MASTER DEVELOPMENT PLAN No. 750-B

BEARINGS BASED ON PLAT RECORDED IN VOLUME 4477, PAGE 2081 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

NORTH

GRAPHIC SCALE

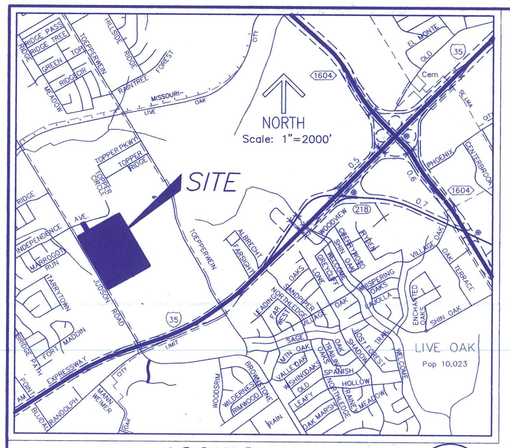
(IN FEET)
1 inch = 100 ft.

CURVE	RADIUS	ANGLE	TANGENT	LENGTH
C1	2824.79'	3°58'00"	97.82'	195.56'
C2	780.00'	3°49'48"	26.08'	52.14'
C3	720.00'	3°49'27"	24.04'	48.06'
C4	10.00'	83°25'37"	8.91'	14.56'
C5	370.00'	13°06'09"	84.43'	84.61'
C6	430.00'	17°33'19"	66.40'	131.75'
C7	25.00'	78°26'05"	20.40'	34.22'
C8	2904.79'	3°28'44"	88.21'	176.37'
C9	2927.79'	3°57'43"	101.26'	201.45'
C10	15.01'	90°48'52"	15.21'	23.78'
C11	435.00'	33°04'01"	129.13'	251.05'

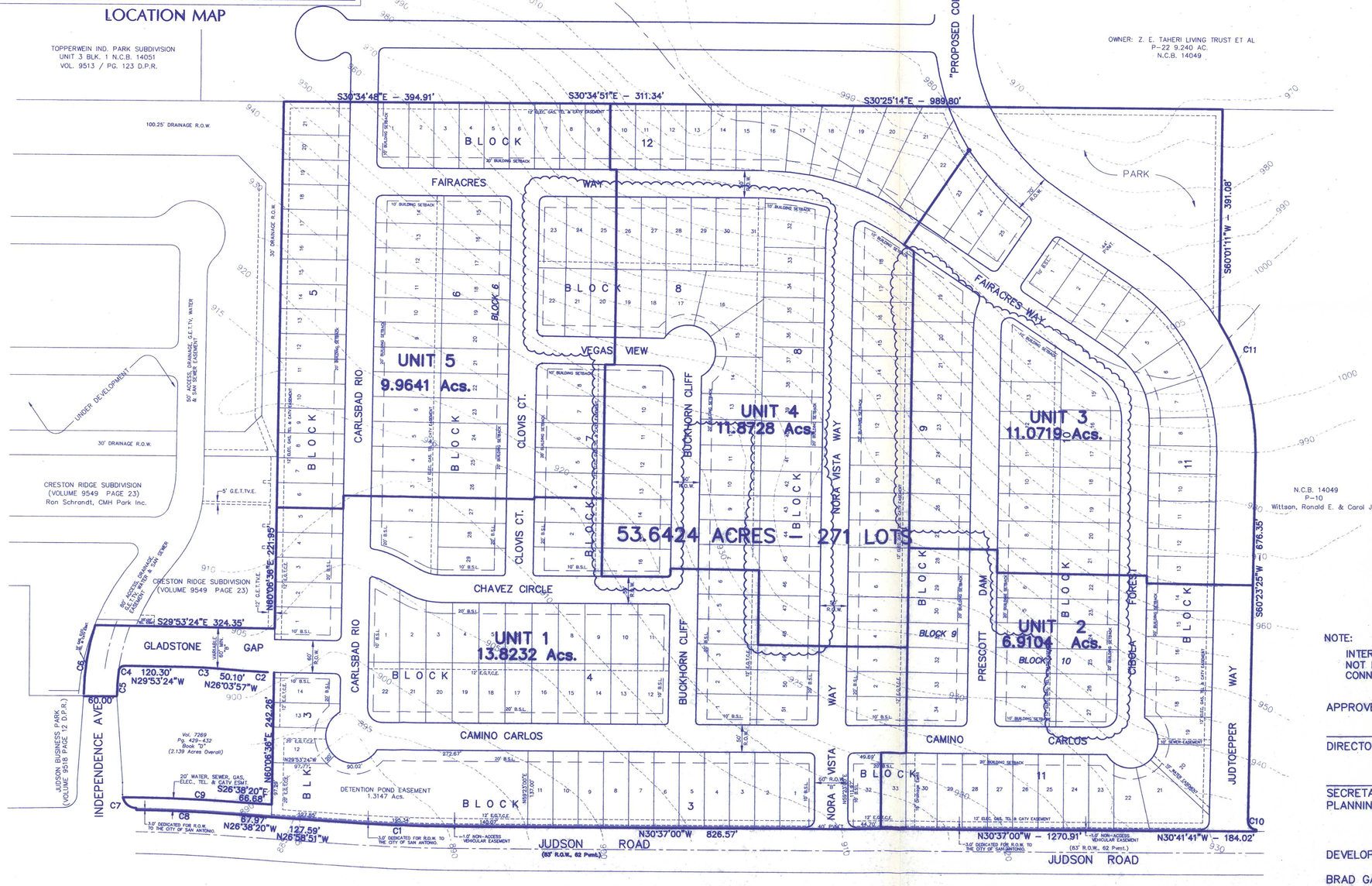
SITE SUMMARY – ZONED R-5 – SINGLE FAMILY

