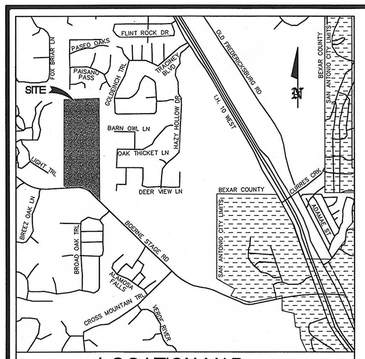
RIVER ROCK RANCH

MASTER DEVELOPMENT PLAN



LOCATION MAP NOT TO SCALE

PARK DEDICATION SUMMARY	
REQUIRED:	
No. OF LOTS = 446	
REQUIRED DEDICATION = 446/70	6.37ACRES
PROVIDED:	
PARK AREA =	1.24 ACRES
OPEN SPACE	
ACTIVE =	1.32 ACRES
PASSIVE =	
OUTSIDE 100-YR FLOOD PLAIN =	5.32 ACRES
INSIDE 100-YR FLOOD PLAIN =	40.11 ACRES
MAX CREDIT = 50% OF 6.37 =	3.185 ACRES
PARK CREDIT AREA *	
PLAYGROUND =	1.25 ACRES
TOTAL PARK/OPEN SPACE DEDICATION =	12.32 ACRES

* PARK AREA CREDIT REPRESENTS MINIMUM REQUIREMENTS; ADDITIONAL AMENITIES MAY BE ADDED AT DEVELOPER'S DISCRETION.

DEVELOPMENT SUMMARY				PHASING
ITEM	ACRES	DWELLING UNITS	DU./Ac.	SEQUENCE
UNIT 1	39.46	98	2.48	1
UNIT 2	37.33	119	3.19	2
UNIT 3	67.52	89	1.32	3
UNIT 4	39.33	140	3.56	4
UNIT 4A	0.24	–	–	5
TOTAL DEVELOPMENT	183.88	446	2.43	–
PARK/PLAYGROUND	1.24	–	–	1
OPEN SPACE (ACTIVE)	1.32	–	–	1, 3
OPEN SPACE (PASSIVE)	45.43	–	–	1, 3
R.O.W. DEDICATION	22.32	–	–	–

PROPERTY OWNERSHIP

BLOCK 2 CB 4711A
LOT 59 SANTOS, RICHARD P & MAGDALENA G
LOT 60 CLAYTON, MARK C & JANE BOLEN
LOT 61 CREWS, ROBERT N & JOSLYN A
LOT 67 NURKOWSKI, NATHANIEL & ARLA
LOT 68 DREISS, MELVIN L & JO ANN
LOT 69 WETZEL, CHARLES L & RUBY M RAYBORN
LOT 70 ATKINS, THOMAS H & ANNETTA I
LOT 71 MAXWELL, JANES B & MARGIE C
LOT 72 ADAMS, VAL D & DONNA L
LOT 73 MATTSON, BRIAN W & TRUDY A
LOT 83 MARTINEZ, RICHARD E & MARY JANE
LOT 84 HAESE, LARRY W & ESTELLA T
LOT 85 HAESE, LARRY W & ESTELLA T
LOT 124 LINDELL, THOMAS O & VICKI A
LOT 125 LINDELL, THOMAS O & VICKI A

BLOCK 7 CB 4711A
LOT 1 INGLET, THOMAS E & PATSY J
LOT 2 MONATH, BARRY L
LOT 3 SCHORR, JEFFERY JOHN
LOT 4 PLUCHINSKY, BRUCE ANTHONY & SHARON L
LOT 5 PFEIFER, ROBERT AARON & NICOLE MARIE

BLOCK 9 CB 4711A
LOT 2 HOELKE, FREDERICK F & CATHERINE J
LOT 3 KNIZEL, LAMBERT J
LOT 34 WHITE, JAMES A
LOT 23 KANE, CARMEN A
LOT 26 SAIDI, DAVID
LOT 27 MARROQUIN, DAVID & NINA
LOT 28 ANDERSON, JAY R & MICHELLE L

