City of San Antonio

Department of Development Services

July 17, 2008

Mr. Reese H. Conner, P.E.

Brown Engineering Co.
1000 Central Pkwy. North Ste. 100
San Antonio, TX 78232

Re: **Sundance Ranch Subdivision** **MDP # 028A-06**

Dear Mr. Conner,

The Development Review Committee has reviewed **Sundance Ranch Subdivision** Master Development Plan **M.D.P. # 028A-06**. Please find enclosed an accepted and signed copy for your files. 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. 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.

Bexar County approves with the following conditions:

The following improvements must be provided by the developer prior to completion of the Sundance Ranch Subdivision Tract development:

- Traffic controls shall be provided as warranted and installed according to the Texas Manual of Uniform Traffic Control Devices.
- An exclusive left turn lane is recommended for westbound Toutant Beauregard at the entrances to this subdivision from Toutant Beauregard.
- All roads shall be designed to a maximum grade of 10%
- Measures shall be taken to minimize impact of construction traffic through local residential neighborhood streets.

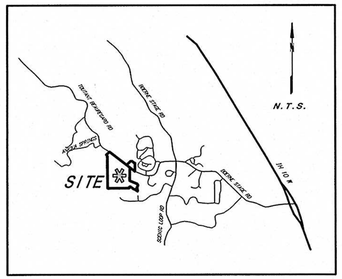
If you have any further questions, please call Adam Chavarria at (210) 335-3840.

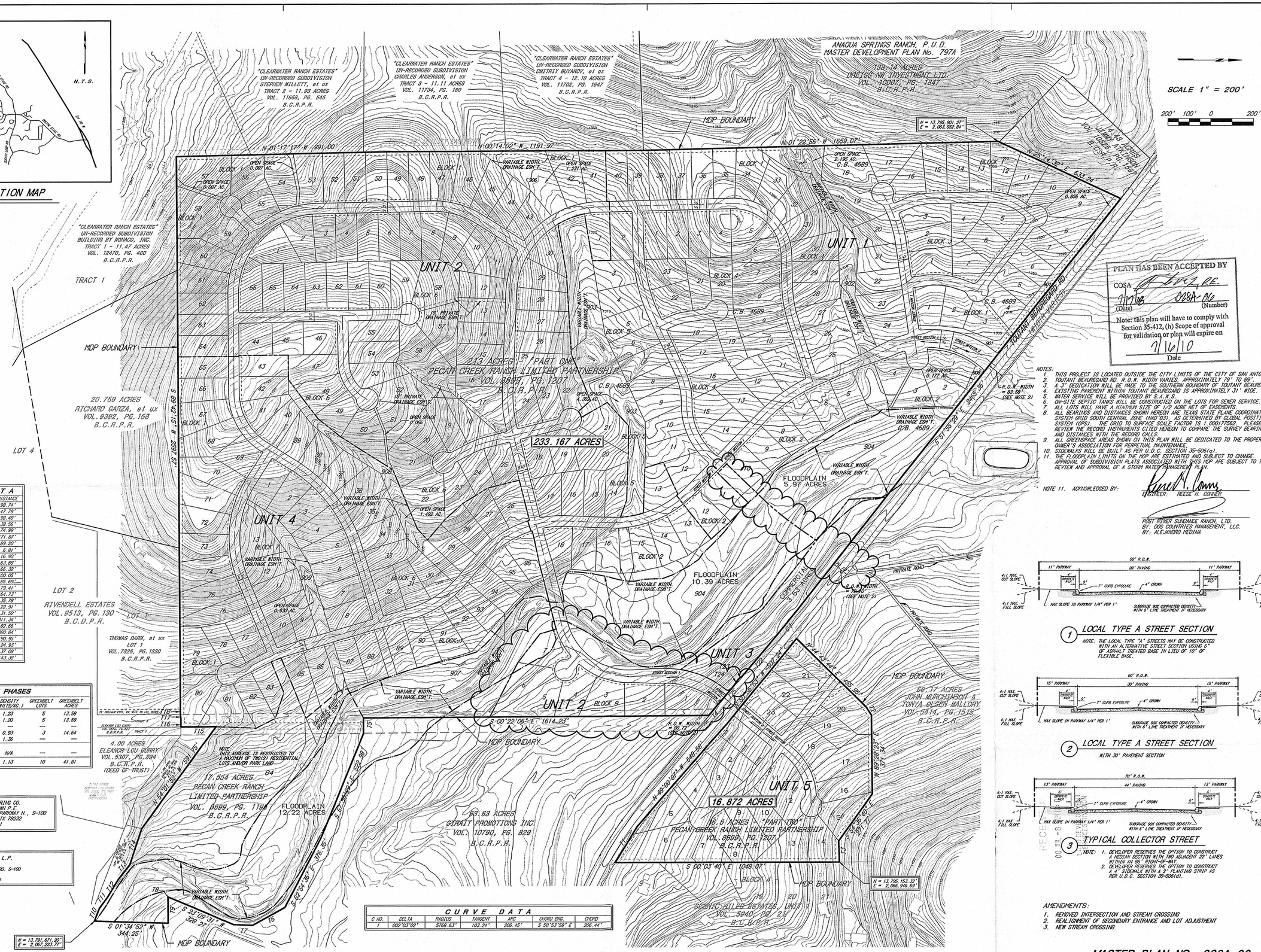
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1).

