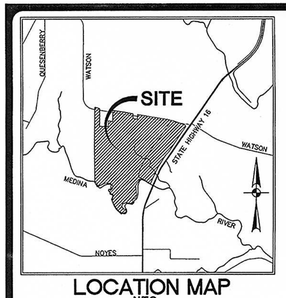


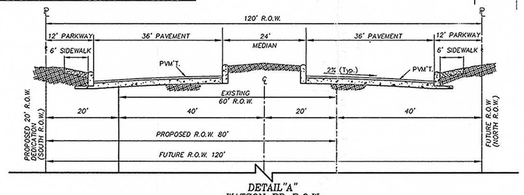
LOCATION MAP
N.T.S.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 72°49'05" W	17.67'
L2	S 67°41'46" W	37.37'
L3	S 60°58'08" W	97.03'
L4	S 41°29'52" W	26.22'
L5	S 33°18'12" W	36.69'
L6	S 04°51'30" E	17.35'
L7	S 64°38'00" W	38.30'
L8	S 12°19'57" W	33.02'
L9	S 18°34'32" W	49.35'
L10	S 37°28'17" W	26.19'
L11	S 60°55'42" W	14.87'
L12	S 00°22'16" E	23.68'
L13	N 87°49'28" W	10.53'
L14	S 47°02'36" W	29.70'
L15	S 51°36'17" W	14.14'
L16	S 61°35'43" W	14.43'
L17	S 30°33'10" W	16.53'
L18	S 53°25'15" W	21.72'
L19	S 36°41'04" W	16.02'
L20	S 35°07'36" W	36.71'
L21	S 15°05'06" W	27.16'
L22	S 50°33'15" W	17.40'
L23	S 43°05'11" W	18.04'
L24	S 23°53'54" W	30.28'
L25	S 08°23'18" W	18.16'
L26	S 18°06'08" E	23.89'
L27	S 05°56'27" E	16.81'
L28	S 12°23'42" W	43.54'
L29	S 18°04'52" E	28.35'
L30	S 11°17'57" E	88.07'
L31	S 16°47'12" E	31.91'
L32	S 14°36'41" E	22.40'
L33	S 01°52'28" E	74.19'
L34	S 41°05'15" E	31.97'
L35	S 12°31'43" E	73.95'
L36	S 29°43'30" E	30.51'
L37	S 16°59'57" W	37.58'
L38	S 02°35'02" E	77.89'
L39	S 11°02'40" W	55.94'
L40	S 06°20'23" W	63.51'
L41	S 34°30'14" E	44.41'
L42	S 21°51'13" W	23.73'
L43	S 62°53'38" W	43.10'
L44	S 25°08'49" W	43.33'
L45	S 85°42'28" W	87.51'
L46	N 86°50'12" W	37.46'
L47	N 53°37'51" W	30.93'
L48	S 63°42'06" W	23.30'
L49	S 41°30'40" W	43.07'
L50	S 20°32'43" W	104.22'
L51	S 22°05'36" E	93.13'
L52	S 02°53'46" E	55.34'
L53	S 16°57'09" E	46.26'
L54	S 54°45'11" W	55.38'
L55	S 67°39'26" W	120.45'
L56	S 88°33'29" W	79.32'
L57	N 80°49'50" W	72.11'
L58	N 60°56'47" W	78.33'
L59	N 27°23'19" W	76.76'
L60	S 83°01'33" W	55.43'
L61	S 88°43'25" W	52.43'
L62	S 73°18'41" W	123.88'
L63	S 53°54'37" W	56.02'
L64	S 29°14'01" W	146.54'
L65	S 00°28'13" W	84.05'
L66	S 36°38'37" E	62.04'
L67	S 25°14'08" E	59.00'
L68	S 30°20'20" E	32.10'
L69	S 58°31'31" E	48.19'
L70	N 76°28'07" E	85.43'
L71	S 48°58'04" E	54.71'
L72	S 38°20'31" E	58.10'
L73	S 02°11'27" E	80.90'
L74	S 21°59'52" W	49.62'
L75	S 43°05'26" W	76.04'
L76	S 69°30'35" W	37.73'
L77	S 75°20'16" W	113.67'
L78	S 79°51'36" W	105.23'
L79	N 84°54'40" W	34.89'
L80	N 57°57'40" W	98.05'
L81	N 43°27'58" W	74.37'
L82	N 34°50'21" W	147.81'
L83	N 53°31'38" W	68.07'
L84	N 23°25'13" W	97.11'
L85	N 11°33'13" W	65.75'
L86	N 35°34'02" W	54.94'
L87	N 40°11'23" E	10.46'

