

LOCATION MAP  
NOT TO SCALE

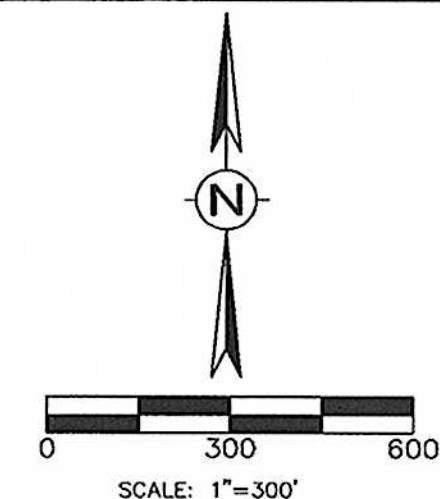
BEING A 412.85 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OUT OF THE JAMES H. COX SURVEY NO. 22, ABSTRACT 155, COUNTY BLOCK 4760 AND THE CHARLES SEIDENSCHNUR SURVEY NO. 410, ABSTRACT 1222, COUNTY BLOCK 4725, BEING THAT 97.62 ACRE AND THAT 3.05 ACRE TRACT AS RECORDED IN VOLUME 5826, PAGE 2020 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 49.391 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 1833, BEXAR COUNTY, TEXAS, COMPRISING PART OF THE JAMES H. COX SURVEY NO. 22, ABSTRACT 155, PART OF THE CITY OF SAN ANTONIO SURVEY NO. 409, ABSTRACT NO. 177 AND PART OF THE B. SHERRER SURVEY NO. 409, ABSTRACT NO. 672 IN CONVEYANCE TO H.H. MCDUGAL AND MONA H. MCDUGAL VOLUME 6625, PAGE 2041 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 55.500 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, NEW CITY BLOCK 18333, OUT OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, NEW CITY BLOCK 18333, OUT OF THE JAMES H. COX SURVEY NO. 22, ABSTRACT 672, BEING PART OF THAT 43.31 ACRE TRACT 1 AND PART OF THAT 54.49 ACRE TRACT 2 AND ALL OF THAT 7.98 ACRE TRACT 3 DESCRIBED IN DEED RECORDED IN VOLUME 4782, PAGE 839 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, A 110.805 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, NEW CITY BLOCK 18333, OUT OF THE JAMES H. COX SURVEY NO. 22, ABSTRACT 155, AND THE CITY OF SAN ANTONIO SURVEY NO. 409, ABSTRACT NO. 177 IN CONVEYANCE TO STANTON P. BELL AS RECORDED IN VOLUME 2769, PAGE 1679 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, A 37.148 ACRE TRACT OF LAND OUT OF THE JAMES H. COX SURVEY NO. 22, ABSTRACT NO. 155, AND THE CITY OF SAN ANTONIO SURVEY NO. 409, ABSTRACT NO. 177 COUNTY BLOCK 4760, BEXAR COUNTY, TEXAS CONVEYED TO AQUATIC COMMERCIAL SOLUTIONS OF RECORD IN VOLUME 7885, PAGE 768 OF THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, A 5.020 ACRE TRACT AS RECORDED IN VOLUME 6221, PAGE 1838 AND A 4.323 ACRE TRACT AS RECORDED IN VOLUME 11067, PAGE 1079 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

