

LOCATION MAP
NOT TO SCALE

LINE	LENGTH	BEARING
L1	182.97'	S61°35'49"W
L2	128.77'	N84°08'54"W
L3	166.93'	N85°25'34"W

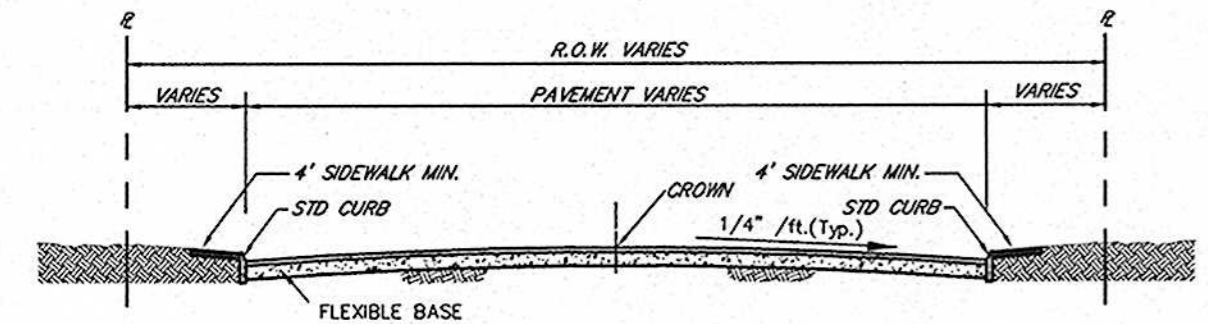
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	232.26'	730.00'	117.12'	181°3'46"	231.28'	S70°42'42"W
C2	460.35'	770.00'	237.29'	34°18'17"	453.63'	N78°43'29"E
C3	137.27'	630.00'	68.91'	12°29'03"	137.00'	S88°19'54"W

LAND USE RATIO AND DENSITY TABLE					
APPROXIMATE LAND USE	SIZE - GROSS (AC.)	UNITS	FLOOR AREA (SQ FT)	DENSITY (UNITS/AC.)	FAR (BLDG SQ FT / LAND SQ FT)
MULTI-FAMILY/COMMERCIAL	18.6	407	202,554	22	0.25
MIXED-USE COMMERCIAL	13.7	-	158,230	-	0.265
MDP GROSS TOTAL	32.3	-	-	-	-

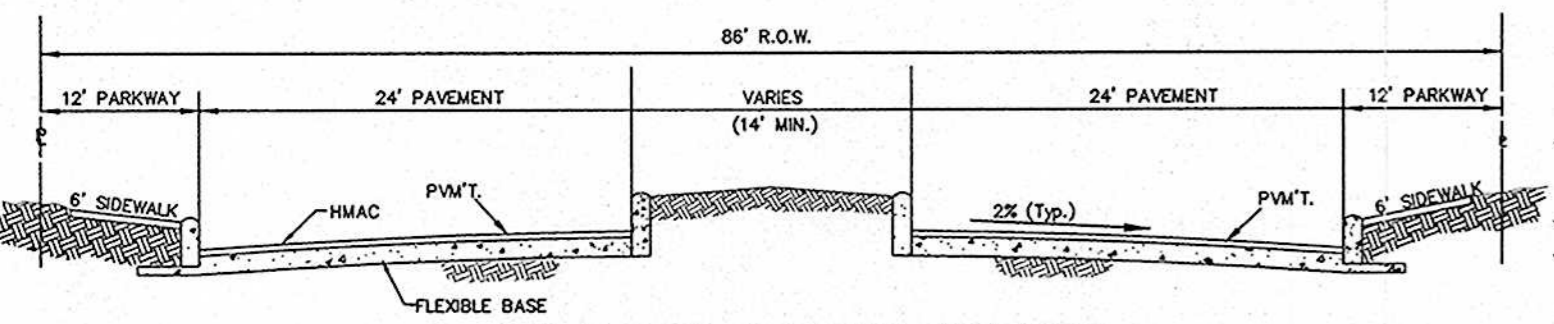
PHASING OF DEVELOPMENT:

- PHASE I - LOTS 1, 2, 3, & 4 (COMMERCIAL RETAIL)
- PHASE II - LOTS 5 (MULTI-FAMILY/COMMERCIAL), 6, & 7 (COMMERCIAL RETAIL)

- NOTE:
- NO PUBLIC INTERNAL STREETS WITHIN THE M.D.P. LIMITS.
 - THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
 - PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
 - WATER AND SEWER SERVICES WILL BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
 - THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
 - THE BEARINGS FOR THIS PLAN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
 - SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(g).
 - ALL REQUIRED DRAINAGE EASEMENTS WILL BE PROVIDED ON THE PLAT DOCUMENTS AT THE TIME OF PLATTING.
 - ALL PUBLIC RIGHT-OF-WAY ABUTTING THE MDP ARE EXISTING. ANY ADJUSTMENTS AND/OR IMPROVEMENTS FOR SUMMERGLEN WAY AND WILDERNESS OAK EXTENSION WILL BE DONE BY OTHERS.
 - ACCESS POINT LOCATIONS ARE TO BE DETERMINED AT THE TIME OF PLATTING OR PERMIT.



