City of San Antonio

Development Services Department

March 25, 2011

Brian Parker, P.E.
Kimley-Horn and Associates, Inc.
45 NE Loop 410, Ste. 890
San Antonio, TX 78216

Re: Sonoma Verde **Minor Amendment** **MDP # 835-D**

Dear Mr. Parker,

The Development Review Committee has evaluated the **Sonoma Verde** Master Development Plan, or **MDP # 835-D**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

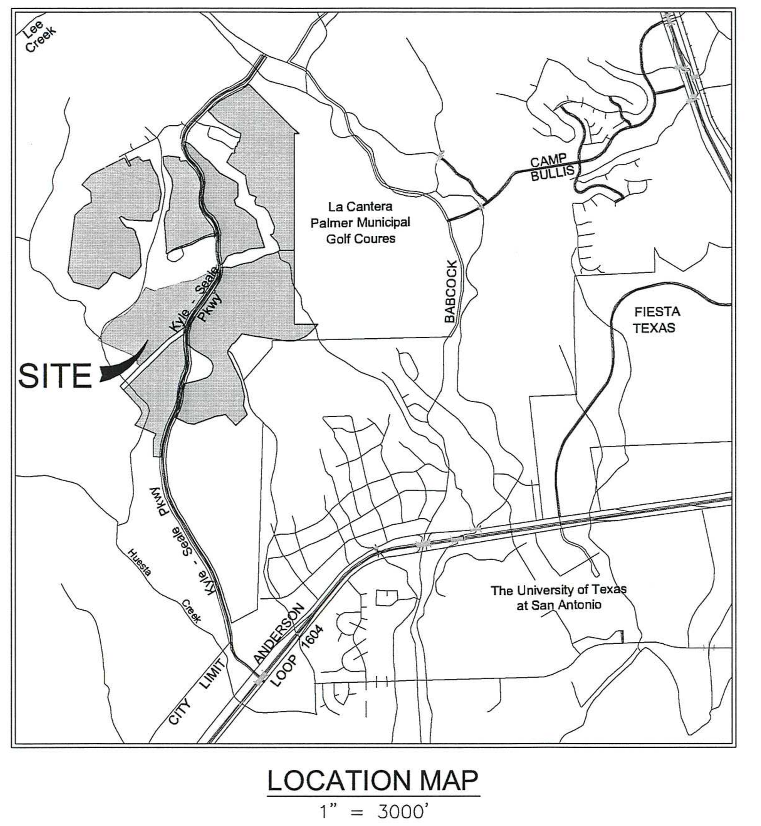
It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable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

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 Larry Odis at (210) 207-0210.

Sincerely,

Barbara Nelson, AICP
Assistant Director



LOCATION MAP

1" = 3000'

TRACT 1

NUMBER	I Lt.	Ic	CD	T'	R'	L'	LC'
C1	90°02'45"	90°02'45"	N 71°44'36" W	15.01	15.00	23.57	21.22

NUMBER	DIRECTION	DISTANCE
L3	S 63°15'23" W	249.80'
L4	N 79°16'55" W	82.09'
L5	N 09°10'50" E	37.74'
L6	N 55°09'04" W	103.03'
L7	S 75°28'34" W	175.41'
L8	N 32°15'15" W	218.46'
L9	N 56°29'02" E	161.18'
L10	N 10°45'04" E	215.54'
L11	S 86°37'26" E	321.95'
L12	S 86°09'31" E	340.33'
L13	S 58°32'06" E	167.27'
L14	N 55°45'19" E	69.96'
L15	N 34°07'27" W	144.43'
L16	N 37°41'24" W	173.20'
L17	N 82°15'22" W	127.43'
L18	N 58°48'11" W	72.90'
L19	N 38°45'31" W	93.18'
L20	N 31°02'58" E	12.06'
L21	N 19°27'19" W	201.72'
L22	N 14°27'15" W	185.41'
L23	N 38°15'51" E	158.25'
L24	N 44°16'17" E	296.97'
L25	N 53°12'01" E	79.18'
L26	N 32°27'57" E	257.64'
L27	N 38°35'48" E	275.98'
L28	S 31°04'15" E	302.02'
L29	S 43°51'07" W	347.05'
L30	S 62°38'01" W	210.82'
L31	S 03°02'55" E	273.55'
L32	S 50°29'57" E	309.69'
L33	S 42°13'07" W	356.37'
L37	N 26°44'37" W	246.35'
L40	S 63°15'23" W	50.00'
L41	S 26°44'37" E	131.51'

