



City of San Antonio, Texas

Department of Planning and Development Services

July 30, 2010

Chris Dice, P.E.
M.W. Cude Engineers
10325 Bandera Road
San Antonio, TX. 78250

RE: Master Development Plan - MDP 004-08 Briggs Ranch Towne Center application status

Dear Mr. Dice:

We have reviewed your MDP application that was submitted on November 8, 2007. Based on the Texas Local Government Code 245.002 (e) *Uniformity of Requirements* the following is our official finding:

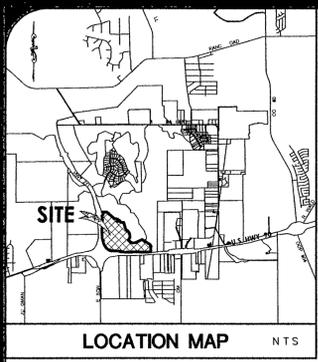
Planning and Development Services Department deemed your MDP technical application invalid. The applicant has failed to provide documents or other information necessary to comply with the City's technical requirements since the City's last request on August 19, 2008. The MDP permit application has expired. Should you care to develop your property in the future by phases then a new MDP application and fees will need to be submitted.

If you have any further questions please contact Larry Odis at larry.odis@sanantonio.gov or 207-0210.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Looney", with a long horizontal line extending to the right.

Christopher Looney, AICP
Interim Assistant Director,
Land Development Division

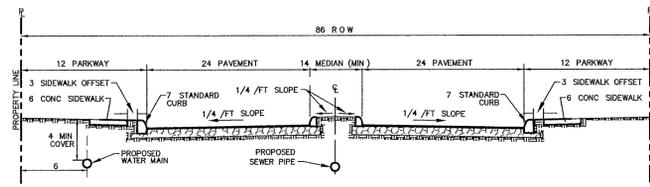


DEVELOPER
SFR BRIGGS LP
CONTACT PERSON RANDOLPH V BROWN
25222 FOUR IRON COURT
SAN ANTONIO TEXAS 78260
TEL (281) 455-1368
FAX (210) 447-7924

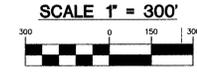
CIVIL ENGINEER
M W CUDE ENGINEERS LLC
CONTACT PERSON CHRISTOPHER R DICE EIT
10325 BANDERA ROAD
SAN ANTONIO TEXAS 78250
(210) 681-2951
FAX (210) 523-7112
WWW.MWCUDE.COM
INFO@MWCUDE.COM

NOTE

- ORIGIN OF STATE PLANE COORDINATES NGS MARK MILLER PID AY0121
- THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO
- THE PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE
- SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM
- WATER SERVICE WILL BE PROVIDED BY BEXAR METROPOLITAN WATER DISTRICT
- THE FRONT SIDE AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE
- A VARIABLE SIGHT DISTANCE CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, 2001 EDITION OR LATEST VERSION THEREOF
- SIDEWALKS TO BE PROVIDED FOR PEDESTRIAN ACCESS ON ALL ROADWAYS IN ACCORDANCE WITH UDC 35-506 (g)
- MEDIA VALLEY INDEPENDENT SCHOOL DISTRICT
- BICYCLE FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF SAN ANTONIO UDC REQUIREMENTS (PER ORDINANCE #100741) AND APPLICABLE AASHTO GUIDELINES



ENHANCED COLLECTOR STREET CROSS SECTION



LEGAL DESCRIPTION

APPROXIMATELY 253.3 ACRES OF LAND OUT OF THE CLEMENTINE BUNDICK SURVEY NO. 13 1/2 ABSTRACT NO. 992 COUNTY BLOCK 4325 MRS. T. A. COOKE SURVEY NO. 65 1/4 ABSTRACT NO. 1076 COUNTY BLOCK 4342 AND THE MRS. S. C. CRAIG SURVEY NO. 13 3/4 ABSTRACT NO. 1077 COUNTY BLOCK 4345 BEXAR COUNTY TEXAS AND BEING OUT OF A 1909 83 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 7511 PAGE 80 OUT OF A 509.7 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 11090 PAGE 827 THE REMAINDER OF A TRACT OF LAND DESIGNATED AS SAVE-AND-EXCEPT DESCRIBED BY DEED RECORDED IN VOLUME 11090 PAGE 945 ALL OF A 40.00 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 11240 PAGE 785 ALL OF A 13.97 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 11293 PAGE 519 AND ALL OF A 25.39 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 11293 PAGE 500 ALL BEING RECORDED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS

LEGEND

— MDP LIMITS
- - - FEMA 100 YR FLOOD PLAIN LIMITS

PROPERTY OWNERSHIP

- GOLF CLUBS OF TEXAS LLC
- 211 INVESTMENTS LTD
- AIR FORCE VILLAGE II INC

LINE TABLE

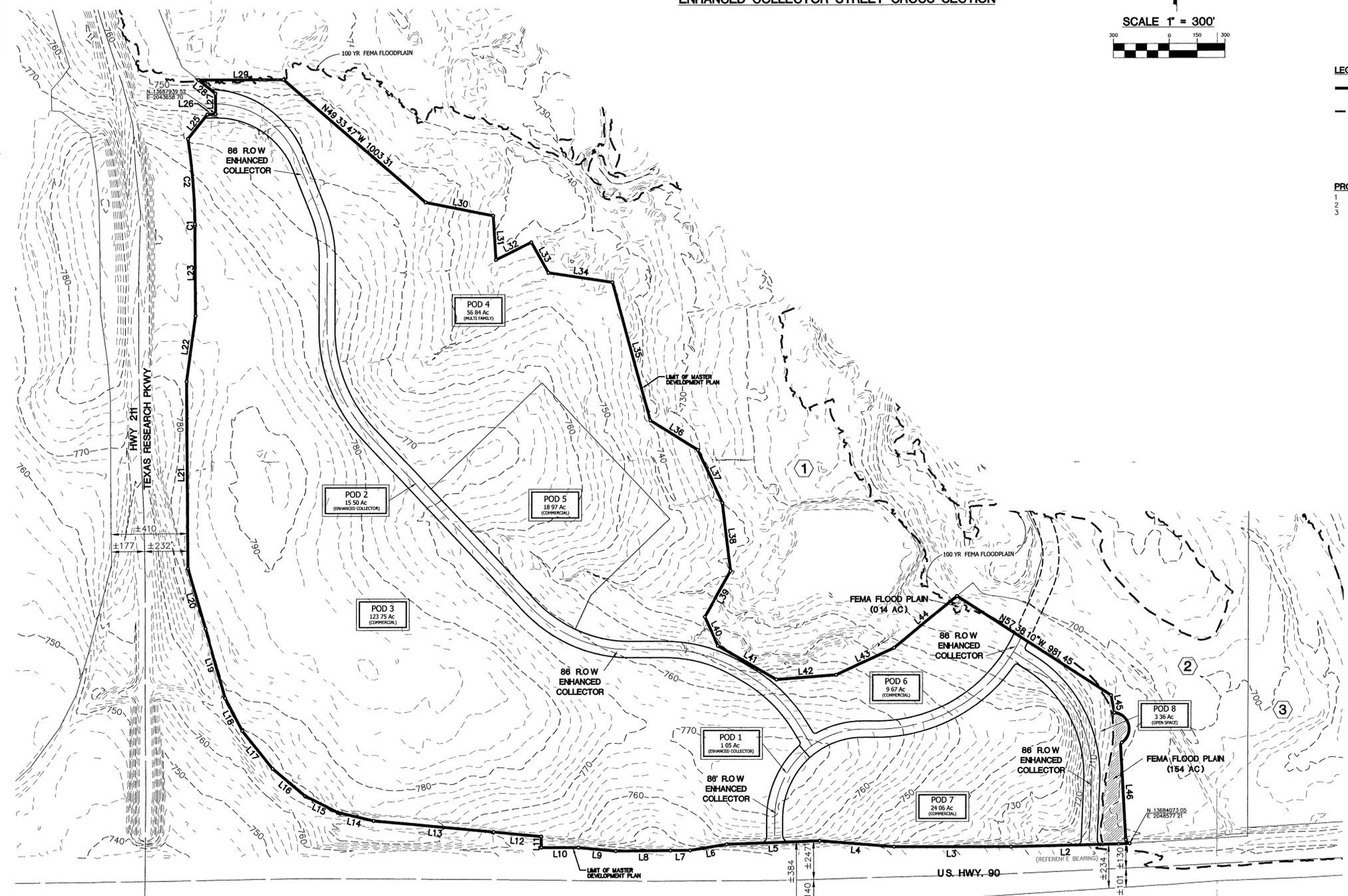
LINE	LENGTH	BEARING
L1	59.32	N 86.46 29 E
L2	57.74	N 88.35 40 E
L3	629.69	S 89.57 49 E
L4	460.70	S 85.22 4 E
L5	509.69	N 87.59 29 E
L6	202.63	N 80.56 51 E
L7	105.21	N 89.37 48 E
L8	284.50	N 89.37 48 E
L9	201.31	S 84.39 1 E
L10	200.08	S 80.57 13 E
L11	59.74	S 82.59 E
L12	247.12	S 84.40 55 E
L13	647.31	S 84.40 55 E
L14	199.81	S 78.51 28 E
L15	194.50	S 63.33 31 E
L16	227.13	S 59.24 23 E
L17	248.87	S 30.10 13 E
L18	180.17	S 27.48 48 E
L19	383.80	S 18.23 32 E
L20	332.78	S 16.23 32 E
L21	892.33	S 0.24 12 E
L22	349.77	S 7.49 18 W
L23	478.16	S 0.24 26 E
L24	185.37	S 39.22 35 W
L25	45.70	S 89.47 40 W
L26	109.20	S 0.26 37 E
L27	118.87	S 52.16 17 E
L28	457.53	S 89.59 36 W
L29	370.12	N 78.56 39 W
L30	234.51	N 34.62 5 W
L31	211.94	S 63.36 44 W
L32	185.89	N 29.37 11 W
L33	349.99	N 81.36 33 W
L34	756.92	N 15.33 33 W
L35	361.20	N 58.13 47 W
L36	313.13	N 25.14 56 W
L37	361.06	N 77.31 W
L38	381.00	N 25.23 74 E
L39	169.27	N 25.14 14 W
L40	361.69	N 60.31 37 W
L41	372.86	S 89.43 32 W
L42	342.09	S 69.24 8 W
L43	434.79	S 50.59 2 W
L44	91.14	N 10.37 51 W
L45	501.62	N 31.7 41 W