BLOCK CB 4709B
LOT 182 ZETTNER, LESTER D. & LYNN D.
LOT 183 ANDERSON, DAVID S
LOT 184 ANDERSON, DAVID S
CB 4712 P–3 & P–3A ABS 598
NFP PARTNERSHIP ETAL; FRED NIEMANN JR.
CB 4709 P–118, CB 4704 P–1 ABS 254, CB 4705 P–7 ABS 339
CONCEPT THERAPY INSTITUTE, WARREN MCKENNEY

NOTES:
1. BASIS OF BEARING WAS ESTABLISHED FROM GPS OBSERVATIONS.
2. THIS PROJECT IS LOCATED WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER
3. ZONING = N/A
   USES = SINGLE FAMILY RESIDENTIAL
   MAX. ALLOW DENSITY = N/A
4. AVERAGE DWELLING UNIT = 2,800 SQ. FT. (LIVING SPACE)
5. TOTAL OFF STREET PARKING/STORAGE – NONE.
6. THIS PROJECT IS LOCATED IN THE NORTH SIDE I.S.D
7. DEVELOPMENT IS A PLANNED UNIT DEVELOPMENT (P.U.D.) WITH PRIVATE STREETS
8. DETAILED DRAINAGE ANALYSIS WILL BE SUBMITTED WITH INDIVIDUAL SUBDIVISION PLATS
9. SETBACKS IMPOSED ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
10. THIS PROJECT WILL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE EFFECTIVE THE DATE OF THE PLAN APPROVAL
11. EFFECTIVE 100 YEAR FLOOD PLAIN BASED ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48029C0095E, DATED FEBRUARY 16, 1996.
12. OPEN SPACES, GREENBELTS, PARK AREAS, AND DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
13. UTILITY SERVICE PROVIDERS
    WATER – SAN ANTONIO WATER SYSTEM
    WASTEWATER – SAN ANTONIO WATER SYSTEM
    GAS – CPS ENERGY
    ELECTRIC – CPS ENERGY

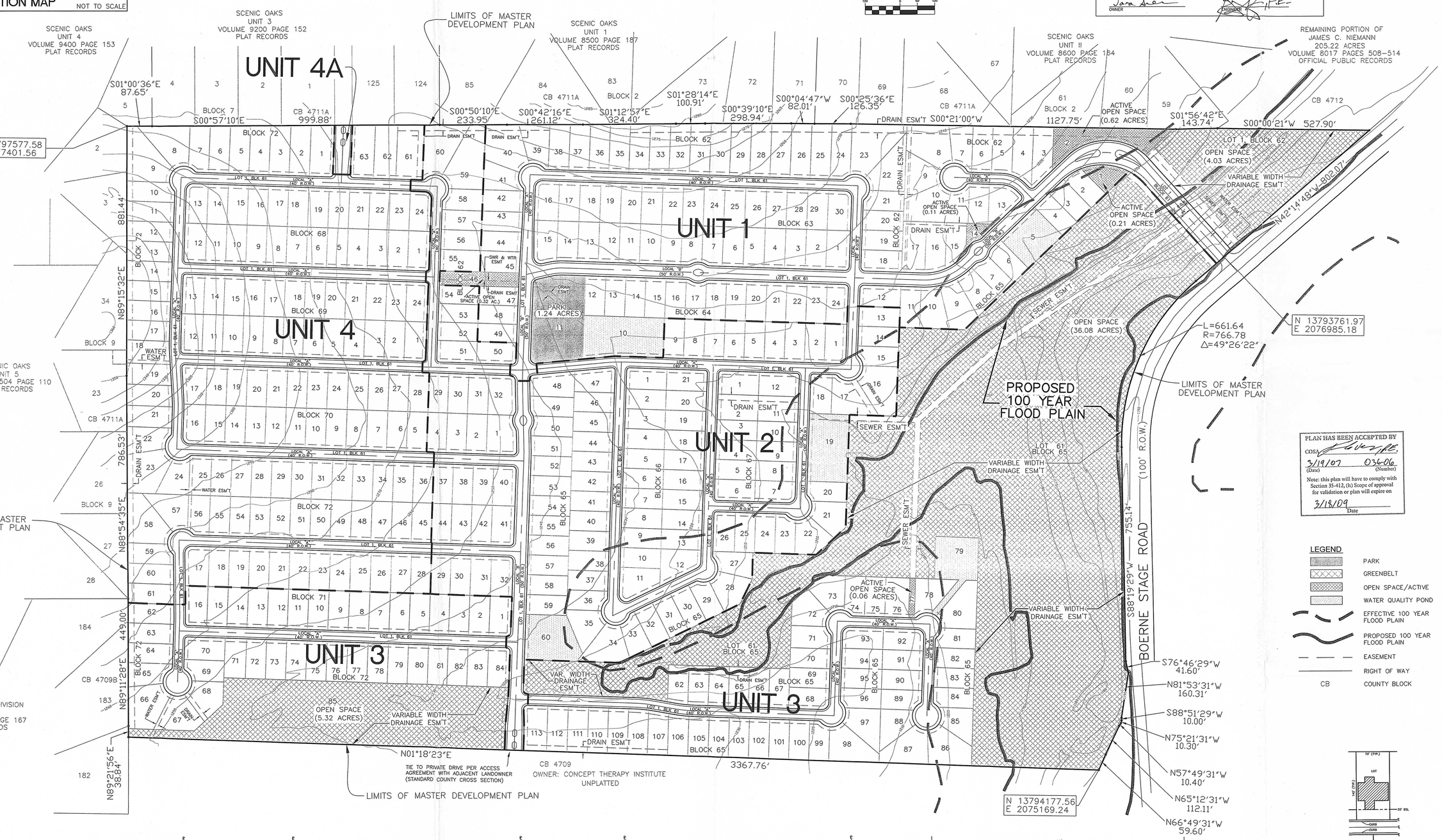
FLOODPLAIN NOTE:
THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35–B119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

