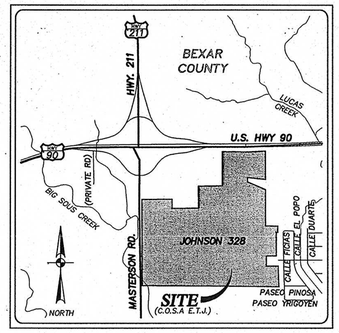


LOCATION MAP

SCALE: 1" = 2000'

LAND USE TABLE	
LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL (NET)	284.37
OPEN SPACE/FLOOD PLAIN	7.86
OPEN SPACE/DRAINAGE	11.38
PUBLIC ROW (COLLECTOR)	10.81
PARK/REC SPACE	13.93
TOTALS	328.35

SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE

PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY DWELLING UNITS (Ac.)	FLOOD PLAIN/ OPEN SPACE (Ac.)
1	SINGLE FAMILY RESIDENTIAL	65.15	307	4.71	7.58
2	SINGLE FAMILY RESIDENTIAL	71.05	334	4.70	0.69
2A	SINGLE FAMILY RESIDENTIAL	13.67	70	5.12	1.24
3A	SINGLE FAMILY RESIDENTIAL	42.47	186	4.38	12.10
3B	SINGLE FAMILY RESIDENTIAL	29.38	161	5.48	1.64
4	SINGLE FAMILY RESIDENTIAL	64.16	324	5.05	3.06
	TOTALS/AVERAGE	284.37	1,382	4.84	26.31

PARK SPACE SUMMARY

REQUIRED PARK SPACE — 1,382 LOTS X 1 ACRE / 70 LOTS = 19.7

TOTAL PARK SPACE PROVIDED = 24.8 ACRES

ALLOWABLE FLOOD PLAIN OPENSPACE — 19.7 AC / 2 = 9.9 AC

TOTAL FLOOD PLAIN SPACE USED = 7.9 ACRES

PHASE 1

RECREATION SITE #5
3.843 ACRES GROSS
1.00 ACRE CREDIT (OPEN PLAY AREA)
0.75 ACRE CREDIT (ATHLETIC COURT)
1.25 ACRE CREDIT (PLAY GROUND)
TOTAL = 6.8 ACRE REC. CENTER W\ CREDITS