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT LENGTH
C1	3114.78	210.4	4.38
C2	3114.79	830.88	227.28
C3	86.00	142.40 58	254.88
C4	15.00	60.18 45	8.71
C5	20.00	60.8 29	20.05

DEVELOPMENT SUMMARY

ITEM	ACRES	# UNITS	DU /Ac
POD 1 (ENHANCED COLLECTOR)	1.05	N/A	N/A
POD 2 (ENHANCED COLLECTOR)	15.50	N/A	N/A
POD 3 (COMMERCIAL/RETAIL)	123.79	N/A	N/A
POD 4 (MULTI-FAMILY)	56.87	1592	28
POD 5 (COMMERCIAL)	18.97	N/A	N/A
POD 6 (COMMERCIAL)	9.68	N/A	N/A
POD 7 (COMMERCIAL)	24.06	N/A	N/A
POD 8 (OPEN SPACE)	3.36	N/A	N/A
TOTAL DEVELOPMENT	253.29	1592	6.29



BRIGGS RANCH
TOWNE CENTER
MASTER DEVELOPMENT PLAN #004-08



M W CUDE ENGINEERS L L C
10325 BANDERA ROAD
SAN ANTONIO TEXAS 78250
TEL 210 681 2951
FAX 210 523 7112
WWW.MWCUDE.COM

REVISIONS

NO.	DATE	PROJECT NO.
1	10/31/07	226900

DRAWN BY: IER
CHECKED BY: CRD

P14
SHEET 1 OF 1



City of San Antonio Development Services Department Master Plan Review APPLICATION



