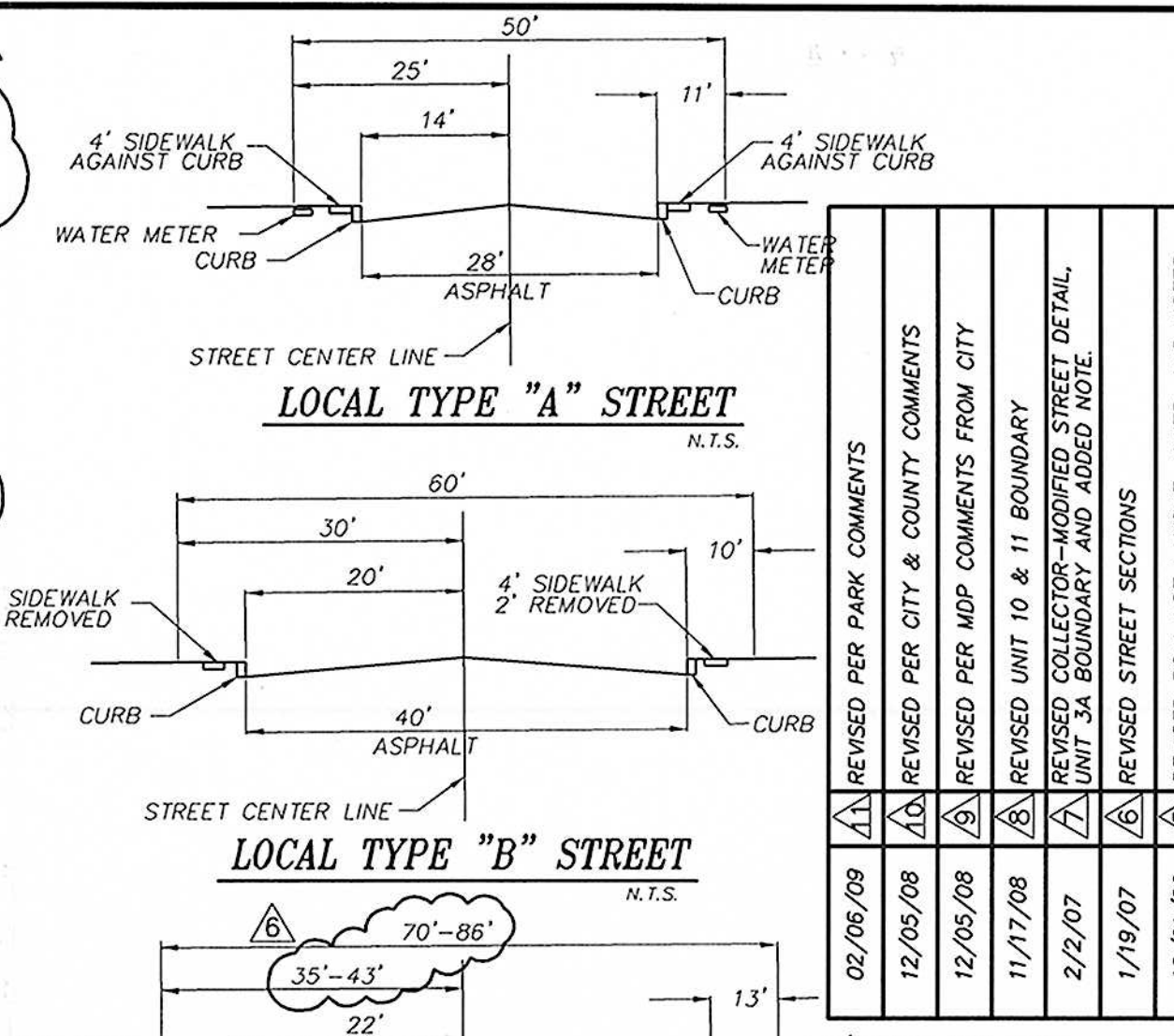
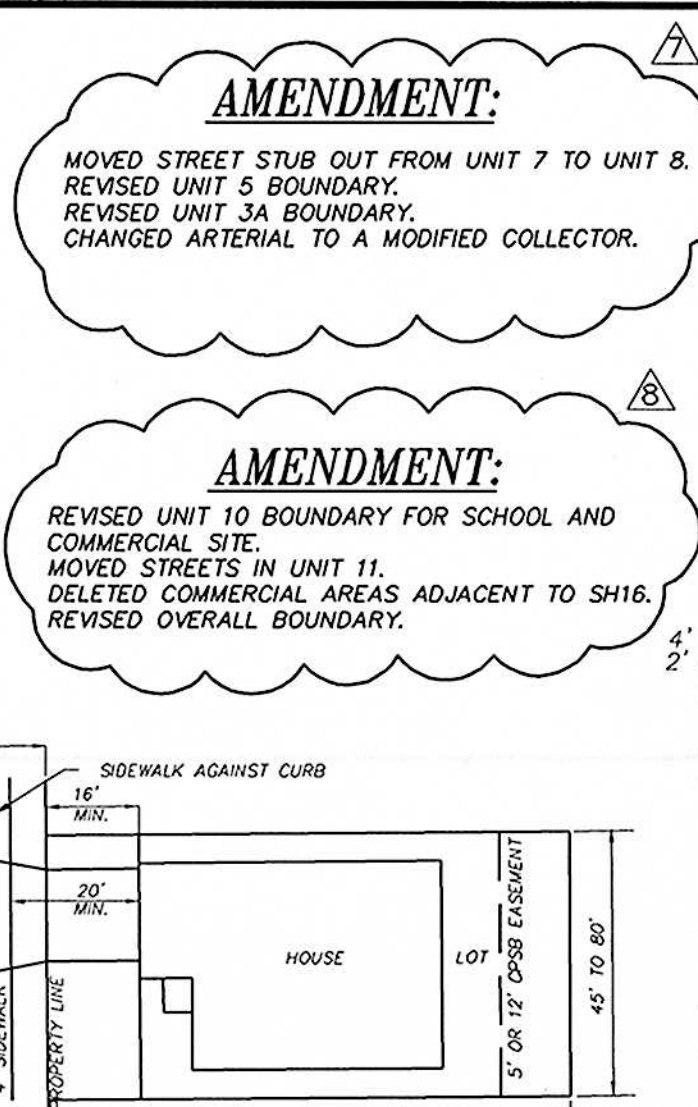
