



**A memo from the**  
**CITY of SAN ANTONIO**  
**Development Services**  
**Master Development**

**TO:** Johnny Martinez, P.E.

**DATE:** March 26, 2008

**Address:** 555 East Ramsey  
San Antonio, Texas 78216

**FROM:** Richard Carrizales, Sr. Engineering Technician (207-8050)

**COPIES TO:** File

**SUBJECT:** APP# 08-002

**Name:** Willis Ranch Alternative Pedestrian Plan

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The plan referenced above was heard by the

Planning Commission

Director of Development Services

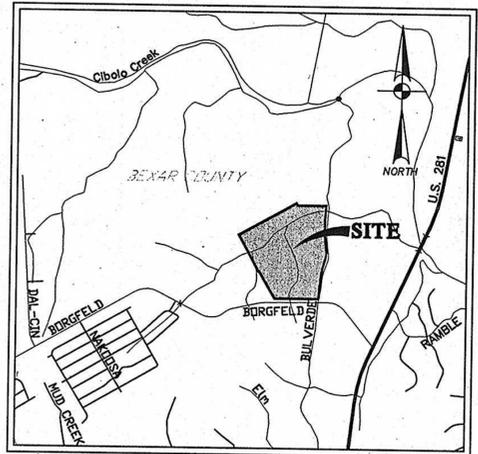
on the date shown.

The following action was taken:

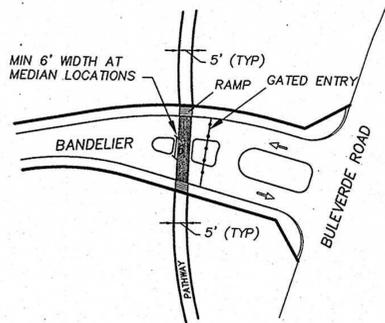
APPROVED

DISAPPROVED

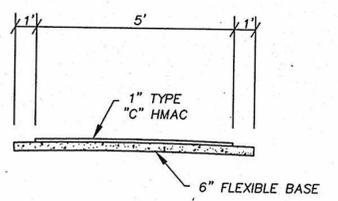
A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).



**LOCATION MAP**  
NOT-TO-SCALE



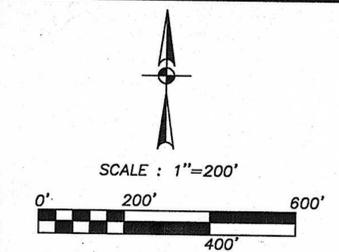
**TYPICAL ACCESS NODE DETAIL**  
SCALE: N.T.S.



**TYPICAL PATHWAY SECTION**  
SCALE: N.T.S.

LINE TABLE		
LINE	LENGTH	BEARING
L1	110.72'	S00°50'32"E
L2	114.09'	S03°16'52"E
L3	44.49'	S62°23'45"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	288.02'	762.40'	145.75'	21°38'42"	286.31'	N05°37'58"E
C2	499.01'	3276.93'	229.88'	8°01'32"	458.64'	S12°26'33"W
C3	70.73'	50.00'	42.74'	81°03'07"	64.98'	N48°57'20"E



**LEGEND**

- CONTROLLED ACCESS POINTS
- PEDESTRIAN PATHWAYS
- PEDESTRIAN CROSSING
- ACCESS NODES
- PEDESTRIAN REST AREA
- PEDESTRIAN SIGN
- PEDESTRIAN CROSSING
- PEDESTRIAN CROSSING AHEAD

**OWNER / DEVELOPER**  
BITTERBLUE INC.  
11 LYNN BATTS LANE  
SUITE 100  
SAN ANTONIO, TEXAS 78218  
OFFICE: (210) 828-6131  
FAX: (210) 828-6137

- NOTES:**
- Phasing to coincide with revised Willis Ranch Master Development Plan #823-A (Enclave) to be supplied by Pape-Dawson, Engineers, Inc.
  - Exact alignments of roads and configuration / location of proposed lots are subject to change, and will defer to the Willis Ranch Master Development Plan #823-A (Enclave).
  - All pathway alignments are shown as conceptual, and exact location will be site justified by individual tree and land form elements.
  - Proposed Pedestrian Plan will adhere to all sections of code pertaining to both geometry and ADA Components.
  - Proposed pathways are to replace typical sidewalks per UDC 35-506(Q)2.A.

**DEFINITIONS:**  
PEDESTRIAN CROSSING - Crosswalks connecting pathways across streets.  
ACCESS NODES - Connections between pedestrian pathways along public roadways.

**PROPERTY LEGAL DESCRIPTION**  
A 128.60 ACRE, OR 5,601,816 SQ. FT. MORE OR LESS, TRACT OF LAND BEING OUT OF A 38.28 ACRE TRACT RECORDED IN VOLUME 4087, PAGES 0712-0715, OUT OF THE GUADALUPE COLLEGE SURVEY NO. 416, ABSTRACT NO. 590 OF BEXAR COUNTY, TEXAS, A 19.36 ACRE TRACT RECORDED IN VOLUME 5354, PAGES 1706-1707, OUT OF THE J.T. ROBINSON SURVEY NO. 486, GUADALUPE COLLEGE SURVEY NO. 417, C. HEINMEIER SURVEY NO. 194, ABSTRACT NO. 286 OF BEXAR COUNTY, TEXAS, A 126.14 ACRE TRACT RECORDED IN VOLUME 6227, PAGES 1386-1387, OUT OF THE OUT OF THE J.T. ROBINSON SURVEY NO. 485, GUADALUPE COLLEGE SURVEY NO. 417, C. HEINMEIER SURVEY NO. 194, ABSTRACT NO. 637 OF BEXAR COUNTY, TEXAS, AND A 150.73 ACRE TRACT RECORDED IN VOLUME 6299, PAGES 1521-1522, OUT OF THE J.T. ROBINSON SURVEY NO. 486, GUADALUPE COLLEGE SURVEY NO. 417, C. HEINMEIER SURVEY NO. 194, COUNTY BLOCK NO. 4857 OF BEXAR COUNTY, TEXAS, OF THE OFFICIAL RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

THIS ALTERNATE PEDESTRIAN PLAN FOR # 823-A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 20 DAY OF March, 2008 A.D., 2007  
BY: CHAIRMAN  
BY: SECRETARY

THE FLOODPLAIN LIMITS ON THIS ALTERNATIVE PEDESTRIAN 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.

ACKNOWLEDGED BY:  
 JON ADAMS  
PAPE-DAWSON ENGINEERS, INC.  
 BITTERBLUE, INC.

PROJECT NUMBER: AAP 08-002

Date: Feb. 08, 2008, 2:24pm User ID: JoshuaGarcia File: P:\01\CONVESSION\CIVIL\EXHIBITS\EX0710101\PedestrianPlan.dwg

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REVISIONS:

PAPE-DAWSON ENGINEERS  
SAN ANTONIO, TEXAS 78216  
PHONE: 210.575.0000  
FAX: 210.575.8070

WILLIS RANCH (ENCLAVE)  
ALTERNATIVE PEDESTRIAN CIRCULATION PLAN

JOB NO. 680-00  
DATE OCTOBER 2007  
DESIGNER JGM  
CHECKED JGM DRAWN JS  
SHEET 1 of 1