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, and a Park review fee. **Incomplete proposals will not be considered for review.**

11-08-07P03:50 RCVD

Master Plan Application Type (check one):

<input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP)	<input type="checkbox"/> Planned Unit Development (PUD)
<input type="checkbox"/> MDP/ P.U.D. Plan (combination)	<input type="checkbox"/> Mixed Used District (MXD)
<input type="checkbox"/> Pedestrian Plan (PP)	<input type="checkbox"/> Traditional Neighborhood Development (TND)
<input type="checkbox"/> Flexible Development Plan (FDP)	<input type="checkbox"/> Master Planned Community District (MPCD)
<input type="checkbox"/> Urban Development (UD)	<input type="checkbox"/> Farm and Ranch (FR)
<input type="checkbox"/> Rural Development (RD)	<input type="checkbox"/> Mixed Light Industrial (MI-1)
<input type="checkbox"/> Mixed Heavy Industrial (MI-2)	<input type="checkbox"/> Military Airport Overlay Zone (MAOZ)
	<input type="checkbox"/> Manufactured Home Park Plan (MHPP)
	<input type="checkbox"/> Other: _____

Applicant Contact Information:

Project Name: <u>Briggs Ranch Towne Center</u>		
Owner/Agent: <u>SFR Briggs, LP</u>	E-mail: <u>randy@r-brown.com</u>	
Address: <u>25222 Four Iron Court</u>	Zip code: <u>78260</u>	Phone: <u>281-455-1368</u>
Contact Person Name: <u>Christopher Dice, E.I.T.</u>	E-mail: <u>cdice@mwcude.com</u>	
Company: <u>M.W. Cude Engineers, LLC</u>	Relationship to Owner: <u>Engineer for this project</u>	
Address: <u>10325 Bandera Road, San Antonio, TX</u>	Zip code: <u>78250</u>	Phone: <u>210-681-2951</u>

Plan Proposal:

Total number of lots:	Total acreage: <u>253.29</u>
Existing zoning: <u>OCL</u>	Proposed zoning:
Density (dwelling units per acre):	Typical residential lot size:
Number of dwelling units per phase:	
Phase: <u>1</u> Dwelling units: <u>19.26</u> acres	Phase: <u>5</u> Dwelling units: <u>14.94</u> acres
Phase: <u>2</u> Dwelling units: <u>3.59</u> acres	Phase: <u>6</u> Dwelling units: <u>2.95</u> acres
Phase: <u>3</u> Dwelling units: <u>110.92</u> acres	Phase: <u>7</u> Dwelling units: <u>3.96</u> acres
Phase: <u>4</u> Dwelling units: <u>49.69</u> acres	Phase: <u>8</u> Dwelling units: <u>24.45</u> acres

Complete this subsection for PUD Plans only:

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

For City Use Only

Intake Date: <u>11/8/07</u>	Intake By: <u>Larry Odus</u>
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City of San Antonio
Development Services Department
Master Plan Review Application

File #: 004-08

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.

Owner or Authorized Representative:

11-08-07P03:50 RCVD

I, the undersigned, hereby certify that this application and all sketches and data and matter 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: Randolph V. Brown Signature: _____

Date: 10-31-2007 Phone: 281-455-1368 Fax: 210-447-7924

E-mail: randy@r-brown.com

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

Melissa Ramirez
Senior Management Analyst
(210) 207-7038
Melissa.Ramirez@sanantonio.gov

Elizabeth Carol
Senior Management Analyst
(210) 207-7893
Elizabeth.Carol@sanantonio.gov

Richard Carrizales
Senior Engineering Technician
(210) 207-8050
Richard.Carrizales@sanantonio.gov

