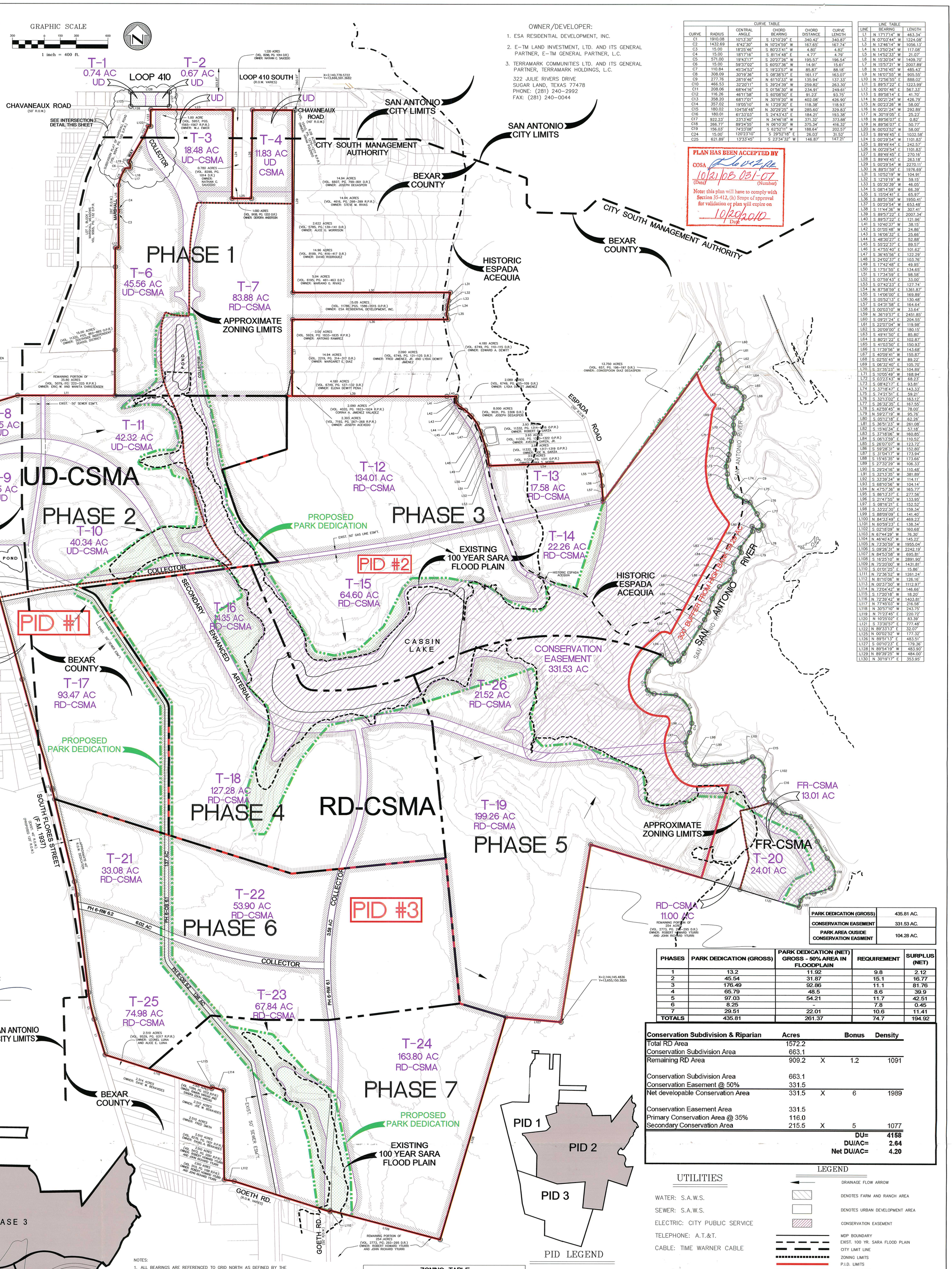

OWNER/DEVELOPER:

1. ESA RESIDENTIAL DEVELOPMENT, INC.
2. E-TM LAND INVESTMENT, LTD. AND ITS GENERAL PARTNER, E-TM GENERAL PARTNER, L.C.
3. TERRAMARK COMMUNITIES LTD. AND ITS GENERAL PARTNER, TERRAMARK HOLDINGS, L.C.