Should you need further assistance, please contact Luz M. Gonzales at (210) 207-7898.

Sincerely,

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





LINE DATA		
T NO.	DIRECTION	DISTANCE
1	N 58°41'52" W	198.74'
2	N 56°49'20" E	47.79'
3	N 87°55'20" E	98.48'
4	S 50°06'48" E	38.56'
5	S 69°51'23" E	74.99'
6	S 29°06'44" E	171.87'
7	S 01°37'25" W	89.20'
8	S 29°51'26" E	6.81'
9	N 69°38'16" E	116.90'
10	N 68°56'49" W	63.89'
11	N 54°16'31" W	66.32'
12	N 59°18'04" W	100.05'
13	N 52°13'43" W	85.69'
14	N 71°42'02" W	179.41'
15	S 00°06'40" E	164.73'
16	N 69°44'39" W	35.78'
17	S 83°11'27" W	29.91'
18	N 89°19'33" W	31.52'
19	S 09°33'36" W	311.34'
20	S 22°51'09" E	69.66'
21	S 00°29'11" E	1089.84'
22	S 49°52'27" E	190.95'
23	S 39°51'50" E	24.93'
24	S 57°15'05" E	37.09'
25	S 49°52'27" E	143.38'

DEVELOPMENT PHASES					
RESIDENTIAL UNIT	TOTAL ACRES	RESIDENTIAL LOTS	DENSITY (UNITS/AC.)	GREENBELT LOTS	GREENBELT ACRES
1	75.52	93	1.23	5	13.58
2	86.57	104	1.20	5	13.59
3	—	—	—	—	—
4	66.84	62	0.93	3	14.64
5	16.87	23	1.36	—	—
COMMERCIAL					
3	3.80	N/A	N/A	—	—
TOTAL	250.04	282	1.13	10	41.81

CURVE DATA						
C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
1	022°03'02"	5768.63'	103.24'	206.45'	S 50°53'59" E	206.44'

ENGINEER: BROWN ENGINEERING CO.
CONTACT: J. STEVEN BROWN P.E.
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TX 78232
(210) 494-5511

POST RIVER SUNDANCE RANCH, L.P.
C/O BRIAN BIRDWELL
4833 SPICEWOOD SPRINGS RD. S-100
AUSTIN, TEXAS 78759
TELEPHONE (512) 386-6181

