



City of San Antonio

Department of Development Services

October 20, 2010

Samuel B. Bledsoe
Moy Tarin Ramirez Engineers, LLC
12770 Cimarron Path, Suite 100
San Antonio, Texas 78249

Re: **Highland Estates - Minor Amendment**

MDP # 039B-06

Dear Mr. Bledsoe,

The Development Review Committee has evaluated the **Highland Estates** Master Development Plan, or **MDP # 039B-06 - Minor Amendment**. 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.

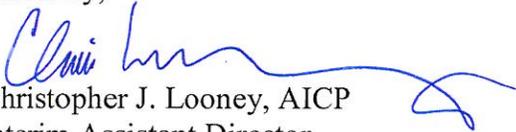
Bexar County Infrastructure Services and Development Services Department Streets Section approves with the following condition:

- It is understood that this is a conceptual plan. Approval of this plan does not constitute approval of a specific street or lot configuration. Actual alignments, classifications, and design of roadways may vary within the constraints of this approved MDP as necessary to provide adequate connectivity to and through adjoining parcels of property as development continues.
- Controlled access should be maintained in order to uphold safe and efficient traffic flow and all access shall comply with the requirements of the Unified Development Code and shall be within the guidelines of the American Association of State Highway and Transportation Officials. Bexar County reserves the right to address all design issues including, but not limited to: driveways, street design, sight distance, ADA requirements, drainage, and floodplain issues at the time of platting.

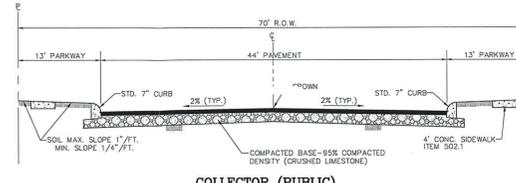
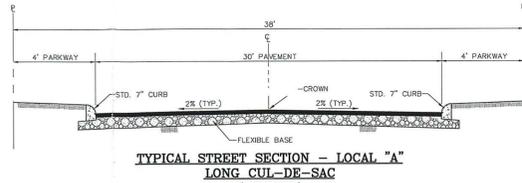
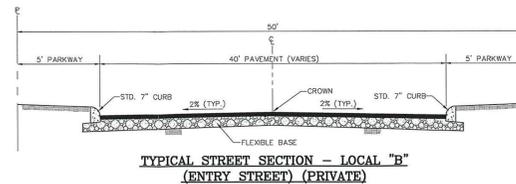
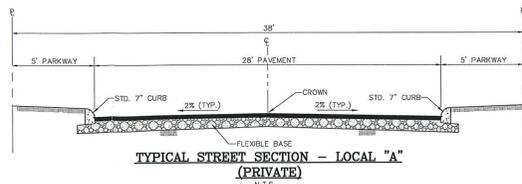
- Secondary access must be provided (constructed) before any plat or combination of plats in a single area with greater than 125 lots will be approved.
- Long cul-de-sac streets will require the approval of the Bexar County Fire Marshal per Fire Code.
- The design of turn lanes associated with this project on Borgfeld Drive must be coordinated with the Capital Improvement Projects (CIP) Section of the Bexar County Public Works Office.

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 Richard Carrizales at (210) 207-8050.

Sincerely,



Christopher J. Looney, AICP
Interim Assistant Director



ACREAGE / DENSITY SUMMARY					
UNIT	LAND USE	GROSS AREA (AC.)	NUMBER OF DWELLING UNITS (D.U.)	DENSITY (D.U./AC.)	OPEN & PARK SPACE (AC.)
1	SINGLE FAMILY RESIDENTIAL	15.99	11	0.69	0.48
2	SINGLE FAMILY RESIDENTIAL	53.72	46	0.86	0.63
3	SINGLE FAMILY RESIDENTIAL	24.62	29	1.18	0.16
4	SINGLE FAMILY RESIDENTIAL	36.57	40	1.09	0.41
5	SINGLE FAMILY RESIDENTIAL	31.08	35	1.13	0.29
6	SINGLE FAMILY RESIDENTIAL	20.25	13	0.64	2.96
TOTAL		182.23	174	0.95	4.93

LAND USE TABLE	
LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	176.18
OPEN SPACE/PARK SPACE	4.93
PUBLIC ROW	1.12
TOTAL	182.23

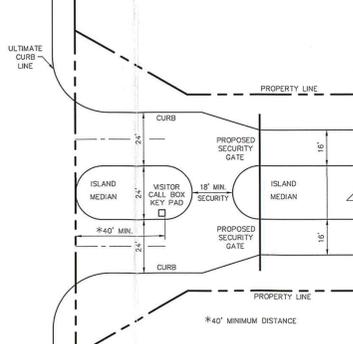
PARK SPACE SUMMARY	
REQUIRED PARK SPACE : 174 LOTS x 1 ACRE = 2.49 ACRES	70 LOTS
PROVIDED PARK SPACE : 2.96 ACRES	
CONNECTIVITY RATIO = 20 LINKS = 1.25	16 NODES



