MASTER DEVELOPMENT PLAN / PLANNED UNIT DEVELOPMENT OF SHADOW CANYON SUBDIVISION

NOTES:

1. ALL PREVIOUS FILED / RECORDED PLATS WITHIN THE HEIGHTS OF SHADOW CANYON BOUNDARY LINE WILL BE VACATED AND NEW PLATS WILL BE FILED.
2. SHADOW CANYON IS TO BE A PRIVATE STREET. THE PUBLIC UTILITY, DRAINAGE & ACCESS EASEMENT IS TO BE VARIABLE WIDTH (50 FEET MINIMUM)
3. A 1' NON-ACCESS EASEMENT IS TO BE DEDICATED ADJACENT TO STATE HIGHWAY 16, WITHIN LOT 1, BLOCK 21 AND LOT 1, BLOCK 22.
4. LOT 1 AND LOT 2, BLOCK 21, AND LOT 1 AND LOT 4, BLOCK 22 ARE TO BE DEDICATED AS GREENBELTS.
5. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
6. THE PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
7. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
8. 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.
9. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS.
10. ALL STREETS SHALL BE LOCAL TYPE "A" UNLESS OTHERWISE SHOWN.
11. ALL INTERSECTIONS WILL COMPLY WITH THE REQUIREMENTS OF SECTION 35-506 (d) (5) OF THE UNIFIED DEVELOPMENT CODE.
12. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION. 2: 35-506(q.).

MAILING LIST

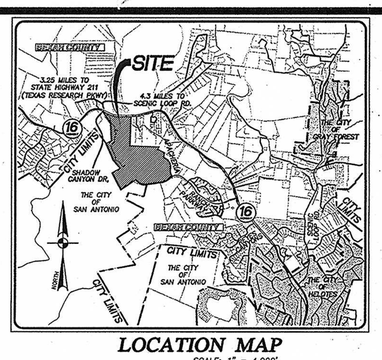
1. Matilde M. Diaz, P.O. Box 327, Helotes, TX 78023-0327
2. Walter M. & Sandra C. Baumann, 18573 Bandera Highway, Helotes, TX 78023-2912
3. Adelina M. Alonso, P.O. Box 712, Helotes, TX 78023-0712
4. Raul M. Morales, 18610 Bandera Road #2, Helotes, TX 78023-2800
5. Robert J. Klebe, P.O. Box 29621, San Antonio, TX 78229-0621
6. Noverto F. Rosas
7. Walter M. & Sandra C. Baumann
8. Leonor Lorenza Rosas
9. Robert C. & Marjorie Walz
10. Jarvis & Betty J. Stein
11. Joe B. & Diana D. Killough
12. Joe B. & Diana D. Killough
13. Housing & Urban Development
14. MABE, Inc. c/o Stephen Lowder
15. East Wing & Rotor, Inc., 1116 Reagan Terrace, Austin, TX 78704-2637
16. State of Texas-Parks & Wildlife Department, 4200 Smith Road, Austin, TX 78744
17. Thomas E. Dreiss, 325 Sonterra Boulevard East, Suite 201, San Antonio, TX 78258-4539
18. Michael A. Morales, P.O. Box 7, Helotes, TX 78023-0007
19. Shadow Creek Canyon, Ltd. c/o Thomas E. Dreiss, 20323 Huebner Road, Suite 111-105, San Antonio, TX 78258-3461
20. Thomas E. Dreiss, 325 Sonterra Boulevard East, Suite 201, San Antonio, TX 78258-4539

LEGEND

- MDP BOUNDARY
- PROPOSED PHASING
- PUD BOUNDARY
- SINGLE FAMILY RESIDENTIAL
- (1) PROPERTY OWNER INFORMATION
- (1) PROPERTY OWNER WITHIN 200' OF PUD AREA (SEE MAILING LIST)
- (G) GATED ENTRY; REFER TO GATED ENTRY DETAIL

SCALE : 1"=300'

0' 300' 600' 900' 1200' 1500'



LOCATION MAP
SCALE: 1" = 4,000'

MDP/POADP REVISION HISTORY

POADP #	PUD REF. #	ACCEPTED DATE
297		04/13/1989
663		REJECTED
MDP 663-B	99-022	03/16/2000
MDP 663-C	05-034	07/26/2005

PLAN HAS BEEN ACCEPTED BY COSA
3/6/06 (date) 663-D (number)
If no plats are filed, plan will expire On 3/05/08
1st plat filed on