NOTES:
1. THIS PROJECT IS LOCATED OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO
2. TOUTANT BEAUREGARD RD. R.O.W. WIDTH VARIES. APPROXIMATELY 79' TO 83'.
3. A 3' DEDICATION WILL BE MADE TO THE SOUTHERN BOUNDARY OF TOUTANT BEAUREGARD.
4. EXISTING PAVEMENT WITHIN TOUTANT BEAUREGARD IS APPROXIMATELY 31' WIDE.
5. WATER SERVICE WILL BE PROVIDED BY S.A.W.S.
6. ON-SITE SEPTIC TANKS WILL BE CONSTRUCTED ON THE LOTS FOR SEWER SERVICE.
7. ALL LOTS WILL HAVE A MINIMUM SIZE OF 1/2 ACRE NET OF EASEMENTS.
8. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH CENTRAL ZONE (NAD 83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS). THE GRID TO SURFACE SCALE FACTOR IS 1.00017592. PLEASE REVIEW THE RECORD INSTRUMENTS CITED HEREON TO COMPARE THE SURVEY BEARINGS AND DISTANCES WITH THE RECORD CALLS.
9. ALL GREENSPACE AREAS SHOWN ON THIS PLAN WILL BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION FOR PERPETUAL MAINTENANCE.
10. SIDEWALKS WILL BE BUILT AS PER U.D.C. SECTION 35-506(g).
11. THE FLOODPLAIN LIMITS ON THE MDP ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MDP ARE SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN.

NOTE 11. ACKNOWLEDGED BY:
ENGINEER: REESE H. CONNER

POST RIVER SUNDANCE RANCH, LTD.
BY: DDS COUNTRIES MANAGEMENT, LLC.
BY: ALEJANDRO FEDINA

PLAN HAS BEEN ACCEPTED BY
COSA
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
7/16/10
Date

1 LOCAL TYPE A STREET SECTION

NOTE: THE LOCAL TYPE "A" STREETS MAY BE CONSTRUCTED WITH AN ALTERNATIVE STREET SECTION USING 6" OF ASPHALT TREATED BASE IN LIEU OF 10" OF FLEXIBLE BASE.

2 LOCAL TYPE A STREET SECTION

WITH 30' PAVEMENT SECTION

3 TYPICAL COLLECTOR STREET

NOTE: 1. DEVELOPER RESERVES THE OPTION TO CONSTRUCT A MEDIAN SECTION WITH TWO ADJACENT 22' LANES WITHIN AN 86' RIGHT-OF-WAY.
2. DEVELOPER RESERVES THE OPTION TO CONSTRUCT A 4' SIDEWALK WITH A 2' PLANTING STRIP AS PER U.D.C. SECTION 35-506(d).

AMENDMENTS:
1. REMOVED INTERSECTION AND STREAM CROSSING
2. REALIGNMENT OF SECONDARY ENTRANCE AND LOT ADJUSTMENT
3. NEW STREAM CROSSING

MASTER PLAN NO. 028A-06

No.	Date	REVISIONS	App.
5.	04/01/08	REVISED LOT LINES BLOCK 8 UPDATED ACREAGES	JPH
4.	03/26/07	MADE REVISIONS TO NEW LAND PLAN	JPH
3.	10/18/06	MADE REVISIONS TO INCORRECTLY SPELLED NOTES	JN
2.	10/04/06	ADDED NOTE TO TYPICAL STREET CROSS SECTIONS	JN
1.	10/02/06	ADDED NOTE #11 AS PER CITY OF SAN ANTONIO	JN
6.	05/12/08	REVISED PER COUNTY COMMENTS / ADJUSTNER INFO. / MISC. LABELING	JPH

/bcco/projects/PostOak-411/Toutant-004/preliminary/prelim_mdp04.mix jnaggarr: 1 Jul 2008

DWN. JPH APP. SB

BROWN ENGINEERING CO.
ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO.: 411-004-08 /11 DATE: 02/15/2006

POST RIVER SUNDANCE RANCH, LTD.
SUNDANCE RANCH SUBDIVISION
MASTER DEVELOPMENT PLAN

SHEET NO. 1 OF 1