

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT

October 9, 2012

Tom Bates, R.P.L.S..
Denham Ramones Engineering and
Associates, Inc.
1380 Pantheon Way, Suite 290
San Antonio, Texas 78232

Re: **Moos Tract (minor amendment)**

MDP # 848-C

Dear Mr. Bates,

The Development Review Committee evaluated the **Moos Tract** Master Development Plan minor amendment, or **MDP # 848-C**. 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.

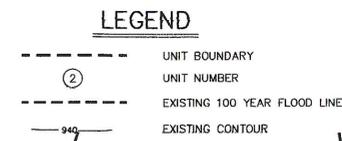
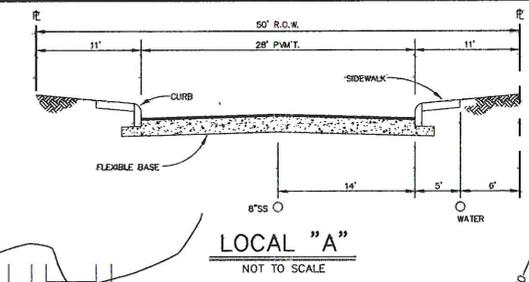
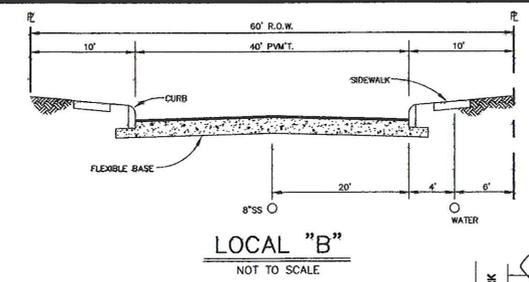
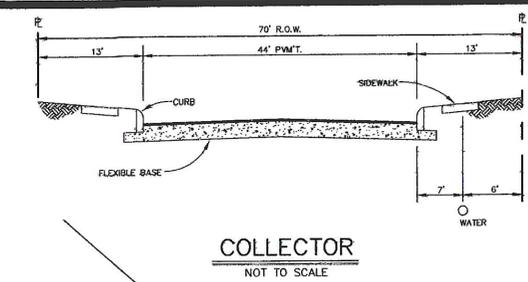
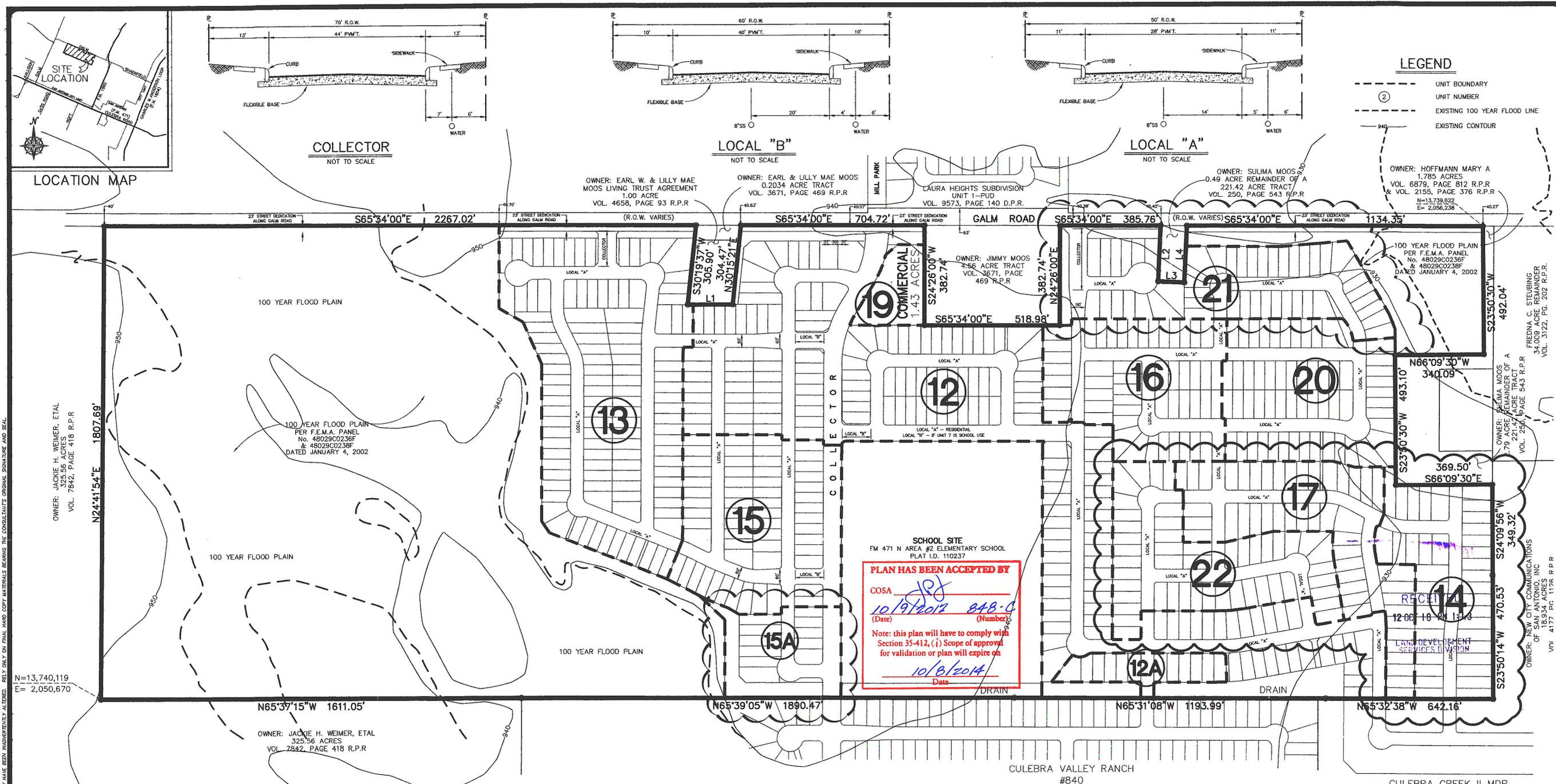
Please note that this action by the committee does not establish any commitment or support for the provision of drainage, utilities, services, or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the school district, so they can plan 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(i)(1). Should you need further assistance, please contact Richard Carrizales, Planner at (210) 207-8050.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JP Jacks', is written over the typed name.