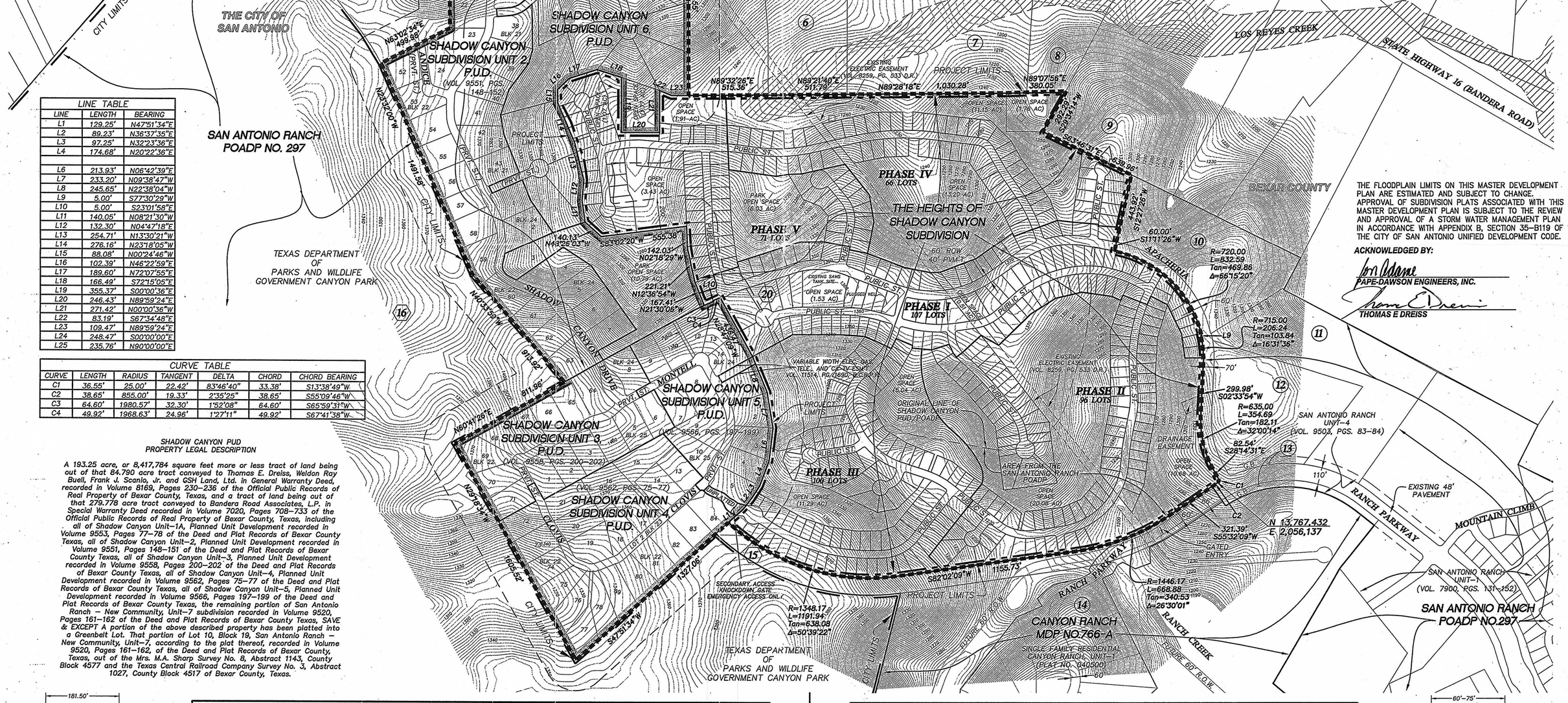
NOTE: THIS PROPERTY HAS VESTED RIGHTS (VESTED RIGHTS PERMIT NO. 04-12-037) 03/16/2000

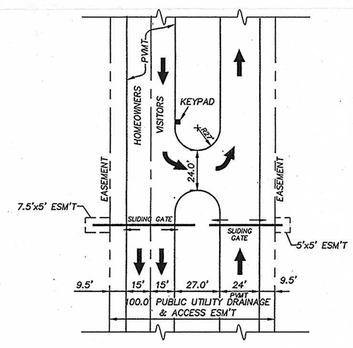
MDP NO.: 663-D
PUD REF. NO.: 06-003
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO

CHAIRMAN: DATE:
SECRETARY: DATE:

DEVELOPER/OWNER:
THOMAS E. DREISS
325 SONTERRA BLVD. E., SUITE 210
SAN ANTONIO, TEXAS 78216
PHONE: (210) 493-1444
FAX: (210) 492-5836

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9040





SHADOW CANYON DRIVE GATED ENTRY DETAIL (G)
N.T.S.