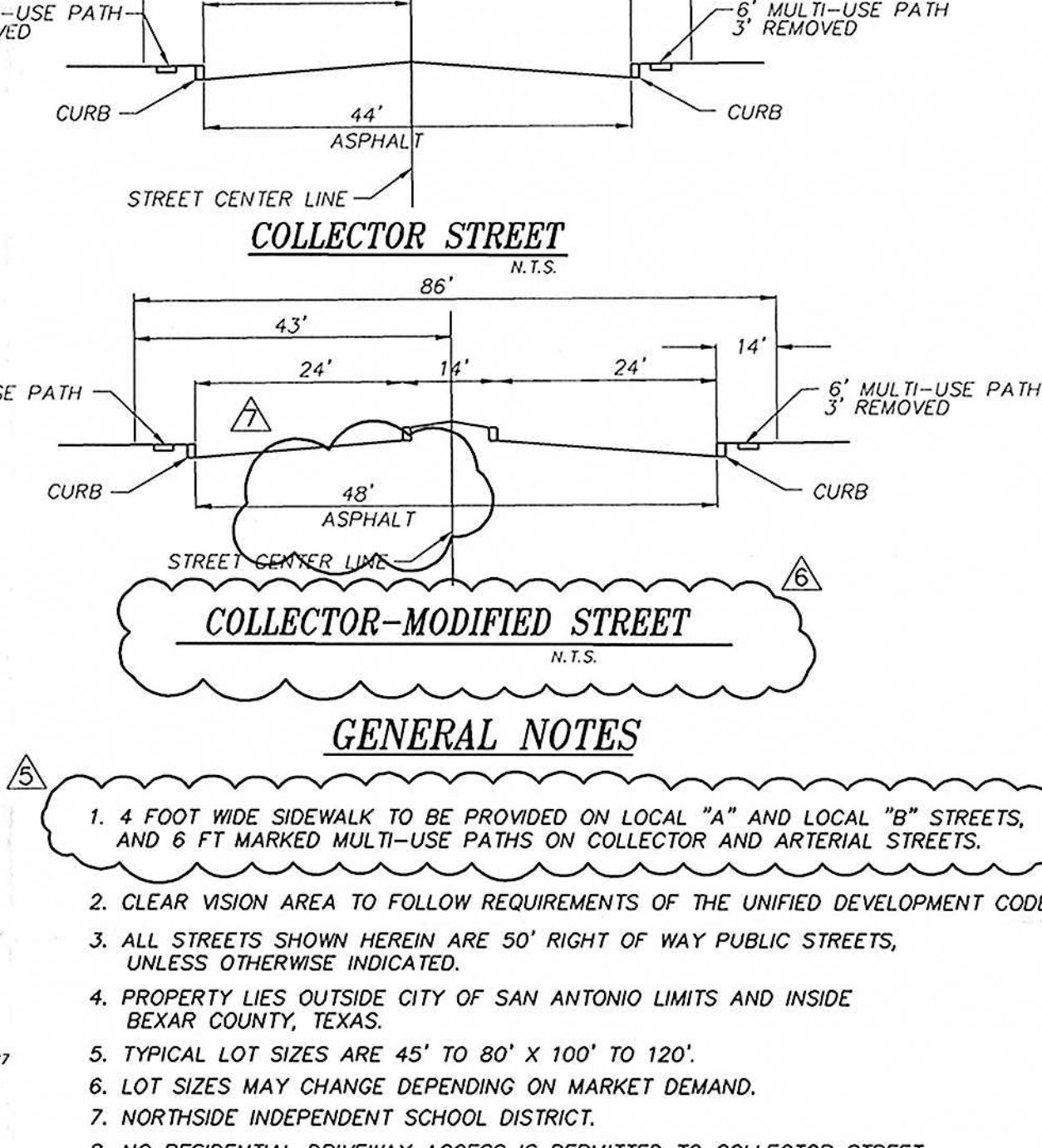
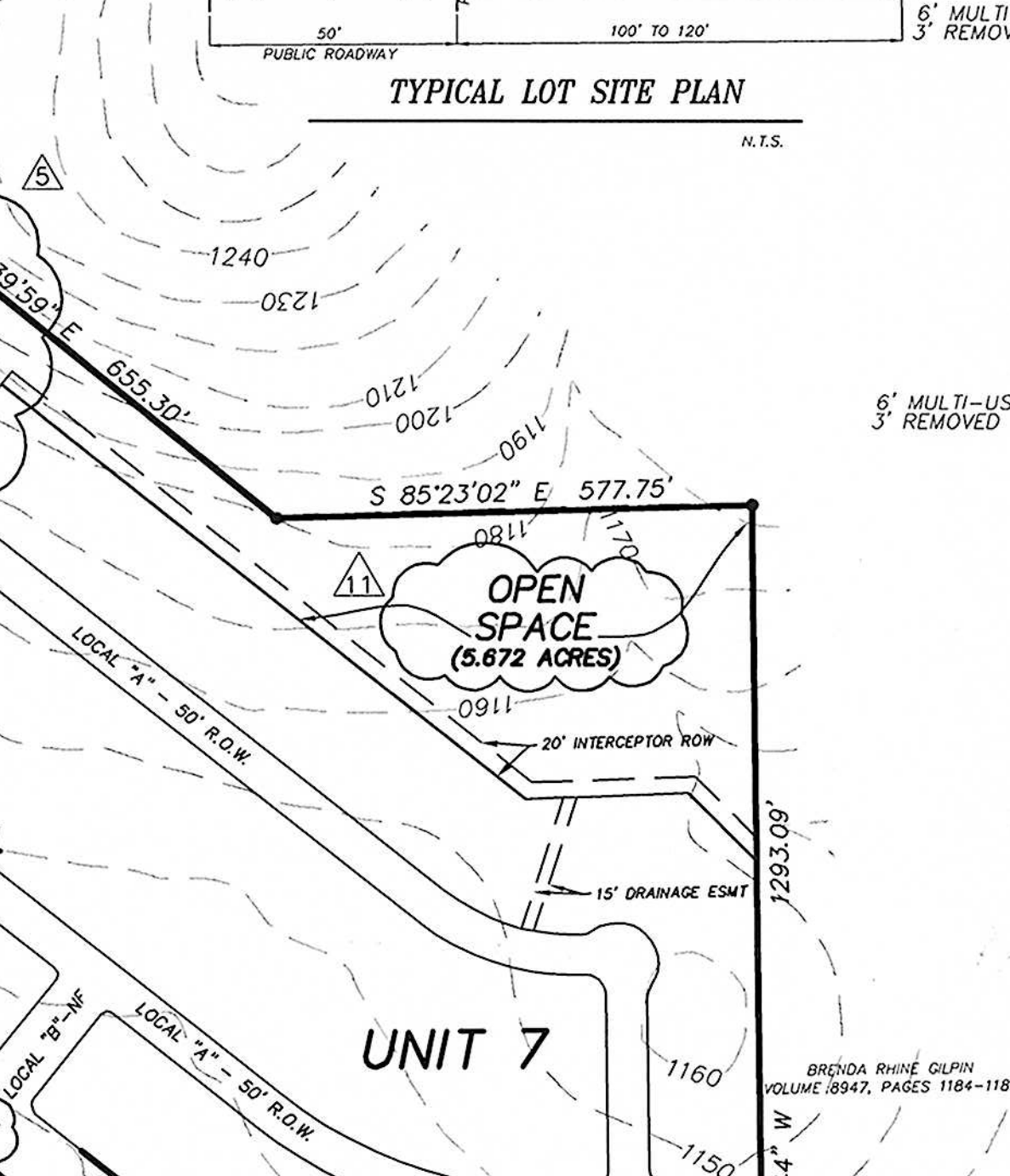
