



CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT

December 19, 2012

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

Re: **Persyn Tract – Minor Amendment**

MDP# 010C-06

Dear Mr. Bates,

The Development Review Committee has evaluated the **Persyn Tract – Minor Amendment** Master Development Plan (**MDP # 010C-06**). 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.

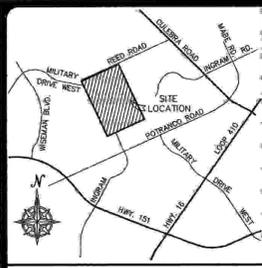
Please note that this action by the committee does not establish any commitment or support for the provision of drainage, utilities, services, or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the **Northside Independent School District**, 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 Luz M. Gonzales, Planner at (210) 207-7898.

Sincerely,

A handwritten signature in black ink, appearing to read 'JPJ', is written over the typed name.

John P. Jacks
Assistant Director

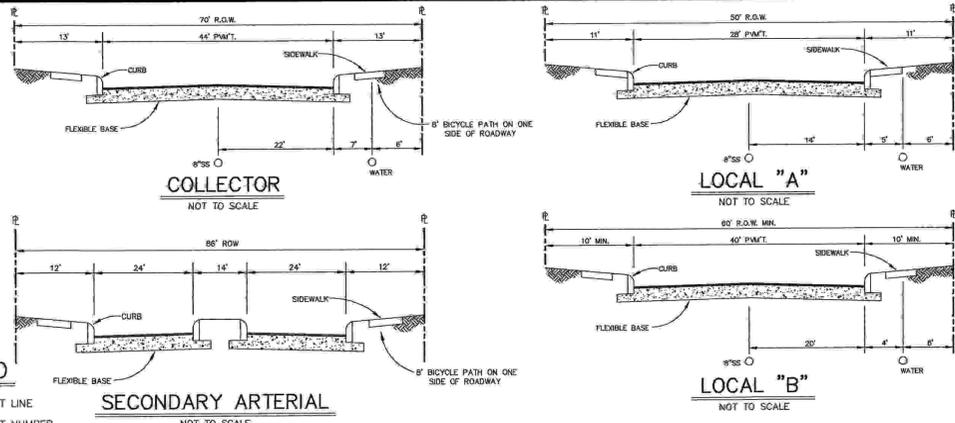


LOCATION MAP

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	90°00'00"	25.00'	25.00'	39.27'	35.36'
C2	51°09'33"	270.00'	129.24'	241.08'	233.15'
C3	90°00'00"	15.00'	15.00'	23.56'	21.21'
C4	11°26'05"	743.00'	74.39'	148.28'	148.04'
C5	92°43'03"	25.00'	26.21'	40.46'	36.18'
C6	94°30'50"	25.00'	27.05'	41.24'	36.72'
C7	86°17'12"	25.00'	23.43'	37.65'	34.19'

LEGAL DESCRIPTION:
 REMAINDER OF A 170.85 ACRES RECORDED IN VOLUME 15210, PAGE 1020-1039, O.P.R., OUT OF THE ELIZABETH PLUNKET SURVEY No. 72, ABSTRACT No. 573, N.C.B. 18288, SAN ANTONIO, BEXAR COUNTY, TEXAS.

PARK DATA
 BASED ON 714 SINGLE FAMILY LOTS THE REQUIRED PARK DEDICATION FOR THIS DEVELOPMENT IS 10.20 ACRES. REQUIREMENTS WILL BE MET WITH 10.20 ACRES OF LAND DEDICATION ALONG WITH 4.75 ACRES OF IMPROVEMENT CREDIT (SEE CHART).
 THE REQUIRED DEDICATION WILL OCCUR AT A MINIMUM WITH TABLE 205-3 WHICH SPECIFIES TIMBERLAND FOR TRUNKS OF IMPROVEMENTS AND DEDICATION. PRIVATE PARK FACILITIES AND/OR OPEN SPACE RECREATIONAL IMPROVEMENTS WILL MEET THE REQUIREMENTS AND SHALL CONFORM TO THE ELEMENTS OF TABLE 205-4. THE HOMEOWNER ASSOCIATION WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE DEDICATED PARKS PER 35-502(f)(2).