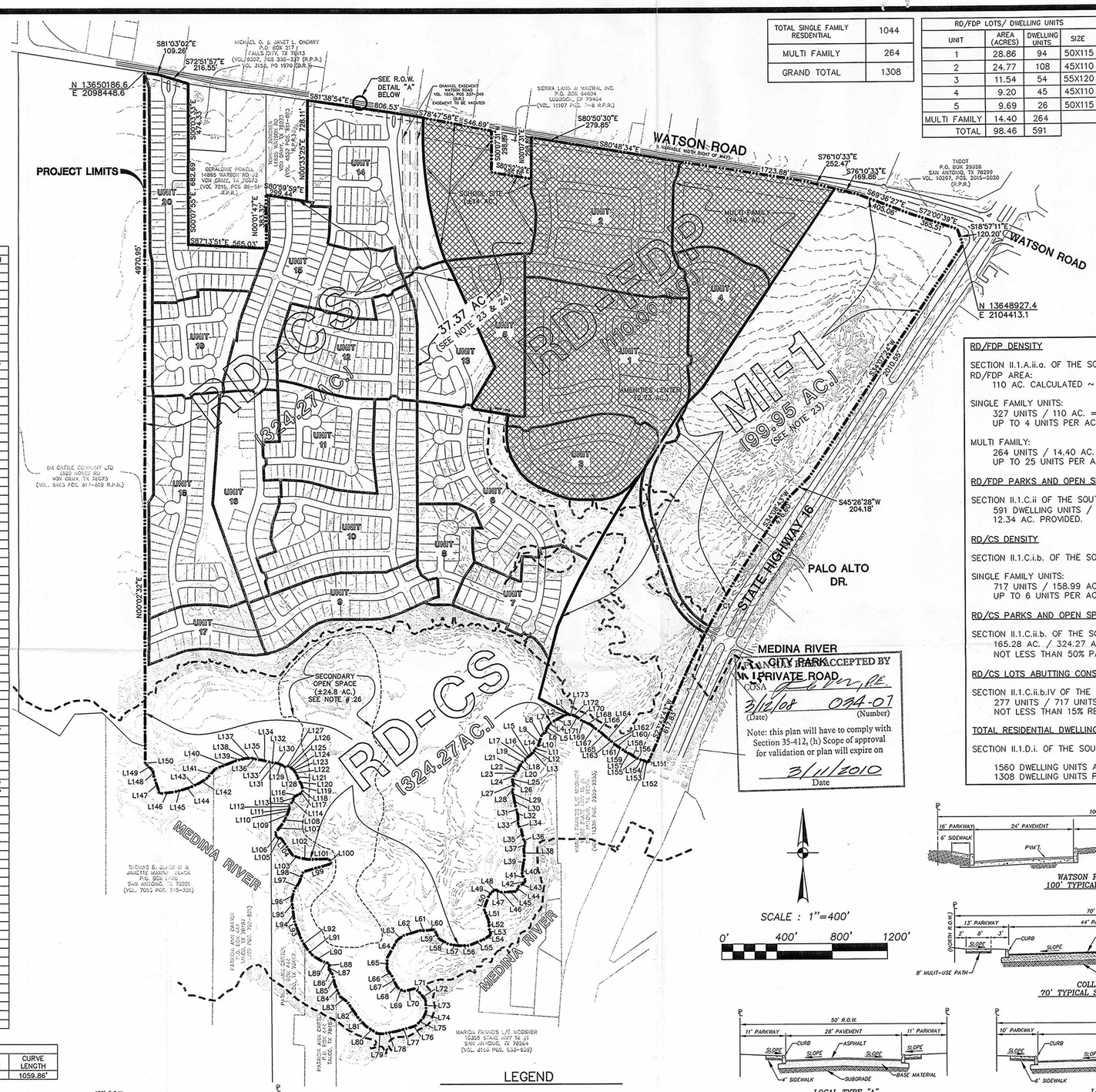
LINE TABLE		
LINE	BEARING	LENGTH
L88	N 01°00'44" W	27.90'
L89	N 73°45'52" W	50.14'
L90	N 58°55'01" W	80.00'
L91	N 40°27'08" W	71.04'
L92	N 30°26'38" W	76.88'
L93	N 21°11'50" W	144.81'
L94	N 06°36'45" W	91.07'
L95	N 09°05'19" W	53.58'
L96	N 12°18'07" E	77.98'
L97	N 34°12'40" E	69.67'
L98	N 21°30'20" E	79.51'
L99	N 74°11'21" E	212.02'
L100	N 27°46'35" W	39.64'
L101	S 88°12'32" W	138.91'
L102	N 81°36'04" W	72.46'
L103	N 71°20'44" W	55.67'
L104	N 34°17'28" W	151.18'
L105	N 87°10'14" W	26.35'
L106	N 28°57'56" W	38.12'
L107	N 39°05'55" E	92.28'
L108	N 28°45'15" E	50.89'
L109	N 23°42'29" E	32.54'
L110	N 19°27'23" E	23.71'
L111	N 23°43'28" E	11.64'
L112	N 16°27'15" W	20.62'
L113	N 46°14'14" E	30.98'
L114	N 27°18'22" E	26.22'
L115	N 06°03'00" W	12.88'
L116	N 62°37'08" E	61.03'
L117	N 46°30'01" E	14.97'
L118	N 03°28'48" E	19.00'
L119	N 08°50'22" W	31.72'
L120	N 30°16'01" W	45.41'
L121	N 21°52'23" W	40.82'
L122	N 32°59'13" W	23.62'
L123	N 26°01'26" W	17.43'
L124	N 74°19'32" W	10.31'
L125	N 44°35'02" E	26.39'
L126	N 74°50'10" W	13.28'
L127	S 53°50'11" W	18.97'
L128	N 53°44'56" W	23.81'
L129	N 66°42'08" W	39.21'
L130	N 71°22'02" W	12.83'
L131	S 84°59'41" W	16.95'
L132	N 71°47'37" W	27.36'
L133	N 81°40'32" W	26.98'
L134	N 75°02'59" W	35.02'
L135	N 81°39'48" W	47.05'
L136	N 73°39'34" W	29.67'
L137	S 88°02'00" W	19.30'
L138	S 82°16'33" W	19.69'
L139	S 75°45'04" W	65.82'
L140	S 68°31'42" W	154.39'
L141	S 41°53'00" W	99.33'
L142	S 59°59'30" W	73.43'
L143	S 65°35'22" W	52.42'
L144	S 72°00'03" W	56.26'
L145	S 74°32'17" W	68.75'
L146	S 83°23'04" W	110.26'
L147	N 18°51'16" W	134.20'
L148	N 12°41'10" W	44.79'
L149	N 47°41'42" W	69.65'
L150	N 44°05'48" W	4.94'
L151	S 28°55'24" W	26.33'
L152	N 60°10'25" W	19.93'
L153	N 68°33'31" W	17.06'
L154	N 73°12'29" W	30.78'
L155	N 65°51'58" W	26.44'
L156	N 55°05'59" W	51.15'
L157	N 73°03'57" W	21.00'
L158	N 53°39'00" W	50.58'
L159	N 63°13'14" W	21.06'
L160	N 52°26'15" W	26.74'
L161	N 62°25'55" W	22.44'
L162	N 24°09'20" W	13.42'
L163	N 58°09'32" W	24.16'
L164	N 48°52'48" W	31.63'
L165	N 47°16'40" W	58.12'
L166	N 61°07'47" W	23.81'
L167	N 50°54'53" W	64.10'
L168	N 65°52'58" W	40.48'
L169	N 63°02'13" W	45.86'
L170	N 44°38'58" W	22.05'
L171	N 64°08'51" W	12.51'
L172	N 64°19'09" W	39.91'
L173	S 73°16'58" W	11.38'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	5829.65	10°25'00"	S 28°56'13" W	1058.40'	1059.86'

