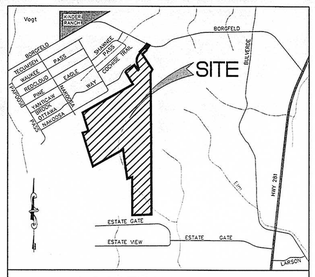
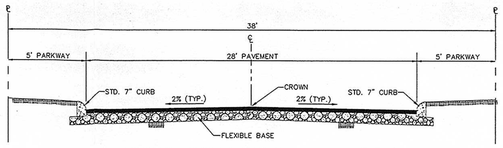
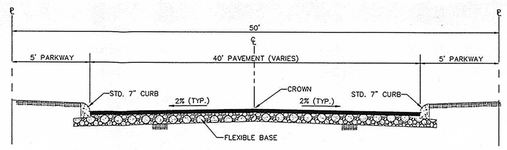


LOCATION MAP
NOT TO SCALE

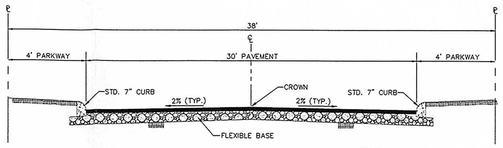
SCALE: 1" = 200'



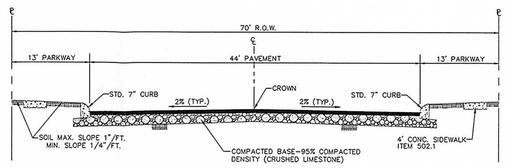
TYPICAL STREET SECTION – LOCAL "A"
(PRIVATE)
N.T.S.



TYPICAL STREET SECTION – LOCAL "B"
(ENTRY STREET) (PRIVATE)
N.T.S.



TYPICAL STREET SECTION – LOCAL "A"
LONG CUL-DE-SAC
(PRIVATE)
N.T.S.



COLLECTOR (PUBLIC)
TYPICAL STREET SECTION (70' R.O.W.)
N.T.S.

ACREAGE / DENSITY SUMMARY

UNIT	LAND USE	GROSS AREA (AC.)	NUMBER OF DWELLING UNITS (D.U.)	DENSITY (D.U./AC.)	OPEN & PARK SPACE (AC.)
1	SINGLE FAMILY RESIDENTIAL	66.67	55	0.82	–
2	SINGLE FAMILY RESIDENTIAL	29.18	33	1.13	0.27
3	SINGLE FAMILY RESIDENTIAL	36.61	40	1.09	0.45
4	SINGLE FAMILY RESIDENTIAL	31.70	35	1.10	0.41
5	SINGLE FAMILY RESIDENTIAL	20.25	13	0.64	2.93
	TOTAL	184.41	176	0.95	4.06

LAND USE TABLE

LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	176.63
OPEN SPACE/PARK SPACE	4.06
PUBLIC ROW	1.12
WATER WELL SITES	2.6
TOTAL	184.41

PARK SPACE SUMMARY

REQUIRED PARK SPACE : 177 LOTS x $\frac{1 \text{ ACRE}}{70 \text{ LOTS}}$ = 2.53 ACRES

PROVIDED PARK SPACE : 2.93 ACRES

CONNECTIVITY RATIO = $\frac{20 \text{ LINKS}}{16 \text{ NODES}}$ = 1.25

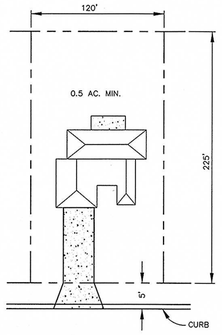
GATED ENTRY DETAIL
N.T.S.