322 JULIE RIVERS DRIVE
SUGAR LAND, TEXAS 77478
PHONE: (281) 240-2992
FAX: (281) 240-0044

PLAN HAS BEEN ACCEPTED BY COSA
10/21/08 (Date) 031-07 (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on 10/20/2010 Date

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	1910.08	10°13'30"	S 12°10'29" E	340.42'	340.87'
C2	1432.69	6°42'30"	N 10°24'59" W	167.65'	167.74'
C3	15.00	18°25'46"	S 80°23'41" W	4.80'	4.82'
C4	15.00	18°17'16"	S 81°14'48" E	4.77'	4.79'
C5	571.00	19°43'17"	S 20°27'26" W	195.57'	196.54'
C6	15.00	59°37'02"	S 60°07'36" W	14.91'	15.61'
C7	110.84	45°34'53"	S 19°23'57" W	85.87'	88.18'
C8	308.09	30°19'36"	S 08°38'57" E	161.17'	163.07'
C9	277.76	28°19'46"	N 61°10'33" W	135.94'	137.33'
C10	466.53	32°20'11"	S 39°24'39" W	259.82'	263.30'
C11	208.06	68°44'16"	S 01°56'30" W	234.91'	249.61'
C12	116.26	46°11'58"	S 60°08'50" E	91.23'	93.75'
C13	358.20	68°17'01"	N 30°19'20" W	402.08'	426.90'
C14	357.02	19°05'10"	N 13°29'30" E	118.38'	118.93'
C15	180.02	104°58'48"	N 30°29'25" W	285.60'	329.83'
C16	180.01	61°33'03"	S 24°43'43" E	184.21'	193.38'
C17	922.23'	23°13'40"	N 34°46'18" W	371.32'	373.88'
C18	266.77'	89°24'55"	N 06°10'30" W	375.34'	416.32'
C19	156.03'	74°23'08"	S 62°52'11" W	188.64'	202.57'
C24	15.00'	120°23'10"	S 29°52'18" E	26.03'	31.52'
C25	621.89'	13°33'45"	S 23°34'32" W	146.87'	147.21'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 17°17'14" W	463.34'
L2	N 07°03'44" W	1224.08'
L3	N 13°46'14" W	1056.13'
L4	N 13°50'24" W	117.08'
L5	N 14°52'33" W	21.07'
L6	N 15°30'04" W	1409.70'
L7	N 15°57'21" W	2007.89'
L8	N 13°16'45" W	485.43'
L9	N 16°07'55" W	905.55'
L10	N 72°58'55" E	888.02'
L11	S 89°57'22" E	1223.99'
L12	N 00°01'46" E	567.33'
L13	S 89°58'14" E	41.70'
L14	N 00°21'24" W	426.79'
L15	N 00°23'26" W	58.00'
L16	N 00°21'24" W	292.89'
L17	N 30°19'05" E	25.23'
L18	N 89°56'07" E	0.82'
L19	N 89°56'07" E	50.77'
L20	N 00°03'52" W	58.00'
L23	S 89°49'45" E	1032.58'
L24	S 00°29'54" W	1101.83'
L25	S 89°49'44" E	242.57'
L26	N 00°29'54" E	1101.83'
L27	S 89°49'45" E	270.16'
L28	S 89°49'45" E	263.18'
L29	S 00°29'54" W	2270.11'
L30	N 89°51'59" E	1976.69'
L31	S 10°52'19" W	104.91'
L32	S 12°19'19" W	59.15'
L33	S 05°30'39" W	46.05'
L34	S 08°14'59" W	66.39'
L35	S 15°04'41" E	65.97'
L36	S 89°51'59" W	1950.41'
L37	S 00°29'54" W	653.48'
L38	S 11°44'36" W	302.41'
L39	S 89°57'22" E	2007.34'