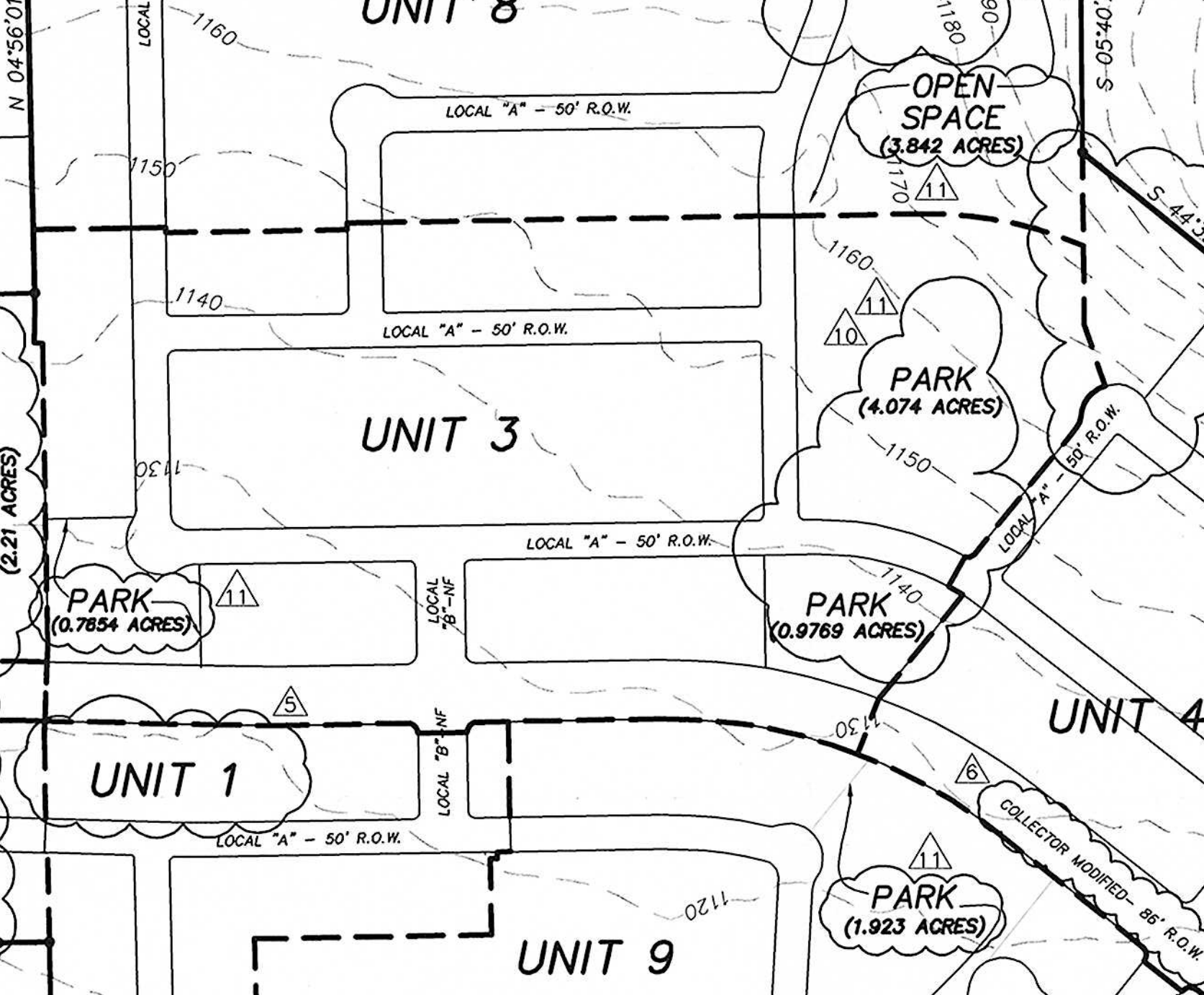
