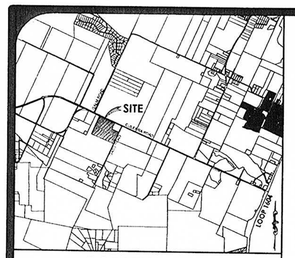
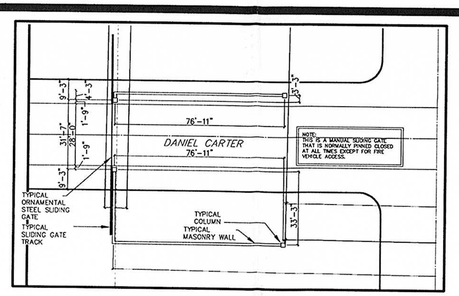
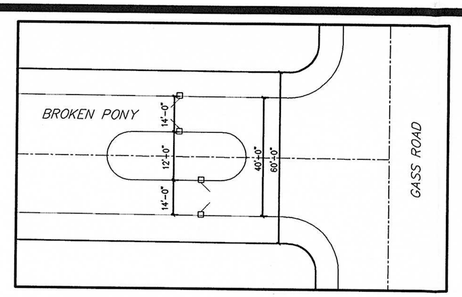


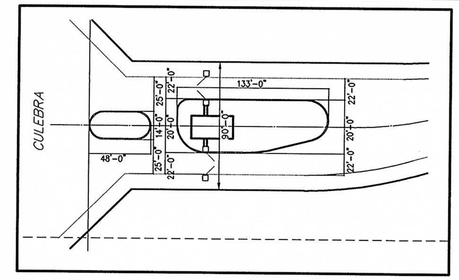
LOCATION MAP N.T.S.



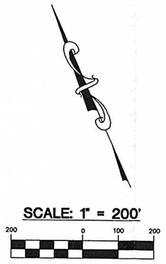
AT END OF DANIEL CARTER
ENTRY GATE DETAIL
SCALE: NOT TO SCALE



BROKEN PONY
AT GASS ROAD
ENTRY GATE DETAIL
SCALE: NOT TO SCALE



DANIEL CARTER
AT F.M. 471
ENTRY GATE DETAIL
SCALE: NOT TO SCALE



LEGEND:

- MDP LIMITS
- PHASE LIMITS
- NOTIFICATION LIMITS

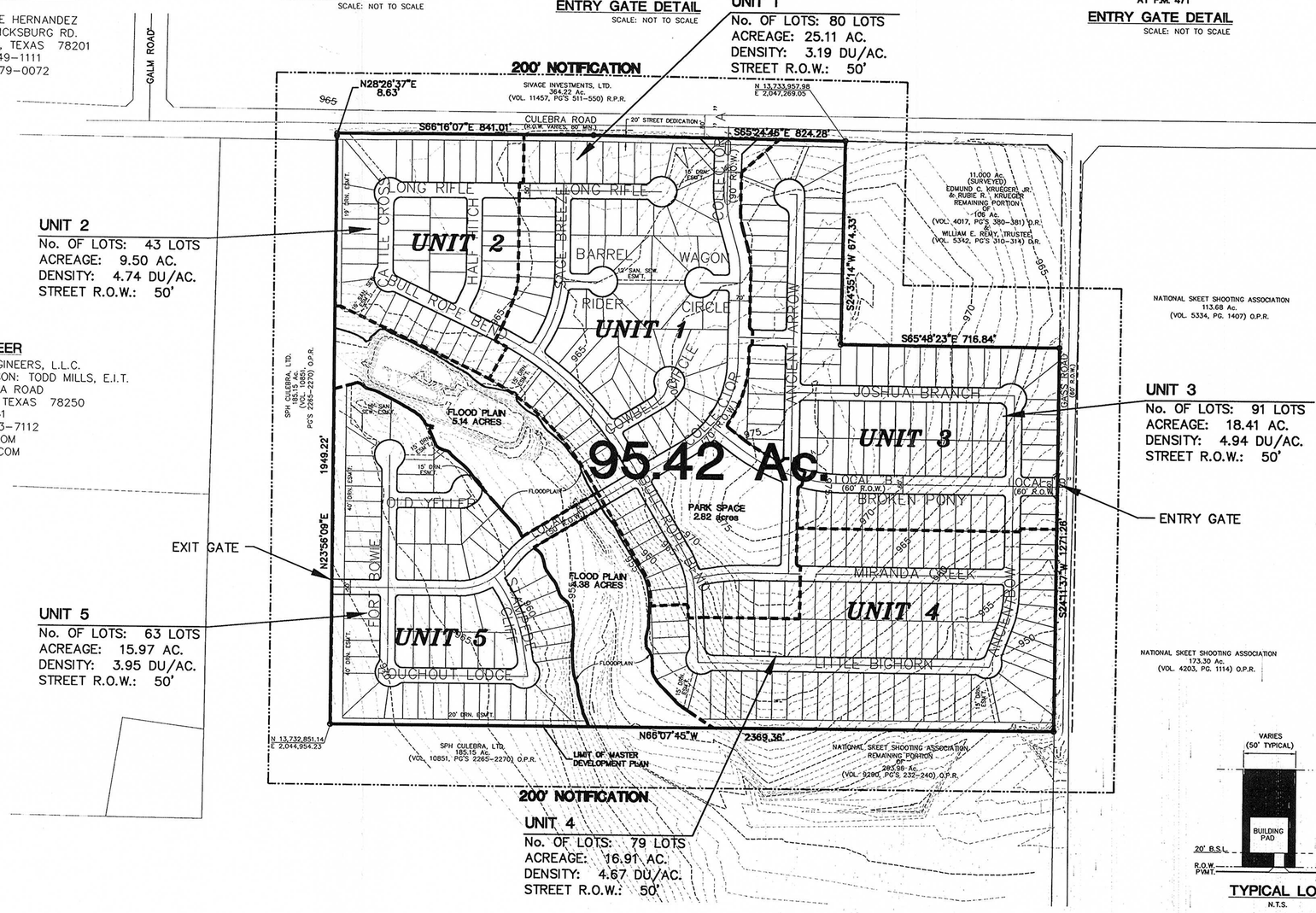
LEGAL DESCRIPTION

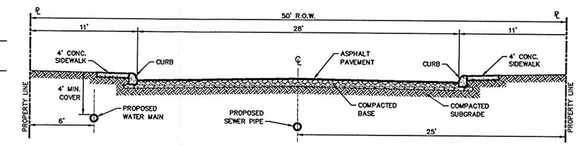
95.422 ACRES OF LAND OUT OF THE LUIS GONZABA SURVEY No. 84, ABSTRACT No. 253, COUNTY BLOCK 4408 BEXAR COUNTY, TEXAS AND OUT OF A 106 ACRE TRACT DESCRIBED BY WARRANTY DEED RECORDED IN VOLUME 4017, PAGES 380-381, DEED RECORDS OF BEXAR COUNTY, TEXAS.

09-27-06A09:33 RCVD

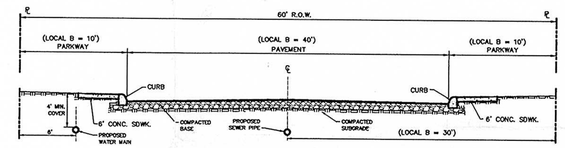
OWNER / DEVELOPER
KB HOME
CONTACT: JOE HERNANDEZ
4800 FREDERICKSBURG RD.
SAN ANTONIO, TEXAS 78201
TEL: (210) 349-1111
FAX: (210) 979-0072

CIVIL ENGINEER
M.W. CUDE ENGINEERS, L.L.C.
CONTACT PERSON: TODD MILLS, E.I.T.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
(210) 681-2951
FAX: (210) 523-7112
WWW.MWCUDE.COM
INFO@MWCUDE.COM

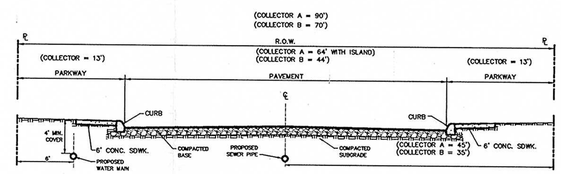




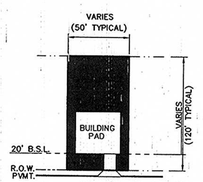
TYPICAL LOCAL "A" STREET CROSS-SECTION



LOCAL "B" STREET CROSS SECTION



TYPICAL COLLECTOR CROSS SECTION



TYPICAL LOT
N.T.S.

