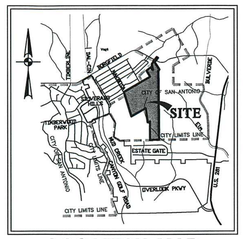


LOCATION MAP
N.T.S.

SCALE : 1"=200'

0' 200' 400' 600'

LEGEND

- MDP BOUNDARY LIMITS
- FLOOD PLAIN
- PHASE LINE
- DRAINAGE EASEMENT
- GREEN BELTS/ PARK SPACE
- LOCAL "B" TO LOCAL "A"
- (1) OWNERSHIP INFORMATION SEE PROPERTY OWNERSIP KEY

LOCAL TYPE "A"
TYPICAL STREET SECTION (50' R.O.W.)
(NOT TO SCALE)

LOCAL TYPE "B"
TYPICAL STREET SECTION (60' R.O.W.)
(NOT TO SCALE)

COLLECTOR
TYPICAL STREET SECTION (70' R.O.W.)
(NOT TO SCALE)

ACREAGE/DENSITY SUMMARY TABLE					
UNIT	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/Ac.)	OPEN SPACE/ PARKSPACE (Ac.)
1	SINGLE FAMILY RESIDENTIAL	51.91	47	0.91	0.00
2	SINGLE FAMILY RESIDENTIAL	25.78	38	1.47	12.45
3	SINGLE FAMILY RESIDENTIAL	41.64	55	1.32	–
4	SINGLE FAMILY RESIDENTIAL	16.43	72	4.38	–
5	SINGLE FAMILY RESIDENTIAL	33.08	113	3.42	–
6	SINGLE FAMILY RESIDENTIAL	15.57	41	2.63	2.93
	TOTALS/AVERAGE	184.41	366	1.98	15.38

PARK SPACE SUMMARY

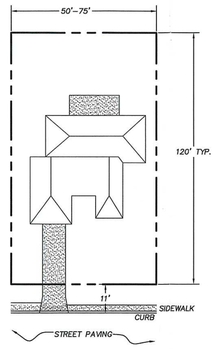
REQUIRED PARK SPACE 366 X 1 ACRE / 70 LOTS = 5.23 AC.

PROVIDED PARK SPACE

TOTAL = 3.30 ACRES

LAND USE TABLE	
LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	133.21
DRAINAGE EASEMENT/NATURAL AREA/GREENBELT	7.09
OPEN SPACE/PARK SPACE	15.75
PUBLIC ROW LOCAL "B" STREETS	24.81
WATER WELLS/STORAGE TANK/LIFT STATION	3.55
TOTALS	184.41

TYPICAL LOT
(UNIT 1 & 3)
(NOT TO SCALE)



