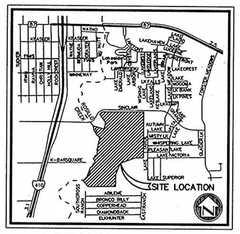


LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

- 535 RESIDENTIAL LOTS
- TOTAL ACREAGE 123 ACRES
- PROPERTY ZONED R-4

APPROXIMATE UNIT SCHEDULE

UNIT	ACRES	LOTS	DENSITY
1	23	110	4.8
2	18	110	6.1
3	29	105	3.6
4	19	100	5.3
5	34	110	3.2
TOTAL	123	535	4.3 (DWELLING UNITS PER ACRE)

PARK DEDICATION TABLE

PARK SPACE DEDICATION	1.7 ACRES
GREEN SPACE DEDICATION	1.5 ACRES
OPEN PLAY AREA (CREDIT)	1.0 ACRE
NATURAL AREA DEDICATION (17.8 ACTUAL)	3.8 ACRES (MAX)
TOTAL	8.0 ACRES

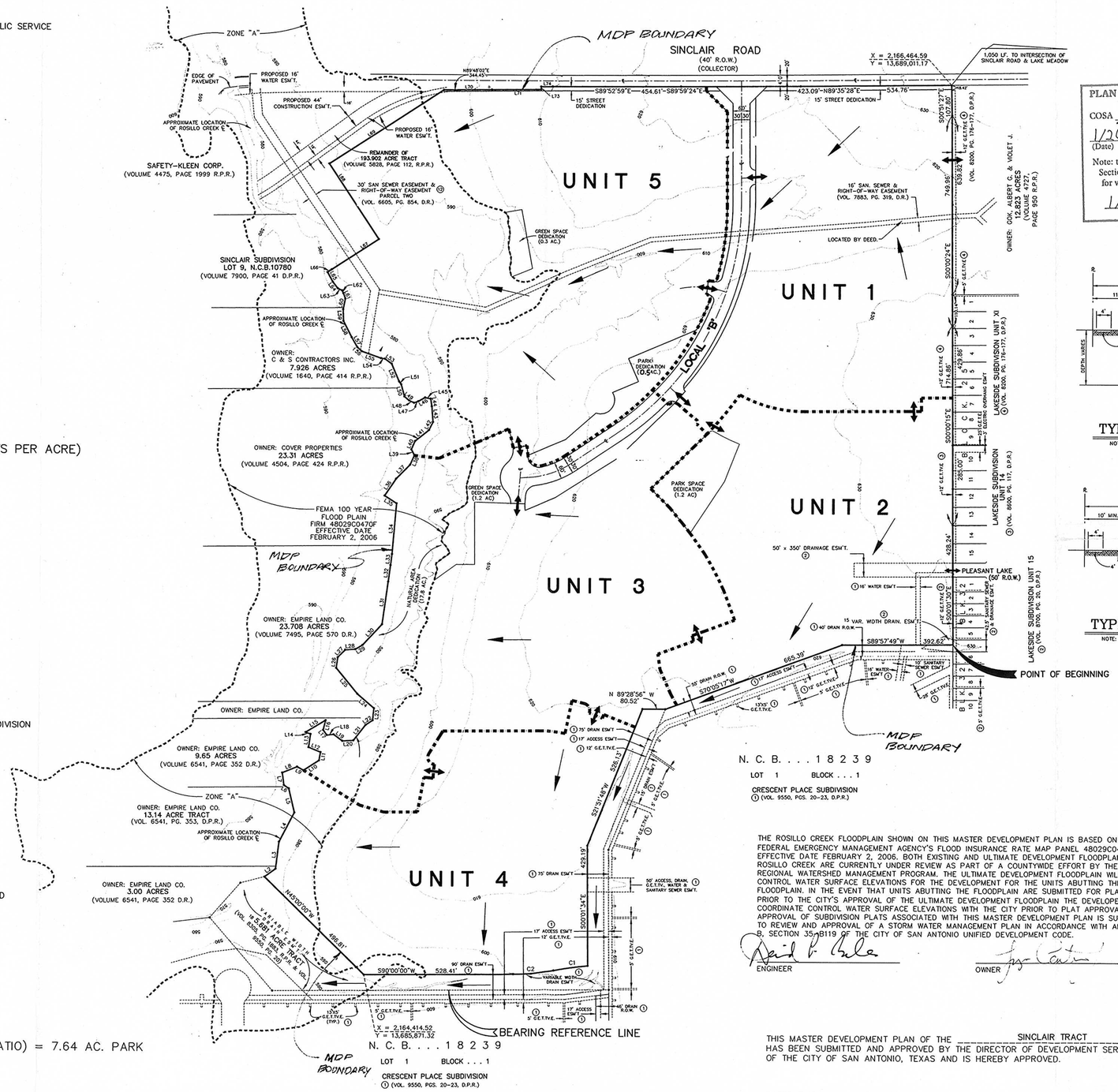
NOTES:

