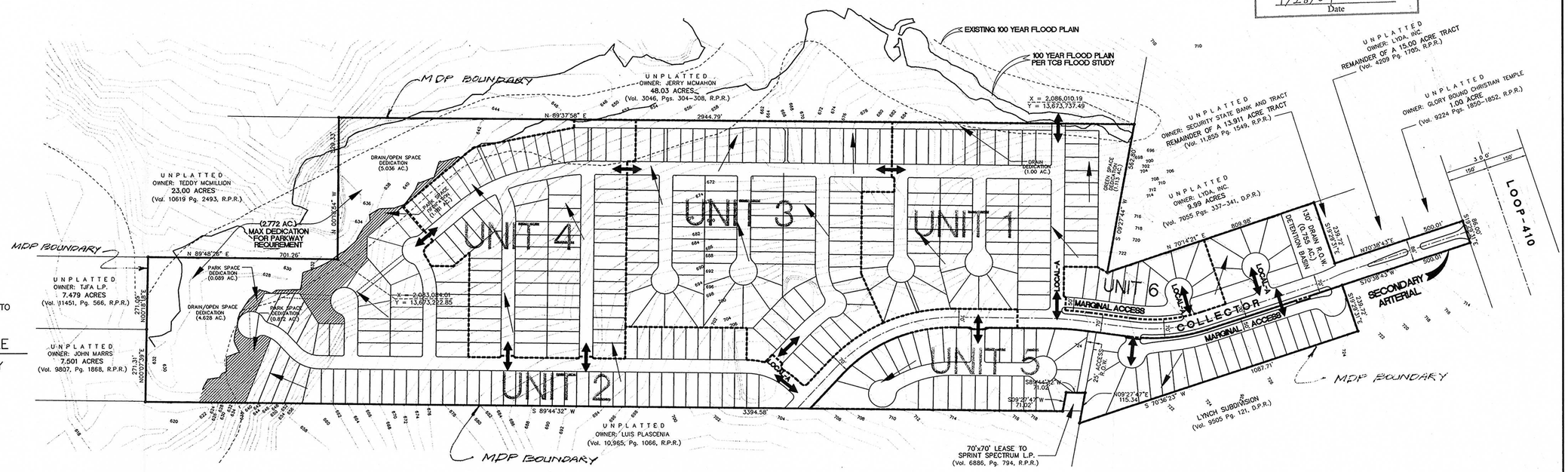
LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

OWNER/DEVELOPER:
FIELDSTONE COMMUNITIES S.A., LLC
21232 GATHERING OAK, SUITE 103
SAN ANTONIO, TEXAS 78258
PHONE: (210) 491-7675
FAX: (210) 483-9933

PLAN HAS BEEN ACCEPTED BY
COSA
1/29/07 (Date) 049-06 (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
1/28/09 Date



- 388 RESIDENTIAL LOTS
- TOTAL ACREAGE 90.918 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

APPROXIMATE UNIT SCHEDULE

UNIT	ACRES	LOTS	DENSITY
1	19.406	77	4.0
2	27.640	83	3.0
3	17.474	92	5.3
4	12.833	73	5.7
5	10.823	51	4.7
6	2.741	12	4.4
TOTAL	90.92	388	4.3 (DWELLING UNITS PER ACRE)

APPROXIMATE AREA SUMMARY

DRAIN/OPEN SPACE.....12.88 AC.
STREET DEDICATION.....19.50 AC.
SINGLE FAMILY.....58.536 AC.

TOTAL 90.92 ACRES

NOTES:

1. ALL BEARINGS ARE REFERENCED TO GRID NORTH AS DEFINED BY THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE 4204

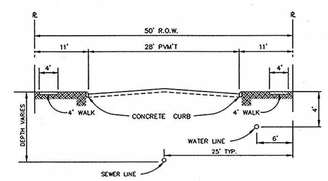
   HORIZONTAL DATUM: NAD1983

   ALL DISTANCES ARE SURFACE AND CAN BE CONVERTED TO GRID DISTANCES BY USING THE FOLLOWING AVERAGE COMBINED SCALE FACTOR: 0.999830029
2. ALL STREETS ARE TYPE "A" UNLESS SHOWN OTHERWISE.
3. LOCAL "A" STREETS SHOWN HEREON ARE FOR PLANNING PURPOSES ONLY AND ARE SUBJECT TO REVISION AT THE TIME OF PLATTING.
4. 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.
5. R.O.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE PLAN.
6. PROPERTY IS INSIDE SAN ANTONIO CITY LIMITS
7. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION.2: 35-506(q.) AND/OR WITHIN SIDEWALK EASEMENTS.
8. THIS DEVELOPMENT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE DISTRICT.
9. IF A PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY STOPPED IN THE VICINITY AND THE HPO AND SHPO SHOULD BE NOTIFIED.
10. PROJECT AREA IS ZONED R5.
11. 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