DWELLING UNIT SUMMARY	
LOT SIZE	NO. OF LOTS/ DWELLING UNITS
45X110	411
50X115	361
55X120	163
60X120	49
65X120	45
70X130	15
MULTI FAMILY	264
TOTAL	1308



DETAIL"A"
WATSON RD R.O.W.
120' TYPICAL STREET SECTION
SCALE: N.T.S.



TOTAL SINGLE FAMILY RESDENTIAL	1044
MULTI FAMILY	264
GRAND TOTAL	1308

RD/FDP LOTS/ DWELLING UNITS			
UNIT	AREA (ACRES)	DWELLING UNITS	SIZE
1	28.86	94	50X115
2	24.77	108	45X110
3	11.54	54	55X120
4	9.20	45	45X110
5	9.69	26	50X115
MULTI FAMILY	14.40	264	
TOTAL	98.46	591	

RD/CS LOTS			
UNIT	AREA (ACRES)	DWELLING UNITS	SIZE
6	21.23	63	50X115
7	9.05	16	60X120
		6	65X120
		4	70X130
8	5.59	13	60X120
9	10.12	36	65X120
10	20.51	99	50X115
11	11.54	59	45X110
12	14.42	77	45X110
13	10.04	8	45X110
14	20.24	55	45X110
15	18.68	67	55X120
16	11.92	9	55X120
		20	60X120
17	6.11	3	65X120
		11	70X130
18	18.37	23	45X110
		11	50X115
		33	55X120
19	9.76	36	45X110
20	14.09	68	50X115
TOTAL	201.67	717	