L40	S 89°57'22" E	121.96'
L41	S 10°40'37" W	38.15'
L42	S 01°05'48" W	24.86'
L43	S 16°06'32" E	25.66'
L44	S 48°30'27" E	52.88'
L45	S 55°22'37" E	89.57'
L46	S 47°55'40" E	101.62'
L47	S 36°45'56" E	122.29'
L48	S 24°02'37" E	103.76'
L49	S 17°42'48" E	49.95'
L50	S 17°51'55" E	134.65'
L51	S 17°34'59" E	98.58'
L52	S 07°59'43" E	33.09'
L53	S 07°42'23" E	127.74'
L54	N 87°58'59" E	1361.87'
L55	S 14°06'00" E	169.89'
L56	S 05°52'13" E	130.48'
L57	S 04°31'58" E	164.64'
L58	S 00°03'10" W	33.64'
L59	N 36°19'57" E	2451.85'
L60	S 09°21'24" E	204.55'
L61	S 22°07'04" W	119.98'
L62	S 20°09'00" E	180.15'
L63	S 49°41'50" E	85.80'
L64	S 80°21'22" E	102.87'
L65	S 41°03'50" E	150.93'
L66	S 11°39'56" W	143.68'
L67	S 40°09'41" W	155.87'
L68	S 02°56'45" W	89.22'
L69	S 06°32'40" E	105.70'
L70	S 21°35'23" W	104.89'
L71	S 10°05'49" W	168.94'
L72	S 03°23'43" W	68.23'
L73	S 08°42'17" E	93.81'
L74	S 37°18'47" E	143.33'
L75	S 74°21'51" E	59.21'
L76	S 32°13'02" E	163.12'
L77	S 26°32'35" E	167.55'
L78	S 42°59'45" W	78.00'
L79	N 59°27'19" W	95.76'
L80	S 05°12'18" E	62.26'
L81	S 36°51'23" W	261.08'
L82	S 15°40'34" E	57.18'
L83	S 37°18'06" W	160.85'
L84	S 06°13'59" E	110.52'
L85	S 26°07'07" W	123.72'
L86	S 59°28'31" W	152.80'
L87	S 31°04'17" W	173.94'
L88	S 15°45'35" W	173.66'
L89	S 27°32'29" W	106.33'
L90	S 29°24'16" W	110.48'
L91	S 32°13'35" W	381.89'
L92	S 33°39'34" W	114.11'
L93	S 68°10'56" W	104.14'
L94	N 47°57'38" W	165.77'
L95	S 86°13'37" E	277.56'
L96	S 21°47'55" W	133.95'
L97	S 08°16'21" E	152.52'
L98	S 33°22'30" E	159.34'
L99	S 88°09'09" E	141.40'
L100	N 84°33'49" E	469.23'
L101	N 60°59'23" E	138.34'
L102	S 02°18'09" W	160.68'
L103	N 67°44'29" W	76.30'
L104	N 46°40'43" W	145.22'
L105	N 73°30'59" W	1955.04'
L106	S 09°26'31" W	2242.19'
L107	N 84°53'58" W	695.81'
L108	S 16°25'10" W	2891.90'
L109	N 75°20'00" W	1431.81'
L110	S 01°01'25" E	15.86'
L111	N 72°36'52" W	1261.24'
L112	N 81°10'06" W	126.16'
L113	N 00°37'50" W	1112.97'
L114	N 73°04'42" W	146.66'
L115	S 17°20'18" W	18.20'
L116	N 72°39'42" W	1403.81'
L117	N 77°45'03" W	216.58'
L118	N 30°57'10" W	243.75'
L119	N 71°23'45" E	220.72'
L120	N 10°25'02" E	83.39'
L121	S 73°30'57" E	777.48'
L122	N 89°33'13" E	32.07'
L125	N 00°02'52" W	177.32'
L126	N 89°51'13" E	483.51'
L127	S 00°10'23" E	179.36'
L128	N 89°54'19" W	483.90'
L129	N 89°39'25" W	484.00'
L130	N 30°19'17" E	353.95'