FLOOD/PARK #4
3.182 ACRES GROSS
USE= 3.182
TOTAL = 3.2 ACRES

REQUIRED PARK SPACE — 307 LOTS X 1 ACRE / 70 LOTS = 4.4 AC

TOTAL PARK SPACE PROVIDED = 10.0 ACRES

PHASE 2

REQUIRED PARK SPACE — 641 LOTS X 1 ACRE / 70 LOTS = 9.16 AC

TOTAL PARK SPACE PROVIDED = 10.0 ACRES

PHASE 2A

REQUIRED PARK SPACE — 711 LOTS X 1 ACRE / 70 LOTS = 10.2 AC

TOTAL PARK SPACE PROVIDED = 10.0 ACRES

PHASE 3A

PARK SITE #3
9.68 ACRES GROSS
USE= 9.68
TOTAL = 9.7 ACRES

PARK SITE #7
0.41 ACRES GROSS
USE= 0.41
TOTAL = 0.4 ACRES

REQUIRED PARK SPACE — 897 LOTS X 1 ACRE / 70 LOTS = 12.8 AC

TOTAL PARK SPACE PROVIDED = 20.1 ACRES

PHASE 3B

FLOOD/PARK #1
1.624 ACRES GROSS
USE= 1.624
TOTAL = 1.6 ACRES

REQUIRED PARK SPACE — 1,058 LOTS X 1 ACRE / 70 LOTS = 15.1 AC

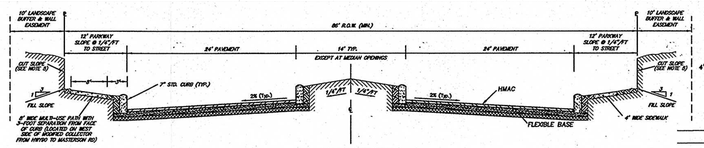
TOTAL PARK SPACE PROVIDED = 21.7 ACRES

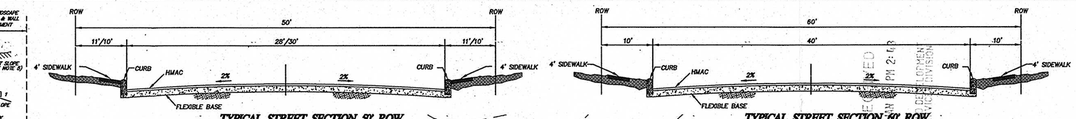
PHASE 4

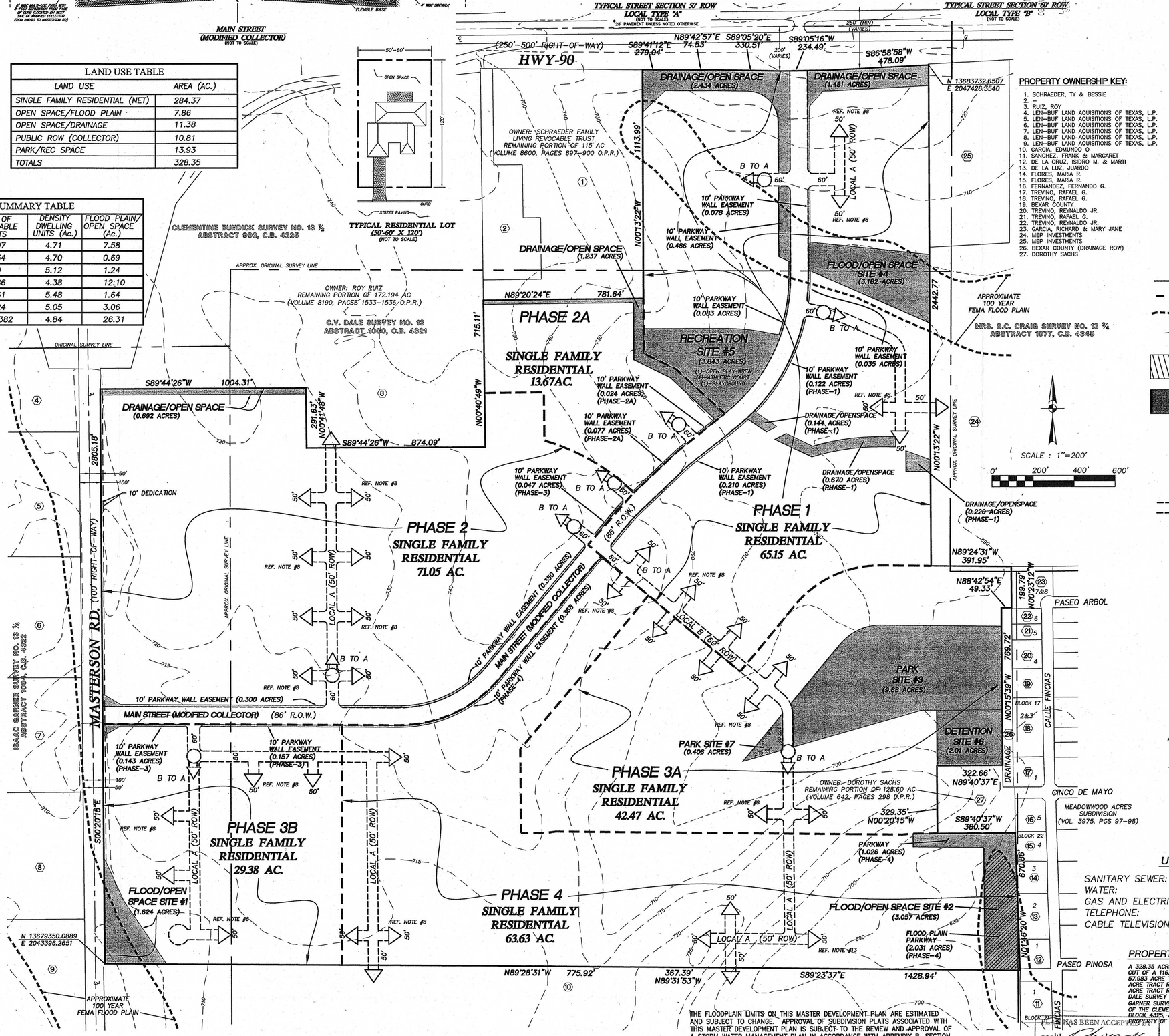
FLOOD/PARK #2
3.057 ACRES GROSS
USE= 3.057
TOTAL = 3.1 ACRES

REQUIRED PARK SPACE — 1,382 LOTS X 1 ACRE / 70 LOTS = 19.7 AC

TOTAL PARK SPACE PROVIDED = 24.8 ACRES







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:

PAPE-DAWSON ENGINEERS, INC. — JOHNSON SA 328 INVESTORS, L.P.

