



City of San Antonio

Department of Development Services

November 10, 2010

Robert A. Liesman, P.E.
MBC Engineers
1035 Central Parkway North
San Antonio, Texas 78232

Re: **Arthur Tract (Minor Amendment)**

MDP # 041-06A

Dear Mr. Liesman,

The Development Review Committee has reviewed **Arthur Tract** Master Development Plan, **MDP 041-06A (Minor Amendment)**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

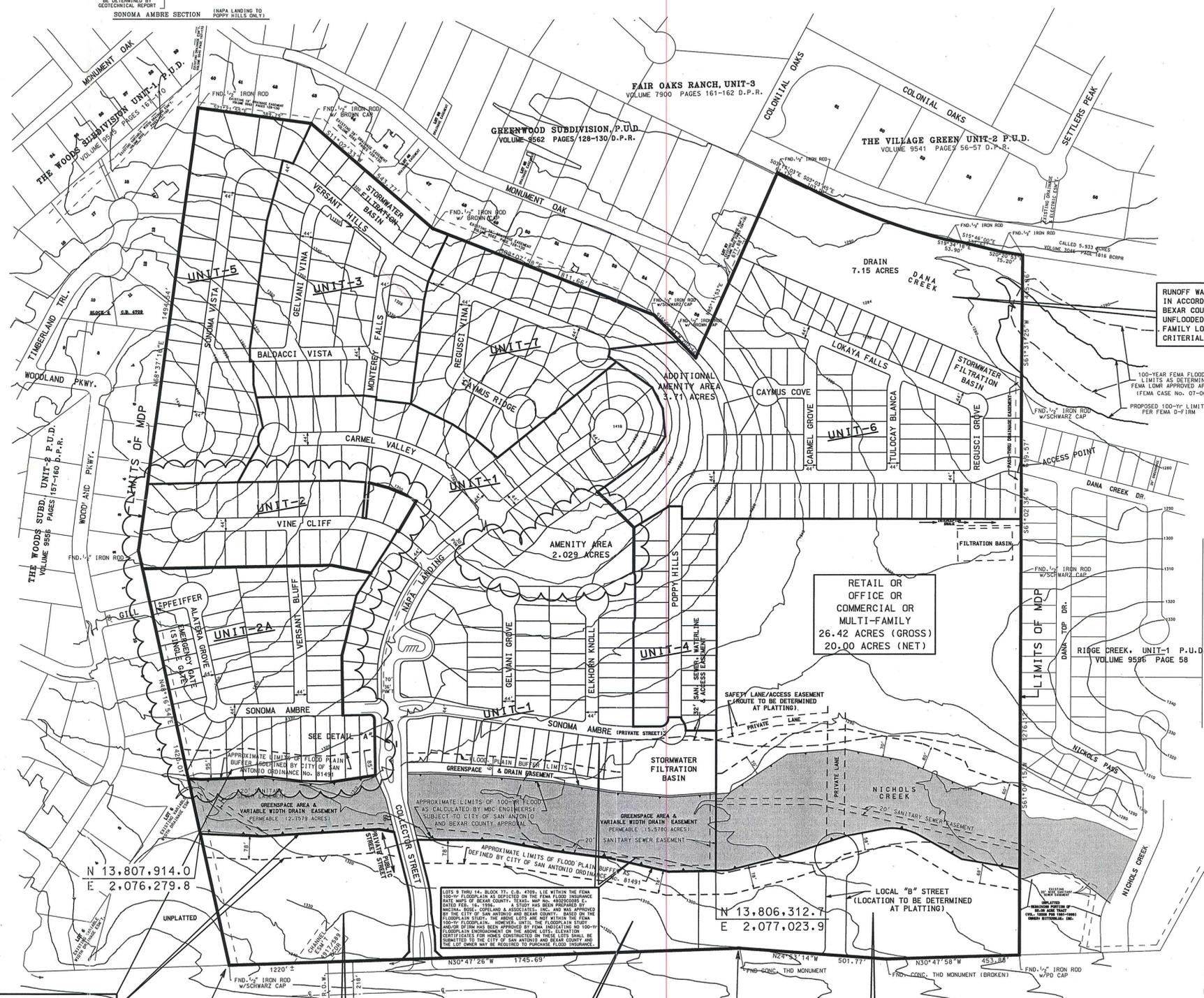
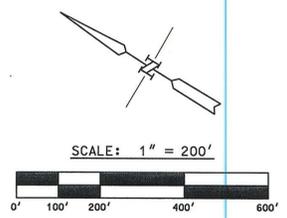
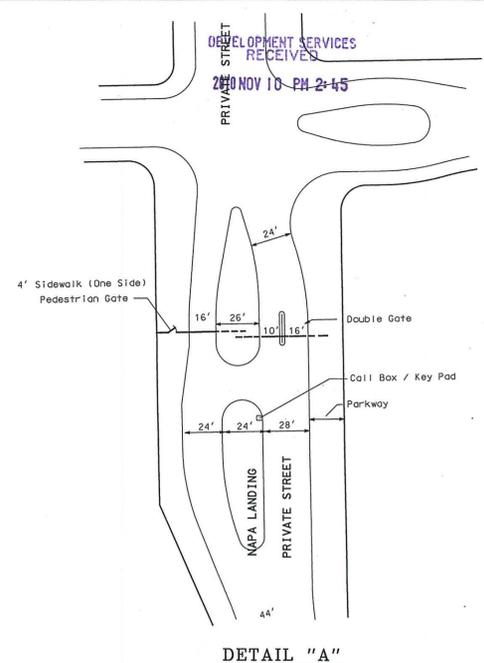
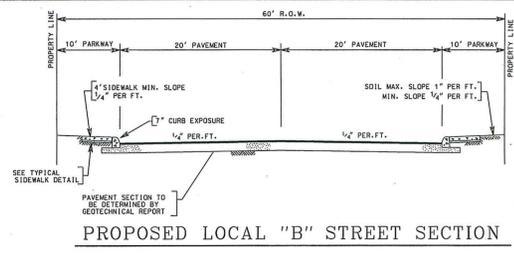
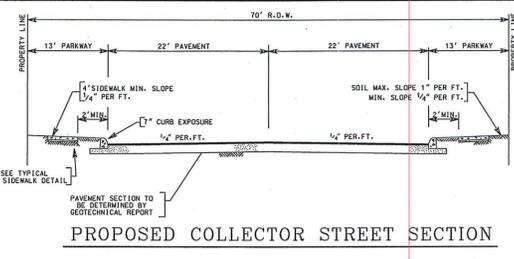
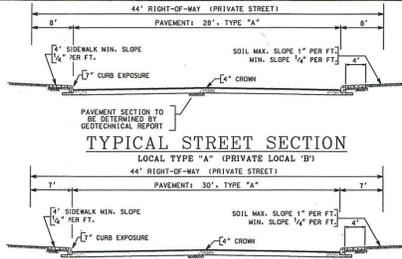
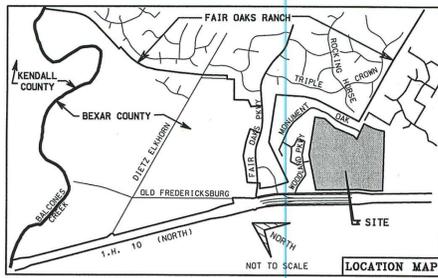
It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable 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. 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.