LEGEND

SECONDARY ARTERIAL NOT TO SCALE

PARK SUMMARY

PARK #1 - OPEN PLAY AREA	1.29 ac.
PARK #2 - OPEN PLAY AREA	0.56 ac.
PARK #3 - 1st AGE GROUP PLAYGROUND	SEE PARK #3 CREDIT BELOW
PARK #4	1.70 ac.
PARK #3 - 2nd AGE GROUP PLAYGROUND	1.25 ac. IMPV. CREDIT
PARK #4	1.46 ac.
PARK #4 - SWIMMING POOL (3600 sq. water surface)	1.50 ac. IMPV. CREDIT
PARK #4 - OPEN PLAY AREA	1.00 ac. IMPV. CREDIT
MULTI-USE PATH ALONG ARTERIAL AND COLLECTORS	5.19 ac.
TOTAL	14.95 ac.
REQUIRED 714/70	10.20 ac.

- 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
 - ALL LAND USE IS SINGLE FAMILY RESIDENTIAL
 - THIS DEVELOPMENT WILL BE COMPLETED IN EIGHT PHASES
 - THIS DEVELOPMENT IS IN THE NORTH-SIDE 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.
 - BEARING REFERENCE SOURCE IS 566°05'16"W AS SHOWN ALONG THE SOUTHEAST PROPERTY LINE, DERIVED FROM NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE. AS OBTAINED BY GPS OBSERVATION.
 - SIDEWALKS WILL BE INSTALLED ON THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-509(4).
 - ALL PROPERTY WITHIN THE BOUNDARY OF THIS MDP IS LOCATED IN CITY OF SAN ANTONIO.
 - TYPICAL RADIUS FOR KNUCKLE SAC AND CUL DE SAC WILL BE 51' AT THE PROPERTY LINE.
 - THE VALUES 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 0016'24".
 - ALL INTERSECTIONS WILL MEET MINIMUM SITE DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SIGHT CLEARANCE EASEMENTS AS REQUIRED.

MINOR AMENDMENT:
 THIS PLAN INCLUDES AMENDMENTS AS PER UDC ARTICLE 4, DIVISION 2: 35-412(g).
 1. INTERNAL STREET CIRCULATION PATTERN WITHIN PHASE 8B
 2. ADD DESIGNER INFORMATION
 3. UPDATED CONNECTIVITY INDEX

ALL AREAS CONTAINED WITHIN THIS MDP ARE ZONED RESIDENTIAL R4, R5 OR R6 (SEE TABLE BELOW)

