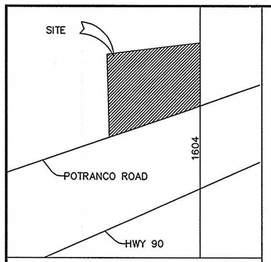
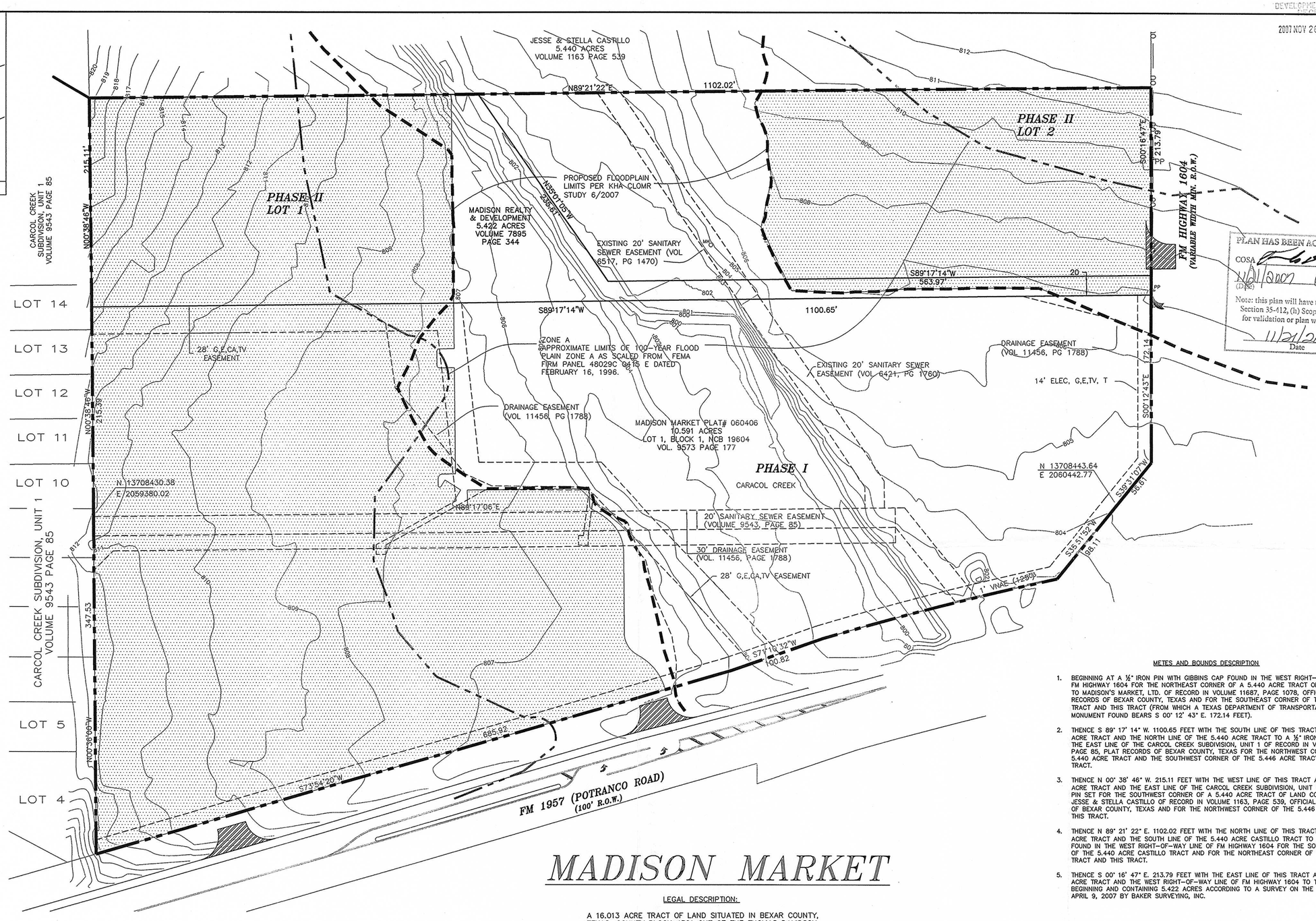


LOCATION MAP (N.T.S.)



GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 inch = 50 ft.

LEGEND	
	COMMERCIAL AREA
	PROPOSED DRIVEWAYS
	MDP BOUNARY
PHASE I	SEPTEMBER 2007
PHASE II	SEPTEMBER 2008

UTILITIES:

WATER: BEXAR METROPOLITAN WATER

DISTRICT SEWER: SAN ANTONIO WATER

SERVICE ELECTRIC: CITY PUBLIC SERVICE

TELEPHONE: AT&T TELEPHONE CO.