JOHNSON 328
MASTER DEVELOPMENT PLAN

GENERAL NOTES:

1. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
2. PROPERTY IS 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 REUIREMENTS AS DEFINED IN THE LATEST EDITION OF AASHTO.
6. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION. 2: 35-506(a). 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).
7. ALL AREAS WITHIN THE MDP LIMITS WILL BE PLATTED.
8. COLLECTOR INTERSECTIONS FOR LOCAL TYPE "B" ARE SHOWN. ACTUAL LENGTH AND LOCATION OF COLLECTOR INTERSECTIONS WILL BE DETERMINED WITH THE SITE PLANS, AND ALIGNMENTS WILL LINE UP WHERE POSSIBLE. ROADS BRANCHING OFF LOCAL TYPE "B" WILL BE LOCAL TYPE "A."
9. ALL BICYCLE FACILITIES WILL BE DESIGNED AND CONSTRUCTED IN COMPLIANCE WITH THE TEXAS MUTCD AND AASHTO GUIDELINES FOR BICYCLE FACILITIES, INCLUDING CROSSWALK AND SIGNAGE REQUIREMENTS.

PROPERTY OWNERSHIP KEY:

1. SCHRAEDER, TY & BESSIE
2. –
3. RUIZ, ROY
4. LEN-BUF LAND AQUISITIONS OF TEXAS, L.P.
5. LEN-BUF LAND AQUISITIONS OF TEXAS, L.P.
6. LEN-BUF LAND AQUISITIONS OF TEXAS, L.P.
7. LEN-BUF LAND AQUISITIONS OF TEXAS, L.P.
8. LEN-BUF LAND AQUISITIONS OF TEXAS, L.P.
9. LEN-BUF LAND AQUISITIONS OF TEXAS, L.P.
10. GARCIA, EDMUNDO O
11. SANCHEZ, FRANK & MARGARET
12. DE LA CRUZ, ISIDRO M. & MARTI
13. DE LA LUZ, JUARDO
14. FLORES, MARIA R.
15. FLORES, MARIA R.
16. FERNANDEZ, FERNANDO G.
17. TREVINO, RAFAEL G.
18. TREVINO, RAFAEL G.
19. BEXAR COUNTY
20. TREVINO, REYNALDO JR.
21. TREVINO, RAFAEL G.
22. TREVINO, REYNALDO JR.
23. GARCIA, RICHARD & MARY JANE
24. MEP INVESTMENTS
25. MEP INVESTMENTS
26. BEXAR COUNTY (DRAINAGE ROW)
27. DOROTHY SACHS

LEGEND:

- MDP LIMITS
- PHASE/UNIT BOUNDARY
- FLOOD PLAIN (FEMA ZONE "A")
- 10' CONTOURS
- OPEN SPACE/100 YR FLOOD PLAIN
- PARK SPACE
- B TO A — R.O.W. TRANSITION
- LOCAL "A"
- SCHEMATIC INTERNAL STREET PATTERN
- ③ OWNERSHIP INFORMATION SEE PROPERTY OWNERSHIP KEY

