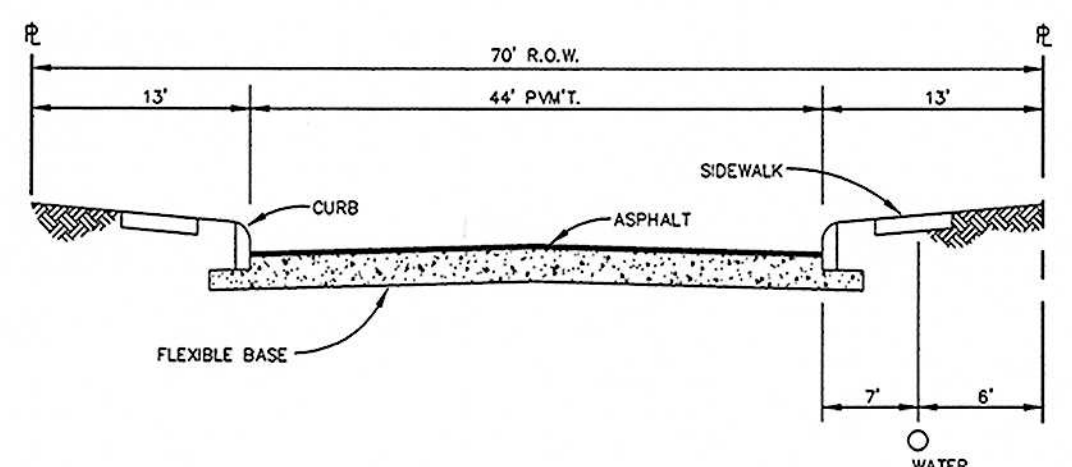
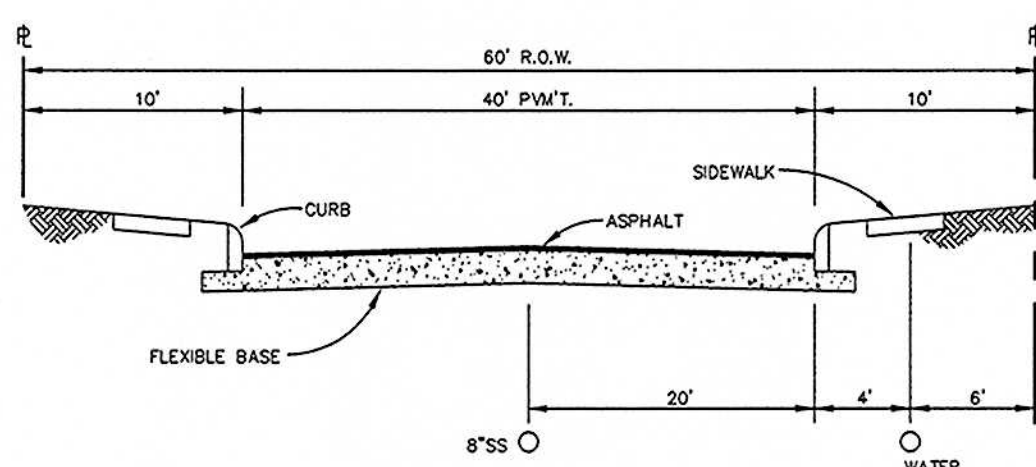


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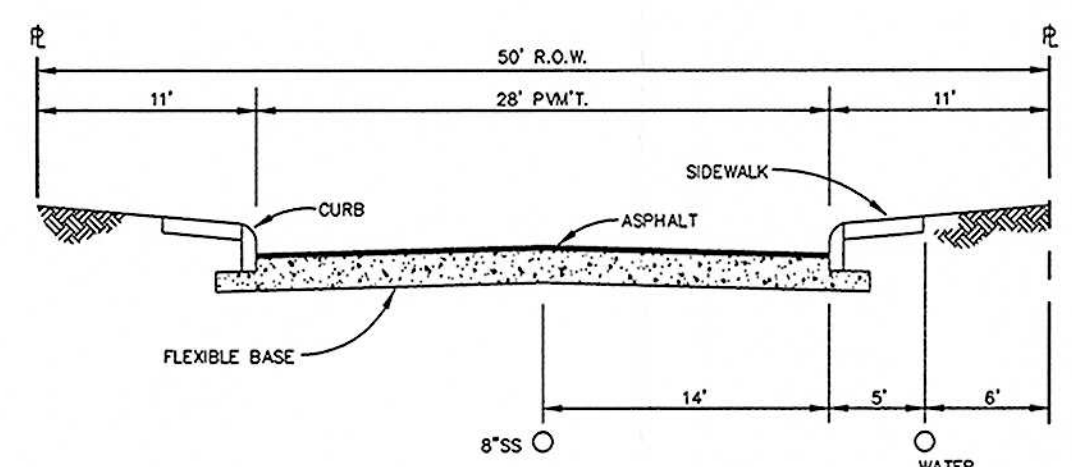
REVISED:
2/25/08 PARKS DEPT. COMMENTS
2/25/08 MASTER PLAN & MAJOR
THOROUGHFARE COMMENTS
2/25/08 REVISED COLLECTOR R.O.
PER BEXAR COUNTY & TA



