City of San Antonio

Department of Development Services

January 30, 2008

Blaine Lopez, P.E.
KFW Engineers
7400 Blanco, Suite 260
San Antonio, TX 78216

Re: **167.9 Acre Haby Tract** **MDP # 027-07**

Dear Mr. Lopez,

The City Staff Development Review Committee has reviewed **167.9 Acre Haby Tract** Master Development Plan **M.D.P. # 027-07**. Please find enclosed a signed copy for your files. Your plan was approved for acceptance. 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. 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 (210) 615-5814.

Traffic Impact Analysis & Streets Division indicate that under the Unified Development Code (UDC) listed below are some of the requirements and onsite improvements that are necessary and shall be provided by the developer, on and before the completion of 167.9 Acre Haby Tract MDP, at no cost to the City of San Antonio:

- Secondary access must be secured prior to a plat or combination of plats exceeding 125 dwelling units; UDC §35-506(e)(7) or seek a variance as per UDC §35-483.

This is a general review of a conceptual plan not an in-depth review of the internal and external traffic flow, or streets and drainage plans. The internal street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. All technical requirements of the Unified Development Code will be complied with at the time of platting and/or permitting.

If you have any further questions, please call Nick V. Fernandez at (210) 207-0282.

Historic Preservation approves with the following conditions:

The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, the project may contain sites, some of which may be significant. Thus, before any work that might affect any sites is begun we recommend that a qualified professional conduct an archaeological investigation of the property. The

investigation should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any.

If you have any further questions, please call Kay Hindes at (210) 207-7306.

Bexar County approves with the following conditions:

The following improvements must be provided by the developer prior to completion of the 167.9 Acre Haby Tract development:

- Secondary access must be secured prior to a plat or combination of plats exceeding 125 dwelling units; UDC §35-506(e)(7) or seek a variance as per UDC §35-483.
- Roadway classification of the stub-out streets is subject to change during platting based on the density of the adjacent developments.

If you have any further questions, please call Todd Sang at (210) 335-6649.

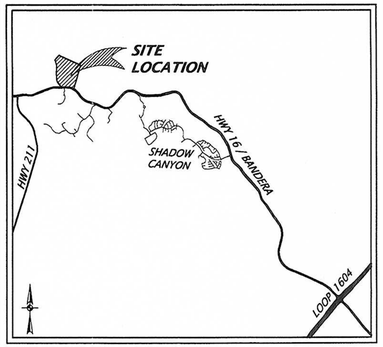
All platting shall comply with the Unified Development Code (UDC), Master Plan, Major Thoroughfare Plan, and all applicable regulations of the City of San Antonio. It will be expected that all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space shall be platted. It is suggested to work closely with the school district, so they can plan accordingly.

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 permit shall expire within twenty-four months from the date of approval if less than eight percent of the net area of the project or less than twenty acres is subject to an approved final plat or an expenditure less than five hundred thousand dollars has been made as per UDC §35-412(h)(1).

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

Sincerely,

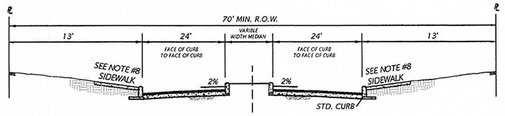
Roderick J.Sanchez, AICP, CBO
Director of Development Services Department



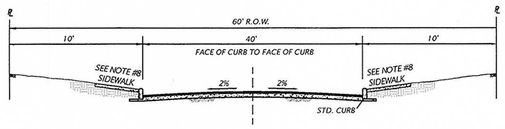
LOCATION MAP
NOT-TO-SCALE

SCALE : 1"=200'

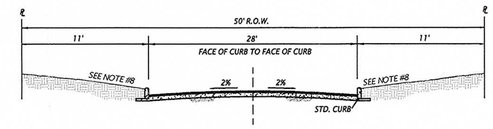
0' 200' 400' 600'



70' R.O.W. STREET SECTION – MODIFIED COLLECTOR
NOT TO SCALE



60' R.O.W. STREET SECTION – LOCAL TYPE "B"
NOT TO SCALE



50' R.O.W. STREET SECTION – LOCAL "A"
NOT TO SCALE

PROJECT PHASING

PHASE	ACRES	DWELLING UNITS	PARK (ACRES)	DENSITY (DWELLING UNITS / ACRES)
1	33.44	38	0	1.1
2	50.8	72	1	1.4
3	43.87	61	1.5	1.4
4	39.79	44	0.6	1.1
Totals	164.6	215	3.1	1.3