Elizabeth Adams
Planner
(210) 207-7912
Elizabeth.Adams@sanantonio.gov

Robert Lombrano
Planner
(210) 207-5014
Robert.Lombrano@sanantonio.gov

Luz Gonzales
Planner
(210)207-7898
Luz.Gonzales@sanantonio.gov

Larry Odis
Administrative Assistant
(210) 207-0210
Larry.Odis@sanantonio.gov

Jasmin Moore
Planner
(210) 207-0142
Jasmin.Moore@sanantonio.gov

Rebecca Paskos
Planner
(210) 207-0042
Rebecca.Paskos@sanantonio.gov

Donna Schueling
Planner
(210) 207-5016
Donna.Schueling@sanantonio.gov

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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 (UDC §35-B125) (Not required for PUD applications);
- Topographic contour lines no greater than ten (10) feet (Not required for PUD applications);
- 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.

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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;

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- (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 boundary lines. If the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

The location and general nature of proposed uses and proposed intensity (residential density or non-residential floor area ratio) (Not required for PUD applications);

STORM WATER MANAGEMENT:

Storm water management plan (UDC §35-B119).

The following additional items are required for PUD Plan and FDP applications only(UDC §35-310.15, -B101, -B113) :

Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;

Proposed covenants on the property, if any, including a map and legal description of area affected;

Proposed land uses and zoning classifications by location, type, density and size to include residential density and non-residential floor area ratio (FAR);

Notation of any restrictions required by the City Council in accordance with the PUD ordinance;

Tabulation showing the following:

(a) Total acreage;

(b) Total number of lots;

(c) Square footage of all buildings and structures;

(d) The approximate location and area of impervious cover of non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ;

(e) Square footage of all paved or otherwise hard surfaced streets, parking facilities, including curb and gutters, walks, loading areas, and asphalt or concrete aprons for solid waster containers, signs or outdoor mechanical equipment;

(f) Total floor area ratio (FAR) for each type of non-residential use;

(g) Total area of passive open space;

(h) Total area of active developed recreational open space;

(i) Total number of off-street parking and loading spaces.

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The approximate location and area of impervious cover of non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ;

Location and dimensions of public and/or private streets, parking areas, access control stations, and clear vision areas;

Identification of common open space areas and/or the percentage of each lot which is to be reserved as open space, plus the calculations used to determine the required percentages;

Staging plan if PUD is to be developed in more than one phase;

Utilities plan;

Lots numbered as approved by the City;

Perimeter setbacks as required;

Major physical features such as easements, streams, floodplains and significant stands of trees as indicated in the most recent city-maintained aerials;

Delineation of woodlands;

List of names and addresses of all owners of all property lying within 200 feet of the boundaries of the PUD, and a map showing the PUD site and all properties within a 200 foot radius. Fee in lieu of may be provided in accordance with Appendix C;

Identification of all common elements/amenities to be built out in the future including but not limited to tennis courts, pools, pavilions, walking trails, etc.;

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Provisions for maintenance funding.

MDP, FDP and PUD Plan Applications using the Conservation Subdivision Use Pattern also require (UDC §35-B101):

- Delineation of woodlands;
- 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.

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

- Site size, locational 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.