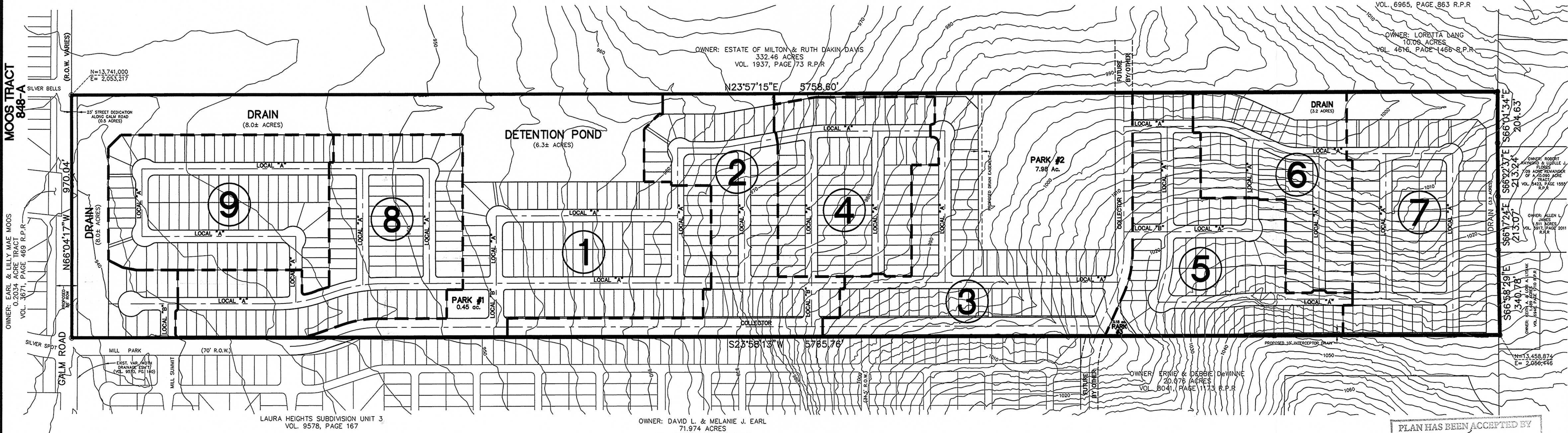
COLLECTOR
NOT TO SCALE



LOCAL "B"
NOT TO SCALE



LOCAL "A"
NOT TO SCALE



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

- NOTES:**
1. WATER SERVICE TO BE PROVIDED BY FOREST GLEN UTILITY
 2. SANITARY SEWER SERVICE TO BE PROVIDED BY S&WS
 3. GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS
 4. TELEPHONE SERVICE TO BE PROVIDED BY AT&T TELEPHONE/TIME WARNER
 5. CABLE T.V. SERVICE TO BE PROVIDED BY TIME WARNER CABLE
 6. ALL STREETS ARE LOCAL "A" UNLESS OTHERWISE SHOWN
 7. INDIVIDUAL LOT DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLATS
 8. THIS DEVELOPMENT WILL BE COMPLETED IN 9 PHASES
 9. THIS DEVELOPMENT IS IN THE NORTHSIDE INDEPENDENT SCHOOL DISTRICT
 10. DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS.
 11. DEVELOPER WILL COMPLY WITH UDC ARTICLE V, VII CONCERNING PARKS AND OPEN SPACE, WHICH WILL BE DEFERRED UNTIL ASSOCIATED SUBDIVISION PLAT IS FILED.
 12. BEARING REFERENCE SOURCE IS N23°57'15"E SHOWN FOR THE WEST LINE OF AN UNRECORDED BOUNDARY SURVEY OF 209.92 AC. CONDUCTED BY M. W. CUDE ENGINEERS, L.L.C. DATED JULY 9, 2004 BETWEEN MONUMENTS SHOWN THEREON.
 13. SIDEWALKS WILL BE INSTALLED ON THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-509(g).
