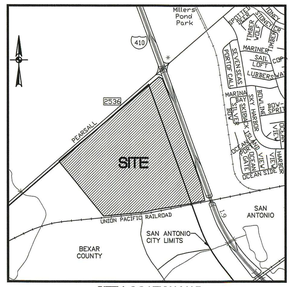
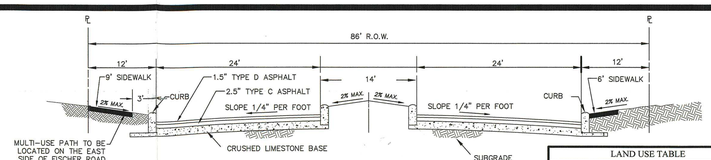
MDP #004-09



SITE LOCATION MAP
1"=2000'



SECONDARY ARTERIAL TYPICAL STREET SECTION

NOT-TO-SCALE

LAND USE TABLE	
LAND USE	AREA (AC.)
COMMERCIAL (ZONE C-2)	48.78
COMMERCIAL – COUNTY	241.83
TOTALS	290.61

NOTE: ACREAGES ARE APPROXIMATE

BASIS OF COORDINATES NOTES:

1. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) DISPLAYED IN GRID, VALUES DERIVED FROM NGS COOPERATIVE CORS BASE STATION PDE1.
2. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	5799.74	05°38'51"	S 82°02'00" W	571.45'	571.68'

EXISTING AREAS:

1. AREA WITHIN THE 100 YR. FLOOD PLAIN: 0.00 ACRES
2. AREA OUTSIDE THE 100 YR. FLOOD PLAIN: 290.61 ACRES
3. TOTAL AREA: 290.61 ACRES

PROPOSED AREAS:

1. AREA WITHIN THE 100 YR. FLOOD PLAIN: 0.00 ACRES
2. AREA OUTSIDE THE 100 YR. FLOOD PLAIN: 290.61 ACRES
3. TOTAL AREA: 290.61 ACRES

PROPERTY LEGAL DESCRIPTION:

AS RECORDED IN BEXAR COUNTY, TEXAS OFFICIAL PUBLIC RECORDS:
290.61 ACRES (VOL. 12693 PG. 1887 R.P.R.)

TEXAS STATE PLANE COORDINATES:

Δ POINT 1: X=2085112.77 Y=13670274.55
Δ POINT 2: X=2086638.50 Y=13668489.56
Δ POINT 3: X=2089928.39 Y=13669005.11
Δ POINT 4: X=2088511.32 Y=13673038.68

NOTES:

1. OWNERS:
   J.C. PACE, LIMITED
   420 THROCKMORTON, SUITE 720
   FORT WORTH, TEXAS 76102
   TEL: 817-332-1219

   TRADERS VILLAGE
   2602 MAYFIELD ROAD
   GRAND PRAIRIE, TEXAS 75052
   TEL: 972-647-2331

2. ENGINEER/SURVEYOR:
   PAPE-DAWSON ENGINEERS, INC.
   555 EAST RAMSEY
   SAN ANTONIO, TEXAS 78216
   TEL: 210-375-9000

UTILITY PURVEYORS:

WATER: SAN ANTONIO WATER SYSTEM
SANITARY SEWER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CPS ENERGY
CABLE TELEVISION: TIME WARNER CABLE
TELEPHONE: SOUTH WESTERN BELL/AT&T

3. CONTOURS SHOWN ARE FROM AERIAL TOPOGRAPHY DOWNLOADED FROM CITY OF SAN ANTONIO GIS WEBSITE.

4. WATER WILL BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.

5. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.

6. THE FRONT, SIDE, AND REAR SETBACKS WITHIN CITY LIMITS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.

7. THIS PROPERTY IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE AND TRANSITION ZONES.

8. ESTIMATE OF EDU'S
WATER: 290.61 DEVELOPABLE ACRES x 4.99 EDU'S PER ACRE = 1450 EDU'S
SEWER: 290.61 DEVELOPABLE ACRES x 4.99 EDU'S PER ACRE = 1450 EDU'S

A. WATER DEMAND IS ESTIMATED AT 453,850 GPD BASED ON AN AVERAGE OF 313 GALLONS PER DAY PER EDU

B. SEWER DEMAND IS ESTIMATED AT 348,000 GPD BASED ON AN AVERAGE OF 240 GALLONS PER DAY PER EDU

9. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION. 2: 35-506(Q.). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 70 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 86 FEET RIGHT OF WAY).