APPROXIMATE ACREAGE & LOT SUMMARY

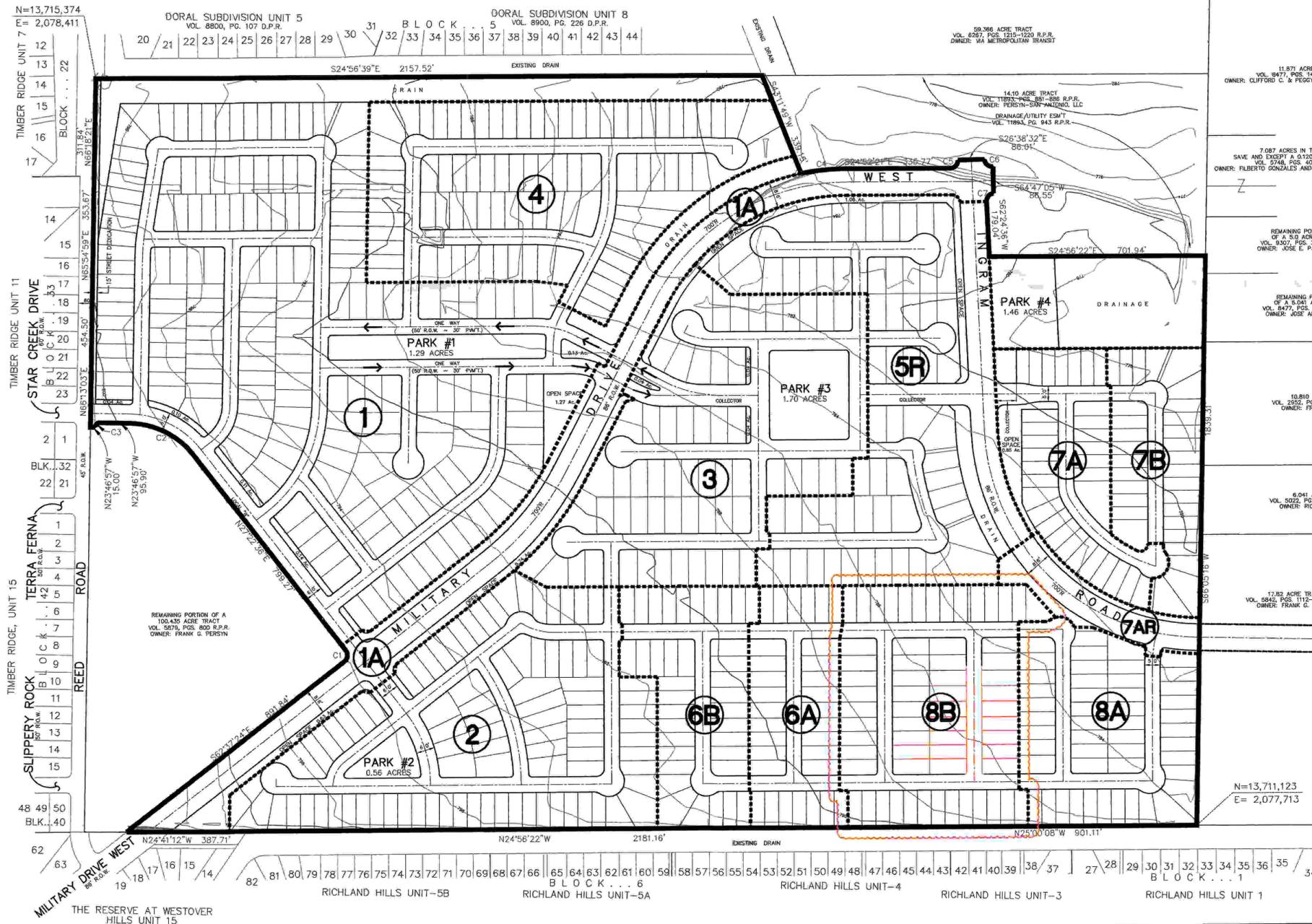
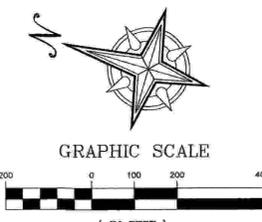
UNIT #	MAX LOTS	MIN. LOT SIZE	EXIST. ZONING	ORIGINAL ACRES	UPDATED ACRES
UNIT 1	76	55'x120'	R6	50.37	50.37
UNIT 1A	101	45'x120'	R5	9.56	9.56
UNIT 2	89	45'x120'	R5	17.56	17.56
UNIT 3	57	55'x120'	R6	16.55	16.55
UNIT 4	86	45'x120'	R5	15.51	15.51
UNIT 5R	63	55'x120'	R6	17.84	17.84
UNIT 6A	31	45'x115'	R5	5.28	5.28
UNIT 6B	38	45'x115'	R5	15.40	6.24
UNIT 7AR	-	-	R4	-	2.10
UNIT 7A	31	42'x120'	R4	12.79	6.06
UNIT 7B	31	42'x120'	R4	5.09	5.09
UNIT 8A	48	45'x115'	R5	15.27	8.11
UNIT 8B	63	45'x115'	R5	10.60	10.60
TOTAL	714			170.85	170.85