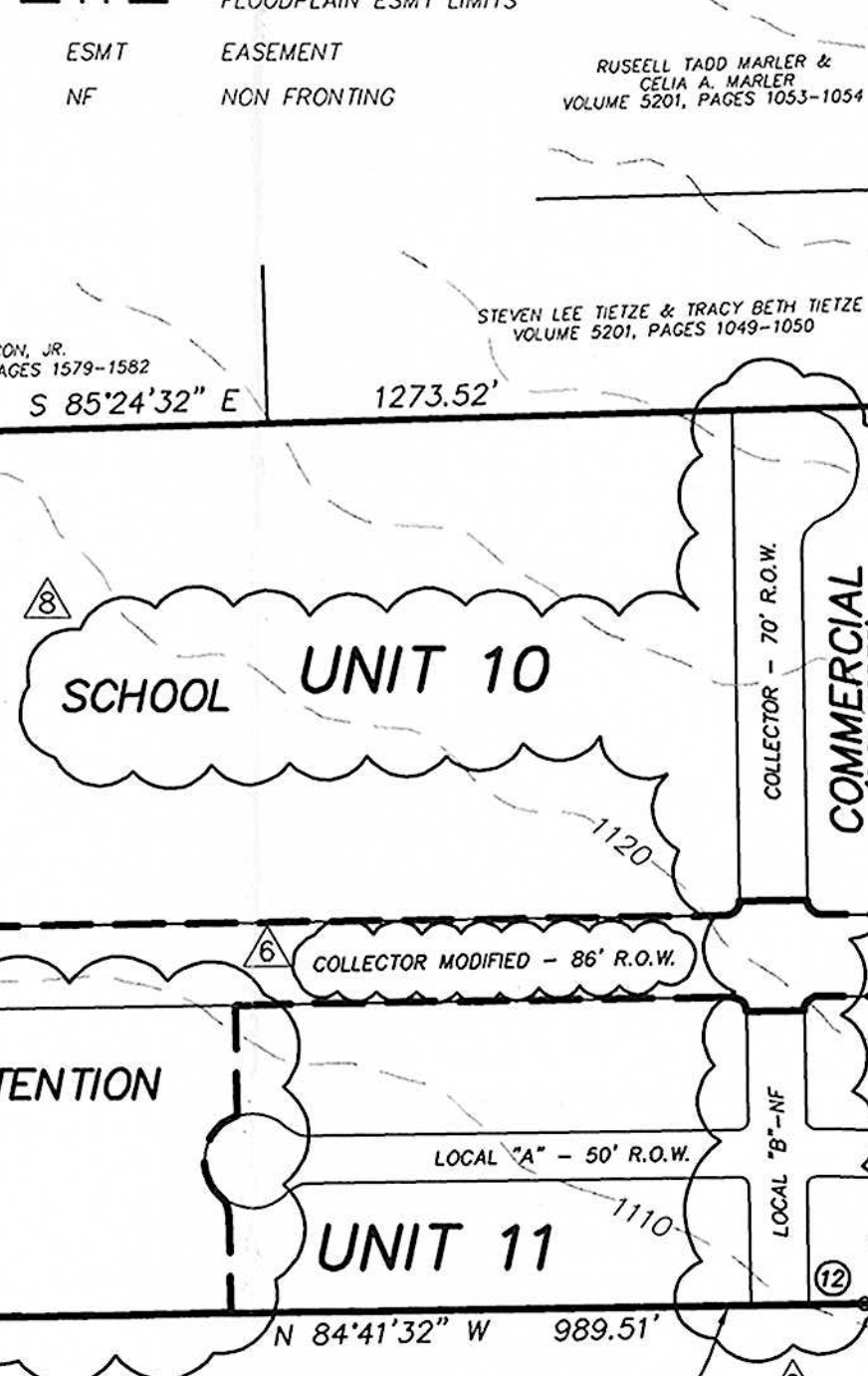
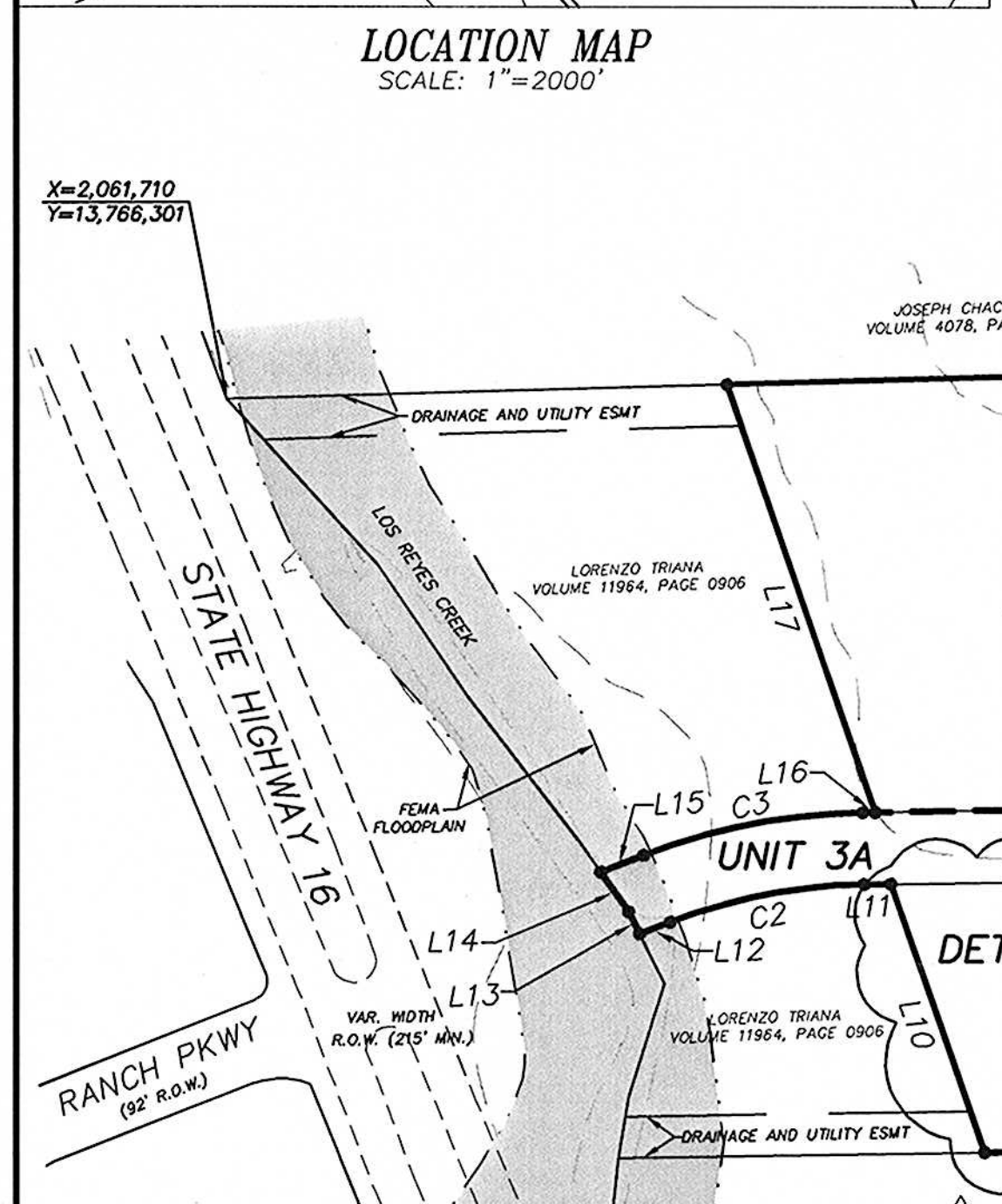


CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	00°44'29"	2804.93'	36.30'	18.15'	S33°53'23"E	36.30'
C2	20°31'23"	657.00'	235.34'	118.94'	S85°02'44"W	234.08'
C3	20°31'23"	743.00'	266.14'	134.51'	S85°02'44"W	264.72'

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	341.07'	N12°41'04"W
L11	31.68'	N84°41'34"W
L12	39.22'	S74°47'02"W
L13	29.91'	N20°01'52"W
L14	57.71'	N28°23'12"W
L15	54.88'	N74°47'02"E
L16	14.39'	S84°41'34"E
L17	542.02'	N12°41'04"W

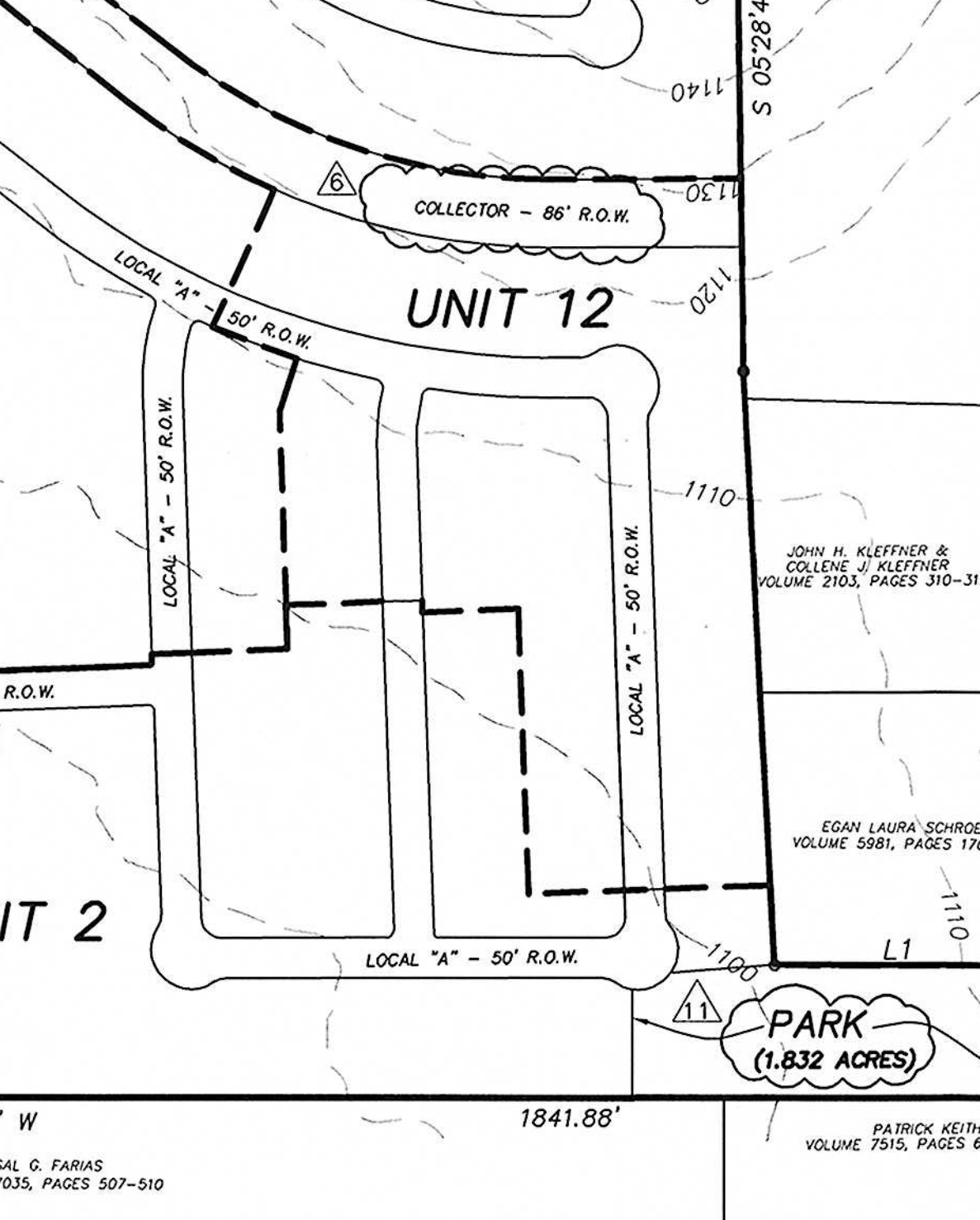
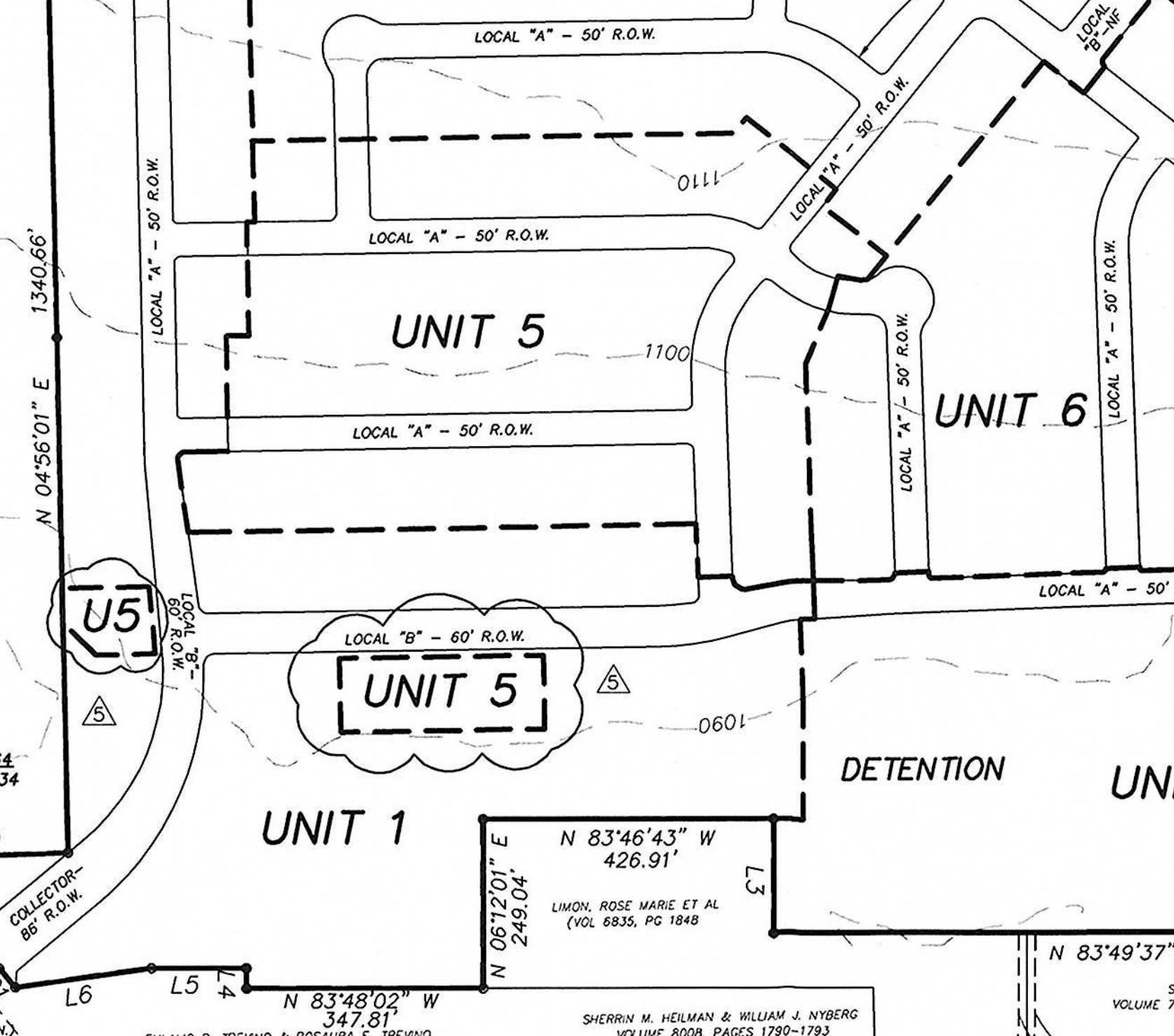
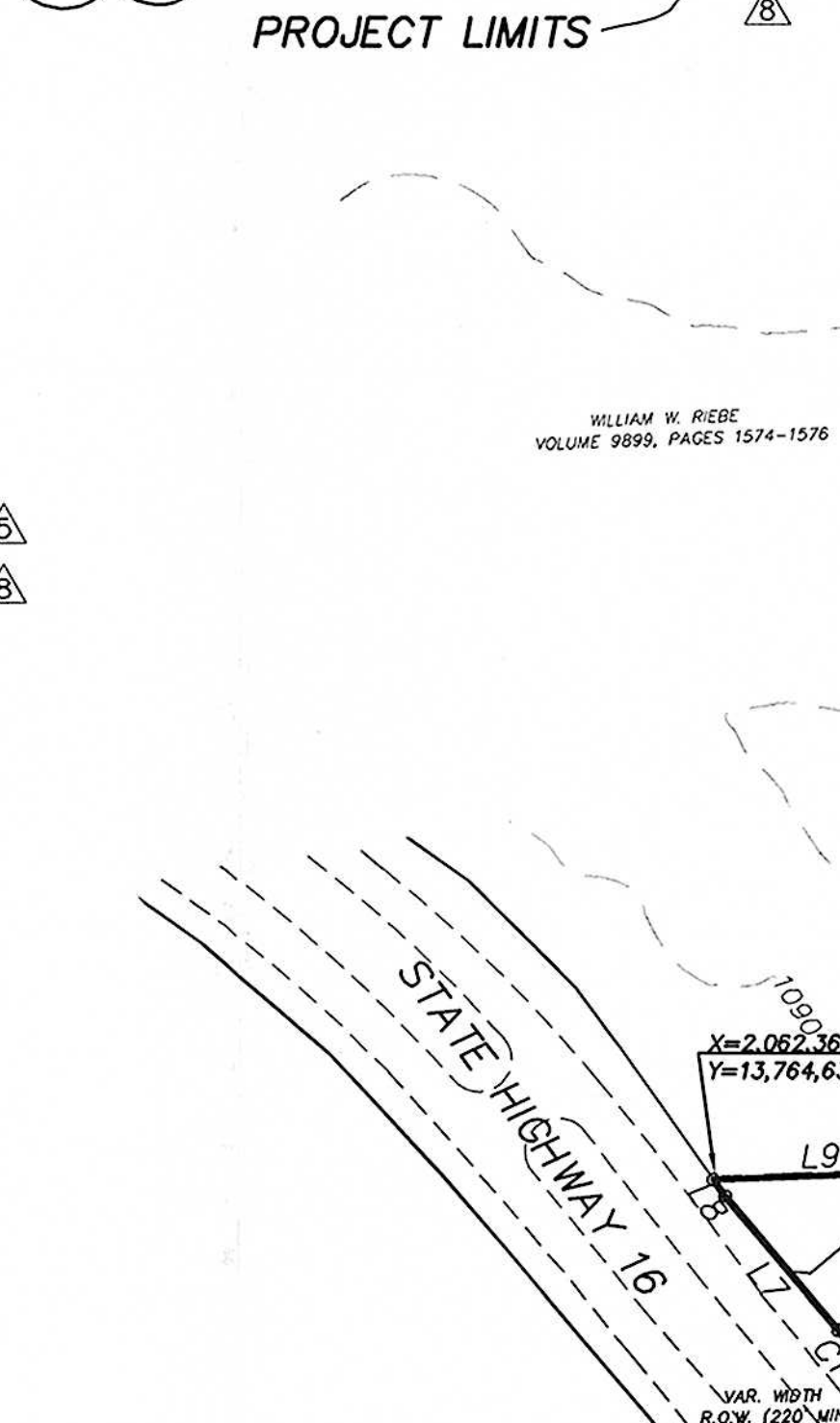


