City of San Antonio

Development Services Department

May 21, 2012

Duane A. Moy, P.E.
Moy Tarin Ramirez Engineers, LLC.
12770 Cimarron Path, Suite 100
San Antonio, Texas, 78258

Re: **Pecan Creek Ranch** **MDP # 009-11**

Dear Mr. Moy,

The Development Review Committee has evaluated the **Pecan Creek Ranch** Master Development Plan, or **MDP # 009-11**. 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 or support 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 Districts, so they can plan for the development accordingly.

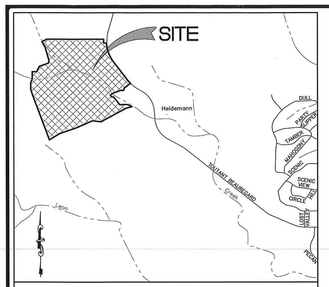
The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(i)(1). Should you need further assistance, please contact Richard Carrizales, Planner at (210) 207-8050.

Sincerely,

John P. Jacks
Assistant Director

PECAN CREEK RANCH

MASTER DEVELOPMENT PLAN
DATE: APRIL 3, 2012



LOCATION MAP
SCALE: 1"=2000'

LAND USE TABLE	
LAND USE	AREA (AC.)
ELEMENTARY SCHOOL	24.08
SINGLE FAMILY RESIDENTIAL	62.45
SINGLE FAMILY RESIDENTIAL	53.86
MIDDLE SCHOOL	31.46
OPEN SPACE/PARK SPACE	3.63
OPEN SPACE/TREE PERSERVATION AREA	43.00
PUBLIC ROW	1.13
TOTAL	219.61

DEVELOPMENT ACREAGE / DENSITY SUMMARY

UNIT	LAND USE	GROSS AREA (AC.)	NUMBER OF DWELLING UNITS (D.U.)	DENSITY (D.U./AC.)	NEW FEMA OPEN & PARK SPACE (AC.)	FEMA FLOOD PLAIN (AC.) PHASING SEQUENCE
1	ELEMENTARY SCHOOL	24.08	N/A	N/A	N/A	1
2	STREET ROW (COLLECTOR)	1.13	N/A	N/A	N/A	2
3	SINGLE FAMILY RESIDENTIAL	62.45	28	0.45	OPEN SPACE AND PARK AREA	3
4	SINGLE FAMILY RESIDENTIAL	53.86	21	0.39	0	4
5	MIDDLE SCHOOL	31.46	N/A	N/A	N/A	5
	TOTAL	172.98	49	N/A	N/A	

CONNECTIVITY RATIO = $\frac{9}{6}$ = 1.5 (NOT APPLICABLE)
LESS THAN 125 SINGLE FAMILY LOTS

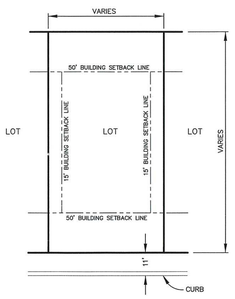
PARK SPACE SUMMARY

REQUIRED PARK SPACE : 49 LOTS x 1 ACRE / 70 LOTS = 0.7 ACRES
PROVIDED PARK SPACE : 3.63 ACRES

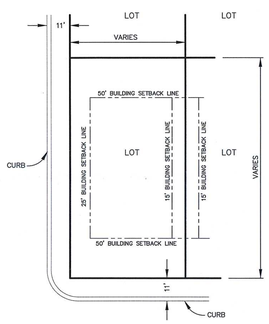
LEGAL DESCRIPTION:

Being a 219.612 acre tract of land out of the E. Dewitz Survey No. 297, Abstract No. 200, County Block 4674, the M. Cassilios Survey No. 288, Abstract No. 165, County Block 4676, the F. Rodriguez Survey No. 419, Abstract No. 629, County Block 4673 and the Juan Cassilios Survey No. 411, Abstract No. 156, County Block 4672, Bexar County, Texas and also being part of that certain 2,449.59 acre tract conveyed to Pinson Interests, Ltd., L.L.P., by deed recorded in Volume 9639, Pages 138–142, Official Public Records, Bexar County, Texas and also being a portion of that certain 1.3648 acre tract recorded in Volume 3476, Pages 971–974, Official Public Records, Bexar County, Texas and a portion of that certain 0.787 acre tract recorded in Volume 3476, Pages 975–977, Official Public Records, Bexar County, Texas.

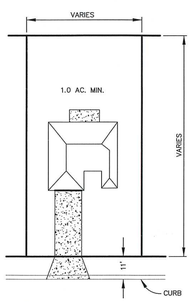
SCALE: 1" = 200'



TYPICAL LOT
N.T.S.



TYPICAL LOT
N.T.S.



TYPICAL LOT
N.T.S.

NOTES:

1. ALL STREETS WITHIN THE PROJECT ARE PUBLIC STREETS WITH 28 FT. OF PAVEMENT AND 11 FT. PARKWAYS UNLESS SHOWN OTHERWISE ON THIS PLAN. THE ENTRY STREET FROM TOUTANT BEAUREGARD ROAD WILL HAVE A 44' PAVEMENT WIDTH AND 13 FEET PARKWAYS. CUL–DE–SACS GREATER THEN 500 FT. IN LENGTH WILL HAVE A 30 FT. PAVEMENT WIDTH AND 10 FT. PARKWAYS.
2. THIS PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
3. THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
4. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE SOUTH TEXAS CENTRAL ZONE.
5. A VARIABLE WIDTH SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE LATEST VERSION OF THE AASHTO MANUAL.
6. THIS SUBDIVISION WILL NOT HAVE SIDEWALKS.
7. A HOMEOWNERS ASSOCIATION WILL BE ESTABLISHED AND WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL OPEN SPACES, GREEN BELTS, PARK AREAS, COMMON AREAS, AND DRAINAGE EASEMENTS. NORTHSIDE I.S.D. WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER DETENTION BASIN.
8. THIS TRACT CONTAINS A 100–YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 48029C0080F, DATED SEPTEMBER 29, 2010.
9. OFF–STREET BIKE LANE MAY BE REQUIRED FOR PUBLIC COLLECTOR STREET.
10. THIS PROJECT IS LOCATED IN THE NORTHSIDE ISD.
11. TOTAL OFF STREET PARKING/ STORAGE –NONE.
12. DETAILED DRAINAGE ANALYSIS WILL BE SUBMITTED WITH INDIVIDUAL SUBDIVISION PLATS.
13. SETBACKS IMPOSED ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
14. THIS PROJECT WILL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE EFFECTIVE THE DATE OF THE PLAN APPROVAL.
15. FUTURE DEVELOPMENT TO THE WEST WILL NOT REQUIRE STREETS LARGER THAN LOCAL "A" TO CONVEY THE PROJECTED DENSITY THROUGH THE PECAN CREEK RANCH MDP.
16. PAVEMENT WIDTH AT STREET ISLANDS SHALL BE A MIN. OF 20' WIDE.

UTILITY PURVEYORS

WATER:	SAN ANTONIO WATER SYSTEM
GAS, ELECTRIC:	CITY PUBLIC SERVICE
TELEPHONE:	GUADALUPE VALLEY TEL. CO–OP.
CABLE TELEVISION:	TIME WARNER CABLE, GUADALUPE VALLEY TEL. CO–OP.
SEWER:	ON–SITE SEWAGE FACILITY (EACH LOT)

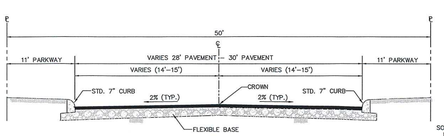
LEGEND:

- MDP BOUNDARY LIMITS
- PHASE LINE
- DRAINAGE EASEMENT
- (1) OWNERSHIP INFORMATION SEE PROPERTY OWNERSHIP KEY
- ◆ CONNECTIVITY NODES
- [1] CONNECTIVITY LINKS

PROPERTY / OWNERSHIP KEY

1. ANAQUA SPRINGS RANCH INC. ANAQUA SPRINGS RANCH 1 PUD (VOL. 10757 PAGE 1479) DEED RECORDS
2. BLOCK 2 LOT 2 CB 4671A, JAS DEVELOPMENT CORPORATION
3. BLOCK 2 LOT 3 CB 4671A, KUMAR SUNJAY & NISHI THAKUR
4. BLOCK 2 LOT 4 CB 4671A, BAENEN AMY D. & STEVEN A.
5. BLOCK 2 LOT 5 CB 4671A, THOMSON ROBERT A.
6. BLOCK 2 LOT 6 CB 4671A, FROST NATIONAL BANK TRUSTEE
7. BLOCK 2 LOT 7 CB 4671A, RIBALTA CHARLES & GAIL D.
8. BLOCK 2 LOT 8 CB 4671A, HUBER WILLIAM C. & SHELLY D.
9. BLOCK 2 LOT 9 CB 4671A, SLY LYNNE D. & MICHAEL D.
10. BLOCK 2 LOT 10 CB 4671A, SLY LYNNE D. & MICHAEL D.
11. BLOCK 2 LOT 11 CB 4671A, HOLT RICHARD & JEAN E.
12. BLOCK 2 LOT 12 CB 4671A, HERNANDEZ CARLOS O. & TAMMIE A.
13. BLOCK 2 LOT 13 CB 4671A, CARSON CRAIG L.
14. BLOCK 2 LOT 14 CB 4671A, COMPASS BANK
15. BLOCK 2 LOT 15 CB 4671A, JAUER BRAD
16. BLOCK 2 LOT 16 CB 4671A, DODD KEVIN C. & SHERRY
17. BLOCK 2 LOT 17 & 18 CB 4671A, LEONARN MICHAEL J. & ELSA TR
18. PINSON TRACT – PINSON INTERESTS, LTD., L.L.P. A TEXAS LIMITED LIABILITY COMPANY – VOL. 9639 PAGES 138–142 OFFICIAL PUBLIC RECORDS – 2,449.59 ACRES
19. PINSON TRACT – PINSON INTERESTS, LTD., L.L.P. CB 4661 P–6, P–1F & P–16 ABS 483 (331.401) & CB 4674 P–1 & P–2 ABS 200 (153.700) (VOL. 7965 PAGE 309 DEED RECORDS) (VOL. 9639 PAGE 138 DEED RECORDS)
20. BARRERA ROY R. SR. CB 4661 P–7 ABS 483 17.5216 CB 4677 P–2 ABS 330 95.457 (VOL. 12933 PAGE 683 WARRANTY DEED RECORDS) (VOL. 3467 PAGE 975 DEED RECORDS)
21. BARRERA ROY R. SR. & CARMEN Z. (VOL. 6236 PAGE 838) DEED RECORDS
22. PINSON INTERESTS L.L.P. (VOL. 9639 PAGE 138) DEED RECORDS
23. RAMIREZ CARMEN ALICE B. (VOL. 9654 PAGE 590) DEED RECORDS
24. WALLACE PATRICIA H. TRUSTEE (VOL. 10752 PAGE 2239) CORRECTION DEED RECORDS
25. BARRERA ROY R. SR. & CARMEN Z. (VOL. 6236 PAGE 838) DEED RECORDS

PLAN HAS BEEN ACCEPTED BY
COSA
May 21, 2012 (Date) 009-11 (Number)
Note: this plan will have to comply with Section 35-412, (k) Scope of approval for validation or plan will expire on
May 20, 2014
Date



TYPICAL STREET SECTION – LOCAL "A"
50' R.O.W. ~ (PUBLIC STREET)
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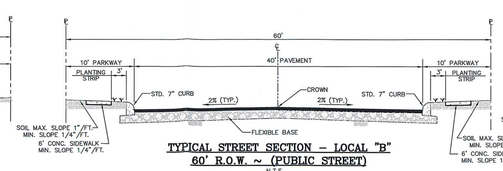
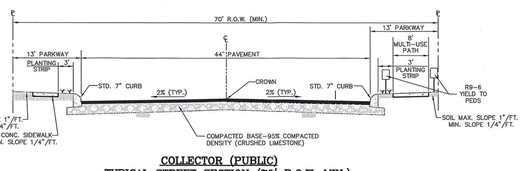
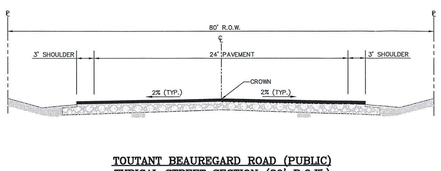


TYPICAL STREET SECTION – LOCAL "B"
60' R.O.W. ~ (PUBLIC STREET)
N.T.S.



COLLECTOR (PUBLIC)
TYPICAL STREET SECTION (70' R.O.W. MIN.)
N.T.S.



TOUTANT BEAUREGARD ROAD (PUBLIC)
TYPICAL STREET SECTION (80' R.O.W.)
N.T.S.

FLOODPLAIN 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 THE 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.

OWNER – NORTHSIDE I.S.D.
ENGINEER
OWNER – PECAN CREEK PARKWAY, SPE, LLC.
OWNER – PINSON INTERESTS, LTD.

OWNER:
PECAN CREEK PARKWAY, SPE, LLC.
C/O DREICO MANAGEMENT, LLC.
325 E. SONTERRA BLVD., SUITE 210
SAN ANTONIO, TEXAS 78258
TOM DREISS
PHONE: (210) 493–1444
FAX: (210) 492–5836

PINSON INTERESTS, LTD.
C/O DREICO MANAGEMENT, LLC.
325 E. SONTERRA BLVD., SUITE 210
SAN ANTONIO, TEXAS 78258
TOM DREISS
PHONE: (210) 493–1444
FAX: (210) 492–5836

NORTHSIDE I.S.D.
5900 EVERS ROAD, BUILDING C
SAN ANTONIO, TEXAS 78238
PHONE: (210) 397–1200

ENGINEER:
MOY TARIN RAMIREZ ENGINEERS, LLC
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PHONE: (210) 698–5051
FAX: (210) 698–5085

NO.	DATE	REVISIONS DESCRIPTION	BY

MTR
Moy Tarin Ramirez Engineers, LLC
• Engineers • Surveyors • Planners
FIRM TBPE NO. F–5297
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698–5051
FAX: (210) 698–5085

PECAN CREEK RANCH
MASTER DEVELOPMENT PLAN
M.D.P. PLAN NO. 009-11

JOB #	10129.02
DATE:	4–3–2012
DGN. BY:	R.T.
CHKD. BY:	
DWN. BY:	J.M.

SHEET 1 OF 1

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