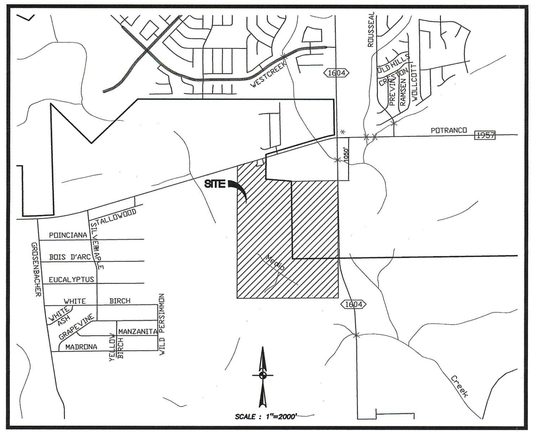


SITE LOCATION MAP

NOTES:

1. OWNERS:
   LEVCAL LOOP 1604 LP
   9660 OLD KATY ROAD
   HOUSTON, TEXAS 77055
   TEL: 713-952-0366
2. ENGINEER/SURVEYOR:
   PAPE-DAWSON ENGINEERS
   555 EAST RAMSEY
   SAN ANTONIO, TEXAS 78216
   TEL: 210-375-9000
3. CONTOURS SHOWN ARE SCALED FROM A USGS MAP AND FROM AN ACTUAL ON THE GROUND SURVEY.
4. WATER WILL BE PROVIDED BY THE BEXAR METROPOLITAN WATER DISTRICT.
5. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE 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. THIS PROPERTY IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE/CONTRIBUTING ZONE.
8. ESTIMATE OF EDU'S
   WATER: 201.10 ACRES x 4.88 EDU'S PER ACRE = 982 EDU'S
   SEWER: 201.10 ACRES x 5.58 EDU'S PER ACRE = 1,122 EDU'S
   A. WATER DEMAND IS ESTIMATED AT 213.45 GPM BASED ON AN AVERAGE OF 313 GALLONS PER DAY PER EDU
   B. SEWER DEMAND IS ESTIMATED AT 187 GPM BASED ON AN AVERAGE OF 240 GALLONS PER DAY PER EDU
9. ACCORDING TO FEMA COMMUNITY MAP PANEL 48029C0415 E, DATED FEBRUARY 16, 1996, APPROXIMATELY 92 ACRES OF THIS PROPERTY LIES WITHIN A 100 YEAR FLOOD ZONE. A FEMA STUDY WILL BE CONDUCTED FOR THE SITE TO DETERMINE THE AMOUNT OF THE FLOOD PLAIN THAT CAN BE RECLAIMED.
10. FM 1957 (POTRANCO ROAD) IS LISTED ON THE CITY OF SAN ANTONIO'S MAJOR THOROUGHFARE PLAN AND INDICATES IT WILL REQUIRE A 120 FOOT R.O.W. THE LOCATION OF PUBLIC ROADS SHOWN ON THIS MDP ARE APPROXIMATE.
11. 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).
12. ALL INTERNAL STREETS WITHIN THE M.D.P. ARE COLLECTOR WITH AN 70' R.O.W. (WATERSTONE PLACE), 44' PAVEMENT AND SECONDARY ARTERIAL WITH A 86' R.O.W. (EMPASSARIO WAY), 48' PAVEMENT.
13. THE BEARINGS FOR THIS SURVEY ARE TEXAS STATE PLAN COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (NAD 83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS)
14. ADDITIONAL SUPPLEMENTAL PLANS SHALL BE SUBMITTED AS ADDITIONAL SEGMENTS OF THE ORIGINAL MASTER PLAN ARE DEVELOPED.
15. APPROXIMATELY 48.16-ACRES ARE LOCATED INSIDE THE CITY LIMITS AND APPROXIMATELY 152.94-ACRES ARE LOCATED OUTSIDE THE CITY LIMITS.
16. PROPERTY LOCATED INSIDE THE CITY LIMITS IS ZONED C-3.
17. THIS PROJECT WILL COMPLY WITH THE 2006 TREE PRESERVATION ORDINANCE.
18. A VARIABLE SIGHT CLEARENCE 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.
19. PARKLAND SHALL BE MAINTAINED BY THE OWNER.
20. A MINIMUM OF 50' OF ACCESS TO PUBLIC R.O.W. WILL BE PROVIDED TO PARKLAND PER SECTION 35-503 (D) OF THE UDC.
21. BICYCLE FACILITIES WILL COMPLY WITH UNIFIED DEVELOPMENT CODE 35-506 (d)(4). BIKE PATHS, WHEN REQUIRED WITHIN THE CITY LIMITS, MAY BE CONSTRUCTED WITH DEVELOPMENT OF THE ABUTTING PROPERTY AT THE TIME BUILDING PERMIT ACQUIRED. WHEN IDENTIFIED ON THE CITY COUNCIL APPROVED BIKE FACILITIES MASTER PLAN ROADWAYS REQUIRING BICYCLE FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS "GUIDE FOR THE DEVELOPMENT OF BICYCLE FACILITIES."
22. **THE FLOOD PLAIN 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.**

