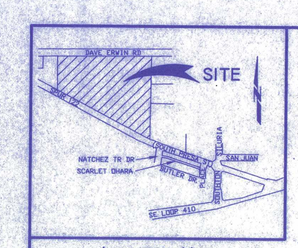



## LOCATION MAP
NTS




BASE COMPACTED TO 95% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH TEX-113-E AT PLUS OR MINUS 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT UNTIL PERMANENTLY COVERED.

SUBGRADE COMPACTED TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH TEX-114-E AT OPTIMUM TO 3 PERCENT ABOVE THE OPTIMUM MOISTURE CONTENT UNTIL PERMANENTLY COVERED.

TYP. STREET SECTION
N.T.S.




BASE COMPACTED TO 95% OF THE MAXIMUM DENSITY IN ACCORDANCE WITH TEX-113-E AT PLUS OR MINUS 2 PERCENT OF THE OPTIMUM MOISTURE CONTENT UNTIL PERMANENTLY COVERED.

SUBGRADE COMPACTED TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH TEX-114-E AT OPTIMUM TO 3 PERCENT ABOVE THE OPTIMUM MOISTURE CONTENT UNTIL PERMANENTLY COVERED.

TYP. COLLECTOR STREET SECTION
N.T.S.

Changes – August 17, 2006




## TYPICAL SIDEWALK RAMP - TYPE III
NTS
SIDEWALK IS SEPARATED FROM CURB

Note:
Handicapped ramps will be provided at street intersections and any other required locations as per code.

NOTE:
THIS DEVELOPEMENT IS A TIF PROJECT.


BRIONES
CONSULTING & ENGINEERING LTD.
8118 BROADWAY (210) 828-1431
SAN ANTONIO, TX 78209 (210) 828 1432 fax


## LAND USE CATEGORIES

| DESCRIPTION | UNIT | QTY | ACRES | DENSITY/ACRES | % LAND USE |
|---|---|---|---|---|---|
| SCHOOL SITE "PHASE-8" | AC. | | 19.48 | | 19.28 |
| CIVIC USE "PHASE-7" | AC. | | 1.88 | | 1.86 |
| RECREATIONAL / PARK | AC. | | 12.18 | | 12.05 |
| SINGLE-FAMILY RESIDENTIAL | | | | | |
| PHASE-1 | LOT | 77 | 11.30 | 6.81* | 11.18 |
| PHASE-2 | LOT | 71 | 11.32 | 6.27* | 11.20 |
| PHASE-3 | LOT | 88 | 12.66 | 6.95* | 12.53 |
| PHASE-4 | LOT | 81 | 12.75 | 6.35* | 12.62 |
| PHASE-5 | LOT | 82 | 12.43 | 6.60* | 12.30 |
| PHASE-6 | LOT | 48 | 6.47 | 7.41* | 6.40 |
| TOTAL SINGLE FAMILY RESIDENTIAL | LOT | 447 | 66.93 | 6.68* | |
| R.O.W. DEDICATION | AC. | | 0.59 | | 0.58 |
| TOTAL | AC. | | 101.06 | | 100.00 |

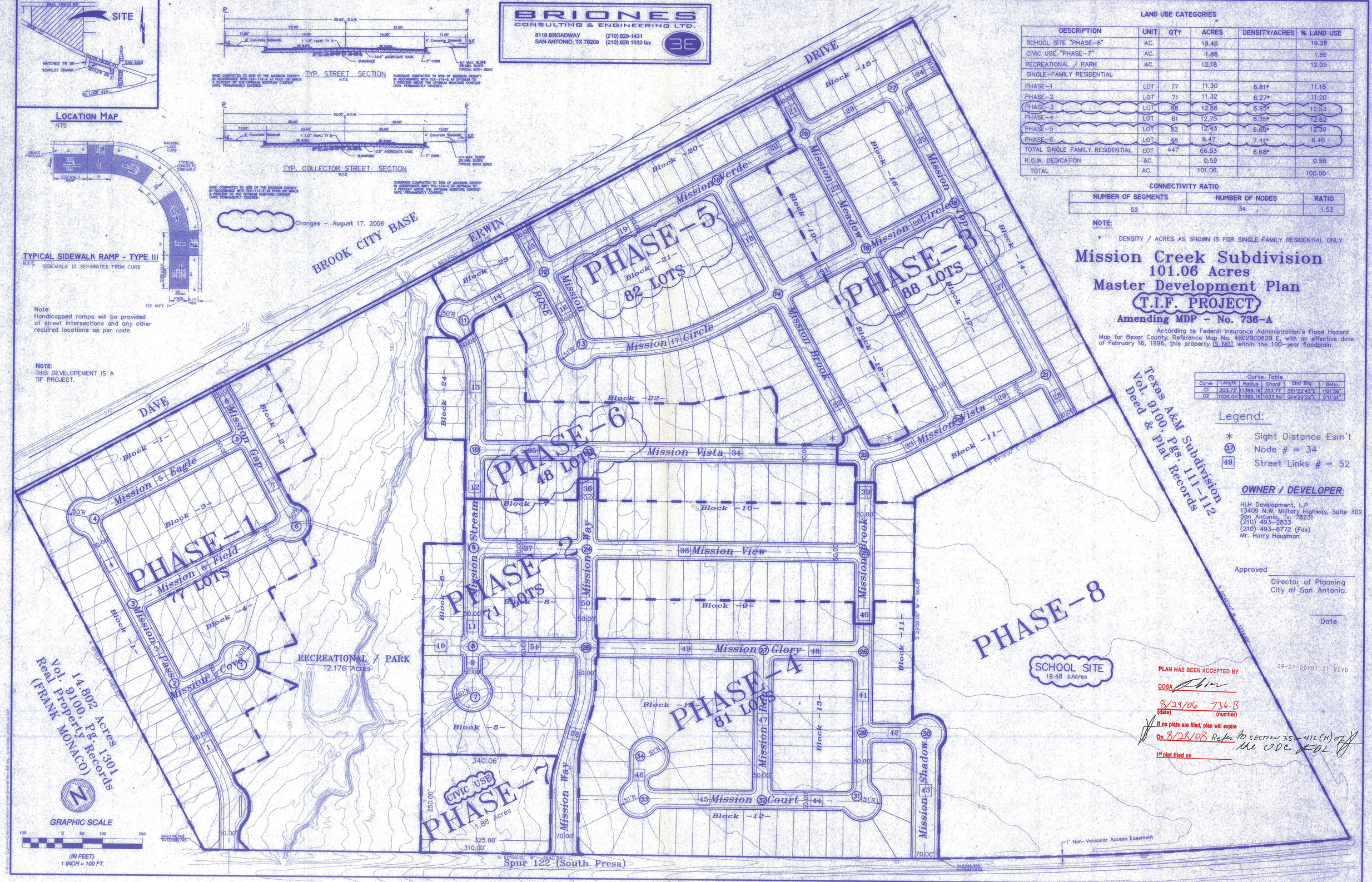
## CONNECTIVITY RATIO

| NUMBER OF SEGMENTS | NUMBER OF NODES | RATIO |
|---|---|---|
| 52 | 34 | 1.53 |

NOTE:
* DENSITY / ACRES AS SHOWN IS FOR SINGLE FAMILY RESIDENTIAL ONLY

# Mission Creek Subdivision
## 101.06 Acres
## Master Development Plan
## T.I.F. PROJECT
### Amending MDP – No. 736-A

According to Federal Insurance Administration's Flood Hazard Map for Bexar County, Reference Map No. 48029C0629 E, with an effective date of February 16, 1996, this property IS NOT within the 100-year floodplain.




| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve | Length | Radius | Chord | Chd Brg | Delta |
| C1 | 203.72' | 11399.16' | 203.71' | S61°22'43"E | 1°01'26" |
| C2 | 1034.04' | 11399.16' | 1033.69' | S64°29'22"E | 5°11'51" |

Legend:

* Sight Distance Esm't
(37) Node # = 34
[49] Street Links # = 52


OWNER / DEVELOPER:
HLH Development, L.P.
13409 N.W. Military Highway, Suite 302
San Antonio, Tx. 78231
(210) 493-2833
(210) 493-6772 (Fax)
Mr. Harry Hausman


Approved _____
Director of Planning
City of San Antonio.

_____
Date

09-01-06P01:01 RCVD

PLAN HAS BEEN ACCEPTED BY
COSA
8/29/06 736-B
(date) (number)
If no plats are filed, plan will expire
On 8/28/08 Refer to SECTION 35-412(H) of the UDC.
1st plat filed on

# CITY OF SAN ANTONIO

August 29, 2006

Mr. Rolando Briones

Rolando Briones Jr., P.E.
Briones Consulting & Engineering
8118 Broadway
San Antonio, TX 78209

Re: Mission Creek (Amendment) (TIF) MDP# 736-B

Dear Mr. Briones,

The City Staff Development Review Committee has reviewed the Mission Creek Development Plan (MDP) # 736-B (Amendment). Please find enclosed a signed copy for your files. Although your plan was accepted, 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.

- 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.

- As part of their conditional approval the City of San Antonio Development Services Engineering Section has received your comments in reference to the Mission Creek Subdivision. The following recommendations have been placed on the adjacent roadways for this proposed project and are required by TxDOT. The following issues are of major concern for the City of San Antonio and Texas Department of Transportation (TxDOT) due to the roadway classification and high speed on US 181 South:

  1. Right-turn deceleration lanes are necessary and shall be placed at all access points on US 181 South as per standards provided by TxDOT.

  2. Left-turn lanes should be placed at all access points on US 181 South as per standards provided by TxDOT.

  3. Access to Spur 122 (South Presa) should be limited to collector streets with a minimum entrance throat depth of 200 feet before any driveway is allowed within the subdivision. Access to the multi-family should be only allowed within the subdivision as illustrated on the original MDP approved by this office.

  4. Old Corpus Christi road should be improved with this development.



DEVELOPMENT SERVICES DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

- As part of their conditional approval the Parks and Recreation Department has cited the following will have to be met prior to any final plat approval:

  1. Inclusion of $218,000.00 for park improvements:

     | | |
     |---|---|
     | a. Access path with low water crossing | $30,000.00 |
     | b. Playground Area | 105,000.00 |
     | c. Ball field | 26,000.00 |
     | d. Landscaping | 23,000.00 |
     | e. Parking Lot | 22,000.00 |
     | f. Picnic Units | 12,000.00 |

  2. All planning, designs, and construction of park improvements within the 12.17-acre park must be coordinated with and approved by the Parks and Recreation Department, Park Project Services Division.

  3. Park area must be cleared of trash and debris and an Environmental Site Assessment (ESA) Phase I must be conducted. The developer must follow any recommendations for site cleaning or follow up testing. A copy of such report is to be provided to this Department.

  4. Park is to be dedicated to the City of San Antonio, with all improvements completed, by December 31, 2007.

- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Tree Preservation at 207-8265.

- It will be expected that you will plat all of the property depicted in your Master Development Plan (MDP), to include: floodplains, drainage areas and open space.

- 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 MDP/ UD will be invalid. Platting will have to comply with the UDC.

**All Platting will have to comply with the Unified Development Code, Master Plan, and Major Thoroughfare Plan for the City of San Antonio.**

Sincerely,

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

FD/MH Jr.

CC: Sam Dent, P.E. Chief Engineer Development Service
Richard Milk, Senior Planner N.S.D.