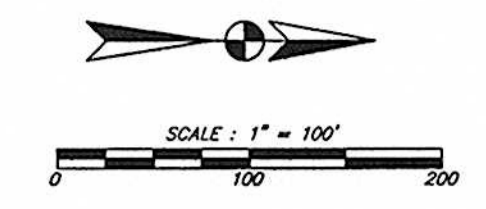
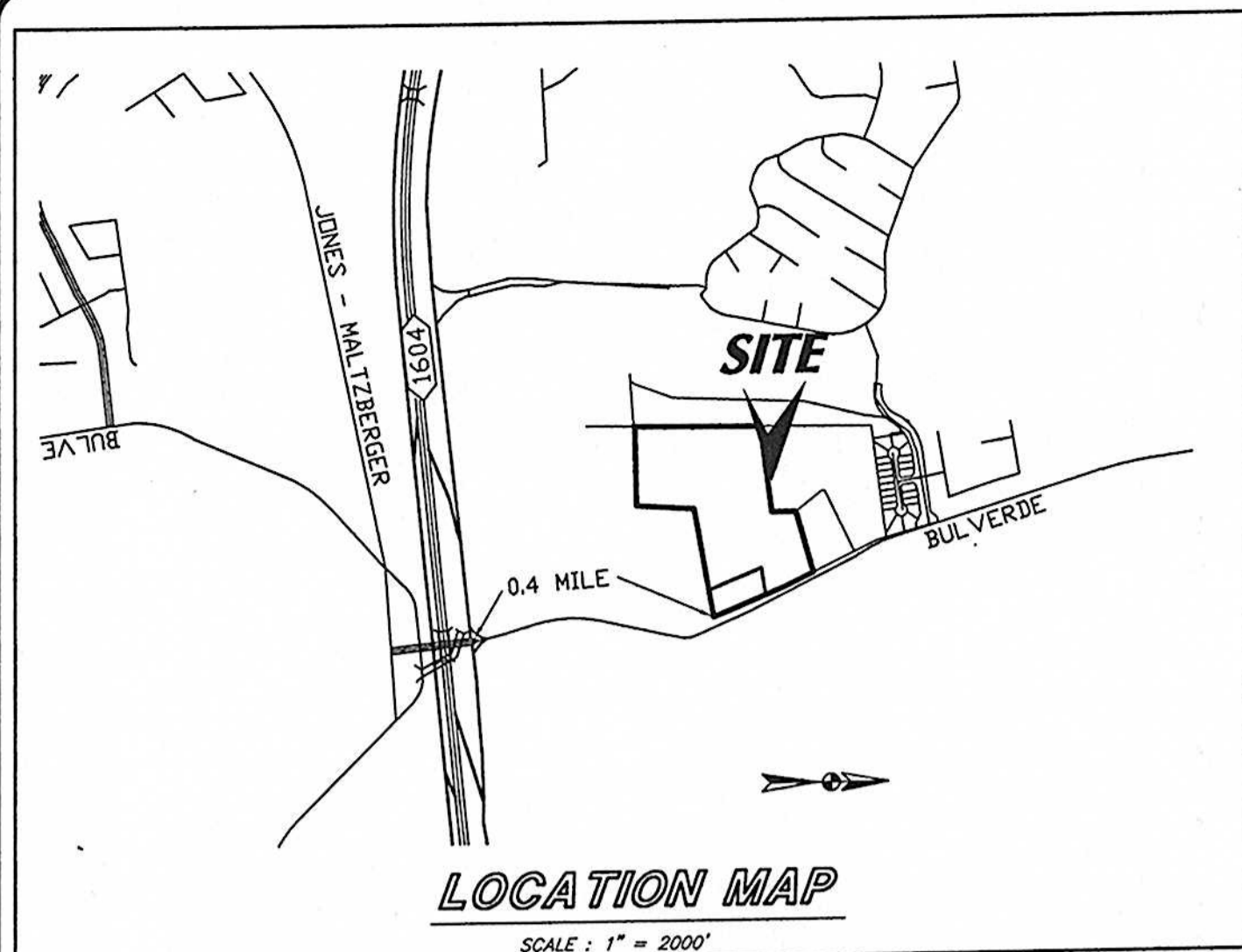


PLANNED UNIT DEVELOPMENT
EMERALD FOREST HOA
2015 EVANS RD STE 100
SAN ANTONIO TX 78258 7428
9157/0640



PLAT No.



