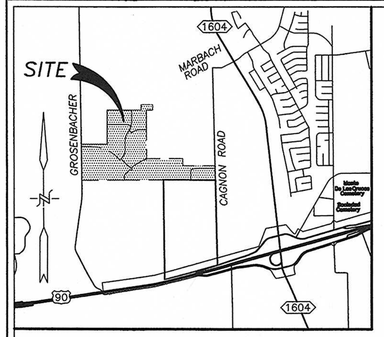
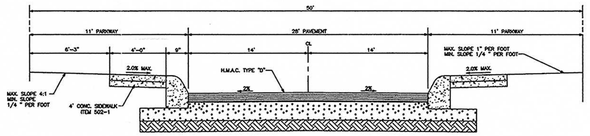
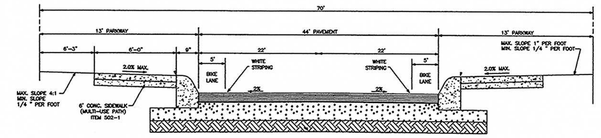
10-18-07A10:57 RCVD



LOCATION MAP
(NOT TO SCALE)



TYPICAL STREET SECTION LOCAL TYPE "A"
N.T.S.



TYPICAL STREET SECTION COLLECTOR

DEVELOPMENT SUMMARY			
UNIT	ACRES	NO. OF LOTS	DENSITY (LOTS / AC)
1	22.53 ACRES	111	4.93
2	11.99 ACRES	70	5.84
3	43.16 ACRES	129	2.99
4	23.86 ACRES	106	4.44
5	12.38 ACRES	49	3.95
6	41.66 ACRES	136	3.27
7	9.54 ACRES	39	4.09
TOTAL DEVELOPMENT	165.12 ACRES	640	3.87

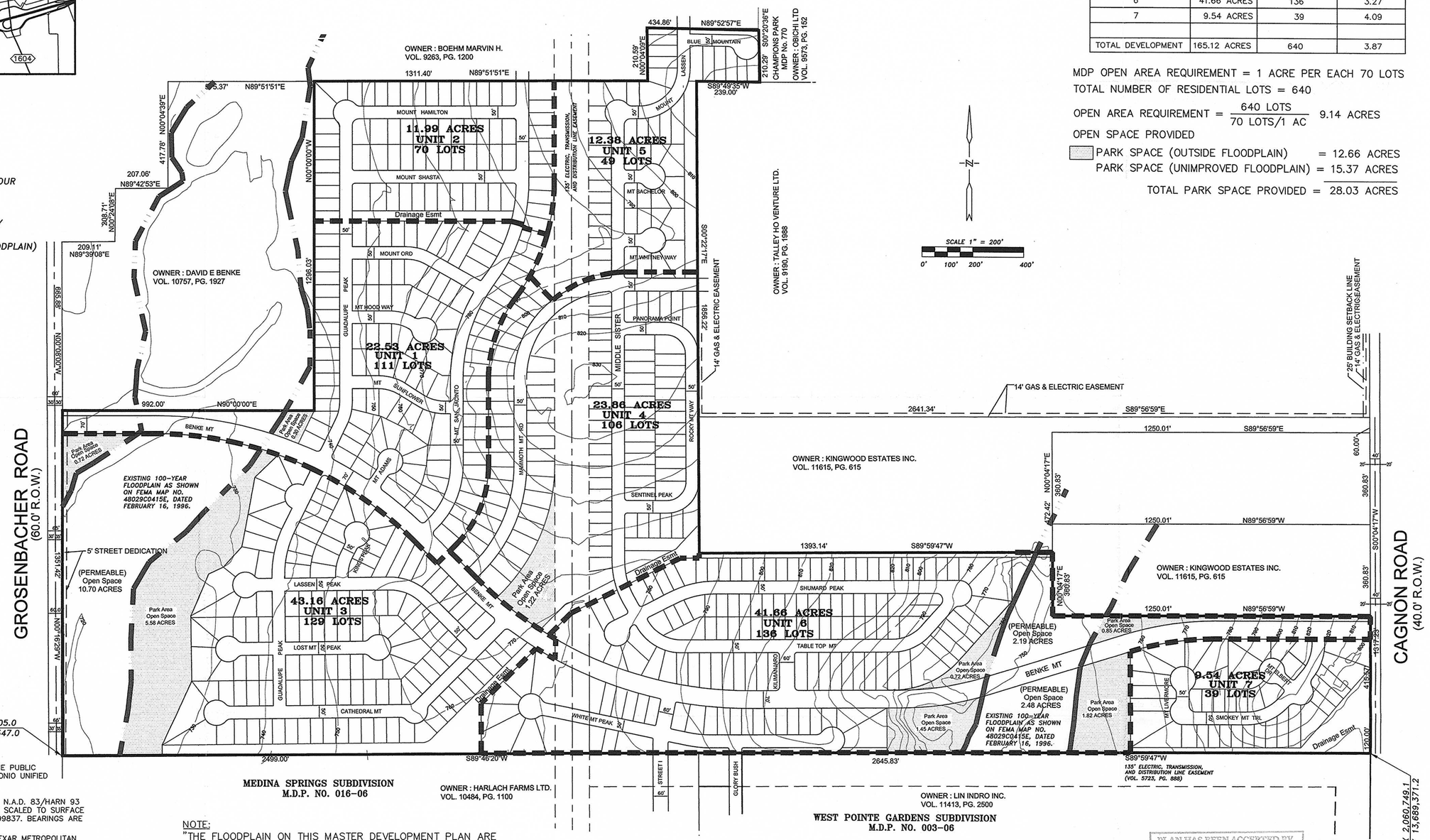
MDP OPEN AREA REQUIREMENT = 1 ACRE PER EACH 70 LOTS
TOTAL NUMBER OF RESIDENTIAL LOTS = 640