1. BEARING REFERENCE SOURCE IS THE PLAT OF CRESCENT PLACE SUBDIVISION RECORDED IN VOLUME 9550, PAGE 20–23, D.P.R.
2. ALL STREETS SHOWN HEREON ARE PUBLIC STREETS.
3. 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.
4. R.O.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE PLAN.
5. PROPERTY IS INSIDE CITY LIMITS
6. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT–OF–WAY PER UDC ARTICLE 5, DIVISION.2: 35–506(q.) AND/OR WITHIN SIDEWALK EASEMENTS.
7. THIS DEVELOPMENT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE DISTRICT.
8. IF A PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY STOPPED IN THE VICINITY AND THE HPO AND SHPO NOTIFIED.
9. HOMEOWNERS ASSOCIATION WILL OWN AND MAINTAIN PARK AREA.
10. STORM WATER DETENTION WILL NOT BE PROVIDED ON THIS DEVELOPMENT.
11. OPEN PLAY AREA WILL BE BUILT TO SATISFY PARK DEDICATION REQUIREMENT.

PARK DEDICATION CALCULATION:

535 (LOTS) ÷ 70 LOTS/ACRE (PARK DEDICATION RATIO) = 7.64 AC. PARK

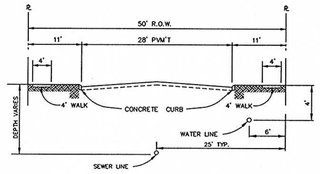
OWNER/DEVELOPER:
CASA LINDA HOMES
16601 BLANCO ROAD, SUITE 150
SAN ANTONIO, TEXAS 78232
PHONE: (210) 764–0147
FAX: (210) 764–0265



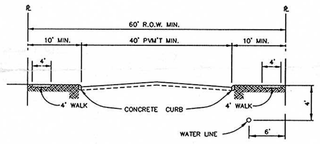
LEGEND:

- DRAINAGE R.O.W.
- G.E.T.V.E. — GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- ACCESS POINT
- MDP BOUNDARY
- FLOOD PLAIN LINE (FEMA)

PLAN HAS BEEN ACCEPTED BY
COSA
1/26/07 (Date) 032-06 (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
1/25/09
Date



