L74 | N 89°52'59" E | 10.76 |
| | L75 | N 89°52'59" E | 10.76 | L75 | N 89°52'59" E | 10.76 |
| | L76 | N 89°52'59" E | 10.76 | L76 | N 89°52'59" E | 10.76 |
| | L77 | N 89°52'59" E | 10.76 | L77 | N 89°52'59" E | 10.76 |
| | L78 | N 89°52'59" E | 10.76 | L78 | N 89°52'59" E | 10.76 |
| | L79 | N 89°52'59" E | 10.76 | L79 | N 89°52'59" E | 10.76 |
| | L80 | N 89°52'59" E | 10.76 | L80 | N 89°52'59" E | 10.76 |

The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception): ITEM NOS. 1 THROUGH 15, INCLUSIVE

1. Electric transmission and distribution line easement as recorded in Volume 5723, Page 901, D.Lad Records, Bexar County, Texas. AFFECTS TRACTS 5, 6, 7, 8.
2. 60 foot ingress and egress easement as recorded in Volume 7147, Page 658, Deed Records, Bexar County, Texas. DOES NOT AFFECT PROPERTY.
3. 1/16th interest in royalty in minerals as recorded in Volume 5269, Page 42, Deed Records, Bexar County, Texas. NOT A PLOTTABLE EASEMENT.
4. 16' Electric line right of way agreement as recorded in Volume 5289, Page 650, Official Public Records of Real Property of Bexar County, Texas. AFFECTS TRACTS 1, 6, 7, 8.
5. 16' Sanitary Sewer as recorded in Volume 5566, Pages 1278-1295, Official Public Records of Real Property of Bexar County, Texas. AFFECTS TRACT 4.
6. Variable Width Drainage as recorded in Volume 8520, Page 204, Deed and Plat Records of Bexar County, Texas. DOES NOT AFFECT PROPERTY.
7. Sanitary Sewer Lift Station recorded in Volume 6169, Page 0458, Official Public Records of Real Property of Bexar County, Texas. AFFECTS TRACT 4.
8. 14' Sanitary Sewer Easement as recorded in Volume 6169, Page 0464, Official Public Records of Real Property of Bexar County, Texas. AFFECTS TRACT 4.
9. 12' CPS Electrical Easement as Recorded in Volume 5289, Page 650, Real Property Records of Bexar County, Texas. AFFECTS TRACTS 1, 6, 7, 8.
10. 20' Drainage Easement as Recorded in Volume 9524, Page 131, Deed and Plat Records of Bexar County, Texas. AFFECTS TRACTS 2, 10.
11. 16 foot Sanitary Sewer Easement as recorded in Volume 6169, Page 353, Official Public of Real Property of Bexar County, Texas. AFFECTS TRACT 5.
12. Right of ingress and egress as recorded in Volume 6162, Page 299, Official Public Records of Real Property of Bexar County, Texas. AFFECTS TRACT 2.
13. 25' Sanitary Sewer Easement as recorded in Volume 5146, Page 210, Real Property Records of Bexar County, Texas. DOES NOT AFFECT PROPERTY.
14. Memorandum Agreement as recorded in Volume 8535, Page 1394, Official Public Records of Real Property of Bexar County, Texas. NOT A PLOTTABLE EASEMENT.
15. Any and all leases, recorded or unrecorded.