4.18 UNITS PER ACRE

PLAN HAS BEEN ACCEPTED BY
 COSA
 December 19, 2012 010C-06
 (Date) (Number)
 Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
 December 18, 2014
 Date

CONNECTIVITY INDEX
 88/65 LINKS
 65 NODES
 87/65 = 1.34 CONNECTIVITY RATIO
 88/65 = 1.35 CONNECTIVITY RATIO

OWNER/DEVELOPER:
 MERITAGE HOMES OF TEXAS LLC
 8920 BUSINESS PARK DRIVE, SUITE 250
 AUSTIN, TEXAS 78759
 PHONE (512) 615-6409
 FAX (512) 610-6750



REVISOR:
Denham-Ramones Engineering and Associates, Inc.
 1380 Panther Way, Suite 280
 San Antonio, TX 78228
 Firm Registration Number: T.B.P.E. F-5161 & T.B.P.L.S. 100237/00
 (210) 456-3100 Office
 (210) 456-3122 Fax

DESIGNER:
MASTER DEVELOPMENT PLAN
for
PERSYN TRACT #010C-06
MINOR AMENDMENT

JOB # 050021.00
 DWG FILE:
 DATE: 1/31/06
 DESIGN:
 DRAWN: L.R.
 CHECKED:
 SHEET 1 OF 1

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 12 DEC 18 PM 3:15
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 SERVICES DIVISION

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADEQUATELY ALTERED. REPLY ONLY ON DRAWINGS. HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



City of San Antonio Development Services Master Plan Review APPLICATION

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SERVICES DIVISION



In addition to this form, a complete application packet for all plans (excluding proposals to amend an already accepted plan) must include: a Completeness Review Form, 20-folded plan copies with Request for Review Form attached to each copy, a digital file, an 8 1/2 by 11 inch reduced copy, 2-Storm Water Management Plans, 4-Traffic Impact Analyses, MDP/PUD review fee, TIA review fee, and a Park review fee. **Incomplete proposals will not be considered for review.**

Master Plan Application Type (check one):

<input type="checkbox"/> Master Development Plan (MDP)	<input type="checkbox"/> Planned Unit Development (PUD)
<input checked="" type="checkbox"/> Master Development Plan Amendment	<input type="checkbox"/> Planned Unit Development Amendment
<input type="checkbox"/> Major <input checked="" type="checkbox"/> Minor	<input type="checkbox"/> Major <input type="checkbox"/> Minor
<input type="checkbox"/> MDP/ P.U.D. Plan (combination)	<input type="checkbox"/> Mixed Use District (MXD)
<input type="checkbox"/> Flexible Development Plan (FDP)	<input type="checkbox"/> Traditional Neighborhood Development (TND)
<input type="checkbox"/> Urban Development (UD) <input type="checkbox"/> Farm and Ranch (FR)	<input type="checkbox"/> Master Planned Community District (MPCD)
<input type="checkbox"/> Rural Development (RD) <input type="checkbox"/> Mixed Light Industrial (MI-1)	<input type="checkbox"/> Military Airport Overlay Zone (MAOZ)
<input type="checkbox"/> Mixed Heavy Industrial (MI-2)	<input type="checkbox"/> Manufactured Home Park Plan (MHPP)
<input type="checkbox"/> Form Based Zone District (FBZD)	<input type="checkbox"/> Alternative Pedestrian Plan (APP)

Applicant Contact Information:

Project Name: <u>Persyn Tract MDP 010C-06</u>	E-mail: <u>brian.otto@meritagehomes.com</u>
Owner/Agent: <u>Meritage Homes of Texas, LLC</u>	Zip code: <u>78759</u> Phone: <u>512-615-6409</u>
Address: <u>8920 Business Park Dr. Suite 250</u>	E-mail: <u>batest@denham-ramones-engineering.com</u>
Contact Person Name: <u>Tom Bates</u>	Relationship to Owner: <u>engineer</u>
Company: <u>Denham-Ramones Engineering</u>	Zip code: <u>78232</u> Phone: <u>210-495-3100</u>
Address: <u>1380 Pantheon Way, Suite 290</u>	