OPEN AREA REQUIREMENT = $\frac{640 \text{ LOTS}}{70 \text{ LOTS}/1 \text{ AC}}$ 9.14 ACRES

OPEN SPACE PROVIDED
PARK SPACE (OUTSIDE FLOODPLAIN) = 12.66 ACRES
PARK SPACE (UNIMPROVED FLOODPLAIN) = 15.37 ACRES
TOTAL PARK SPACE PROVIDED = 28.03 ACRES

LEGEND

- EXISTING CONTOUR
- FLOODPLAIN
- UNIT BOUNDARY
- PARK SPACE (OUTSIDE FLOODPLAIN)



MEDINA SPRINGS SUBDIVISION
M.D.P. NO. 016-06

WEST POINTE GARDENS SUBDIVISION
M.D.P. NO. 003-06

NOTE:

1) SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE REQUIREMENTS.

2) ORIGIN OF STATE PLANE COORDINATES: N.A.D. 83/HARN 93 COORDINATES. ALL DISTANCES SHOWN ARE SCALED TO SURFACE USING COMBINATION SCALE FACTOR OF 0.999837. BEARINGS ARE BASED ON GPS OBSERVATIONS.

4) WATER SERVICE TO BE PROVIDED BY BEXAR METROPOLITAN WATER DISTRICT.

5) SANITARY SEWER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEM.

6) ALL ACREAGE SUBJECT TO CHANGE WITHOUT NOTICE.

7) LOT LAYOUT IS FOR INFORMATIONAL PURPOSES ONLY. UNIT LAYOUT WILL BE FINALIZED WITH PLAT SUBMITTAL.

8) CLEAR VISION AREAS SHALL BE PROVIDED IN ACCORDANCE WITH UDC 35-506(d)(5).

10) PROPOSED STREETS ADDRESS THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE SECTION 35-506 E(2).

11) THIS PROJECT IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO

NOTE:
"THE FLOODPLAIN 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."

DEVELOPER/AGENT — DATE 10/17/07

ENGINEER — DATE 10/17/07

STATE OF TEXAS
ALEJANDRO R. GOMEZ
90145
LICENSED
PROFESSIONAL ENGINEER

A 165.0 ACRE TRACT OF LAND, BEING 124.46 ACRES (CALLED 124.40 ACRES) AS RECORDED IN VOLUME 12747, PAGE 1137, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; 30.194 ACRES AS RECORDED IN VOLUME 12747, PAGE 1045, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; AND 10.35 ACRES AS RECORDED IN VOLUME 12747, PAGE 1100, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; ALSO BEING OUT OF THE WILLIAM PAGE SURVEY NUMBER 188, ABSTRACT NUMBER 594, COUNTY BLOCK 4334, BEXAR COUNTY, TEXAS.

PLAN HAS BEEN ACCEPTED BY
COSA
10/18/07 (Date) 025-07 (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
10/17/09
Date

REV. 7/17/07
REV. 7/25/07
REV. 8/13/07

DESIGN A.R.G./J.T.D.
DRAWN J.T.D.
CHECKED A.R.G.
DATE JUNE 2007
JOB NO.
FILE CULEBRA

POINT VISTA SUBDIVISION
MASTER DEVELOPMENT PLAN
M.D.P. # 025-07
DATE: 6/22/2007

DEVELOPER:
Grosenbacher 164
CONTACT PERSON: ANTHONY GARCIA
1409 Sutter Street, San Francisco, CA, 94109
(916) 990-0405 (913) 990-0211 Fax

PROJECT ENGINEER:
GOMEZ-GARCIA & ASSOCIATES, INC.
CONTACT PERSON: ALEJANDRO GOMEZ, P.E.
9033 AERO, SUITE 114, SAN ANTONIO, TEXAS 78217
(210) 832-9608 - (210) 832-9615 FAX

SHEET 1 OF 1

City of San Antonio

Department of Development Services

October 18, 2007

Alejandro Gomez, P.E.