| TRACT | TRACT ACREAGE | R.O.W. DEDICATION | GREEN SPACE | | COMMERCIAL | | MULTI-FAMILY | | RESIDENTIAL | | | | | | |
|------------------|---------------|-------------------|-------------------|--------------------|------------------|-------------|------------------|--------------------|------------------|--------------------|-------------|------------|------------|------------|------------|
| | | | ACTIVE OPEN SPACE | PASSIVE OPEN SPACE | LAND USE ACREAGE | FAR | LAND USE ACREAGE | DENSITY UNITS/ACRE | LAND USE ACREAGE | LAND USE LOTS/ACRE | TRACT TOTAL | LOT TYPE A | LOT TYPE B | LOT TYPE C | LOT TYPE D |
| 1 | 132.80 | 10.18 | 0 | 48.32 | 2.00 | 0.23 | 40.0 | 11.3 | 74.3 | 1.7 | 125 | 25 | 75 | - | 25 |
| 2 | 48.41 | 3.24 | 0 | 3.00 | 0 | 0.25 | 24.2 | 18.6 | N/A | N/A | - | - | - | - | - |
| 3 | 56.2 | 7.44 | 0 | 0 | 3.00 | 0.25 | 24.2 | 18.6 | 5.1 | 110 | - | - | 110 | - | - |
| 4 | 118.1 | 15.55 | 0 | 37.02 | 0 | - | - | - | 63.5 | 4.5 | 285 | - | - | 100 | 185 |
| 5 | 118.3 | 15.74 | 0 | 39.43 | 5.00 | 0.14 | - | - | 58.2 | 5.1 | 295 | - | - | 100 | 195 |
| 6 | 76.2 | 10.18 | 0 | 19.77 | 0 | - | - | - | 46.2 | 4.7 | 215 | - | - | 100 | 115 |
| 7 | 75.4 | 4.96 | 0 | 34.30 | 12.00 | 0.23 | 7.5 | 13.3 | 16.6 | 3.3 | 55 | - | - | 55 | - |
| 8 | 61.9 | 7.30 | 0 | 17.10 | 0 | - | - | - | 37.5 | 4.4 | 185 | - | - | 165 | - |
| SUBTOTAL/AVERAGE | 885.5 | 74.57 | 0 | 198.94 | 22.00 | 0.21 (AVG.) | 71.7 | 14 (AVG.) | 318.0 | 4.1 (AVG.) | 1250 | 25 | 430 | 770 | 25 |

NOTE:
1. PASSIVE GREEN SPACE INCLUDES EASEMENTS AND FLOODPLAIN.
2. LAND USE ACREAGE IS EXCLUSIVE OF ROW AND OPEN SPACE.

THIS MASTER DEVELOPMENT PLAN OF SONOMA VERDE DEVELOPMENT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING DEPARTMENT OF THE CITY OF SAN ANTONIO AND IS HEREBY ACCEPTED BY SUCH DEPARTMENT.

DATED THIS ____ DAY OF _____ A.D., 2005

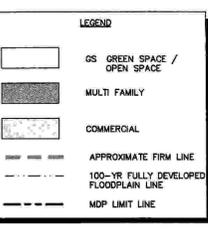
BY: _____
CHAIRMAN

BY: _____
SECRETARY

SONOMA VERDE MASTER DEVELOPMENT PLAN

CITY OF SAN ANTONIO
±685.50 ACRES
JANUARY 31, 2005
(UPDATED JULY 31, 2005)
VESTED RIGHTS PERMIT No. 5-02-051

Scale: 1" = 400'
Designed by: BHI
Drawn by: BZ
Checked by: DPP
Date: JANUARY, 2005
Project No. 0686010000



PLAN HAS BEEN ACCEPTED BY
COSA
8/10/05 8:35
If no plans are filed, date will expire
On: 2/10/07
1" = 400' (Scale)

Kimley-Horn
and Associates, Inc.
Tel. No. (210) 541-9166
Fax No. (210) 541-9999
45 NE Loop 410, Suite 405
San Antonio, Texas 78216

SONOMA VERDE
685 CEDAR CREEK, LTD.
BEXAR COUNTY, TEXAS

MASTER DEVELOPMENT
PLAN



City of San Antonio
Development Services Department
Master Development Plan
APPLICATION



Date: February 3, 2005

| | |
|--|--|
| Case Manager: Robert Lombrano , Planner II (Even File number) (210) 207-5014, rlombrano @sanantonio.gov Ernest Brown, Planner II (Odd file Number) (210) 207-7207, ernestb@sanantonio.gov | File Number: <div style="text-align: right; font-size: small;"> 2005 FEB 03 10:00 AM RECEIVED DEVELOPMENT SERVICES DEPARTMENT </div> |
|--|--|

****Will this project be used in conjunction with a Tax Increment Financing Application (TIF): YES - NO****

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- Master Development Plan (MDP) (Formerly POADP)
- MDP/ P.U.D. Plan (combination)
- Master Plan Community District (MPCD)
- Traditional Neighborhood Development (TND)
- Flexible Development District
 - Urban Development (UD)
 - Rural Development (RD)
 - Farm and Ranch (FR)
 - Mix Light Industrial (MI-1)
- P.U.D. Plan
- Mixed Used District (MXD)
- Military Airport Overlay Zone (MAOZ)
- Manufactured Home Park Plan (MHPP)
- Pedestrian Plan (PP)
- Other: _____