PLAN HAS BEEN ACCEPTED BY
COSA
9/28/06 (Date) 024-06 (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
9/27/08
Date

NOTE:

1. CUL-DE-SAC STREETS LONGER THAN 500 L.F. SHALL ADHERE TO ALL REQUIREMENTS OF UDC SECTION 35-506(d)(6)(B).
2. ORIGIN OF STATE PLANE COORDINATES NGS MARK MILLER PID AY0121
3. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
4. THE PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
5. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
6. WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
7. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
8. IF ACCESS TO A GARAGE OR CARPORT IS PROVIDED FROM THE FRONT OR SIDE OF A LOT, THEN THE GARAGE/CARPORT SHALL MAINTAIN A TWENTY (20) FOOT SETBACK FROM THE BACK OF THE SIDEWALK, OR CURB IF THERE IS NO SIDEWALK, AS MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY AS DEFINED IN UDC SECTION 35-506(d)(5).
9. A VARIABLE SIGHT DISTANCE CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, 2005 EDITION OR LATEST VERSION THEREOF.
10. ALL INTERIOR STREETS ARE 50' RIGHT-OF-WAY WITH 28' PAVEMENT UNLESS OTHERWISE NOTED.
11. THIS PROPERTY IS OUTSIDE THE CITY LIMITS BUT WITHIN ETJ, THEREFORE NO ZONING CLASSIFICATION IS REQUIRED. THIS IS PROPOSED RESIDENTIAL USE. THE PROPOSED DENSITY IS 3.73.
12. THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVSION 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.
13. ALL STREETS ARE PRIVATE STREETS. SIDEWALKS WILL BE BUILT ON ALL STREETS IN ACCORDANCE WITH CHAPTER 35 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPEMENT CODE.
14. THERE IS AN ASSOCIATED PLANNED UNIT DEVELOPMENT WITH THIS PROECT.

DEVELOPMENT SUMMARY				PHASING
ITEM	ACRES	# UNITS	DU./Ac.	SEQUENCE
UNIT 1 (SINGLE FAMILY RESIDENTIAL)	25.11	80	3.19	1
UNIT 2 (SINGLE FAMILY RESIDENTIAL)	9.50	43	4.53	2
UNIT 3 (SINGLE FAMILY RESIDENTIAL)	18.41	91	4.94	3
UNIT 4 (SINGLE FAMILY RESIDENTIAL)	16.91	79	4.67	4
UNIT 5 (SINGLE FAMILY RESIDENTIAL)	15.94	63	3.95	5
FLOOD PLAIN	9.52	---	---	N/A
TOTAL DEVELOPMENT	95.42	356	3.73	N/A

SILVERADO SUBDIVSION

MASTER DEVELOPMENT PLAN
OCTOBER.2006

CUDE ENGINEERS SURVEYORS PLANNERS

M.W. CUDE ENGINEERS, L.L.C.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
TEL 210.681.2951
FAX 210.523.7112
WWW.MWCUDE.COM

REVISIONS
1. PUBLIC WORKS 6/28/06
2. BIKE LANES 6/30/06
3.
4.
5.

DATE 3/10/06 | PROJECT NO. 221110
DRAWN BY: A.M.G. | CHECKED BY: J.T.M.

P1

SHEET 1 OF 1

City of San Antonio, Texas

Department of Development Services

September 28, 2006

Todd Mills, E.I.T.
M.W. Cude Engineers, L.L.C.
San Antonio, TX 78250

Re: Silverado Sub. Master Development Plan **MDP # 024-06**

Dear Mr. Mills,

The City Staff Development Review Committee has reviewed the Silverado Subdivision Master Development Plan **M.D.P. # 024-06**. 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 615-5814.

DSD – **Traffic Impact Analysis & Streets** indicate that under the UDC listed below are some of the requirements and onsite improvements that are necessary and shall be provided by the developer, on and before the completion of the Silverado Sub. MDP, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9).
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order 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 a left-turn lane, with storage length and by taper per TxDOT design standards as it relates to the submitted TIA traffic counts, at Culebra and Gass Road UDC 35-502(a)(7), subsection C.
- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).

Parks and Recreation recommends approval with the following conditions:

- The parkland provided is dedicated to the 'Homeowners' Association.
- A Provision and Maintenance Plan is provided to this department at the time of platting.

Trees states that this project will be subject to:

- 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 – Streets identified as collectors require streetscape will require streetscaping (we 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.

If you have any further questions on Tree's comments, please call Joan Miller at (210) 207-8265.

The property must be platted in accordance to the UDC and the Major Thoroughfare Plan to reflect the approved MDP. 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.

If you should need further assistance, please feel free to contact Michael Herrera at 210-207-7038.

Sincerely,

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

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