REVISED PER CITY COMMENTS	REVISED PER COUNTY COMMENTS	REVISED PER MDP COMMENTS FROM CITY	REVISED UNIT 10 & 11 BOUNDARY	REVISED COLLECTOR-MODIFIED STREET DETAIL UNIT 3A BOUNDARY AND ADJACENT NOTE	REVISED STREET SECTIONS	REVISED ROW, LOT LAYOUT, UNITS, AND NOTES	REVISED LOT LAYOUT AND UNITS	REVISED PARK AND STREET PARAGRAPH	REVISED LOT LAYOUT AND UNITS	REVISED PER CITY COMMENTS	DESCRIPTION	NO.	DATE



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
12940 Country Parkway
San Antonio, Texas 78216
Voice: (210) 349-3271 Fax: (210) 349-2851

UNIT	AREA	LOTS	DENSITY
UNIT-1	18.04 ACRES	70 LOTS	4.32 UNITS/ACRES
UNIT-2	10.08 ACRES	54 LOTS	4.96 UNITS/ACRES
UNIT-3	18.29 ACRES	62 LOTS	3.39 UNITS/ACRES
UNIT-4	8.17 ACRES	17 LOTS	2.08 UNITS/ACRES
UNIT-5	11.92 ACRES	71 LOTS	6.04 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	93 LOTS	4.30 UNITS/ACRES
UNIT-9	11.47 ACRES	61 LOTS	5.23 UNITS/ACRES
UNIT-11	5.77 ACRES	35 LOTS	5.89 UNITS/ACRES
UNIT-12	10.71 ACRES	53 LOTS	4.86 UNITS/ACRES
SUBTOTAL:	144.31 ACRES	640 LOTS	4.44 UNITS/ACRES
PARK AND OPEN SPACE REQUIREMENTS:			
PARK LAND/OPEN SPACE REQUIRED = 640 LOTS/70 LOTS PER ACRE = 9.1 ACRES			
PARK LAND/OPEN SPACE PROVIDED = 24.81 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.			