RD/FDP DENSITY

SECTION II.1.A.ii.a. OF THE SOUTHLAKE DEVELOPMENT AGREEMENT
RD/FDP AREA:
110 AC. CALCULATED ~ UP TO 110 AC. ALLOWED

SINGLE FAMILY UNITS:
327 UNITS / 110 AC. = 2.97 UNITS PER AC.P
UP TO 4 UNITS PER AC. ALLOWED

MULTI FAMILY:
264 UNITS / 14.40 AC. = 18 UNITS PER AC.
UP TO 25 UNITS PER AC. ALLOWED

RD/FDP PARKS AND OPEN SPACE REQUIREMENT

SECTION II.1.C.ii OF THE SOUTHLAKE DEVELOPMENT AGREEMENT
591 DWELLING UNITS / 70 DWELLING UNITS = 8.44 AC. REQUIRED
12.34 AC. PROVIDED.

RD/CS DENSITY

SECTION II.1.C.ii.b. OF THE SOUTHLAKE DEVELOPMENT AGREEMENT

SINGLE FAMILY UNITS:
717 UNITS / 158.99 AC. = 4.51 UNITS PER AC.
UP TO 6 UNITS PER ACRE ALLOWED

RD/CS PARKS AND OPEN SPACE REQUIREMENT

SECTION II.1.C.ii.b. OF THE SOUTHLAKE DEVELOPMENT AGREEMENT
165.28 AC. / 324.27 AC. = 50.97%
NOT LESS THAN 50% PARKS/OPEN SPACE REQUIRED

RD/CS LOTS ABUTTING CONSERVATION SUBDIVISION OPEN SPACE

SECTION II.1.C.ii.b.IV OF THE SOUTHLAKE DEVELOPMENT AGREEMENT
277 UNITS / 717 UNITS = 39%
NOT LESS THAN 15% REQUIRED

TOTAL RESIDENTIAL DWELLING UNITS

SECTION II.1.D.i. OF THE SOUTH LAKE DEVELOPMENT AGREEMENT

1560 DWELLING UNITS ALLOWED
1308 DWELLING UNITS PROVIDED

NOTE:

1. THE PRESERVE AT MEDINA RIVER MASTER DEVELOPMENT PLAN/ FLEX DEVELOPMENT PLAN IS SUBJECT TO THIS DEVELOPMENT AGREEMENT ENTERED INTO TO BE EFFECTIVE AS OF THE 5TH DAY OF JANUARY, 2006, BY AND BETWEEN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, PRESTO TIERRA, LTD., PRESTO COMMERCIAL #2, LLC, AND CROSSWINDS AT SOUTH LAKE, L.P., A TEXAS LIMITED PARTNERSHIP.

2. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.

3. THE PROPERTY IS WITHIN CITY OF SAN ANTONIO LIMITED ANNEXATION AREA.

4. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

5. WATER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEM.

6. SANITARY SEWER SERVICE WITH SAN ANTONIO WATER SYSTEM.

7. GAS AND ELECTRIC SERVICES TO BE PROVIDED BY CPS ENERGY.

8. TELEPHONE SERVICE TO BE PROVIDED BY AT&T OR TIME WARNER.

9. CABLE T.V. TO BE PROVIDED BY AT&T.

10. ALL STREETS WITHIN THE DEVELOPMENT WILL BE DEDICATED TO THE PUBLIC.

11. ALL INTERNAL STREETS WITHIN THE M.D.P. RESIDENTIAL UNITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 28' PAVEMENT AND 2-11' PARKWAYS. LOCAL TYPE "B" CONNECTIONS TO COLLECTOR STREETS ARE AS SHOWN.

12. 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 AND LOCAL TYPE "B" (MINIMUM 60 AND 70 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).

13. THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN ARE SUBJECT TO THE REVIEW AND APPROVAL OF A STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

14. PHASING OF UNIT DEVELOPMENT WILL NOT BE IN SEQUENTIAL ORDER AS NOTED ON THIS PLAN.

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

16. THE LOCAL TYPE "A" STREETS ARE SHOWN FOR INFORMATION PURPOSES ONLY AND ARE SUBJECT TO CHANGE (LOCATION OR ALIGNMENT) AT THE TIME OF PLATTING. AS LONG AS CHANGE DOES NOT AFFECT THE CONNECTIVITY RATIO AS APPROVED. (UDC SECTION 35-506(E)(1))

17. LOT LAYOUT IS FOR INFORMATIONAL PURPOSES ONLY. UNIT LAYOUTS WILL BE FINALIZED WITH PLAT SUBMITTAL.

18. THERE IS NO ALTERNATIVE PEDESTRIAN CIRCULATION SYSTEM PROPOSED. SIDEWALKS WILL BE INSTALLED WITH THE TYPICAL STREET SECTION INDICATED.

19. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.

20. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, LATEST EDITION.

21. A TRAFFIC IMPACT ANALYSIS TITLED THE PRESERVE AT MEDINA RIVER LEVEL 3 T.I.A. WAS SUBMITTED WITH THIS M.D.P.

22. THE PRESERVE AT MEDINA RIVER MASTER DEVELOPMENT PLAN/ FLEX DEVELOPMENT PLAN IS SUBJECT TO SECTION 35-310.18(j)(13) PETROLEUM AND NATURAL GAS EXTRACTION AND PRODUCTION OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

23. PRESTO PROPERTIES LTD. IS THE OWNER OF THE ENTIRE 535.22 AC TRACT.

24. SEE SHEET 2 OF 3 FOR OPERATIONS DRILL SITES.

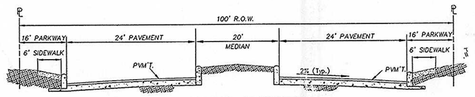
25. SECTION II.1.D.v. OF THE SOUTHLAKE DEVELOPMENT AGREEMENT FOR THE MEDINA RIVER STATES: A BIKE/PEDESTRIAN TRAIL NETWORK SHALL BE CONSTRUCTED SO AS TO ALLOW ACCESS WITHIN SOUTH LAKE TO THE ONE-HUNDRED (100)-YEAR FLOOD PLAIN OF THE MEDINA RIVER, AS PUBLISHED BY FEMA AS OF THE DATE THIS AGREEMENT IS APPROVED BY THE CITY COUNCIL. SUCH NETWORK SHALL BE CONSTRUCTED TO CONNECT THE WESTERNMOST PROPERTY BOUNDARY OF SOUTH LAKE TO THE EASTERNMOST PROPERTY BOUNDARY OF THE SOUTH LAKE ADJOINING STATE HIGHWAY 16, AND SHALL BE DENOTED WITH A PEDESTRIAN EASEMENT AS DESCRIBED BY FIELD NOTES OR ANY M.D.P. INCLUDING SUCH AREA. SUCH BIKE/PEDESTRIAN TRAIL NETWORK SHALL NOT BE CONSTRUCTED IN A MANNER THAT PROHIBITS CONNECTIVITY TO ANY FUTURE PEDESTRIAN TRAIL NETWORK DEVELOPED ALONG THE MEDINA RIVER WITHIN ADJACENT PROPERTIES. HOWEVER, CROSSWINDS SHALL NOT BE RESPONSIBLE FOR ANY COSTS ASSOCIATED WITH THE CONSTRUCTION OF PEDESTRIAN CONNECTIONS ON PROPERTY OUTSIDE THE BOUNDARIES DESCRIBED.

26. ALL CONSERVATION AREAS WITHIN THE CONSERVATION SUBDIVISION OPEN SPACE BUFFER SHALL BE DESIGNATED AS PRIMARY OPEN SPACE EXCEPT THE AREA NOTED AS THE SECONDARY OPEN SPACE (± 24.8 ACRE AREA) AREA OF THE MEDINA RIVER FLOODPLAIN. EARTHEN CHANNEL EXCAVATION AND UTILITY CONSTRUCTION IS ALLOWED WITHIN ALL OPEN SPACE AREAS.

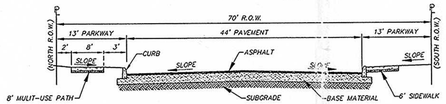
27. PLATTED UNITS WILL NOT EXCEED 125 UNITS PRIOR TO PROVIDING SECONDARY ACCESS IN ACCORDANCE WITH SECTION 35-506(d)(7) OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

28. 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."

LAND USE	SINGLE FAMILY RESIDENTIAL	MULTI FAMILY	SCHOOL	AMENITIES CENTER	OPEN SPACE	TOTAL AC.
MI-1	N/A	N/A	N/A	N/A	N/A	99.95
RD-FDP	69.01	14.65	±14	2.73	9.61	110.00
RD-CS	158.99	N/A	N/A	N/A	165.28	324.27
				TOTAL AC.		534.22

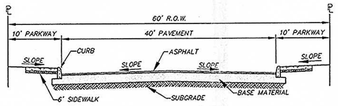


WATSON RD CONNECTORS
100' TYPICAL STREET SECTION
SCALE: N.T.S.



