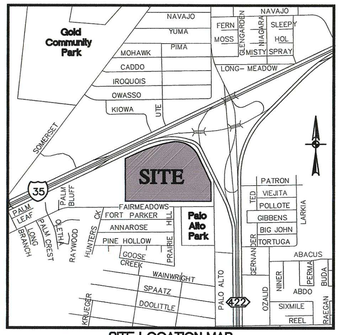


SITE LOCATION MAP
1"=2000'

NOTES:

1. OWNERS:
   IH-35 @ HIGHWAY 16, L.L.C.
   975 ONE LINCOLN CENTER, 5400 LBJ FREEWAY
   DALLAS, TEXAS 78240
   TEL: 972-239-8500

2. ENGINEER/SURVEYOR:
   PAPE-DAWSON ENGINEERS, INC.
   555 EAST RAMSEY
   SAN ANTONIO, TEXAS 78216
   TEL: 210-375-9000

3. CONTOURS SHOWN ARE FROM AERIAL TOPO DOWNLOADED FROM CITY OF SAN ANTONIO GIS WEBSITE.

4. WATER WILL BE PROVIDED BY BEXAR-MET WATER SYSTEM.

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 AND TRANSITION ZONES.

8. ESTIMATE OF EDU'S
   WATER: 45.11 DEVELOPABLE ACRES x 7.36 EDU'S PER ACRE = 332 EDU'S
   SEWER: 45.11 DEVELOPABLE ACRES x 8.11 EDU'S PER ACRE = 366 EDU'S

   A. WATER DEMAND IS ESTIMATED AT 114,558 GPD BASED ON AN AVERAGE OF 313 GALLONS PER DAY PER EDU

   B. SEWER DEMAND IS ESTIMATED AT 79,680 GPD BASED ON AN AVERAGE OF 240 GALLONS PER DAY PER EDU

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).

10. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

11. ADDITIONAL SUPPLEMENTAL PLANS SHALL BE SUBMITTED AS ADDITIONAL SEGMENTS OF THE ORIGINAL MASTER PLAN ARE DEVELOPED.

12. PROPERTY LOCATED INSIDE THE SAN ANTONIO CITY LIMITS IS ZONED C-3. THE ZONING CASE NUMBER Z2007181 THAT ESTABLISHED ZONING C-3 WAS APPROVED BY ZONING COMMISSION ON 05/01/07 AND CITY COUNCIL ON 08/02/07.

13. THIS PROJECT WILL COMPLY WITH THE 2006 TREE PRESERVATION ORDINANCE.

14. 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.