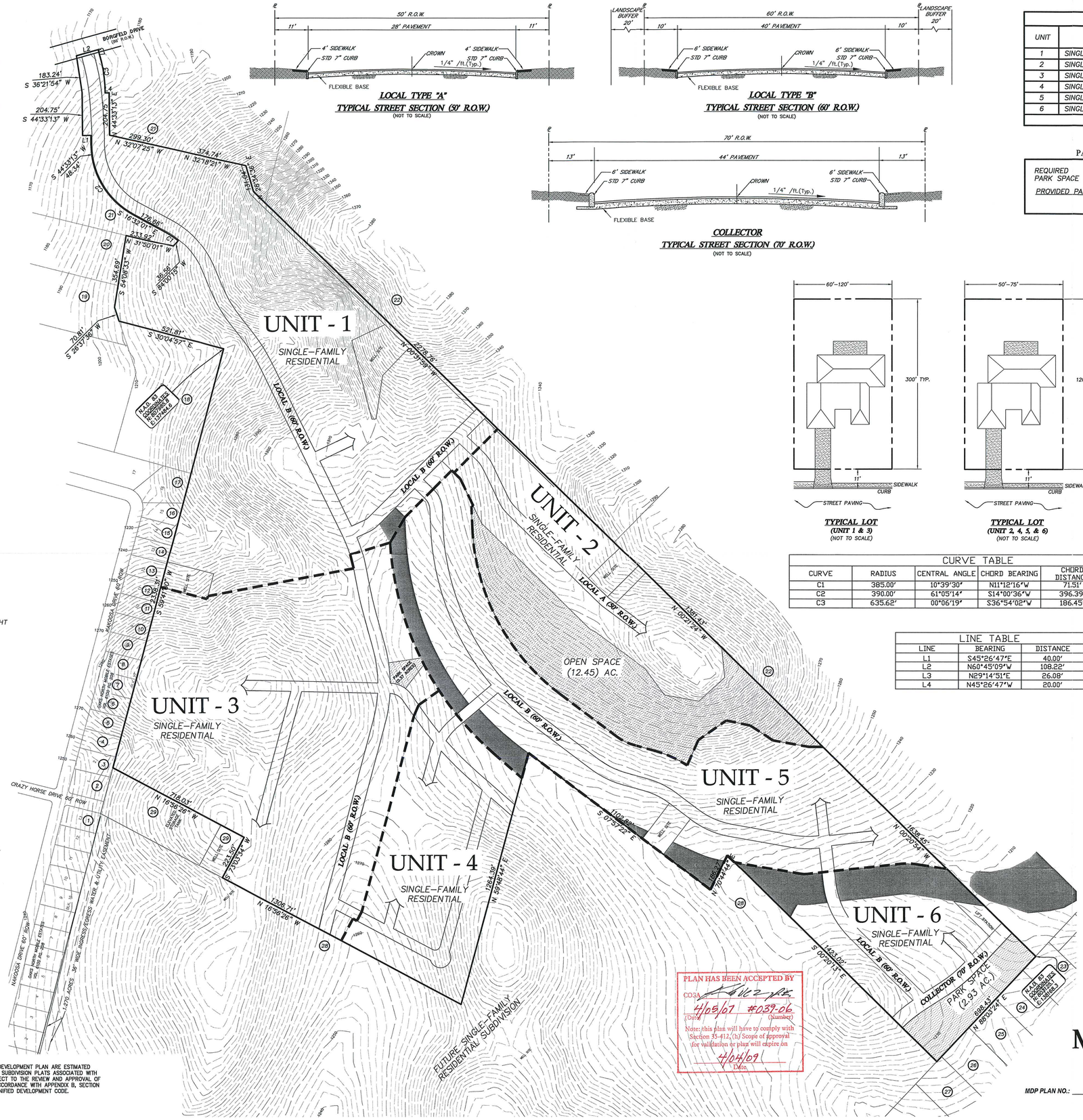
TYPICAL LOT
(UNIT 2, 4, 5, & 6)
(NOT TO SCALE)

GENERAL NOTES:

1. ALL LOCAL TYPE "A" STREETS WITHIN THE M.D.P. LIMITS ARE PUBLIC STREETS WITH A 50' R.O.W., 28' PAVEMENT AND 2–11' PARKWAYS. ALL LOCAL TYPE "B" STREETS ARE PUBLIC WITH 60' R.O.W., 40' PAVEMENT AND 2–10' PARKWAYS.
2. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
3. PROPERTY IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
4. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
5. THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
6. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE LATEST VERSION OF THE AASHTO MANUAL.
7. 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 (MINIMUM 70 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 70 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
8. DEVELOPMENT PHASING MAY NOT FOLLOW SEQUENTIAL UNIT NUMBERS.

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGH
C1	385.00'	10°39'30"	N11°12'16"W	71.51'	71.62'
C2	390.00'	61°05'14"	S14°00'36"W	396.39'	415.81'
C3	635.62'	00°06'19"	S36°54'02"W	186.45'	187.12'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S45°26'47"E	40.00'
L2	N60°45'09"W	108.22'
L3	N29°14'51"E	26.08'
L4	N45°26'47"W	20.00'



