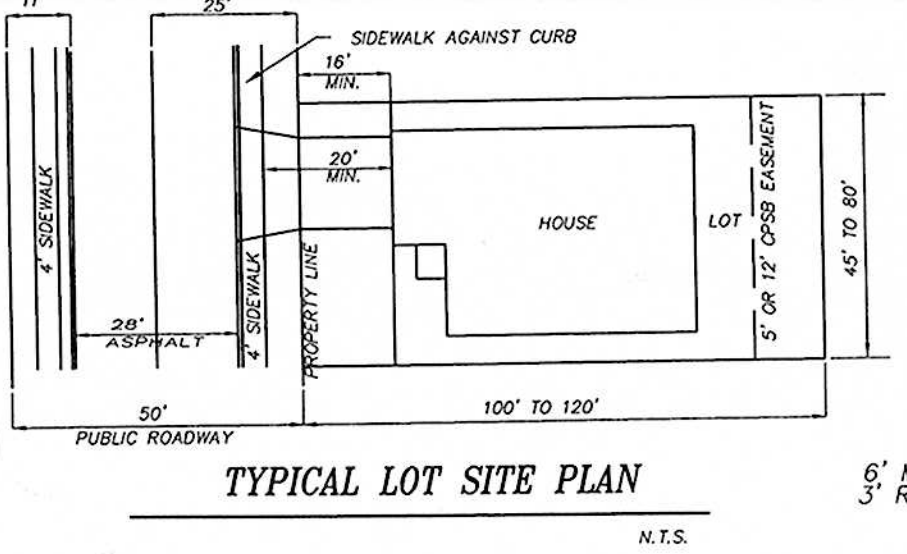
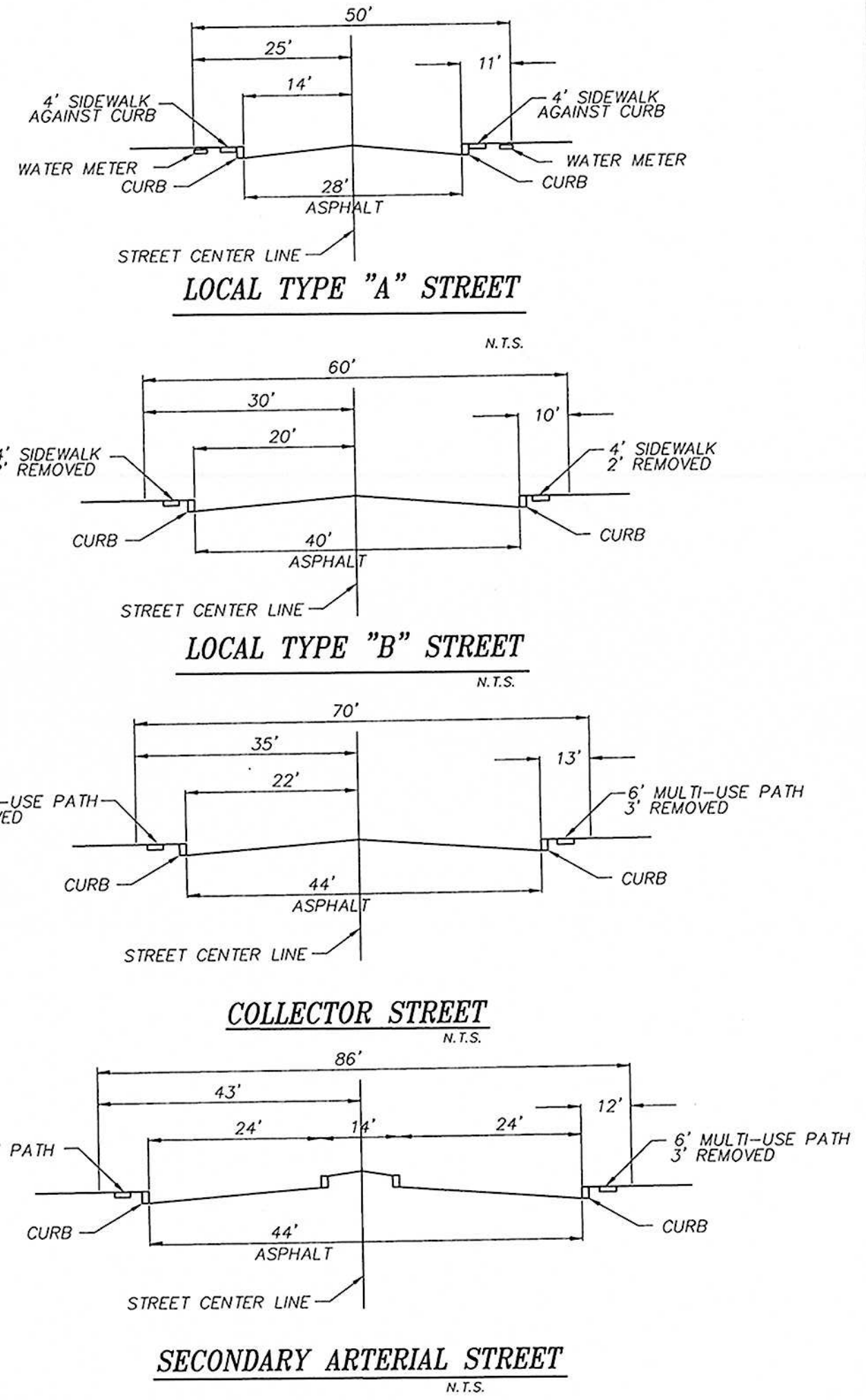