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 207-7898.

Sincerely,


Christopher J. Looney, AICP
Interim Assistant Director



PLAN HAS BEEN ACCEPTED BY
 COSA
 November 10, 2010 091-06A
 (Date) (Number)
 Note: this plan will have to comply with Section 35-412, (b) Scope of approval for validation or plan will expire on
 November 9, 2012
 Date

NOTES:
 1. NO AREAS WILL BE DEVELOPED PRIOR TO THE ASSOCIATED DETENTION BEING CONSTRUCTED.
 2. 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 35-412 OF THE CITY OF SAN ANTONIO ORDINANCE NO. 81491.
 OWNER: [Signature] ENGINEER: [Signature]

NOTES:
 ALL BICYCLE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE TEXAS MUTCD AND AASHTO GUIDELINES FOR BICYCLE FACILITIES, INCLUDING CROSSWALK AND STORAGE REQUIREMENTS.

RUNOFF WATER TO BE CHANNELIZED IN THIS AREA IN ACCORDANCE WITH CITY OF SAN ANTONIO AND BEXAR COUNTY DESIGN CRITERIA. UNFLOODED AREAS MAY BE PLATTED INTO SINGLE FAMILY LOTS, SUBJECT TO UNFLOODED ACCESS CRITERIAL OF THE CITY AND COUNTY.

PURPOSE OF MINOR AMENDMENT
 1) To Revise Unit-2 into two separate Units, Unit-2 (containing 24 lots) & Unit-2A (containing 46 lots).
 2) Decreased the acreage for the Amenity Area, platted with Unit-1. To create two additional residential lots (lots 23 & 39, Block 78). These revisions to be made under a Unit-1 Replat.
 3) This Amendment will reduce the overall number of proposed lots and decrease the density.
 4) Change the street configuration in Unit-2.

