



# City of San Antonio

*Development Services Department*

December 12, 2010

J. A. (Tony) Saucedo, Jr.  
San Antonio Design Group, Inc.  
4242 Medical Drive, Suite 5100  
San Antonio, Texas 78229

**Re: San Roman Tract**

**MDP # 002-09**

Dear Mr. Saucedo,

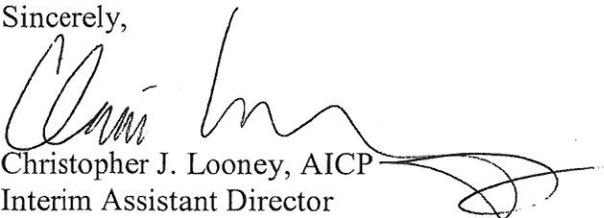
The Development Review Committee has evaluated the **San Roman Tract** Master Development Plan, or **MDP # 002-09**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

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.

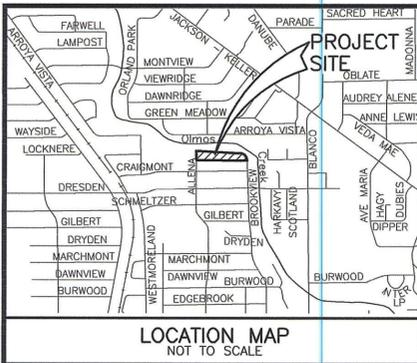
Please note that this action by the committee does not establish any commitment for the provision of drainage, utilities, services or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the school district, so they can plan for the development accordingly.

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 Donna L. Camacho at 207-5016.

Sincerely,



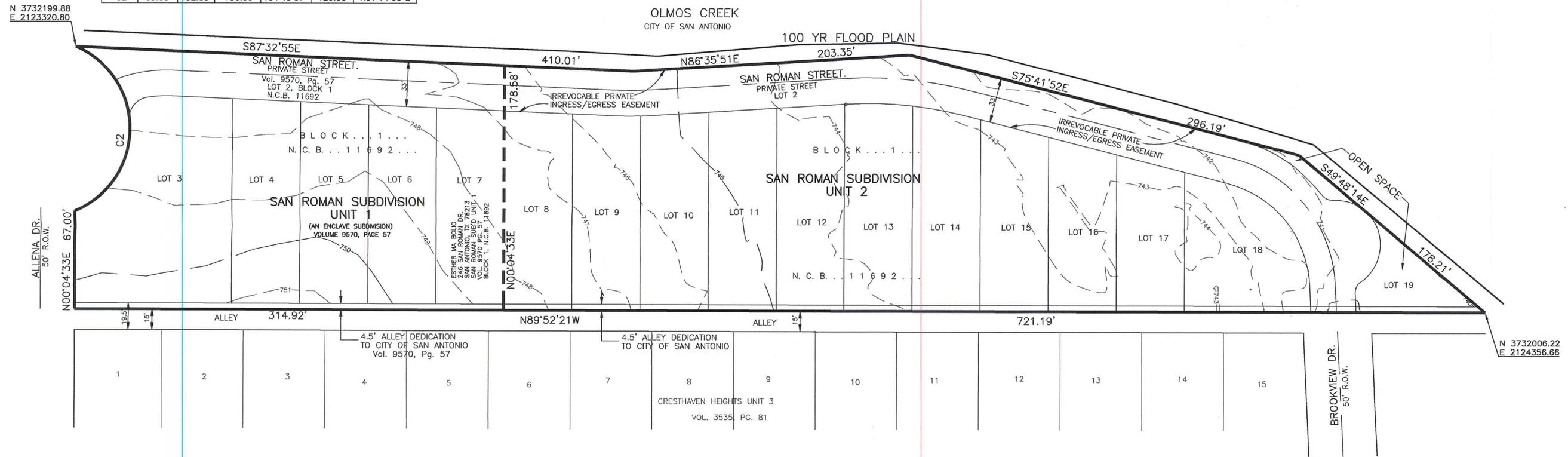
Christopher J. Looney, AICP  
Interim Assistant Director



**OWNER/DEVELOPER:**  
 SAN ROMAN ENTERPRISES  
 206 MARCHMONT LN.  
 SAN ANTONIO, TEXAS 78213  
 (210) 663-0952

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CORD DISTANCE	CORD BEARING
C2	65.00	152.88'	156.00'	134°45'37"	120.00'	N01°14'00"E

N 3732199.88  
 E 2123320.80



ALLENA DR.  
 50' R.O.W.  
 N00°04'33E 67.00'

N 3732006.22  
 E 2124356.66

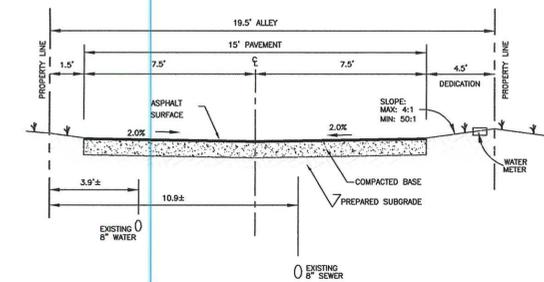
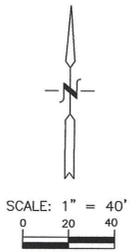
ALL AREAS CONTAINED WITHIN THIS MDP ARE ZONED RESIDENTIAL R4.

APPROXIMATE ACREAGE & LOT SUMMARY

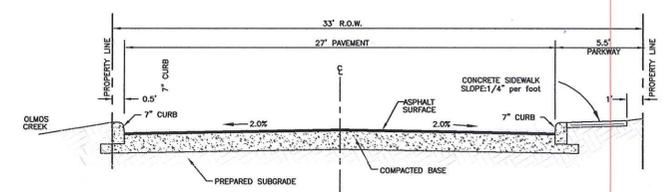
UNIT #	LOTS	MIN. LOT SIZE	EXIST. ZONING	ACRES
UNIT 1	5	50'x145'	R4	1.26
UNIT 2	11	50'x145'	R4	2.40
TOTAL	16			3.66

4.37 UNITS PER ACRE

- NOTES
1. WATER SERVICE TO BE PROVIDED BY SAWS
  2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS
  3. GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS
  4. TELEPHONE SERVICE TO BE PROVIDED BY AT&T TELEPHONE
  5. CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE
  6. THE HOME OWNERS ASSOCIATION OR SUCCESSORS WILL BE RESPONSIBLE FOR MAINTENANCE OF THE IRREVOCABLE INGRESS/EGRESS EASEMENT AT NO COST TO THE CITY OF SAN ANTONIO.
  7. INDIVIDUAL LOT DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLATS
  8. ALL LAND USE IS SINGLE FAMILY RESIDENTIAL
  9. THIS DEVELOPMENT WILL BE COMPLETED IN TWO PHASES
  10. THIS DEVELOPMENT IS IN THE NORTHEAST INDEPENDENT SCHOOL DISTRICT
  11. DETAILED DRAINAGE ANALYSIS IS INCLUDED WITH THIS SUBMITTAL.
  12. DEVELOPER WILL COMPLY WITH UDC ARTICLE V, VII CONCERNING PARKS AND OPEN SPACE.
  13. BEARING REFERENCE SOURCE IS S87°32'55"E AS SHOWN ALONG THE NORTH PROPERTY LINE, DERIVED FROM NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE. AS OBTAINED BY GPS OBSERVATION.
  14. SIDEWALKS WILL BE INSTALLED ON THE PRIVATE STREET ON ONE SIDE ONLY.
  15. ALL PROPERTY WITHIN THE BOUNDARY OF THIS MDP IS LOCATED IN CITY OF SAN ANTONIO.
  16. ALL INTERSECTIONS WILL MEET MINIMUM SITE DISTANCE REQUIREMENTS.



TYPICAL 19.5' ALLEY LAYOUT  
 NOT TO SCALE



TYPICAL STREET LAYOUT  
 NOT TO SCALE

PLAN HAS BEEN ACCEPTED BY  
 COSA *Chris...*  
 12/10/2010 002-09  
 (Date) (Number)  
 Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on  
 12/19/2012  
 Date

**San Antonio Design Group Inc.**  
 CONSULTING ENGINEERS  
 4242 MEDICAL DR. SUITE 5100  
 SAN ANTONIO, TEXAS 78229  
 PH: (210) 342-6700 FAX: (210) 342-6701

MASTER DEVELOPMENT PLAN #002-09  
 for  
 SAN ROMAN TRACT

J.A.S. DRAWN BY:  
 H.C. CHECKED BY:  
 R.J.A. APPROVED BY:  
 AUGUST 2009 DATE:

REVISIONS


SHEET: \_\_\_\_\_  
 OF: \_\_\_\_\_

3.66 TOTAL ACRES  
 THIS MDP WAS PREPARED 12/17/08