- NOTE:
- 1.) SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE REQUIREMENTS ARTICLE 5, DIVISION 2: 35-506(e).
  - 2.) LAND FOR PARKS WILL BE DEDICATED AT A RATIO OF 1 ACRE PER 70 LOTS WITHIN A 1 MILE RADIUS OF THE SUBJECT PROPERTY DEDICATED ON THE SAME ACREAGE PER LOT AT FAIR MARKET VALUE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.
  - 3.) BEARING BASIS FOR THIS PROJECT IS THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NAD 83.
  - 4.) WATER SERVICE TO BE PROVIDED BY SANS.
  - 5.) SANITARY SEWER SERVICE TO BE PROVIDED BY SANS.
  - 6.) GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS OR GREYFOREST UTILITIES.
  - 7.) TELEPHONE SERVICE TO BE PROVIDED BY SBC TELEPHONE.
  - 8.) CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.
  - 9.) ALL STREETS ARE LOCAL "A" UNLESS OTHERWISE SHOWN.
  - 10.) INDIVIDUAL LOT DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLAT.
  - 11.) LAND USE IS SINGLE FAMILY RESIDENTIAL, MULTI-FAMILY AND COMMERCIAL.
  - 12.) THIS DEVELOPMENT WILL BE COMPLETED IN SEVERAL UNITS.
  - 13.) THIS DEVELOPMENT IS IN THE NORTHSIDE INDEPENDENT SCHOOL DISTRICT.
  - 14.) DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS.
  - 15.) DEVELOPER WILL COMPLY WITH UDC ARTICLE V.6 CONCERNING PARKS AND OPEN SPACE, WHICH WILL BE DEFERRED UNTIL INDIVIDUAL SUBDIVISION PLAT IS FILED. ALL PARKS AND OPEN SPACES SHALL BE MAINTAINED BY THE H.O.A.
  - 16.) ALL PROPERTY WITHIN THE BOUNDARY OF THIS MDP IS LOCATED IN THE CITY OF SAN ANTONIO.
  - 17.) A MASTER TREE PERMIT HAS BEEN ISSUED FOR THE SITE AND THE A/P NO. 1311390.
  - 18.) TYPICAL RADIUS FOR KNUCKLE SAC AND C&L DE SAC WILL BE 50' AT THE PROPERTY LINE.
  - 19.) ALL INTERSECTIONS WILL MEET MINIMUM SITE DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SITE CLEARANCE EASEMENTS AS REQUIRED.
  - 20.) ALL FACILITIES MUST COMPLY WITH MUTED AND ASHOTO GUIDELINES FOR BICYCLE FACILITIES, INCLUDING CROSSWALK AND SIGNAGE REQUIREMENTS.

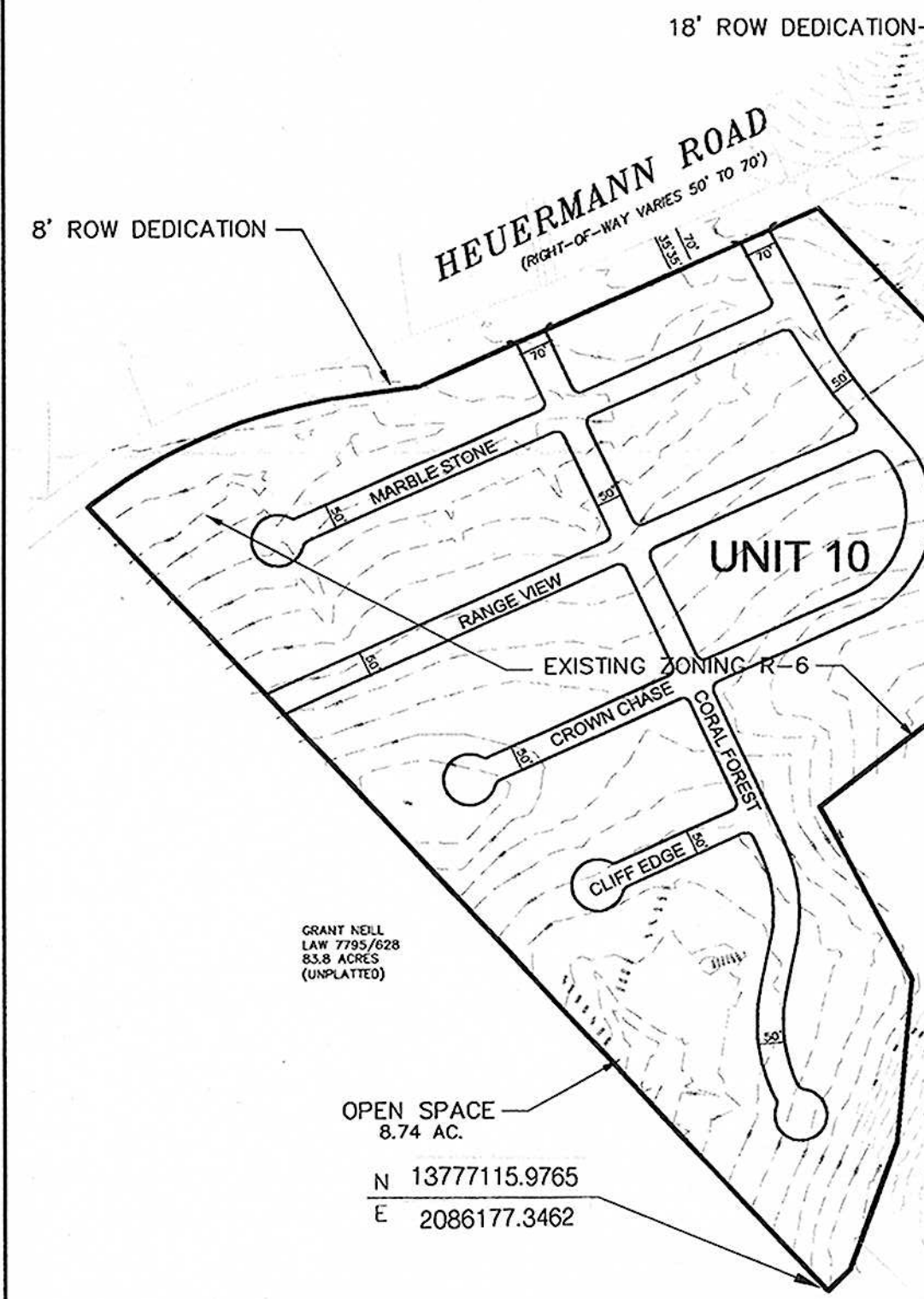
# 412.85 ACRE TRACT MASTER DEVELOPMENT PLAN PLAN #: 012-A 06 DATE: 1/11/08