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. & MARCELA F.
12. JANNEY, MARILYN
13. IRWING, MICHAEL D.
14. IRWING, MICHAEL D.
15. JILEK, ERIC ANTHONY
16. JILEK, ERIC ANTHONY
17. KEMP, DENNIS E.
18. FLORES, JESUS HERBERT ~ (VOL. 6434, PAGE 660)
19. RIDDLEBARGER, H. STATT, JR. & PATRICIA G. ~ (VOL. 4326, PAGE 1144)
20. MANN, LEE ANN ~ (VOL. 686, PAGE 815)
21. JONES, ROBERT DALE & ANNA ~ (VOL. 6314, PAGE 924)
22. SNECKNER, PARTNERS LTD.
    C/O W.R. SNECKNER, JR. ~ (VOL. 7864, PAGE 1620)
23. BERRY, NEIL D. & DEANNA J.
24. COHOON, CHARLES R.
25. WINBORN, RONALD C.
26. NICOSIA, ANTHONY
27. DOWLING, BARRON W. & VICKI J.
28. FRIESENHAHN, ANTON B. ~ (VOL. 11028, PAGE 1443)
29. BEXAR MET WATER DISTRICT
30. FRIESENHAHN, R. A. ~ (VOL. 6046, PAGE 833)

NOTES:

1. ALL STREETS WITHIN THE PROJECT ARE PRIVATE STREETS WITH 28 FT. OF PAVEMENT AND 5 FT. PARKWAYS UNLESS SHOWN OTHERWISE ON THIS PLAN. THE ENTRY STREET FROM BORGFELD WILL HAVE A 40' PAVEMENT WIDTH AND 5 FEET PARKWAYS. CUL-DE-SACS GREATER THEN 500 FT. IN LENGTH WILL HAVE A 30 FT. PAVEMENT WIDTH AND 4 FT. PARKWAYS. THE 70 FT. WIDE COLLECTOR STREET AT THE SOUTH END OF THE PROJECT WILL BE PUBLIC.
2. THIS PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
3. THIS PROPERTY IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
4. THE FRONT, SIDE, AND THE REAR SETBACKS WILL CONFORM TO THE REQUIREMENTS AS STATED IN THE UNIFIED DEVELOPMENT CODE.
5. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE SOUTH TEXAS CENTRAL ZONE.
6. A VARIABLE WIDTH 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. THIS SUBDIVISION WILL NOT HAVE SIDEWALKS EXCEPT ON THE 70 FT. COLLECTOR STREET AT THE SOUTH END OF THE PROJECT.
8. DEVELOPMENT PHASING MAY NOT FOLLOW SEQUENTIAL UNIT NUMBERS.
9. A HOMEOWNERS ASSOCIATION WILL BE ESTABLISHED AND WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL PRIVATE STREETS AND COMMON AREAS.
10. THIS TRACT DOES NOT LIE WITHIN THE 100-YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 48029C0130F, DATED JANUARY 4, 2002.
11. OFF-STREET BIKE LANE MAY BE REQUIRED FOR PUBLIC COLLECTOR STREET.



TYPICAL LOT
N.T.S.

LINE TABLE		
LINE	LENGTH	BEARING
L1	26.08	S29°14'51"W
L2	20.00	S45°26'47"E
L3	70.81	N26°37'36"E
L4	233.92	S31°50'01"E
L5	36.56	N84°00'15"E
L6	176.66	N16°32'01"W
L7	48.34	N44°33'13"E
L8	40.00	N45°26'47"W
L9	108.22	S60°45'09"E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	16°52'04"	635.62	187.13	S36°54'02"W	186.45
C2	10°39'27"	385.00	71.61	N11°12'16"W	71.51
C3	61°05'13"	390.00	415.81	N14°00'36"E	396.39

LEGEND:

- MDP BOUNDARY LIMITS
- PHASE LINE
- BEXAR METROPOLITAN WATER DISTRICT EASEMENT
- DRAINAGE EASEMENT
- BEXAR METROPOLITAN WATER DISTRICT WELL SITE
- (1) OWNERSHIP INFORMATION SEE PROPERTY OWNERSHIP KEY
- ▲ CONNECTIVITY NODES
- (1) CONNECTIVITY LINKS

RECEIVED
08 SEP 12 PM 12:51
LAND DEVELOPMENT SERVICES DIVISION

HIGHLAND ESTATES

AN AMENDMENT TO THE DYM TRACT MASTER DEVELOPMENT PLAN
M.D.P. PLAN NO. 039-06
APPROVED ON APRIL 5, 2007
M.D.P. PLAN NO. 039A-06

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

DATE: APRIL 18, 2008 JOB NO.: 080460
DRAWN BY: B.D.L. SHEET: 1 OF 1

LEGAL DESCRIPTION:

A 184.41 ACRE, 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.