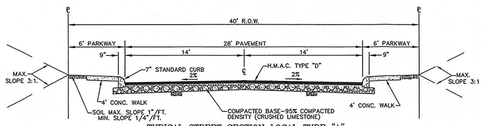
OWNER P.E.

CIVIL ENGINEER
MOY CIVIL ENGINEERS
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698–5051
FAX: (210) 698–5085

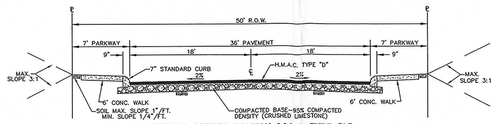
OWNER & APPLICANT
GREEN LAND VENTURES, LTD.
505 MADISON OAK
SAN ANTONIO, TEXAS 78258
TEL: (210) 481–9000
FAX: (210) 481–9001

SCALE: 1" = 120'

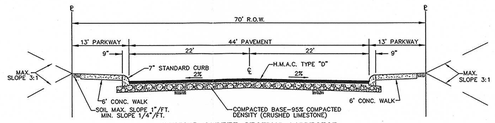




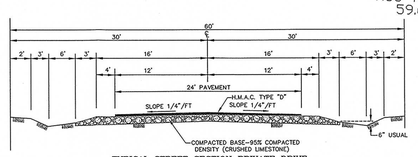
TYPICAL STREET SECTION LOCAL TYPE "A"
N.T.S.



TYPICAL STREET SECTION LOCAL TYPE "B"
N.T.S.



TYPICAL STREET SECTION COLLECTOR
N.T.S.



TYPICAL STREET SECTION PRIVATE DRIVE
N.T.S.

PLAN HAS BEEN ACCEPTED BY
COSA
3/19/07 (Date) 036-06 (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
3/18/09 Date

LEGEND
- PARK
- GREENBELT
- OPEN SPACE/ACTIVE
- WATER QUALITY POND
- EFFECTIVE 100 YEAR FLOOD PLAIN
- PROPOSED 100 YEAR FLOOD PLAIN
- EASEMENT
- RIGHT OF WAY
- CB COUNTY BLOCK

TYPICAL LOT LAYOUT
N.T.S.