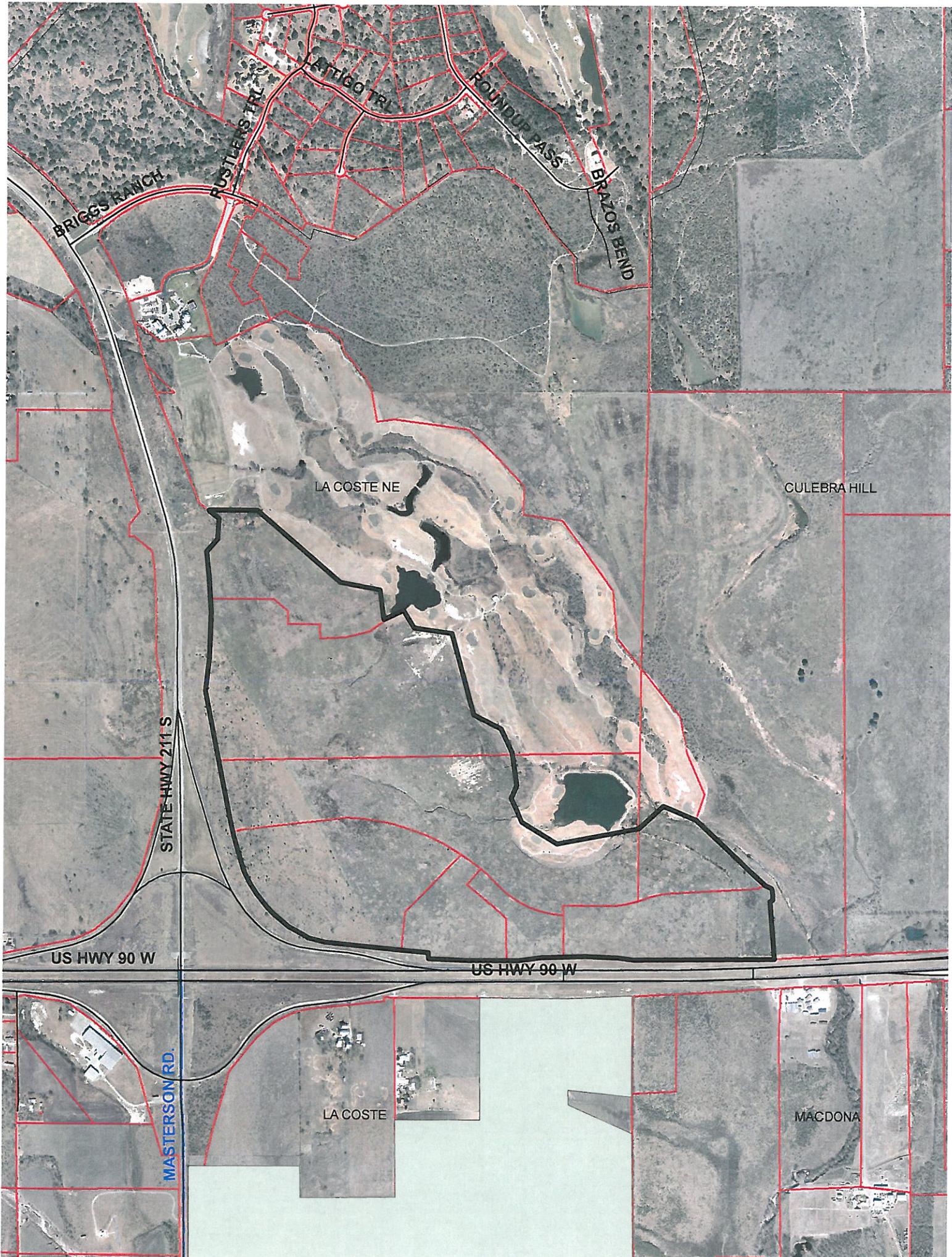
Applications for MHPP required (UDC §35-B108):

- 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;

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- 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.