PROPERTY OWNERSHIP KEY

1. ROBERDS, J. A. C/S
2. RICHARDS, CHERYL D. & CHRISTOPHER WRIGHT
3. TORRES, JORGE J. & OLGA L.
4. CLARK, KENNY & SARAH
5. SWEATT, MERVIN M. JR.
6. DELGADO, SANDRA & LUIS
7. THOMAS, BARBARA S.
8. WATER SERVICES, INC.
9. FELDER, DAVID
10. DENMAN, KERRY M. & DEBORAH L.
11. BRUCE, HAROLD O & MARCELLA F.
12. JANEY, MARILYN
13. DILTZ, D. MACKENZIE & LISA WILLIAMS
14. DILTZ, D. MACKENZIE & LISA WILLIAMS
15. JILEK, ERIC ANTHONY
16. JILEK, ERIC ANTHONY
17. KEMP, DENNIS E.
18. FLORES, JESUS HERBERT
19. RIDDLEBARGER, H. STATT, JR. & PATRICIA G.
20. MANN, LEE ANN
21. JONES, ROBERT DALE & ANNA
22. SNECKNER, PARTNERS LTD. c/o W.R. SNECKNER, JR.
18. BERRY, NEIL D. & DEANNA J.
19. COHOON, CHARLES R.
20. SEDGWICK, MICHAEL & JOAN
21. NICOSIA, ANTHONY
22. DOWLING, BARRON W. & VICKI J.
28. FRIESENHAHN, ANTON B.
29. BEXAR MET WATER DISTRICT

PROPERTY LEGAL DESCRIPTION

A 187.94 ACRE, OR 8,186,603 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF A 181.81 ACRE TRACT CONVEYED TO BORGFELD PARTNERS, LTD., RECORDED IN VOLUME 11187, PAGES 48–65 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GUADALUPE COLLEGE SURVEY NO. 417, ABSTRACT NO. 263, COUNTY BLOCK 4852, THE F.H. UECKER SURVEY NO. 2, ABSTRACT NO. 1073, COUNTY BLOCK 4851, THE THEO KOESTER SURVEY NO. 1, ABSTRACT NO. 416 COUNTY BLOCK 4849, AND THE E. PENSHORN SURVEY NO. 367, ABSTRACT NO. 591, COUNTY BLOCK 4850, ALL IN BEXAR COUNTY, TEXAS.

APPLICANT: BORGFELD PARTNERS, LTD.
c/o BITTERBLUE
11 LYNN BATTS LANE
SUITE 100
SAN ANTONIO, TEXAS 78218
OFFICE: (210) 828–6131
FAX: (210) 828–6137

ENGINEER: PAPE–DAWSON ENGINEERS
555 E. RAMSEY
SAN ANTONIO, TX 78216
OFFICE: (210) 375–9000
FAX: (210) 375–9040

UTILITY PURVEYORS

SANITARY SEWER:	SAN ANTONIO WATER SYSTEM
WATER:	BEXAR METROPOLITAN WATER DISTRICT
GAS AND ELECTRIC:	CITY PUBLIC SERVICE
TELEPHONE:	GUADALUPE VALLEY TEL. CO–OP
CABLE TELEVISION:	TIME WARNER CABLE

DYM TRACT
MASTER DEVELOPMENT PLAN

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.

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC. BORGFELD PARTNERS , LTD.

PLAN HAS BEEN ACCEPTED BY
COSA
4/05/07 #039-06
(Date) (Number)
Note: this plan will have to comply with Section 35-412. (h) Scope of approval for validation or plan will expire on
4/04/09
Date

MDP PLAN NO.: 039-06

DATE:
APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES

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

PREPARED: JULY, 2006 JOB NO. 6534-00

Date: April 02, 2007, 9:40am User ID: RWardle
File: P:\6534\00\Design\Civil\MDP\MDP6534D.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

City of San Antonio

Department of Development Services

April 5, 2007

Caleb Chance, P.E.
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: **DYM Tract** **MDP # 039-06**

Dear Mr. Chance:

The City Staff Development Review Committee has reviewed DYM Tract Master Development Plan **MDP # 039-06**. Please find enclosed a signed copy for your files. Your plan was approved for acceptance, however please note the following:

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.

Historic Preservation: The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, there is a **high probability** that the property may contain sites, some of which may be significant. Thus, before any work that might affect any sites is begun, we recommend that a qualified professional conduct an archaeological investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and any previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available 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 and the CTA guidelines may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. The Law allows both the HPO and SHPO 30 days from receipt for reviews.