DEVELOPMENT PHASE SCHEDULE

PHASE	EST. CONST. START DATE	AC.
1	08/08	27.90
2	12/08	2.40

SUMMARY TABLE

PHASE	AC.	LOTS	DWELLING UNITS	OPEN SPACE/AC	LOTS/AC	DWELLING UNITS/AC
1	27.90	1	680	5.96	-	24.37
2	2.40	1	-	-	-	-
TOTAL	30.30	2	-	-	-	-

30.30 ACRES TOTAL

OFF-STREET PARKING SHALL BE IN COMPLIANCE WITH THE U. D. C.

CLUB HOUSE, POOL & OTHER RECREATIONAL FACILITIES WILL BE PROVIDED WITHIN THE LIMITS OF PHASE I MULTI-FAMILY AS PER UDC SECTION 35-503, TABLE 503-1.

OPEN SPACE MULTI FAMILY REQUIREMENTS 5.96 ACRES, 6.00 PROVIDED 680/114 = 5.96 ACRES.

THIS DEVELOPMENT IS OVER THE EDWARDS AQUIFER RECHARGE ZONE AS SHOWN ON THE LONGHORN, TEXAS U. S. G. S. QUAD. MAPS.

BASIS OF BEARING IS BULVERDE ROAD R. O. W. MAP DATED DEC., 1985.

THIS TRACT IS NOT WITHIN THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 48029C0281F, DATED JANUARY 4, 2002.

SIDEWALKS WILL BE INSTALLED IN THE PUBLIC R. O. W. PER UDC ARTICLE 5, DIVISION 2: 35-506(Q)

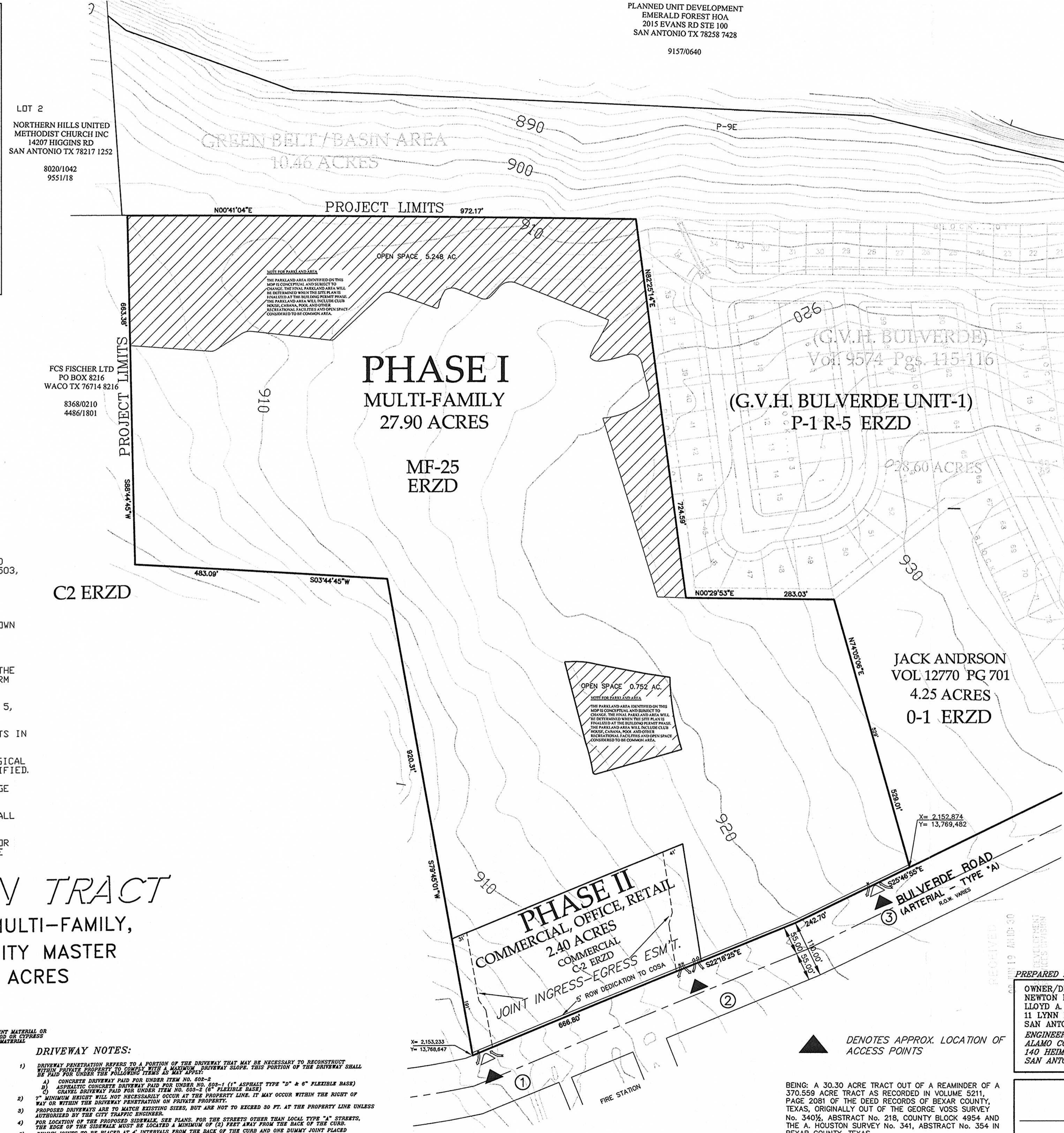
ALL INTERSECTIONS SHALL COMPLY WITH CLEAR VISION AREA REQUIREMENTS IN ACCORDANCE WITH UDC SECTION 35-506(D)(5).