## LEGEND

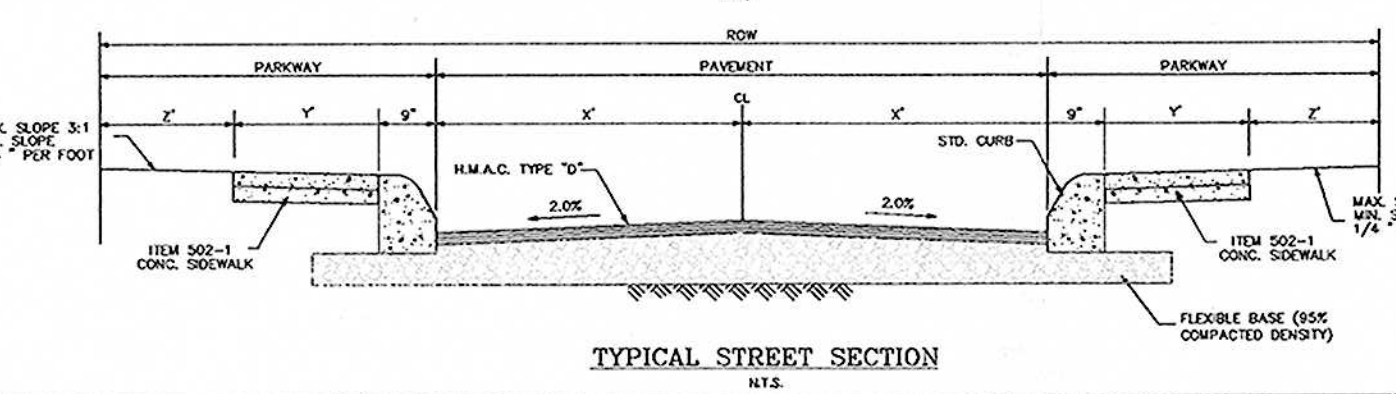
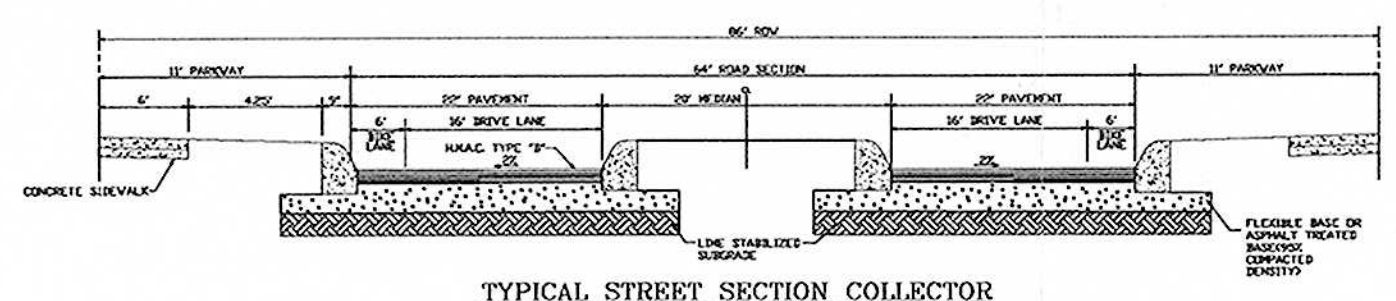
- EXISTING CONTOUR
  - MDP BOUNDARY
  - GATEWAY CORRIDOR BOUNDARY
  - UNIT BOUNDARY
- THE PARK REQUIREMENT FOR THIS SUBDIVISION IS 7.31 ACRES BASED ON 512 RESIDENTIAL LOTS.