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BRIGGS RANCH

RUSTLENS TRI

LATTIGO TRI

ROUNDUP PASS

BRAZOS BEND

LA COSTE NE

CULEBRA HILL

STATE HWY 211 S

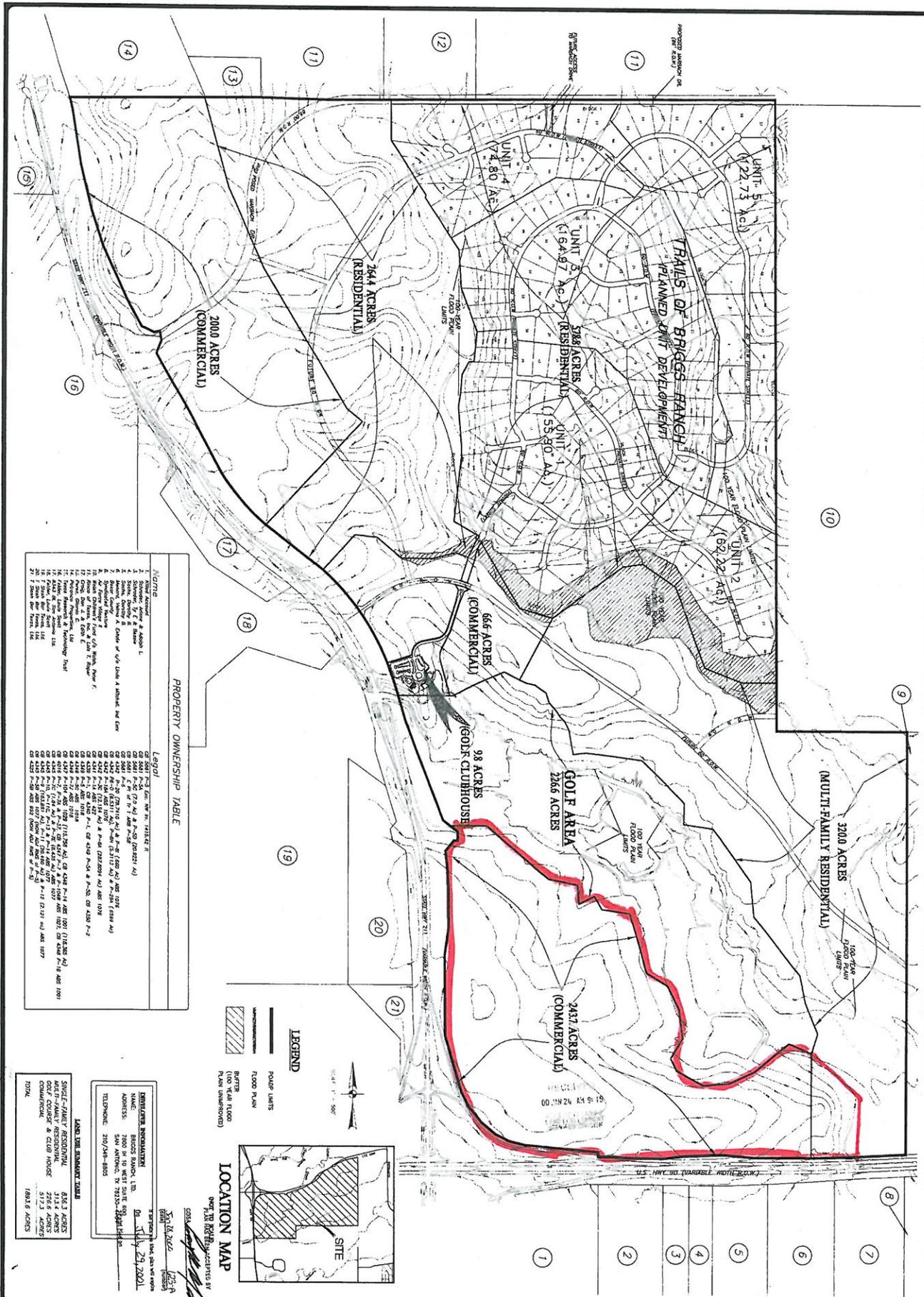
US HWY 90 W

US HWY 90 W

MASTERSON RD

LA COSTE

MACDONA



PROPERTY OWNERSHIP TABLE

ACRES	OWNER
1.00	State of Texas
2.00	State of Texas
3.00	State of Texas
4.00	State of Texas
5.00	State of Texas
6.00	State of Texas
7.00	State of Texas
8.00	State of Texas
9.00	State of Texas
10.00	State of Texas
11.00	State of Texas
12.00	State of Texas
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77.00	State of Texas
78.00	State of Texas
79.00	State of Texas
80.00	State of Texas
81.00	State of Texas
82.00	State of Texas
83.00	State of Texas
84.00	State of Texas
85.00	State of Texas
86.00	State of Texas
87.00	State of Texas
88.00	State of Texas
89.00	State of Texas
90.00	State of Texas
91.00	State of Texas
92.00	State of Texas
93.00	State of Texas
94.00	State of Texas
95.00	State of Texas
96.00	State of Texas
97.00	State of Texas
98.00	State of Texas
99.00	State of Texas
100.00	State of Texas