Plan Proposal:

Total number of lots: _____	Total acreage: _____
Existing zoning: _____	Proposed zoning: _____
Density (dwelling units per acre): _____	Typical residential lot size: _____
Number of dwelling units per phase:	
Phase: _____ Dwelling units: _____	Phase: _____ Dwelling units: _____
Phase: _____ Dwelling units: _____	Phase: _____ Dwelling units: _____
Phase: _____ Dwelling units: _____	Phase: _____ Dwelling units: _____

Complete this subsection for PUD Plans only:

<input type="checkbox"/> Private street(s), linear feet of street: _____	<input type="checkbox"/> Public street(s), linear feet of street: _____
Total open space: _____	Percent open space (total open space divided by total acreage): _____ %
<input type="checkbox"/> Gated <input type="checkbox"/> Un-Gated	If gated, type of gate (guard/mag card/key/transmitter/etc.): _____
Construction start date: _____	
X/Y coordinates at major street entrance(s):	X: <u>2,078,200</u> Y: <u>13,712,650</u>

For City Use Only

Intake Date: _____	Intake By: _____
--------------------	------------------

City of San Antonio
Development Services
Master Plan Review Application

File #: _____

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Site Description:

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Jurisdiction: San Antonio City Limits

San Antonio ETJ

Outside ETJ

City Council District: 6

School District: Northside

Ferguson map grid: 613-B1

USGS Grid: Culebra Hills

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Existing land use(s): Vacant pasture

Description of plan boundaries:

Military Drive west of Reed Road, along Ingram Roag

Existing legal description:

170 acres out of NCD 18288

Property Features:

Edwards Aquifer Recharge Zone (check all that apply): Contributing Recharge

Transition Artesian

Watershed(s): Leon Creek

Generalized slope of site: flat

Valuable natural features (e.g. heritage trees, endangered species habitat, karsts features, etc) on or adjoining site:

Trees AP #1223551

Significant historic resources (e.g. homestead, mill, archeological site) on or adjoining site:

N/A

Related applications:

Is there a previous MDP (formerly POADP) for this site? YES NO

Name: Persyn Tract File #: 010B-06 Date accepted: 5-21-12

Is there a corresponding PUD for this site? YES NO

Name: _____ File #: _____ Date approved: _____

Are there any Rights Determinations associated with this site? YES NO

Name: _____ File #: _____ Date approved: _____

Is there another name for this project or another name commonly used to describe this site?

Name: Estonia Subdivision

List all associated Plats for this site whether approved or pending approval? See attached list

Name: _____ Plat #: _____

Is this project in conjunction with a Tax Increment Reinvestment Zone (TIRZ) Application? YES NO

Is this project within the boundaries of the City South Management Authority (CSMA)? YES NO

If YES please note that unique development standards have been adopted for projects in TIRZ zones and the CSMA area. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Housing and Neighborhood Services Department at (210) 207-7881. For CSMA requirements call (210) 207-7028.

City of San Antonio
 Development Services
 Master Plan Review Application

File #: 0100-06

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Owner or Authorized Representative:

I, the undersigned, hereby certify that this application and all sketches and data and information attached to and made a part of said application are honest and true to the best of my knowledge and belief. Further, I understand my continuing obligation to notify the Development Services Director in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances. Finally, I understand that by signing this application that I am giving the City or agent thereof the authority to duplicate, disseminate and reproduce any and all items submitted as part of this request, whether copyrighted or not.