TRACT 2

NUMBER	I Lt.	Ic	CD	T'	R'	L'	LC'
C2	10°43'58"	10°43'58"	S 39°15'09" E	69.79	743.00	139.18	138.98
C3	58°52'34"	58°52'34"	N 15°10'51" W	398.99	707.00	726.50	694.96
C4	58°50'47"	58°50'47"	S 15°09'60" E	419.05	743.00	763.11	730.01
C5	36°44'41"	36°44'41"	N 26°13'04" W	218.20	657.00	421.34	414.16
C6	93°59'48"	93°59'48"	N 39°09'50" E	16.08	15.00	24.61	21.94
C7	25°00'13"	25°00'13"	S 73°40'17" W	161.86	730.00	318.57	316.05
C8	14°15'42"	14°15'42"	N 68°17'59" E	83.82	670.00	166.77	166.34

NUMBER	DIRECTION	DISTANCE
L42	S 13°05'39" W	243.60'
L43	S 58°39'54" W	88.95'
L44	S 03°19'39" W	254.00'
L45	S 12°09'19" W	384.10'
L46	S 06°09'02" E	205.60'
L47	S 06°22'10" E	231.00'
L48	S 80°22'22" W	137.98'
L49	N 08°59'10" E	40.44'
L50	N 18°23'43" W	62.16'
L51	S 83°43'58" W	152.28'
L52	N 44°37'06" W	128.53'
L53	N 44°35'24" W	60.00'
L54	N 86°10'25" E	85.21'
L55	N 61°10'09" E	265.66'
L56	N 75°25'50" E	100.18'
L57	N 75°25'50" E	200.00'
L58	N 62°25'47" E	149.71'
L59	N 62°36'54" E	101.81'
L60	S 36°13'14" E	24.83'
L61	S 08°46'46" W	116.29'

TRACT 3

NUMBER	DIRECTION	DISTANCE
L89	N 64°10'27" W	148.47'
L90	N 60°06'37" W	165.66'
L91	N 56°23'41" W	126.52'
L92	N 01°20'08" E	337.33'
L93	N 44°19'41" E	141.89'
L94	N 20°33'21" W	150.88'
L95	N 62°32'54" W	252.05'
L96	N 05°41'15" W	152.01'
L97	N 14°36'43" W	180.00'
L98	N 64°58'03" E	227.50'
L99	N 87°17'02" E	171.91'
L100	N 69°40'06" E	218.65'
L101	N 29°27'01" E	236.98'
L102	N 77°19'13" E	74.86'
L103	S 44°35'24" E	60.00'
L104	S 44°37'06" E	128.53'

NUMBER	I Lt.	Ic	CD	T'	R'	L'	LC'
C12	01°44'34"	01°44'34"	N 14°13'08" W	11.30	743.00	22.60	22.60
C13	23°29'59"	23°29'59"	S 03°20'24" E	282.25	1357.00	556.57	552.68
C14	53°00'00"	53°00'00"	N 18°05'24" W	370.45	743.00	687.29	663.05
C15	58°50'47"	58°50'47"	S 15°09'60" E	370.55	657.00	674.78	645.51
C16	58°52'34"	58°52'34"	N 15°10'51" W	447.53	793.00	814.87	779.49
C17	52°00'52"	52°00'52"	S 18°36'42" E	320.54	657.00	596.44	576.17

NUMBER	I Lt.	Ic	CD	T'	R'	L'	LC'
C35	59°23'40"	59°23'40"	S 78°55'23" W	398.60	698.90	724.50	692.49
C36	54°30'19"	54°30'19"	N 76°28'43" E	392.04	761.10	724.03	697.04
C44	09°27'04"	09°27'04"	S 22°51'36" W	219.64	2657.00	438.28	437.79
C45	06°36'50"	06°36'50"	N 24°16'42" E	83.38	1443.00	166.57	166.48
C46	17°12'38"	17°12'38"	N 12°21'59" E	218.37	1443.00	433.45	431.82
C47	15°08'18"	15°08'18"	S 11°19'49" W	180.32	1357.00	358.54	357.50
C48	120°57'41"	120°57'41"	N 02°25'56" E	512.17	290.00	612.24	504.71