COLLECTOR
70' TYPICAL STREET SECTION
SCALE: N.T.S.

LOCAL TYPE "A"
50' TYPICAL STREET SECTION
SCALE: N.T.S.



LOCAL TYPE "B"
60' TYPICAL STREET SECTION
SCALE: N.T.S.

LEGEND

MI-1	MIXED LIGHT INDUSTRIAL
RD-FDP	RURAL DEVELOPMENT – FLEX DEVELOPMENT PLAN
RD-CS	RURAL DEVELOPMENT – CONSERVATION SUBDIVISION
	RD-FDP AREA (110.0 AC.)
	APPROXIMATE LIMITS OF 100YR FLOOD PLAIN
	EXISTING AERIAL CONTOUR
	UNIT BOUNDARY LINE
	PROJECT LIMITS

THE PRESERVE AT MEDINA RIVER

MASTER DEVELOPMENT PLAN / FLEX DEVELOPMENT PLAN

A 534.22 ACRE, OR 23,199,987 SQUARE FOOT MORE OR LESS, TRACT OF LAND BEING ALL OF THAT 314.189 ACRE TRACT RECORDED IN VOLUME 9950, PAGES 1763-1766 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, ALL OF A CALLED 50.457 ACRE TRACT RECORDED IN VOLUME 10384, PAGES 107-109 OF THE OFFICIAL PUBLIC RECORD OF REAL PROPERTY, BEXAR COUNTY, TEXAS, ALL OF A CALLED 99.0 ACRE TRACT RECORDED IN VOLUME 10571, PAGES 1809-1810 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY TEXAS, ALL OF A CALLED 84.129 ACRE TRACT RECORDED IN THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF A 40 ACRE TRACT RECORDED IN VOLUME 7233, PAGES 705-707 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CRUZ LANDIN SURVEY NO. 46, ABSTRACT 421, COUNTY BLOCK 4298, THE JOSEPH JORDAN SURVEY NO. 45, ABSTRACT 374, COUNTY BLOCK 4296 AND THE IGNACIO PEREZ SURVEY, ABSTRACT 13, COUNTY BLOCK 4297.

DEVELOPER/OWNER:
PRESTO PROPERTIES LTD.
103 BILTMORE SUITE 210
SAN ANTONIO, TEXAS 78213
PHONE: (210) 366-1466
FAX: (210) 366-1901

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-8300

ACKNOWLEDGED BY:
PAPE-DAWSON ENGINEERS, INC. — OWNER

MDP PLAN NO.: 034-07

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

PREPARATION DATE: SEPTEMBER 12, 2007 PROJECT No. 6289-12

Date: Mar 07, 2008, 11:40am User ID: VHeyrand File: P:\62\89\12\Design\MDP\MDP62891I.dwg