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.
THOMAS E DREISS

LINE TABLE

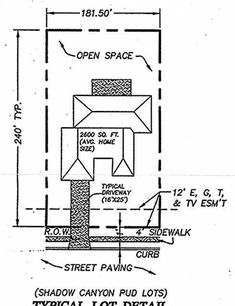
LINE	LENGTH	BEARING
L1	129.25'	N47°51'34"E
L2	89.23'	N36°37'35"E
L3	97.25'	N32°23'36"E
L4	174.68'	N20°22'36"E
L6	213.93'	N06°42'39"E
L7	233.20'	N09°38'47"W
L8	245.65'	N22°38'04"W
L9	5.00'	S77°30'29"W
L10	5.00'	S23°01'58"E
L11	140.05'	N08°21'30"W
L12	132.30'	N04°47'18"E
L13	254.71'	N13°30'21"W
L14	276.16'	N23°18'05"W
L15	88.08'	N00°24'46"W
L16	102.39'	N46°22'59"E
L17	189.60'	N72°07'55"E
L18	166.49'	S72°15'05"E
L19	355.37'	S00°00'36"E
L20	246.43'	N89°59'24"E
L21	271.42'	N00°00'36"W
L22	83.19'	S67°34'48"E
L23	109.47'	N89°59'24"E
L24	248.47'	S00°00'00"E
L25	235.76'	N90°00'00"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	36.55'	25.00'	22.42'	83°46'40"	33.38'	S13°38'49"W
C2	38.65'	855.00'	19.33'	2°35'25"	38.65'	S55°09'46"W
C3	64.60'	1980.57'	32.30'	1°52'08"	64.60'	S65°59'31"W
C4	49.92'	1968.63'	24.96'	1°27'11"	49.92'	S67°41'38"W

SHADOW CANYON PUD
PROPERTY LEGAL DESCRIPTION

A 193.25 acre, or 8,417,784 square feet more or less tract of land being out of that 84.790 acre tract conveyed to Thomas E. Dreiss, Weldon Ray Buell, Frank J. Scanio, Jr. and GSH Land, Ltd. in General Warranty Deed, recorded in Volume 8169, Pages 230-236 of the Official Public Records of Real Property of Bexar County, Texas, and a tract of land being out of that 279.778 acre tract conveyed to Bandera Road Associates, L.P. in Special Warranty Deed recorded in Volume 7020, Pages 708-733 of the Official Public Records of Real Property of Bexar County, Texas, including all of Shadow Canyon Unit-1A, Planned Unit Development recorded in Volume 9553, Pages 77-78 of the Deed and Plat Records of Bexar County Texas, all of Shadow Canyon Unit-2, Planned Unit Development recorded in Volume 9551, Pages 148-151 of the Deed and Plat Records of Bexar County Texas, all of Shadow Canyon Unit-3, Planned Unit Development recorded in Volume 9558, Pages 200-202 of the Deed and Plat Records of Bexar County Texas, all of Shadow Canyon Unit-4, Planned Unit Development recorded in Volume 9562, Pages 75-77 of the Deed and Plat Records of Bexar County Texas, all of Shadow Canyon Unit-5, Planned Unit Development recorded in Volume 9566, Pages 197-199 of the Deed and Plat Records of Bexar County Texas, the remaining portion of San Antonio Ranch - New Community, Unit-7 subdivision recorded in Volume 9520, Pages 161-162 of the Deed and Plat Records of Bexar County Texas, SAVE & EXCEPT A portion of the above described property has been platted into a Greenbelt Lot. That portion of Lot 10, Block 19, San Antonio Ranch - New Community, Unit-7, according to the plat thereof, recorded in Volume 9520, Pages 161-162, of the Deed and Plat Records of Bexar County, Texas, out of the Mrs. M.A. Sharp Survey No. 8, Abstract 1143, County Block 4577 and the Texas Central Railroad Company Survey No. 3, Abstract 1027, County Block 4517 of Bexar County, Texas.



(SHADOW CANYON PUD LOTS)
TYPICAL LOT DETAIL
N.T.S.

OPEN SPACE RATIO AND DENSITY TABLE (PUD AREA ONLY)

UNIT	LAND USE	SIZE (Ac.)	# OF LOTS	DENSITY (LOTS/Ac.)	BUILDING & DRIVEWAY COVERAGE (Ac.)	STREET R.O.W. (Ac.)	OPEN SPACE (Ac.)	% OPEN SPACE
ONE-A	RESIDENTIAL	17.59	9	0.51	0.54	1.64	15.41	87.61
TWO	RESIDENTIAL	55.39	41	0.74	2.45	6.93	46.01	83.07
THREE	RESIDENTIAL	17.48	15	0.86	0.90	1.86	14.72	84.21
FOUR	RESIDENTIAL	25.36	22	0.87	1.31	2.18	21.87	86.24
FIVE	RESIDENTIAL	16.50	14	0.85	0.84	2.00	13.66	82.79
SIX	RESIDENTIAL	50.14	26	0.52	1.56	3.53	45.05	89.85
	SUBTOTAL	182.46	127	0.70	7.60	18.14	156.72	85.89
PARK		10.79	–	–	–	–	10.79	100.00
SUBTOTAL (PUD AREA)		193.25	127	0.66	7.60	18.14	167.51	86.68

NUMBER OF RESIDENTIAL LOTS WITHIN PUD 127
AVERAGE HOME SIZE 2,600
DENSITY (SINGLE FAMILY UNITS PER ACRE) 0.66

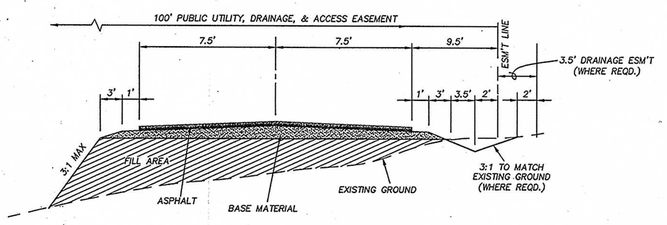
UTILITIES:
(PUD)

A.) WATER SERVICE -- SAN ANTONIO WATER SYSTEM
B.) SANITARY SEWER SERVICE – ON SITE SEWAGE FACILITIES
C.) GAS & ELECTRIC SERVICE – CITY PUBLIC SERVICE
D.) TELEPHONE SERVICE TO BE PROVIDED BY SWB TELEPHONE.

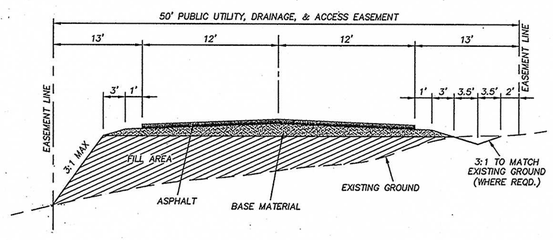
PARK SPACE SUMMARY (PUD AREA ONLY)

PARK SPACE/ OPEN SPACE: 127 LOTS X 1 ACRE / 70 LOTS = 1.82 AC.
PARK SPACE PROVIDED = 10.79 AC
EXEMPT FROM PARK DEDICATION, DEVELOPMENT IS VESTED UNDER VRP#04-12-037

SHADOW CANYON PUD



(SHADOW CANYON PUD)
2-15' DIVIDED LANES
TYPICAL STREET CROSS SECTION
N.T.S.



(SHADOW CANYON PUD)
TYPICAL STREET CROSS SECTION
N.T.S.

PAPE-DAWSON ENGINEERS
1965-2005 ■ 40 YEARS OF EXCELLENCE
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

PREPARATION DATE: 11-11-05

SINGLE FAMILY RESIDENTIAL (HEIGHTS OF SHADOW CANYON)

PHASE	LAND USE	SIZE (Ac.)	# OF LOTS	DENSITY (LOTS/Ac.)	FLOOD PLAIN / NATURAL AREA (Ac.)	PUBLIC R.O.W. (COLLECTOR & ARTERIAL STREETS (Ac.)
ONE	RESIDENTIAL	35.73	107	2.99	2.04	8.23
TWO	RESIDENTIAL	55.55	96	1.73	30.76	4.22
THREE	RESIDENTIAL	41.37	100	2.42	16.33	4.62
FOUR	RESIDENTIAL	43.91	66	1.50	26.11	3.22
FIVE	RESIDENTIAL	32.12	71	2.21	12.44	3.76
SUBTOTAL (S.F.R.)		208.68	440	2.11	87.68	24.05

NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS (NON-PUD) 440
AVERAGE HOME SIZE 2250 (APPROX.)

TOTAL NUMBER OF LOTS (127 PUD; 440 NON-PUD) 567
TOTAL ACREAGE (193.25 PUD; 208.68 NON-PUD) 401.93

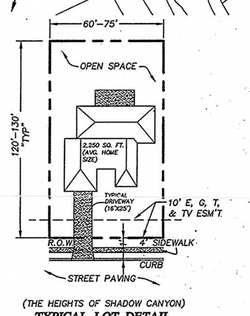
UTILITIES:
(THE HEIGHTS OF SHADOW CANYON)

A.) WATER SERVICE – SAN ANTONIO WATER SYSTEM
B.) SANITARY SEWER SERVICE – ON SITE SEWAGE FACILITIES
C.) GAS & ELECTRIC SERVICE – CITY PUBLIC SERVICE
D.) TELEPHONE SERVICE TO BE PROVIDED BY SWB TELEPHONE.

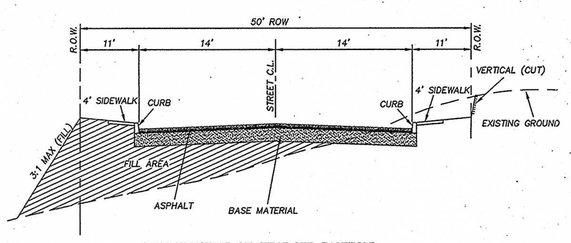
PARK SPACE SUMMARY (HEIGHTS OF SHADOW CANYON)

PARK SPACE/ OPEN SPACE: 440 LOTS X 1 ACRE / 70 LOTS = 6.29 AC.
PARK SPACE PROVIDED = 6.03 AC
EXEMPT FROM PARK DEDICATION, DEVELOPMENT IS VESTED UNDER VRP#04-12-037

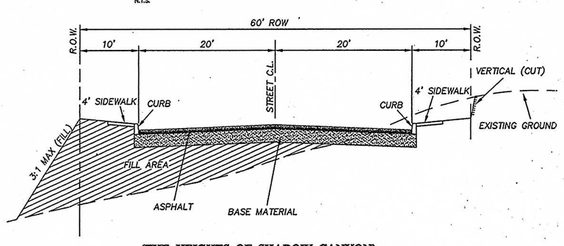
THE HEIGHTS OF SHADOW CANYON



(THE HEIGHTS OF SHADOW CANYON)
TYPICAL LOT DETAIL
N.T.S.



(THE HEIGHTS OF SHADOW CANYON)
LOCAL TYPE "A"
TYPICAL STREET CROSS SECTION (50' R.O.W.)
N.T.S.



(THE HEIGHTS OF SHADOW CANYON)
LOCAL TYPE "B"
TYPICAL STREET CROSS SECTION (60' R.O.W.)
N.T.S.

MDP / PUD SHADOW CANYON SUBDIVISION

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.

Date: Feb 14, 2006, 8:51am User ID: EEMiller
File: P:\63\49\02\Design\Civil\MDP634902.dwg

CITY OF SAN ANTONIO

March 6, 2006

Jon Adame, P.E.

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

Re: **The Heights of Shadow Canyon (Amending)** **MDP # 663-D**

Dear Mr. Adame:

The City Staff Development Review Committee has reviewed **The Heights of Shadow Canyon (Amending)** Master Development Plan **M.D.P. # 663-D**. Please find enclosed a signed copy for your files. Your plan was accepted, 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.

- Plat Certification, **the 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)
  - 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) (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 Water Quality Ordinance # 81491, Section 34-914, buffing may be required.

The DSD – **Traffic Impact Analysis & Streets Division** has reviewed the PUD and the MDP plan for Shadow Canyon PUD, Heights of Shadow Canyon MDP.
The DSD Traffic Impact Analysis and Streets Division has expressed concern that the only

access entrance into the PUD is a median cut on Bandera Road (State Highway 16) that requires all vehicles to perform a u-turn movement on the highway. The department encourages the developer(s) to consider a public connection between the MDP and PUD to provide additional second access for both developments onto the state highway.

The DSD Traffic Impact Analysis and Streets Division is aware that a previous TIA and PUD/MDP has been approved and is vested under 04-12-037. At the time of platting, please provide the year of vesting, so that the proper UDC may be utilized for review. All technical requirements of that particular Unified Development Code will be complied with at the time of platting.

- This project will be subject to the Streetscape standards and 2003 Tree Preservation ordinance. For information about these requirements you can contact **Tree Preservation** at 207-0278.

- I would encourage you to work closely with the school district, so that 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 M.D.P. will be invalid.

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

Sincerely,

Roderick J. Sanchez, AICP
Assistant Development Services Director

Cc: Sam Dent, P.E. Chief Engineer, DSD
Richard Chamberlin, P.E. Senior Engineer Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering
Todd Sang Civil Engineer Assistant Bexar County, Infrastructure Services Dept.