OWNER / DEVELOPER:
A.W. Rohde III
MADISON REALTY & DEVELOPMENT CORPORATION
85 N.E. LOOP 410
SAN ANTONIO, TEXAS78216

ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC.
BRIAN PARKER, P.E.
45 N.E. LOOP 410, SUITE 890
SAN ANTONIO, TEXAS 78216

PROPOSED USES:
COMMERCIAL DEVELOPMENT (C2)

MADISON MARKET

LEGAL DESCRIPTION:

A 16.013 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS, COUNTY BLOCK 4361 OUT OF THE THOMAS DAVIDSON SURVEY NO. 200, ABSTRACT NO. 96 AND BEING THE SAME 5.446 ACRE TRACT OF LAND CONVEYED TO ESPERANZA L. OCHOA OF RECORD IN VOLUME 7895, PAGE 344 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

DATE PREPARED : AUGUST 17, 2007

	PHASE	AREA OF SPACE		IMPERVIOUS AREA	TOTAL AREA	BLDG SQ. FOOTAGE	FAR
		ACTIVE	PASSIVE				
1	COMMERCIAL		6.3 AC	4.0 AC	10.3 AC	39,000 SF	.09
2	COMMERCIAL		2.6 AC	2.8 AC	5.4 AC	20,735 SF	.09

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 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.

THE DEVELOPER UNDERSTANDS THAT THE "CURRENT" FLOODPLAINS DESIGNATED BY FEMA SHALL REMAIN THE RECOGNIZED FLOODPLAINS UNTIL SUCH TIME AS CHANNEL IMPROVEMENTS ARE MADE AND A LETTER OF MAP REVISION (LOMR) IS APPROVED BY FEMA.

DEVELOPER _____ DATE

ENGINEER _____ DATE

METES AND BOUNDS DESCRIPTION

1. BEGINNING AT A ½" IRON PIN WITH GIBBINS CAP FOUND IN THE WEST RIGHT-OF-WAY LINE OF FM HIGHWAY 1604 FOR THE NORTHEAST CORNER OF A 5.440 ACRE TRACT OF LAND CONVEYED TO MADISON'S MARKET, LTD. OF RECORD IN VOLUME 11687, PAGE 1078, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND FOR THE SOUTHEAST CORNER OF THE 5.446 ACRE TRACT AND THIS TRACT (FROM WHICH A TEXAS DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT FOUND BEARS S 00° 12' 43" E. 172.14 FEET).
2. THENCE S 89° 17' 14" W. 1100.65 FEET WITH THE SOUTH LINE OF THIS TRACT AND THE 5.446 ACRE TRACT AND THE NORTH LINE OF THE 5.440 ACRE TRACT TO A ½" IRON PIN FOUND IN THE EAST LINE OF THE CARCOL CREEK SUBDIVISION, UNIT 1 OF RECORD IN VOLUME 9543, PAGE 85, PLAT RECORDS OF BEXAR COUNTY, TEXAS FOR THE NORTHWEST CORNER OF THE 5.440 ACRE TRACT AND THE SOUTHWEST CORNER OF THE 5.446 ACRE TRACT AND THIS TRACT.
3. THENCE N 00° 38' 46" W. 215.11 FEET WITH THE WEST LINE OF THIS TRACT AND THE 5.446 ACRE TRACT AND THE EAST LINE OF THE CARCOL CREEK SUBDIVISION, UNIT 1 TO A ½" IRON PIN SET FOR THE SOUTHWEST CORNER OF A 5.440 ACRE TRACT OF LAND CONVEYED TO JESSE & STELLA CASTILLO OF RECORD IN VOLUME 1163, PAGE 539, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND FOR THE NORTHWEST CORNER OF THE 5.446 ACRE TRACT AND THIS TRACT.
4. THENCE N 89° 21' 22" E. 1102.02 FEET WITH THE NORTH LINE OF THIS TRACT AND THE 5.446 ACRE TRACT AND THE SOUTH LINE OF THE 5.440 ACRE CASTILLO TRACT TO A ½" IRON PIN FOUND IN THE WEST RIGHT-OF-WAY LINE OF FM HIGHWAY 1604 FOR THE SOUTHEAST CORNER OF THE 5.440 ACRE CASTILLO TRACT AND FOR THE NORTHEAST CORNER OF THE 5.446 ACRE TRACT AND THIS TRACT.
5. THENCE S 00° 16' 47" E. 213.79 FEET WITH THE EAST LINE OF THIS TRACT AND THE 5.446 ACRE TRACT AND THE WEST RIGHT-OF-WAY LINE OF FM HIGHWAY 1604 TO THE PLACE OF BEGINNING AND CONTAINING 5.422 ACRES ACCORDING TO A SURVEY ON THE GROUND ON APRIL 9, 2007 BY BAKER SURVEYING, INC.