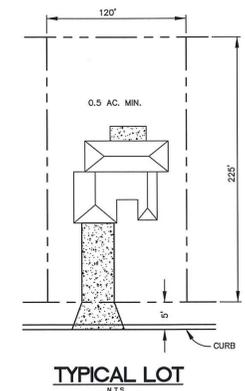
- REVISIONS:**
- UNIT BOUNDARIES CHANGED
 - NUMBER OF LOTS CHANGED FROM 176 TO 174
 - CHANGE IN ADJACENT PROPERTY OWNERSHIP
 - NUMBER OF UNITS CHANGED FROM 5 TO 6
 - CHANGED QUANTITIES IN ACREAGE/DENSITY SUMMARY TABLE, LAND USE TABLE AND PARK SPACE SUMMARY
 - MDP BOUNDARY CHANGED FROM 184.41 ACRES TO 182.23 ACRES DUE TO REMOVAL OF WELL SITES.
 - ADDED EMERGENCY ACCESS GATE DETAIL
 - ADDED LOCAL "A"/LOCAL "B" TRANSITIONS

PROPERTY / OWNERSHIP KEY

- MERRITT, ANNIE & BOBBY
- RICHARDS, CHERYL D. & CHRISTOPHER WRIGHT
- TORRES, JORGE J. & OLGA L.
- CLARK, KENNY & SARAH
- SWEATT, MERVIN M. JR.
- DELGADO, SANDRA & LUIS
- THOMAS, BARBARA S.
- WATER SERVICES, INC.
- FELDER, DAVID
- DENMAN, KERRY M. & DEBORAH L.
- BRUCE, HAROLD O. & MARCELA F.
- JANNEY, MARILYN
- IRWIN, MICHAEL D.
- IRWIN, MICHAEL D.
- JILEK, ERIC ANTHONY
- JILEK, ERIC ANTHONY
- KEMP, DENNIS E.
- FLORES, JESUS HERBERT ~ (VOL. 6434, PAGE 660)
- MIDDLEBARGER, H. STATT, JR. & PATRICIA G. ~ (VOL. 4326, PAGE 1144)
- MANN, LEE ANN ~ (VOL. 686, PAGE 815)
- JONES, ROBERT DALE & ANNA ~ (VOL. 6314, PAGE 924)
- SNECKNER, PARTNERS LTD. C/O W.F. SNECKNER, JR. ~ (VOL. 7864, PAGE 1620)
- BERRY, NEIL D. & DEANNA J.
- COHOON, CHARLES R.
- WINBORN, RONALD C.
- NIOSIA, ANTHONY
- DOWLING, BARRON W. & VICKI J.
- FRIESEHANN, ANTON B. ~ (VOL. 11028, PAGE 1443)
- BEXAR MET WATER DISTRICT
- FRIESEHANN, R. A. ~ (VOL. 6046, PAGE 833)

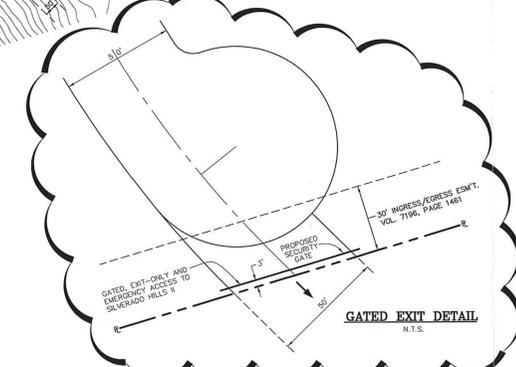


- NOTES:**
- ALL STREETS WITHIN THE PROJECT ARE PRIVATE STREETS WITH 28 FT. OF PAVEMENT AND 5 FT. PARKWAYS UNLESS SHOWN OTHERWISE ON THIS PLAN. THE ENTRY STREET FROM BOGSFELD WILL HAVE A 40' PAVEMENT WIDTH AND 5 FEET PARKWAYS. CUL-DE-SACS GREATER THAN 500 FT. IN LENGTH WILL HAVE A 30 FT. PAVEMENT WIDTH AND 4 FT. PARKWAYS. THE 70 FT. WIDE COLLECTOR STREET AT THE SOUTH END OF THE PROJECT WILL BE PUBLIC.
 - THIS PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
 - THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
 - THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE REQUIREMENTS AS STATED 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 SOUTH TEXAS CENTRAL ZONE.
 - A VARIABLE WIDTH SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE LATEST VERSION OF THE AASHTO MANUAL.
 - THIS SUBDIVISION WILL NOT HAVE SIDEWALKS EXCEPT ON THE 70 FT. COLLECTOR STREET AT THE SOUTH END OF THE PROJECT.
 - A HOMEOWNERS ASSOCIATION WILL BE ESTABLISHED AND WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATE STREETS AND COMMON AREAS.
 - THIS TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 480290130F, DATED JANUARY 4, 2002.
 - OFF-STREET BIKE LANE MAY BE REQUIRED FOR PUBLIC COLLECTOR STREET.