RECEIVED
 FEB 03 2 10 PM '05
 DEVELOPMENT SERVICES DEPARTMENT

Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Development Services, MDP Division Request for Review form (attached) for respective departments or

Project Name: Cedar Creek

Owner/Agent: 685 Cedar Creek, LTD Phone: 214-739-2900 Fax: 214-739-2904

Address: 8235 Douglas Ave, Suite 770, Dallas, Texas Zip code: 75225

Engineer/Surveyor: Kimley-Horn and Associates, Inc. Phone: 210-541-9166 Fax: 210-541-8699

Address: 45 NE Loop 410, Suite 495, San Antonio, Texas Zip code: 78216

Contact Person Name: David Parkerson, P.E. E-mail: dave.parkerson@kimley-horn.com

February 23, 2004

City of San Antonio
Development Services Department
Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description:

See Attached Sheet

Existing zoning: OTC

Proposed zoning: OTC

Projected # of Phases: 8

Number of dwelling units (lots) by Phases: **See Attached Sheet**

Total Number of lots: 1350 divided by acreage: 685.3 = Density: **See Attached Sheet**

(PUD Only) Linear feet of street N/A Private Gated Attached
 Public Un-Gated Detached

(PUD Only) Total open space: N/A divided by total acreage: _____ = Open space _____ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): N/A

(PUD Only) Construction start date: N/A

(PUD Only) X/Y coordinates at major street entrance: X: N/A Y: _____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: Yes No

San Antonio City Limits? Yes No

Council District: N/A School District: Northside Ferguson map grid: 513 (B,C,D-1,2,3,4)

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name Cedar Creek No. 272, 286, 286-B

Is there a corresponding PUD for this site? Name _____ No. X

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name Cedar Creek Unit 6A No. 930291

Name Cedar Creek Unit 14 No. 930407

Name Sonoma Ranch II U-3 No. 010219

City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

- Name of the Master Development Plan or P.U.D. and the subdivision;
- City assigned Plan ID number;
- Name and address of owner of record, developer and engineer;
- The name names of all adjacent property owners as shown on current tax records;
- N/A** Certificate of agency or power of attorney if other than owner;
- Signature blocks for the chairperson and secretary (Planning director or assignee);
- N/A** (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- Two points identified by Texas Planes Coordinates;
- Basis of bearing used and a north point;
- Boundary of the development and total acreage encompassed, thereby described and mapped at an appropriate scale;
- (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- N/A** (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- Date of preparation;
- Graphic and written scale and north arrow;
- A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- Total area of property;
- All existing easements or right-of-way with street names impacting the development area, their nature and width;
- The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- N/A** (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

(Continued)

- (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- N/A** (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
 - The location and dimension of all proposed adjacent roadways, whether existing or proposed;
 - The location and dimension of all proposed or existing lots.
 - The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
 - A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
 - The schematic of all existing and proposed streets, as well as proposed access points.
 - The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
 - (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
 - A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
 - The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- N/A** Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
 - (PUD ONLY)
 - (a) square footage of all buildings and structures
 - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
 - A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
 - (a) total number of dwelling units, by development phase.
 - (b) Residential density and units per acre.
 - N/A**(c) (PUD Only) Total floor area ratio for each type of use.
 - (d) Total area in passive open space.
 - (e) Total area in active developed recreational open space.
 - (f) Total number of off-street parking and loading spaces.

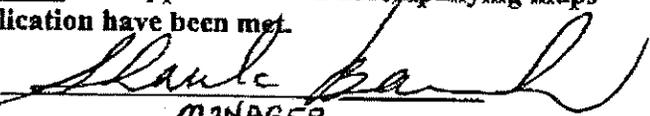
City of San Antonio
Development Services Department
Master Development Plan Section
Technical Review

(Continued)