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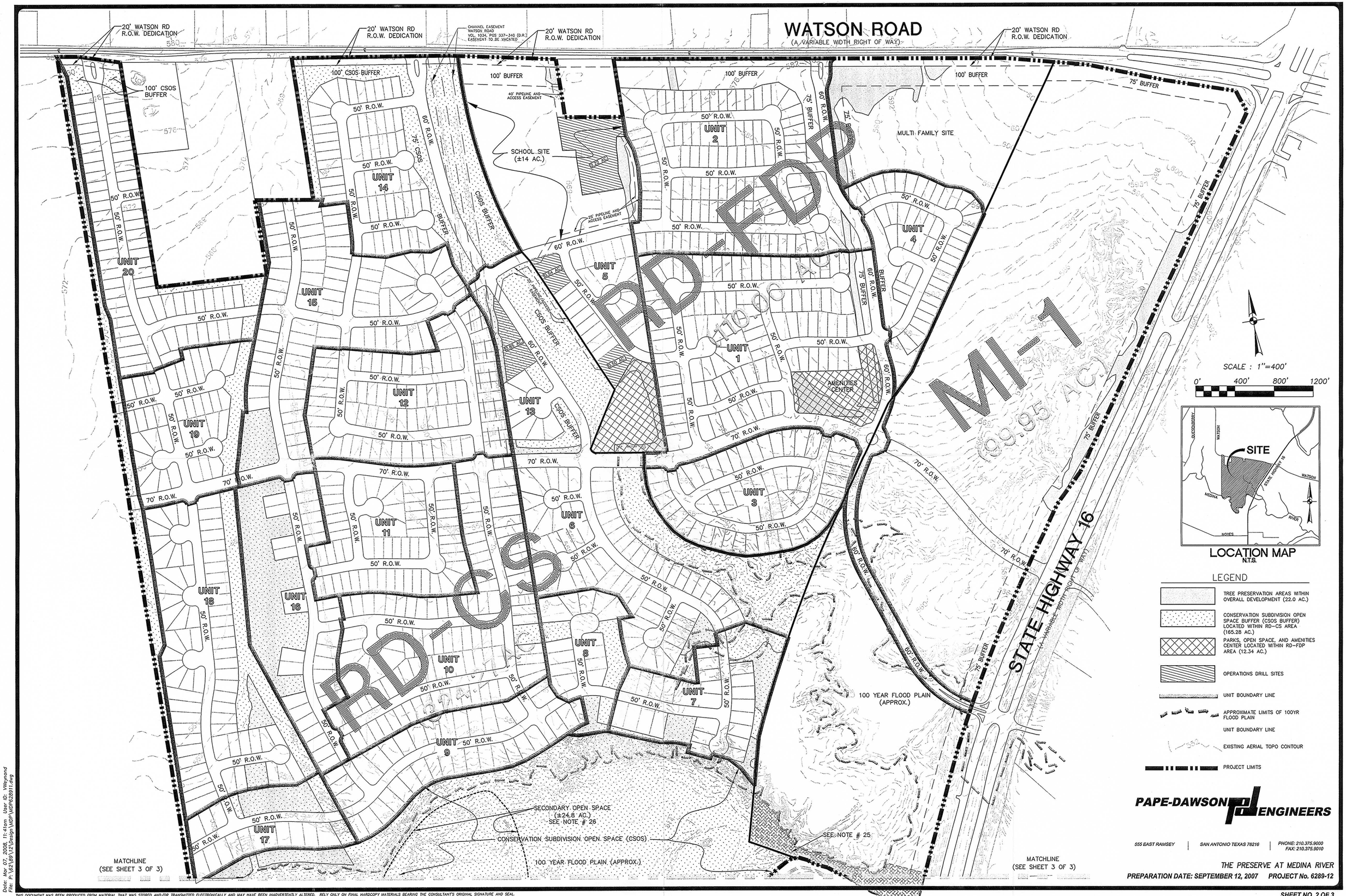

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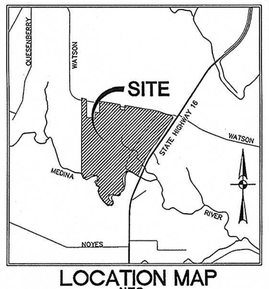
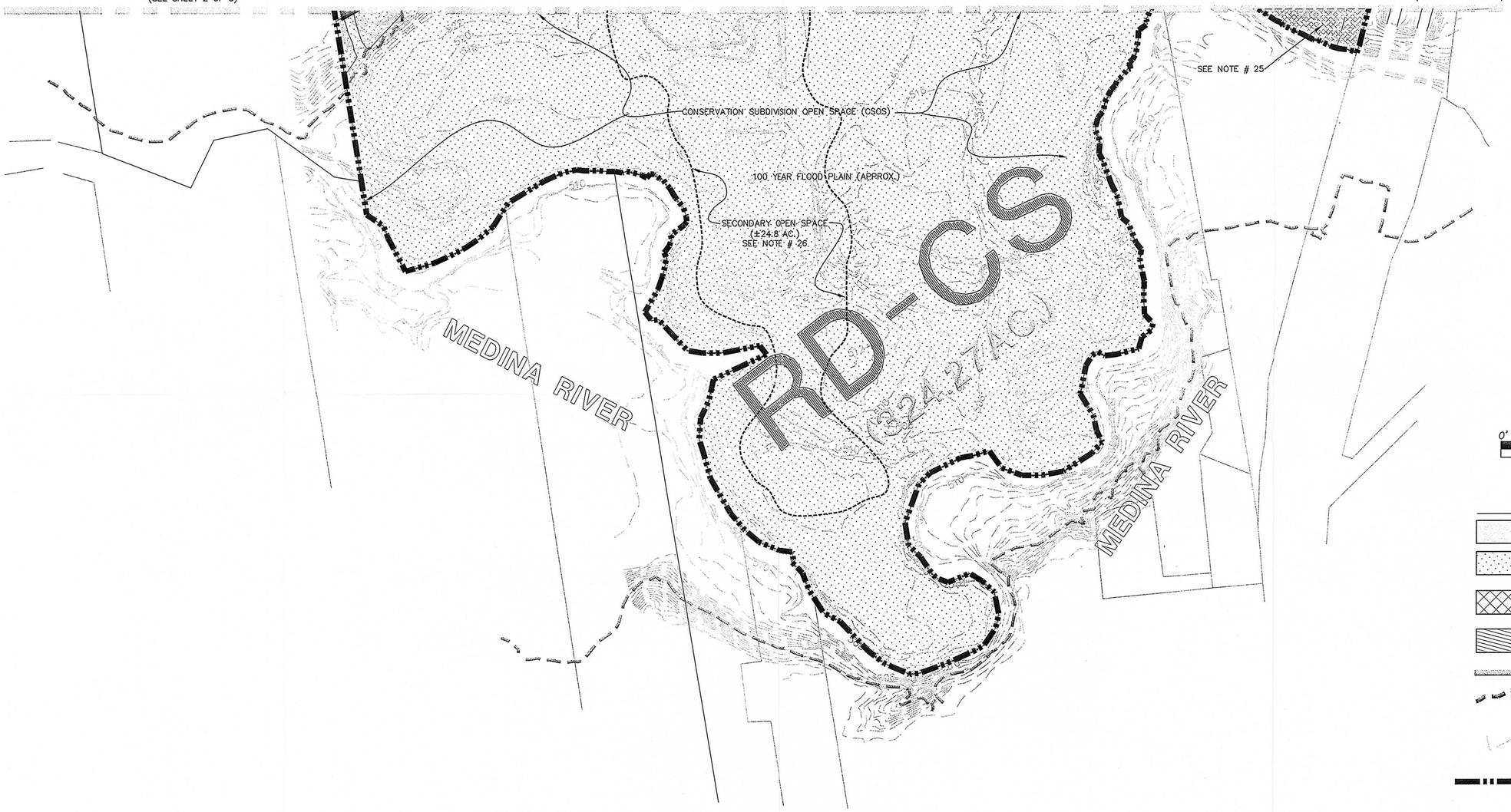