LOCAL "A"
TYPICAL STREET SECTION
NOTE: SEE STREET PLANS FOR LOCATION OF CONC. WALKS.
NOT TO SCALE



LOCAL "B"
TYPICAL STREET SECTION
NOTE: SEE STREET PLANS FOR LOCATION OF CONC. WALKS.
NOT TO SCALE

LINE TABLE		
LINE	BEARING	LENGTH
L2	N54°26'19"E	48.31
L3	N07°12'32"E	96.62
L4	N27°54'22"E	117.27
L5	N12°47'00"W	89.20
L6	N54°38'15"W	21.15
L7	N07°34'49"W	44.88
L8	N68°22'04"E	56.87
L9	S60°34'48"E	25.91
L10	N57°33'41"E	65.19
L11	N10°24'19"E	30.33
L12	N67°25'20"W	46.22
L13	N08°50'32"E	47.46
L14	N69°38'55"W	18.84
L15	N59°07'37"E	83.20
L16	S14°12'23"W	36.10
L17	S34°53'44"E	22.07
L18	N84°36'14"E	24.43
L19	S52°40'05"E	38.71
L20	N86°43'44"E	39.15
L21	N38°08'15"E	69.89
L22	N56°52'36"E	30.29
L23	N06°18'12"E	43.02
L24	N48°51'50"W	78.46
L25	N39°08'36"W	118.32
L26	N08°31'18"E	37.99
L27	N45°08'17"E	37.25
L28	N86°41'15"E	35.93
L29	N60°21'26"E	29.36
L30	N43°15'15"E	101.00
L31	N08°13'15"E	154.72
L32	N07°57'57"E	60.00
L33	N07°25'34"E	39.72
L34	N05°10'32"E	182.52
L35	N56°53'42"W	50.31
L36	N33°59'43"E	72.61
L37	N44°59'24"E	69.73
L38	N25°01'41"E	36.40
L39	N26°00'45"W	24.67
L40	N23°56'32"E	32.55
L41	N51°36'00"E	62.76
L42	N26°34'08"E	32.25
L43	N04°00'48"W	56.77
L44	N08°33'35"W	27.51
L45	N77°25'47"W	20.06
L46	S60°32'45"W	27.52
L47	S70°50'42"W	16.21
L48	N63°54'23"W	18.97
L49	N50°14'02"W	22.36
L50	N14°06'30"W	45.35
L51	N36°04'47"W	12.46
L52	N22°13'16"W	70.23
L53	N53°56'52"W	29.22
L54	N81°53'02"W	13.95
L55	N69°52'47"W	72.76
L56	N46°50'52"W	21.60
L57	N29°18'32"W	40.79
L58	N26°41'48"W	64.41
L59	N01°25'19"W	41.43
L60	N11°49'49"E	38.94
L61	N20°37'58"W	21.12
L62	N23°06'37"W	10.30
L63	N64°22'10"W	17.33
L64	N37°34'26"W	29.05
L65	N27°48'49"W	39.46
L66	N57°09'58"E	17.69
L67	N57°09'58"E	198.88
L68	N32°50'02"W	322.42
L69	N57°09'58"E	482.74
L70	N89°48'02"E	169.40
L71	N89°48'02"E	175.05
L72	N45°07'01"W	28.28
L73	N00°16'57"W	10.01
L74	N89°47'58"E	41.51

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	1215.00	5°45'25"	122.08	S82°17'55"W	122.03
C2	785.00	10°34'47"	144.95	S84°42'36"W	144.75

THE ROSILLO CREEK FLOODPLAIN SHOWN ON THIS MASTER DEVELOPMENT PLAN IS BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP PANEL 48029C0470F, EFFECTIVE DATE FEBRUARY 2, 2006. BOTH EXISTING AND ULTIMATE DEVELOPMENT FLOODPLAINS FOR ROSILLO CREEK ARE CURRENTLY UNDER REVIEW AS PART OF A COUNTYWIDE EFFORT BY THE BEXAR REGIONAL WATERSHED MANAGEMENT PROGRAM. THE ULTIMATE DEVELOPMENT FLOODPLAIN WILL SET CONTROL WATER SURFACE ELEVATIONS FOR THE DEVELOPMENT FOR THE UNITS ABUTTING THE FLOODPLAIN. IN THE EVENT THAT UNITS ABUTTING THE FLOODPLAIN ARE SUBMITTED FOR PLATTING PRIOR TO THE CITY'S APPROVAL OF THE ULTIMATE DEVELOPMENT FLOODPLAIN THE DEVELOPER WILL COORDINATE CONTROL WATER SURFACE ELEVATIONS WITH THE CITY PRIOR TO PLAT APPROVAL. 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.

