



City of San Antonio

Department of Development Services

January 25, 2008

Jocelyn Poloskey, P.E.
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: **Redbird Ranch (Amended)**

MDP # 842-A

Dear Ms. Poloskey,

The City Staff Development Review Committee has reviewed Redbird Ranch Master Development Plan Amendment **M.D.P. # 842A**. Please find enclosed a signed copy for your files. Your plan was accepted 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 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.

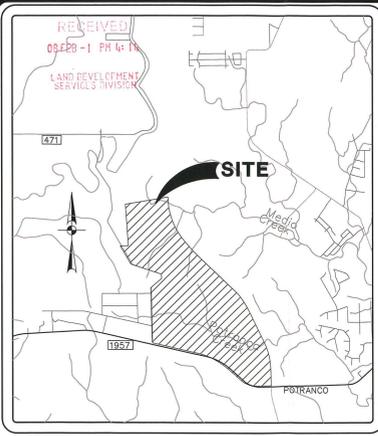
All platting shall comply with the Unified Development Code (UDC), Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio. It will be expected that all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space shall be platted. It is suggested to work closely with the school district, so 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. The validity for this project shall expire within twenty-four months from the date of approval if less than eight percent of the net area of the project or less than twenty acres is subject to an approved final plat or an expenditure less than five hundred thousand dollars has been made as per UDC §35-412(h)(1).

Sincerely,

A handwritten signature in black ink, appearing to read 'Fernando J. De León'.

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



LOCATION MAP
SCALE: 1" = 5000'

KEYED NOTES:

- MULTI-FAMILY PROJECTS LOCATED WITHIN UNITS 12, 17, 19 AND 23 WILL PROVIDE INTERNAL NEIGHBORHOOD PARKS TO SUPPORT THEIR OWN PLAN.
- RESIDENTIAL SUBDIVISIONS WITHIN UNITS 13, 14, 15, 16, 18, 20, 21 AND 22 WILL PROVIDE INTERNAL NEIGHBORHOOD PARKS TO SUPPORT THEIR OWN PLAN. THESE AREAS WILL COMPLY WITH UDC SECTION 35-50.3. BASED ON THE PROPOSED DENSITIES, PARKING AND DEDICATION REQUIREMENTS FOR THESE UNITS ARE AS FOLLOWS:
 UNIT 13 - 1.4 ACRES
 UNIT 14 - 1.4 ACRES
 UNIT 15 - 1.8 ACRES
 UNIT 16 - 2.9 ACRES
 UNIT 18 - 3.9 ACRES
 UNIT 20 - 3.2 ACRES
 UNIT 21 - 1.1 ACRES
 UNIT 22 - 9.0 ACRES
- A NEIGHBORHOOD PARK FOR THESE UNITS IS PROVIDED IN AMENITY CENTER UNIT 24 (50.69 GROSS ACRES; 36.47 NET ACRES) AND UNIT 25 (4.08 ACRES).

LEGEND:

- COMMERCIAL
- COMMERCIAL/MULTI-FAMILY
- RESIDENTIAL
- SCHOOL / DAYCARE CENTER
- AMENITY CENTER
- ON-SITE FLOOD PLAIN
- FLOOD PLAIN
- COUNTY LINE
- 200' NOTIFICATION BOUNDARY
- CEMENTARY
- PROPERTY OWNERSHIP INFORMATION (SEE LIST)
- EASEMENT INFORMATION (SEE LIST)
- 10' CONTOURS
- 50' CONTOURS
- LOCAL TYPE B
- EMERGENCY ONLY ACCESS
- CROSS CONNECTION
- CROSS CONNECTION DEPENDENT ON FINAL DEVELOPMENT OF ADJACENT PROPERTY
- COLLECTOR TO LOCAL TYPE B
- TUOT ACCESS POINT (PRIVATE DRIVEWAY)
- TUOT ACCESS POINT (COLLECTOR TO LOCAL B)
- LOCAL TYPE A
- TUOT ACCESS POINT (COLLECTOR REQUIRED)