**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	00°44'29"	2804.93'	36.30'	18.75'	S33°53'23" E	36.30'

**LINE TABLE**

LINE	LENGTH	BEARING
L1	286.83'	S83°35'45"E
L2	165.67'	S06°56'55"W
L3	168.13'	N06°12'01"E
L4	30.01'	N05°36'21"E
L5	140.00'	N83°47'52"W
L6	202.29'	S88°12'08"W
L7	188.17'	N33°44'56"W
L8	21.82'	N29°08'32"W
L9	234.69'	S86°00'20"E
L10	73.16'	N15°51'58"E
L11	143.12'	N23°18'28"E
L12	96.75'	N20°15'52"W
L13	102.94'	N28°17'03"W
L14	220.86'	N30°58'32"W
L15	269.09'	N35°41'32"W



LOCATION MAP  
SCALE: 1"=2000'

X=2,061,710  
Y=13,766,301

**ZONING**  
EXISTING - OCL  
PROPOSED - OCL

**UTILITIES**  
WATER - SAWS  
SEWER - SAWS  
ELECTRIC - C.P.S.B.

**LAND USE**  
TOTAL LAND AREA: 206.69 ACRES

UNIT	AREA	LOTS	DENSITY
UNIT-1	18.04 ACRES	80 LOTS	4.43 UNITS/ACRES
UNIT-2	10.08 ACRES	53 LOTS	5.26 UNITS/ACRES
UNIT-3	18.14 ACRES	62 LOTS	3.42 UNITS/ACRES
UNIT-4	8.07 ACRES	17 LOTS	2.11 UNITS/ACRES
UNIT-5	11.92 ACRES	67 LOTS	5.62 UNITS/ACRES
UNIT-6	12.61 ACRES	70 LOTS	5.55 UNITS/ACRES
UNIT-7	15.86 ACRES	54 LOTS	3.40 UNITS/ACRES
UNIT-8	21.39 ACRES	92 LOTS	4.30 UNITS/ACRES
UNIT-9	11.47 ACRES	60 LOTS	5.23 UNITS/ACRES
UNIT-10	14.21 ACRES	59 LOTS	4.15 UNITS/ACRES
UNIT-11	5.77 ACRES	34 LOTS	5.89 UNITS/ACRES
UNIT-12	10.71 ACRES	52 LOTS	4.86 UNITS/ACRES
SUBTOTAL:	158.27 ACRES	700 LOTS	4.42 UNITS/ACRES
	8.91 ACRES	COMMERCIAL	
	25.06 ACRES	PARKLAND/OPEN SPACE	
	14.45 ACRES	DETENTION	
TOTAL:	206.69 ACRES		