 14. ALL PROPERTY WITHIN THE BOUNDARY OF THIS MDP IS LOCATED IN CITY OF SAN ANTONIO EXTRA TERRITORIAL JURISDICTION (ETJ).
 15. TYPICAL RADIUS FOR KNUCKLE SAC AND CUL DE SAC WILL BE 51' AT THE PROPERTY LINE.
 16. THE VALUE OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS, DATUM IS NAD 83 S.A. TxDOT CORRS. TEXAS STATE PLANE COORDINATE SYSTEM-SOUTH CENTRAL ZONE. ROTATION GRID TO PLAT IS 00°00'03".
 17. ALL INTERSECTIONS WILL MEET MINIMUM SIGHT DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SIGHT CLEARANCE EASEMENTS AS REQUIRED.

APPROXIMATE ACREAGE & LOT SUMMARY

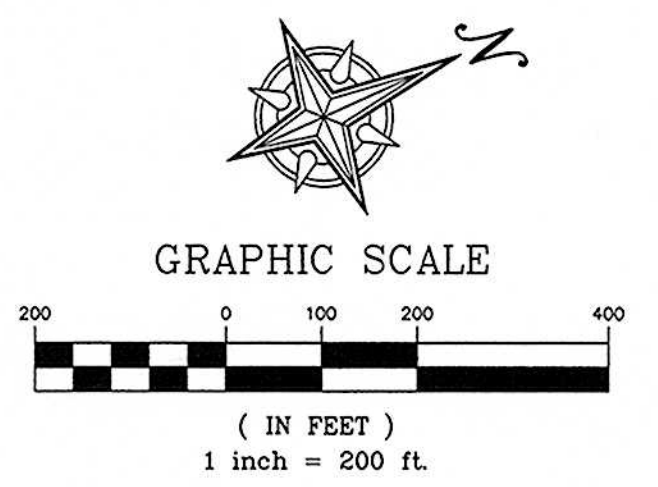
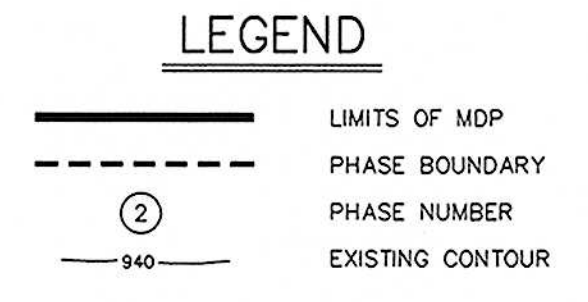
PHASE #	DU/LOTS	MIN. LOT SIZE	ACRES	DENSITY
PHASE 1	97	40'x110'	30.23	3.21
PHASE 2	54	40'x110'	10.70	5.05
PHASE 3	66	40'x110'	20.91	3.16
PHASE 4	72	40'x110'	9.48	7.59
PHASE 5	78	40'x110'	11.64	6.70
PHASE 6	52	40'x110'	8.26	6.30
PHASE 7	79	40'x110'	13.39	5.90
PHASE 8	90	40'x110'	12.51	7.19
PHASE 9	84	40'x110'	11.27	7.45
TOTAL	672 RESIDENTIAL		128.39	
	5.23 UNITS PER ACRE			

PARK SUMMARY

PARK #1	0.45 ac.
PARK #1 - OPEN PLAY AREA	1.00 ac. (mpw. credit)
PARK #2	7.97 ac.
PARK #3	0.18 ac.
TOTAL	9.60 ac.
REQUIRED 872/70	9.60 ac.