TYPICAL STREET SECTION
NOT TO SCALE

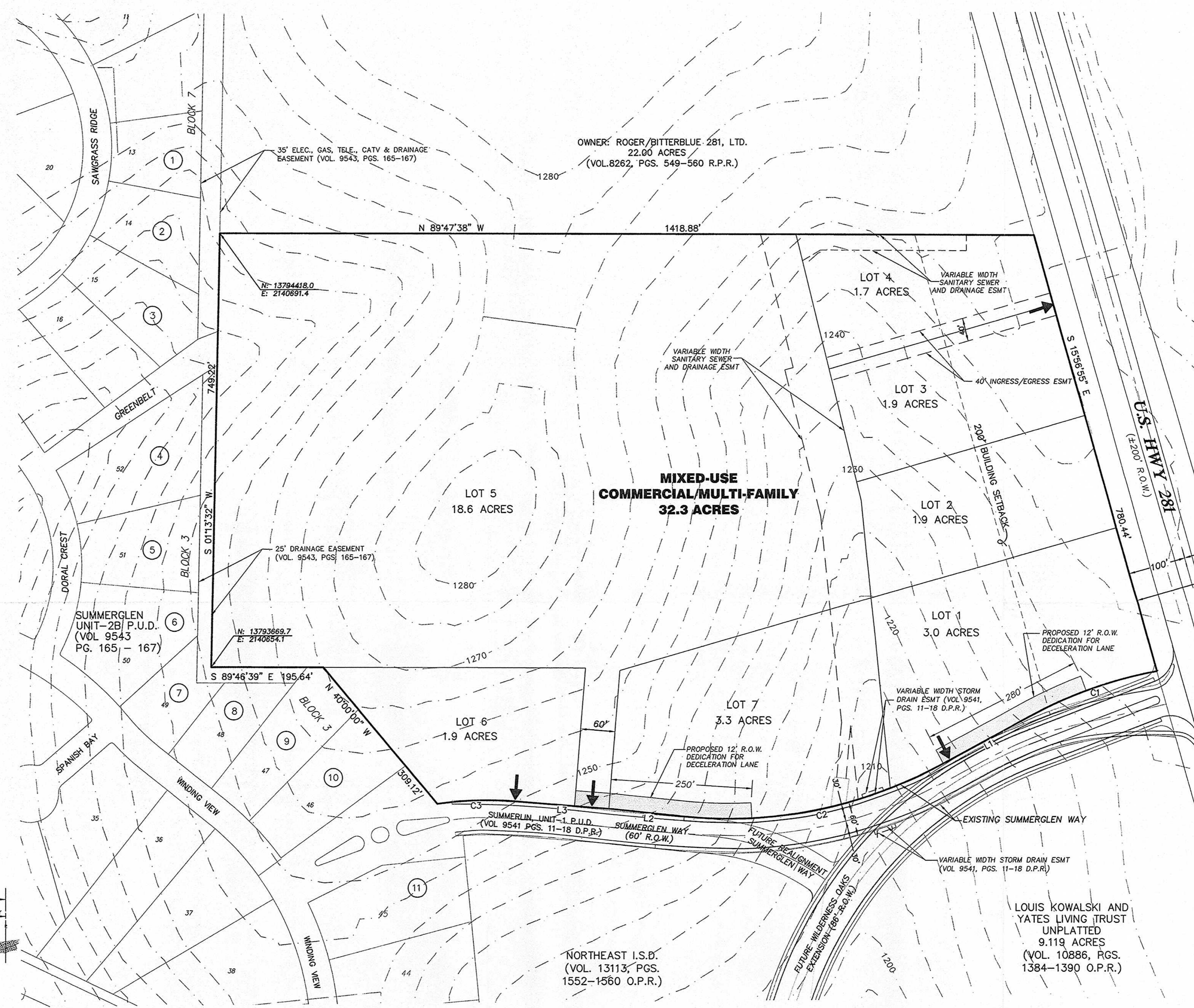


86' R.O.W. STREET SECTION
(FUTURE WILDERNESS OAKS EXTENSION)
NOT TO SCALE

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

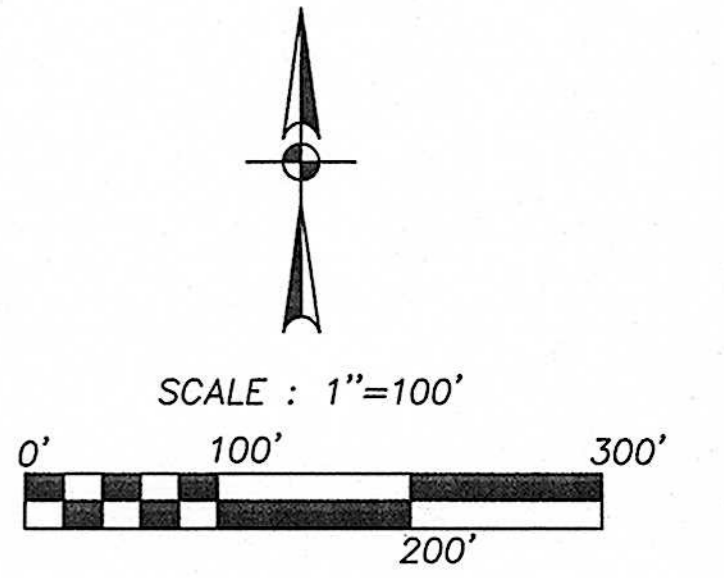
DEVELOPER/OWNER:
MICHAEL MORETTI
14230 US 281 N
SAN ANTONIO, TEXAS 78232-4342
PHONE: (210) 493-8080

- LEGEND:
- MDP BOUNDARY
 - OWNERSHIP INFORMATION SEE KEYED NOTES
 - APPROXIMATE FUTURE ACCESS POINTS



PROPERTY OWNERSHIP KEY:

- EASELY, JEFFERY W & JENNIFER K
- TOWNSLEY, ROBERT E. & JOYCE M.
- URIBE, ALEJANDRO & JAIME KISSEL
- RYDGES CONSTRUCTION, INC.
- NIXON, JOHN J., & JEANNE L.
- JUNGBLUTH, ROBERT G & SACHIKO
- SHWIFF, HAROLD & SHEILA E.
- WILLBORN, RICHARD & JANICE
- GUERRERO, LUIS & MARICELA
- WATSON, RONALD L. & WENDY M.
- LEWIS, JEFFERY E



APRIL 2008

PLAN HAS BEEN ACCEPTED BY
COSEA
8/25/08 016-08
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
8/24/10
Date

LOUIS KOWALSKI AND YATES LIVING TRUST UNPLATTED 9.119 ACRES (VOL. 10886, PGS. 1384-1390 O.P.R.)

NORTHEAST I.S.D. (VOL. 13113, PGS. 1552-1560 O.P.R.)

MORETTI SUBDIVISION

MASTER DEVELOPMENT PLAN

A 32.3 ACRE, OR 1,406,988 SQUARE FOOT, TRACT OUT OF A 5.931 ACRE, OR 258,336 SQUARE FOOT MORE OR LESS, TRACT OF LAND BEING 4.678 ACRES OUT OF A 474.1 ACRE TRACT DESCRIBED IN CONVEYANCE TO 477 ACRES, LTD. IN VOLUME 5596 PAGE 1692-1699 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND 1.253 ACRES OUT OF THAT 52.24 ACRE TRACT DESCRIBED IN CONVEYANCE TO 51 ACRES, LTD. IN VOLUME 5596, PAGES 1614-1620 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE BEATY SEALE & FORWOOD SURVEY NO. 1, ABSTRACT 113, COUNTY BLOCK 4926, IN BEXAR COUNTY, TEXAS AND OUT OF ALL OF A 26.38 ACRE TRACT RECORDED IN VOLUME 5912, PAGES 448-451 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS.



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

ACKNOWLEDGED BY:
PAPE-DAWSON ENGINEERS, INC.
MICHAEL MORETTI



City of San Antonio

Department of Development Services

August 25, 2008

Mr. Al Chua, P.E.