Print Name: Tom Bates Signature: 

Date: 10-18-12 Phone: 210-495-3100 Fax: 210-495-3122

E-mail: batest@denham-ramones-engineering.com

If you have any questions, please contact any of the following Master Development Plan team members:

Melissa Ramirez Planning Manager (210) 207-7038 Melissa.Ramirez@sanantonio.gov	Elizabeth Carol Senior Management Analyst (210) 207-7893 Elizabeth.Carol@sanantonio.gov
Richard Carrizales Planner (210) 207-8050 Richard.Carrizales@sanantonio.gov	Larry Odis Planner (210) 207-0210 Larry.Odis@sanantonio.gov
Donna Camacho Planner (210) 207-5016 Donna.Camacho@sanantonio.gov	Luz Gonzales Planner (210)207-7898 Luz.Gonzales@sanantonio.gov
Rudy Munoz Planner (210) 207-5014 Rudy.Munoz@sanantonio.gov	

APPENDIX A: APPLICATION CHECKLIST

Submittal Requirements:

The following are required for FDP, MDP, MXD, MPCD, PUD and TND applications (UDC §35-207, -310.15, -345, -B101, -B109, -B113):

GENERAL:

- Name of the Master Development Plan or PUD and the subdivision;
- City assigned Plan ID number;
- Name and address of owner of record, developer and engineer;
- The name(s) of all adjacent property owner(s) as shown on current tax records;
- Certificate of agency or power of attorney if other than owner;
- Signature blocks for the chairperson and secretary (Development Services Director or assignee).
- Tree stand delineation exhibit and review fee; tree affidavit not required (Not required for PUD applications);
- Topographic contour lines no greater than ten (10) feet (PUD applications require two feet intervals);
- Location of property lines, existing easements, cemeteries and/or historic graves, 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 from the latest certified assessment rolls. Cemeteries and/or historic graves should shown as historic preservation areas or lots. (Not required for PUD applications);

LOCATION:

- Two points identified by Texas Planes Coordinates;
- Basis of bearings used and a north point;
- Boundary of the development and total acreage encompassed, thereby described and mapped at an appropriate scale;
- 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;
- All existing easements or right-of-way with street names impacting the development area, their nature and width.

TRAFFIC AND CIRCULATION:

- The location and dimensions of all existing streets and access points provided to the site from adjacent roadways. Locations and dimensions of all proposed public and private streets including major thoroughfares, collectors and local B streets within the development's boundaries if over 100 acres. If 100 acres or less, all streets shall be shown;
- The schematic (typical section) 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 (sidewalks may meander from the location shown in typical sections to create greater distances from the curb to the sidewalk);
- Traffic Impact Analysis (UDC §35-502).

LOTS, PHASING AND USES:

- The location and dimensions of all proposed or existing lots;
- 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;
- A delineation of EARZ, wetlands and floodplains;
- 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;
- The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas and private recreational areas;
- 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 lots;
 - (b) Total area of open space;
 - (c) Total number of dwelling units, by development phase;
 - (d) Residential density and units per acre;
 - (e) Total area of property.
- 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

- A slope analysis of the proposed development site, showing slopes for the following percent of existing grades: 0-10%, 11%-20%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage;
- Historic, archaeological or cultural resources to be credited as conservation areas.

Applications for MPCD also require (UDC §35-345):

- Site plan to include proposed land uses by location, type (single-family, multi-family, office or commercial), density and size. Where single-family uses are designated, minimum lot size shall be included and major physical features such as easements, streams, flood plains, and significant vegetation shall be noted.

Applications for FDP also require a site plan that shows the following information (UDC §35-310.15):

- Land Use: location, acreage, notation of restrictions based on use-type;
- Circulation: Street type and location must be indicated. Rights of way and pavement cross sections must be provided that indicate travel lane width, bike lane, and on-street parking within pavement width, and vegetation and sidewalk widths within remaining rights of way. Parking location and pedestrian walkways to commercial buildings must be indicated;
- Block lengths must be indicated on plan;
- Vegetative buffers and building setbacks shall be indicated or annotated on the plan.

Applications for Pedestrian Plan require (UDC §35-506):

- Location and arrangement of all-weather walkways;
- Phasing or time schedule for the construction of walkways.