EASEMENT INFORMATION:

- NOTE: THESE EASEMENTS ARE LOCATED WITHIN THE PROPERTY, ADJACENT TO THE PROPERTY, OR WITHIN THE 200' NOTIFICATION BOUNDARY.
- RIGHT-OF-WAY DEED (VOL. 381, PGS. 130 D.R.B.C.T.)
 - WILHELMINE W. WILSON WILLIAMS TRUST (VOL. 245, PGS. 100-102 R.P.R.B.C.T.)
 - 30-FOOT TRIP WALKWAY-EASEMENT (VOL. 509, PGS. 437-439 D.R.B.C.T.)
 - CHANNEL EASEMENT (VOL. 381, PGS. 131-133 D.R.B.C.T.)
 - CHANNEL EASEMENT (VOL. 381, PGS. 131-133 D.R.B.C.T.)
 - RIGHT-OF-WAY DEED (VOL. 381, PGS. 130 D.R.B.C.T.)
 - RIGHT-OF-WAY DEED (VOL. 381, PGS. 130 D.R.B.C.T.)
 - CHANNEL EASEMENT (VOL. 177, PGS. 178-177 D.R.M.C.T.)

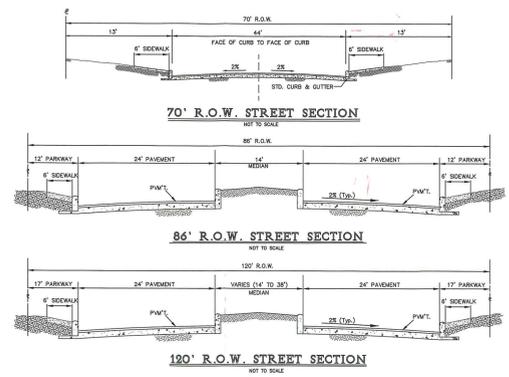
PROPERTY OWNERSHIP:

- RED BIRD RANCH LTD.
- LUCASO, HANCOCK & FAMILY TRUST
- PANCHO COACHELLA PROPERTIES
- TONG PROPERTIES, L.P.
- DEAN, ROBERT J AND WILLIAM E DEAN II
- STENKE, J W EST OF ROBERT C STENKE

- DRAINAGE NOTES:**
- REFERENCE STORM WATER MANAGEMENT PLAN FOR ±2,018 ACRES REDBIRD RANCH DATED MAY 2005.
 - PROPOSED DEVELOPMENTS WITHIN DRAINAGE AREAS A1-A6 (MEDIO CREEK WATERSHED) WILL REQUIRE ON-SITE DETENTION OR PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM THROUGH STORMWATER MITIGATION.
 - THE STORMWATER MANAGEMENT PLAN WITH ON-SITE DETENTION OR PROPOSED DOWNSTREAM IMPROVEMENTS WILL BE SUBMITTED DURING THE PLATTING PROCESS.
 - PROPOSED DETENTION PONDS WILL BE SHOWN ON THE FUTURE PLAT/PLATS.
 - DETENTION PONDS WILL BE DESIGNED AT TIME OF PLATTING FOR INDIVIDUAL SUBDIVISIONS, WHERE REQUIRED. APPROXIMATE SIZES FOR DETENTION PONDS FOR EACH AREA ARE DESIGNATED WITH THE FOLLOWING SYMBOL:
 - FINAL LOCATIONS OF INDIVIDUAL DETENTION BASINS WILL BE BASED ON THE DEVELOPMENT PLAN AND MAY BE UPSTREAM OF LOCATIONS SHOWN ON THIS PLAN.