IF IN THE COURSE OF CONSTRUCTION, A PREVIOUSLY UNKNOWN ARCHAEOLOGICAL SITE IS DISCOVERED, THEN CONSTRUCTION MUST CEASE AND THE HPD NOTIFIED.

PHASE I & PHASE II WILL HAVE APPROPRIATE LEFT TURN INGRESS STORAGE ALONG BULVERDE ROAD.

UNRESTRICTED ACCESS FOR BOTH LEFT AND RIGHT TURNING MOVEMENTS SHALL BE ALLOWED AT ACCESS POINT NO. 2

THIS MDP CONTAINS NO PUBLIC STREETS. A TYPICAL HAS BEEN ADDED FOR DRIVEWAY ACCESS. ALL ON SITE ADA FACILITIES WILL BE SHOWN ON THE SITE PLAN FOR A BUILDING PERMIT.



PLAN HAS BEEN ACCEPTED BY
COSA *[Signature]*
6/19/08 009-08
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
6/18/10
Date

REVISIONS

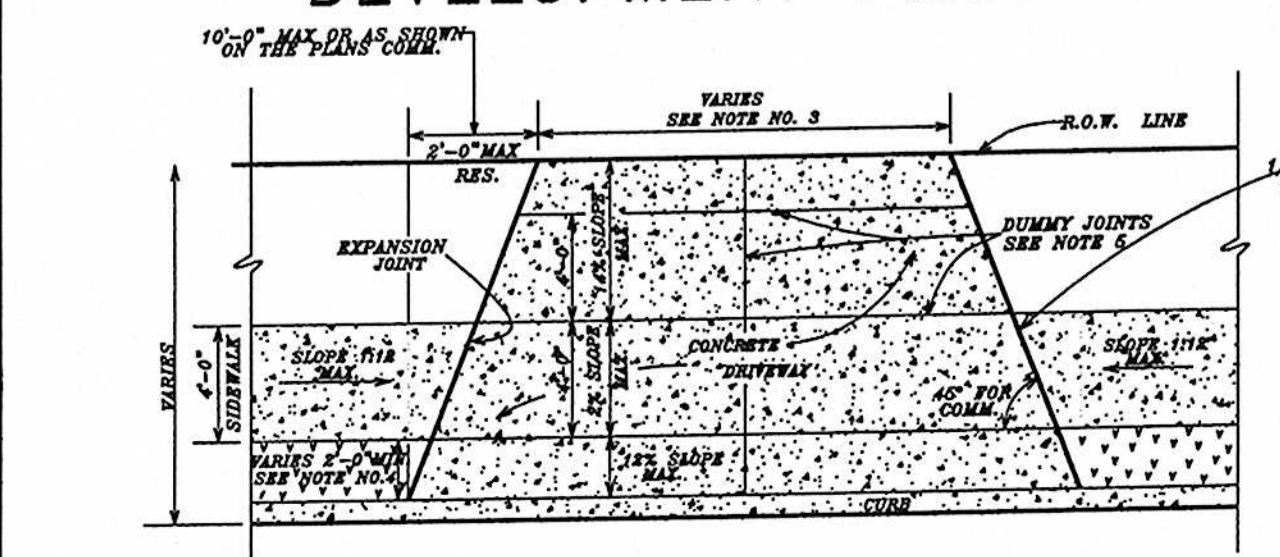
NO.	DATE	DESCRIPTION	APPROV.
1			
2			
3			
4			
5			



ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
140 HEIMER RD., STE. 617, SAN ANTONIO, TX. 78232
PHONE: (210)828-0691 FAX: (210)824-3055

