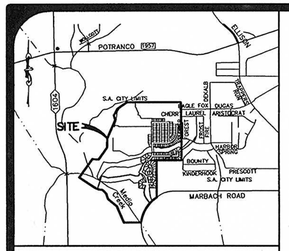
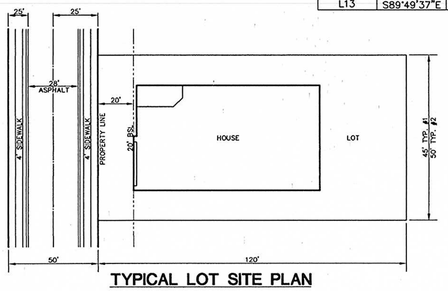


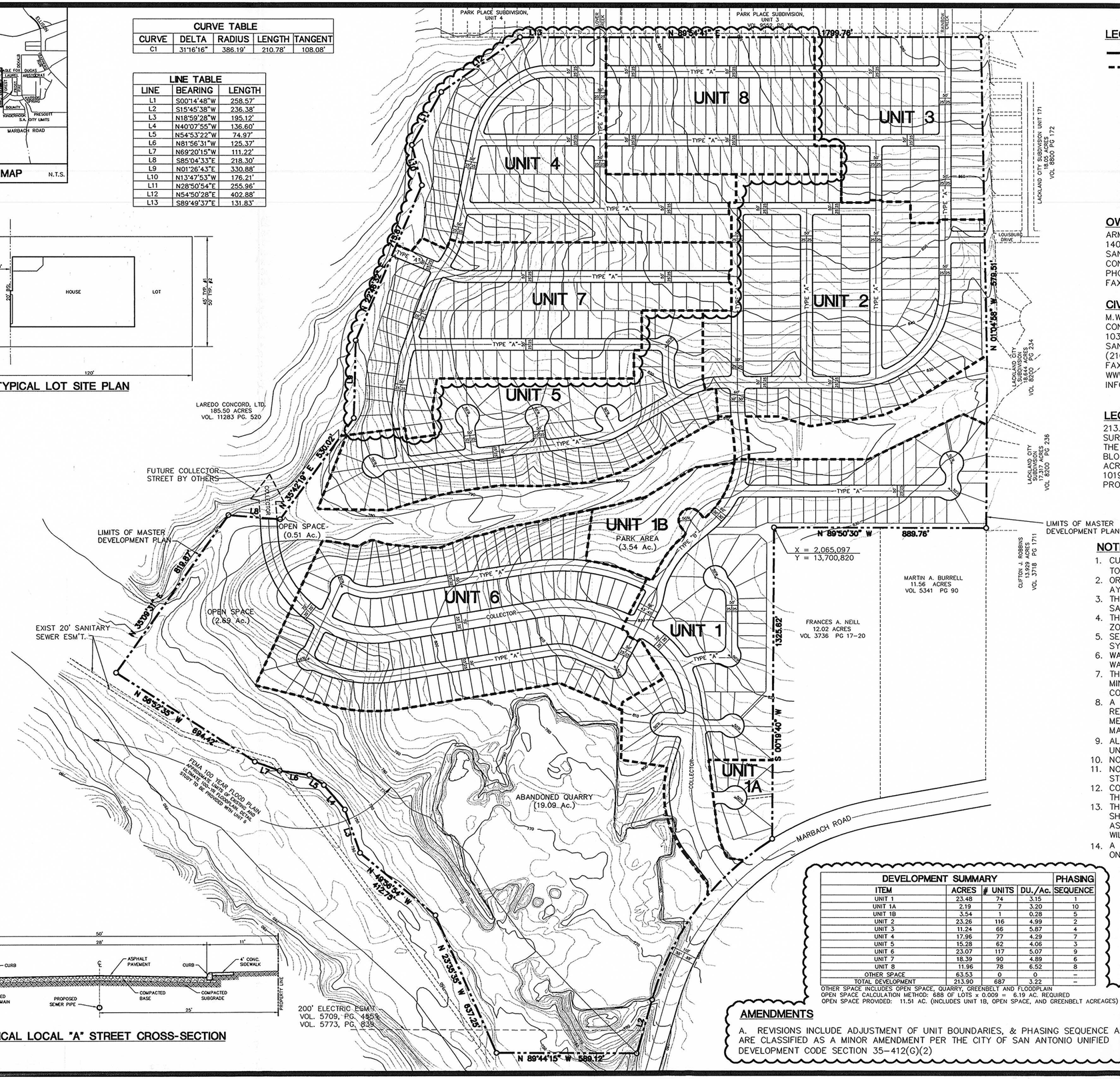
LOCATION MAP N.T.S.