A FLOOD STUDY, DATED FEBRUARY 2007, FOR MEDIO CREEK HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO FOR REVIEW AND APPROVAL.

DRAINAGE NOTE: REFERENCE STORM WATER MANAGEMENT PLAN SUBMITTED TO THE CITY OF SAN ANTONIO WITH THIS MASTER DEVELOPMENT PLAN. DETENTION IS NOT PROPOSED FOR THIS PROJECT.

UTILITY PURVEYORS:

WATER: BEXAR METROPOLITAN WATER DISTRICT
SANITARY SEWER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CITY PUBLIC SERVICE
CABLE TELEVISION: TIME WARNER CABLE
TELEPHONE: SOUTH WESTERN BELL/AT&T

Proposed land uses will be compatible with existing zoning within the city limits. Proposed land uses outside the city limits, but within the ETJ, will include, but not be limited to retail, commercial, office, or multi-family.

EXISTING AREAS:

1. AREA WITHIN THE 100 YR. FLOOD PLAIN: 92.00 ACRES
2. AREA OUTSIDE THE 100 YR. FLOOD PLAIN: 109.10 ACRES
3. TOTAL AREA: 201.10 ACRES

PROPOSED AREAS:

1. AREA WITHIN THE 100 YR. FLOOD PLAIN: 52.89 ACRES
2. AREA OUTSIDE THE 100 YR. FLOOD PLAIN: 148.21 ACRES
3. TOTAL AREA: 201.10 ACRES

PROPERTY LEGAL DESCRIPTION:

AS RECORDED IN BEXAR COUNTY, TEXAS OFFICIAL PUBLIC RECORDS:
18.18-ACRES: (VOL. 12346, PGS. 422-428 O.P.R.)
162.634-ACRES: (VOL. 12511, PGS. 298-318 O.P.R.)
20.29- ACRES: (VOL. 12511, PGS. 277-283 O.P.R.)

TEXAS PLANES COORDINATES:

Δ POINT 1: X=2057615.5 Y=13705245.7
Δ POINT 2: X=2060478.2 Y=13701607.7

LAND USE AND DENSITY TABLE:

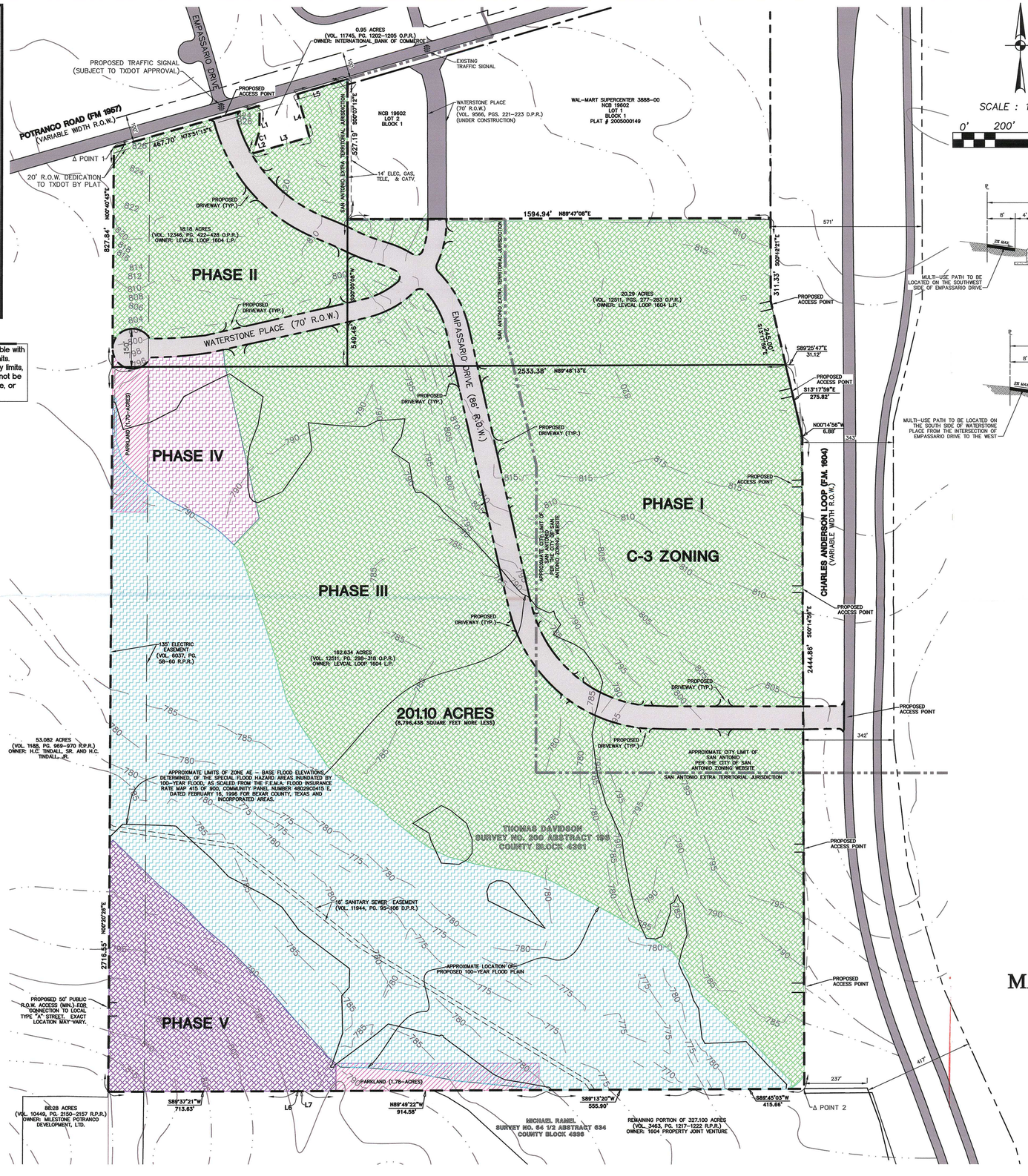
LAND USAGE	ACRES (GROSS)	PARKLAND/ REC CENTER (ACRES)	GREEN SPACE	FLOOD PLAIN (ACRES)	ACRES (NET)	# OF UNITS PER ACRE	DENSITY (# OF UNITS)
MULTI-FAMILY RESIDENTIAL	5.69	1.12	0.00	0.58*	4.57	33	151
SINGLE FAMILY RESIDENTIAL	11.54	0.89	0.00	0.89*	10.65	4	43

* ADDITIONAL PARKLAND PROVIDED IN FLOOD PLAIN

LINE TABLE		
LINE	LENGTH	BEARING
L1	92.70'	S00°16'36"E
L2	61.76'	S18°48'23"W
L3	264.16'	N74°02'10"E
L4	196.88	N16°05'53"W
L5	261.34'	N73°51'13"E
L6	4.22'	N75°37'56"W
L7	19.87'	S84°57'27"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	63.16'	190.54'	31.87'	18°9'36"	62.87'	N09°13'12"E

PLAN HAS BEEN ACCEPTED BY COSA
8/27/07 (Date) 022-07 (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on 8/26/09 Date

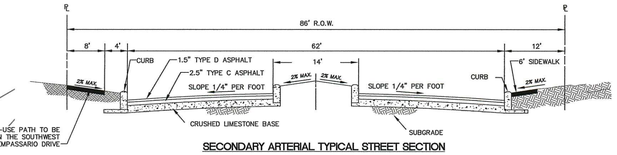


LEGEND:

- ETJ EXTRA TERRITORIAL JURISDICTION
- 1015 EXISTING CONTOUR LINE
- EXISTING 100-YEAR FLOOD PLAIN
- PROPERTY LINE
- RIGHT-OF-WAY
- COMMERCIAL
- MULTI-FAMILY 50 UNITS MAX PER ACRE
- RESIDENTAIL
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- PROPOSED PARKLAND WITHIN 100-YEAR FLOOD PLAIN
- PROPOSED 100-YEAR FLOOD PLAIN
- PROPOSED PARKLAND

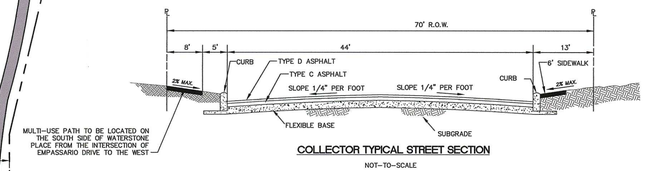
SCALE : 1"=200'
0' 200' 400' 600'

08-27-07P02:25 RCVD



SECONDARY ARTERIAL TYPICAL STREET SECTION

NOT-TO-SCALE



COLLECTOR TYPICAL STREET SECTION

NOT-TO-SCALE

PARK SPACE SUMMARY

REQUIRED PARKLAND

SINGLE FAMILY RESIDENTIAL	4 UNITS X 11.54 ACRE/70 UNITS	= 0.70 ACRES
MULTI-FAMILY RESIDENTIAL	33 UNITS X 5.69 ACRE/114 UNITS	= 1.70 ACRES
	TOTAL PARKLAND REQUIRED	2.40 ACRES

PARKLAND REQUIREMENT IN FLOODPLAINS OR WATER FEATURES UDC SECTION 35-503(d)(2) SHALL BE UTILIZED FOR THIS DEVELOPMENT.

ACTUAL PARKLAND PROVIDED

SINGLE FAMILY RESIDENTIAL		
PARKLAND	50% X 1.78 ACRES	= 0.89
PARKLAND WITHIN 100 YEAR FLOODPLAIN	50% X 1.78 ACRES	= 0.89
	TOTAL PARKLAND	1.78 ACRES
MULTI-FAMILY RESIDENTIAL		
PARKLAND	66% X 1.70 ACRES	= 1.12
PARKLAND WITHIN 100 YEAR FLOODPLAIN	34% X 1.70 ACRES	= 0.58
	TOTAL PARKLAND	1.70 ACRES
		1.78 ACRES
		1.70 ACRES
	TOTAL PARKLAND PROVIDED	3.48 ACRES

PARKLAND PROVIDED TO FOLLOW TABLE 503-4 OF THE UDC FOR PARK FACILITIES CREDIT. PARKLAND REPRESENTED ON THIS MASTER PLAN IS CONCEPTUAL. FINAL PARKLAND DESIGNATION WILL BE DETERMINED AT THE TIME OF PLATTING.

LAND USE TABLE	
LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL (NET)	10.65
MULTI FAMILY RESIDENTIAL (NET)	4.57
COMMERCIAL	121.23
RECREATION CENTER/PARKLAND	3.48
PROPOSED FLOOD PLAIN	51.42
GREEN SPACE / OPEN SPACE	0.00
PUBLIC ROW (COLLECTOR)/(SECONDARY ARTERIAL)	9.75
TOTALS	201.10

NOTE: ACREAGES ARE AN APPROXIMATION

APPROVED
MASTER DEVELOPMENT PLAN
PLANNING COMMISSION
CITY OF SAN ANTONIO

CHAIRMAN:_____ DATE:_____

SECRETARY:_____ DATE:_____

POTRANCO MARKET
MASTER DEVELOPMENT PLAN

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC. 8/21/07 — OWNER 8/23/07

PREPARATION DATE: APRIL 17, 2007 PROJECT No. 654301

PAPE-DAWSON ENGINEERS

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

Date: Aug 20, 2007, 1:04pm User ID: JDominguez
File: P:\65\43\01\Design\Civil\654301-MDP.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

August 27, 2007

Matt Johnson, P.E.
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: **Potranco Market** **MDP # 022-07**

Dear Mr. Johnson:

The City Staff Development Review Committee has reviewed Marbach Village Subdivision Master Development Plan **MDP # 022-07**. Please find enclosed a signed copy for your files. Your plan was approved for acceptance, 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.