ENGINEER

OWNER

THIS MASTER DEVELOPMENT PLAN OF THE _____ SINCLAIR TRACT _____ 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 #_____

LEGAL DESCRIPTION

BEING 122.949 ACRES OF LAND OUT OF A REMAINING 193.902 ACRE TRACT OF LAND RECORDED IN VOLUME 5828, PAGE 112, R.P.R. OUT OF THE NEPOMO MONTOYA SURVEY NO. 21, ABSTRACT NO. 469, COUNTY BLOCK 5132, N.C.B. 18239, SAN ANTONIO, BEXAR COUNTY, TEXAS.

NO.	DATE	REVISION	APPROV.
4			
3	1/16/07	ADDED NOTE: 11 OPEN PLAY AREA (CREDIT)	LW
2	9/21/06	ADDED FLOOD PLAIN SIGNATURE BLOCK PER CITY OF SAN ANTONIO STORM WATER DEPT.	
1	7/24/06	ADDED ACCESS POINTS AND DARKENED CONTOURS PER C.O.S.A. COMMENTS	

MASTER DEVELOPMENT PLAN

SINCLAIR TRACT

TCB | AECOM

TURNER COLLIE & BRADEN
6800 PARK TEN BLVD.,
SUITE 180 SOUTH
SAN ANTONIO, TEXAS 78213
(210) 296–2000

Unit	LAND DEVELOPMENT	Scale:	1" = 200'	Date	06/09/06
Designed		Checked		Project No.	60003891
Drawn	M.G.	Approved		Sheet	1 of 1

01-25-07 A09:15 IN

City of San Antonio

Department of Development Services

January 26, 2007

Lee Wright
TCB
6800 Park Ten Blvd. Ste 150
San Antonio, TX 78232

Re: Sinclair Tract **MDP # 032-06**

Dear Mr. Wright,

The City Staff Development Review Committee has reviewed the Sinclair Tract Master Development Plan **M.D.P. # 032-06**. 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.

DSD – Traffic Impact Analysis & Streets indicate that under the 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 the Sinclair Tract MDP, at no cost to the City of San Antonio:

- UDC 35-502 (a) roadways.
- UDC 35-506 (q) sidewalks.
- All access shall provide clear sight distance.
- Left and right turn deceleration lanes will be required at the main entrance at time of platting.

It should be understood that this is a general review of a conceptual plan not an in-depth review of 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

Parks and Recreation recommends approval with the following conditions:

- The parkland provided shall be shown as "Park" or "Open Space" on a plat; UDC section 35-503(e) *Designation of Parkland.*
- The parkland provided is dedicated to the Homeowners Association.
- The instruments creating the Homeowners Association are provided by the second application for plat approval; UDC section 35-503(e) *Designation of Parkland.*
- Parkland dedication, including open play area, shall be platted by the second phase of residential development; UDC section 35-503 (f) *Development Phasing.*
- All amenities provided shall comply with standards and specifications found in UDC section 35-503(h) *Credit Park Facilities* and Table 503-4 if any credit is to be awarded.

Historic states the following:

- The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, the project area is adjacent to Rosillo Creek and there is a **high probability** that the property may contain sites, some of which may be significant. In particular, the project area is within possible proximity of the **Battle of Rosillo Creek fought in 1813**. Thus, before any work that might affect any sites is begun, a qualified professional should conduct an archaeological investigation of the property.

If there are any questions or additional information regarding archaeological sites is needed please call Kay Hindes at 210-207-7306.

The property must be platted in accordance to the UDC and the Major Thoroughfare Plan to reflect the approved MDP. 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.

If you should need further assistance, please feel free to contact Michael Herrera at 210-207-7038.

Sincerely,

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