PARK DEDICATION (GROSS)	435.81 AC.
CONSERVATION EASEMENT	331.53 AC.
PARK AREA OUSIDE CONSERVATION EASMENT	104.28 AC.

PHASES	PARK DEDICATION (GROSS)	PARK DEDICATION (NET) GROSS - 50% AREA IN FLOODPLAIN	REQUIREMENT	SURPLUS (NET)
1	13.2	11.92	9.8	2.12
2	45.54	31.87	15.1	16.77
3	176.49	92.86	11.1	81.76
4	65.79	48.5	8.6	39.9
5	97.03	54.21	11.7	42.51
6	8.25	-	7.8	0.45
7	29.51	22.01	10.6	11.41
TOTALS	435.81	261.37	74.7	194.92

Conservation Subdivision & Riparian	Acres		Bonus	Density
Total RD Area	1572.2			
Conservation Subdivision Area	663.1			
Remaining RD Area	909.2	X	1.2	1091
Conservation Subdivision Area	663.1			
Conservation Easement @ 50%	331.5			
Net developable Conservation Area	331.5	X	6	1989
Conservation Easement Area	331.5			
Primary Conservation Area @ 35%	116.0			
Secondary Conservation Area	215.5	X	5	1077
			DU=	4158
			DU/AC=	2.64
			Net DU/AC=	4.20

UTILITIES

WATER: S.A.W.S.
SEWER: S.A.W.S.
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: A.T.&T.
CABLE: TIME WARNER CABLE

LEGEND

DRAINAGE FLOW ARROW
DENOTES FARM AND RANCH AREA
DENOTES URBAN DEVELOPMENT AREA
CONSERVATION EASEMENT
MDP BOUNDARY
EXIST. 100 YR. SARA FLOOD PLAIN
CITY LIMIT LINE
ZONING LIMITS
P.I.D. LIMITS
PHASING LIMITS
PARK DEDICATION

FINAL MDP PREPARED : 10/10/08

NOTES:

1. ALL BEARINGS ARE REFERENCED TO GRID NORTH AS DEFINED BY THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204

   HORIZONTAL DATUM: NAD1983

   ALL DISTANCES ARE SURFACE AND CAN BE CONVERTED TO GRID DISTANCES BY USING THE FOLLOWING AVERAGE COMBINED SCALE FACTOR: 0.999830029
2. A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS THAT ARE ADJACENT TO AN ARTERIAL OR COLLECTOR STREET.
3. R.O.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE PLAN.
4. PROPERTY IS PARTIALLY INSIDE SAN ANTONIO CITY LIMITS. PROPERTY NOT WITHIN SAN ANTONIO CITY LIMITS IS WITHIN THE CITY SOUTH MANAGEMENT AUTHORITY (CSMA).
5. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION.2: 35-506(q.) AND/OR WITHIN SIDEWALK EASEMENTS.
6. THIS DEVELOPMENT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE DISTRICT.
7. IF A PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY STOPPED IN THE VICINITY AND THE HISTORIC PRESERVATION OFFICE AND THE SOUTHSIDE HISTORIC PRESERVATION OFFICE SHOULD BE NOTIFIED.
8. A COMPREHENSIVE NETWORK OF BICYCLE FACILITIES WILL BE PROVIDED FOR IN ALL PHASES OF DEVELOPMENT PER THE CITY COUNCIL APPROVED BICYCLE MASTER PLAN (ORDINANCE 100741).
9. AS DEVELOPMENT OCCURS, THE DISTRICT SHALL CONSTRUCT AN ENHANCED SECONDARY ARTERIAL IN PHASES AND IN COMPLIANCE WITH THE FOLLOWING REQUIREMENTS:
   1) CONSTRUCTION SHALL BE OF A FULL ENHANCED SECONDARY ARTERIAL SECTION FROM US HIGHWAY 281 TO THE PROPERTY LINE AT THE SAN ANTONIO RIVER (APPROXIMATELY 10,500 – 10,800 FEET) WITH DEDICATION OF 120' OF RIGHT-OF-WAY;
   2) A MINIMUM 48' PAVEMENT WIDTH; A MINIMUM 14' MEDIAN;
   3) A MAXIMUM STREET GRADE OF 5% AND MINIMUM STREET GRADE OF 0.5%;
   4) CONSTRUCTION OF SIDEWALKS (4' IF OFFSET, 6' IF ABUTTING CURB);
   5) STREETSCAPE DESIGN;
   6) DESIGN TO SUPPORT K-VALUES IN ACCORDANCE WITH AASHTO FOR A FORTY-FIVE (45) MILE-PER-HOUR DESIGN SPEED;
   7) PAVEMENT SECTION MUST COMPLY WITH UNIFIED DEVELOPMENT CODE 35-506(P);
   8) IF THE DISTRICT (OR OWNERS) INTENDS TO SELL THE CONSERVATION EASEMENT TO A THIRD PARTY, THE DISTRICT (OR OWNERS) SHALL REQUIRE, AS A CONDITION OF SALE, THAT CONSTRUCTION OF THE REMAINDER OF THE ENHANCED SECONDARY ARTERIAL BE IN ACCORDANCE WITH THE ABOVE REFERENCED REQUIREMENTS.