**PARK AND OPEN SPACE REQUIREMENTS:**  
PARK LAND/OPEN SPACE REQUIRED = 700 LOTS/70 LOTS PER ACRE = 10.0 ACRES  
PARK LAND/OPEN SPACE PROVIDED = 10.61 ACRES (DEDICATED TO HOME OWNERS ASSOCIATION)  
NON-RESIDENTIAL LAND USES, MAYBE ANY OF THE FOLLOWING LAND USES -  
COMMERCIAL, RETAIL, MULTI-FAMILY, OFFICE/BUSINESS PARK, RESTAURANTS, FAST FOOD.

"THE FLOODPLAIN LIMITS ON THE MDP ARE ESTIMATED AND SUBJECT TO CHANGE."  
APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MDP IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B SECTION 35-8119 OF THE UDC.

ENGINEER: [Signature]  
DEVELOPER: [Signature]

**Legal Description:**  
206.69 ACRES CONSISTING OF A PORTION OF TRACT 1, AND ALL OF TRACTS 2 AND 4 AS RECORDED IN VOLUME 6442, PAGES 25-31 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. 4.00 ACRES BEING THAT TRACT OF LAND RECORDED VOLUME 1740, PAGES 889-892 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. 4.442 ACRES CONSISTING OF TRACTS 1 AND 2 AS RECORDED IN VOLUME 6442, PAGES 25-31 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

- GENERAL NOTES**
- 4 FOOT WIDE SIDEWALK TO BE PROVIDED ON LOCAL "A" AND LOCAL "B" STREETS, AND 6 FT MULTI-USE PATHS ON COLLECTOR STREETS.
  - CLEAR VISION AREA TO FOLLOW REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
  - ALL STREETS SHOWN HEREIN ARE 50' RIGHT OF WAY PUBLIC STREETS, UNLESS OTHERWISE INDICATED.
  - PROPERTY LIES OUTSIDE CITY OF SAN ANTONIO LIMITS AND INSIDE BEXAR COUNTY, TEXAS.
  - TYPICAL LOT SIZES ARE 45' TO 80' X 100' TO 120'.
  - LOT SIZES MAY CHANGE DEPENDING ON MARKET DEMAND.
  - NORTHSIDE INDEPENDENT SCHOOL DISTRICT.
  - NO RESIDENTIAL DRIVEWAY ACCESS IS PERMITTED TO COLLECTOR STREET.
  - SOURCE OF BEARINGS ARE REFER TO THE PLAT RECORDED IN VOLUME 6442, PAGE 25 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS (S 85° 16' 30" E).
  - SITE IS NOT OVER OR WITHIN EDWARDS AQUIFER RECHARGE ZONE, BUT IS WITHIN EDWARDS AQUIFER CONTRIBUTING ZONE.
  - FUTURE R.O.W. DEDICATIONS WILL BE COMPLETED WITH AT TIME OF PLATTING.
  - IF THE TRACT OF LAND SOUTH OF UNIT 11 AND WEST OF UNIT 1 IS DEVELOPED AS A COMMERCIAL DEVELOPMENT, THE PROJECTING STREET SHOWN IN UNIT 11 CAN BE ELIMINATED AT THE DEVELOPER'S OPTION.

PLAN HAS BEEN ACCEPTED BY  
GOSA [Signature]  
3/30/06 004-06 (date) (number)  
If no plats are filed, plan will expire  
On 3/29/08  
1st plat filed on \_\_\_\_\_