REVISION HISTORY

MDP	ACCEPTED DATE
029-07	

APPLICANT: W. DOUG GOFF
5005 RIVERWAY, SUITE 500
HOUSTON, TX, 77056-2196
OFFICE: (713) 960-9977

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

UTILITY PURVEYORS

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

PROPERTY LEGAL DESCRIPTION

A 328.35 ACRE, OR 14,302,926 SQ. FT. MORE OR LESS, TRACT OF LAND BEING OUT OF A 116.0 ACRE TRACT RECORDED IN VOLUME 12876, PAGES 2387-2394, A 57.983 ACRE TRACT RECORDED IN VOLUME 12876, PAGES 2407-2415, A 36.917 ACRE TRACT RECORDED IN VOLUME 12876, PAGES 2394-2401, AND A 117.452 ACRE TRACT RECORDED IN VOLUME 12747, PAGES 667-675, ALL OUT OF THE C.V. DALE SURVEY NO. 13, ABSTRACT NO. 1000, COUNTY BLOCK 4321, AND THE ISAAC GARNER SURVEY NO. 13 ¼, ABSTRACT NO. 1004, COUNTY BLOCK 4322, AND OUT OF THE CLEMENTINE BUNDICK SURVEY NO. 13 ½, ABSTRACT NO. 992, COUNTY BLOCK 4325, ALL IN BEXAR COUNTY, TEXAS,OF THE OFFICIAL RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

TEXAS HAS BEEN ACCEPTED BY THE COSA

(Date) (Number)

Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on 1-17-2010

Date

PAPE-DAWSON ENGINEERS

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

PREPARATION DATE: OCTOBER, 2007 JOB NO. 6636-00

Date: Jan 02, 2008, 3:39pm User ID: GBertschy
File: K:\6636\00\Design\Civil\MDP\6636-00.dwg

City of San Antonio

Department of Development Services

January 18, 2008

Johnny Martinez, P.E.
Pape Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: **Johnson 328** **MDP # 029-07**

Dear Mr. Martinez,

The City Staff Development Review Committee has reviewed **Johnson 328** Master Development Plan **M.D.P. # 029-07**. 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 615-5814.

Traffic Impact Analysis & Streets Division indicate that under the Unified Development Code (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 Johnson 328 MDP, at no cost to the City of San Antonio:

- All roadways shall follow UDC §35-506(C)(1), Table 506-1: Functional Classification System Description and comply with UDC §35-502(a)(9).
- All landscaping and improvements shall be selected and located in such a way not to block the clear sight distance areas.
- Coordination with TXDOT concerning access to development site from U.S.90 Highway is required.
- A dedicated left-turn lane at southbound Masterson Road at the proposed Main Street.
- A separate right-turn deceleration lane on the eastbound approach of U.S. 90 at the intersection with the proposed Main Street.
- An acceleration lane for the right-turn traffic exiting the site onto U.S. 90.
- A through left-turn lane and a dedicated right-turn lane at the northbound approach of the proposed Main Street at U.S. 90 to accommodate the outbound traffic.

Note: Secondary access must be secured prior to the approval of any plat or combination of plats exceeding 125 dwelling units; UDC §35-506(e)(7).

This is a general review of a conceptual plan not an in-depth review of the 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 and/or permitting.

If you have any further questions, please call Nick V. Fernandez at (210) 207-0282.

Parks and Recreation recommends approval 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 shall be dedicated to the Homeowners Association.
- The instruments creating the Homeowners Association shall be provided by the second application for plat approval; UDC § 35-503(e) *Designation of Parkland*
- Parkland dedication shall be platted by the second phase of residential development; UDC § 35-503(f) *Development Phasing.*

If you have any further questions, please call David Clear at (210) 207-2886.

Tree Preservation approves with the following conditions:

- 2006 Tree Preservation ordinance standards per UDC § 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. Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or building permit stages.

- Streetscape standards per UDC § 35-512 - The new ROW 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.

Historic Preservation approves with the following conditions:

The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, the project area is located in close proximity to Big Sous Creek and Lucas Creek, two waterways known to contain significant sites; therefore, there is a **high probability** that 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 archaeological investigation of the property.

If you have any further questions, please call Kay Hindes at (210) 207-7306.

Bexar County approves with the following conditions:

- Access to US 90 shall be mandated by the Texas Department of Transportation.
- Traffic Controls shall be provided as warranted and installed according to standards of the Texas Manual on Uniform Traffic Control Devices and approved by Bexar County and/or TXDOT.
- A left turn lane on the southbound lanes of Masterson Road shall be installed according to the standards of the Texas Roadway Design Manual and shall be inspected and approved by Bexar County.

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 and within the guidelines of the American Association of State Highway and Transportation Officials. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

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

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 permit 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