LINE	LENGTH	BEARING
L1	25.00	N29°31'08"E
L2	19.87	N45°33'46"W
L3	204.64	N44°34'28"E
L4	131.04	N28°34'18"E
L5	193.83	N02°20'38"W
L6	213.90	N89°39'21"E
L7	122.00	N02°20'38"W
L8	213.90	S89°39'21"E
L9	215.00	S82°02'37"W
L10	122.00	S02°27'23"E
L11	215.00	N82°02'37"E
L12	231.50	N30°23'06"W
L13	122.00	S89°39'21"E
L14	231.50	S20°23'58"E
L15	76.97	S28°45'53"W
L16	349.79	S54°06'19"W
L17	219.16	N31°42'09"E
L18	36.96	S83°48'15"W
L19	176.61	N16°31'59"W
L20	48.39	N44°33'08"E
L21	38.94	S45°39'58"E
L22	204.87	S44°35'58"W
L23	183.22	S30°16'44"W
L24	108.41	N69°42'07"W

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	163.3700°	635.62	187.30	N36°31'11"E	186.62
C2	109°27'7"	390.00	71.95	N11°14'45"W	71.84
C3	61°05'04"	390.00	415.79	S14°00'34"W	396.36



- LEGEND:**
- MDP BOUNDARY LIMITS
 - PHASE LINE
 - BEXAR METROPOLITAN WATER DISTRICT EASEMENT
 - DRAINAGE EASEMENT
 - BEXAR METROPOLITAN WATER DISTRICT WELL SITE
 - OWNERSHIP INFORMATION
 - SEE PROPERTY OWNERSHIP KEY
 - CONNECTIVITY NODES
 - CONNECTIVITY LINKS

RECEIVED
10 OCT 26 AM 11:22
LAND DEVELOPMENT
SP-111-11-11-11

PLAN HAS BEEN ACCEPTED BY
COSA
10/26/2008 08:00:00
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (b) Scope of approval for validation or plan will expire on 10/19/2011
Date

HIGHLAND ESTATES
AN AMENDMENT TO THE
HIGHLAND ESTATES MASTER DEVELOPMENT PLAN
M.D.P. PLAN NO. 039A-06
APPROVED ON SEPTEMBER 15, 2008
M.D.P. PLAN NO. 039B-06
MINOR AMENDMENT

MTR
Moy Tarin Ramirez Engineers, LLC
FIRM TYPE NO. F-5297
12770 CIMARRON PATH, SUITE 100 TEL: (210) 696-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 696-5085
REVISED: AUGUST 16, 2010
DATE: JUNE 23, 2010 A&E NO.: 080460
DRAWN BY: B.D.L. SHEET: 1 OF 1

LEGAL DESCRIPTION:

A 182.23 ACRE TRACT OF LAND BEING OUT OF A 181.81 ACRE TRACT CONVEYED TO BORGFIELD PARTNERS, LTD., RECORDED IN VOLUME 11187, PAGES 48-65 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GUADALUPE COLLEGE SURVEY NO. 417, ABSTRACT NO. 263, COUNTY BLOCK 4862, THE F.H. WOODRUP SURVEY NO. 2, ABSTRACT NO. 1073, COUNTY BLOCK 4851, THE THE HOGESTER SURVEY NO. 1, ABSTRACT NO. 416 COUNTY BLOCK 4849, AND THE E. FENNER SURVEY NO. 367, ABSTRACT NO. 501, COUNTY BLOCK 4850, ALL IN BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER: BORGFIELD PARTNERS, LTD.
B&B COOK PROPERTIES, INC., GENERAL PARTNER
11815 LH, 10 WEST, SUITE 107
SAN ANTONIO, TEXAS 78230
RANDY R. DYER, PRESIDENT

ENGINEER: MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
(210) 696-5051

UTILITY PURVEYORS

WATER: SAN ANTONIO WATER SYSTEM
GAS, ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: GUADALUPE VALLEY TEL. CO.-OP.
CABLE TELEVISION: TIME WARNER CABLE
SEWER: ON-SITE SEWAGE FACILITY (EACH LOT)