Pape Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: **Moretti Subdivision**

MDP # 016-08

Dear Mr. Chua,

The Planning and Development Review Committee has reviewed **Moretti Subdivision** Master Development Plan **M.D.P. # 016-08**. 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. 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.

Bexar County Infrastructure Department approves with the following conditions:

- Traffic controls shall be warranted and installed according to the standards of the Texas Manual on Uniform Traffic Control Devices and approved by Bexar County.
- Voluntary efforts, beyond those herein required, to mitigate traffic impacts are encouraged as a means of providing enhanced traffic and pedestrian capabilities to users of the development as well as others.
- Access points of Summerglen Way and/or the proposed extension of Wilderness Oak shall be coordinated and permitted by Bexar County Public Works.

SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- 100 year Flood Plain Shown and Buffering (If applicable)

- Significant Recharge Features and Buffering (If applicable)
- Category Letter for All Site Specific Plats (If Category 2 or 3, an Aquifer Protection Plan is required)
- The Moretti Subdivision is a Multi-Category, Multi-Use development and is subject to the Aquifer Protection Ordinance No. 81491. Thus requirements set forth in the Aquifer Protection Ordinance must be adhered to. Any wells found on site shall be plugged by the property owner in accordance with SAWS regulations. For plugging procedures please contact Mc Guffin at 233-3556.
- Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

The Planning and Development Services Department has found that the proposed development is located within five miles of Camp Bullis. It is our recommendation that you coordinate your project with Camp Bullis. Please contact James Cannizzo of Camp Bullis at (210) 295-9830.

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,



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