LEGEND

- POLE LIGHTS
- FOOD PLANT
- BATHS (100 YEAR FLOOD PLAIN SHOWN)

LOCATION MAP

BRIGGS RANCH ACCEPTED BY [Signature]

DEVELOPER INFORMATION:
 NAME: BRIGGS RANCH, LTD.
 ADDRESS: 7800 N. WEST SUITE 400, DALLAS, TX 75241
 TELEPHONE: 214/344-8800

LAND USE SUMMARY TABLE:

ACRES	USE
666	COMMERCIAL
374	RESIDENTIAL
52.22	MULTI-FAMILY RESIDENTIAL
74.80	RESIDENTIAL
22.73	MULTI-FAMILY RESIDENTIAL
154.87	RESIDENTIAL
2000	COMMERCIAL
364	RESIDENTIAL
98	GOLF CLUBHOUSE
266	GOLF AREA
241.7	COMMERCIAL

BRIGGS RANCH PRELIMINARY OVERALL DEVELOPMENT PLAN

DATE: JULY, 1999
 SHEET: 1 OF 1
 DRAWN BY: S.E. OWEN, RIA
 CHECKED BY: S.E. OWEN, RIA

PAPE-DAWSON ENGINEERS
 555 EAST RAUSBY | SAN ANTONIO TEXAS 78218 | PHONE: 214.221.4000
 FAX: 214.221.4000

REVISIONS:
 REV. 1/14/00

6234



City of San Antonio
Development Services Department
Master Plan Review
Completeness Review



This completeness review is applicable to the following: Master Development Plan (MDP), Master Planned Community District (MPCD), Planned Unit Development (PUD), MDP/PUD Plan (combination), Flexible Development Plan (FDP), Traditional Neighborhood Development (TND), Urban Development (UD), Rural Development (RD), Farm and Ranch (FR), Mixed Light Industrial (MI-1), Mixed Heavy Industrial (MI-2), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat I.D. #: _____
Plat Name: Briggs Ranch Towne Center
Project Engineers/Surveyors or Firm Name: M.W. Cude Engineers, LLC
Address: 10325 Bandera Road San Antonio, TX
Phone # 210-681-2951 **Fax #:** 210-523-7112 **E-mail:** edice@mwcude.com

Required Items for Completeness Review

- Completed and signed Application Form
- Appropriate MDP/PUD Plan Review Fee
- Digital information (MDP and PUD) in xxx.DWG or xxx.DXF
- 8 1/2 "x 11" Reduced Copy (MDP and PUD)
- Storm Water Management Plan (MDP and PUD)(2 copies)
- Traffic Impact Analysis (TIA) (MDP and PUD)(4 copies)
- Appropriate Parks Review Fee

11-08-07P04:23 RCVD

• (Master Development Plans and PUD Plans): 20 copies (folded) with Development Service Department, MDP Division Request for Review form (attached) for respective departments or agencies. If it is an MDP/PUD combination, it will need two sets of everything.

- | | |
|---|---|
| <input checked="" type="checkbox"/> Master Development Plan | <input checked="" type="checkbox"/> Street and Drainage |
| <input checked="" type="checkbox"/> Major Thoroughfare | <input checked="" type="checkbox"/> Traffic T.I.A. |
| <input checked="" type="checkbox"/> Neighborhoods | <input checked="" type="checkbox"/> Building Inspection – Trees |
| <input checked="" type="checkbox"/> Historic | <input checked="" type="checkbox"/> Parks – Open space |
| <input checked="" type="checkbox"/> Disability Access (Sidewalks) | <input checked="" type="checkbox"/> Bicycle Plan |
| <input checked="" type="checkbox"/> Zoning | <input checked="" type="checkbox"/> Fire Protection |
| <input checked="" type="checkbox"/> SAWS Aquifer | <input checked="" type="checkbox"/> Bexar County Public Works |
| <input checked="" type="checkbox"/> Storm Water Engineering | <input checked="" type="checkbox"/> Other: _____ |

Accepted Rejected

Completeness Review By: Larry Rodis Date: 11/8/07