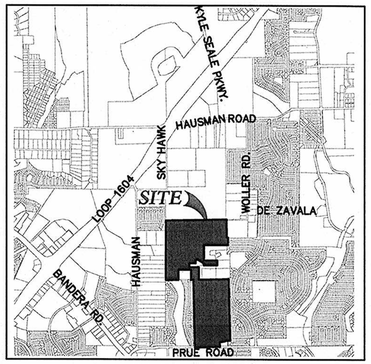
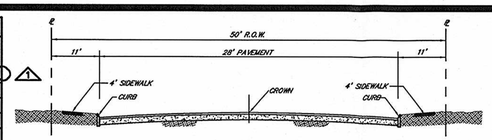
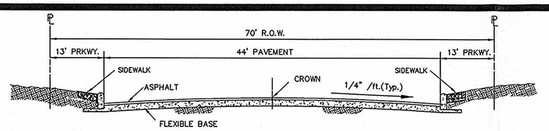


LOCATION MAP

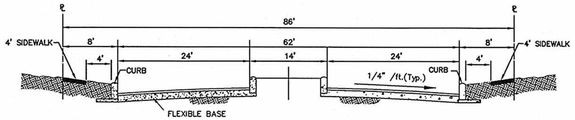
WOLLER RANCH OPEN SPACE RATIO AND DENSITY TABLE				
PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/Ac.)
1	SINGLE FAMILY RESIDENTIAL	29.45	74	2.51
2	SINGLE FAMILY RESIDENTIAL	11.66	59	5.06
3	SINGLE FAMILY RESIDENTIAL	11.97	58	4.85
4	SINGLE FAMILY RESIDENTIAL	7.366	33	4.48
	SUB–TOTAL	**60.45**	**224**	**3.71**
	RIVER MIST OPEN SPACE RATIO AND DENSITY TABLE			
1	SINGLE FAMILY RESIDENTIAL	33.02	155	4.69
2	SINGLE FAMILY RESIDENTIAL	15.73	80	5.08
3	SINGLE FAMILY RESIDENTIAL	14.04	74	5.27
4	SINGLE FAMILY RESIDENTIAL	26.15	73	2.79
5	SINGLE FAMILY RESIDENTIAL	14.39	44	3.06
6	SINGLE FAMILY RESIDENTIAL	18.63	98	5.26
	SUB–TOTAL	**121.96**	**524**	**4.29**
	PRUE RD. 13' R.O.W. DED.	0.3066		
	FUTURE 86' R.O.W.	2.122		
	NON–PHASED OPEN SPACE	12.752		
	OVERALL TOTAL	**197.6**	**748**	**3.79**



LOCAL TYPE "A"
TYPICAL STREET SECTION (50' R.O.W.)
(NOT TO SCALE)



COLLECTOR
TYPICAL STREET SECTION (70' R.O.W.)
(NOT TO SCALE)



SECONDARY ARTERIAL
TYPICAL STREET SECTION (86' R.O.W.)
(NOT TO SCALE)

SCALE : 1"=200'

0' 200' 400' 600'

GENERAL NOTES

A. CLEAR VISION
1. ALL INTERSECTIONS WILL COMPLY WITH THE REQUIREMENTS OF SECTION 35–506(D)(5) OF THE UNIFIED DEVELOPMENT CODE.
2. STREETS SHALL CONFORM TO TRAFFIC CALMING REQUIREMENTS OF SECTION 35–506(T) OF THE UNIFIED DEVELOPMENT CODE.

