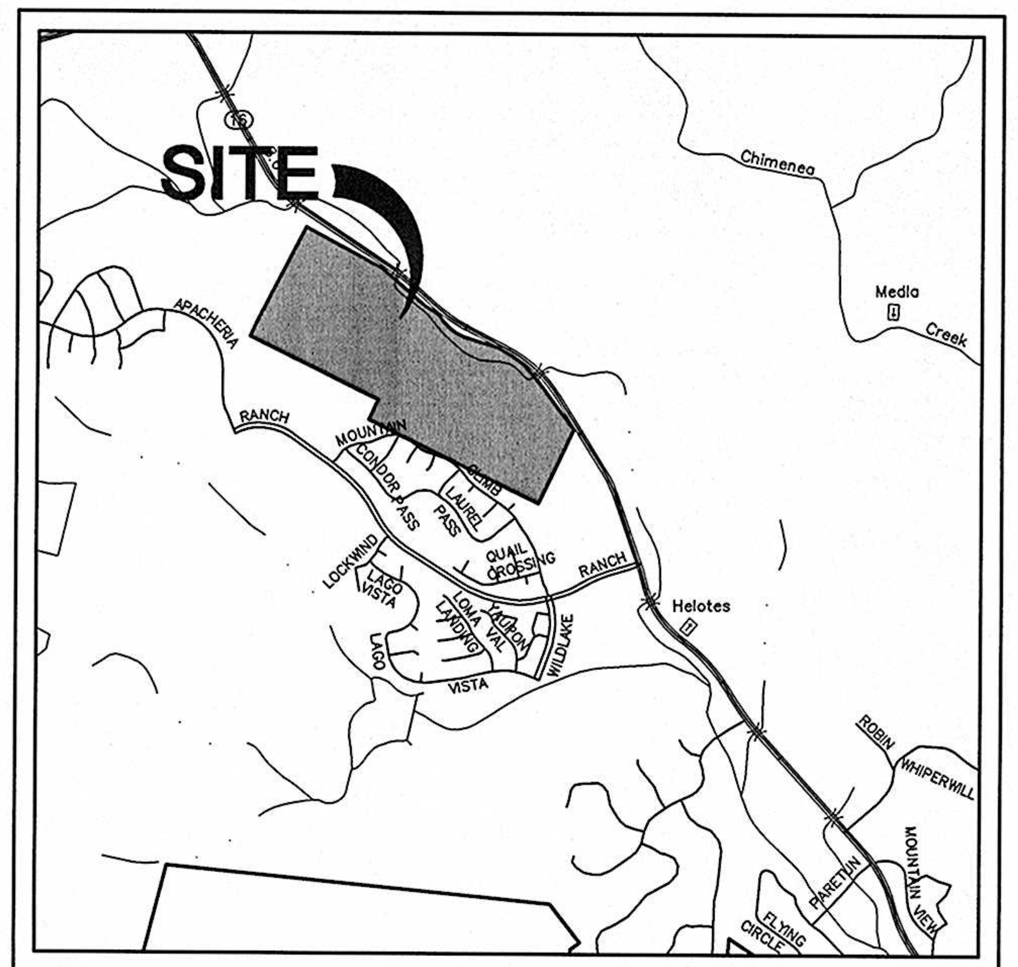
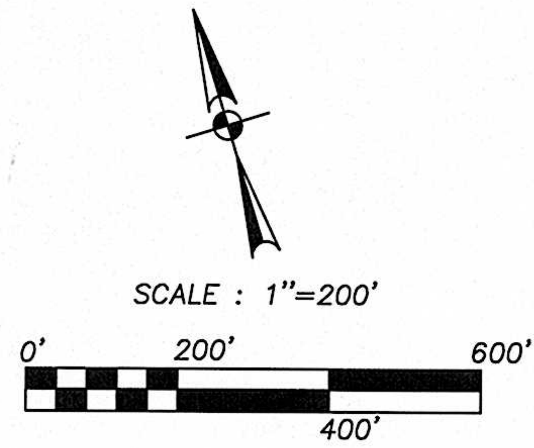


LOCATION MAP

SCALE: 1"=2000'