CHAIRPERSON DATE
SECRETARY DATE

SHEET 1 OF 1

NO.	DATE	DESCRIPTION	BY
1	8/16/06	ADDRESSED CITY OF SAN ANTONIO COMMENTS	JFF
2	01/31/07	ADDRESSED COMMENTS/REVISED STREET ALIGNMENTS	JFF
3	03/10/07	ADDRESSED COMMENTS/REVISED STREET ALIGNMENTS	JFF

REVISIONS

PROJ. # 050740 | DSR. BY: | DWN. BY: | CHKD. BY: | DATE: 6-26-06

MOY CIVIL ENGINEERS
TEL: (210) 698-5051
FAX: (210) 698-5085
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249

RIVER ROCK RANCH
MASTER DEVELOPMENT PLAN

City of San Antonio

Department of Development Services

March 19, 2007

John LaRo
Moy Civil Engineers
12770 Cimarron Path Ste 100
San Antonio, TX 78249

Re: River Rock Ranch **MDP # 036-06**

Dear Mr. LaRo,

The City Staff Development Review Committee has reviewed River Rock Ranch Master Development Plan **MDP # 036-06**. 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 ROW 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 River Rock Ranch MDP, at no cost to the City of San Antonio:

- All access driveways shall comply with UDC 35-506(r).
- All roadways shall conform to Table 506-2 Functional Classification System Description for Traditional Design Classification.
- All sidewalks shall comply with UDC 35-506(q).
- 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 distances areas.
- The developer shall be responsible for providing right-turn deceleration lane, with storage lengths and bay taper in all the driveway access point approved by TxDot as it relates to the submitted TIA, UDC 35-506(d) Driveway #1.

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, nor streets and drainage plans. 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 shall be dedicated to the Homeowners Association.
- The instruments creating the Homeowners Association shall be provided by the second application for plat approval; UDC section 35-503(e) *Designation of Parkland.*
- Parkland dedication shall be platted by the second phase of development; UDC section 35-503(f) *Development Phasing.*
- All amenities provided shall comply with standards and specification found in UDC section 35-503(h) *Credit for Park Facilities* and Table 503-4 if any credit is to be awarded.

Historic Preservation 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 Leon Creek and there is a probability that the property may contain sites, some of which may be significant, in particular along Leon Creek. Thus, before any work that might affect any sites is begun, a qualified professional should conduct an archaeological investigation (reassessment) of the property.

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

Tree Preservation approves with the following conditions:

- 2003 Tree Preservation ordinance standards per UDC Section 35-523 – a Tree Preservation Plan has been approved for this subdivision and Master Tree Permit AP # 1284281 was issued. Please include this AP number with future plat and building permit affidavits. Plat will require additional $ 75.00 review fee with affidavit.

If you have any further questions, please call Joan Miller at (210) 207-8265.

SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- 100 year Flood Plain Shown and Buffering (If applicable)
- Significant Recharge Features and Buffering (If applicable)
- Category Letter for All Site Specific Plats (If Category 2 or 3, an Aquifer Protection Plan is required (If applicable)
- Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

- According to the Aquifer Protection Ordinance# 81491, Section 34-914, floodplain buffering may be required. Any existing wells located on the property shall be plugged. For plugging procedures, please contact Kirk Nixon at 233-3523.

Bexar County states the following will apply prior to completion of River Rock Ranch MDP:

- Traffic controls shall be warranted as per the Texas Manual on Uniform Control Devices and approved by Bexar County.
- Add a westbound right-turn deceleration lane at the sites main entrance on Boerne Stage Road through a separate permit from Bexar County.
- Upgrade and maintain a minimum county road section through the Concept Therapy Institute property as per the written agreement submitted with this Master Development Plan.
- Secondary access must be finalized prior to the approval of any plat or combination of plats exceeding 125 dwelling units as per UDC 35-506(e)(7).

All platting shall comply with the Unified Development Code, Master Plan, and Major Thoroughfare Plan for the city of San Antonio. 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 the proposed development is not platted in phases this Master Development Plan (MDP) will be invalid.

If you should need further assistance, please feel free to contact Larry Odis at 210-207-0210.

Sincerely,

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