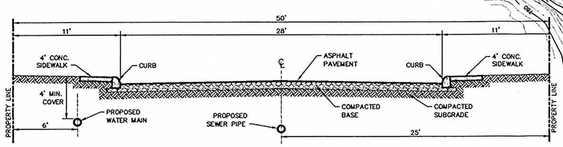
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	31°16'16"	386.19'	210.78'	108.08'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°14'48"W	258.57'
L2	S15°45'38"W	236.38'
L3	N18°59'28"W	195.12'
L4	N40°07'55"W	136.60'
L5	N54°53'22"W	74.97'
L6	N81°56'31"W	125.37'
L7	N69°20'15"W	111.22'
L8	S85°04'33"E	218.30'
L9	N01°26'43"E	330.88'
L10	N13°47'53"W	176.21'
L11	N28°50'54"E	255.96'
L12	N54°50'28"E	402.88'
L13	S89°49'37"E	131.83'



TYPICAL LOT SITE PLAN





TYPICAL LOCAL "A" STREET CROSS-SECTION

LEGEND:

MDP LIMITS

PHASE LIMITS

SCALE: 1" = 200'

200 0 100 200

OWNER & DEVELOPER

ARMADILLO CONSTRUCTION CO., LTD.
14026 NORTHBROOK
SAN ANTONIO, TEXAS 78232
CONTACT PERSON: ARTHUR ZUNIGA
PHONE: (210) 662-0066
FAX: (210) 666-8787

CIVIL ENGINEER

M.W. CUDE ENGINEERS, L.L.C.
CONTACT PERSON: JOSHUA CUDE, E.I.T.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
(210) 681-2951
FAX: (210) 523-7112
WWW.MWCUDE.COM
INFO@MWCUDE.COM

PLAN HAS BEEN ACCEPTED BY CDSA 3/29/06 (date) 748B (number)

If no plats are filed, plan will expire on 3/28/08

1st plat filed on

03-14-06A08:54 RCVD

LEGAL DESCRIPTION

213.9 ACRE TRACT OF LAND OUT OF THE ANTONIO FUENTES SURVEY, NO. 358, ABSTRACT NO. 248, COUNTY BLOCK 4333 AND THE WILLIAM T. NEIL SURVEY NO. 62, ABSTRACT NO. 544, COUNTY BLOCK 5197, BEXAR COUNTY, TEXAS AND ALSO BEING THE 213.9 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN VOLUME 10199, PAGE 345 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

NOTE:

1. CUL-DE-SAC STREETS LONGER THAN 500 L.F. SHALL ADHERE TO THE CSA U.D.C. MINIMUM 30' PAVEMENT REQUIREMENT.
2. ORIGIN OF STATE PLANE COORDINATES: NGS MARK MILLER PID AY0121
3. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
4. THE PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
5. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
6. WATER SERVICE WILL BE PROVIDED BY BEXAR METROPOLITAN WATER DISTRICT.
7. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
8. A VARIABLE SIGHT DISTANCE CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, 2001 EDITION.
9. ALL STREETS SHOWN HEREIN ARE 50' R.O.W. PUBLIC STREETS, UNLESS OTHERWISE INDICATED.
10. NORTHSIDE & SOUTHWEST INDEPENDENT SCHOOL DISTRICT.
11. NO RESIDENTIAL DRIVEWAY ACCESS IS PERMITTED TO COLLECTOR STREET.
12. COLLECTOR STREET WILL BE PLATTED AND CONSTRUCTED TO THE WEST OF MASTER DEVELOPMENT PLAN WITH UNIT 6.
13. THE APPROXIMATE LIMITS OF THE MEDIO CREEK FLOODPLAIN ARE SHOWN ON THIS MAP ARE BASED UPON A STUDY BY VICKERY & ASSOCIATES, INC. DATED JANUARY 28, 2003. A DETAIL STUDY WILL BE PROVIDED WITH UNIT 6.
14. A 4' WIDE SIDEWALK TO BE PROVIDED FOR PEDESTRIAN ACCESS, ON ALL PROPOSED ROADWAYS.