Gomez-Garcia & Assoc.
8723 Botts Lane
San Antonio, Texas 78217

Re: **Point Vista Subdivision** **MDP # 025-07**

Dear Mr. Gomez,

The City Staff Development Review Committee has reviewed the **Point Vista Subdivision** Development Plan, **MDP # 025-07**. 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 approves with the following conditions:

The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the City's Historic Preservation and Design Section of the Unified Development Code. (§35-630 to §35-634) The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, regarding archaeological resources. Disturbance of any site or removal of artifacts from any site within the City without prior review and written clearance by the City's Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Unified Development Code and/or the Antiquities Code of Texas. In addition, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that archaeological sites have been previously identified nearby the above referenced property, in particular along/adjacent to Potranco Creek. Therefore, the

property may contain 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 archeological investigation of the property. The investigation should be performed according to Archeological Survey standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. A list of qualified professional archaeological consulting firms is available on line at www.c-tx-arch.org. The consultant will 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. If part of the property was already investigated since Aug. 8, 2007, it may be omitted and the report for the previous study may be submitted for that part. 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 should 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 HPO 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 Texas Historical Commission (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 please call Kay Hindes at (210)-207-7306.

Traffic Impact Analysis & Streets Division approves with the following conditions:

The DSD – Traffic Impact Analysis & Streets Division has reviewed the Level – 2 Traffic Impact Analysis (TIA) and the MDP plan for Point Vista Subdivision. The analysis indicates compliance with TIA Ordinance 91700 and the UDC and has no additional comments to return to the engineer.

The Point Vista Subdivision MDP Development is located east of Grosenbacher Road and north of U.S. 90. The proposed development plan includes the construction of 634 single-family dwelling units. The proposed development is projected to generate 476 AM peak hour trips, 640 PM peak hour trips, and 6,067 daily trips. The anticipated build out is 2009.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the Point Vista Subdivision, 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 right-turn deceleration lane at the two proposed entrances, with storage length and bay taper per TXDOT design standards as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - §35-502 (a)(7), subsection C.

- Dedicate 70-feet of ROW and construct a 4-lane undivided roadway.

- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC §35-506(q).

- Developer shall dedicate 5 feet along Grosenbacher.

It should be understood that the submitted TIA concurrent with the proposed Point Vista Subdivision is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets and driveways shall follow UDC §35-506 and the 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. UDC §35-506 will be implemented at the time of platting.

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

Tree Preservation approves with the following conditions:

- A Tree Permit is required prior to any work on site. This can be submitted either as a clearing permit or at the platting stage. This project may qualify for 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). A Tree Canopy fee ($15/lot) will be required on plats at recordation.

- Streetscape standards per UDC §35-512 - The new ROW on Benke Mt. (collector) will require streetscaping as well (we recommend preservation of existing trees where available and possible).

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

Parks and Recreation Department approves with the following conditions:

- The parkland provided shall be shown as "Park" or "Open Space" on a plat; UDC §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 §35-503(e) *Designation of Parkland.*
- Parkland dedication must be platted by the second phase of residential development; UDC §35-503(f) *Development Phasing.*
- Parkland in the Floodplain Area shall comply with UDC §35-503(d) (2) *Parkland in Floodplains or Water Features.*

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

Bexar County Infrastructure Services Department approves with the following conditions:

- A right-turn deceleration lane will be required for access to Grosenbacher Road through separate permit by Bexar County. UDC §35-502(a)(7)(D)

- Traffic controls shall be warranted as per the Texas Manual on Uniform Control Devices and approved by Bexar County.

- Secondary 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).

- Voluntary efforts, beyond those herein required, to mitigate traffic impacts are encouraged as a means of providing enhanced traffic handling capabilities to users of the land development site as well as others.

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

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. All access shall comply with the minimum requirements set forth by the Unified Development Code. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting. All platting shall comply with the Unified Development Code (UDC), 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. 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 approval if less than eight percent of the net area of the project or less than twenty acres is subject to an approved final plat or an expenditure less than five hundred thousand dollars has been made as per UDC §35-412(h)(1).

Should you need further assistance, please contact Luz Gonzales at (210) 207-7898.

Sincerely,

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