SINGLE FAMILY SUMMARY				
UNIT	ACRES	NUMBER OF DWELLING UNITS	DENSITY (DWELLING UNITS/AC)	PHASING SEQUENCE
1	20.43 AC	40	1.96	3
2	16.84 AC	45	2.67	4
3	16.72 AC	35	2.09	5
4	9.41 AC	40	4.25	6
5	35.75 AC	52	1.45	7
6	17.84 AC	38	2.13	8
7	27.04 AC	59	2.18	9
8	10.38 AC	16	1.54	10
9	23.93 AC	42	1.76	11
10	45.19 AC	145	3.21	2
11				COLLECTOR ROAD
				1
TOTAL SINGLE FAMILY DEVELOPMENT				
	223.53	512	2.29	
COMMERCIAL SUMMARY (RETAIL & OFFICE)				
12A	68.70 AC	-	-	12 (A)
12B	14.39 AC	-	-	12 (B)
12C	9.88 AC	-	-	12 (C)
12D	11.33 AC	-	-	12 (D)
12E	19.92 AC	-	-	12 (E)
TOTAL COMMERCIAL (RETAIL & OFFICE)				
	124.22 AC	-	-	
MULTI-FAMILY SUMMARY				
13	50.00 AC	800	16	13
14	15.10 AC	255	16.89	14
TOTAL DEVELOPMENT				
	412.85 AC	1567	3.80	



STREET CROSS SECTION						
ROW	PAVEMENT	PARKWAY	X'	Y'	Z'	
50'	28'	11'	14'	4.0'	6.25'	
60'	40'	10'	20'	6.0'	3.25'	
70'	44'	13'	22'	6.0'	6.25'	



MDP OPEN AREA REQUIREMENT = 1 ACRE PER EACH 70 LOTS  
 TOTAL NUMBER OF RESIDENTIAL LOTS = 512  
 OPEN AREA REQUIREMENT =  $\frac{512 \text{ LOTS}}{70 \text{ LOTS/1 AC}} = 7.31 \text{ ACRES}$   
 OPEN SPACE PROVIDED:  
 UNITS 1 THRU 7  
 PARK AREA 22.06 ACRES

**OWNER & APPLICANT**  
 BP Hwy 10 San Antonio, Ltd.  
 CONTACT PERSON: Shaul Baruch  
 8235 Douglas Avenue, Suite 770  
 Dallas, Texas 75225  
 TEL: (214) 739-2900  
 FAX: (214) 739-2904

**CIVIL ENGINEER**  
 CARTER & BURGESS, INC.  
 CONTACT PERSON: Ish Saleh, P.E.  
 911 CENTRAL PARKWAY N, SUITE 425  
 SAN ANTONIO, TEXAS 78231-5065  
 TEL: (210) 494-0088  
 FAX: (210) 494-4525

NOTE:  
 "THE FLOODPLAIN ON THIS MASTER DEVELOPMENT PLAN IS ESTIMATED AND SUBJECT TO REVISION. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE."