ZONING TABLE	
UD	URBAN DEVELOPMENT (CITY OF SAN ANTONIO)
RD	RURAL DEVELOPMENT (CITY OF SAN ANTONIO)
UD-CSMA	URBAN DEVELOPMENT (CITY SOUTH MANAGEMENT AUTHORITY)
RD-CSMA	RURAL DEVELOPMENT (CITY SOUTH MANAGEMENT AUTHORITY)
FR-CSMA	FARM AND RANCH (CITY SOUTH MANAGEMENT AUTHORITY)

PARK COMPLIANCE (NON-CONSERVATION AREA)
4727 SINGLE FAMILY RESIDENTIAL LOTS / 70 UNITS/AC = 67.5 AC.
32.8 AC. X 25 (MF25) UNITS/AC. / 114 UNITS/AC = 7.2 AC.
TOTAL PARKLAND DEDICATION REQUIRED = 74.7 AC.

LEGAL DESCRIPTION

A 1838.56-ACRE, OR 80,087,674 SQUARE FOOT MORE OR LESS, TRACT OF LAND BEING ALL OF THOSE 22.30- AND 12.22-ACRE TRACTS CONVEYED TO TERRAMARK COMMUNITIES, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11619, PAGES 782-789 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; THE REMAINDER PORTION OF A 11.10-ACRE TRACT CONVEYED TO TERRAMARK COMMUNITIES, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11786, PAGES 1395-1402 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; THE REMAINDER PORTIONS OF A 9.987-ACRE TRACT CONVEYED TO TERRAMARK COMMUNITIES, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11786, PAGES 1427-1430 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; ALL OF THOSE 7.042-, 5.632-, 20.01-, 6.695-, 2.036-, 1.905-, 11.88-, 21.31- AND 15.05-ACRE TRACTS CONVEYED TO ESA RESIDENTIAL DEVELOPMENT, INC. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11786, PAGES 1586-1615 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL OF THAT 1.992-ACRE TRACT CONVEYED TO TERRAMARK COMMUNITIES, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 1863, PAGES 1913-1918 OF OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; ALL OF THAT 59.20-ACRE TRACT CONVEYED TO TERRAMARK COMMUNITIES, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12092, PAGES 793-797 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; ALL OF THAT 499.37-ACRE TRACT CONVEYED TO E-TM LAND INVESTMENT, LTD. IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12092, PAGES 841-847 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; ALL OF THAT 22.40-ACRE TRACT CONVEYED TO ESA RESIDENTIAL DEVELOPMENT, INC. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11944, PAGES 177-181 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; ALL OF THAT 1.992-ACRE TRACT CONVEYED TO ESA RESIDENTIAL DEVELOPMENT, INC. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11944, PAGES 222-226 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; ALL OF THAT 653.70-ACRE TRACT CONVEYED TO E-TM LAND INVESTMENT, LTD. IN DEED WITHOUT WARRANTY RECORDED IN VOLUME 12665, PAGES 183-202 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE JUAN M. URIEGAS SURVEY NO. 32, ABSTRACT 769, COUNTY BLOCK 4283 OF BEXAR COUNTY, TEXAS, SITUATED IN NEW CITY BLOCK (N.C.B.) 11039 AND 15647 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS MASTER DEVELOPMENT PLAN OF ESPADA SUBDIVISION HAS BEEN SUBMITTED AND APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED.

DATED THIS _____ DAY OF _____ A.D.,

BY: _____
DIRECTOR OF DEVELOPMENT SERVICES

CITY PLAN # 031-07

NO.	DATE	REVISION	APPROV.
6	10/10/08	ADDED NOTE 9, PER BEXAR COUNTY COMMENTS	
5	8/7/08	UPDATED ZONING LABELS AND ZONING TABLE	
4	4/29/08	UPDATED TRACTS, CONSERVATION TABLE & LEGEND	
3	4/17/08	UPDATED TRACTS	
2	2/14/08	UPDATED TRACTS & BOUNDARY	
1	9/13/07	PID AND PHASING REVISIONS	