TRACT 8

NUMBER	DIRECTION	DISTANCE
L151	N 38°44'44" E	275.78'
L152	N 58°30'35" E	70.49'
L153	N 34°44'19" E	199.16'
L154	N 00°10'15" E	102.00'
L155	N 28°57'48" W	279.34'
L156	N 08°52'07" W	44.55'
L157	N 08°11'53" E	236.32'
L158	N 21°27'27" W	255.95'
L159	N 80°56'52" E	264.08'
L160	S 70°06'44" W	272.43'
L161	S 50°55'60" E	152.57'

TRACT 4

NUMBER	I Lt.	Ic	CD	T'	R'	L'	LC'
C9	18°21'53"	18°21'53"	S 53°38'59" W	251.69	1557.00	499.06	496.92
C10	13°59'53"	13°59'53"	N 55°49'59" E	97.36	793.00	193.74	193.26
C11	23°17'55"	23°17'55"	S 84°05'06" E	25.77	125.00	50.83	50.48

NUMBER	DIRECTION	DISTANCE
L62	N 44°25'39" W	395.40'
L63	N 46°16'09" W	389.64'
L64	S 86°04'56" E	121.60'
L65	N 89°56'26" E	382.01'
L66	S 14°43'46" E	117.00'
L67	S 66°44'10" W	82.00'
L68	S 11°46'41" W	178.00'
L69	S 41°27'00" E	147.00'
L70	S 69°43'22" E	242.00'
L71	S 12°30'18" E	96.00'
L72	S 21°37'41" W	119.00'
L73	S 68°55'09" E	208.00'
L74	S 15°04'39" E	245.00'
L75	S 08°22'57" E	261.00'
L76	S 50°44'07" E	165.26'
L77	S 27°15'57" W	282.34'
L78	S 84°15'57" W	36.00'
L79	S 05°44'03" E	50.00'
L80	N 84°17'57" E	2.83'
L81	S 08°39'30" W	125.00'
L82	N 82°44'03" W	40.98'
L83	S 11°15'57" W	135.91'
L84	N 78°44'03" W	41.49'
L85	S 11°15'57" W	50.00'
L86	S 78°44'03" E	8.58'
L87	S 14°15'57" W	172.81'
L88	S 44°28'03" W	128.00'