**DEVELOPER/OWNER**  
LORENZO TRIANA  
201 FLEETWOOD DRIVE  
HOLLYWOOD PARK, TEXAS 78232  
210-422-3004

**ENGINEER**  
VICKREY & ASSOCIATES, INC.  
12940 COUNTRY PARKWAY  
SAN ANTONIO, TEXAS 78216  
210-349-3271

DATE PREPARED: 11/18/05  
REVISED: 1/11/06  
REVISED: 2/20/06  
REVISED: 3/20/06

THIS PLAN HAS BEEN ACCEPTED BY  
CITY OF SAN ANTONIO

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

**VICKREY & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
12940 Country Parkway  
San Antonio, Texas 78216  
Voice (210) 349-3271 Fax: (210) 349-2861

**MASTER DEVELOPMENT PLAN**  
TRIANA  
(FORMERLY KNOWN AS LOS REYES CROSSING)  
Bexar County, Texas

PREPARED FOR: \_\_\_\_\_

DATE: NOVEMBER 2005  
SCALE: 1"=200'  
Vertical Horizontal MA  
0 100 200 300  
SHEET 1 OF 1  
PROJ. NO. 2038-001

REVISIONS

NO.	DATE	DESCRIPTION
1	1/11/06	REVISED PER CITY COMMENTS
2	1/19/06	REVISED LOT LAYOUT AND UNITS
3	2/20/06	REVISED PARK AND STREET PARAGRAPHS
4	3/20/06	REVISED LOT LAYOUT AND UNITS



# CITY OF SAN ANTONIO

March 30, 2006

Mr. Jeffrey Tondre, P.E.

Vickrey & Associates, Inc.  
12940 Country Parkway  
San Antonio, TX 78216

Re: **Triana Subdivision**

**MDP# 004-06**

Dear Mr. Tondre:

The City Staff Development Review Committee has reviewed **Triana Subdivision** Master Development Plan **M.D.P.# 004-06**, please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements you can contact TXDOT at 615-5814.
- **SAWS Aquifer Protection and Evaluation** will require the following pursuant to the Aquifer Protection Ordinance No. 81491, for Plat Certification.
  1. 100 year Flood Plain Shown and Buffing (if applicable)
  2. Sensitive Recharge Features and Buffing (if applicable)
  3. Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)
  4. According to the Water Quality Ordinance # 81491, Section 34-914, buffering may be required.

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted and approved with the Texas Commission on Environmental Quality (TCEQ) prior to construction.

**Historical Preservation:** The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. A **historic agricultural complex with one standing stone structure** believed to date to the late 19<sup>th</sup>-century has been identified. Additionally, staff of the HPO believe there is a **high probability** that the property may contain

Mr. Tondre:  
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sites, some of which may be significant. Thus, before any work that might affect any sites is begun, we recommend that qualified professionals conduct an archaeological/architectural investigation of the property.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

- **Bexar County Public Works** has indicated as part of their conditional approval, the following improvements will be provided by the developer prior to completion of the Triana Subdivision:

An administrative variance will be required from Bexar County at the time of planting strips between the curb and sidewalks of Local B, Collector and Arterial roadways.

All access to SH 16 adjacent to this site are recommended to be upgraded with exclusive right-turn lanes as per TxDOT standards.

Secondary access must be secured prior to the approval of any plat or combination of plats exceeding 125 dwelling units as per UDC 35-506(e)(7).

Traffic controls shall be warrants as per the Texas Manual on Unified Control Devices and Approved by TxDOT and / or Bexar County.

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar County reserves the right to address Driveways, Street Design, Sight Distance, ADA requirements, Drainage and Flood Plain issues at the time of platting.

- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.), to include floodplains, drainage areas and open space.

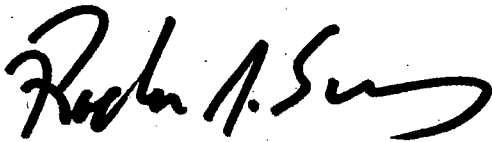
Mr. Tondre:  
March 30, 2006  
Page 3

- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

**All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.**

Sincerely,



Roderick J. Sanchez, AICP  
Assistant Development Services Director

cc: Sam Dent, P.E. Chief Engineer, DSD  
Richard Chamberlin, P.E. Senior Engineer Development Services  
Todd Sang Civil Engineer Assistant Bexar County, Infrastructure Services Dept.