OWNER/DEVELOPER: BORGFELD PARTNERS, LTD.
BABCOCK PROPERTIES, INC., GENERAL PARTNER
11815 I.H. 10 WEST, SUITE 107
SAN ANTONIO, TEXAS 78230
RANDY R. DYM, PRESIDENT

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

PLAN HAS BEEN ACCEPTED BY
COSA
9/15/08 #039A-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 9/18/10
Date

UTILITY PURVEYORS

WATER: SAN ANTONIO WATER SYSTEM
GAS, ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: GUADALUPE VALLEY TEL. CO-OP.
CABLE TELEVISION: TIME WARNER CABLE
SEWER: ON-SITE SEWAGE FACILITY (EACH LOT)

P:\080460-Borgfeld Dym Tract\dwg\HIGHLAND-ESTATES-MDP.dwg, Layout1, 9/11/2008 5:48:10 PM, bdelena, HP DesignJet 1050C by HP.pc3, Custom 1: 42 x 36 in., 1:200

City of San Antonio

Department of Development Services

September 15, 2008

Samuel B. Bledsoe, P.E.
Moy Civil Engineers
12770 Cimarron Path
San Antonio, TX 78249

Re: **Highland Estates** **MDP # 039A-06**

Dear Mr. Bledsoe,

The Development Review Committee has reviewed Highland Estates Master Development Plan **M.D.P. # 039A-06**. Please find enclosed an accepted and signed copy for your files. However, please note the following conditions:

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. In addition, 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 acceptance in accordance with UDC §35-412(h)(1).

Bexar County approves with the following conditions:

The following items shall be addressed by the developer prior to completion of the project:

- Traffic Controls shall be provided as warranted and installed according to standards of the Texas Manual on Uniform Traffic Control Devices and approved by Bexar County, Texas Department of Transportation and the City of San Antonio.
- Voluntary efforts, beyond those herein required, to mitigate traffic impacts are encouraged as a means of providing enhanced traffic and pedestrian capabilities to users of the development as well as others.
- Access points off Borgfeld Road shall be coordinated with Bexar County Infrastructure Services Department.

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

This Plan lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. The Garrison Commander has the following response. "Our concerns on compatibility with Camp Bullis will be addressed so long as the developer:

1. has appropriate documentation of a recent endangered species surveys (not older than 3 years) conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present;
2. send the survey to USFWS Ecological Services Office in Austin; and
3. commits to incorporate dark sky lighting measures (such as the July 22nd, 2008 Bexar County light order or proposed City of San Antonio equivalent) into their projects."

The engineer acknowledges receiving the Case Managers email, and has agreed to the following:

1. Conduct an endangered species survey of the 184-acre tract.
2. Provide a copy of the study to USFWS Ecological Services Office.
3. Incorporate dark sky lighting measures into the project.

The City and Camp Bullis have been working on a joint effort to coordinate the Highland Estates MDP #039A-06 Master Development Plan. The project submitted is located within 5 miles of Camp Bullis and the City has communicated with the Camp Bullis Installation regarding the proposed development.
Based on Camp Bullis's response letter:

1. The City can only recommend that the applicant coordinate with U.S. Fish and Wildlife by contacting Allison Arnold at (allison_arnold@fws.gov or 512-490-0057 ext. 242)
2. The City can only recommend that the applicant coordinate with Camp Bullis by contacting Jim Cannizzo at (James.cannizzo@us.army.mil or 295-9830)
3. The City is working to implement a Dark Sky ordinance. However, at the present time the City recommends that the applicant contact Andrew Winter at Bexar County (awinter@bexar.org or 335-6487) to ensure that the applicant follows the Dark Sky ordinance as adopted by Bexar County.

At this time, the City is providing this information as a recommendation and will not place holds on the plans and plats associated with this recommendation.

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 acceptance in accordance with UDC §35-412(h)(1).

This Master Development Plan is associated with Dym Tract Master Development Plan # 039-06.

Should you need further assistance please contact Luz M. Gonzales at (210) 207-7898.

Sincerely,

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