NOTES:

1. ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING."
2. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NAD83. VERTICAL DATUM IS BASED ON GPS OBSERVATIONS PERFORMED BY BAKER SURVEYING, INC. ON APRIL 9, 2007. DATUM IS NAD 83. BEARING ROTATION IS BASED ON F.M. HWY. 1957. BY FEMA AND SHOWN ON COMMUNITY PANEL NO. 48029C 0415 E
3. PROPERTY IS SUBJECT TO THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.
4. CONTOURS ARE DRAWN AT 1' INTERVALS.
5. APPROXIMATE LIMITS OF 100-YEAR FLOOD PLAIN ZONE A AS SCALED FROM FEMA FIRM PANEL 48029C 0415 E
6. A CLOMR AND LOMR WILL BE PREPARED FOR THIS DEVELOPMENT AND MEET ALL UDC REQUIREMENTS FOR APPROVAL.
7. ALL REQUIRED SIDEWALKS WILL CONFORM TO THE CITY OF SAN ANTONIO CONSTRUCTION STANDARDS.

DEVELOPMENT SERVICES
2007 NOV 26 PM 2:17

PLAN HAS BEEN ACCEPTED BY
COSA
11/21/2007 030-07
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
11/21/2009
Date

No.	Date	Revisions	App.

Kimley-Horn and Associates, Inc.
Tel. No. (210) 541-9166
Fax. No. (210) 541-8899
45 NE Loop 410, Suite 890
San Antonio, Texas 78216

MADISON MARKET
SAN ANTONIO, TEXAS
BEXAR COUNTY

MASTER DEVELOPMENT PLAN
No. 030-07

Scale: As Shown
Designed by: KHA
Drawn by: G.G.
Checked by: G.G.
Date: AUGUST 2007
Project No. 068602006

SHEET
OF 1

File: G:\Cad\068602006\Cad\MDP\30cMDP.dwg [MDP2] 11/26/2007 12:08pm
Xrefs: 32438 satte-Aerphotal Hdgcs xbnd9
Images:

City of San Antonio

Department of Development Services

November 21, 2007

Griselda Gonzales

Kimley-Horn & Associates, Inc.
45 NE Loop 410, Suite 100
San Antonio, TX 78216

Re: **Madison Market** **MDP # 030-07**

Dear Ms. Gonzales,

The City Staff Development Review Committee has reviewed Madison's Market Master Development Plan **M.D.P. # 030-07**. Please find enclosed a signed copy for your files. Your plan was accepted 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 approves with the following conditions:

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion date of Laura Heights.

- 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.

- All commercial driveways for this project shall comply with UDC 35-506(r) Access and Driveways.

- All driveway access points along Loop 1604 shall be coordinated through TXDOT.

- Coordinate all proposed modifications to traffic signal timing settings on Potranco Road & Waterstone Place with City of San Antonio Public Works Department.

- Coordinate all proposed modifications to traffic signal timing settings on Potranco & NB & SB Loop 1604 with City of San Antonio Public Works and with TXDOT.

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

Trees approves with the conditions stated below:

- 2006 Tree Preservation ordinance standards per UDC Section 35-523 – A Tree Preservation Plan with 40% preservation of protected trees and 100% of heritage trees is required prior to any work on site. This can be submitted either as a site work permit, at the platting or building permit stage.

- Landscape ordinance per UDC Section 35-511. It appears some lanscape points can be met by preserving existing vegetation as well as meeting any mitigation requirements (eighter through preservation of smaller material or transplanting). Recommend securing knowledgeable Landscape Architect at planning and design phase to better utilize existing trees and vegetation. Preservation will eliminate the need for irrigation. Staff would be willing to meet with developer at design stage to assist with tree preservation and landscape plan.

Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or building permit stage. If you have any further question, please call Joan H. Miller at (210) 207-8265.

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 on November 21, 2009 if the conditions set forth in UDC 35-412(h)(1) are not met.

Should you need further assistance, please contact Donna L. Schueling at (210) 207-5016.

Sincerely,

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