Applications for MAOZ require (UDC §35-334, -B110):

- Site size, location information, and adjacent land uses;
- Dimensioned layout, with the location, size, and height of all buildings and structures;
- Floor area ratio of each lot;
- The location and size of all above and below ground storage containers for flammable and combustible materials;
- Size and location of all vehicular access points, streets, and parking areas;
- Major physical features such as creeks, topography, and easements;
- Diagrams indicating the location, dimensions, and angles of any or other reflective surfaces proposed in the development design;
- Staging plan if appropriate.

Applications for MHPP required (UDC §35-B108):

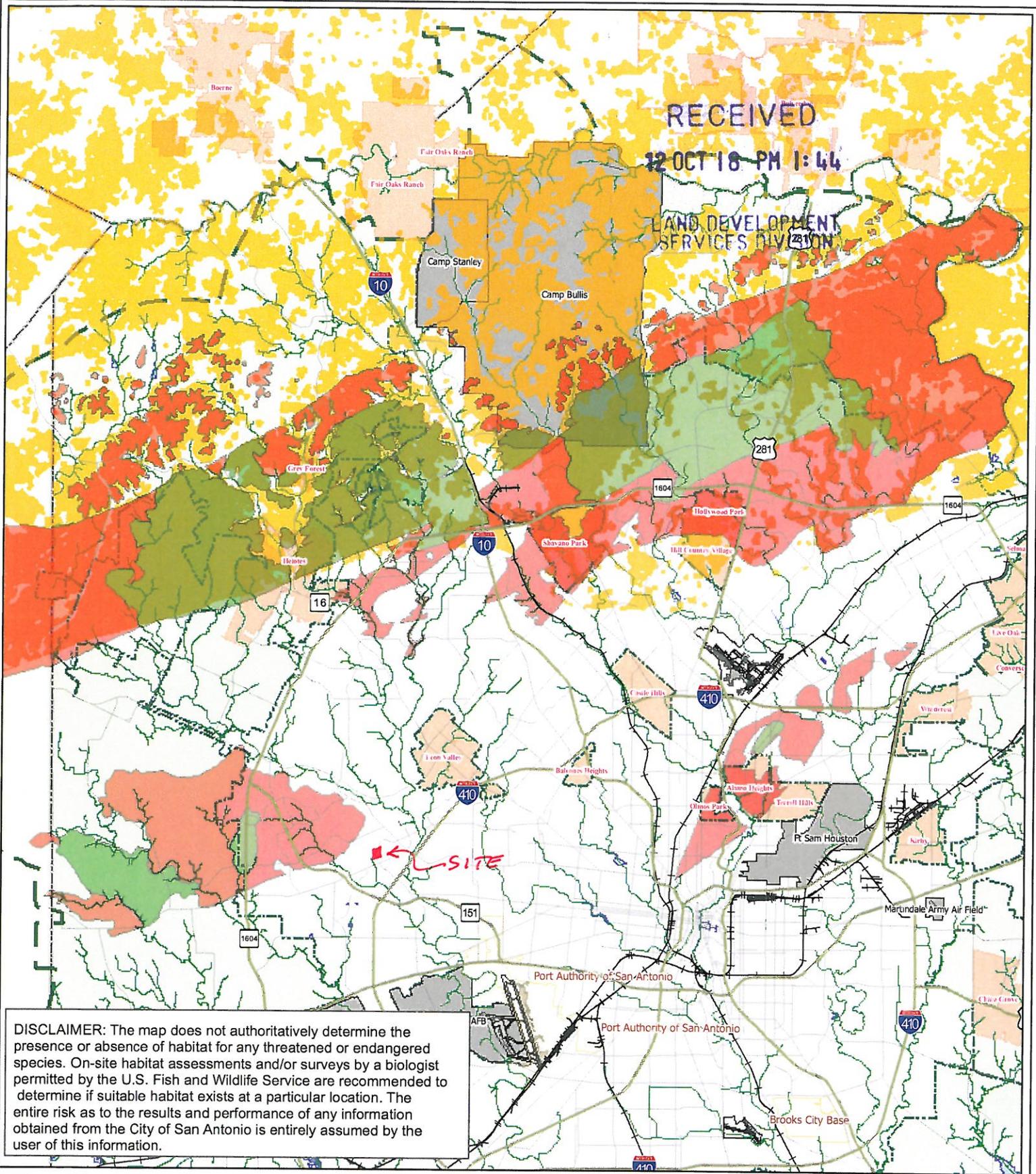
- A plan and typical section of streets, sidewalks, crosswalks, slabs, patios, if any, and details on sewer and water sections;
- The name of the developer;
- The name of the record owner of the land involved;
- The legal description of the land being developed, with an identification number assigned to each manufactured home site;
- The tract boundary lines;
- The scale; north arrow and date;
- The final contour data to show drainage of the site of the proposed manufactured home park. If the average grade of the site is five (5) percent or less, the maximum contour interval shall be two (2) feet. If the average grade of the site is greater than five (5) percent, the contour interval may be increased to five (5) feet;
- The source of water supply and layout of the water system, including locations of standard fire hydrants;
- The method of sewage disposal and the layout of the sewer system;
- The name of the manufactured home park and the legal description of property;
- The location and dimensions of all streets, easements, and other rights-of-way
- Typical space dimensions and the locations of park facilities shall be shown;
- The front building setback lines on all manufactured home stands and other sites and side yard setback lines at street intersections and cross-walkways;
- A location diagram.

