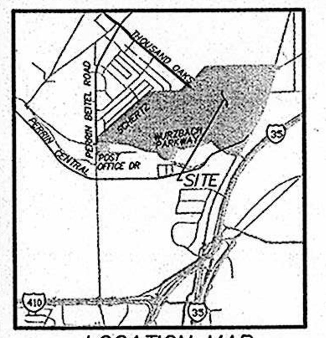


LOCATION MAP

SCALE : 1"=300'

0' 300' 600' 900'

UNITS	TRACTS	TOTAL AREA	TOTAL OPEN SPACE AREA (Ac.)	# OF DWELLINGS PER UNIT	DENSITY UNITS/AC,	FLOOD PLAIN /INUNDATION AREA
LAND ACREAGE/DENSITY SUMMARY TABLE						
1	1,2,3,4,5,16,17,20,21,22	142.63	–	–	–	36.50
2	15,23	106.06	8.50	–	–	0.65
3	6,7,8,9,10,11,CKD	60.76	31.95	–	–	–
4	12,13,14,	17.67	–	271	25	–
5	18,19	99.57	–	–	–	41.28
TOTALS/AVERAGE		426.69	40.45	271	–	78.43

LAND USE TABLE

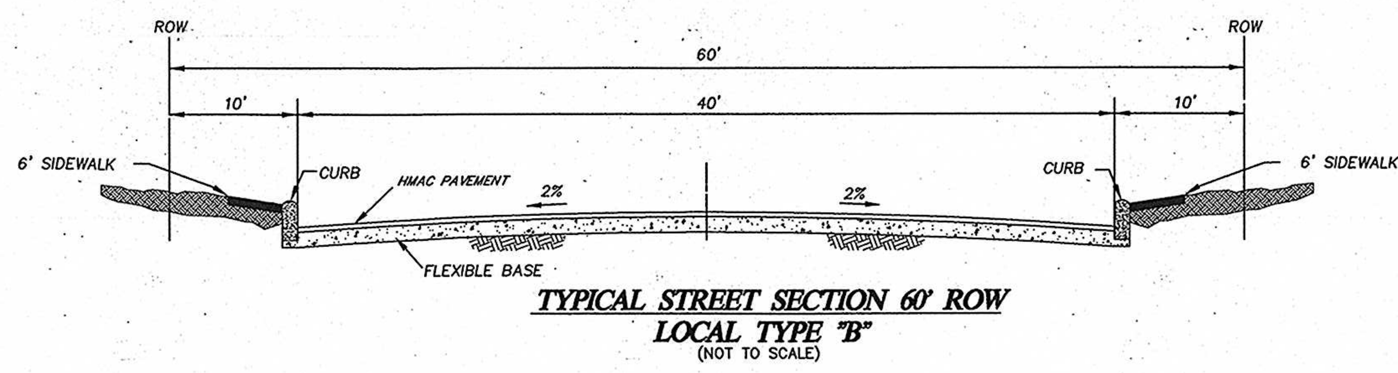
LAND USE	AREA (AC.)
COMMERCIAL	123.23
SCHOOL SITE	73.88
MULTI–FAMILY	10.84
RECREATION AREA	87.04
INUNDATION AREA/FLOOD PLAIN AREA/OPEN SPACE	118.88
PUBLIC ROW (LOCAL B)	12.82
TOTALS	426.69

PARK SPACE SUMMARY

REQUIRED PARK SPACE (MF–25) 271 DWELLING UNITS X 1 ACRE / 114 DWELLING UNITS = 2.38 AC.

TOTAL PARK SPACE REQUIRED = 2.38 ACRES

* PARK SPACE WILL BE PROVIDED FOR TRACT 12 (MF–25) DURING PLATTING STAGES.



TYPICAL STREET SECTION 60' ROW
LOCAL TYPE "B"
(NOT TO SCALE)