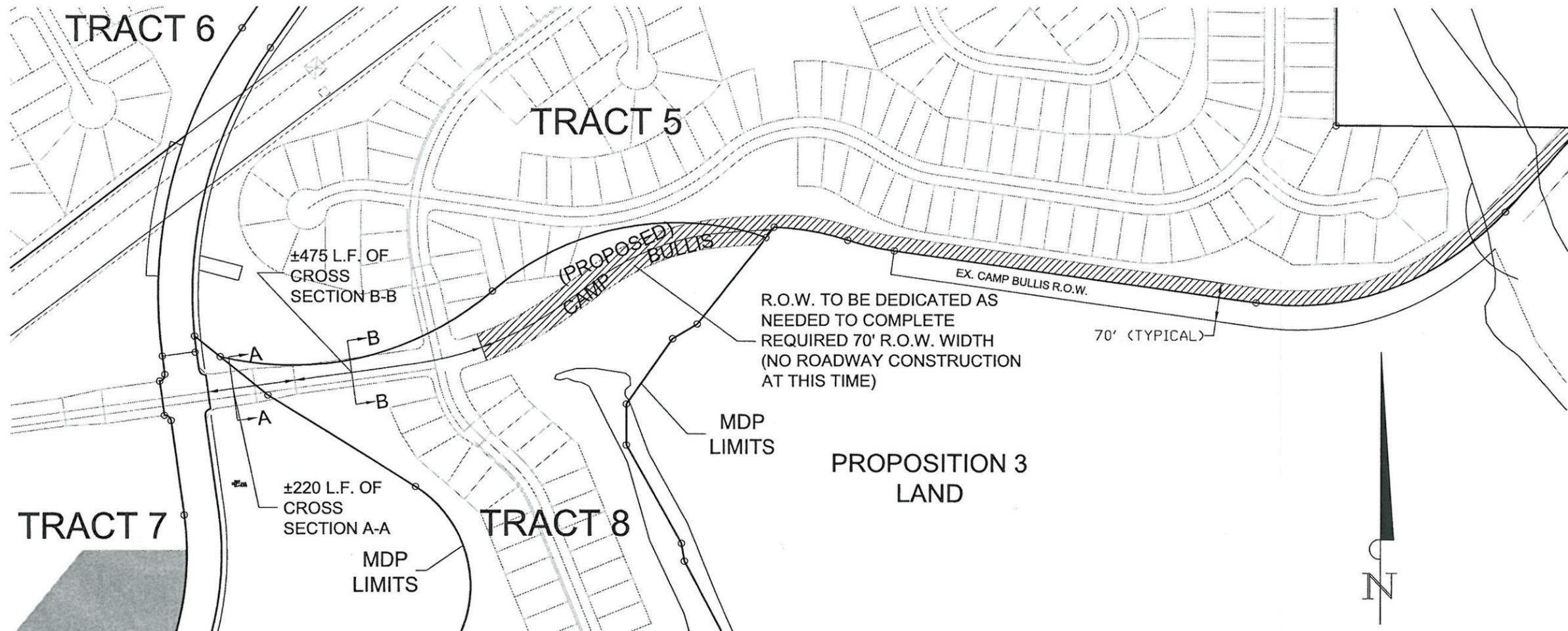
- Traffic Impact Analysis (section 35-502).
- N/A (PUD Only) Utilities plan.
- (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- N/A (PUD Only) Lots numbered as approved by the City.
- N/A (PUD Only) Layout shall show where lot setbacks as required.
- N/A Location and size in acres of school sites, as applicable.
- The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- A stormwater management plan (section 35-B119)

Owner or Authorized Representative: 685 CEDAR CREEK, LTD. By: 685 CEDAR CREEK GP, LLC

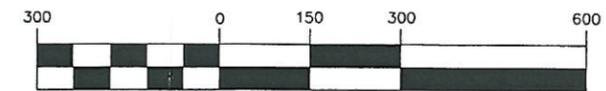
I certify that the _____ Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: SHAUL C. BARUCH Signature: 
 Date: 2-1-05 Phone: 214.739.2900 Fax: 214.739.2904 ^{MANAGER}
 E-mail: TRANS@BARUCHPROPERTIES.COM

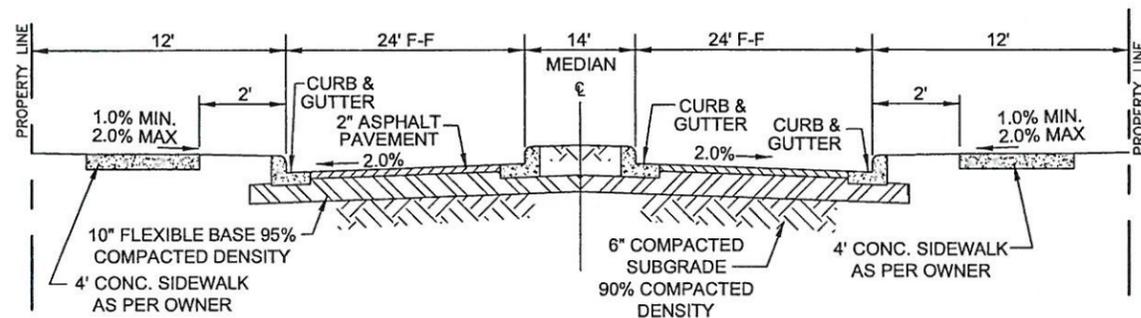
If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038