MASTER DEVELOPMENT PLAN

ESPADA CONSERVATION SUBDIVISION

TCB | AECOM
T.C.B., INC.
6800 PARK TEN BLVD.,
SUITE 180 SOUTH
SAN ANTONIO, TEXAS 78213
(210) 296-2000

BRIONES CONSULTING & ENGINEERING LTD.
8118 BROADWAY
SAN ANTONIO, TX 78209
(210) 828-1420
(210) 828-1423 fax

Unit LAND DEVELOPMENT	Scale: 1" = 400'	Date 06/28/07	
Designed	Checked	Project No. 60025612	
Drawn M.G./R.R./J.H.	Approved	Sheet 1 of 1	

City of San Antonio

Department of Development Services

October 21, 2008

Ms. Heather O'Gorman, P.E.
T.C.B., Inc.
6800 Park Ten Blvd., Suite 180 South
San Antonio, TX 78213

Re: **Espada Tract** **MDP # 031-07**

Dear Ms. O'Gorman,

The Development Review Committee has reviewed **Espada Tract** Master Development Plan **M.D.P. # 031-07**. Please find enclosed an accepted and signed copy for your files. 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. All platting shall comply with the Unified Development Code (UDC), Master Plan, Major Thoroughfare Plan, and all applicable regulations 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.
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: The Texas Sites Atlas indicates that cultural/archaeological sites have been previously identified within/nearby the above referenced property. Most importantly, the Espada Acequia, a National Historic Engineering Landmark is located within the proposed development. Also, the property abuts the San Antonio River, an area known to contain significant archaeological sites. Therefore, the project area may contain other sites, some of which may be significant. Additionally, the property contains historical architectural sites. Thus, before any work that might affect any sites is begun, we recommend that qualified professionals conduct an archaeological and historical structures investigation of the property.
The investigations should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. The Council of Texas Archeologists provides a list of qualified consultants that can be accessed on-line at www.c-tx-arch.org, The consultant may 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 Oct. 18,

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 allowed 30 days from receipt for reviews.

The HPO further recommends the following in regards to the cultural resources:

(1) A 150' buffer on both acequia banks in the form of an easement and/or land donation be made to the National Park Service for the portions of the acequia within the project boundaries in order to preserve, protect, and secure for future generations this significant resource;
(2) The route of the acequia be re-examined as we believe that the route entirety is not correctly shown. The acequia flowed back into the S.A. River at its southern terminus and this route can be seen on aerial photographs;
(3) Design of arterials/collectors over the acequia allow for the preservation of the acequia;
(4) Lots abutting the acequia conform to the original Spanish Colonial suertes/porciones orientation;
(5) The Conservation Area be maintained as a Natural Area.

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. If no significant sites are found or upon reevaluation are found to not be significant, after the SHPO concurs, development may proceed throughout the property. 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 CHPO 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 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 is needed, please contact Kay Hindes at (210) 207-7306.

DSD – Traffic Impact Analysis & Streets Division has reviewed the Level-3 Traffic Impact Analysis for a mixed use development that will consist of:

- 4,900 single family homes
- 42 acres of multi-family units,
- 100 acres of commercial/retail development,
- 25 acres of municipal/community development,
- 115 acres of school (one high school, one middle school, and three elementary schools),
- 50 acres of churches,
- 400 acres of parks and open space.
- 901 acres of major collector streets and extension of an arterial street referred to as the East-West Connector, through the development.

The development is expected to generate 9,220 AM peak hour trips, 12,664 PM Peak hour trips and 117,812 daily trips by the 2032 projected completion date.

The Level 3 TIA indicates compliance with TIA Ordinance 91700 and the Uniform Development Code (UDC) and is recommended for approval.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of the development at no cost to the City of San Antonio:

- Driveway throat lengths shall comply with UDC 35-506, Table 506-7 requirements.
- All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.
- All access driveways shall provide clear sight distance along all streets surrounding the development 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 left-turn lanes with storage lengths and bay taper on Goeth Road turning into the development.
- Coordinate with TxDOT on all mitigation requirements along Loop 410 and along US Highway 281.
- Provide traffic data related to individual phases within the overall project site for evaluation TIA/Streets evaluation as project develops.
- Provide traffic warrant studies for any anticipated traffic signal installation projects as planned.

If you would like to request a meeting, please feel free to contact Nick Fernandez at (210) 207-5507.

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 accordingly. 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,
Planning and Development Services Department
Land Development Division