* PARK REQUIREMENTS = 1ACRE/70 LOTS
PARK REQUIREMENTS = 215 LOTS X 1ACRE/70 LOTS
PARK REQUIREMENTS = 3.1 ACRES

LEGEND

- = PHASING LIMITS
- = 100 YEAR FLOOD PLAIN AS PER FEMA FIRM PANEL 210 OF 900 EFFECTIVE DATE FEB. 16, 1996
- = 5' CONTOURS
- = 30% OR GREATER SLOPE
- = 5 ACRE RESIDENTIAL/ COMMERCIAL AREA
- = PARK \ OPEN SPACE

NOTE:

1. ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 28' PAVEMENT AND 2-11' PARKWAYS UNLESS OTHERWISE NOTED
2. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
3. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
4. WATER SERVICE WILL BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
5. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
6. THE BEARINGS FOR THIS SURVEY ARE ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
7. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN LATES EDITION OF AASHTO MANUAL.
8. PER UDC ARTICLE 5, DIVISION. 2: 35-506(a,). SIDEWALKS WILL NOT BE INSTALLED ON LOCAL TYPE "A" STREETS IN RESIDENTIAL SUBDIVISIONS WITH A DENSITY LESS THAN 2.5 RESIDENTIAL UNITS PER ACRE. FOR COLLECTORS (MIN 70' ROW) AND LOCAL TYPE "B" (MIN 60' ROW) THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH.
9. THE BEARINGS FOR THIS MASTER DEVELOPMENT PLAN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
10. ALL LOTS WILL BE USED FOR RESIDENTIAL UNLESS OTHERWISE NOTED.
11. THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH THE APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.
12. TRAFFIC CALMING FEATURES AND THEIR LOCATIONS WILL BE IDENTIFIED DURING THE TIME OF PLATTING.

LEGAL DESCRIPTION:
167.90 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS BEING 117.14 ACRES OUT OF THE G.C. & S.F. RR. SURVEY NO. 1, ABSTRACT NO 1158, COUNTY BLOCK 4585 AND 47.38 ACRES OUT OF THE ADOLPHO ZEPEDA SURVEY NO. 407, ABSTRACT NO. 1125, COUNTY BLOCK 4584 AND 3.38 ACRES OUT OF THE ESMENEGELDO RUIZ SURVEY NO. 406, ABSTRACT NO. 642, COUNTY BLOCK 4582 AND BEING A PORTION OF THE REMAINDER OF A 971.5199 ACRE TRACT OF LAND CONVEYED TO LAWRENCE W. HABY OF RECORD IN VOLUME 6977, PAGE 589 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

PLAN HAS BEEN ACCEPTED BY
COSA
1/30/08 (Date) #027-07 (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
1/29/10 Date

ENGINEER:
KFW ENGINEERS
7400 BLANCO ROAD, SUITE 260
SAN ANTONIO, TX 78216
PHONE: (210) 979-8444
FAX: (210) 979-8441

OWNER/DEVELOPER:
POST OAK DEVELOPMENT OF TEXAS, INC.
23535 I.H. 10 WEST, STE 1201
SAN ANTONIO, TEXAS 78257
PHONE: (210) 677-0000
FAX: (210) 224-0041

FLOOD PLAIN NOTE:

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:
KFW ENGINEERS — POST OAK DEVELOPMENT OF TEXAS, INC.

ACKNOWLEDGED BY:

DIRECTOR OF DEVELOPMENT SERVICES — DATE

KFW ENGINEERS
7400 BLANCO, SUITE 260
SAN ANTONIO, TEXAS 78216
PHONE (210) 979-8444
FAX (210) 979-8441

ISSUE DATE
REVISIONS

167.9 ACRE HABY TRACT - MDP # 027-07

MASTER DEVELOPMENT PLAN
BEXAR COUNTY, TEXAS

JOB NO. 1190301
DATE: OCTOBER 2007
DRAWN: J. S. CHECKED: G. W.
SHEET: 1 OF 1

Date: Jan 16, 2008, 3:53pm User ID: jsedgmon
File: P:\1190301\Design\Exhibits\MDP\071006-071227.dwg

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