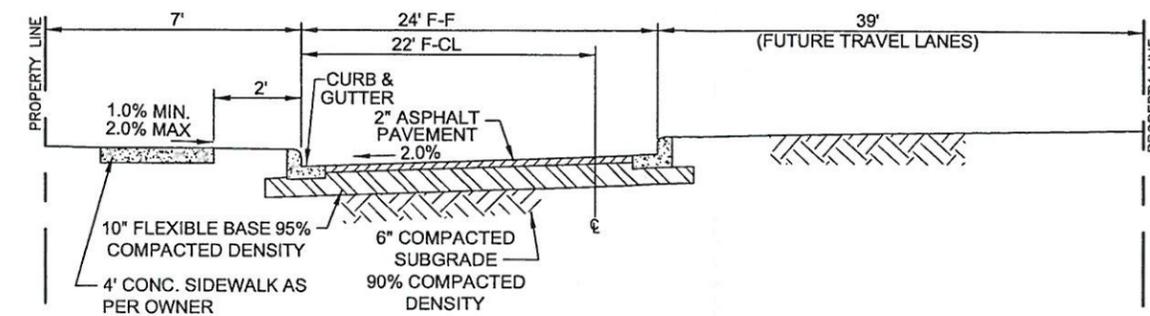
GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.



SECONDARY ARTERIAL INTERSECTION CROSS-SECTION (86' R.O.W.)
(N.T.S)
(SECTION A-A)



MODIFIED COLLECTOR CROSS-SECTION (70' R.O.W.)
(N.T.S)
86' R.O.W. @ INTERSECTIONS
(SECTION B-B)