Historic Preservation: Staff of the HPO has reviewed the above referenced MDP. The project area has been previously surveyed for cultural resources and although one archaeological site was identified (41BX1687), further work is not necessary.

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

The DSD – Traffic Impact Analysis & Streets Division has reviewed the Level-3 Traffic Impact Analysis (TIA) and the MDP Plan for Potranco Market. The analysis indicates compliance with TIA Ordinance 91700 and the UDC.

The site of the proposed commercial development is located within the City of San Antonio on the southwest corner of the Potranco Road (FM 1957) and Loop 1604 intersection.

The proposed development includes a total of approximately 125 acres that will include a shopping center and apartments and is expected to be completed in the year 2010. The proposed development is projected to generate 835 AM peak-hour trips, 3,490 PM peak-hour trips and 36,943 daily trips.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of the development project, at no cost to the City of San Antonio:

- 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 Empresario Drive and along Loop 1604 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.

- All roadways shall follow UDC 35-506 Transportation and Street Design and shall comply with UDC 35-502.

- Coordinate with TXDOT on installation of proposed traffic signal system at the intersection of Potranco Road and Waterstone Place.

- Coordinate with TXDOT on installation of recommended traffic signal system at the intersection of Potranco Road and Empresario Drive.

- Coordinate with TXDOT on the need for extending the left-turn lanes on Potranco Road through the intersection with Loop 1604 to provide additional capacity on the east-west approaches.

- Coordinate with TXDOT on the need for required roadway markings for turn lanes.

- Coordinate with TXDOT on access points along Loop 1604 (Driveways A to E).

- Provide right-turn deceleration lane for the following:

  1. Southbound approach to Driveway A, B, C and D on Loop 1604 Southbound Frontage Road.
  2. Southbound approach to Empresario Drive on Loop 1604 Southbound Frontage Road.
  3. Eastbound approach to Empresario Drive on Potranco Road.

- Design all driveways along the Loop 1604 Southbound Frontage Road as right-in/right-out only driveways with appropriate signage to reduce the potential for wrong-way movements.

- Extend Empresario Drive south to Loop 1604 to provide direct access to the site.

- Extend Waterstone Place as a collector roadway between Potranco Road and Empresario drive to accommodate traffic from the retail development.

It should be understood that this is a general review of a conceptual plan and not an in-depth review of internal and external traffic flow, or streets and drainage plans. The internal street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. All technical requirements of the Unified Development Code will be complied with at the time of platting.

For information about these requirements you can contact Nick Fernandez P.E. at 207-0282.

Tree Preservation: This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101).

This project will be subject to:

- 1997/2006 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 clearing permit or at the platting stage. This project appears to be suited to a Tree Stand Delineation (30% preservation of tree canopy at MDP or 35% preservation at platting) based on the large lot sizes and tree canopy area. Note that flood plain area must be delineated separately (preserved at 80% for significant trees and 100% for heritage trees).

- Landscape ordinance per UDC Section 35-511 for area inside City of San Antonio limits. 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.

- Streetscape standards per UDC Section 35-512 – Embassario Drive and Waterstone Place required streetscape on the new ROW (recommend preservation of existing trees where available and possible).

Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or building permit stages.

For information about these requirements you can contact Joan Miller at 207-8265.

Parks and Recreation Department: recommend approval of Potranco Market Master Development Plan with the following conditions:

Potranco Market is a proposed subdivision with 194 residential units, composed of 151 multi-family units and 43 single-family 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 13.9 acres. This subdivision provides 24.6 acres of park/open space dedication.

- The parkland provided shall be shown as "Park" or "Open Space" on a plat; UDC section 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 section 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.*

For information about these requirements you can contact David Clear at 207-4091.

All platting shall comply with the Unified Development Code, Master Plan, and Major Thoroughfare Plan for the City of San Antonio. 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 of this MDP 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