John P. Jacks
Assistant Director



OWNER: JACKIE H. WEIMER, ETAL
VOL. 7842, PAGE 418 R.P.R.

100 YEAR FLOOD PLAIN
PER F.E.M.A. PANEL
No. 48029C0236F
& 48029C0238F
DATED JANUARY 4, 2002

OWNER: JACKIE H. WEIMER, ETAL
325.56 ACRES
VOL. 7842, PAGE 418 R.P.R.

OWNER: EARL W. & LILLY MAE MOOS LIVING TRUST AGREEMENT
1.00 ACRE
VOL. 4658, PAGE 93 R.P.R.

OWNER: EARL & LILLY MAE MOOS
0.2034 ACRE TRACT
VOL. 3671, PAGE 469 R.P.R.

LAURA HEIGHTS SUBDIVISION
UNIT 1-PUD
VOL. 9573, PAGE 140 D.P.R.

OWNER: SULIMA MOOS
0.49 ACRE REMAINDER OF A
221.42 ACRE TRACT
VOL. 250, PAGE 543 R.P.R.

OWNER: HOFFMANN MARY A
1.785 ACRES
VOL. 6879, PAGE 812 R.P.R.
& VOL. 2155, PAGE 376 R.P.R.
N=13,739,622
E= 2,056,238

FREDNA C. STEUBING
34.009 ACRE REMAINDER
VOL. 3122, PG. 202 R.P.R.

OWNER: SULIMA MOOS
0.79 ACRE REMAINDER OF A
221.42 ACRE TRACT
VOL. 250, PAGE 543 R.P.R.

OWNER: NEW CITY COMMUNICATIONS
OF SAN ANTONIO, INC
18,934 ACRES
VOL. 4177, PG. 113R R.P.R.

SCHOOL SITE
FM 471 N AREA #2 ELEMENTARY SCHOOL
PLAT I.D. 110237
PLAN HAS BEEN ACCEPTED BY
COSA
[Signature]
10/19/2012 848-C
(Date) (Number)
Note: this plan will have to comply with
Section 35-412, (i) Scope of approval
for validation or plan will expire on
10/8/2014
Date

PARK DATA
BASED ON 762 LOTS, THE REQUIRED PARK DEDICATION FOR THIS DEVELOPMENT
IS 6.68 ACRES. THE DEVELOPER WILL PAY PARK FEE IN-LIEU OF DEDICATION.

LINE	BEARING	DISTANCE
L1	S66°01'36"E	172.80'
L2	S26°51'31"W	213.20'
L3	S63°08'29"E	100.00'
L4	N26°51'31"E	217.43'

MINOR AMENDMENT:
THIS PLAN INCLUDES AMENDMENTS AS PER
UDC ARTICLE 4, DIVISION 2: 35-412(g).
AMENDMENTS INCLUDE INTERNAL STREET
CIRCULATION PATTERN WITHIN PHASE 14 & 15A,
AND PHASING LIMITS AND SCHEDULE, EFFECTING
PHASES 14, 17, 21 & 22.
REMOVE UNIT 18, TO BE SCHOOL SITE

