City of San Antonio

Department of Development Services

November 30, 2010

David Broadbeck, P.E.
Jacobs Engineering
911 Central Pkwy North, #425
San Antonio, Texas 78232

Re: **KB Kitty Hawk** **MDP # 001-11**

Dear Mr. Broadbeck,

The Development Review Committee has reviewed **KB Kitty Hawk** Master Development Plan, **MDP 001-11**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

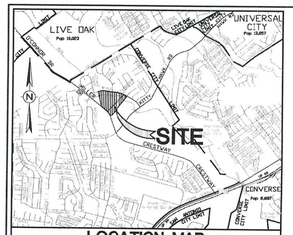
It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable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



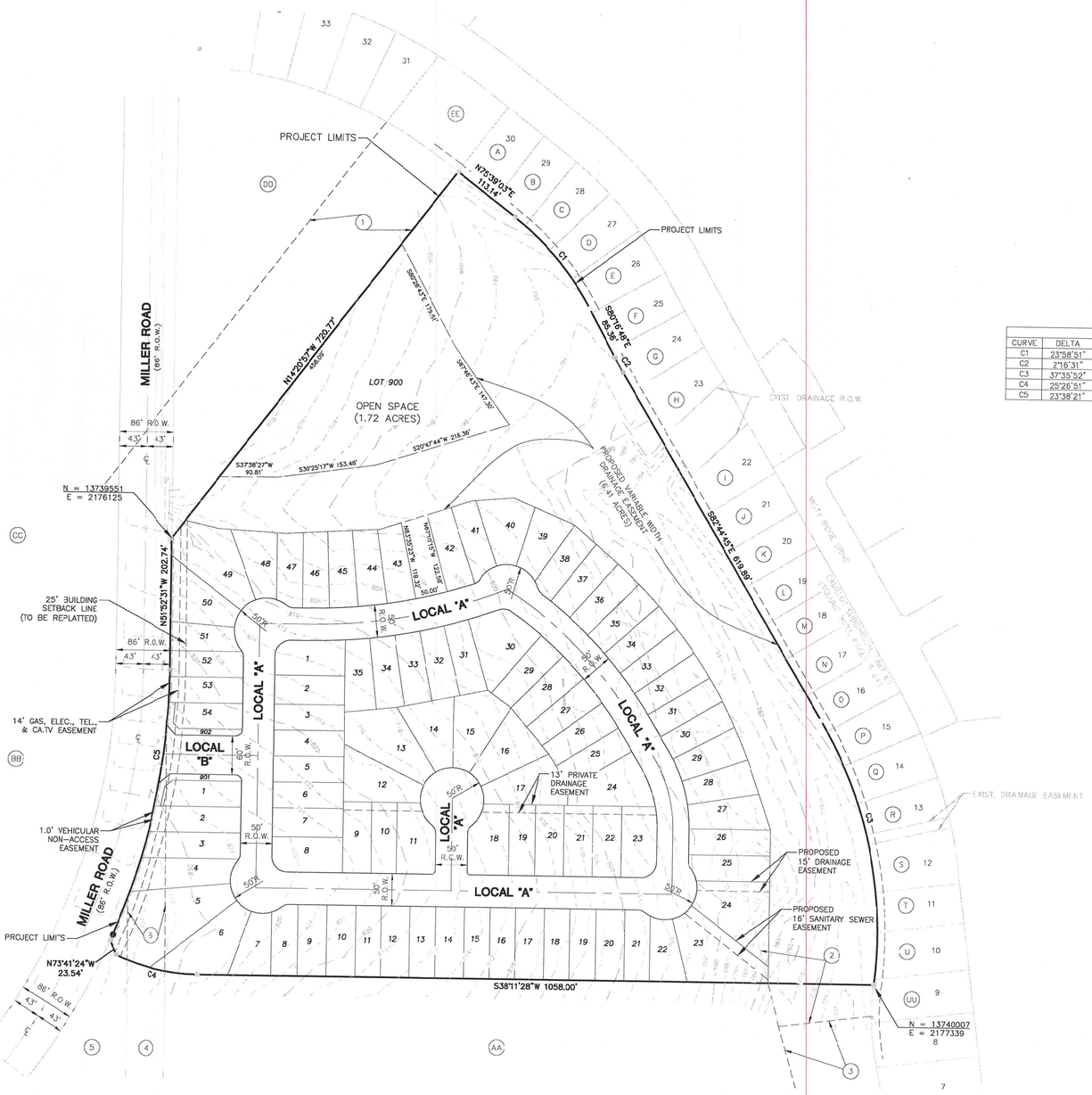
LOCATION MAP
NOT TO SCALE
MAPSCO 2008 PAGE 553, GRID F6

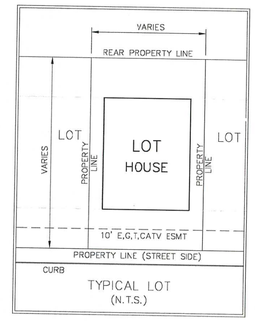
KEYED NOTES - PROPERTY OWNERSHIP

- (AA) CROTON PROPERTIES LLC. VOL. 13134, PG. 0746 O.P.R.B.C.T.
- (BB) ROBERT SALAMONE & WALTER LEYVA VOL. 12442, PG. 807 O.P.R.B.C.T.
- (CC) ROBERT SALAMONE & WALTER LEYVA VOL. 12442, PG. 807 O.P.R.B.C.T.
- (DD) ENG TAN & GINA TAN VOL. 14135, PG. 1575 O.P.R.B.C.T.
- (EE) VANPHAT NGUYEN VOL. 5765, PG. 1057-1058 O.P.R.B.C.T.
- (A) TRINIDAD X. GUAJARDO VOL. 5768, PG. 1541 O.P.R.B.C.T.
- (B) FINIS L. COLE & LEAH V. COLE VOL. 10165, PG. 2367 O.P.R.B.C.T.
- (C) ANGEL BUENO & YVETTE BUENO VOL. 10384, PG. 1604 O.P.R.B.C.T.
- (D) JACK LANGFORD LENHART & MARTHA A. LENHART VOL. 5765, PG. 1057-1058 O.P.R.B.C.T.
- (E) MARIE E. CARMONA & ENRIQUE CARMONA VOL. 14612, PG. 1337 O.P.R.B.C.T.
- (F) DALE J. VILLAREAL VOL. 13934, PG. 0071 O.P.R.B.C.T.
- (G) PATRICIA MAE RICHARDSON VOL. 5657, PG. 0430 O.P.R.B.C.T.
- (H) EMELDA M. DUGAR VOL. 5491, PG. 0421 O.P.R.B.C.T.
- (I) GERALD ADAMS VOL. 14243, PG. 1460 O.P.R.B.C.T.
- (J) VALERY D. PUTNEY & ROBERT L. LEOS VOL. 7018, PG. 1764 O.P.R.B.C.T.
- (K) THOMAS M. COUFFER & RONDI L. COUFFER VOL. 5923, PG. 0385 O.P.R.B.C.T.
- (L) HELEN SMITH & GERALD R. SMITH VOL. 5911, PG. 1295 O.P.R.B.C.T.
- (M) GEORGE M. MARTINEZ & OLGA S. MARTINEZ VOL. 5899, PG. 0834 O.P.R.B.C.T.
- (N) ANTHONY E. GATES & ANGELA GATES VOL. 5961, PG. 1071 O.P.R.B.C.T.
- (O) HAZEL E. ARRIOLA VOL. 8676, PG. 1982 O.P.R.B.C.T.
- (P) LOWELL T. JOHNSON & WENDY B. JOHNSON VOL. 5943, PG. 1476 O.P.R.B.C.T.
- (Q) PATRICIA A. SMITH VOL. 10583, PG. 1256 O.P.R.B.C.T.
- (R) ENRIQUE P. RODRIGUEZ & ONELIA A. RODRIGUEZ VOL. 3712, PG. 1884 O.P.R.B.C.T.
- (S) WILLIAM J. TOLMAN & GERTRUD S. TOLMAN VOL. 3635, PG. 1828 O.P.R.B.C.T.
- (T) GLORIA MORRIS VOL. 13194, PG. 1765 O.P.R.B.C.T.
- (U) RAUL R. TORRES & ANDREA P. TORRES VOL. 3634, PG. 939 O.P.R.B.C.T.
- (UU) LYNN W. KAUFMAN & ANITA R. KAUFMAN VOL. 3672, PG. 0603 O.P.R.B.C.T.

KEYED NOTES - EASEMENTS

1. 135' C.P.S.B. EASEMENT (VOL. 6183, PG. 65 D.P.R.B.C.T.)
2. DRAINAGE EASEMENT (VOL. 9503, PG. 5-6 D.P.R.B.C.T.) (TO BE REPLATTED)
3. DRAINAGE EASEMENT (VOL. 9559, PG. 47-48 D.P.R.B.C.T.)
4. TODD BUREK AND SPENCER HASCH (1.1969 AC.) (VOL. 13115, PG. 333 O.P.R.B.C.T.)
5. TODD BUREK AND SPENCER HASCH (6.2125 AC.) (VOL. 13115, PG. 333 O.P.R.B.C.T.)
6. 60' UTILITY EASEMENT (VOL. 4225, PG. 1631 R.P.R.B.C.T.) (TO BE VACATED BY FIELD NOTES)





CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	23°58'51"	440.00'	184.16'	N87°36'47"E	182.82'
C2	2°16'31"	658.61'	26.15'	S81°44'02"E	26.15'
C3	37°35'52"	646.50'	424.23'	S64°08'21"E	416.66'
C4	25°26'51"	300.00'	133.24	S53°56'12"W	132.15'
C5	23°38'21"	1043.00'	430.32'	N40°00'23"W	427.28'

LEGEND

	PROPERTY LINE
D.P.R.B.C.T.	DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.B.C.T.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
R.P.R.B.C.T.	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
E,G,T,CATV ESMT	ELECTRICAL, GAS, TELEPHONE, & CABLE TV EASEMENT

NOTE:

1. SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE REQUIREMENTS.
2. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NORTH AMERICAN DATUM OF 1983(CORS), GRID BEARINGS. DISTANCES AND AREA ARE SURFACE. COMBINED SCALE FACTOR OF 1.00017.
3. THE PROPOSED LAND USE WILL BE RESIDENTIAL.
4. NO 100 YEAR FLOODPLAIN EXISTS ON THIS SITE AS SHOWN ON FEMA MAP# 48029C0290G, EFFECTIVE DATE OF SEPTEMBER 29, 2010. SITE IS LOCATED IN FLOOD ZONE X.

OWNER & APPLICANT
KB HOME LONE STAR, INC.
CONTACT PERSON: JOSEPH HERNANDEZ
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TEXAS 78229
TEL: (210) 301-2886
FAX: (210) 366-2378

CIVIL ENGINEER
JACOBS
CONTACT PERSON: DAVID BRODBECK, P.E.
911 CENTRAL PARKWAY N. SUITE 425
SAN ANTONIO, TEXAS 78232
TEL: (210) 494-0088
FAX: (210) 494-4525

BEING A 22.30 ACRE TRACT OF LAND LOCATED IN THE RICHARD BUSHEL SURVEY NO. 64, ABSTRACT 46, COUNTY BLOCK 5052 IN BEXAR COUNTY, TEXAS. SAID 22.30 ACRE TRACT BEING A PORTION OF LOT 1, BLOCK 4 OF SUMMIT RIDGE WEST, A SUBDIVISION OF RECORD IN VOLUME 9559, PAGE 47 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

KB KITTY HAWK
MASTER DEVELOPMENT
PLAN # 001-11
DATE: 09-30-2010

ACREAGE/DENSITY SUMMARY							
UNIT	LAND USE	GROSS AREA (AC.)	NUMBER OF DWELLING UNITS (D.U)	DENSITY (D.U./AC.)	OPEN & PARK SPACE (AC.)	PASSIVE OPEN SPACE	PHASING SEQUENCE
1	SINGLE FAMILY RESIDENTAL	22.30	89	3.99	1.72	6.41	1

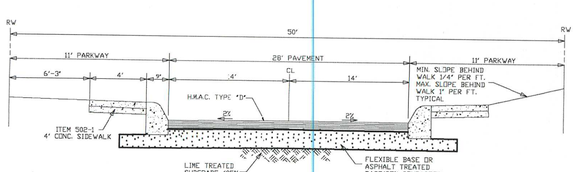
LAND USE TALBE	
LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTAL	11.29
OPEN SPACE/PARK SPACE	1.72
PASSIVE OPEN SPACE*	6.41
PUBLIC STREETS	2.88
TOTAL	22.30

* PASSIVE OPEN SPACE CONSISTS OF DRAINAGE EASEMENTS WITH EARTH CHANNELS IN THEIR NATURAL CONDITIONS. THIS IS NOT COMMUNITY OPEN SPACE SINCE THEY ARE NOT USEABLE FOR PUBLIC RECREATIONAL PURPOSES.

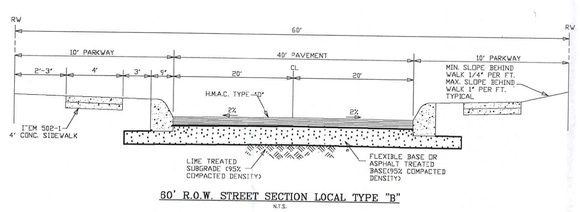
FLOOR AREA SUMMARY	
LAND USE	AREA (AC.)
FLOOR AREA PER LOT	0.046
NUMBER OF LOTS	89
TOTAL FLOOR AREA OF BUILDINGS	4.09
TOTAL DEVELOPMENT AREA	22.30
PERCENTAGE OF FLOOR AREA COVERAGE	18.3%

PARK SPACE SUMMARY
REQUIRED PARK SPACE: 89 LOTS x 1 ACRE / 70 LOTS = 1.3 ACRES

PLAN HAS BEEN ACCEPTED BY
COSA
November 30, 2010 001-11
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
November 29, 2012



50' R.O.W. STREET SECTION LOCAL TYPE "A"
N.T.S.



60' R.O.W. STREET SECTION LOCAL TYPE "B"
N.T.S.

NO.	DATE	REVISION	BY

JACOBS
911 Central Parkway North, Suite 425
San Antonio, Texas 78232
Ph: 210.494.0088 Fax: 210.494.4525
Firm Registration #: 2866

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KB KITTY HAWK

MASTER DEVELOPMENT PLAN

KB KITTY HAWK
001-11
KB HOME
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TX 78229

DATE: 09/23/2010
DRAWN BY: SQV
DESIGNED BY: SQV
CHECKED BY: DBB
REVIEWED BY: BKC
PROJECT NUMBER: WJXK3400

SHEET 1 OF 1

Drawing: M:\WJXK3400 KB Kitty Hawk\engineering\construction drg\WJXK3400MDP.dwg
User: brodbeckc
Last Modified: Nov 18, 10 - 10:29
Plot Date/Time: Nov 18, 10 - 16:52:12