If no significant sites are found, and after the HPO/SHPO concurs, development may proceed throughout the property. If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation must be prepared and

submitted to the HPO and/or SHPO for review. Upon concurrence by the CPO/SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained form the HPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. 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.

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

SAWS Aquifer Protection and Evaluation will require the following for plat certification:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)
- 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 34-913, buffering may be required. The property owner in accordance with SAWS regulations may plug any existing, abandoned or substandard wells found on the site. For plugging procedures please contact Kirk Nixon at 210-233-3523.

Traffic Impact Analysis & Streets Division has reviewed the Level-1 Traffic Impact Analysis (TIA) and the MDP plan for DYM Tract. The Streets and TIA division recommends approval and has no comments to return to the engineer and the analysis indicates the report is in compliance with TIA Ordinance 91700 and 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 any plats, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-1, Functional Classification System Description and shall comply with UDC 35-502(a)(9).
- Sidewalks along all interior and exterior roadways are to be installed in accordance 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 distance areas.

The developer shall be responsible for providing a left-turn lane, with storage length and bay taper per TXDOT or ASSHTO standards as it relates to the submitted TIA traffic counts, at Borgfield and proposed Local B Street, coordination with Capital Projects at the County will be required for installation of left turn lane – (UDC)-35-502 (a)(7), subsection C.

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. The internal street network shall be planned in order to provide safe and efficient movement of traffic, while minimizing the impact to non-site trips. All technical requirements of the Unified Development Code shall be complied with at the time of platting.

Tree Preservation has indicated as part of their approval, the following conditions shall be met:

- 2003 Tree Preservation ordinance standards per UDC Section 35-523 – Tree Permit is required prior to any work on site. This can be submitted either as a clearing permit or at the platting stage or building permit stage. This project appears to be suited to a Tree Stand Delineation (25% preservation of significant trees and 100% preservation of heritage trees) based on the tree canopy area. Note that flood plain area must be delineated separately (preserved at 80% for significant trees and 100% for heritage trees).

Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or building permit stages.

For information about these requirements you can contact Joan Miller at 207-8265.

Parks and Recreation Department has indicated as part of their approval, the following conditions shall be met:
DYM Tract is a proposed subdivision with 367 single-family residential units. UDC Section 35-503, Table 503-1 states that single-family development is required to provide 1 acre of park/open space per every 70 dwelling units. The requirement for this development is 5.24 acres. This subdivision provides 3.13 acres of park space dedication (2.93 acres and .2 acres out of a .37 acre tract). In addition, this subdivision will provide a playground for 1.25 acres of credit, a picnic area for .25 acres of credit, and an open play area for 1.0 acres of credit for a total of 5.63 acres of park land dedication.

Parks recommends approval of DYM Tract Master Development Plan 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.*
- Parkland dedication shall be platted by the second phase of residential development; UDC Section 35-503(f) *Development Phasing.*
- The parkland provided shall be dedicated to the Home Owners Association.

- The instruments creating the Home Owners Association shall be provided by the second application for plat approval; UDC section 35-503(e) *Designation of Parkland.*

- All amenities provided shall comply with standards and specifications found in UDC section 35-503 (h) *Credit for Park Facilities* and Table 503-4 if any credit is to be awarded.

Bexar County Public Works has indicated as part of their approval, the following conditions shall be met.

- Secondary access must be secured prior to the approval of any plat or combination of plats exceeding 125 dwelling units as per UDC 35-506(e)(7).

- Coordinate with Bexar County Capital Project Section to include a westbound left-turn lane in the design of Borgfield Road improvement project.

- Traffic control shall be warranted as per the Texas Manual on Unified Control Devices and approved by TXDOT and Bexar County.

It is understood that this MDP is a conceptual plan and all regulations will be addressed at the time of platting. Bexar County reserves the right to address Driveways, Street Design, Sight Distance, ADA requirements, Drainage and Flood Plain issues at the time of platting.

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. I would encourage you to work closely with the school district, so that they can plan accordingly.

ALL Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Robert Lombrano at (210) 207-5014.

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