APPROXIMATE ACREAGE & LOT SUMMARY

UNIT #	LOTS	MIN. LOT SIZE	ACRES	DENSITY
UNIT 12	167	40'x110'	31.44	5.3
UNIT 12A	12	40'x110'	1.65	7.3
UNIT 13	115	40'x110'	17.49	6.4
UNIT 14	39	40'x110'	6.96	5.6
UNIT 15	58	40'x110'	9.21	6.3
UNIT 15A	11	40'x110'	3.48	3.2
UNIT 16	51	40'x110'	7.86	6.5
UNIT 17	47	40'x110'	7.57	6.2
UNIT 18	11	40'x110'	17.54	7.6
UNIT 19	1	-	1.43	0.7
UNIT 20	56	40'x110'	8.18	6.7
UNIT 21	45	40'x110'	8.29	5.4
UNIT 22	47	40'x110'	7.71	6.1
DRAINAGE	-	-	81.31	-
TOTAL	648 RESIDENTIAL		209.92	
	3.09 UNITS PER ACRE			

CONNECTIVITY INDEX
63 ~~72~~ LINKS
45 ~~56~~ NODES
 $\frac{72/50}{63/45} = 1.11$ CONNECTIVITY RATIO
63/45 = 1.40 CONNECTIVITY RATIO

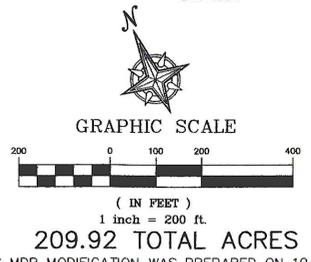
LEGAL DESCRIPTION
A 209.92 ACRE TRACT RECORDED IN VOLUME
12095, PAGES 1782-1791, REAL PROPERTY
RECORDS OF BEXAR COUNTY, COUNTY BLOCK
4450, BEXAR COUNTY, TEXAS.

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

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN AND/OR
PLANNED UNIT DEVELOPMENT ARE ESTIMATED AND SUBJECT TO CHANGE.
APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER
DEVELOPMENT PLAN AND/OR PLANNED UNIT DEVELOPMENT IS SUBJECT
TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN
ACCORDANCE WITH APPENDIX B, SECTION 35-8119 OF THE CITY OF SAN
ANTONIO UNIFIED DEVELOPMENT CODE.

[Signature]
OWNER

[Signature]
ENGINEER



- NOTES**
- WATER SERVICE TO BE PROVIDED BY SAWS
 - SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS
 - GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS
 - TELEPHONE SERVICE TO BE PROVIDED BY AT&T TELEPHONE
 - CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE
 - ALL STREETS ARE LOCAL "A" UNLESS OTHERWISE SHOWN
 - INDIVIDUAL LOT DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLATS
 - THIS DEVELOPMENT WILL BE COMPLETED IN 13 PHASES
 - THIS DEVELOPMENT IS IN THE NORTHSIDE INDEPENDENT SCHOOL DISTRICT
 - DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS
 - DEVELOPER WILL COMPLY WITH UDC ARTICLE V.VII CONCERNING PARKS AND OPEN SPACE, WHICH WILL BE DEFERRED UNTIL ASSOCIATED SUBDIVISION PLAT IS FILED.
 - BEARING REFERENCE SOURCE IS S65°34'00"E SHOWN FOR THE SOUTHWEST R.O.W. LINE OF GALM ROAD ON AN UNRECORDED BOUNDARY SURVEY OF 209.92 AC. CONDUCTED BY M. W. GUDE ENGINEERS, L.L.C. DATED JULY 9, 2004.
 - SIDEWALKS WILL BE INSTALLED ON THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(g).
 - ALL PROPERTY WITHIN THE BOUNDARY OF THIS MDP IS LOCATED IN CITY OF SAN ANTONIO ET AL.
 - TYPICAL RADIUS FOR KNUCKLE SAC AND CUL DE SAC WILL BE 51' AT THE PROPERTY LINE.
 - THE VALUE OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS. DATUM IS NAD 83/93(HARN), SOUTH CENTRAL ZONE. ROTATION GRID TO PLAT IS 00°28'47".
 - ALL INTERSECTIONS WILL MEET MINIMUM SIGHT DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SIGHT CLEARANCE EASEMENTS AS REQUIRED.

REVISED:

Dentem-Ramones Engineering and Associates, Inc.
1800 Panhandle Way, Suite 280
San Antonio, TX 78232
(210) 496-3100 Office
(210) 496-3122 Fax
Firm Registration Number - F-5161

MASTER DEVELOPMENT PLAN
MINOR AMENDMENT
for
MOOS TRACT 848-C

JOB # 040051.00
DWG FILE: _____
DATE: 08/29/11
DESIGN: _____
DRAWN: A.C.R.
CHECKED: _____
SHEET 1 OF 1

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