DEVELOPMENT SUMMARY				PHASING
ITEM	ACRES	# UNITS	DU./Ac.	SEQUENCE
UNIT 1	23.48	74	3.15	1
UNIT 1A	2.19	7	3.20	10
UNIT 1B	3.54	1	0.28	5
UNIT 2	23.26	116	4.99	2
UNIT 3	11.24	66	5.87	4
UNIT 4	17.96	77	4.29	7
UNIT 5	15.28	62	4.06	3
UNIT 6	23.07	117	5.07	9
UNIT 7	18.39	90	4.89	6
UNIT 8	11.96	78	6.52	8
OTHER SPACE	63.53	0	0	–
TOTAL DEVELOPMENT	213.90	587	3.22	–

OTHER SPACE INCLUDES OPEN SPACE, QUARRY, GREENBELT AND FLOODPLAIN
OPEN SPACE CALCULATION METHOD: 688 OF LOTS x 0.009 = 6.19 AC. REQUIRED
OPEN SPACE PROVIDED: 11.51 AC. (INCLUDES UNIT 1B, OPEN SPACE, AND GREENBELT ACREAGES)

AMENDMENTS

A. REVISIONS INCLUDE ADJUSTMENT OF UNIT BOUNDARIES, & PHASING SEQUENCE AND ARE CLASSIFIED AS A MINOR AMENDMENT PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE SECTION 35-412(G)(2)

PARK AND OPEN SPACE

REQUIREMENTS:	
1 ACRE PER 114 LOTS	6.19 ACRES
TOTAL OPEN SPACE PROVIDED	11.51 ACRES
1. PICNIC AREA / OPEN SPACE	2.69 ACRES
2. GRASS AREA / PARK AREA	3.54 ACRES
3. PICNIC AREA / OPEN SPACE	0.51 ACRES
4. GREENWAY / GREENBELT	4.77 ACRES

1. PARKS AND OPEN SPACE SHALL BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION FOR OWNERSHIP. MAINTENANCE & ADMINISTRATION.

2. UNIT 6 SUBDIVISION PLAT WILL NOT BE APPROVED PRIOR TO COMPLETION OF A PARK AND OPEN SPACE IMPROVEMENTS (EXCEPT FOR PICNIC AREAS ADJACENT TO COLLECTOR STREET IN UNIT 6).

PARK PLACE PHASE II SUBDIVISION

MASTER DEVELOPMENT PLAN #748B

JANUARY 2006

CUDE ENGINEERS SURVEYORS PLANNERS

M.W. CUDE ENGINEERS, L.L.C.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
TEL 210.681.2951
FAX 210.523.7112
WWW.MWCUDE.COM

REVISIONS
1. 6/29/05 MDP REV.
2. 1/26/06 MDP REV.
3.
4.
5.

DATE 01/26/06 PROJECT NO. 214840

DRAWN BY: I.J.C./N.J.V. CHECKED BY: I.J.C.

SHEET 1 OF 1

S:\Armadillo Northbrook Road - Concept Plan\2005-0129 3-Plan Review\01B1

CITY OF SAN ANTONIO

March 29, 2006

Mrs. Mia Herbold

M.W. Cude Engineers
10325 Bandera Rd
San Antonio, TX 78250

Re: Park Place Phase II (Amendment) MDP# 748-B

Dear Mrs. Herbold:

The City Staff Development Review Committee has reviewed Park Place Phase II Master Development Plan M.D.P. # 748. 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.

- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.

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

- Development Services, TIA Engineering Section has indicated as part of their conditional approval, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of the Park Place II Development, at no cost to the City of San Antonio:

  1. Construction of an internal collector street (Rousseau Road extension) approximately 3, 140 feet in length. The collector shall consist of 70–feet of ROW and 44-feet of pavement.

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7873 TTY: (210) 207-7911 FAX: (210) 207-7897

2. At the internal collector street (Rousseau Road extension) intersection at Marbach Road, the developer shall design and construct a westbound right-turn lane on Marbach Road (200 feet in length) when this intersection is constructed..

3. At the internal collector street (Rousseau Road extension) intersection at Marbach Road, the developer shall dedicate ROW (200-feet in length) to provide a southbound right-turn lane on the internal collector street (Rousseau Road extension) when this intersection is constructed.

4. The internal collector bridge (all weather crossing) over Medio Creek Tributary, which provides additional access to Park Place II, is required and must be in place prior to completion of the Unit and or Phase adjacent to Medio Creek Tributary.

5. The Local A bridge (all weather crossing) over Medio Creek Tributary shall be designed and constructed under the Phase 5 and or Unit 5. This all weather crossing is a east – west stub out adjacent to the northwest side of the proposed development as shown on the approved Master Development Plan.

6. The additional direct access point from Manor Creek Road (connecting Park Place to Rousseau Road extension) shall be connected once the area west of Park Place and Park Place II is constructed.

- 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

RS/MH Jr.
cc: Sam Dent, P.E. Chief Engineer, DSD
Richard Chamberlin, P.E. Senior Engineer Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering