



City of San Antonio

Department of Development Services

October 5, 2010

Lisa Moltz, P.E.
Pape-Dawson Engineers, Inc.
555 E. Ramsey
San Antonio, Texas 78216

Re: **Bulverde Crossing**

MDP # 005-10

Dear Ms. Moltz,

The Development Review Committee has reviewed **Bulverde Crossing** Master Development Plan, **MDP 005-10**. 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.

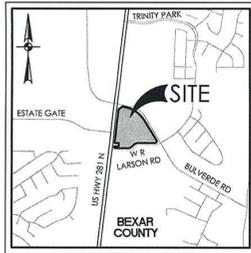
Please note that this action by the committee does not establish any commitment for the provision of drainage, utilities, services or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the school district, so they can plan for the development 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 Luz M. Gonzales at 207-7898.

Sincerely,



Christopher J. Looney, AICP
Interim Assistant Director



LOCATION MAP
MAPSCO MAP GRID: 451D6
SCALE: 1" = 200'

PHASING SCHEDULE				
PHASE	AREA (AC.)	*ESTIMATED COMPLETION DATE	DWELLING UNITS	DWELLING UNITS/ACRE
PHASE 1	1.65	2015	1	0.61
PHASE 2	1.58	2012	1	0.63
PHASE 3	2.35	2015	1	0.43
PHASE 4	3.36	2015	1	0.30
PHASE 5	4.28	2015	1	0.23

*ESTIMATED COMPLETION DATES ARE SUBJECT TO CHANGE DUE TO VARYING MARKET CONDITIONS.
**NOTE: INGRESS/EGRESS, PRIVATE DRIVE EASEMENT LEFT OUT OF PHASING DUE TO SPECIFIC NATURE OF DEVELOPMENT. TRAFFIC NEEDS AND SPECIFIC SITE PLANS WILL DETERMINE AT WHAT STAGES DRIVES WILL BE CONSTRUCTED AND TO WHICH LOTS THEY WILL BE ASSIGNED TO. OWNERSHIP WILL BE SPECIFIC TO A LOT WITH OVERALL MAINTENANCE PERFORMED BY AN ESTABLISHED COMMERCIAL PROPERTY OWNER'S ASSOCIATION.

LAND USE TABLE	
LAND USE	AREA (AC.)
PRIVATE INGRESS/EGRESS EASEMENT	1.37
COMMERCIAL/RETAIL/OFFICE	13.22
TOTALS	14.59

GENERAL NOTES

- THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THIS PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
- WATER AND SEWER SERVICE WILL BE PROVIDED BY SAWS.
- UNIT ACREAGES ARE SUBJECT TO CHANGE BASED ON INDIVIDUAL DEVELOPMENT SITE PLANS AND ALIGNMENT FOR INGRESS/EGRESS EASEMENT.
- THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
- SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(q). 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 FOR COLLECTORS (MINIMUM 60 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 70 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET OF RIGHT OF WAY).

UTILITY PURVEYORS

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
 WATER: SAN ANTONIO WATER SYSTEM
 GAS AND ELECTRIC: CITY PUBLIC SERVICE ENERGY
 TELEPHONE: GUADALUPE VALLEY TELEPHONE COOPERATIVE
 CABLE TELEVISION: GUADALUPE VALLEY TELEPHONE COOPERATIVE

ZONING

EXISTING: OCL
 PROPOSED: OCL

ENGINEER:
 PAPE-DAWSON ENGINEERS, INC.
 555 E. RAMSEY
 SAN ANTONIO, TEXAS 78216
 PHONE: (210) 375-9000

OWNER/DEVELOPER
 BITTERBLUE, INC.
 11 LYNN BATTS LANE, STE. 100
 SAN ANTONIO, TEXAS 78218
 PHONE: (210) 828-6131

**BULVERDE CROSSING
 MASTER DEVELOPMENT PLAN
 #005-10**

PROPERTY LEGAL DESCRIPTION

14.59 ACRES OF LAND OUT OF THE MANDELAND COOPER 110.63 ACRE TRACT, OUT OF THE H.J. HUPPERTZ SURVEY NO. 417-4/8, ABSTRACT 932, COUNTY BLOCK 4865, BEXAR COUNTY TEXAS AS RECORDED IN VOLUME 3160, PAGE 650, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



LEGEND:

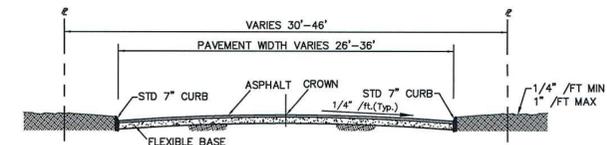
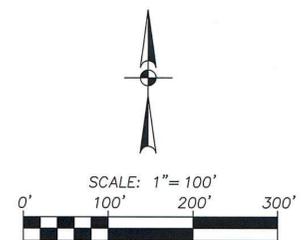
- 5' CONTOURS
- 10' CONTOURS
- FLOODPLAIN
- PRIVATE DRIVEWAY
- PHASE LINE

CURVE TABLE

LINE	BEARING	LENGTH
L1	S12°44'00"W	34.77'
L2	S58°19'36"W	36.39'
L3	N40°10'00"W	21.38'
L4	N06°43'02"E	75.58'

CURVE TABLE

CURVE	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD	LENGTH
C1	663.98'	281.75'	45°59'12"	S54°25'44"E	518.73'	532.92'
C2	130.00'	48.71'	41°04'52"	S69°19'52"W	91.23'	93.21'
C3	70.00'	26.23'	41°04'52"	S69°19'52"W	49.12'	50.19'



TYPICAL INGRESS/EGRESS PRIVATE DRIVE BASEMENT SECTION (NOT TO SCALE)

PLAN HAS BEEN ACCEPTED BY
 COSA *Chin*
 October 5, 2010 005-10
 (Date) (Number)
 Note: this plan will have to comply with Section 35-41.2, (h) Scope of approval for validation or plan will expire on
 October 4, 2012
 Date

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470 FAX: 210.375.9010