LOCATION MAP
N.T.S.



SCALE : 1"=400'

0' 400' 800' 1200'

LEGEND

- TREE PRESERVATION AREAS WITHIN OVERALL DEVELOPMENT (22.0 AC.)
- CONSERVATION SUBDIVISION OPEN SPACE BUFFER (CSOS BUFFER) LOCATED WITHIN RD-CS AREA (165.28 AC.)
- PARKS, OPEN SPACE, AND AMENITIES CENTER LOCATED WITHIN RD-FDP AREA (12.34 AC.)
- OPERATIONS DRILL SITES
- UNIT BOUNDARY LINE
- APPROXIMATE LIMITS OF 100YR FLOOD PLAIN
- UNIT BOUNDARY LINE
- EXISTING AERIAL TOPO CONTOUR
- PROJECT LIMITS

PAPE-DAWSON ENGINEERS

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

THE PRESERVE AT MEDINA RIVER

PREPARATION DATE: SEPTEMBER 12, 2007 PROJECT No. 6289-12

Date: Mar 07, 2008, 11:41am User ID: Whynand
File: P:\62\89\12\Design\MDP\MDPR28911.dwg

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City of San Antonio

Department of Development Services

March 12, 2008

Mr. Vance Weynand, P.E.

Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: **The Preserve at Medina River** **MDP # 034-07**

Dear Mr. Weynand,

The City Staff Development Review Committee has reviewed **The Preserve at Medina River** Master Development Plan **M.D.P. # 034-07**. 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.

Bexar County approves with the following condition:

The following improvements shall be provided by the developer prior to completion of the subdivisions within this project:

- Access to State Hwy 16 shall be mandated by the Texas Department of Transportation.
- Traffic Controls shall be provided as warranted and installed according standards of the Texas Manual on Uniform Traffic Control Devices and approved by Bexar County and/or TXDOT.
- A left turn lane(s) on the westbound lanes of Watson Road shall be installed according to the standards of the Texas Roadway Design Manual and shall be inspected and approved by Bexar County.

If you have any further questions, please contact Adam Chavarria at (210) 207-8265.

Development Services approves with the following condition:

The Preserve at the Medina River Master Plan/Flex Development Plan is subject to the Development Agreement entered into to be effective as of January 2006 by the City of San Antonio, Bexar County, Texas, Presto Tierra, LTD., Presto Commercial #2, LLC. and Crosswinds at South Lake, L.P., a Texas Limited Partnership.

If you have any further questions, please contact Richard Carrizales at (210) 207-8050.

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. 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 within twenty-four months from the date of approval unless eight percent of the net area of the project or twenty acres is approved with a 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 Richard Carrizales at (210) 207-8050.

Sincerely,

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