DETENTION POND PRELIMINARY SIZING

DRAINAGE AREA #	AREA (ACRES)
A1	4.36
A2	2.50
A3	3.63
A4	4.99
A5	2.95
A6	3.72



REDBIRD RANCH SUBDIVISION

A 2018.164 ACRE TRACT OF LAND COMPRISED OF A 472.003 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 11240, PAGES 1426-1436, AND THE REMAINING PORTIONS OF BOTH A 1518.164 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 6636, PAGES 763-760, AND A 500,000 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 8377, PAGES 1801-1807, LOCATED IN MEDINA COUNTY AND BEHAR COUNTY, TEXAS AND ALSO BEING OUT OF THE L. DELGADO SURVEY NO. 37 1/2, ABSTRACT 1283, COUNTY BLOCK 4374, THE L. BRAUN SURVEY NO. 34, ABSTRACT 1277, COUNTY BLOCK 4380, THE ED BE MONTE SURVEY NO. 37 3/4, THE JOHN FITZGERALD SURVEY NO. 33, ABSTRACT 1290, COUNTY BLOCK 4402, THE C.G.S.D. & R.G.N.G.R. SURVEY NO. 207, ABSTRACT 887, COUNTY BLOCK 4391, THE R. CASASCO SURVEY NO. 101, ABSTRACT 1185, COUNTY BLOCK 4376, THE J. PADILLA SURVEY NO. 300 1/5, ABSTRACT 1087, COUNTY BLOCK 4375, THE C. CASTRO SURVEY NO. 300 1/2, ABSTRACT 185, COUNTY BLOCK 4379, THE J. PADILLA SURVEY NO. 300 1/5, ABSTRACT 1097, COUNTY BLOCK 4375, THE A.C. ERSKINE SURVEY NO. 300 1/9, ABSTRACT 1260, COUNTY BLOCK 4372 1/2, THE M. HERNANDEZ SURVEY NO. 300 1/7, ABSTRACT 1052, COUNTY BLOCK 4372, THE JUAN TALAMANTES SURVEY NO. 300 1/5, ABSTRACT 1030, COUNTY BLOCK 4369, THE S. MUSQUEZ SURVEY NO. 300 1/6, ABSTRACT 1084, COUNTY BLOCK 4371, AND THE T. QUINTERA SURVEY NO. 300, ABSTRACT 978, COUNTY BLOCK 4353, ALL TRACTS OF LAND BEING RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEHAR COUNTY, TEXAS.

STEVENS RANCH

LAND USE AND DENSITY TABLE

UNIT	LAND USAGE	ACREAGE (GROSS)	FLOOD PLAIN	ACREAGE (NET)	# OF LOTS/EDUs	DENSITY (Lots/Ac.)
1	RESIDENTIAL	57.42	2.14	55.28	178	3.10
2	RESIDENTIAL	105.49	0.87	104.62	303	2.87
3	RESIDENTIAL	60.86	3.27	57.59	222	3.05
4	RESIDENTIAL	72.79	2.32	70.46	330	4.53
5	RESIDENTIAL	30.99	1.32	29.67	126	4.07
6	RESIDENTIAL	80.14	10.73	69.41	415	4.18
7	RESIDENTIAL	79.50	0.97	78.53	293	3.69
8	RESIDENTIAL	81.41	14.85	66.56	128	2.08
9	RESIDENTIAL	58.63	0.55	58.08	283	4.83
10	SCHOOL	26.18	0.00	26.18	25	3.19
11	RESIDENTIAL	73.16	20.93	52.23	233	3.19
12	COM/MULTI-FAMILY	169.35	1.18	168.17	679	4.01
13	RESIDENTIAL	36.45	5.12	31.33	100	2.74
14	RESIDENTIAL	38.20	1.51	36.69	100	2.62
15	RESIDENTIAL	87.35	5.04	82.31	200	2.29
16	RESIDENTIAL	84.29	1.07	83.22	254	3.01
17	COM/MULTI-FAMILY	60.73	2.49	58.24	233	3.84
18	RESIDENTIAL	98.57	2.97	95.60	272	2.76
19	COM/MULTI-FAMILY	112.09	10.97	101.12	363	2.88
20	RESIDENTIAL	74.38	11.65	62.73	223	3.00
21	RESIDENTIAL	76.09	7.70	68.39	78	2.99
22	RESIDENTIAL	217.55	9.58	207.97	630	2.90
23	COM/MULTI-FAMILY	76.03	0.00	76.03	404	5.31
24	AMENITY CENTER	50.69	28.42	22.27	2	-
25	AMENITY CENTER	4.08	0.00	4.08	2	-
STREETS		174.27	3.74	170.53	-	-
WATER UTIL. PAC.		1.42	0.00	1.42	-	-
GRAND TOTALS:		2018.16	156.44	1876.95	6036	2.99