10. STREETS WITHIN THE M.D.P. ARE SECONDARY ARTERIAL WITH A 86' R.O.W. AND 48' PAVEMENT.

11. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

12. ADDITIONAL SUPPLEMENTAL PLANS SHALL BE SUBMITTED AS ADDITIONAL SEGMENTS OF THE ORIGINAL MASTER PLAN ARE DEVELOPED.

13. THIS PROJECT WILL COMPLY WITH THE 2006 TREE PRESERVATION ORDINANCE.

14. A VARIABLE 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.

15. BICYCLE FACILITIES WILL COMPLY WITH UNIFIED DEVELOPMENT CODE 35-506 (d)(4). BIKE PATHS, WHEN REQUIRED WITHIN THE CITY LIMITS, MAY BE CONSTRUCTED WITH DEVELOPMENT OF THE ABUTTING PROPERTY AT THE TIME BUILDING PERMIT ACQUIRED. WHEN IDENTIFIED ON THE CITY COUNCIL APPROVED BIKE FACILITIES MASTER PLAN ROADWAYS REQUIRING BICYCLE FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS "GUIDE FOR THE DEVELOPMENT OF BICYCLE FACILITIES."

16. EASEMENT AND RIGHT-OF-WAY GRANTED TO HUMBLE PIPE LINE COMPANY BY INSTRUMENT RECORDED IN VOLUME 1001, PAGE 217, DEED RECORDS OF BEXAR COUNTY, TEXAS. (BLANKET EASEMENT)

17. MINIMUM DRIVEWAY THROAT LENGTHS WILL COMPLY WITH UNIFIED DEVELOPMENT CODE SECTION 35-506 (r)(6)

18. DRIVEWAY LOCATIONS WILL BE APPROVED BY THE TEXAS DEPARTMENT OF TRANSPORTATION AT TIME OF PLATTING AND/OR CONSTRUCTION AND SHALL NOT BE DETERMINED BY THE MASTER DEVELOPMENT PLAN

DRAINAGE NOTE: REFERENCE STORM WATER MANAGEMENT PLAN SUBMITTED TO THE CITY OF SAN ANTONIO WITH THIS MASTER DEVELOPMENT PLAN. DETENTION IS PROPOSED FOR 255.71 ACRES.

PHASING SCHEDULE

PHASE I	2009
PHASE II	2010
PHASE III	2011
PHASE IV	2012
PHASE V	2013
PHASE VI	2014
PHASE VII	2015
PHASE VIII	2016
PHASE IX	2017
PHASE X	2018

SCALE: 1"= 200'
0' 200' 400' 600'

J.C. PACE, LTD.
MASTER DEVELOPMENT PLAN

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:

J.C. PACE, LTD.