PLAN HAS BEEN ACCEPTED BY
COSA *[Signature]*
3/20/09 004B-06
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on 3/19/11 Date

OWNER/DEVELOPER
GRUPO TRIANA, LTD.
BY: TENOTEX PARTNERS, INC.
A TEXAS CORPORATION, ITS GENERAL PARTNER
BY: ISRAEL FOGEL, PRESIDENT
8000 IH 10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230

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

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

PARK AND OPEN SPACE REQUIREMENTS:
PARK LAND/OPEN SPACE REQUIRED = 640 LOTS/70 LOTS PER ACRE = 9.1 ACRES
PARK LAND/OPEN SPACE PROVIDED = 24.81 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.

* THIS NOTE WAS AUTHORIZED BY SIGNATURE W/ MDP ID # 004-06

Legal Description:
197.78 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.

DATE PREPARED:	11/18/05
REVISED:	1/11/06
REVISED:	2/20/06
REVISED:	3/20/06
REVISED:	12/21/06
REVISED:	1/19/07
REVISED:	2/2/07
REVISED:	11/17/08
REVISED:	12/05/08
REVISED:	12/15/08
REVISED:	02/06/09

CHAIRMAN	DATE
SECRETARY	DATE

DATE: NOVEMBER 2005
SCALE: 1"=200'
Vertical Horizontal NA
0 100 200 300
SHEET 1 OF 1
MDP ID # 004B-06
PROJ. NO. 2038-001



City of San Antonio

Department of Planning and Development Services

March 20, 2009

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

Re: **Triana (Amendment)**

MDP # 004B-06

Dear Mr. Tondre,

The Development Review Committee has reviewed **Triana** Master Development Plan Amendment or **MDP 004B-06**. Enclosed is an accepted and signed copy for your files. However, please note the following conditions:

Historic Preservation states the following: 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 19th-century has been identified. Additionally, staff of the HPO believes there is a high probability that the property may contain 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.

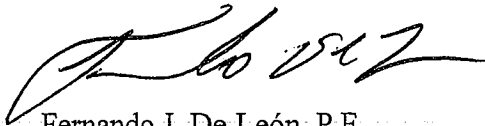
If you have any questions please contact Kay Hindes at (210)-207-7306.

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 Larry Odis at (210) 207-0210.

Sincerely,

A handwritten signature in black ink, appearing to read "F. De León". The signature is fluid and cursive, with a large initial "F" and a long, sweeping underline.

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