MODIFIED FOR ALLOWABLE 50% OF FLOOD PLAIN AREA TO BE USED AS PARK AREA

- NOTES:**
- ALL INTERNAL STREETS WITHIN THE M.D.P. RESIDENTIAL UNITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 28' PAVEMENT AND 2'-10" PARKWAYS. LOCAL TYPE "B" CONNECTIONS TO COLLECTOR STREETS ARE AS SHOWN.
 - THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
 - PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 - SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
 - WATER SERVICE WILL BE PROVIDED BY BEHAR METROPOLITAN WATER DISTRICT.
 - THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
 - THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
 - ALL INTERSECTIONS SHALL COMPLY WITH CLEAR VISION AREA REQUIREMENTS IN ACCORDANCE WITH UDC SECTION 35-506(a)(5).
 - 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 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 LOCAL (MINIMUM 50 FEET RIGHT OF WAY).
 - TEXAS RESEARCH PARK-STATE HIGHWAY 211 (R.O.W. VARIES), POTRANCO ROAD-F.M. HIGHWAY 1957 (R.O.W. VARIES), WURZBACH ROAD (40 FEET OBSERVED RIGHT-OF-WAY)
 - PRIOR TO ANY PLAT AND OR RECORDATION, A SUPPLEMENTAL / 35-810(c) F (18) / WILL BE SUBMITTED FOR REVIEW FOR APPROVAL TO COMPLIANCE OF THE UDC.

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9030

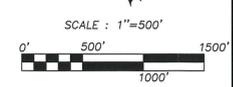
DEVELOPER/OWNER:
RED BIRD RANCH LIMITED PARTNERSHIP
BY: POTRANCO MANAGEMENT, L.L.C.
300 AUSTIN HWY., SUITE 200
SAN ANTONIO, TEXAS 78209
PHONE: (210) 829-8822
FAX: (210) 477-2355

DEVELOPER/OWNER:
J. CHARLES HOLLIMON
300 AUSTIN HWY., SUITE 200
SAN ANTONIO, TEXAS 78209
PHONE: (210) 829-8822
FAX: (210) 477-2355

DEVELOPER/OWNER:
CONTINENTAL HOMES OF TEXAS, L.P.
BY: CHTX OF TEXAS, INC.
211 N. LOOP 1604 E, SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2668
FAX: (210) 495-3108

ACKNOWLEDGED BY:
PAPE-DAWSON ENGINEERS, INC.
Asst. Sec.
CONTINENTAL HOMES OF TEXAS, L.P.
BY: CHTX OF TEXAS, INC.

PLAN HAS BEEN ACCEPTED BY
COSA
1/25/2008 842A
(Number)
Note: this plan will have to comply with
Section 35-412, (b) Scope of approval
for validation of plan will expire on
1/24/2010
Date



REDBIRD RANCH SUBDIVISION
SAN ANTONIO, TEXAS
MASTER DEVELOPMENT PLAN

PAPE-DAWSON ENGINEERS
1985-2005 • 40 YEARS OF EXCELLENCE
SAN ANTONIO, TEXAS 78216
PHONE: 210.375.9000
FAX: 210.375.9030

JOB NO. 5961-02
DATE MARCH 7, 2005
DESIGNER DE
CHECKED UK DRAWN AS
SHEET 1 OF 1