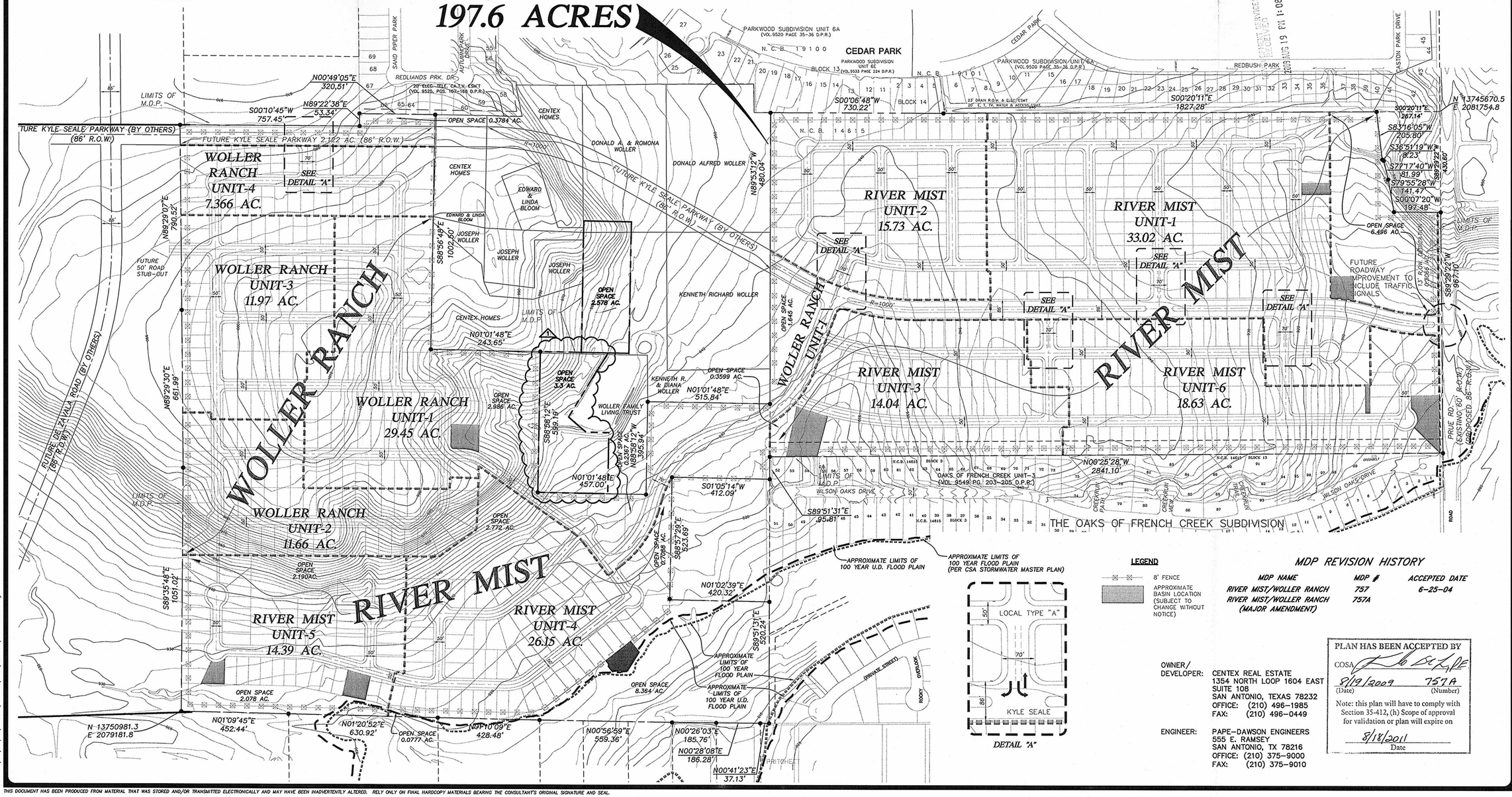
B. DEVELOPER WILL DEDICATE 86' R.O.W. FOR KYLE SEALE PARKWAY AND BUILD TO COLLECTOR STANDARDS.

C. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTERAL ZONE.

D. PARKS AND OPEN SPACE STANDARDS (35–503)
1. AT THE TIME OF THE M.D.P. SUBMITTAL THE DEVELOPER ELECTS TO PAY THE "FEE–IN–LIEU" OF 755 TOTAL LOTS => 6.8 AC. OF PARK/OPEN SPACE

E. ALL LOTS INCLUDED IN THE RIVER MIST/ WOLLER RANCH MDP ARE ZONED R6 ERZD.

RIVER MIST/WOLLER RANCH
197.6 ACRES



LEGEND

8' FENCE

APPROXIMATE BASIN LOCATION (SUBJECT TO CHANGE WITHOUT NOTICE)

MDP REVISION HISTORY

MDP NAME	MDP #	ACCEPTED DATE
RIVER MIST/WOLLER RANCH	757	6–25–04
RIVER MIST/WOLLER RANCH (MAJOR AMENDMENT)	757A	

OWNER/ DEVELOPER: CENTEX REAL ESTATE
1354 NORTH LOOP 1604 EAST
SUITE 108
SAN ANTONIO, TEXAS 78232
OFFICE: (210) 496–1985
FAX: (210) 496–0449

ENGINEER: PAPE–DAWSON ENGINEERS
555 E. RAMSEY
SAN ANTONIO, TX 78216
OFFICE: (210) 375–9000
FAX: (210) 375–9010

PLAN HAS BEEN ACCEPTED BY
COSA
8/19/2009 (Date) 757A (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
8/18/2011
Date

REVISIONS:
1) REVISED KYLE SEALE PKWY. AND LOTS PER APRIL 2003 C.S.A. COMM.
2) REVISED SUBDIVISION EVENTS. PER MAY 2003 C.S.A. MEETING COMM. OF 4–22–2003.
3) REVISED PRUE RD. BOUNDARY PER NEW BLK. 14 PLAT.
4) 5–6–2003 ADDED 13' R.O.W. DED.
5) 6–6–2003 ADDED 3.3 ACRES OF OPEN SPACE
6) 3–26–09 ADDED 3.3 ACRES OF OPEN SPACE AND UPDATED ADJUSTED WOLLER RANCH PHASE 1 LOT/ DENSITY COUNTS AND UPDATED OVERALL TOTALS

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

RIVER MIST/WOLLER RANCH
MASTER DEVELOPMENT PLAN #757A

JOB NO.	560602
DATE	APRIL, 2003
DESIGNER	JDA
CHECKED JDA DRAWN	ISL
SHEET	1

Date: Aug 19, 2009, 11:13am User ID: LGrimm
File: P:\56\06\02\DESIGN\EXHIBIT\MDP\090814\MDP560602.dwg

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City of San Antonio

Department of Planning and Development Services

August 19, 2009

Jon Adame
Pape-Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: **River Mist/Woller Ranch – Major Amendment** **MDP # 757A**

Dear Mr. Adame,

The Development Review Committee has reviewed **River Mist/Woller Ranch** Master Development Plan, Major Amendment, or **MDP 757A**. Enclosed is an accepted and signed copy of the amended MDP for your files. However, please note the following conditions:

It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

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. In addition, it is suggested to work closely with the school district, so they can plan for the development accordingly.

The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1). Should you need further assistance, please contact Donna L. Schueling at (210) 207-5016.

Sincerely,

Fernando J. De León, P.E.
Assistant Director
Land Development Division
Planning and Development Services Department