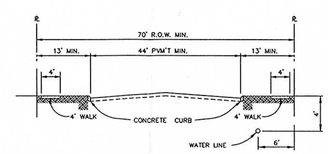
OWNER ENGINEER

LEGEND:

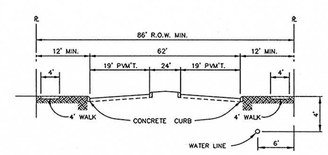
- DRAINAGE FLOW ARROW
- G.E.T.TV.E. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
- ACCESS POINT
- PARK SPACE DEDICATION
- MDP BOUNDARY
- EXIST. 100 YR FLOOD PLAIN



LOCAL "A"
TYPICAL STREET SECTION
NOT TO SCALE



COLLECTOR
TYPICAL STREET SECTION
NOT TO SCALE



SECONDARY ARTERIAL
TYPICAL STREET SECTION
NOT TO SCALE

PARK DEDICATION TABLE	
PARK SPACE DEDICATION	2.082 ACRES
ATHLETIC COURT (CREDIT)	.75 ACRE
NATURAL AREA DEDICATION IN FLOOD PLAIN (9.664 ACRES OF ACTUAL LAND) NATURAL AREA DEDICATION MAY CONTRIBUTE UP TO HALF OF REQUIRED PARK DEDICATION PER SAN ANTONIO UNIFIED DEVELOPMENT CODE	2.772 ACRES (MAX)
PARK DEDICATION (INCLUDING CREDIT)	5.604 ACRES
REQUIRED PARK DEDICATION	**5.543 ACRES**

REQUIRED PARK DEDICATION CALCULATION:

388 (LOTS) ÷ 70 LOTS/ACRE (PARK DEDICATION RATIO) = 5.543 AC. PARK

UTILITIES

WATER: S.A.W.S.
SEWER: S.A.W.S.
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: A.T.&T.
CABLE: TIME WARNER CABLE

LEGAL DESCRIPTION

A 90.918 ACRE TRACT BEING PART OF A 35.514 ACRE TRACT, PART OF A 44.466 ACRE TRACT AND PART OF A 13.911 ACRE TRACT AS RECORDED IN A DEED OF TRUST IN VOL. 11855, PG. 1549, REAL PROPERTY RECORDS OF BEXAR COUNTY TEXAS, LYING IN BOTH THE LUCAS MUNOS SURVEY NO. 86, ABSTRACT 488, 4310, AND THE MARIA F. RODRIGUEZ SURVEY NO. 4 ABSTRACT 16, C.B. 4303 CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

DATE PREPARED : 08/11/06

THIS MASTER DEVELOPMENT PLAN OF CARMONA HILLS SUBDIVISION 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 #_____

NO.	DATE	REVISION	APPROV.
4	12/12/06	ADDED NOTE 11.	
3	11/09/06	REVISED LAND PLAN	
2	11/01/06	ADDED COLLECTOR TYPICAL STREET SECTION LABEL	
1	10/23/06	ADDED ZONING NOTE AND UPDATED 100 YR. FLOOD PLAIN PER TCB STUDY	

MASTER DEVELOPMENT PLAN

CARMONA HILLS

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 08/11/06	
Designed	Checked	Project No. 60017954	
Drawn M.G.	Approved	Sheet 1 of 1	

H:\SDWIN\Land Development\Fieldstone - Persa\Proj\Fieldstone Carmona Hills\MDP.dwg, 12/22/2006 8:53:43 AM, Hernandez, 1:200

01-25-07 A09:14 IN

City of San Antonio

Department of Development Services

January 29, 2007

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

Re: Carmona Hills **MDP # 049-06**

Dear Mr. Wright,

The City Staff Development Review Committee has reviewed the Carmona Hills Master Development Plan **M.D.P. # 049-06**. 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 Carmona Hills 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 fro approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distances areas.
- A right turn deceleration will be required to be installed as per TxDot requirements.

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 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.

Tree Preservation approves with the following conditions:

- 2003 Tree Preservation ordinance standards per UDC Section 35-523 – a Master Tree Permit (AP 1301746) has been issued for this project using the Tree Canopy Method – no removal permitted in flood plain and plan indicates 45% preservation on site. A $75 fee will be charged at platting for follow-up inspections.
- Streetscape standards per UDC Section 35-512 – The Secondary Arterial and Collector streets to be constructed require streetscape trees. Estimates of planting costs and plan and profiles for streetscape will be required at platting stage.

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

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