BULVERDE-NEWTON TRACT

A MASTER PLANNED RESIDENTIAL, MULTI-FAMILY, OFFICE AND COMMERCIAL COMMUNITY MASTER DEVELOPMENT PLAN - 30.30 ACRES



- DRIVEWAY NOTES:**
- DRIVEWAY PENETRATION REFERS TO A PORTION OF THE DRIVEWAY THAT MAY BE NECESSARY TO RECONSTRUCT WITHIN PRIVATE PROPERTY TO COMPLY WITH A MAXIMUM DRIVEWAY GRADE. THIS PORTION OF THE DRIVEWAY SHALL BE RECONSTRUCTED UNDER THE FOLLOWING ITEMS AS MAY APPLY:
 - CONCRETE DRIVEWAY PAID FOR UNDER ITEM NO. 605-2
 - ASPHALTIC CONCRETE DRIVEWAY PAID FOR UNDER NO. 605-1 (1" ASPHALT TYPE "D" & 6" FLEXIBLE BASE)
 - GRAVEL DRIVEWAY PAID FOR UNDER ITEM NO. 605-2 (6" FLEXIBLE BASE)
 - MINIMUM HEIGHT WILL NOT NECESSARILY OCCUR AT THE PROPERTY LINE. IT MAY OCCUR WITHIN THE RIGHT OF WAY OR WITHIN THE DRIVEWAY PENETRATION ON PRIVATE PROPERTY.
 - PROPOSED DRIVEWAYS ARE TO MATCH EXISTING SIZES, BUT ARE NOT TO EXCEED 30 FT. AT THE PROPERTY LINE UNLESS AUTHORIZED BY THE CITY TRAFFIC ENGINEER.
 - FOR LOCATION OF THE PROPOSED SIDEWALK, SEE PLANS FOR THE STREETS OTHER THAN LOCAL TYPE "A" STREETS. THE EDGE OF THE SIDEWALK MUST BE LOCATED A MINIMUM OF (4) FEET AWAY FROM THE BACK OF THE CURB.
 - DUMMY JOINTS TO BE PLACED AT 4' INTERVALS FROM THE BACK OF THE CURB AND ONE DUMMY JOINT PLACED PERPENDICULAR TO THE CURB AND BEING IN THE CENTER OF THE DRIVEWAY AS SHOWN.

PREPARED: FEBRUARY 8, 2008

OWNER/DEVELOPER:
NEWTON BULVERDE ROAD, LTD.
LLOYD A. DENTON, JR., PRESIDENT
11 LYNN BATTIS LANE SUITE 100
SAN ANTONIO, TEXAS 78218

ENGINEER:
ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
140 HEIMER ROAD, SUITE 617
SAN ANTONIO, TEXAS 78232

BEING: A 30.30 ACRE TRACT OUT OF A REMAINDER OF A 370.559 ACRE TRACT AS RECORDED IN VOLUME 5211, PAGE 2081 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, ORIGINALLY OUT OF THE GEORGE VOSS SURVEY No. 3403, ABSTRACT No. 218, COUNTY BLOCK 4954 AND THE A. HOUSTON SURVEY No. 341, ABSTRACT No. 354 IN BEXAR COUNTY, TEXAS.

BULVERDE - NEWTON TRACT
MASTER DEVELOPMENT PLAN
CITY OF SAN ANTONIO
BEXAR COUNTY
TEXAS

JOB NO: 16670/03
HORIZ: 1" = 100'
VERT: N/A
DRAWN: R/W
DESIGNED:
FILE: MDP.dwg
SHEET: OF 1
PAGE: 1 OF 1

Jun 16, 2008, 11:46am, ACS210 Layout - MDP
P: P:\Projects\1000\1000.ctb



City of San Antonio

Department of Development Services

June 19, 2008

Mr. Paul Schroeder, P.E.

Alamo Consulting Engineering and Survey, Inc
140 Heimer Road Ste. 617
San Antonio, TX 78232

Re: **Bulverde-Newton Tract**

MDP # 009-08

Dear Mr. Schroeder,

The Development Review Committee has reviewed **Bulverde-Newton Tract** Master Development Plan **M.D.P. # 009-08**. Please find enclosed an accepted and signed copy for your files. 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. All platting shall comply with the Unified Development Code (UDC), Master Plan, Major Thoroughfare Plan, and all applicable regulations for 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.

Traffic Impact Analysis & Streets Division approves with the following conditions:

- A right turn and left turn lane will be required on Bulverde Road at the intersection with driveway number 2.

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 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 'Fernando J. De León'.

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