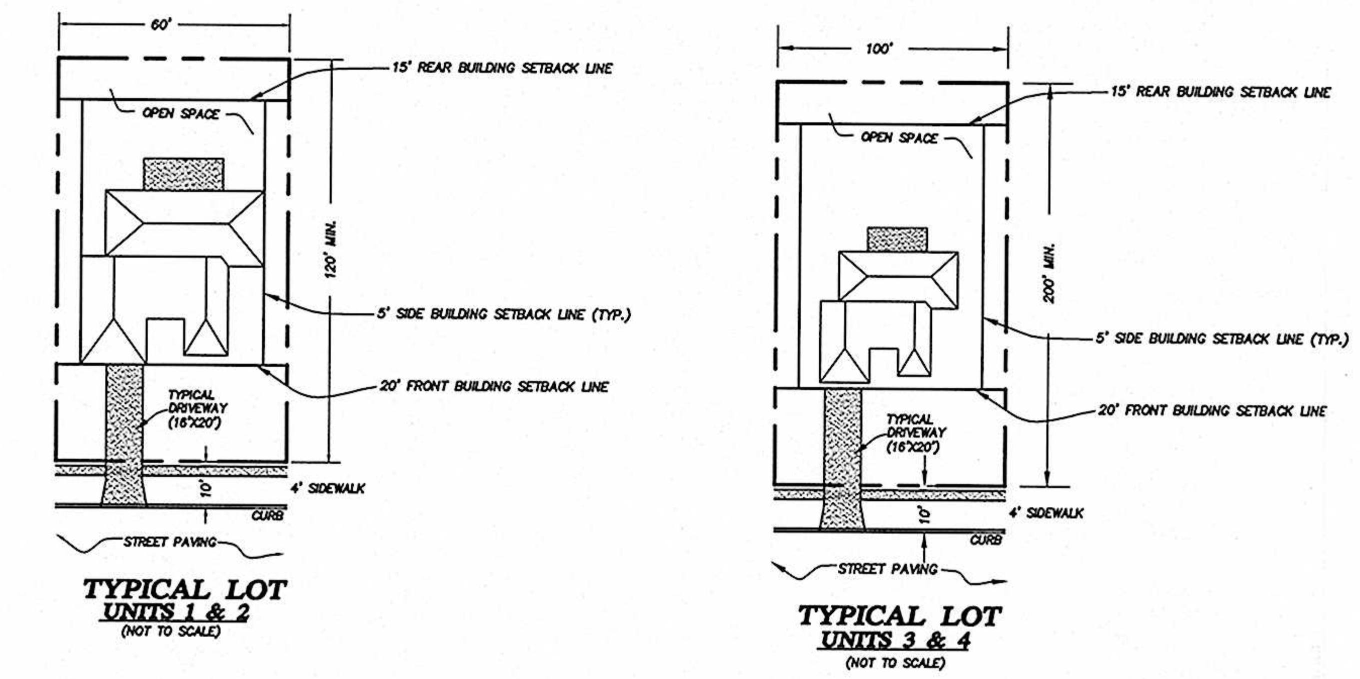
NOTE:

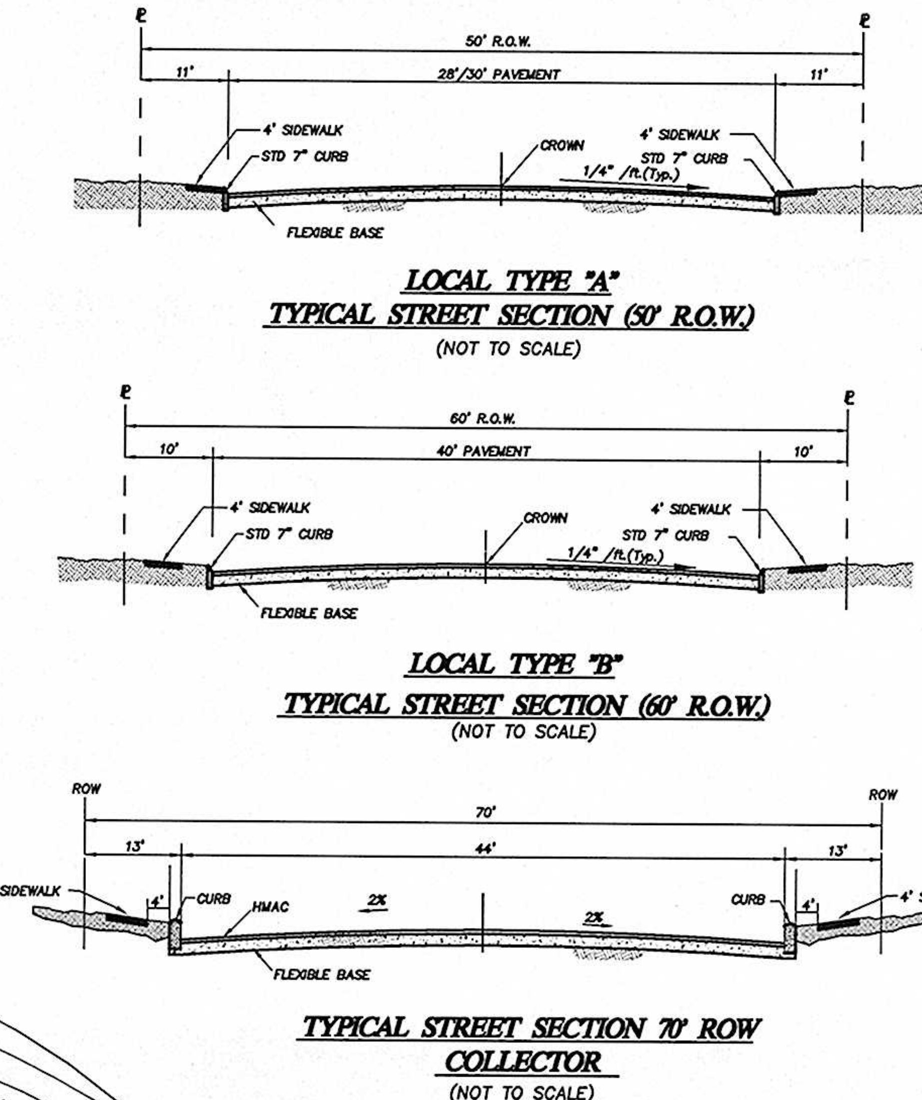
1. ALL INTERNAL STREETS WITHIN THE M.D.P. RESIDENTIAL UNITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 28' PAVEMENT AND 2–10' PARKWAYS. LOCAL TYPE "B" CONNECTIONS ARE AS SHOWN.
2. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
3. A PORTION OF THE PROPERTY IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE, 93.081 ACRES ARE LOCATED IN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
4. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
5. WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
6. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
7. THE BEARINGS FOR THIS SURVEY ARE TEXAS STATE PLAN COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (NAD 83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).
8. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE LATEST VERSION OF THE AASHTO MANUAL.
9. 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 70 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 86 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
10. STATE HIGHWAY 16 (VARIABLE WIDTH R.O.W.) IS A PUBLIC DEDICATED RIGHTS-OF-WAY.
11. PHASING IS TO PROCEED INTENDED IN SEQUENTIAL ORDER AS INDICATED ON PLAN, PLATTING PROCESS SHALL BEGIN AT TIME OF MDP APPROVAL. SECONDARY ACCESS FOR UNIT 5 WILL BE THROUGH UNIT 4.
12. ADDITIONAL SUPPLEMENTAL PLANS SHALL BE SUBMITTED AS ADDITIONAL SEGMENTS OF THE ORIGINAL MASTER PLAN ARE DEVELOPED.
13. BASIS OF BEARING: ALL BEARING AND DISTANCES SHOWN HEREON ARE TEXAS STATE PLAIN COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (NAD '83). AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS)THE GRID TO SURFACE SCALE FACTOR IS 1.000136.
14. THE GRAPHIC LOCATION OF THE SUBJECT TRACT SUPERIMPOSED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP. COMMUNITY PANEL NO.48029C0 227 F, EFFECTIVE DATE JANUARY 4, 2002, INDICATES THAT A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "AE" WHICH IS DEFINED BY FEMA AS "100-YEAR FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS DETERMINED".