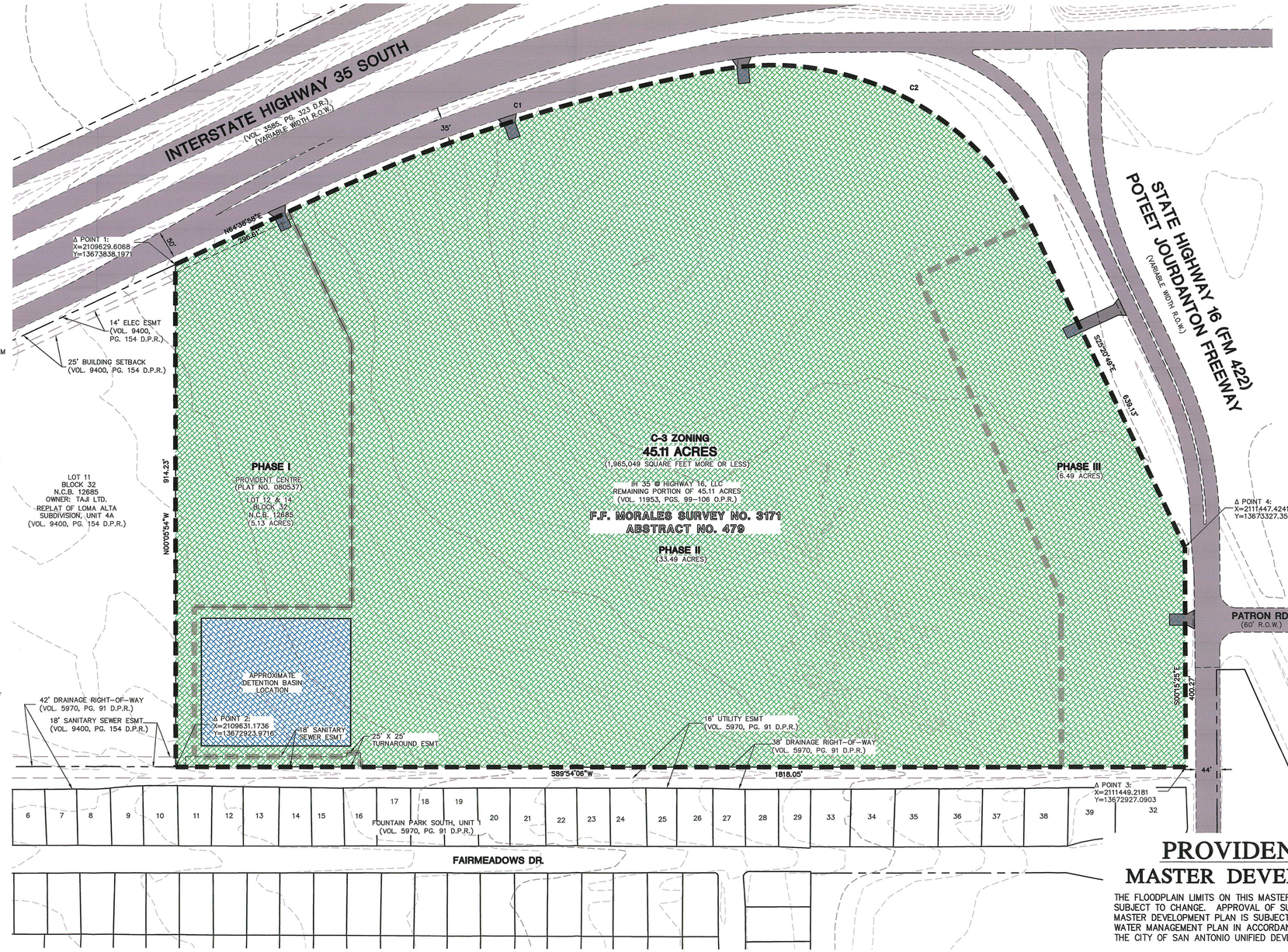
15. BICYCLE FACILITIES WILL COMPLY WITH UNIFIED DEVELOPMENT CODE 35-506 (d)(4). BIKE PATHS, WHEN REQUIRED WITHIN THE CITY LIMITS, MAY BE CONSTRUCTED WITH DEVELOPMENT OF THE ABUTTING PROPERTY AT THE TIME BUILDING PERMIT ACQUIRED. WHEN IDENTIFIED ON THE CITY COUNCIL APPROVED BIKE FACILITIES MASTER PLAN 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."

16. 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.

DRAINAGE NOTE: REFERENCE STORM WATER MANAGEMENT PLAN SUBMITTED TO THE CITY OF SAN ANTONIO WITH THIS MASTER DEVELOPMENT PLAN. DETENTION IS PROPOSED FOR PHASE II OF THIS PROJECT.

UTILITY PURVEYORS:

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



SCALE : 1"=100'
0' 100' 200' 300'

LEGEND:

- 1015 — EXISTING CONTOUR LINE
- MDP BOUNDARY
- RIGHT-OF-WAY
- ZONING BOUNDARY
- PROPOSED DRIVEWAY
- COMMERCIAL (C-3)
- DETENTION AREA
- EXISTING/PROPOSED TxDOT IH35 @ SPUR 422 INTERCHANGE HIGHWAY IMPROVEMENTS
- WETLANDS AREA
- PHASE LINE

PHASING SCHEDULE

PHASE I	2009
PHASE II	2010
PHASE III	2011

FOUNTAIN PARK SOUTH, UNIT 1 OWNERSHIP INFORMATION:

LOT 9: SOLIS LOUIS P. & JOSIE V.
LOT 10: CONTRERAS JOSE A. & MARTHA
LOT 11: VILLANUEVA JOHNNY C.
LOT 12: GULYARD LORENA ET AL.
LOT 13: GARIBAY HERMILO & MARIA
LOT 14: MARTINEZ ARTURO M. & LUCY S.
LOT 15: HERRERA RAYMOND
LOT 16: GONZALES NICHOLAS & DORA
LOT 17: MAZUCA ANTHONY E. JR & CARMEN L.
LOT 18: PEREZ RAUL RODRIGUEZ & OFELIA
LOT 19: FRANCO ROBERT & JULIA
LOT 20: MARTINEZ ROSA E.
LOT 21: ESQUIVEL ALFREDO & ROSARIO
LOT 22: PICHARDO ROGELIO & VERONICA
LOT 23: HERNANDEZ ELIVERTA
LOT 24: PUENTE MODESTO M. & JOSEFINA V.
LOT 25: RESCHMAN JESUS
LOT 26: BARRIENTES AMELIA A.
LOT 27: GARCIA SYLVIA M.
LOT 28: ARIZOLA MARIA P.
LOT 29: RODRIGUEZ LUCIA C.
LOT 33: HPP REAL ESTATE RENTALS LTD.
LOT 34: HPP REAL ESTATE RENTALS LTD.
LOT 35: RAMIREZ ARMANDO
LOT 36: ARREDONDO GABINO & LUZ MARIA
LOT 37: RODRIGUEZ JESUS & ROSA M. LANDEROS
LOT 38: RAMIREZ ARMANDO
LOT 39: RAMIREZ ARMANDO
LOT 32: HAMMODEH JAMAL

EXISTING AREAS:

1. AREA WITHIN THE 100 YR. FLOOD PLAIN: 0.00 ACRES
2. AREA OUTSIDE THE 100 YR. FLOOD PLAIN: 45.11 ACRES
3. TOTAL AREA: 45.11 ACRES

PROPOSED AREAS:

1. AREA WITHIN THE 100 YR. FLOOD PLAIN: 0.00 ACRES
2. AREA OUTSIDE THE 100 YR. FLOOD PLAIN: 45.11 ACRES
3. TOTAL AREA: 45.11 ACRES

PROPERTY LEGAL DESCRIPTION:

AS RECORDED IN BEXAR COUNTY, TEXAS OFFICIAL PUBLIC RECORDS:
45.11 ACRES (VOL. 11953 PGS. 99-106 O.P.R.)

TEXAS STATE PLANE COORDINATES:

Δ POINT 1:	X=2109271.0000	Y=13671514.0000
Δ POINT 2:	X=2109272.6157	Y=13670599.9265
Δ POINT 3:	X=2111090.6603	Y=13670603.0452
Δ POINT 4:	X=2111088.8662	Y=13671003.3118

BASIS OF COORDINATES NOTES:

1. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) DISPLAYED IN GRID, VALUES DERIVED FROM NGS COOPERATIVE CORS BASE STATION PDE1.
2. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE

Proposed land uses will be compatible with existing zoning within the city limits.

LAND USE TABLE	
LAND USE	AREA (AC.)
COMMERCIAL (ZONE C-3)	45.11
TOTALS	45.11

NOTE: ACREAGES ARE APPROXIMATE

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	2864.79	15°00'00"	N 72°09'11" E	747.86'	750.00'
C2	520.87	75°00'01"	S 62°50'48" E	634.17'	681.82'

MDP PLAN NO.: 027-08

PROVIDENT CENTRE
MASTER DEVELOPMENT PLAN

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.

PLAN HAS BEEN ACCEPTED BY
COSA
5/28/09 027-08
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
5/27/2011
Date

ACKNOWLEDGED BY:
AUTHORIZED REPRESENTATIVE
IH-35 @ HIGHWAY 16, L.L.C.

PAPE-DAWSON ENGINEERS, INC.

PREPARATION DATE: SEPTEMBER 19, 2008 PROJECT NO. 6010-05

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

Date: May 11, 2009, 9:34am User ID: LMongum
File: P:\60\10\CG\Design\Civil\MDP6010005.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 Planning and Development Services

May 28, 2009

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

Re: **Provident Centre** **MDP # 027-08**

Dear Mr. Mangum,

The Development Review Committee has reviewed **Provident Centre** Master Development Plan or **M.D.P. # 027-08.** Please find enclosed a signed copy for your files. However, please note the following conditions:

It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

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. In addition, it is suggested to work closely with the school district, so they can plan for the development accordingly.

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.

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 Robert Lombrano at (210) 207-5014

Sincerely,

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