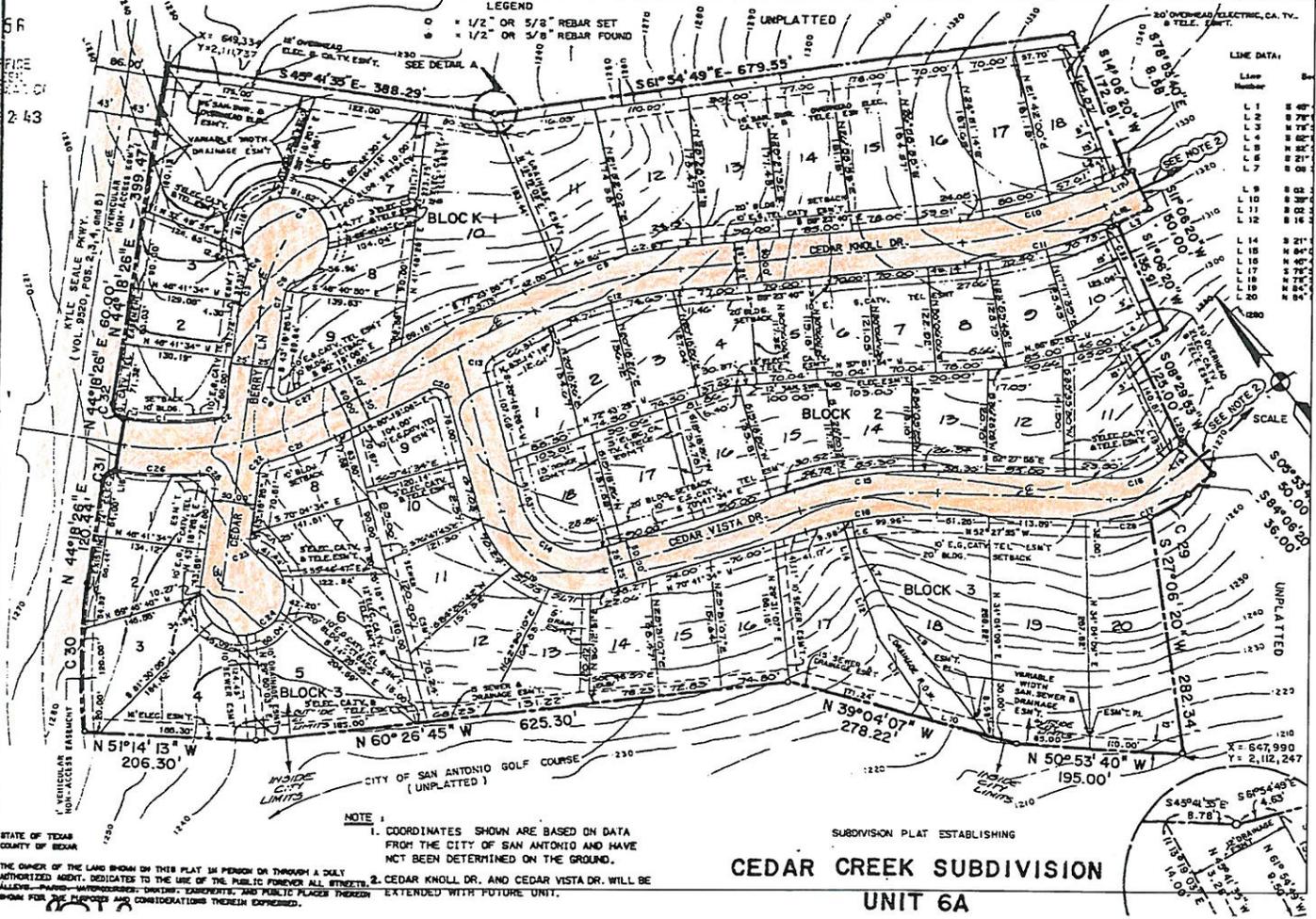
REV. SERVICES
2005 JUN 16 P 3-29

| | |
|--------------|------------|
| Scale: | 1" = 300' |
| Designed by: | N/A |
| Drawn by: | N/A |
| Checked by: | N/A |
| Date: | JUNE 2005 |
| Project No.: | 0656010000 |

REC'D IN OFFICE
AUG - 4 PM 2:43
lry

215

LEGEND
○ = 1/2" OR 5/8" REBAR SET
● = 1/2" OR 3/8" REBAR FOUND



LINE DATA:

| Line Number | Bearing | Distance |
|-------------|-----------------|----------|
| L 1 | N 88° 00' 00" E | 100.00 |
| L 2 | N 88° 00' 00" E | 100.00 |
| L 3 | N 88° 00' 00" E | 100.00 |
| L 4 | N 88° 00' 00" E | 100.00 |
| L 5 | N 88° 00' 00" E | 100.00 |
| L 6 | N 88° 00' 00" E | 100.00 |
| L 7 | N 88° 00' 00" E | 100.00 |
| L 8 | N 88° 00' 00" E | 100.00 |
| L 9 | N 88° 00' 00" E | 100.00 |
| L 10 | N 88° 00' 00" E | 100.00 |
| L 11 | N 88° 00' 00" E | 100.00 |
| L 12 | N 88° 00' 00" E | 100.00 |
| L 13 | N 88° 00' 00" E | 100.00 |
| L 14 | N 88° 00' 00" E | 100.00 |
| L 15 | N 88° 00' 00" E | 100.00 |
| L 16 | N 88° 00' 00" E | 100.00 |
| L 17 | N 88° 00' 00" E | 100.00 |
| L 18 | N 88° 00' 00" E | 100.00 |
| L 19 | N 88° 00' 00" E | 100.00 |
| L 20 | N 88° 00' 00" E | 100.00 |

NOTE 1:
1. COORDINATES SHOWN ARE BASED ON DATA FROM THE CITY OF SAN ANTONIO AND HAVE NOT BEEN DETERMINED ON THE GROUND.
2. CEDAR KNOLL DR. AND CEDAR VISTA DR. WILL BE ALLEYS - PAVED - IMPROVED - UNDER CONTRACT - AND PUBLIC PLACES THEREIN EXTENDED WITH FUTURE UNIT.

SUBDIVISION PLAT ESTABLISHING
CEDAR CREEK SUBDIVISION
UNIT 6A

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DESIGNATED TO THE USE OF THE PUBLIC FOR ALL STREETS, ALLEYS, PARKS, WATERWAYS, DRAINAGE, AND PUBLIC PLACES THEREIN, EXTENDED WITH FUTURE UNIT, SHOWS FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.