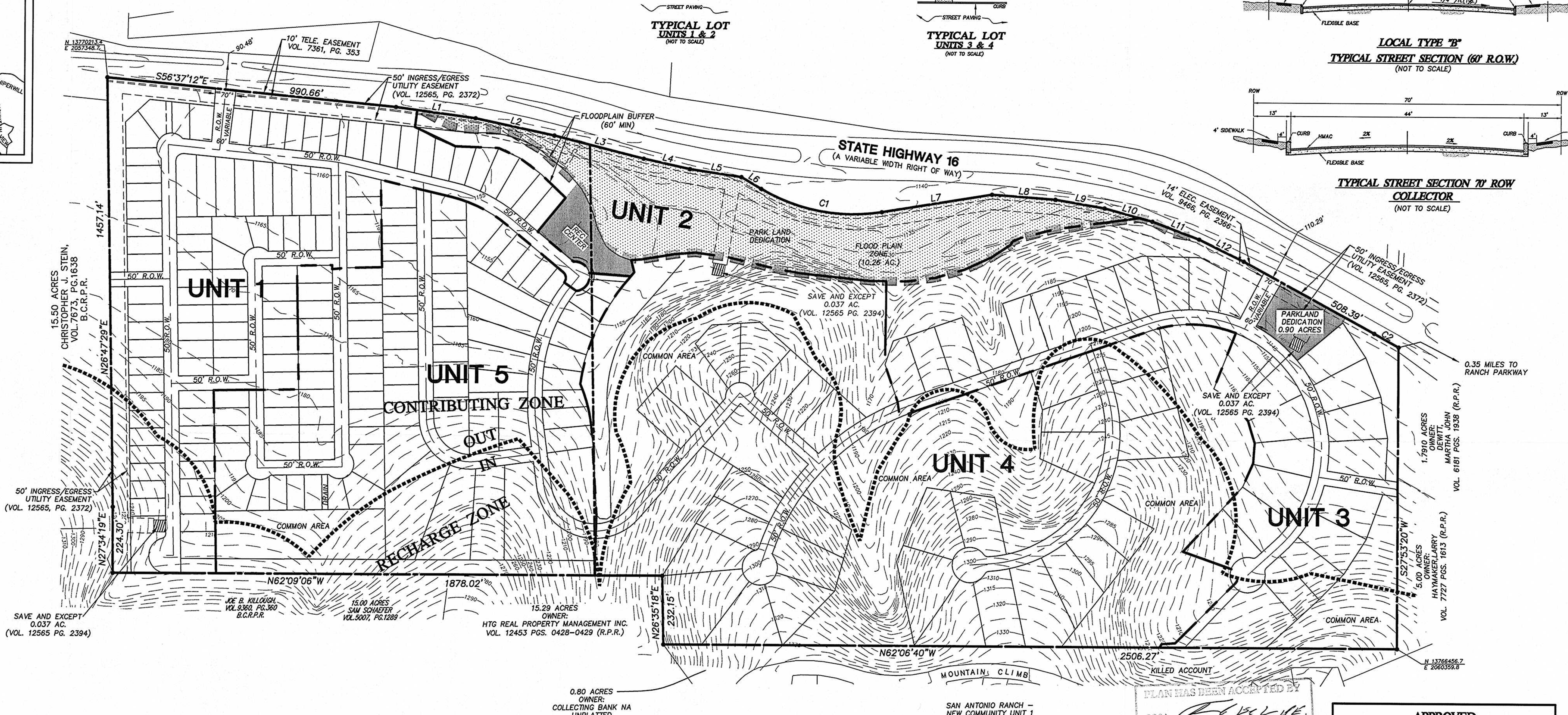


LEGEND:

- RESIDENTIAL PHASE LINE
- ONSITE FLOOD PLAIN WITH PARKLAND (SEE PARKSPACE SUMMARY BELOW)
- FEMA FLOOD PLAIN LIMITS
- 5' CONTOURS
- RECHARGE ZONE







DEVELOPER/OWNER:
HELOTES 150, LTD.
10200 W. Hwy 290
AUSTIN, TEXAS 78736
PHONE: (512) 301-8888
FAX: (512) 301-8695

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9040
ATTN: Rick Gray, P.E.

LAND USE TABLE

LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL (NET)	111.14
MULTI FAMILY RESIDENTIAL (NET)	0.00
COMMERCIAL	0.00
RECREATION CENTER/PARK SPACE	1.697
FLOOD PLAIN	10.14
GREEN SPACE / OPEN SPACE	36.008
PUBLIC ROW (COLLECTOR)	0
TOTALS	150.268

PARK SPACE SUMMARY

REQUIRED PARKLAND

SINGLE FAMILY RESIDENTIAL 241 LOTS X 1 ACRE/70 LOTS = 03.44
TOTAL PARKLAND REQUIRED 03.44
PARKLAND REQUIREMENT IN FLOODPLAINS OR WATER FEATURES UDC SECTION 35–503(d)(2) SHALL BE UTILIZED FOR THIS DEVELOPMENT

ACTUAL PARKLAND PROVIDED

REC. CENTER / PARKLAND
SWIMMING POOL (2,000 S.F. X 0.3 AC PER 500 S.F.) = 1.20 AC.
PLAYGROUND = 1.25 AC.
RECREATION CENTER BUILDING (0.5 FOR 1,000–1,500 S.F.) = .50 AC.

PARKLAND IN 100 YEAR FLOODPLAIN = 1.72 AC.
PARKLAND ADJACENT TO SOUTHEAST ENTRANCE = 0.90 AC.
TOTAL PARKLAND 5.57 AC.

LINE TABLE

LINE	LENGTH	BEARING
L1	274.74'	S54°30'28"E
L2	275.03'	S50°16'52"E
L3	315.99'	S48°10'00"E
L4	162.04'	S49°44'13"E
L5	177.52'	S53°46'32"E
L6	78.06'	S31°55'20"E
L7	381.07'	S71°20'30"E
L8	216.38'	S58°02'59"E
L9	170.49'	S52°37'05"E
L10	170.49'	S47°11'17"E
L11	170.49'	S41°45'29"E
L12	170.02'	S36°20'08"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	428.55'	622.89'	223.14'	39°25'10"	420.14'	S51°37'55"E
C2	95.54'	5669.45'	47.77'	0°57'56"	95.54'	S33°08'43"E

PLAN HAS BEEN ACCEPTED BY
COSA [signature]
7/16/07 021-07
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
7/15/09
Date

APPROVED MASTER DEVELOPMENT PLAN
PLANNING COMMISSION
CITY OF SAN ANTONIO
CHAIRMAN:________________ DATE:________
SECRETARY:________________ DATE:________

THE SANCTUARY

MASTER DEVELOPMENT PLAN

A 150.268 ACRE TRACT OR 6,550,459 SQUARE FEET MORE OF LESS TRACT OF LAND SITUATED IN COUNTY BLOCKS 4573 AND 4574, BEXAR COUNTY, TEXAS: BEING ALL OF THAT CERTAIN TRACT CALLED 150.42 ACRES IN INSTRUMENT TO REYES CREEK 150, LTD RECORDED IN VOLUME 9419, PAGE 1279 OF BEXAR COUNTY REAL PROPERTY RECORDS.

LAND USE AND DENSITY TABLE

UNIT	LAND USAGE	ACREAGE (GROSS)	PARK SPACE/REC CENTER	COMMON AREA\ PARK LAND	FLOOD PLAIN	ACREAGE (NET)	# OF LOTS/UNITS	GROSS DENSITY (LOTS/Ac.)
1	RESIDENTIAL	27.10	–	–	–	27.10	93	3.43
2	RECREATION CENTER	11.95	1.69	10.26	10.26	1.69	–	–
3	RESIDENTIAL	26.87	–	9.44	–	17.43	26	0.97
4	RESIDENTIAL	53.43	–	28.99	–	24.44	31	0.58
5	RESIDENTIAL	30.91	–	2.23	–	28.68	91	2.94
TOTAL		150.26		50.92	10.26	99.34	241	1.60

UTILITY PURVEYORS

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

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:

PAPE-DAWSON ENGINEERS, INC.   HELOTES 150, LTD.

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

07-09-07 A08:29 IN

PREPARATION DATE: MARCH 29, 2007 PROJECT No. 6555-30

Date: Jul 05, 2007, 4:24pm User ID: TCunancn
File: P:\65\55\30\Design\Civil\MDP655520-4.dwg

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

City of San Antonio

Department of Development Services

July 16, 2007

Rick Gray, P.E.

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

Re: **The Sanctuary** **MDP # 021-07**

Dear Mr. Gray,

The City Staff Development Review Committee has reviewed the The Sanctuary Master Development Plan **MDP # 021-07**. 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.

Historic Preservation states the following: The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, the property probably contains sites, some of which may be significant. Thus, before any work that might affect any sites is begun, we recommend that a qualified professional conduct an archaeological investigation of the property. The investigation should be performed according to *Archeological Survey Standards for Texas.* The consultant will probably need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards, the CTA guidelines, and a list of qualified consultants may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Any part of the property investigated since July 2, 2007 may be omitted and the report for the previous study may be submitted for that area. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If no significant sites are found, after the SHPO concurs, development may proceed throughout the property. If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation must be prepared and submitted to the HPO and SHPO for review. Upon concurrence by the SHPO, construction work may proceed in areas where sites are not present.