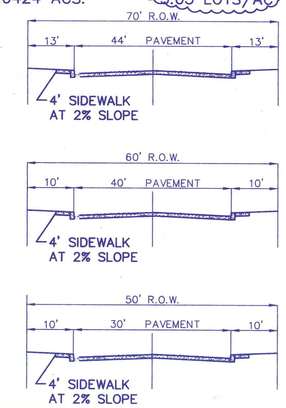
UNIT	NUMBER OF LOTS	ACREAGE	DENSITY (LOTS/ACRE)
1	62	13.8232	4.5
2	37	6.9104	5.3
3	40	11.0719	3.6
4	72	11.8728	6.1
5	60	9.9641	6.0
TOTAL:	271 LOTS	53.6424 ACS.	5.05 LOTS/AC

PLAN HAS BEEN ACCEPTED BY
COSA
5/16/05 750-B
(date) (number)
If no plats are filed, plan will expire
On 11/16/06
1st plat filed on

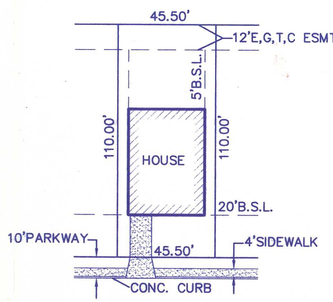


LOCATION MAP





TYPICAL R.O.W. AND STREET SECTION
NOT TO SCALE



50' STREET R.O.W.
30' PAVEMENT

LOT PLOT PLAN
NOT TO SCALE

NOTE:

INTERNAL STREET CIRCULATION PATTERN CHANGED WHICH DID NOT INCREASE THE NUMBER OF LOTS NOR DID IT DECREASE THE CONNECTIVITY RATIO.

APPROVED:

DIRECTOR OF PLANNING — DATE

SECRETARY
PLANNING DEPARTMENT — DATE

DEVELOPER:

BRAD GALO, OWNER
DFGG OF TEXAS, LTD.
15102 JONES MALTSBERGER, SUITE 101
SAN ANTONIO, TEXAS 78247

REVISIONS

date	description
Feb.07	Add Collector St.
Apr.22	R.O.W. Sections
Oct20	Rev. Unit No.
5/21/04	Updated Lot Count
8/11/04	Rev. Unit 2

4/28/05 Rev. Unit 4
5/12/05 Rev. AS PER C.S.A. RI

ozuna • briones • cueva
Consulting Engineers, Ltd.
8118 Broadway
San Antonio, Texas 78209
Ph. : (210) 828-1431
Fax : (210) 828-1432

STATE OF TEXAS
ROLANDO H. BRIONES, JR.
81430
LICENSED
PROFESSIONAL ENGINEER

MAY 12 2005

MASTER DEVLOPMENT PLAN
MONTERREY VILLAGE SUBDIVISION
SAN ANTONIO, TEXAS

DATE: 11/12/02
JOB No. S 36036-02
SHEET 1 OF 1

CITY OF SAN ANTONIO

May 16, 2005

Mr. Rolando Briones, Jr.

Briones Engineers
8118 Broadway
San Antonio, TX 78209

Re: Monterrey Village MDP # 750-B

Dear Mr. Briones:

The City Staff Development Review Committee has reviewed Monterrey Village Master Development Plan M.D.P. # 750-B. 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 Tree Preservation at 207-8053.
- 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.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

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

- The Parks and Recreation Department as part of their conditional approval impose the following:

  1. The applicant will dedicate a minimum of 1.9118 acre parcel ("Park") as identified on the Master Development Plan to the Monterrey Village Homeowner's Association, and comply with the requirements of UDC Section 35-503(f)(2). Park is to be completed with Unit 4.

  2. Within the Park, the applicant must plant ten (10) trees. Each tree must have a minimum caliper of two (2) inches. Applicant may plant a minimum of two of the following species: Cedar Elm, Live Oak, Red Oak, Chinquapin Oak, or Monterrey Oak.

  3. Trees shall be planted within the park parallel to the right-of-way of the collector labeled "Jud-Toepper Parkway." Trees are to be planted approximately 35 feet on center and meet the requirements listed in Section 2 above.

  4. The applicant shall install four (4) picnic units in the Park. Each unit must consist of a picnic table, benches, cement slab, and garbage receptacle. Tables and benches must be concrete or metal.

  5. The applicant shall install an Open Play Area. This area is to be a minimum of 20,000 square feet of unobstructed space with a maximum slope of five (5) percent. Common Bermuda or similar turf grass is to be established in this area.

  6. Prior to the recordation of the first plat filed under this Plan, a fee in-lieu of dedication in the amount of $8032.23 is to be paid to the Parks and Recreation department for the remaining dedication requirement of 0.4882 acres.

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.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

Sincerely,

Roderick J. Sanchez, A.I.C.P.
Assistant Director, Development Services

cc: Sam Dent, P. E., Development Services
Richard De La Cruz, P.E., Development Services
Arturo Villarreal Jr, P.E. Strom Water Engineering
John McDonald, Senior Planner Parks Department
Christina De La Cruz, P.E. Bexar County