PARK DATA
BASED ON 672 SINGLE FAMILY LOTS THE REQUIRED PARK DEDICATION FOR THIS DEVELOPMENT IS 9.60 ACRES. REQUIREMENTS WILL BE MET WITH 9.60 ACRES OF LAND DEDICATION ALONG WITH 1.00 ACRES OF IMPROVEMENT CREDIT (SEE CHART).
THE REQUIRED DEDICATION WILL OCCUR AT A MINIMUM WITH TABLE 503-2 WISD SCHEDULES TIMETABLE FOR TRIMMING IMPROVEMENTS AND DEDICATION.
PRIVATE PARK FACILITIES AND/OR OPEN SPACE RECREATIONAL IMPROVEMENTS WILL MEET THE REQUIREMENTS AND SHALL CONFORM TO THE ELEMENTS OF TABLE 503-4. THE HOMEOWNER ASSOCIATION WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE DEDICATED PARKS PER 35-503(F)(2).

CONNECTIVITY INDEX
57 LINKS
40 NODES
57/40 = 1.43 CONNECTIVITY RATIO



OWNER:
SCHNEIDER ELSIE E, ET AL
9518 MCCULLOUGH AVE
SAN ANTONIO, TEXAS 78216-5128

DEVELOPER:
CENTEX HOMES
1354 NORTH LOOP 1604, SUITE 108
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-1985

PLAN HAS BEEN ACCEPTED BY
COSA
3/31/08 007-08
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on 3/31/10 (Date)

LEGAL DESCRIPTION
BEING 128.39 ACRES OF LAND OUT OF THE M.M. MUSQUIZ SURVEY NO. 80, SECTION 5, ABSTRACT NO. 487, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS AS RECORDED IN VOLUME 4102, PAGES 1564-1571, BEXAR COUNTY DEED RECORDS.

128.39 TOTAL ACRES
THIS MDP WAS PREPARED ON MARCH 11th, 2008

Dentham-Hemmes Engineering and Associates, Inc.
12861 Park Central, Suite 1390
San Antonio, Tx. 78216
(210) 495-3100 Office
(210) 495-3122 Fax

MASTER DEVELOPMENT PLAN
for
SCHNEIDER TRACT
#007-08

JOB # 070041.00
DWG FILE: _____
DATE: 1/2/08
DESIGN: L.R.
DRAWN: N.R.
CHECKED: _____
SHEET 1 of 1



City of San Antonio

Department of Development Services

March 31, 2008

Paul W. Denham
Denham-Ramones Engineering
12961 Park Central, Suite 1390
San Antonio, TX 78216

Re: **Schneider Tract**

MDP # 007-08

Dear Mr. Denham

The City Staff Development Review Committee has reviewed the **Schneider Tract** Master Development Plan **M.D.P. # 007-08**. Please find enclosed a signed copy for your files. Your plan was approved for acceptance. However, please note the following conditions:

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 (210) 615-5814.

Tree Preservation approves with the following conditions:

- A Master Tree Permit (AP 1431820) has been approved for this project. Any changes to the approved plan require a new submittal of plan and a \$75.00 review fee.
- A \$75.00 review fee is required for each plat submittal stage and a Tree Canopy fee (\$15/lot) is required prior to recordation of each plat.

If you have any further questions, please call Joan Miller at (210) 207-8265.

Bexar County approves with the following conditions:

The following improvements must be provided by the developer prior to completion of the Schneider Tract development:

- Traffic controls shall be placed according to the standards of the Texas Manual on Uniform Traffic Control Devices.
- Coordination of design/construction for turn lanes on Galm Road with Bexar County Public Works Capital Project if applicable.

If you have any further questions, please call Adam Chavarria at (210) 335-3840.

All platting shall comply with the Unified Development Code (UDC), Master Plan, Major Thoroughfare Plan, and all applicable regulations of the City of San Antonio. It will be expected that all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space shall be platted. It is suggested to work closely with the school district, so 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. The validity for this permit shall expire within twenty-four months from the date of approval unless eight percent of the net area of the project or twenty acres is approved with a final plat or an expenditure less than five hundred thousand dollars has been made as per UDC §35-412(h)(1).

Should you need further assistance, please contact Luz Gonzales at (210) 207-7898.

Sincerely,



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