When written approval of the site treatment plan is obtained form the CHPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

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

SAWS Aquifer Protection and Evaluation approves with the following conditions:

- In accordance with the Aquifer Protection Ordinance No. 81491 for Plat Certification, the following condition shall be met:

  1. 100 year Flood Plain Shown and Buffering (if applicable)

  2. Significant Recharge Features and Buffering (if applicable)

  3. Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required) (if applicable)

  4. 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.

  5. Any existing wells located on the property shall be plugged.

     Contact Kirk Nixon for plugging procedures at 210-233-3523.

The **DSD – Traffic Impact Analysis & Streets Division** has reviewed the Level-1 Traffic Impact Analysis (TIA) and the MDP for The Sanctuary. The analysis indicates compliance with TIA Ordinance 91700 and the UDC. This proposed development is located on the southwest side of Bandera Road approximately 2,000 feet north of Ranch Parkway. The proposed development consists of approximately 150 acres of undeveloped land and includes the construction of two residential units. The southeastern unit consists of 57 dwelling units and the northwestern unit consists of 185 dwelling units. The proposed development is expected to generate 182 AM peak hour trips, 244 PM peak hour trips and 2,315 Daily peak hour trips.

The following requirements and improvements are necessary and shall be provided by the developer, on and before the completion of the project. Driveway throat lengths shall comply with UDC 35-506, Table 506-7 requirements.

1. All streets and access driveways shall provide clear sight distance along Bandera Road to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as not to block these clear sight distance areas.

2. The developer shall be responsible for providing right-turn deceleration lanes in all of the streets and driveway access points.

3. Provide 70 feet of right-of-way at access points into Bandera Road.

4. Provide phasing of development to ensure that a secondary point of access is provided where a residential subdivision exceeds 125 units at all times.

If there are any questions or additional information call Nick V. Fernandez at 210-207-0282.

Parks and Recreation: The Sanctuary is a proposed subdivision with 241 single-family residential units. UDC Section 35-503, Table 503-1 states that single-family development is required to provide 1 acre of park/open space per every 70 dwelling units. The requirement for this development is 3.4 acres.

This subdivision provides 6.7 acres of parkland dedication. 2.1 acres of parkland dedication is given which is outside of the floodplain. Furthermore, per UDC Section 35-503 (d)(2) *Parkland in Floodplains or Water Features*, 50% of required parkland dedication, or 1.7 acres of credit, is given within the 10.26 acre 'Floodplain Zone' on the plan. In addition, a 2,000 sf swimming pool is provided for 1.2 credit acres, a playground for 1.25 credit acres, and a recreation center building for 0.5 acres

Parks recommends approval of The Sanctuary Master Development Plan with the following conditions:

- The parkland provided shall be shown as "Park" or "Open Space" on a plat; UDC sections 35-503(e) *Designation of Parkland.*

- The parkland provided is dedicated to the Home Owners Association.

- The instruments creating the Home Owners Association are provided by the second application for plat approval; UDC sections 35-503(e) *Designation of Parkland.*

- Parkland dedication must be platted by the second phase of residential development; UDC section 35-503(f) *Development Phasing.*

If you have any further questions, please call David Clear at (210) 207-4091.

Tree Preservation approves with the following conditions: This project has an approved Master Tree Permit, AP 1363029, using the Tree Stand Delineation method. An additional $75 review fee and Tree Canopy Enhancement fees are due at each plat submittal.

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

Bexar County Infrastructure Services Department has reviewed the sanctuary MDP located west of Bandera Road (S.H. 16) and north of San Antonio Ranch Parkway. Consisting of 150 acres, this development is proposed to be a 241 lot single-family subdivision. Two access points shall be provided, at minimum.

The following improvements should be provided by the developer prior to plat approval.

- Coordinate with the Texas Department of Transportation for the access onto Bandera Road (S.H. 16) and the required right turn deceleration lanes.
- Traffic control shall be warranted as per the Texas Manual on Uniform Control Devices and approved by Bexar County and TxDOT.
- Second access must be constructed with or prior to the approval of any plat or combination of plats exceeding 125 dwelling units as per UDC 35-506 (e) (7).

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage, and floodplain issues at time of platting.

If you have any further questions, please call Todd Sang at (210) 335-6649.

All platting shall comply with the Unified Development Code, 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. If the proposed development is not platted in phases this Master Development Plan shall become invalid.

Please note that acceptance this MDP 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. It is suggested to work closely with the school district, so they can plan accordingly.

Should you need further assistance, please contact Robert L. Lombrano at (210) 207-5014.

Sincerely,

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