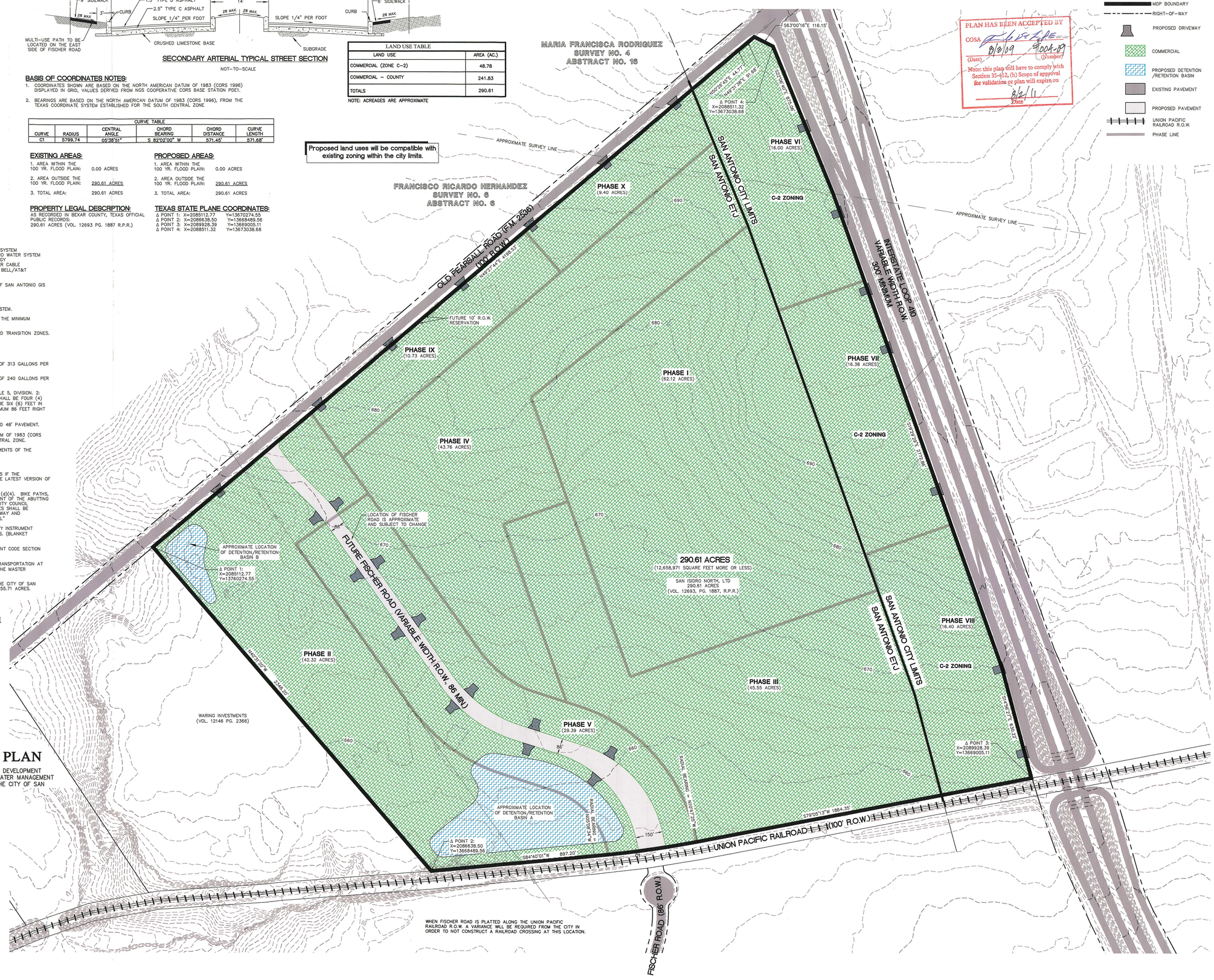
PAPE-DAWSON ENGINEERS, INC.

PREPARATION DATE: JUNE 10, 2009 PROJECT NO. 7325-02

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470



LEGEND:
- 690 EXISTING CONTOUR LINE
- OU OVERHEAD ELECTRIC LINE
- SAN ANTONIO CITY LIMITS
- MDP BOUNDARY
- RIGHT-OF-WAY
- PROPOSED DRIVEWAY
- COMMERCIAL
- PROPOSED DETENTION /RETENTION BASIN
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- UNION PACIFIC RAILROAD R.O.W.
- PHASE LINE

PLAN HAS BEEN ACCEPTED BY
COSA 8/2/09 (Date) 004-09 (Number)
Note: this plan will have to comply with Section 35-412, (b) Scope of approval for validation or plan will expire on 8/2/11 Date

2009 JUL 31 AM 10:29
CITY OF SAN ANTONIO
DEVELOPMENT SERVICES
Date: Jul 29, 2009, 1:44pm User ID: JWeb
File: P:\7325\02\Dwgs\Civil\MDP-202002.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

City of San Antonio

Department of Planning and Development Services

August 3, 2009

Mr. Matt Johnson, P.E.

Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: **J.C. Pace, Ltd.** **MDP # 004-09**

Dear Mr. Johnson,

The Development Review Committee has reviewed **J.C. Pace, Ltd.** Master Development Plan or **MDP # 004-09.** Please find enclosed an accepted and signed copy 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 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. 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 please contact TXDOT at (210) 615-5814.

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 (210) 207-78978.

Sincerely,

Fernando J. De León, P.E.
Assistant Director
Land Development Division
Planning and Development Services Department