TRACT 5

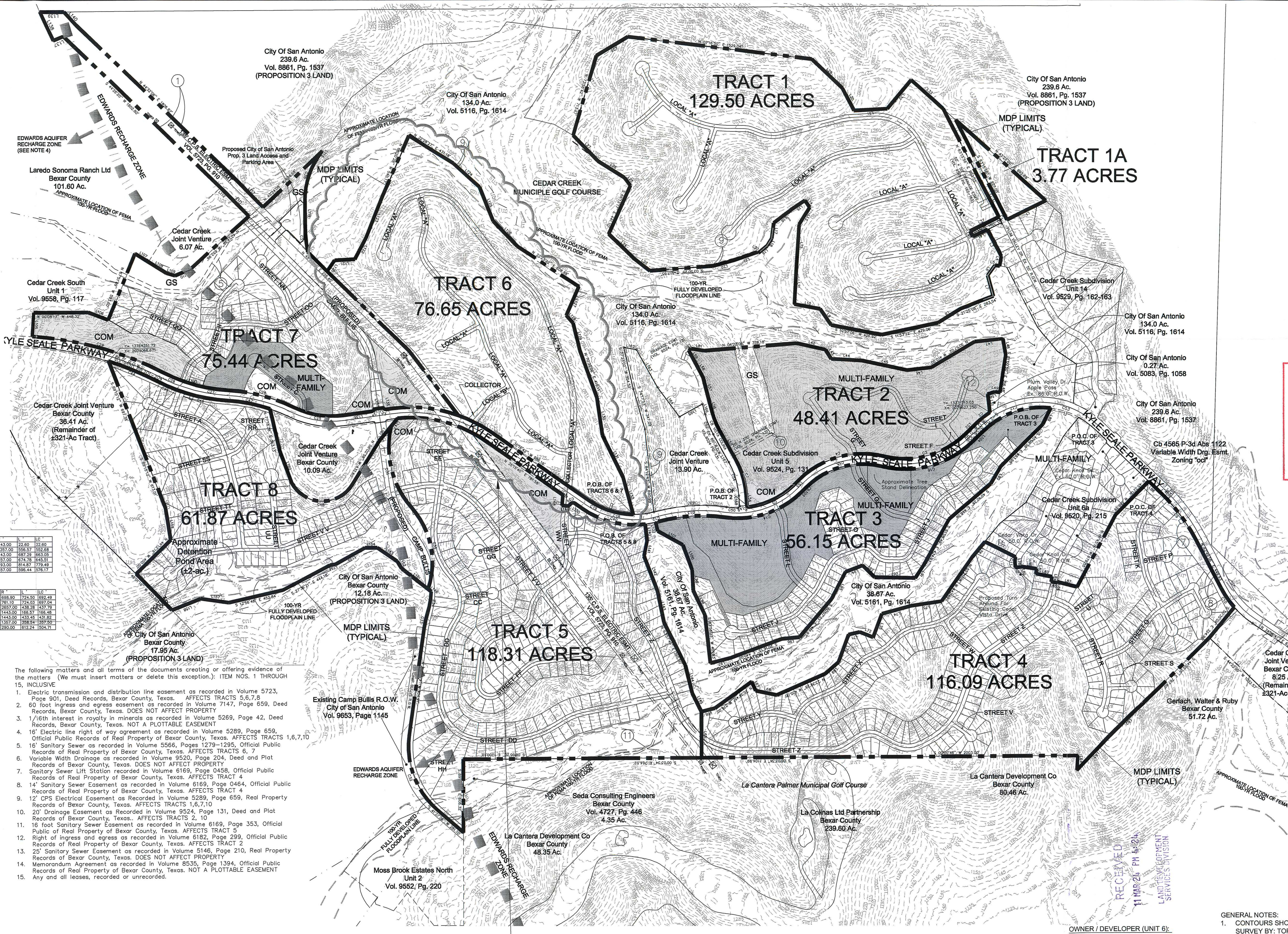
NUMBER	DIRECTION	DISTANCE
L65	N 89°56'26" E	382.01'
L140	S 84°01'32" W	143.09'
L141	N 78°15'11" W	125.00'
L142	S 69°08'03" W	305.00'
L143	S 79°00'16" W	272.00'
L144	S 76°17'56" W	240.00'
L145	S 64°19'37" W	173.00'
L146	N 38°44'44" E	33.03'
L147	S 50°55'60" E	81.35'
L148	N 84°44'20" W	77.94'
L149	S 05°15'40" W	60.00'
L150	S 35°15'40" W	74.71'

NUMBER	I Lt.	Ic	CD	T'	R'	L'	LC'
C32	56°24'46"	56°24'46"	N 69°50'18" E	375.44	700.00	689.21	661.71
C33	09°40'15"	09°40'15"	S 77°07'28" E	59.22	700.00	118.15	118.01
C34	15°16'10"	15°16'10"	N 79°55'52" W	93.83	700.00	186.55	186.00
C35	59°23'40"	59°23'40"	S 78°55'23" W	398.60	698.90	724.50	692.49
C36	54°30'19"	54°30'19"	N 76°28'43" E	392.04	761.10	724.03	697.04
C37	40°55'03"	40°55'03"	S 14°48'09" W	394.33	1057.00	754.85	738.91
C38	59°59'60"	59°59'60"	S 65°15'40" W	8.66	15.00	15.71	15.00
C39	119°59'60"	119°59'39"	S 24°44'20" E	51.96	30.00	62.83	51.96
C40	41°50'01"	41°50'01"	N 14°20'39" E	283.97	743.00	542.49	530.52