- Habitat Compliance Form (signed original) & Aerial photo – both items will require an original to be submitted & digital file (PDF) do not email.

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DISCLAIMER: The map does not authoritatively determine the presence or absence of habitat for any threatened or endangered species. On-site habitat assessments and/or surveys by a biologist permitted by the U.S. Fish and Wildlife Service are recommended to determine if suitable habitat exists at a particular location. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the user of this information.



- Projected Golden-cheeked Warbler Habitat
- Karst Zone 1
- Karst Zone 2
- Expressways
- Major Roads
- Railroads
- Creeks
- Lakes
- Military Bases
- Limited Purpose Annexation
- City of San Antonio
- Extraterritorial Jurisdiction Line
- Cities and Towns
- Adjacent Counties
- Bexar County

Warbler Habitat

Data Source: City of San Antonio Enterprise GIS, Bear Map 511, Bear Appraisal District
 This map was prepared by the City of San Antonio Planning and Development Services Department. It is not intended to be used for any other purpose. The City of San Antonio Planning and Development Services Department is not responsible for any errors or omissions in this map. The user of this map assumes all liability for any use of this map. The City of San Antonio Planning and Development Services Department is not responsible for any use of this map. The City of San Antonio Planning and Development Services Department is not responsible for any use of this map.

City of San Antonio Planning and Development Services Department
 1801 South Alamo
 San Antonio, TX 78204

Map Created by: Diana Dee Molina
 Map File Location: \\fscommon\gis\p50\plan_lib\CampBullis\Ordinance#200908.mxd
 Map Last Edited: August 20, 2009
 PDF File Name: 0908GD06.pdf



City of San Antonio
Karst Zones 1 & 2 and Projected Golden-cheeked Warbler Habitat



City of San Antonio
Planning and Development Services Department
Roderick J. Sanchez, AICP, CBO
Director
 City of San Antonio Planning and Development Services Center
 1801 South Alamo
 San Antonio, TX 78204

ESTONIA UNIT 8 PHASE B, UNIT 6 PHASE A, & UNIT 6 PHASE B
ARE OPEN LAND CONTAINING JOHNSON GRASS

ESTONIA UNIT 6
PHASE B

ESTONIA UNIT 6
PHASE A

ESTONIA UNIT 8
PHASE B

ESTONIA UNIT 8
PHASE A

ESTONIA UNIT 7
PHASE A

ESTONIA UNIT 7
PHASE B

ESTONIA UNIT 7AR

ESTONIA UNIT 3

ESTONIA UNIT 5R

VALANDI BUCK

TALLINN TRACE

LAKE PEPSI

LAVITA WEST

TORVA BLUFF