PLAN HAS BEEN ACCEPTED BY  
 COSA *[Signature]*  
 1/25/2008 012A-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  
 1/24/2010  
 Date

DATE: 9/21/07  
 DRAWN BY: K.S.R.  
 DESIGNED BY: K.S.R.  
 CHECKED BY: A.C.  
 REVIEWED BY: A.C.  
 PROJECT NUMBER: 310382-012

**412.85 ACRE TRACT  
AT IH-10 & CAMP BULLIS  
BP HWY. 10 SAN ANTONIO, LTD.  
8235 DOUGLAS AVE., SUITE 770  
DALLAS, TEXAS 78225**

**MASTER PLAN  
DEVELOPMENT PLAN**

**Carter & Burgess**  
 Consultants in Engineering, Architecture,  
 Construction Management and Related Services  
 Carter and Burgess, Inc.  
 911 Central Parkway North, Suite 425  
 San Antonio, Texas 78233  
 (210) 494-0088 Fax (210) 494-4525  
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# City of San Antonio

Department of Development Services

January 25, 2008

Mr. Ishtiak Saleh, P.E.  
Carter Burgess  
911 Central Parkway North, Suite 425  
San Antonio, Texas 78232-5065

Re: 412.85 Acre Tract at IH-10 and Camp Bullis Amending

MDP # 012A-06

Dear Mr. Saleh,

The City Staff Development Review Committee has reviewed the 412.85 Acre Tract at IH-10 and Camp Bullis Master Development Plan Amendment M.D.P. # 012-A-06. Please find enclosed a signed copy for your files. Your plan was accepted 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 615-5814.

**Historic** states the following:

- The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, there is a **high probability** that the property may contain sites, some of which may be significant. Also, the property may contain a historical architectural site. Thus, before any work that might affect any sites is begun, we recommend that a qualified professional conduct an archaeological/architectural investigation of the property.

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

**TREES** approves with the following conditions:

- The amended MDP to the above project (aka Cresta Bella) has been issued a Master Tree Permit in accordance with the amendment. The AP number is 1387365 and was approved under the 2006 Tree Ordinance using a Tree Stand Delineation. Plat submittals will require a \$75 review fee – please use a new affidavit and indicate the Master Tree Permit AP number in the appropriate space.

Cliff Morton Development and Business Services Center, 1901 South Alamo Street  
P.O. Box 839966, San Antonio, TX 78283-3966, (210) 207-0121  
412.85 Acre Tract at IH-10 and Camp Bullis, MDP # 012A-06

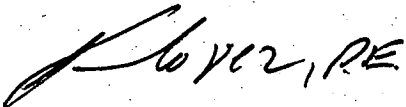
- Landscape ordinance per UDC Section 35-511. It appears some landscape points can be met by preserving existing vegetation as well as meeting any mitigation requirements (either through preservation of smaller material or transplanting). Recommend securing knowledgeable Landscape Architect at planning and design phase to better utilize existing trees and vegetation. Preservation will eliminate the need for irrigation. Staff would be willing to meet with developer at design stage to assist with tree preservation and landscape plan. MDP is along the Gateway Corridor Zoning Overlay.
- Streetscape standards per UDC Section 35-512 – New ROWs measuring 70' and 80' will require streetscaping as well (we recommend preservation of existing trees where available and possible).

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

All platting shall comply with the Unified Development Code (UDC), Master Plan, and Major Thoroughfare Plan 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.

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 approval if less than eight percent of the net area of the project or less than twenty acres is subject to an approved final plat or an expenditure less than five hundred thousand dollars has been made as per UDC §35-412(h)(1).

Sincerely,



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