DEVELOPER:
 NAPA OAKS SA, LTD.
 3619 PAESANOS PARKWAY, SUITE #200
 SAN ANTONIO, TEXAS 78231

NOTE:
 THIS MDP IS ASSOCIATED WITH THE NAPA OAKS PUD No. 09-00A1

RESIDENTIAL AREAS (P.U.D.)
 152 LOTS — 70' x 120' (Approx)
 212 LOTS — 50' x 120' (Approx)
 364 TOTAL LOTS (Approx)

2.03 Ac. — AMENITY LOT (UNIT-1)
 3.71 Ac. — ADDITIONAL AMENITY AREA (Approx.)
 5.74 Ac. — TOTAL AMENITY AREA (Approx.)
 2.76 Ac. — LARGE DRAIN (UNIT-1)
 5.58 Ac. — LARGE DRAIN (UNIT-1)
 7.15 Ac. — LARGE DRAIN (Approx.)
 15.49 Ac. — TOTAL LARGE DRAINS (Approx.)

LAND USE PLAN FOR SINGLE-FAMILY AREA

UNIT	ACREAGE	RESIDENTIAL LOTS	DENSITY
SINGLE FAMILY UNIT-1	38.93	101	2.5 LOTS / Ac
SINGLE FAMILY UNIT-2	6.09	22	3.6 LOTS / Ac
SINGLE FAMILY UNIT-2A	10.72	46	4.3 LOTS / Ac
SINGLE FAMILY UNIT-3	9.89	33	3.3 LOTS / Ac
SINGLE FAMILY UNIT-4	4.57	27	5.9 LOTS / Ac
SINGLE FAMILY UNIT-5	8.58	32	3.6 LOTS / Ac
SINGLE FAMILY UNIT-6	16.27	76	4.7 LOTS / Ac
SINGLE FAMILY UNIT-7	8.27	27	3.3 LOTS / Ac
ADDITIONAL AMENITY AREA	3.71	2	0.5 LOTS / Ac
DRAIN AREA (UNIT-6)	7.15	0	0 LOTS / Ac
SUB-TOTAL	114.53	364	3.1 LOTS / Ac

COMMERCIAL AREAS
 6.45 Ac. — RETAIL, OFFICE, COMMERCIAL OR MULTI-FAMILY
 7.12 Ac. — RETAIL, OFFICE, COMMERCIAL OR MULTI-FAMILY
 8.60 Ac. — RETAIL, OFFICE, COMMERCIAL OR MULTI-FAMILY
 26.42 Ac. — RETAIL, OFFICE, COMMERCIAL OR MULTI-FAMILY
 48.59 Ac. — TOTAL RETAIL, OFFICE, COMMERCIAL OR MULTI-FAMILY (Approx.)

LEGAL DESCRIPTION
 A CALLED 163.22-ACRE ACCUMULATION OF SMALLER PARCELS DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED AS DOCUMENT NO. 2007090505 OF THE THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND ALL BEING OUT OF THE MARIA F. HERNANDEZ SURVEY No. 420, ABSTRACT No. 314, COUNTY BLOCK No. 4709, BEXAR COUNTY, TEXAS.

THE "DRAINAGE AREA BUFFER ZONE" DEFINES AN AREA ADJACENT TO THE DEFINED 100-YEAR FLOOD PLAIN WHERE THE IMPOSITION OF "IMPERVIOUS COVER" IS LIMITED TO 10% IN CONFORMANCE WITH CITY OF SAN ANTONIO AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION ORDINANCE NO. 81491.

N 13,807,614.9
 E 2,075,944.4

RETAIL OR OFFICE OR COMMERCIAL OR MULTI-FAMILY
 6.45 ACRES (NET)

RETAIL OR OFFICE OR COMMERCIAL OR MULTI-FAMILY
 7.12 ACRES (NET)

N 13,806,115.2
 E 2,076,838.0

RETAIL OR OFFICE OR COMMERCIAL OR MULTI-FAMILY
 8.61 ACRES (NET)

163.12 ACRES (TOTAL FOR PROJECT)

MACINA • BOSE • COPELAND & ASSOC., INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 1035 Central Parkway North, San Antonio, Texas 78232
 Tel. No. (210) 545-1122 Fax No. (210) 545-9302 www.mcaeng.com
 TEXAS REGISTERED ENGINEERING FIRM F-764



ARTHUR TRACT
 MASTER PLAN No. 041-06A
 MINOR AMENDMENT

REVISIONS	DATE	NO.	DESCRIPTION
	07/26/2010	1	AMENDED MDP 041-06

PLAT ID#:
 A/P#:
 DESIGN: R.A.L.
 DRAWN: RT/PAE
 CHECKED:
 DATE: JULY 2010
 JOB NO.: 19612-0780
 SHEET: 1 of 10