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
CURVE TABLE						
C1	371.58'	542.63'	193.41'	39°14'06"	364.36'	N69°26'54"E
C2	360.06'	433.70'	191.14'	47°34'03"	349.81'	N65°03'52"E
C4	37.46'	40.00'	20.23'	53°39'14"	36.10'	N67°53'25"E
C5	454.87'	1550.00'	229.08'	16°48'52"	453.24'	S35°57'04"E
C6	504.83'	1550.00'	254.67'	18°39'40"	502.60'	S18°12'48"E
C7	235.34'	1557.00'	117.90'	8°39'37"	235.12'	S04°33'21"E
C8	249.21'	1643.00'	124.84'	8°41'26"	248.97'	S04°34'16"E
C9	68.94'	1643.00'	34.47'	2°24'15"	68.93'	S10°07'06"E
C10	354.66'	2001.32'	177.80'	10°09'13"	354.20'	S16°23'50"E
C11	90.81'	1650.00'	45.42'	3°09'12"	90.80'	S25°34'07"E
C12	80.75'	1662.00'	40.38'	2°47'01"	80.74'	S33°45'54"E
C13	459.63'	1222.76'	232.56'	21°32'14"	456.93'	S68°53'33"W
C14	813.65'	1515.00'	416.89'	30°46'17"	803.91'	N81°39'11"W
C15	148.36'	1086.98'	74.29'	7°49'12"	148.24'	N33°33'33"W
C16	679.79'	1557.00'	345.40'	25°00'56"	674.41'	N17°08'29"W
C17	119.94'	1557.00'	60.00'	4°24'49"	119.91'	N02°25'37"W
C18	249.47'	1543.00'	125.01'	9°15'49"	249.20'	N04°34'10"W
C19	578.66'	1650.00'	292.33'	20°05'38"	575.70'	N18°58'07"W
C20	326.30'	600.00'	167.29'	31°09'33"	322.29'	N64°31'51"W
C21	337.70'	1612.50'	169.47'	11°59'57"	337.08'	S48°28'53"W
C22	79.06'	1145.00'	39.55'	3°57'22"	79.05'	N84°52'54"W
C23	228.76'	1653.47'	114.56'	7°55'37"	228.58'	N44°36'04"E
C24	602.82'	3065.00'	302.39'	11°16'08"	601.85'	N29°22'44"E
C25	681.57'	3069.13'	342.19'	12°43'26"	680.17'	S23°09'08"W
C26	569.19'	1350.23'	288.88'	24°09'11"	564.98'	N70°51'44"E
C27	191.42'	1372.50'	95.86'	7°59'27"	191.26'	N54°56'44"W
C28	181.23'	1367.50'	90.75'	7°35'36"	181.10'	N43°32'56"W
C29	409.41'	1492.75'	206.00'	15°42'51"	408.12'	S47°39'02"E
C30	270.58'	1492.50'	135.66'	10°23'14"	270.21'	N68°43'50"W
C31	228.27'	1372.50'	114.40'	9°31'46"	228.01'	N69°09'34"W
C32	367.07'	652.86'	188.53'	32°12'53"	362.26'	S52°15'09"W
C33	167.41'	370.00'	85.16'	25°55'24"	165.98'	N49°09'57"W
C34	87.72'	653.91'	43.93'	7°41'11"	87.66'	S32°59'11"W
C35	723.61'	728.57'	394.81'	56°54'22"	694.24'	S65°44'00"W
C36	77.02'	430.00'	38.62'	10°15'47"	76.92'	N67°15'35"W
C37	241.08'	254.14'	130.47'	54°21'04"	232.14'	N89°18'12"W
C38	559.47'	1492.50'	283.06'	21°28'39"	556.20'	S77°00'12"E

LINE	LENGTH	BEARING
LINE TABLE		
L1	231.10'	N89°02'21"E
L2	217.60'	N41°03'48"E
L3	7.00'	N80°22'41"E
L4	151.52'	S25°13'18"E
L5	108.15'	S35°09'25"E
L6	89.52'	S12°53'26"W
L7	88.08'	S82°56'19"W
L8	286.35'	S82°56'19"W
L9	269.56'	S76°47'30"W
L10	77.92'	N07°03'41"W
L11	144.49'	S79°12'54"W
L12	410.86'	S82°55'51"W
L13	594.84'	S82°55'51"W
L14	80.00'	S07°03'41"E
L15	91.18'	S82°50'35"W
L16	89.84'	N84°36'08"W
L17	111.64'	N36°20'49"W
L18	7.00'	N80°23'02"E
L19	101.87'	N30°52'29"E
L20	120.16'	N00°21'19"W
L21	111.45'	N48°56'41"W
L22	82.56'	N89°14'11"E
L23	111.45'	N89°13'41"E
L24	24.72'	S16°47'25"W
L25	156.87'	S59°51'00"W
L26	321.26'	S59°51'00"W
L27	55.00'	N30°09'00"W
L28	122.10'	S59°51'00"W
L29	77.85'	S59°57'31"W
L30	221.88'	S72°19'25"W
L31	110.00'	S06°51'46"W
L32	89.91'	S32°42'49"E
L33	83.60'	N04°24'22"E
L34	215.80'	N40°38'16"E
L35	161.88'	N56°13'53"E
L36	265.76'	N59°51'00"E
L37	80.00'	N30°09'00"W
L38	328.31'	N59°51'00"E
L39	130.77'	N61°40'04"W
L40	86.33'	N45°49'47"W
L41	101.57'	S77°02'42"E
L42	104.32'	N07°43'39"E
L43	150.93'	S15°29'23"W
L44	288.11'	S76°12'24"W
L45	97.05'	N17°37'04"E
L46	149.95'	N17°36'59"E
L47	58.14'	N62°07'43"W
L48	110.28'	N00°00'40"E
L49	33.67'	N32°40'41"E
L50	60.00'	N26°28'43"W
L51	87.27'	N00°37'46"W
L52	210.24'	N89°31'09"W
L53	21.89'	N80°50'32"W
L54	58.66'	S86°38'07"W
L55	119.33'	S73°11'42"E
L56	90.15'	S20°01'54"W
L57	180.45'	S73°04'46"E
L58	90.02'	N19°56'05"E

