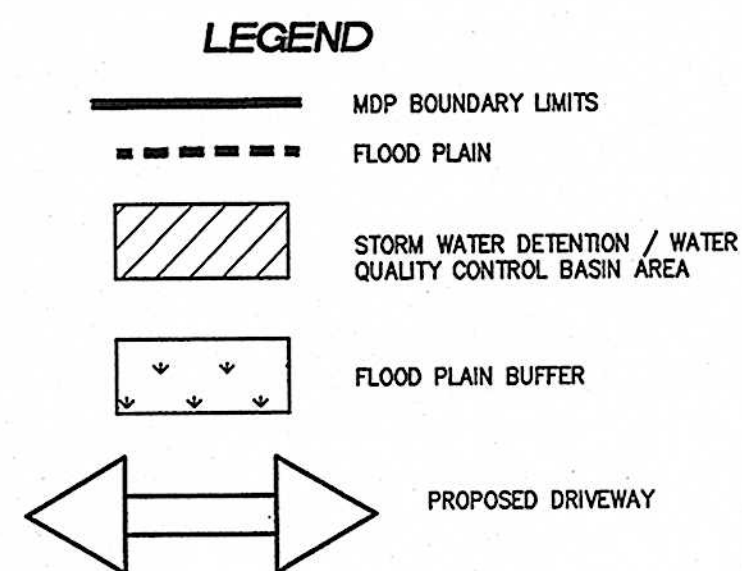


| LAND USE TABLE | |
|------------------------------|------------|
| LAND USE | AREA (AC.) |
| COMMERCIAL | 3.30 |
| DRAINAGE R.O.W./NATURAL AREA | 7.83 |
| FLOODPLAIN BUFFER | 4.13 |
| TOTALS | 15.26 |

| ACREAGE/DENSITY SUMMARY TABLE | | | | | | |
|-------------------------------|------------|------------------|-----------------------|--------------------|---|---------------|
| UNIT | LAND USE | GROSS AREA (Ac.) | No. OF BUILDABLE LOTS | DENSITY (LOTS/AC.) | FLOOD PLAIN/NATURAL AREA/OPENSOURCE (Ac.) | SCHEDULE DATE |
| 1 | COMMERCIAL | 6.38 | 1 | 0.16 | 2.44 | JAN. 2007 |
| 2 | COMMERCIAL | 8.88 | 1 | 0.11 | 2.39 | JULY 2007 |
| TOTALS/AVERAGE | | 15.26 | 2 | 0.13 | 7.83 | |



- NOTES:
1. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
 2. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 3. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
 4. THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
 5. 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 60 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 70 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. 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:

Rick Wood
 PAPE-DAWSON ENGINEERS, INC.

David Triplett
 AUTHORIZED AGENT:
 DAVID TRIPLETT

MDP PLAN NO.: _____
 APPROVED BY THE PLANNING COMMISSION
 OF THE CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____
 SECRETARY: _____ DATE: _____

| LINE TABLE | | |
|------------|---------|-------------|
| LINE | LENGTH | BEARING |
| L1 | 88.34' | S89°53'16"E |
| L2 | 122.08' | N59°28'45"E |
| L3 | 99.98' | N59°53'30"E |
| L4 | 49.99' | S59°53'30"W |
| L5 | 99.98' | S59°15'09"W |
| L6 | 146.17' | S55°49'52"W |
| L7 | 229.63' | N34°30'23"W |
| L8 | 214.70' | N31°12'16"W |

APPLICANT: BITTERBLUE
 11 LYNN BATTS LANE
 SUITE 100
 SAN ANTONIO, TEXAS 78218
 OFFICE: (210) 828-6131
 FAX: (210) 828-6137

ENGINEER: PAPE-DAWSON ENGINEERS
 555 E. RAMSEY
 SAN ANTONIO, TX 78216
 OFFICE: (210) 375-9000
 FAX: (210) 375-9010

LEGAL DESCRIPTION

Being a 15.26 acre, or 664,721 square foot more or less, tract of land being out of that a 60,998 acre tract described in instrument recorded in Volume 4562, Pages 1579-1585 of the Official Public Records of Bexar County, and out of that 42.00 acre tract described in instrument recorded in Volume 4562, Pages 1579-1585 of the Official Public Records of Bexar County, Texas, J. M. McCulloch Survey No. 30, Abstract 529, County Block 4710 of Bexar County, Texas.

PLAN HAS BEEN ACCEPTED BY

Rick Wood
 8/14/06 015-02
 (date) (number)

If no plats are filed, plan will expire
 on 8/13/08

1st plat filed on _____

UTILITY PURVEYORS

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
 WATER: SAN ANTONIO WATER SYSTEM
 GAS AND ELECTRIC: CITY PUBLIC SERVICE
 TELEPHONE: AT&T
 CABLE TELEVISION: TIME WARNER CABLE

ABDO EAST COMMERCIAL TRACT MASTER DEVELOPMENT PLAN



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

PREPARATION DATE: FEBRUARY, 2006

JOB NO. 6427-90



CITY OF SAN ANTONIO

August 4, 2006

Mr. Caleb Chance

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

Re: Abdo East Commercial Tract

MDP #015-06

Dear Mr. Chance,

The City Staff Development Review Committee has reviewed Abdo East Commercial Tract Master Development Plan **M.D.P. #015-06**. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- 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.
- **DSD – Traffic Impact Analysis & Streets** indicates the that the following requirements and onsite improvements are necessary and shall be provided by the developer, on and before the completion of the Westwinds MDP, at no cost to the City of San Antonio:
 - Driveway throat lengths shall comply with UDC 35-506, Table 506-7 requirements
 - All commercial driveways for this project shall comply with UDC §35-506, (r) Access and Driveways
 - All access driveways shall provide clear sight distance along IH 10 Frontage Road to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
 - The developer shall be responsible for providing right-turn deceleration lanes with storage lengths and bay taper in all the driveway access points approved by TX DOT as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) – 35-502(a)(7), subsection C.)
 - Texas Department of Transportation (TX DOT) will determine access point along frontage road.

Abdo East Commercial Tract MDP #015-06, Page1 of 2

Mr. Chance
Page 2
July 27, 2006

- **Trees** approves with the following conditions:
 - 2003 Tree Preservation ordinance standards per UDC Section 35-523 – a Tree Preservation Plan is required prior to any work on site. This can be submitted either as a site work permit or at the platting stage
 - Streetscape standards per UDC Section 35-512 – IH-10 requires streetscape on existing ROW (plat will require note stating “Streetscape planting must be done at time of construction in accordance with section 35-512 of the UDC”)
- **Parks** recommends approves with the following conditions:
 - If the owner elects to pursue a multi-family development at the time of platting then supplemental information must be provided to this department in order to determine Park Dedication requirements
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that 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. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

**All Platting will have to comply with the Unified Development Code,
Master Plan, and Major Thoroughfare Plan for the City of San Antonio.**

Sincerely,



Roderick J. Sanchez, AICP
Interim Development Services Director

CC: Sam Dent, P.E. Chief Engineer Development Service
Todd Sang, Civil Engineer Assistant Bexar County