TRACTS 6 & 7

NUMBER	I Lt.	Ic	CD	T'	R'	L'	LC'
C18	22°49'08"	22°49'08"	N 12°29'08" E	132.59	657.00	261.66	259.93
C19	11°21'58"	11°21'58"	N 29°34'41" E	65.38	657.00	130.33	130.12
C20	59°59'60"	59°59'60"	N 65°15'40" E	8.66	15.00	15.71	15.00
C21	119°59'39"	119°59'39"	N 24°44'20" W	51.96	30.00	62.83	51.96
C22	43°00'00"	43°00'00"	S 13°45'39" W	450.24	1143.00	857.81	837.82
C23	90°00'00"	90°00'00"	N 37°15'40" E	15.00	15.00	23.56	21.21
C24	90°00'00"	90°00'00"	N 52°44'20" W	15.00	15.00	23.56	21.21
C25	33°59'59"	33°59'59"	N 09°15'40" E	216.15	707.00	419.54	413.41
C26	22°30'00"	22°30'00"	S 15°00'40" W	287.03	1443.00	566.66	563.03
C27	11°18'40"	11°18'40"	N 09°24'60" E	134.38	1357.00	267.89	267.46
C28	08°13'46"	08°13'46"	N 23°28'15" E	97.62	1357.00	194.91	194.74
C29	23°23'58"	23°23'58"	S 15°53'09" W	568.03	2743.00	1120.23	1112.46
C30	37°45'38"	37°45'38"	S 71°16'58" E	224.69	657.00	432.99	425.20
C31	10°29'19"	10°29'19"	N 84°34'17" E	113.40	1235.48	226.17	225.85

NUMBER	DIRECTION	DISTANCE
L105	N 85°51'33" W	197.75'
L106	N 22°08'51" E	175.00'
L107	N 32°15'52" E	130.00'
L108	N 32°08'51" E	174.33'
L109	N 16°56'51" E	75.00'
L110	N 22°51'09" W	137.00'
L111	S 45°41'12" W	303.42'
L112	S 44°26'20" W	27.00'
L113	S 22°51'11" E	88.41'
L114	S 64°56'52" W	261.42'
L115	N 00°08'40" W	197.87'
L116	N 48°16'04" E	148.44'
L117	N 45°46'58" E	327.77'
L118	S 52°24'20" E	15.16'
L119	N 89°50'14" E	197.94'
L120	N 55°45'49" W	110.00'
L121	N 02°39'07" W	168.00'
L122	N 62°20'46" W	210.00'
L123	N 68°19'38" W	367.68'
L124	N 42°57'25" E	289.76'
L125	N 68°27'28" E	303.44'
L126	N 46°40'31" E	291.26'
L127	S 66°24'57" E	260.00'
L128	N 48°43'58" E	83.05'
L129	N 76°21'27" E	239.05'
L130	N 82°11'18" E	316.00'
L131	N 64°21'24" E	388.00'
L132	N 75°10'04" E	318.70'
L133	S 35°15'40" W	167.66'
L134	N 84°44'20" W	77.94'
L135	S 05°15'40" W	60.00'
L136	S 07°44'20" E	46.40'
L137	S 07°44'20" E	86.00'
L138	S 07°44'20" E	237.60'
L139	S 17°12'50" W	101.43'



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, Deed Records, Bexar County, Texas. AFFECTS TRACTS 5,6,7,8
2. 60 foot ingress and egress easement as recorded in Volume 7147, Page 659, 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 659, Official Public Records of Real Property of Bexar County, Texas. AFFECTS TRACTS 1,6,7,10
5. 16' Sanitary Sewer as recorded in Volume 5566, Pages 1279–1295, Official Public Records of Real Property of Bexar County, Texas. AFFECTS TRACTS 6, 7
6. Variable Width Drainage as recorded in Volume 9520, 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 659, Real Property Records of Bexar County, Texas. AFFECTS TRACTS 1,6,7,10
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 6182, 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.

GRAPHIC SCALE

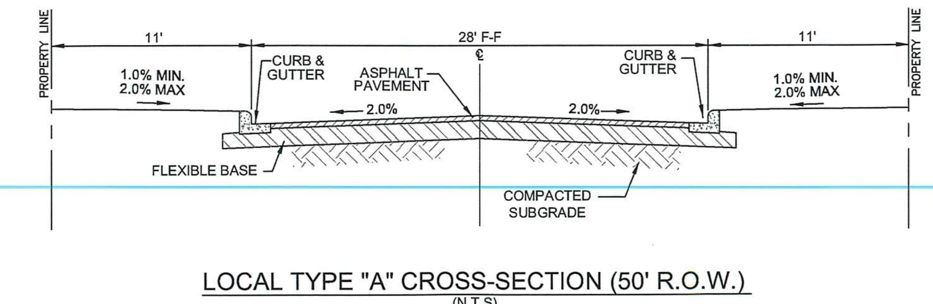
(IN FEET)
1 inch = 400 ft.

LEGEND

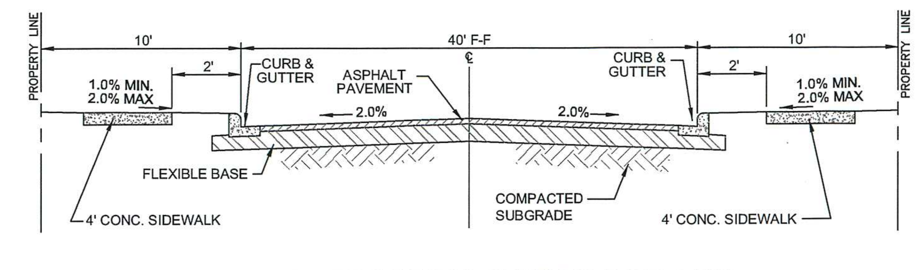
- GS GREEN SPACE / OPEN SPACE
- MULTI FAMILY
- COMMERCIAL
- APPROXIMATE FIRM LINE
- 100–YR FULLY DEVELOPED FLOODPLAIN LINE
- MDP LIMIT LINE

PLAN HAS BEEN ACCEPTED BY
COSA [signature]
3/25/11 (Date) 835-D (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
3/24/13
Date

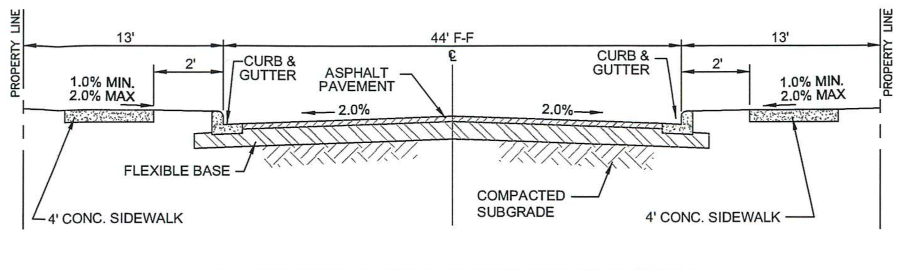
RECEIVED
11 MAR 24 PM 4:24
LAND DEVELOPMENT SERVICES DIVISION



LOCAL TYPE "A" CROSS-SECTION (50' R.O.W.)
(N.T.S)



LOCAL TYPE "B" CROSS-SECTION (60' R.O.W.)
(N.T.S)



COLLECTOR CROSS-SECTION (70' R.O.W.)
(N.T.S)

NOTE: FINAL ROADWAY CROSS SECTIONS WILL BE DETERMINED AFTER GEOTECHNICAL REPORT IS PREPARED FOR PAVEMENT DESIGN.

⚠1 AMENDMENTS BEING MADE TO ORIGINAL MDP:

– REVISE STREET LAYOUT.

NOTE:
ORIGINAL MDP FOR SONOMA VERDE
APPROVED: 8/18/05
APPROVAL #: 835
APPROVED BY: CITY OF SAN ANTONIO

OWNER / DEVELOPER (UNIT 6):
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.
300 EAST SONTERRA BLVD., SUITE 1130
SAN ANTONIO, TEXAS 78258
PH. (210) 403-6282
CONTACT: BRYAN SIMS

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
45 N.E. LOOP 410, SUITE 890
SAN ANTONIO, TEXAS 78216
PH. (210) 541-9166
CONTACT: BRIAN PARKER, P.E.

PROPOSED USES:
SINGLE-FAMILY RESIDENTIAL
MULTI-FAMILY RESIDENTIAL
COMMERCIAL DEVELOPMENT
(REFER TO TABLE THIS SHEET)

GENERAL NOTES:
1. CONTOURS SHOWN AT 5' INTERVALS ARE BASED ON A SURVEY BY: TOPOGRAPHIC IMAGING, INC., DATED JANUARY 5, 2005.
2. WATER AND SANITARY SEWER SERVICES SHALL BE PROVIDED BY SAWS (SAN ANTONIO WATER SYSTEM).
3. RADIUS OF ALL R.O.W. RETURNS AT STREET INTERSECTIONS MEET CITY OF SAN ANTONIO REQUIREMENTS.
4. EARZ LINE APPROXIMATE PENDING CONFIRMATION BY TCEQ.
5. BOUNDARY SURVEY AND FEMA 100-YR FLOODPLAIN BASED ON SURVEY BY FISHER SURVEYING AND ENGINEERING DATED 01/2005.
7. COMMON ACCESS DRIVEWAYS WILL BE UTILIZED AS NECESSARY ON SITE TO ACCESS HIGH SIDE LOTS.
8. INTERSECTION SIGHT DISTANCE MUST ADHERE TO 35-506-D(5) OF THE U.D.C. OF THE CITY OF SAN ANTONIO.
9. SIDEWALKS WILL BE INSTALLED IN PUBLIC R.O.W. PER U.D.C. ARTICLE 5, DIVISION 2, 35-506-Q.
10. CONNECTIVITY ISSUES WILL BE ADDRESSED AT THE PLATTING STAGE TO MEET THE REQUIREMENTS OF THE UDC 35-515 (B)3 OR 35-506(T).

CEDAR CREEK SUBDIVISION
DEVELOPMENT SUMMARY TABLE

TRACT	TRACT ACREAGE	R.O.W. DEDICATION	GREEN SPACE: ACTIVE OPEN SPACE	GREEN SPACE: PASSIVE OPEN SPACE	COMMERCIAL: LAND USE ACREAGE	COMMERCIAL: FAR	MULTI–FAMILY: LAND USE ACREAGE	MULTI–FAMILY: DENSITY UNITS/ACRE	RESIDENTIAL SINGLE–FAMILY: LAND USE ACREAGE	RESIDENTIAL SINGLE–FAMILY: LAND USE LOTS/ACRE	RESIDENTIAL SINGLE–FAMILY: TRACT LOT TOTAL	LOT TYPE A	LOT TYPE B	LOT TYPE C	LOT TYPE D
1	129.45 Ac	12.23 Ac	0 Ac	27.94 Ac	–	–	–	–	89.27	1.4	124	25	74	–	25
2	48.4 Ac	3.24 Ac	0 Ac	3.00 Ac	2.00 Ac	0.23	40.0 Ac	11.3	N/A	N/A	–	–	–	–	–
3	56.2 Ac	7.44 Ac	0 Ac	0 Ac	3.00 Ac	0.25	24.2 Ac	18.6	21.6	5.1	110	–	–	110	–
4	116.1 Ac	14.59 Ac	0 Ac	37.98 Ac	–	–	–	–	63.5	4.5	285	–	100	185	–
5	118.3 Ac	15.74 Ac	0 Ac	39.43 Ac	5.00 Ac	0.14	–	–	58.2	5.1	295	–	100	195	–
6	76.6 Ac	8.57 Ac	0 Ac	23.97 Ac	–	–	–	–	44.1	3.5	155	–	100	55	–
7	75.4 Ac	4.96 Ac	0 Ac	34.30 Ac	12.00 Ac	0.23	7.5 Ac	13.3	16.6	3.3	55	–	55	–	–
8	61.9 Ac	7.30 Ac	0 Ac	17.10 Ac	–	–	–	–	37.5	4.4	165	–	–	165	–
SUBTOTAL/AVERAGE	682.35 Ac	74.07 Ac	0 Ac	183.72 Ac	22.00 Ac	0.21 (AVG.)	71.7 Ac	14 (AVG.)	330.8	3.6 (AVG.)	1189	25	429	710	25

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

SONOMA VERDE
MASTER DEVELOPMENT PLAN
UNIT 6 - MINOR AMENDMENT

#835-D
CITY OF SAN ANTONIO
±685.50 ACRES
JANUARY 31, 2005
(UPDATED JANUARY, 2011)

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45 NE Loop 410, Suite 890
San Antonio, Texas 78216
Tel. No. (210) 541-9166
Fax No. (210) 541-8699

SONOMA VERDE
BEXAR COUNTY, TEXAS

MASTER DEVELOPMENT PLAN
UNIT 6 - MINOR AMENDMENT
#835-D

Scale:	AS SHOWN
Designed by:	NFH
Drawn by:	ABC
Checked by:	BJP
Date:	JANUARY 2011
Project No.	063451001

SHEET 1 OF 1

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Xrefs: xLots–all Images: