

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT

August 13, 2013

Garth E. Coursen
Coursen- Koehler Engineering
And Associates
11802 Warfield, Suite 200
San Antonio, Texas, 78216

Re: **Bulverde Oaks Tract 3 – Major Amendment, MDP No. 706-F / LDS No. 13-00004**

Dear Mr. Coursen,

The Development Review Committee has evaluated the **Bulverde Oaks Tract 3 – Major Amendment** Master Development Plan (**MDP No. 706-F / LDS No. 13-00004**). 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 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(i)(1). Should you need further assistance, please contact Richard Carrizales, Planner at (210) 207-8050.

Sincerely,

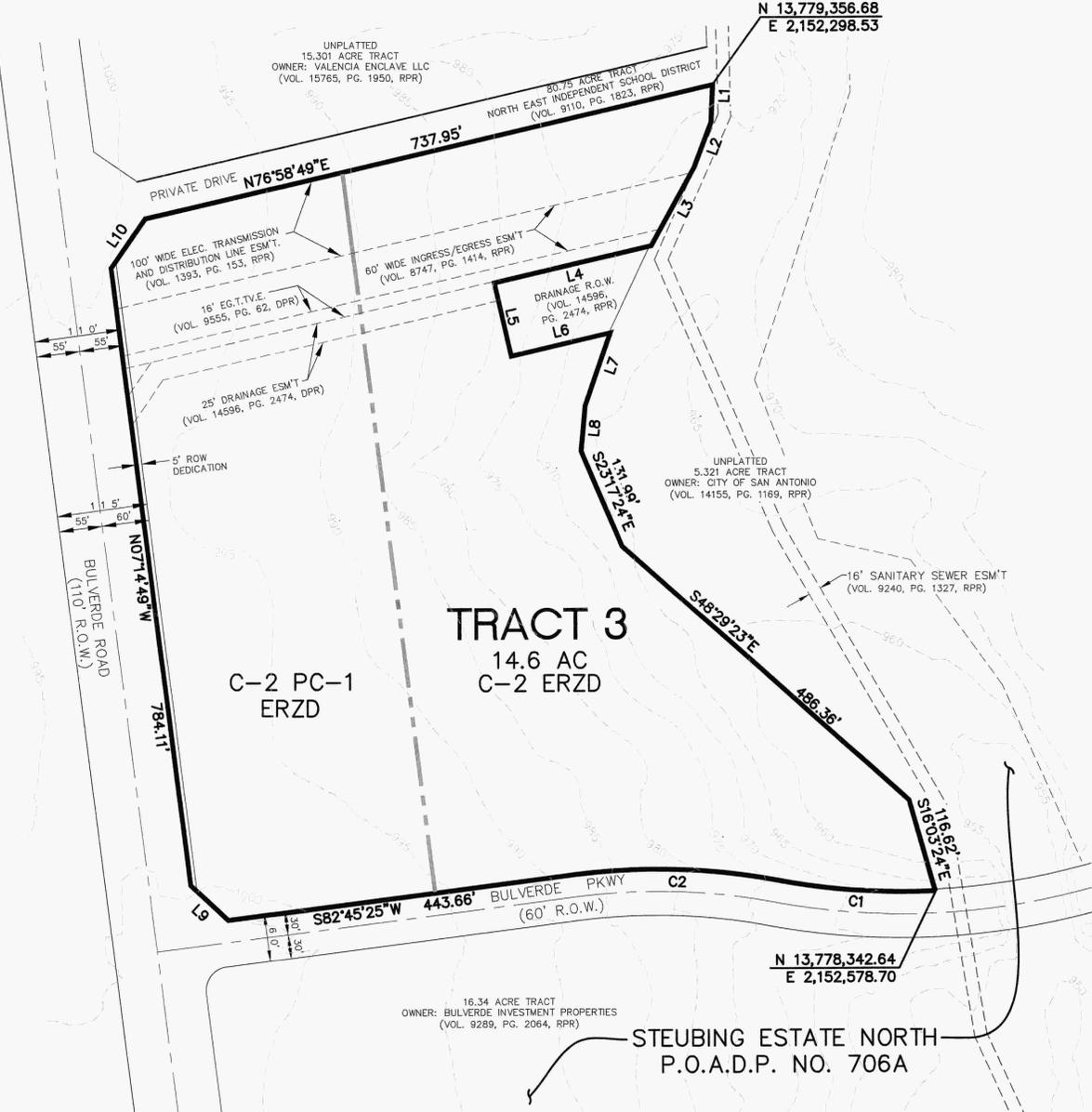
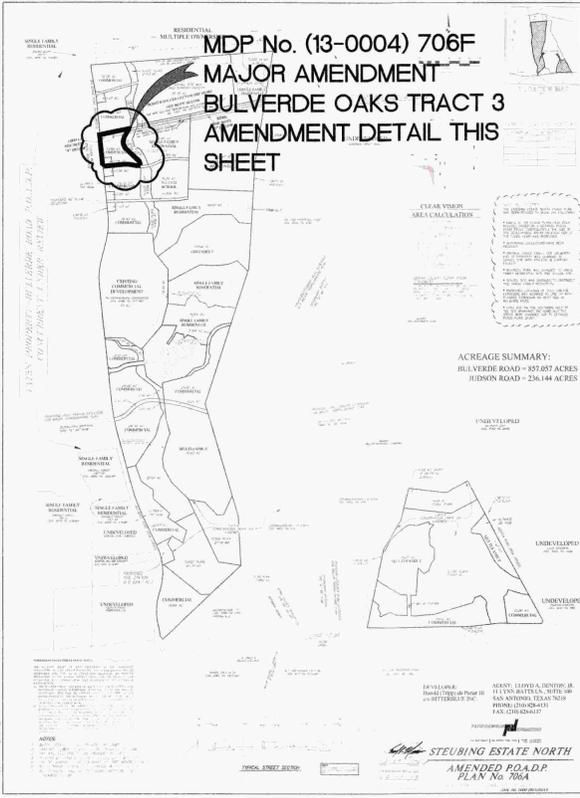
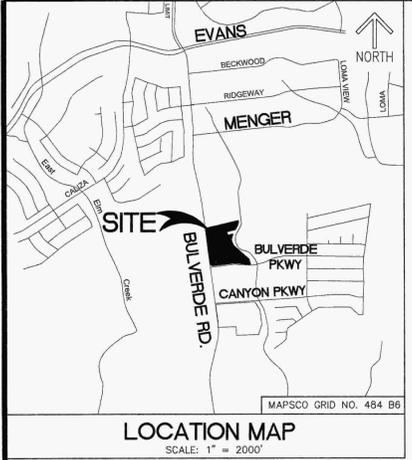
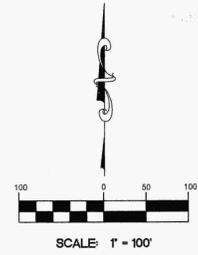
for 
John P. Jacks
Assistant Director

13 AUG 25 AM 9:54

REVISION STATEMENT:
MAJOR AMENDMENT INCLUDES THE FOLLOWING:
 BULVERDE OAKS TRACT 3 AMENDMENT AMENDS THE 1,093.2 ACRE STEUBING ESTATE NORTH AMENDED P.O.A.D.P. PLAN No. 706-A. A TOTAL OF 14.6 ACRES IS BEING AMENDED WITH THE BULVERDE OAKS TRACT 3 AMENDMENT FOR THE PURPOSE OF CHANGING THE LAND USE FROM C-2 TO MF-33.

| CURVE TABLE | | | | | |
|-------------|---------|---------|-----------|---------------|--------------|
| CURVE | LENGTH | RADIUS | DELTA | CHORD BEARING | CHORD LENGTH |
| C1 | 198.66' | 870.00' | 13°05'00" | S85°51'02"E | 198.23' |
| C2 | 259.80' | 830.00' | 17°56'03" | N88°16'33"W | 258.74' |

| LINE TABLE | |
|------------|---------------------|
| LINE | BEARING |
| L1 | 44.28' S02°29'42"W |
| L2 | 60.77' S20°51'13"W |
| L3 | 111.67' S29°03'39"W |
| L4 | 206.52' S76°58'49"W |
| L5 | 99.09' S13°01'11"E |
| L6 | 128.01' N76°58'49"E |
| L7 | 93.74' S19°22'58"W |
| L8 | 57.52' S05°19'38"W |
| L9 | 63.33' N47°14'53"W |
| L10 | 74.38' N35°00'15"E |



LEGEND

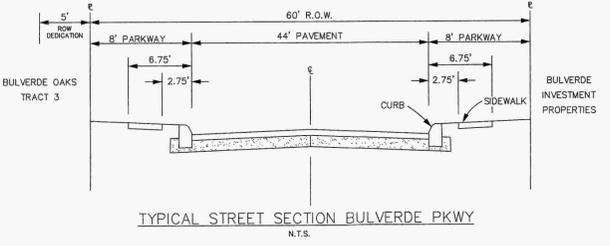
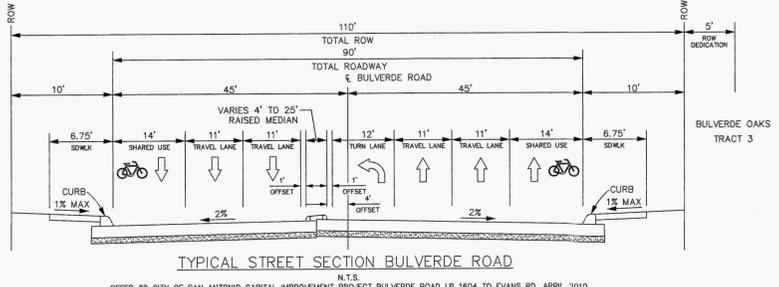
- AERIAL CONTOUR
- MDP AMENDED AREA
- BULVERDE PRESERVATION CORRIDOR OVERLAY LIMITS

- 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. THIS DEVELOPMENT IS LOCATED INSIDE THE CITY LIMITS OF SAN ANTONIO.
 7. THE ENTIRE PROPERTY (MAJOR AMENDMENT) IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 8. THIS DEVELOPMENT IS LOCATED IN THE NORTHEAST I.S.D.
 9. DETAIL DRAINAGE ANALYSIS WILL BE COMPLETED WITH INDIVIDUAL SUBDIVISION PLATS.
 10. BEARINGS AND COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, NORTH AMERICAN DATUM 1983 (1993 ADJUSTMENT) ESTABLISHED BY GPS UTILIZING PUBLISHED CONTROL POINTS IN THE AREA.
 11. SIDEWALKS WILL BE INSTALLED AS PER CURRENT CITY OF SAN ANTONIO SPECIFICATIONS.
 12. ALL INTERSECTIONS WILL MEET MINIMUM SITE DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SIGHT CLEARANCE EASEMENTS AS REQUIRED, AND SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 35-506(d)(5) OF THE UNIFIED DEVELOPMENT CODE.
 13. OWNERSHIP AND BOUNDARIES OF ADJACENT PROPERTY ARE SHOWN FOR REFERENCE ONLY.

LAND USE AND DENSITY TABLE

| MDP MAJOR AMENDMENT | PHASE | LAND USE | GROSS AREA (AC) | PARK / OPEN SPACE (1AC / 114 DU) | # OF DWELLING UNITS | DENSITY (MF-33) (DU/AC) |
|---------------------|---------|--------------|-----------------|----------------------------------|---------------------|-------------------------|
| 13-00004 (706-F) | TRACT 3 | MULTI-FAMILY | 14.6 | 4 | 481 | 33 |

LEGAL DESCRIPTION
 BEING 14.6 ACRE TRACT OF LAND OUT OF THE JOHN FRIDGE SURVEY NO. 91, ABSTRACT 233, NEW CITY BLOCK (N.C.B.) 34920, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



PLAN HAS BEEN ACCEPTED
 COSA *[Signature]*
 8/13/13 13-0004
 (Date) (Number)
 Note: this plan will have to comply with Section 30.412. Scope of approval for validation or plan will expire on 8/12/15 Date

ENGINEER:
 COURSEN-KOEHLER ENGINEERING & ASSOCIATES
 11802 WARFIELD, SUITE 200
 SAN ANTONIO, TEXAS 78216
 TEL: (210) 807-9030

OWNER/ DEVELOPER
 THE CAPITAL FORESIGHT LIMITED PARTNERSHIP
 2980 BEVERLY GLEN CIRCLE, SUITE #300
 BEL AIR, CALIFORNIA 90077
 TEL: (310) 234-9598
 FAX: (310) 696-0603

BULVERDE OAKS TRACT 3
MDP No. 13-0004 (706F)
MAJOR AMENDMENT

| NO. | DATE | REVISIONS | | |
|-----|---------|-----------|--|------|
| | | BY | DESCRIPTION | DATE |
| 1 | 5/17/13 | | NOTES, MDP NUMBER, ACREAGE, LAND USE TABLE | |
| 2 | 7/31/13 | | MDP NUMBER | |

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COURSEN-KOEHLER
ENGINEERING & ASSOCIATES
 11802 WARFIELD, SUITE 200
 SAN ANTONIO, TEXAS 78216
 TEL: (210) 807-9030
 Firm Registration No. F-10747

BULVERDE OAKS TRACT 3
MDP No. (13-0004) 706F
MAJOR AMENDMENT

JOB NO.: 13007.00
 DATE: MARCH 27, 2013
 DESIGN: GEC
 DRAWN: ESP
 CHECKED:

Date: May 17, 2013, 10:43am, User: D:\s\city, File: P:\Common\General Contractors\Bulverde Oaks Tract 3\eng\MDP.dwg