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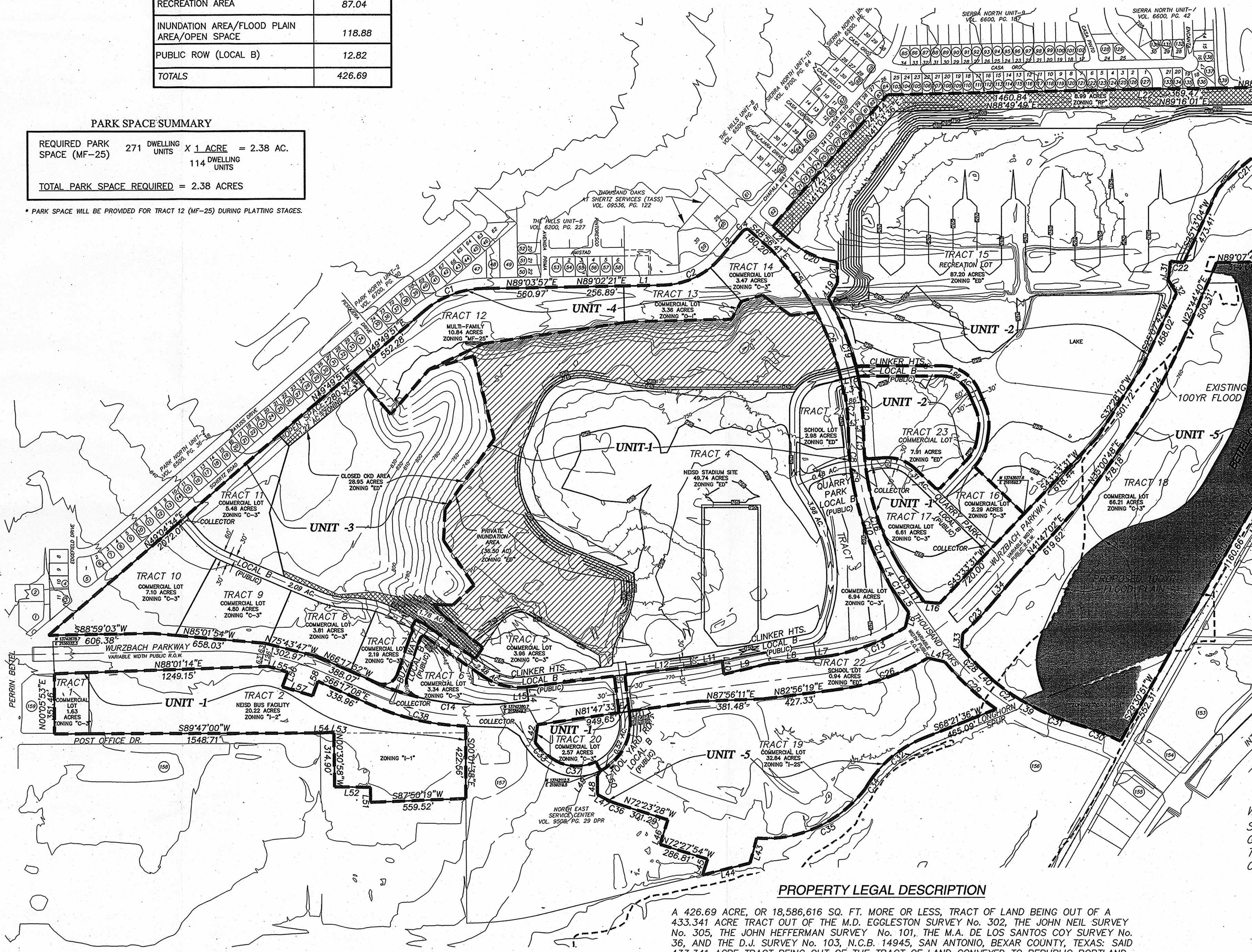

LEGEND:

- 100YR FLOOD PLAIN <ZONE A>
- (3) OWNERSHIP INFORMATION SEE PROPERTY OWNERSHIP KEY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PRIVATE INUNDATION AREA
- 100YR FLOOD PLAIN
- OPEN SPACE
- PROJECT LIMITS

PLAN HAS BEEN ACCEPTED BY
COSA [signature]
8/11/2008 (Date) 022-08 (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
8/10/2010
Date

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

DEVELOPER
ALAMO GARDENS, INC.
c/o BITTERBLUE, INC.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218
PHONE: (210)828-6131

UTILITY PURVEYORS

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

NOTES:
1. THE PROPERTY IS INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
2. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER CONTRIBUTING 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. 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 AASHTO.
6. 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).
7. ALL PROPOSED STREETS ARE PUBLIC UNLESS NOTED OTHERWISE.
8. DEVELOPMENT PHASING MAY NOT FOLLOW SEQUENTIAL UNIT NUMBERS.

PROPERTY LEGAL DESCRIPTION

A 426.69 ACRE, OR 18,586,616 SQ. FT. MORE OR LESS, TRACT OF LAND BEING OUT OF A 433.341 ACRE TRACT OUT OF THE M.D. EGGLESTON SURVEY No. 302, THE JOHN NEIL SURVEY No. 305, THE JOHN HEFFERMAN SURVEY No. 101, THE M.A. DE LOS SANTOS COY SURVEY No. 36, AND THE D.J. SURVEY No. 103, N.C.B. 14945, SAN ANTONIO, BEXAR COUNTY, TEXAS: SAID 433.341 ACRE TRACT BEING OUT OF THE TRACT OF LAND CONVEYED TO REPUBLIC PORTLAND CEMENT COMPANY DEED RECORDED IN VOLUME 1129, PAGES 589–591, DEED RECORDS OF BEXAR COUNTY, TEXAS.

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: Rik Wood
PAPE-DAWSON, INC.
[signature]
ALAMO GARDEN INC.

MDP PLAN NO.: 022–08

DATE:
APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES

RECEIVED 08 AUG –8 PM 2:12 LAND DEVELOPMENT SERVICES DIVISION

LONGHORN QUARRY
MASTER DEVELOPMENT PLAN

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

SHEET C1.0
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Date: Aug 07, 2008, 9:36am User ID: SMaldonado
File: I:\3633\10\Design\MDP\MDP363310.dwg

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City of San Antonio

Department of Development Services

August 11, 2008

Mr. Caleb Chance, P.E.

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

Re: **Longhorn Quarry** **MDP # 022-08**

Dear Mr. Chance,

The Development Review Committee has reviewed **Longhorn Quarry** Master Development Plan **M.D.P. # 022-08**. 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. 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 Division approves with the following conditions:

The Level-3 Traffic Impact Analysis (TIA) for the Longhorn Quarry indicates compliance with TIA Ordinance 91700 and the UDC.

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:

- Construct right turn lanes at the following intersections:

  1) Westbound Wurzbach Parkway at proposed road B

  2) Wurzbach Parkway westbound ramp at proposed road C

  3) Northbound and Southbound Thousand Oaks Dr. at proposed road C

  4) Eastbound Schertz Rd at proposed road B

  5) Wurzbach Parkway Eastbound ramp at driveway A

  6) Eastbound Wurzbach Parkway at driveway B

  7) Eastbound Wurzbach Parkway at Tool Yard.

- Construct acceleration lanes at the following intersections:

  1) Westbound Wurzbach Parkway at proposed road B

  2) Northbound and Southbound Thousand Oaks Dr. at proposed road C (if feasible)

  3) Eastbound Wurzbach Parkway at driveway B.

- Coordinate with TXDOT mitigation required to improve the level of service at the intersection of IH 35 and Thousand Oaks Dr. and the intersection of Thousand Oaks Dr. and Wurzbach Parkway to acceptable levels.
- Coordinate with TXDOT access at Wurzbach Parkway for Buzzi Way.
- Coordinate with the City of San Antonio mitigation required to improve the level of service at the intersection of Thousand Oaks Dr. and Schertz Rd/Chapala Way to an acceptable level.
- Coordinate with TXDOT and the City of San Antonio to evaluate signal timing for intersections on Thousand Oaks Dr. between IH 35 and Perrin Beitel/Nacogdoches Rd.
- Coordinate with the City of San Antonio any dedication requirements for Thousand Oaks Dr. adjacent to the proposed property.

This is a general review of a conceptual plan 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 or permitting.

If you have any further questions, please call Nick Fernandez at (210) 207-5507.

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.

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 Richard Carrizales at (210) 207-8050.

Sincerely,

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